



Town of New Castle
450 W. Main Street
PO Box 90
New Castle, CO 81647

**Planning & Code Administration
Department**
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Staff Report

**Castle Valley Ranch PA 8 & 9
Sketch Plan
Town Council – November 7th, 2023**

Report Compiled: 11/2/2023

Project Information

Name of Applicant: R2 Partners

Applicant's Mailing Address: 1009 Delta Avenue
Cincinnati, OH 45208

Phone/Email: 614-266-7629/b.rosenberg@r2partners

Property Owner: CTS Investments, LLC

Owner Mailing Address 343 Dakota Blvd.
Boulder, CO 90304

Proposed Use: 130 rental townhomes/apartments in 15 buildings

Approximate Residents: 338

Bulk Density: 2.74 units/acre

Open Space: 20acres/45% undisturbed open space;
14acres/31% developed common area open space;
34acres/76% total open space;

Underlying Zoning: Residential

Surrounding Zoning: Single family residential homes (N Wildhorse Dr.);
Open Space (VIX Park, LCR Golf Course)
Mixed use zoning (TC Midwest, LLC)
Residential zoning (CVRI & LCR)

I Introduction

R2 Partners has been both a developer and owner of multifamily projects for over the past 60 years. Based in Cincinnati and various areas in the state of Colorado, R2 is rethinking multifamily residential living. Their current application in Castle Valley Ranch hopes their revisioning will dovetail with the values of current New Castle residents. The proposal contemplates 130 total units with three distinct models, each serving unique functions:

- Model 1: “Empty-nester” targets retirees who value convenience and practicality;
- Model 2: “Live/Work” targets professionals looking for adaptive designs and multi-functional space;
- Model 3: “Townhomes” are conventional urban concepts available for starters or those looking to downsize;

Prior to the current sketch plan meeting, R2 Partners and their team consulted with Town Staff on various occasions. Some of these included:

- A required pre-application meeting on June 21st, 2023;
- An informal meeting with the architect on August 11th, 2023, to discuss application completeness;
- A Staff meeting with the R2 team on August 2nd, 2023, including the fire marshal and the public works director exploring street design alternatives;
- Follow-up phone calls regarding application completion on various dates;

After one significant revision and several minor alterations, the sketch plan application was considered complete on October 2nd, 2023. The sketch plan is the first of three application steps required for new planned unit developments (“PUD”) & subdivisions. The sketch plan review assesses initial compliance with town codes, provisions for utilities and infrastructure, substantial conformance to the comprehensive plan, and adverse impacts to the Town. The review provides the applicant preliminary, nonbinding feedback from Staff, the Planning Commission, and Town Council before significant expenses are incurred. Though no approvals are made at this initial step, constructive feedback can be anticipated. The Applicant met with the Planning Commission on October 25th, 2023 to begin the sketch plan review. The Commissioners questions and recommendations are provided in Section IV below.

II Staff Review:

Throughout the application process, the submittal documents will be reviewed pursuant to the criteria outlined in the Municipal Code (MC) for planned unit developments (PUDs) and subdivisions. At the sketch plan stage, an application should show general conformity to the following criteria (MC 17.100.040(E)):

- Consistency with the comprehensive plan;
- Compatibility of proposed zoning, density, and general development plan to neighboring land uses and applicable town code provisions;
- Availability of town services from public works, fire, and police;
- Vehicle, bicycle, and pedestrian circulation; and

- Preservation of the natural character of the land.

1) Is the proposal consistent with the comprehensive plan?

According to CVR PUD regulations (MC 17.104.010):

“The purpose and intent of the Castle Valley Ranch PUD zone district regulations are to:

- A. Encourage variety in the physical development pattern of Castle Valley Ranch;
- B. Provide a variety of housing densities greater than would be normally possible;
- C. Encourage the use of a more creative approach to the development of land;
- D. Encourage a more efficient, aesthetic and desirable use of open space;
- E. Encourage a more efficient use of energy through solar orientation, native vegetation, and water conservation;
- F. Provide a variety of dwelling and building designs;
- G. Provide high standards of development and provide amenities appropriate to the densities involved in the project;
- H. Provide an integrated open space system throughout areas as outlined on the Castle Valley Ranch PUD zoning plan as well as throughout individual districts;
- I. Provide for a variety of housing types in order to best meet the housing demands of all age groups;
- J. Maintain and preserve the general alignment of drainage ways for aesthetic, energy and functional purposes;
- K. Provide pedestrian networks throughout the open space districts as well as throughout individual districts thereby providing an integrated network throughout the entire development;
- L. Provide landscape areas and tree plantings throughout the entire development.”

The preceding planning concept is consistent with the major elements of the currently adopted Comprehensive Plan (“CP”) which is itself derived from public input such as surveys, stakeholder interviews, meetings, and Steering Committee contributions. Applicants are expected to clearly demonstrate substantial conformity with the CP in all applications (**Policy CG-1B**). The checklist below, though not exhaustive, provides a tool for reviewers to assess conformance. The application therefore should:

- Foster distinctive, attractive communities with a strong sense of place and quality of life.
- Demonstrate that individual project fits into a fully-balanced community land use structure.
- Ensure a mix of uses that complement the existing New Castle land-use patterns.
- Create walkable communities with non-vehicular interconnection between use areas.
- Guarantee a balance of housing types that support a range of affordability.
- Preserve open space, farmland, natural beauty, critical environmental areas, and wildlife habitat.
- Encourage economic development and supporting hard & soft infrastructure.
- Concentrate development in ways which provide efficient and cost-effective services.

According to the submittal packet (**Exhibit A, page 7**), the proposal aligns with a number of New Castle goals and values favorable for Smart Growth and a strong quality of life (**Goal CG-5**). The proposal focuses on conservation of the natural environment (**Goals EN-1 thru EN-8**), sensitivity to architectural aesthetics, and promoting trails and open space (**Goal RT-1**). The Applicant aspires to create a space commensurate with community, outdoor adventure, and sustainability. Generous open space, interconnected trail systems, and thoughtful use of resources serve these ends.

As part of a Smart Growth strategy, policy **Goal CG-4** expects large residential development (greater than 50 units) to integrate commercial services and conveniences. Though not contemplated within this application, commercial development is anticipated on the vacant parcel south of VIX Park. To meet Smart Growth objectives, the Planning Commission should consider how the current application will balance with the adjoining commercial venture to the southwest. Though independently owned, the Town should be mindful as to how these two developments can mutually contribute to Town's values.

Trails/Open Space/Recreation: The trails map on **Exhibit A, page 17** demonstrates a certain level of fidelity with currently existing use-trails and trail agreements. Two trails will originate from VIX Park and lead east towards the locally named "Sunset Trail that ultimately connects with public lands. This alignment already exists. The goal is for a seamless trail experience with trails already prized by residents (**Goal POST-3**). Preservation of the Sunset Trail corridor should also be supportive of existing wildlife habitat (**Goal POST-4**). Other walking trails are dispersed within the development's interior. Taken together the trail network will be conducive to non-vehicular access to adjoining neighborhoods and specifically the future mixed-use development.

At least two private pocket parks are situated within the interior open space areas. These parks are often underestimated community assets directly adjacent to residential units (**Policy Post-2D**). In these spaces children can explore safely and independently, dogs/owners can go for quick walks after work, and families can picnic together without the hassle of driving.

Environmental Impact: New Castle is committed to stewardship of the natural environment and recognizes the potential negative impacts of new development. The Town will work with Colorado Parks and Wildlife (CPW) and the applicant to identify and protect critical environmental resources (**Goal EN-1**). Though CPW defers comment until the preliminary stage, the areas north and east of the outer ring of buildings are recognized as year-long habitat for various birds and mammals. It will be important to minimize conflicts by prohibiting dogs off-leash, minimizing light trespass, preserving native vegetation, and/or limiting fences in certain areas. In some cases, added landscape buffers in certain locations may offset these impacts with enhanced vegetation and/or landscape features.

New Castle also endorses sustainable building, meaning the minimization of resources and maximization of renewable energy (**Goal EN-7**). All buildings will be expected to comply with the latest adopted energy code including the solar and electrical readiness provisions required by the state. It will be important for the applicant to discuss how sustainable building measures are featured in the proposal as the application progresses. Net-zero/all-electric alternatives are achievable options manifested in new developments throughout the Valley. No less should be expected of this proposal.

Raw water has been contemplated as the means to irrigate landscaping (**Exhibit A,**

page 8). Raw water is non-potable water which bypasses the town’s treatment facility thereby eliminating the processing step. The Applicant also receive a 25% reduction in water tap fees as a result of implementation. Opting for raw water is ultimately an economical and sustainability win for all.

Affordability: The rental aspect of the proposed community is a unique attribute. Rental communities provide a fully managed property for tenants who do not have the time nor inclination to fuss with general repairs and upkeep. Rental communities also provide a way for retirees to downsize in communities dominated by larger single-family homes and a way for younger families to participate in communities in which they may otherwise be priced-out. The proposal also offers units for professionals seeking adaptable space that serves dual functions as a home and work area. These units have adjustable dividers to repurpose space as needed.

Of the 130 total units (**Exhibit A, page 9**), the types include 80 live/work units; 24 empty nester units, and 26 conventional townhome units. It is anticipated that the price point for these units will track market rates. However, the diversification of unit types could foster more attractive pricing options. Additionally, rent restricted options for local employees were discussed with the Planning Commission (**Goal HO-1**). The Applicant understands the burden of affordability in the New Castle area and did not voice opposition to considering price-controlled alternatives. Nevertheless, the idea was tabled pending future discussions with Council and Staff.

2) Does the proposal demonstrate compatibility with the proposed zoning, density, and general development plan to neighboring land uses and applicable town code provisions?

Land Use: The applicant has elected Castle Valley Ranch **MF-1** zoning criteria. According to MC 17.104.080 MF-1 is a “multifamily townhouse and patio home district allowing for creative approaches to development with housing alternatives that are sensitive to existing and surrounding land uses.” The following land uses are permitted by right:

- Attached dwelling units in structures containing more than two units;
- Public parks, playgrounds and related accessory structures 5,000 sq. ft. or less;
- Parking facilities;
- Recreation facilities including, but not limited to health facilities, hobby rooms, activity rooms, meeting rooms, pools, gymnasiums, ball fields, tennis or basketball courts, volleyball courts, and any building of fields or play surfaces;
- Pedestrian and bicycle trails;
- Open space and parks

All proposed uses are permitted by right.

The Master PUD allows for the following density standards:

- Minimum lot area of 2,200sf;
- Minimum lot area per dwelling unit of 2,200sf;
- Maximum building height of 35’;
- Minimum front yard setback 18’;
- Minimum side yard setback of 0’;

- Minimum rear yard setback of 10'
- Minimum distance between buildings of 10';

As shown in the submittal packet, lot areas will exceed 2,200sf per unit as required. Setbacks and building heights will be provided at the preliminary application. These provisions aside, the Planning Commission should prioritize ways of mitigating the potential visual impacts of building heights to the surrounding neighborhoods. Massing alternatives, structure orientation, landscape screening, and roof articulation, for example, are ways to address visual impacts. Some of these elements have been included in the renderings (**Exhibit A, page 22ff**).

Parking: The purpose of off-street parking in the PUD “is to ensure that safe and convenient off-street parking is provided to serve the requirements of all land uses in the Castle Valley Ranch PUD and to avoid congestion in the streets” (MC 17.104.100). As shown on **Exhibit A, page 6**, the following Town standards apply:

- Duplex, tri-plex or four-plex – Two spaces per dwelling unit;
- Five or more dwelling units in one structure – One and one-half spaces per dwelling unit + 1 recreational vehicle parking space for every 5 units in a 5-plex or greater;

Off-Street Parking: Per the standards, required off-street parking totals 229 spaces. The distribution is as follows: The *Townhome* models provide for a mix of one and two car garages. Regardless of garage size, all units will include two-car driveways (**Exhibit A, page 13**), or 3-4 off-street parking spaces where only two are required. This provision solves for issues related to garages occupied by miscellaneous storage rather than vehicles. The Code reduces parking to 1.5 spaces per unit for *Empty Nester* and *Live/Work* models. The Applicant, familiar with the complications of high density residential parking, has offered at least two spaces per unit for the *Empty Nester* models and has exceeded the parking for the *Live/Work* units. It is uncertain whether seasonal/RV parking will be included with the proposal. Committing to RV parking would mean a loss of 21 spaces otherwise available for general parking as currently designed.

On-Street parking: On-street parking serves to accommodate overflow vehicle parking for guests, deliveries, trash pick-up, extra tenant vehicles, and emergency vehicles. To the extent these accommodations are priorities for the Town, they deserve special attention in a project design. ROW cross-sections are illustrated in **Exhibit A, pages 19-21**. The recently adopted Town standard commits to a 58' ROW cross-section with parallel parking on both sides of the street (**Exhibit A, page 21**). The proposed site plan shows ROWs reduced to 52'. The “peach” colored cross-section (**Exhibit A, page 19**), for instance, includes no on-street parking. The purpose for narrowing is driven by concerns with speeding, safety, and construction costs. Narrower roads, it is believed, attenuate speed by constricting travel flow. **Exhibit A, page 20**, shows “blue” road sections with one parking lane. “Yellow” road sections are locations with perpendicular off-street parking directly adjacent to the ROW. Yellow road sections were oriented this way to accommodate Staff concerns with maintenance and functionality. Moving forward it will be helpful for the Applicant’s team to provide examples of these arrangements functioning well. Meanwhile, Staff has provided its recommendations in Section V below.

3) *Is there availability of town services from public works, fire, and police?*

Police: The application anticipates an increase of approximately 338 new residents at build-out (**Exhibit A, page 8**). There is no indication at this point that this increase would compromise police service. However, the Police Department currently consists of nine FTEs with an ideal department of 11-12 officers. Generally, additional FTEs are considered for every increase of 1,000 residents.

Fire: In light of the current multi-year drought and the ongoing expansion of the wildland-urban interface, Colorado River Fire Rescue now stresses improving the resiliency of structures and expanding the surrounding defensible space (**Goal EN-8**). Replacing conventional materials with those of more robust fire resistance, particularly in buildings along the perimeter of the development, buys time for firefighters during a wildland fire incident and inhibits fires from spreading from the source. In 2024, the Town intends to adopt standards for fire resistant materials and defensible space. In addition, the Fire Marshal recommends that exterior walls at the perimeter of this interface maintain the highest level of fire resistance available at the time of build (i.e. Class A materials, see **Exhibit B**). To extend their firefighting potential, CRFR requests that two-track paths for fire apparatus be designed along the periphery of the outer structures. The Applicant has addressed this matter on **Exhibit A, page 18** showing various fire access routes. It is important that these routes be modestly improved in order to carry the weight of a necessary fire apparatus. These routes should also be permanently signed “Emergency Access Only”.

Public Works: The CVR PUD is approved for 1,400 residential units and 100,000sf of commercial space. These totals were primarily the result of calculations performed on the basis of water dedicated from Elk Creek. At present (10/4/22) the PUD has 890 units plus five additional under construction and no commercial space. With 130 proposed units in this Application, the PUD is still well short of the 1,400 total rooftops allocated. The current sewer treatment plant is also sufficiently sized to process the full build-out of both CVR and Lakota.

Streets: The Town contemplates maintenance of the main ring road and the N. Wildhorse connector once all public improvements are accepted. Remaining streets will be private. Public Works agrees that speed, safety, and costs are priorities in road design. However, 58’ ROW is still preferable since: 1) narrower, 10’ drive lanes contribute to speed control, and, 2) the second parking lane solves for the concerns discussed above in “On-Street Parking”: extra parking and room for emergency vehicles, deliveries, trash, etc. Public Works is most concerned with the 58’ ROW in the “peach” Townhouse area. Otherwise, the Town’s preferred alternatives are listed in Recommendation A below as informed by “Off/On-Street Parking” in Section 2 above.

Open Space: As mentioned, the Applicant has made efforts to integrate existing public use trails and fields into the development’s open space plan (**Exhibit A, page 14**). Small, active parks are provided in two locations interior to the development in both the northern and southern halves. All proposed open space and natural trails, implied as Town wide amenities, should be identified on the plat as Town maintained. Interior trails, pocket parks, or courtyards meant solely for tenant use should be maintained by the HOA.

Snow Storage: Snow removal is not specified on the site plan at the moment. However, Public works will rely heavily on the separated sidewalks for snow removal and storage.

Though snow removal on private roads and parking lots will be managed by the property owners, Staff recommends that the removal strategy should be disclosed in later stages of the approval process.

Raw Water. Raw water is available at the north end of VIX Park and is expected to irrigate all common areas within the new PUD. The raw water infrastructure will need to be extended and looped with the installation of the N Wild Horse road connection.

4) Is there adequate vehicle, bicycle, and pedestrian circulation?

Vehicular Circulation: Road, sidewalk, and trail design is a critical component to any new development in New Castle. To optimize circulation, the applicant is committed to connecting N Wild Horse Dr. completing the underdeveloped section between Alder Ave. and Castle Valley Blvd. Of note, nearly 1/5th of this new road section is outside the applicant's property boundary. However, because of the importance of circulation and public safety, the applicant has agreed to work with the neighboring property owners, particularly CVR Investors, to complete this link. Staff anticipates that the connector will match the existing right-of-way design, including detached sidewalks with landscaping.

Bicycle/Pedestrian Circulation: The applicant has made a point not to disrupt the general trail alignment between VIX Park and the BLM land. Moreover, streets are purposely not connected through the design's interior in order to preserve an idyllic experience for trail users. T-turnarounds rather than cul-de-sacs were provided at dead-end streets to minimize encroachment of roads within open space corridors. The site design employs detached sidewalks throughout the public right-of-way to improve the pedestrian experience.

5) Is the natural character of the land preserved?

Topography: The site plan (**Exhibit A, page 4**) follows the sloping topography downhill from northeast to southwest. Each unit generally steps down with the slope (**Exhibit A, page 22**). Displacement between units helps to limit cut-and-fill and reduce the need for extensive landscape retention. Terracing of grade and structure softens the blunt, "blocky" appearance, and is a preferred fit with rolling terrain. The lot designs appear to maintain existing drainage features such as that found on the central single-track trail which bisects the development.

The ridgeline associated with Sunset Trail to the west is a prominent topographical feature for New Castle residents. Per **Policy EN-6B**, visual access to the ridgeline is demonstrated in **Exhibit A, page 28**. To mitigate building mass at the southwest elevation, modestly sized berms and drought resistant trees or shrubs could provide sustainable and more organic screening methods.

To conserve water and limit landscape maintenance such as mowing, Staff requests the applicant consider drought resistant vegetation and seeding with native grasses to restore disturbed areas to their original state. Sod and landscape irrigation, likewise, should be used sparingly to limit the need for landscape maintenance.

IV Planning Commission Questions and Comments

The Applicant introduced the proposal to the Planning Commission on October 25th, 2023. The Commissioners provided constructive feedback, some of which is summarized below:

A. P&Z Questions/Applicant Answers

- Do leases restrict units types to certain tenant demographic (e.g. Are only retirees able to rent “empty nester” units)? **No; Unit types are open to anyone, but each is better suited for a certain type of tenant through unit layout and/or price-points.**
- Will lease agreements cap the number of occupants who can live in a unit at one time? **Yes**
- Will there be onsite management? **Not sure yet on property management provider.**
- Are you open to rent reduced units for local employees (i.e. teachers, first responders, etc.)? **We are open to a discussion. It is not offered on our other properties.**
- Do you have other developments in the state of Colorado? **We have developed in other others in the state but nothing to this level.**
- Have you used this type of niche specific development (i.e. three different models on one property) successfully? **Yes, outside the state.**
- Who is responsible for the infrastructure improvements? **Staff answer: The developer. N Wildhorse and the ring road will be conveyed to the Town.**
- Are you considering passive and/or active solar capacity? **All is on the table. We start with making units efficient. Then, solar production is considered for every project we do. Net zero is a priority.**
- Are the empty nesters single level? **Yes, they are flats...some open from lower floor, the others from the upper floor in the rear.**
- What are the projected rental prices? **Still early on this, but perhaps \$4,000-\$5,000 for the empty nesters and townhomes. \$2000-\$3000 for live/work units.**
- Who will manage the trails? **Still being decided.**
- What are the trail surfaces? **Still early but considering a more primitive type surface.**
- Are you considering more native, drought resistant vegetation? **Yes, native/natural landscaping is becoming standard in the Valley as a matter of water conservation.**
- Is there a private clubhouse amenity for residents similar to other developments you've built? **Outdoor space is not fully designed yet. Priority will be to “amenitize” the outdoor space versus indoor type recreation. Outdoor lifestyle is a New Castle value, but community gathering areas will be considered.**
- Is snow storage shown on the site plan? **Staff response: No fully addressed at this time, however separated sidewalk buffers will be main areas for storage. N Wildhorse storage will need to be clarified.**
- Why does Staff want a 58' ROW near the townhomes? **Staff response: it provides for better quality of life and was the preferred cross-section for recently approved street design. Residents tend to expect parking on the street in front of homes. Speeding will be addressed with narrower drive and parking lanes.**

B. Recommendations

- Provide way for fulltime property management to live onsite (as necessary).
- N Wildhorse at VIX park looks busy and potentially congested. Partner with town for traffic calming strategies such as bump outs near trail access points. Provide N Wildhorse cross-section in plan set.

- Consider fire resistant materials and defensible space around buildings.
- Show which trails are public (town maintained) and which are private.
- Provide hi-visibility crosswalk at N Wildhorse towards central trail and at the central trail where it crosses the ring road, towards BLM.
- The mix of unit types and site planning is commendable.
- Provide building heights on plan set.
- 1300-1400sf for three bedroom unit is a tight space. Could be difficult from a livability/practicality perspective.
- Projected price points seem competitive with home ownership prices.
- Be clear on public and private open space so the public can know that trails will still be accessible to the entire Town.
- During grading, consider salvaging as many existing plants and trees (junipers, pinyons, shrub oak, rabbit brush, etc.) as possible, in light of their age and history in New Castle.
- Work hard to make sure roof lines do not exceed ridge lines such as Sunset Trail.
- Provide viewshed image looking from Sunlight Trail back west.
- 52' ROW of ring road should be reconsidered by Staff in order to limit further sprawl.
- RV space requirement does not seem pertinent to this development.

V Staff Recommendations

- A. To better preserve safety, traffic flow, and general quality of life, revise public rights-of-way shown on Exhibit A, page 19 as follows:
 - Teal ROW – no change requested.
 - Peach ROW – modify to meet the Town’s 58’ design cross-section. (See [alternative designs, Exhibit A, page 21](#))
 - Blue ROW – modify with on-street parking along one side of ring-road.
 - Yellow ROW – modify with on-street parking along one side of ring-road. All perpendicular parking adjacent to ring-road should be private and outside of the ROW. ([Updated submittal packet meets recommendation.](#))
- B. All exterior lighting to be dark-sky compliant per the comprehensive plan. Demonstrate that all exterior lighting will limit trespass. Parking lot lighting should be on timers to reduce the light duration at night while maintaining security lighting as needed.
- C. All outside parking areas facing residential-only use shall incorporate landscape buffers to obscure vehicles from view per Code Section 17.104.100.
- D. Fire access routes should be semi-impervious (compacted road base), two-track roads permanently signed “Emergency Access Only”. Locations of fire access routes should be approved by the Fire Marshal.
- E. Extend raw water infrastructure from existing stub-outs into the new development with an extension along N Wildhorse Dr.
- F. Consider a limited number of rent reduced units for full-time employees of the development and/or other workers employed by Town businesses.
- G. Differentiate on the plat open space maintained by the HOA and open space maintained

by the Town.

- H. Provide a water sampling station per the recommendations of the Public Works Director.
- I. Each townhome unit will be provided with separate water and sewer service curb stops. Gas and electric service shall also run directly to each unit from the building exterior rather than through crawlspaces or attic spaces.
- J. Consider Net Zero building construction methods.
- K. The development shall comply with all currently adopted building code and municipal code requirements, including all sign code regulations in effect at the time of building permit application, as well as all recommendations of the Town Engineer and Town Public Works Director provided in response to review of the Application. All site specific development applications subject to the provisions of the International Fire Code or matters requiring fire alarms and/or fire suppression shall be submitted to the Fire Marshal for review and comment.

VI Next Steps

Comments and recommendations made by Staff, Planning Commission, and Council should inform future revisions of the application prior preliminary plan submittal.

After Council sketch review, but prior to the preliminary plan application, the applicant shall conduct a **community open house meeting** with the public. The applicant shall notify the town of the date of the community open house and notice the community open house according to the Town's public hearing notice procedures set forth in Section 16.08.040, except that notice to mineral owners is not required.

The sketch plan review conducted pursuant to this Section 17.100.040 will remain in effect for one (1) year from the date of Council's review. If the applicant does not submit a preliminary PUD plan application within said year, the Applicant may be required to submit a new sketch plan application before filing a preliminary plan application. Similarly, if Applicant's preliminary PUD plan application includes substantial and material (e.g., proposes new uses, higher density development, new or additional variances, etc.) changes from the original sketch plan, the Town Administrator may require the applicant to conduct a new sketch plan review.

VI Sketch Plan Exhibits:

- A. Applicant Sketch Plan Submittal – November 1, 2023
- B. Land Development Application – July 24, 2023
- C. Applicant Engineering Letter – August 2, 2023
- D. Utility Plan – July 12, 2023
- E. Comments from Fire Marshal – October 17, 2023
- F. Comments from Town Engineer – October 19, 2023



Planning Department
 (970) 984-2311
 Email:
 psmith@newcastlecolorado.org

LAND DEVELOPMENT APPLICATION

Town of New Castle
 PO Box 90
 450 W. Main Street
 New Castle, CO 81647

Note: All land use applications must be filed with the Town Clerk. Please consult the Town Planner for codes specific to the Land Development Application. All application materials are subject to the Colorado Open Records Act (CORA), C.R.S. §24-72-201 to 207.

Applicant: R2 Partners	
Address: 1009 Delta Ave, Cincinnati OH 45208	Phone: 614-266-7629 E-mail: Barry Rosenberg: b.rosenberg@r2partners.co
Property Owner: CTS Investments, LLC	
Address: 343 Dakota Boulevard, Boulder CO 90304	Phone: 720-626-2410 E-mail: Steve Craven: nowintomesee@me.com
Contact Person: Jason Jaynes, DHM Design	
Address: 225 Main Street, Suite 201	Phone: 970-963-6520 E-mail: jjaynes@dhmdesign.com
Property Location/Address: Castle Valley Ranch PUD	
Legal Description: Garfield County Parcel Number 212329300194	Acres: 59.07
Existing Zone (e.g., Residential R-1, Commercial C-1): Residential R-MF1	Existing Land Use: Vacant Lot (PUD)

TYPE(S) OF LAND USE(S) REQUESTED

- | | |
|--|--|
| <input type="checkbox"/> Pre-Annexation Agreement | <input type="checkbox"/> Conditional Use Permit or Special Review Use Permit |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Lot Line Adjustment or Dissolution |
| <input type="checkbox"/> Subdivision (including Minor and Major Subdivisions, Lot Splits, Sketch Plans, Subdivision Preliminary Plans, Subdivision Final Plans, & Condominiumizations) | <input type="checkbox"/> Site Specific Development Plan/Vested Rights |
| <input type="checkbox"/> Amended Plat | <input type="checkbox"/> Variance |
| <input checked="" type="checkbox"/> Planned Unit Development (including PUD Sketch Plans, Preliminary PUD Development Plans, PUD Master Plans and Final PUD Development Plans) | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Master Plan Amendment | <input type="checkbox"/> Zoning Amendment |
| | <input type="checkbox"/> Re-zoning |
| | <input type="checkbox"/> Watershed Permit |

 Applicant Signature	07-24-23 Date
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AGREEMENT TO PAY CONSULTING AND ADMINISTRATIVE COSTS

Pursuant to municipal code section 16.08.070, for any land use application, the applicant shall pay all costs incurred by the town for the preparation of plats, plans, other required data and documents, recording fees, publication costs, legal and engineering review and advice, planning review and advice, inspections and all other out-of-pocket costs incurred by the town in connection with the land use application. In the case of withdrawal or denial of a land use application, the applicant shall be responsible for all costs actually incurred by the town in connection with such application regardless of the state of the review process at which the application is withdrawn or denied.

To secure payment of costs incurred by the town, the owner of the land proposed for development (and the applicant, if different) shall be required to sign the following agreement:

By signing below, the applicant and property owner hereby agree to reimburse the Town the actual costs to the Town for engineering, planning, surveying, legal services, and all other costs incurred by the Town in connection with the review and approval of the land use application. I also agree to reimburse the Town for the cost of making any correction or additions to the master copy of the official Town map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. I agree that interest shall be imposed at the rate of 1.5% per month on all balances not paid within thirty (30) days of a statement. In the event the Town pursues collection of any amounts due and unpaid, the Town shall be entitled to collect attorney's fees and costs. In addition to all other remedies allowable by law, I agree that in the event any amounts remain due and unpaid for sixty (60) days the Town shall have the power and authority to certify such amounts, plus a ten percent penalty, to Garfield County to be imposed as a tax lien against the real property subject to the development application.

SO AGREED this 13 day of July, 2023

Barry Rosenberg

Applicant (Print Name)

614-266-7629

Telephone Number

b.rosenberg@r2partners.co

Email

Steve Craven

Property Owner

Seller to Buyer

Relationship of Owner to Applicant

Signature of Applicant

~~1055 Saint Paul Place, Cincinnati, OH 45202~~
1009 Delta Avenue, Cincinnati, OH 45208

Mailing Address of Applicant

b.rosenberg@r2partners.co

Email Address of Applicant

Signature of Property Owner

343 Dakota Boulevard, Boulder CO 90304

Owner Mailing Address

Type of application: PUD Sketch Plan

Property description: Vacant land in CVR PUD, Garfield County Parcel Number 212329300194

Revised 3/2021

August 2, 2023

Chad J Lee.
JVAM
chad@jvamlaw.com

RE: R2 Multi Family Subdivision, Castle Valley Ranch, New Castle, CO – Sketch Plan submission
SE Job # 33011

Chad,

Sopris Engineering, LLC (SE) has prepared the following Engineering Letter for the Sketch Plan Submission for the proposed R2 Multi Family Subdivision (site) in Castle Valley Ranch (CVR) in New Castle, CO. The overall site is a 59 acre parcel east of Vix Park. The proposed development is 47.5 acres+/- that will be developed with 130 residential units. The remaining 11.5 acres+/- has been reserved for future development. The site will be developed in compliance with the Castle Valley Ranch PUD agreements and the Town of New Castle code requirements.

The subject property is Garfield County parcel #212329300194. The site is located east of Vix Park on the east side Wildhorse Drive. The residential site will be developed with townhomes, live/work, and empty nester units. Refer to the Landscape Architect's site plan and the Architect's plans for additional site and building details.

The proposed site improvements are shown on the Landscape Architect's Plans. The utility concepts are shown on the civil utility plan.

1. Existing Conditions

The existing conditions are shown on the ALTA survey which has been prepared by SGM. Additional utility maps were used to draft in the approximate location of other improvements. The existing conditions survey and utility locates will be completed prior to preliminary/final plan applications.

2. Access:

The site will have good access with a primary looped road with two connections to Wildhorse Drive. The proposed parking areas for the multi-family buildings are also loop roads. A third connection to Wildhorse Drive is proposed for access to one of the multi-family parking lots.

Emergency access will be provided throughout the site on the proposed roads and parking access roads.

Parallel parking is proposed along the primary looped road. Refer to the landscape architect's plans for the proposed road sections.

3. Drainage:

The New Castle public work manual states;

"The rate of runoff from any developed area shall not exceed the historic rate of runoff based on a twenty-five (25) year rainfall event"

The site will have local detention basins to ensure the Town requirements are met. The large offsite drainage basin is approximately 2.97 square miles (1,900 acres) in size. A large culvert crossing will be installed at the proposed road crossing. The runoff from this primary offsite drainage basin will be safely routed through the site following the existing drainage path. The small drainage basins above the site development will be safely routed around the site improvements. The drainage calculations and plan details will be prepared for the preliminary plan submittal.

4. Utilities:

The existing site utilities are shown on the existing condition base map. Based on our research to date it is our understanding that all utilities have capacity and will serve the proposed site. Proposed utility improvements are discussed here and will be further described and detailed for the preliminary plan submittal. The proposed utility improvements are shown on Sheet C1.0.

4.1. Potable Water:

The Town of New Castle water system serves CVR. An existing 10" main is under White Horse Drive. We understand per the Town's utility mapping that existing water main lines are stubbed at two locations along the eastern boundary of CVR from the adjacent Lakota subdivision.

Per previous development coordination and review of this site we understand this site will be served in the Town's upper pressure zone. The applicant will coordinate with the adjacent property owner to extend the water main from the Lakota Subdivision, and will install pressure reducing valves at the connection(s) to the existing water main in White Horse Drive.

The water main line alignment, water valves, fire hydrants, and water service locations will be prepared for the preliminary plan application.

4.2. Sanitary Sewer:

The Town of New Castle sanitary sewer system serves CVR. The existing sanitary sewer main line ends where the Wildhorse Drive paved road improvements end on the west end of this site. Sanitary sewer main lines also exist south and southwest of this site. Those line however would require extension through undeveloped parcels and/or would require a lift station to connect to.

The sanitary sewer main will be extended from the west end under Wildhorse Drive. Two main lines will extend onto the site to serve the proposed residential units. The sanitary sewer main line alignment and service locations will be prepared for the preliminary plan application.

4.3. Water and Sewer Tap fees:

The table of equivalent units (EQRs) for water and sewer tap fees are outlined in code section 13.20.060. Our estimate of the proposed site's EQRs is summarized in Table 1 below.

TABLE 1 - WATER & SEWER TAP FEES			
Unit Type	# Units	EQR/Unit*	# EQRs
Townhome - 3BR	26	1.000	26.000
Empty Nester - 1&2BR	24	0.800	19.200
Live/Work - 1&2BR	80	0.800	64.000
Subtotal =	130		109.2
25% Raw Water Irrigation Reduction =			81.9

Per code section 13.38.030(D) the EQRs can be reduced by 25% if we use raw water irrigation for the site landscaping.

4.4. Raw Water Irrigatoin:

The Town of New Castle raw water irrigation system serves portions of CVR. Per Town utility mapping existing raw water irrigation serves Vix Park west of this site and also is in Wildhorse Drive at the end of the residential development south of this site.

The project is proposing drip, xeriscape, and native landscape areas except in several active use areas as shown on the Landscape site plan. The applicant will confirm the raw water calculations, the service locations and feasibility to extend to this site for the Preliminary Plan application.

4.5. Electric & Natural Gas:

New Castle has electric and natural gas service from Xcel Energy. SE has requested and received a will serve letter and information on the existing electric and gas infrastructure in this area. The main lines will be extended from both directions in Wildhorse Drive from the end of the site development. The locations and infrastructure details will be coordinated further prior to the preliminary plan submittal.

4.6. Telephone

SE has requested and has received a will serve letter from Lumen (formally CenturyLink). The existing telephone is at the end of the current development south and west of this site. The proposed telephone main lines will extend from the existing infrastructure to serve the site. The locations and infrastructure details will be coordinated further prior to the preliminary plan submittal.

4.7. Cable:

SE has requested a will serve letter and information on the existing cable infrastructure from Comcast. At this point we assume the cable lines are under Wildhorse Drive or will be extended in Wildhorse Drive from the end of the site development. The proposed cable lines will extend from the existing infrastructure to serve the site. The locations and infrastructure details will be coordinated further prior to the preliminary plan submittal.

5. Conclusion

The proposed site has good access to Wildhorse Drive to Castle Valley Boulevard, which provides direct access to the larger road network. The existing utilities are adjacent to the site or can be extended from offsite. The primary offsite drainage basin will be routed through the site following the existing drainage path. Storm water runoff will be routed around and through the site to local detention basins.

If you have any questions or need any additional information, please call.

Sincerely,
SOPRIS ENGINEERING, LLC



John Petaisto, PE
Project Engineer



Yancy Nichol, PE
Principal

From: [Orrin Moon](#)
To: [Paul Smith](#)
Subject: RE: CVR Multifamily Sketch Application Resubmittal
Date: Tuesday, October 17, 2023 6:39:31 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Paul,

I have reviewed CVR Sketch Application and have the following comments:

1. Fire Department Access is good for all the proposed units. I have concerns with the proposed trees that will be planted along the roadway and future overhead clearance on the access roads. I would like to see planning for the future growth of trees and a plan to minimize the overhead obstructions on the roadways. Planning for trees shall be considered when fire hydrant locations are designed to keep trees from obstructing fire hydrants.
2. Trees are concerns around the proposed structures, with the new possible building code being adopted, I am hoping that a landscape plan will show fewer trees around the structures.
3. The plan shows emergency access to the east behind structures. We will need signage in the access areas to keep the areas clear of parking.
4. Developers should consider more ignition-resistant construction on the exterior of the homes, especially the homes on the east side of the development. This may help the owners to obtain better insurance rates.

I have no other concerns for this proposed development.

Thank You,

Orrin D. Moon

Prevention Division Chief/Fire Marshal

Colorado River Fire Rescue

970-625-1243

orrin.moon@crfr.us

October 18, 2023

Mr. Paul Smith, Town Planner
Town of New Castle
P.O. Box 90
New Castle, CO 81647

**RE: Castle Valley Ranch Multifamily – Sketch Plan
R2 Proposal**

Dear Paul,

In 2022, the BLD Group, on behalf of DHM Design presented a sketch plan very similar to the one prepared for R1. With our review of that package, the comments that we developed with that sketch plan continue to be applicable for this sketch plan. Please note the following:

1. The infrastructure master plan performed in 2002 contemplated that Planning Areas 8, 9 and 10 (of which this area is comprised) would be comprised of 115 EQR from this area. These numbers were used in the planning of downstream infrastructure. Note however, that for several of the earlier planning areas that not all of the contemplated EQR were constructed. An update to the accounting of the EQR's should be performed for CVR.
2. Water service in this area of CVR will require being tied onto the Lakota Tank for adequate service pressure, fire flow volume and storage. Ties into "stubbed" infrastructure from Lakota Canyon Ranch are reported in as-built drawings as being 10" ties in the vicinity of the driving range/cart barn area and at the west end of Silverado Trail. Given the location of the east boundary line as related to the two tie locations, the developer will need to coordinate with CVR Investors (owner's of adjacent property) to gain access to these waterline tie locations. Obviously, the water system will also need to tie into the existing 10" line in North Wildhorse. As these tie locations are made, they will need to be made with a pressure reducing valve/vault.
3. When planning the water system layout within the subdivision, access to the entire water line will be necessary for future maintenance and access. Likewise, we will need to have no dead-end lines (ie., all lines shall be looped). Provision of a water sampling station would be needed at the most distal point in the system (likely the north end of subdivision, centrally located).
4. Sewer service will need to be contemplated to be taken from either the east end of the existing collection line on North Wildhorse adjacent to the west end of VIX park or from the west end of the existing collection line also located in North Wildhorse but adjacent to the west boundary line of Filing 9. This is the north end of the southerly paved portion of North Wildhorse. Tying to both locations may be contemplated as well.
5. Given the magnitude of the area tributary to the draw that bisects the subdivision, care must be taken to assure that any improvements that are constructed in the open space are constructed to be outside the

100-year flood plain and/or designed to resist erosion from excess velocities and are not going to negatively impact the flow carrying capacity of the draw. No buildings, parking lots or roadways shall be located in the 100-year floodplain.

6. North Wildhorse will need to be completed from its existing terminus on the west side of the site to the end of the existing street on the west end of Filing 9. Coordinate with P&Z and staff as to the development/replacement of the existing parking perpendicular to the curb line adjacent to the park. Provide a cross section that matches North Wildhorse that includes the existing improvements as well as the previously stated parking improvements.
7. Within the subdivision, streets will need to be designed to follow the street standards outlined by the Public Works Director, complete with snow storage. Provide a cul-de-sac at the dead end streets in lieu of the tee turnaround proposed.
8. Provide street intersections at right angles, no "angled" intersections should be proposed.
9. For dry utilities, when preparing preliminary/final plan, provide a preliminary layout of the proposed dry utilities complete with anticipated pedestal and transformer locations so as to properly evaluate the provision of adequate snow storage, landscaping and lighting.
10. As subsequent designs are performed, the water system and raw water system designs will need to be coordinated with the Town to be modeled in the Town's water models for both systems. It should be anticipated that there will likely be the need to install pumping capacity for raw water infrastructure in the upper portions of the proposed subdivision. There also will likely be the need to provide a minimum 4" tie to the raw water line in Castle Valley Boulevard adjacent to the west boundary line of Filing 9.
11. Coordination with Town Staff will be necessary to define HOA maintained open space and trails as well as Town maintained open space and trails when developing the final design for open space and trails.

Upon your receipt and review, if you have questions, please don't hesitate to call.

Respectfully
SGM



Jefferey S. Simonson, PE
Principal/Town Engineer

CASTLE VALLEY RANCH MULTIFAMILY SKETCH PLAN APPLICATION



DHM DESIGN

Land+Shelter
ARCHITECTURE AND PLANNING



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Site Vicinity

The subject parcel size is approximately 59 acres in the northeast corner of the Castle Valley Ranch (CVR) PUD subdivision. The development project site is approximately 47.5 acres. The property adjoins the Lakota Links golf course (holes 8 and 9, and the maintenance facility) to the east, vacant land to the north (zoned R/L), single family residential and VIX Park to the west, and vacant land to the south (zoned R and M/U1). Access will be via the planned extension of North Wildhorse Drive; utility services will also be via connection to/extension of existing services in North Wildhorse Drive and connection to Tank 3 water storage operating a looped system per existing agreements.

Site Existing Conditions

The site generally consists of gently sloping sage, pinon/juniper, and open meadow/pasture ground. The northwest corner of the property includes steeply sloping hillside, and a natural drainage channel bisects the property from the northeast to the southwest. This drainage is connected to the larger Castle Valley Ranch drainage system, connecting at the north to a detention structure on Lakota subdivision property, and continuing southwest off of the subject property through culverts and open channels to existing conveyances at Castle Valley Boulevard.

A number of natural-surface recreational trails criss-cross the property, connecting to trails north, east, and south of the property. Several of these trails are mapped and connected to a trailhead on the property near VIX Park. The property is otherwise undeveloped.

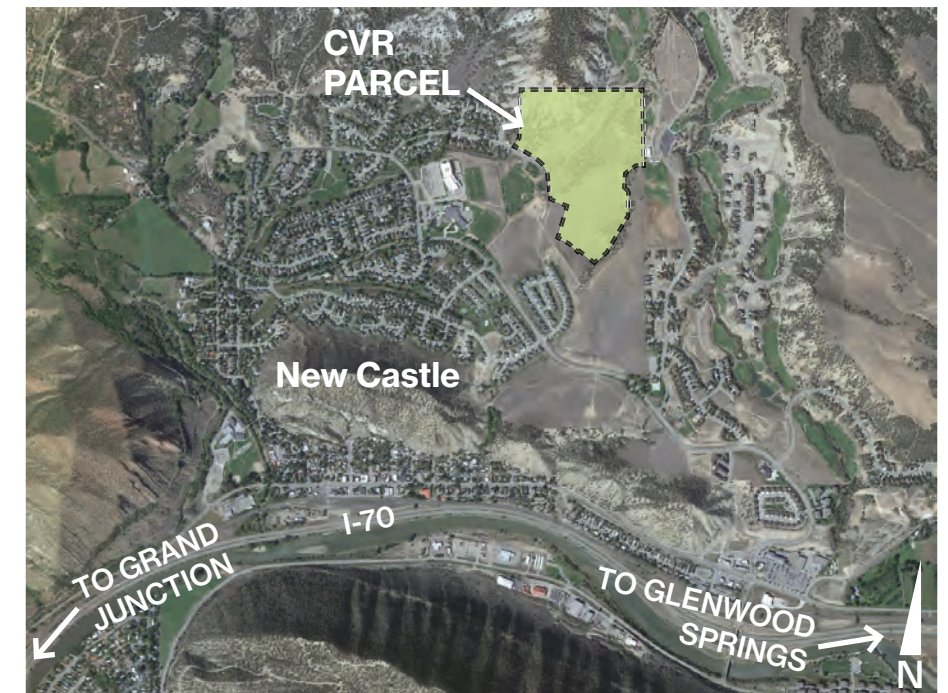
The property is currently designated with the "R" (Residential) overlay within the CVR PUD. The approved zone district, MF-1, is applied to this project. The proposed project conforms with the underlying zoning codes, the approved PUD, and the comprehensive plan.

Proposed Development

The proposed residential development includes a mix of 130 townhouse style and apartment homes, generally situated on the lower (southern) half of the property. Specific priorities/highlights of the development include:

- Clustering of residential units
- Increasing diversity of housing types within CVR
- Preservation of open space / undeveloped acreage: approximately 65% of the property
- Public trailhead and trail access through property, maintaining character and connectivity of the existing trail experience
- Road and building siting responding to existing topography
- Conservation-oriented site planning: small developed gathering spaces transitioning to native and undisturbed landscape
- Connectivity to town street and pedestrian networks
- Buffering of neighboring properties
- High-quality unit design and finishes with access to daylight and views from each unit

Site Vicinity Map

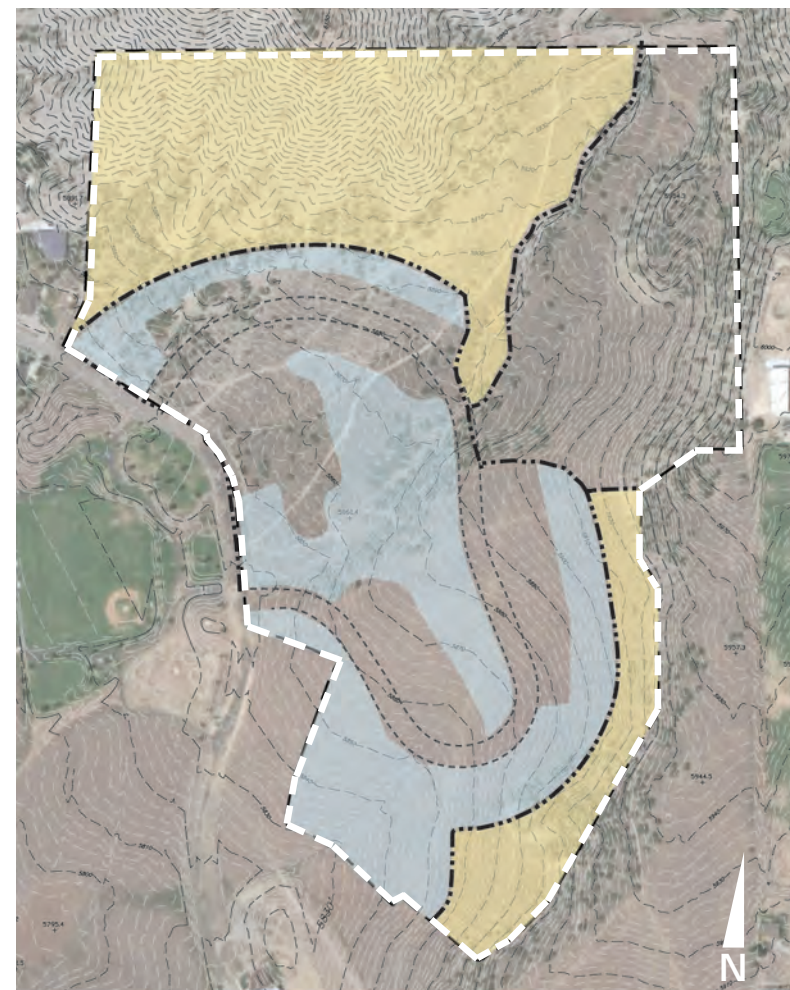


Proposed Development Narrative

PARCEL ID	212329300194
SUBJECT PARCEL TOTAL SIZE	+/- 59 acres
DEVELOPMENT PARCEL SIZE	+/- 47.5 acres
PRIORITIES	clustered units, maintain trail connectivity, internal open space connectivity, sensitivity and connection to existing/surrounding land uses.
ADJACENT	vix park, lakota links golf course, public open space, nw castle valley ranch neighborhood, future mixed-use development to the south
CURRENT OWNER	cts investments, llc

CVR Multifamily Parcel proposal includes a subdivision and right-of-way dedication as follows (site areas are approximate):

PARCEL SUB	SIZE (ac)	SIZE (% of total)
SELLER RETAINED	~ 11.5 ac	20%
R2 DEVELOPMENT	~ 44.5 ac	75%
FUTURE RIGHT-OF-WAY	~ 3 ac	5%

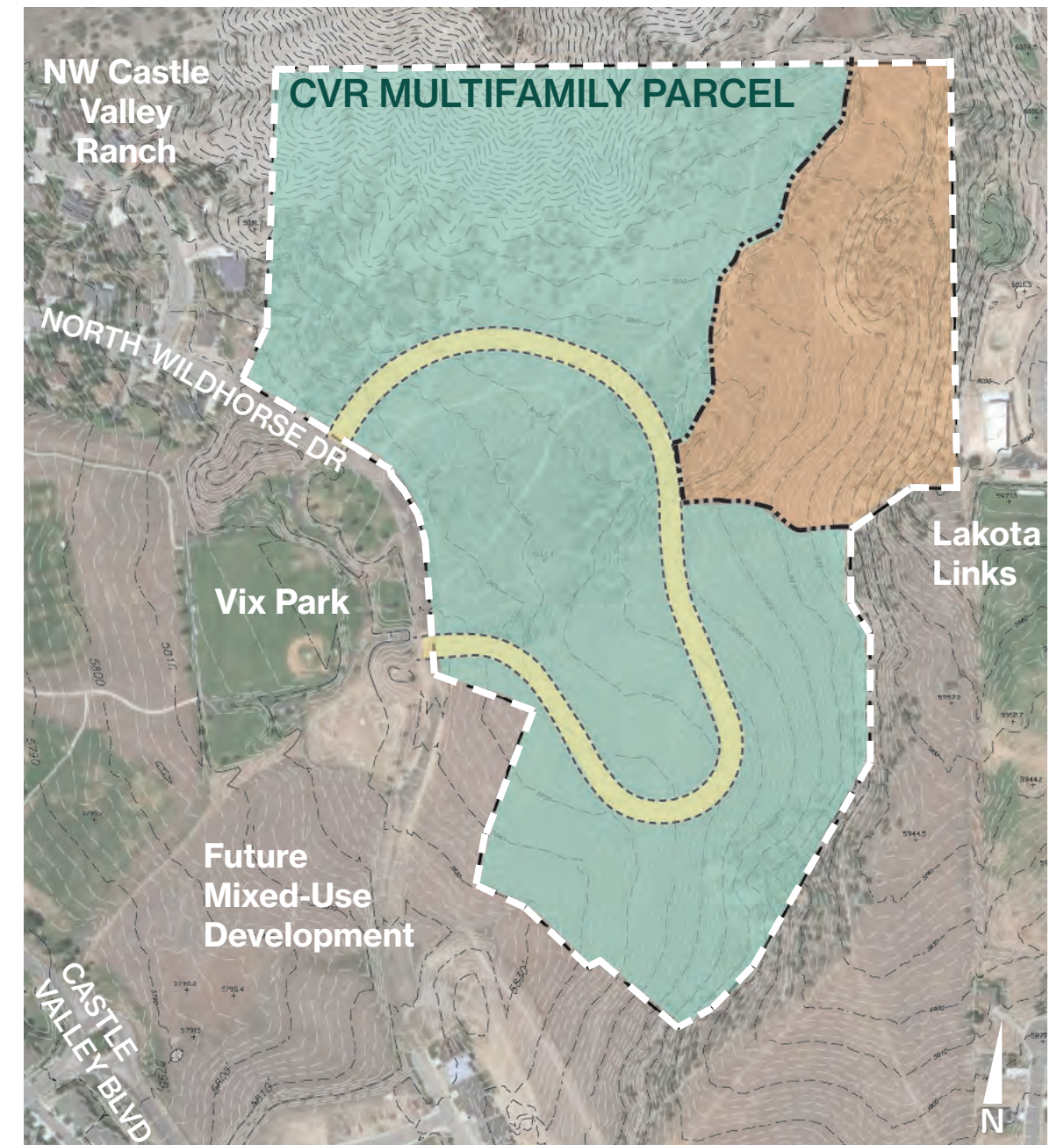


R2 Proposed Development Parcel (~ 44.5 ac) to be comprised of the following:

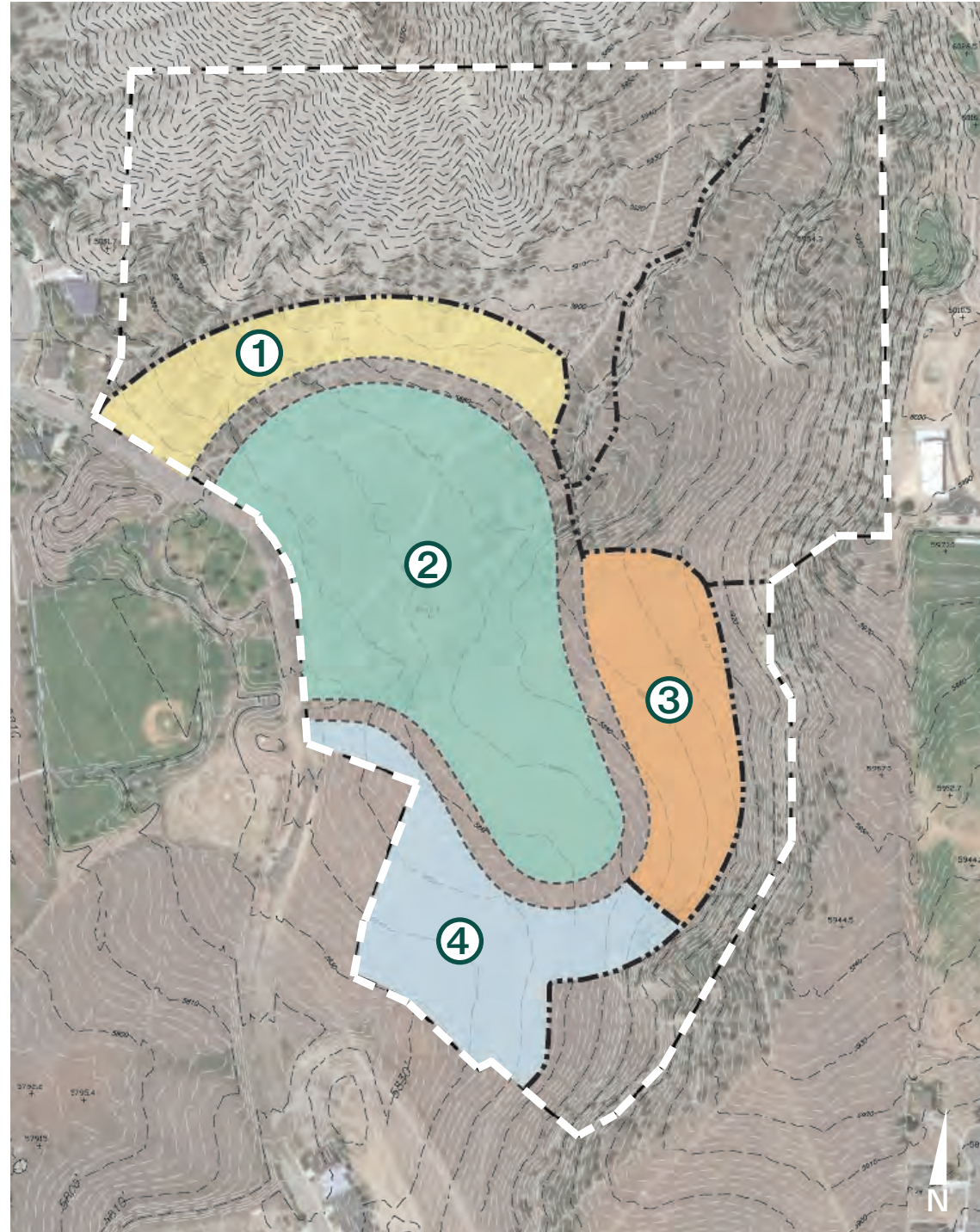
NATURAL OPEN SPACE	DEVELOPMENT OPEN SPACE	TOTAL OPEN SPACE
20 acres 45% of R2 Parcel Area	14 acres 31% of R2 Parcel Area	34 acres 76% of R2 Parcel Area

NATURAL OPEN SPACE = undisturbed site acreage outside of development area; may include dedicated public land

DEVELOPMENT OPEN SPACE = open space such as lawns, landscaped areas, natural areas, both public and private recreation areas and trails within the development area. Development open space may include trail easement for access to public trails



Site Development Summary: Open Space



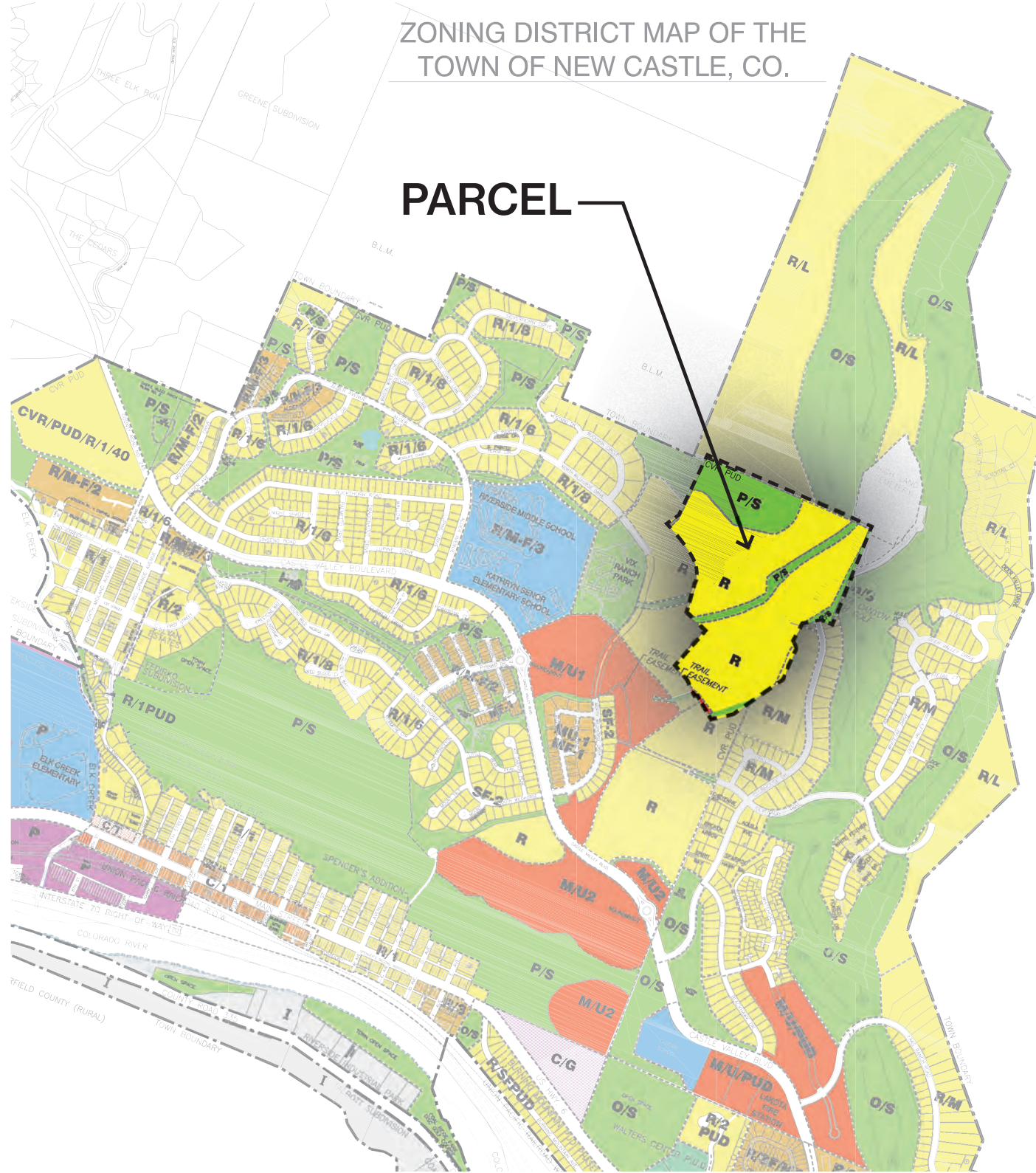
DENSITY AND AVERAGE LOT SIZE PER UNIT = after removing dedicated open space, ROW, and seller retained parcel, the development area is broken into four parcels (1-4); parcel 4 remains as private open space for screening/buffering, landform, and trail access. Density is calculated per individual parcel.

2,200 SF lot area per unit (19.8 du/ac) max density
(per CVR MF-1 Zone District)

PARCEL	AREA (in s.f.)	# OF UNITS	DENSITY (lot size per unit)
1	143,097 SF	16	8,945
2	487,791 SF	90	5,420
3	175,874 SF	24	7,330
4	208,745 SF	n/a	n/a

Site Development Summary: Density

ZONING DISTRICT MAP OF THE TOWN OF NEW CASTLE, CO.



approved zone district MF-1 ("Residential Multifamily-1")

approved use - Multifamily dwellings and clubhouse

open space - natural open space: approximately 61%
total open space: approximately 71%
** meets or exceeds minimums of 2nd amended annexation agreement and master plan*

parking -

required	proposed
<p>'general parking'</p> <p>buildings 1-4 units = 2 spaces/du buildings 5+ units = 1.5 spaces/du required total: 208 spaces <i>*per code 17.104.100*</i></p>	<p>proposed: 208 spaces (26 garage + 156 off-street + 26 driveway)</p>
<p>'seasonal + recreational vehicle parking'</p> <p>(1) space for every 5 units of 5-plex or greater required: 21 <i>*per code 17.104.100*</i></p>	<p>proposed: 21</p>
<p>TOTAL REQUIRED SPACES: 229</p>	<p>TOTAL PROPOSED SPACES: 229</p> <p><i>*additional on-street parking provided in parallel parking lane of ROW</i></p>

Approved Land Uses

Comprehensive Plan Conformance Checklist - Sketch Plan Statements

Foster distinctive, attractive communities with a strong sense of place and quality of life

The site location provides many opportunities for outdoor recreation, with connections to trail networks, public parks, and open space. Internal to the project, a series of interconnected open space areas encourage community gathering and physical activity. The project is designed to respond to existing site conditions, preserving existing pinon-juniper hillsides, the route of existing drainage channel, and adjacent vegetation as features of the project. The architecture is envisioned as contemporary expressions of the regional vernacular, with outdoor spaces (patios and balconies) connected to common open areas and generous views.

Demonstrate that individual project fits into a fully-balanced community land use structure

The proposed development is consistent with the intent and approvals of the CVR PUD.

Ensure a mix of uses that complement the existing New Castle land-use patterns

As a part of a master-planned development, the proposed development supports the intended land use types and patterns as identified in the Future Land Use Map and approved CVR PUD.

Create walkable communities with non-vehicular interconnection between use areas

The proposed plan integrates with the existing CVR street and sidewalk system, with easy access to the multi-use trail system at VIX Park. Recreational trail connectivity is provided within the project and to existing natural-surface trails to the north, east, and south of the subject property.

Guarantee a balance of housing types that support a range of affordability

The mix of unit type allows for a variety of lifestyle and income demographics.

Preserve open space, farmland, natural beauty, critical environmental areas, and wildlife habitat

The development plan preserves approximately 50% of the site area as undeveloped and largely undisturbed (except for natural-surface, recreational trails); the development is clustered at the lower-elevation half of the site, limiting impact to off-site views and preserving visual connectivity to public lands to the north.

Encourage economic development and supporting hard and soft infrastructure

The proposed development completes the planned connection of North Wildhorse Drive and advances the comprehensively-planned CVR neighborhood.

Concentrate development in ways which provide efficient and cost-effective services

The clustered plan is sited to connect efficiently to existing infrastructure within the CVR subdivision; the connection to - and completion of - North Wildhorse Drive provides access to the development and increases connectivity within the surrounding neighborhood without adding unnecessarily complex or extensive infrastructure to the existing systems.

Conformance with Comprehensive Plan

Tap Fees Table:

TABLE 1 - WATER & SEWER TAP FEES			
Unit Type	# Units	EQR/Unit*	# EQRs
Townhome - 3BR	26	1.000	26.000
Empty Nester - 1&2BR	24	0.800	19.200
Live/Work - 1&2BR	80	0.800	64.000
Subtotal =	130		109.2
25% Raw Water Irrigation Reduction =			81.9

note: raw water is available for landscape irrigation; the applicant intends to connect to these resources pending evaluation of the system's point of connection and capacity

Per code section 13.38.030(D) the tap fees can be reduced by 25% if we use raw water irrigation for the site landscaping.

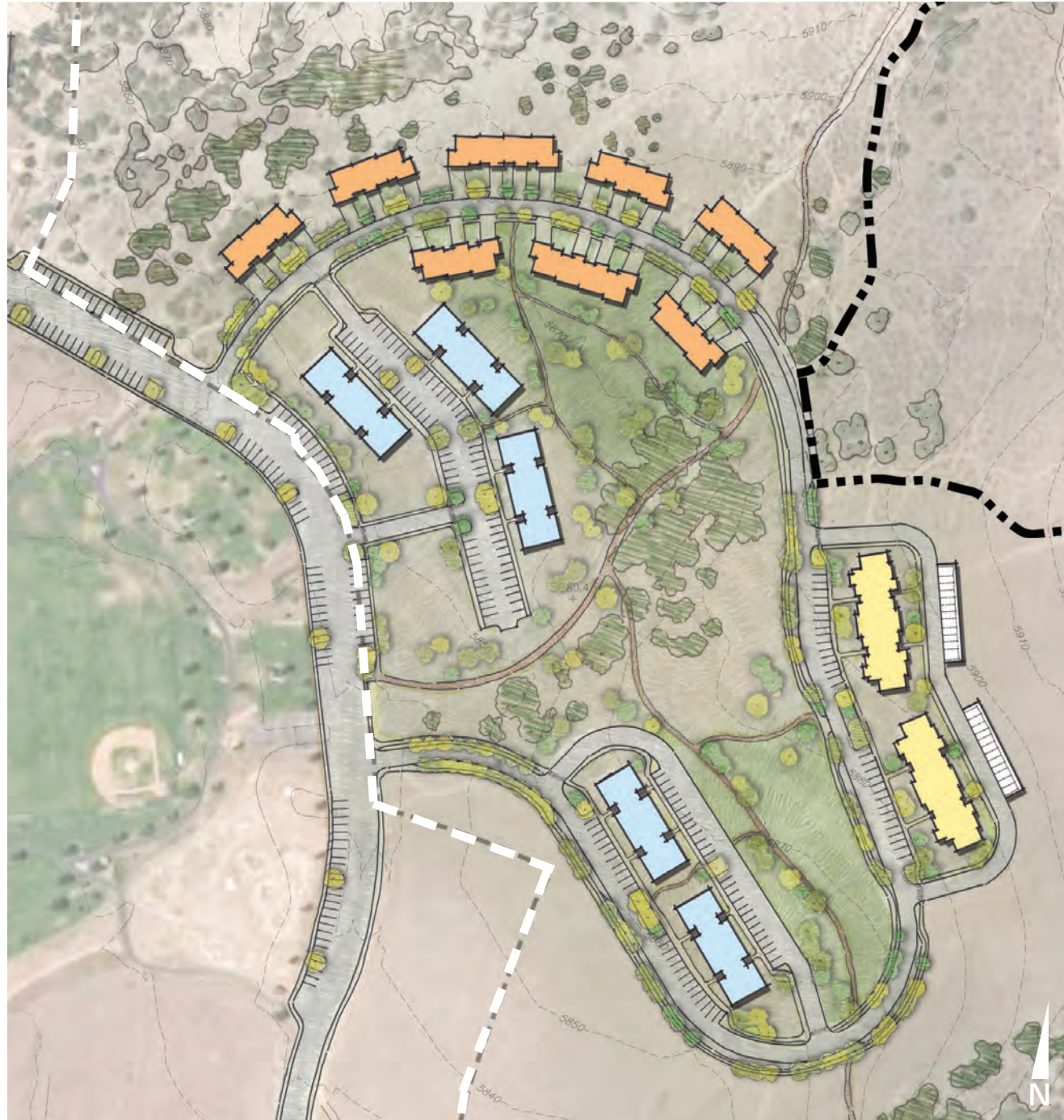
Water Rights Dedication:

Water rights to be dedicated to town of New Castle per Second Amended Annexation Agreement.

estimated number of residents | 130 (units) x 2.6 (per unit) = 338 residents

estimated number of employees | +/-5 (directly employed as a result of this development, including administrative management, facilities management, maintenance staff. does not include estimate of other service employees related to municipal/community services)

Water and Sewer Loads



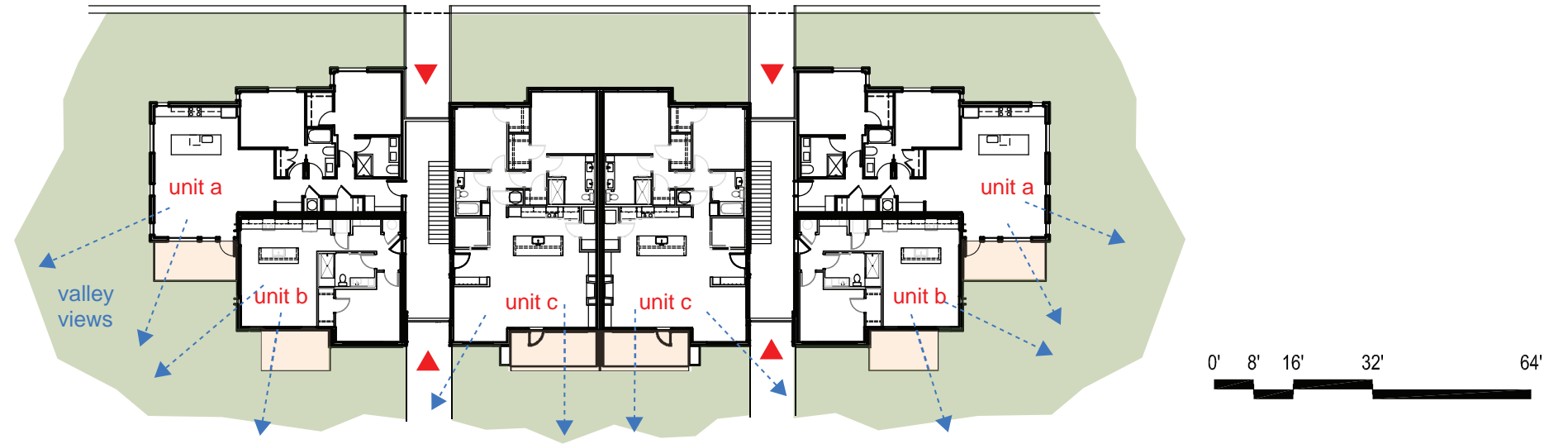
Building Type:	Number of Buildings:	Total Units:	Units/building:	Bedrooms/unit:
Live/Work	5	80	16	1-2
Empty Nester	2	24	12	1-2
Townhouse	8	26	3-4	3
Totals:	15	130		238

Unit Mix: Summary

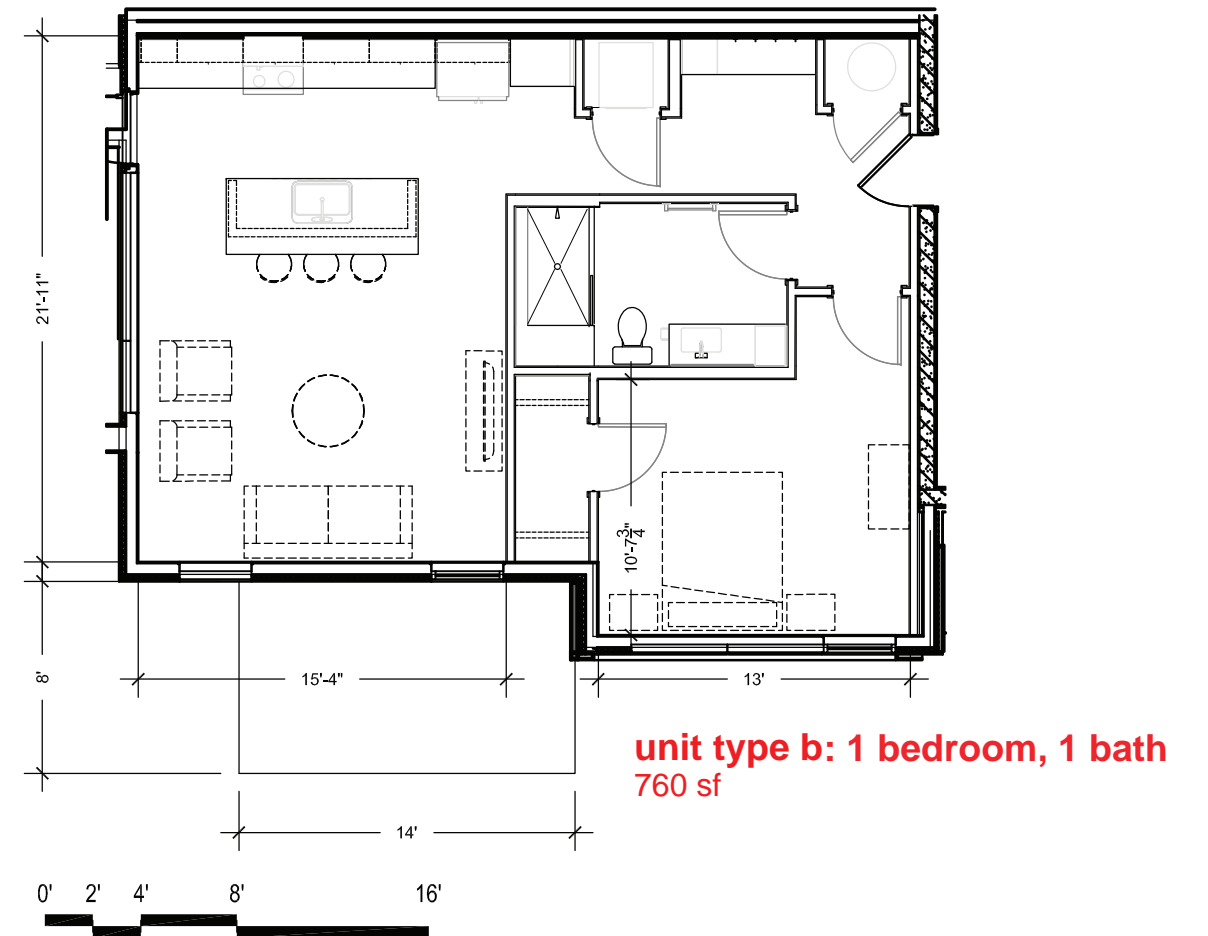
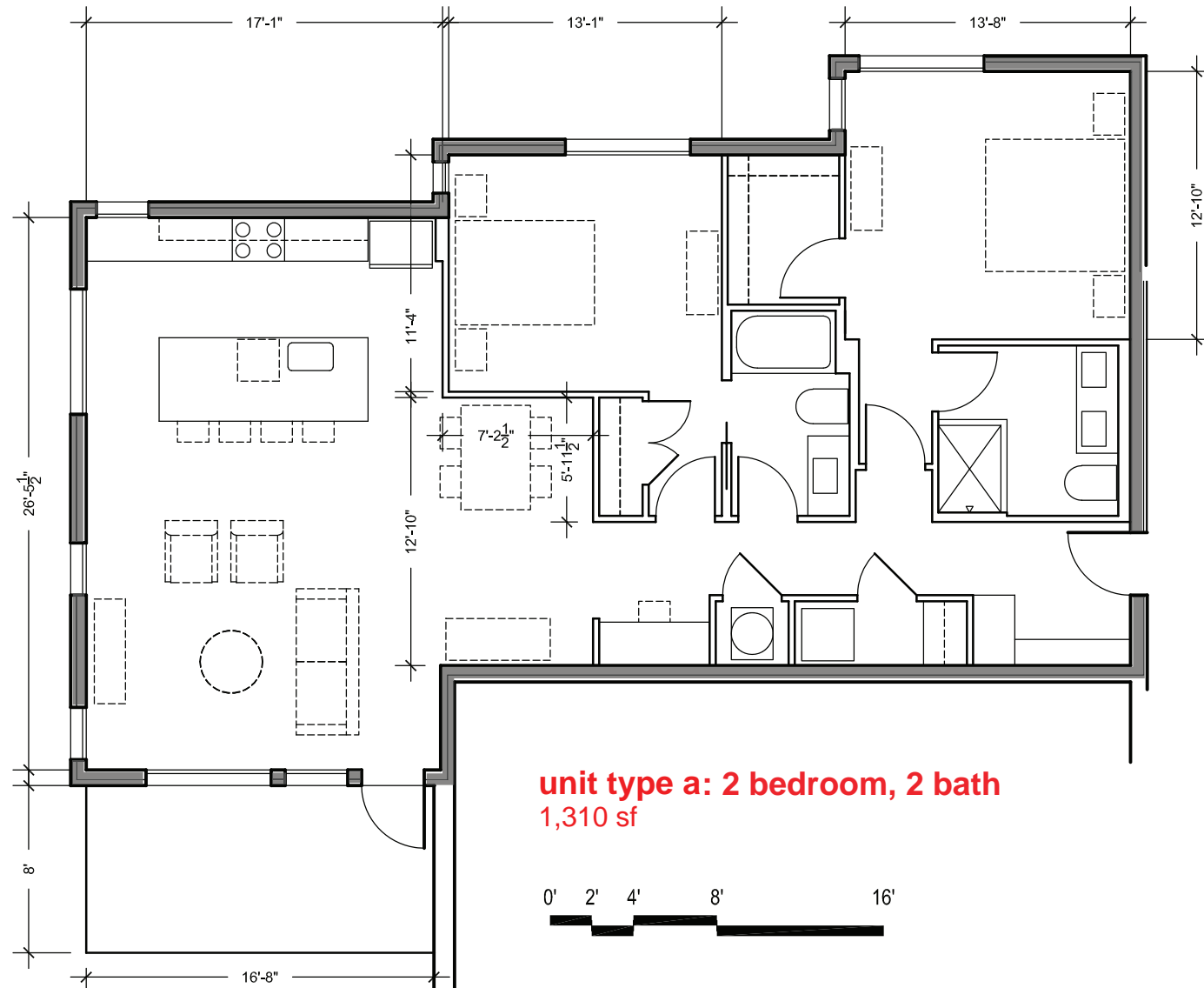
Building Layout:

unit mix per building

floor	1-bedrm	2-bedrm	
1	2	4	6
2	2	4	6
total	4	8	12

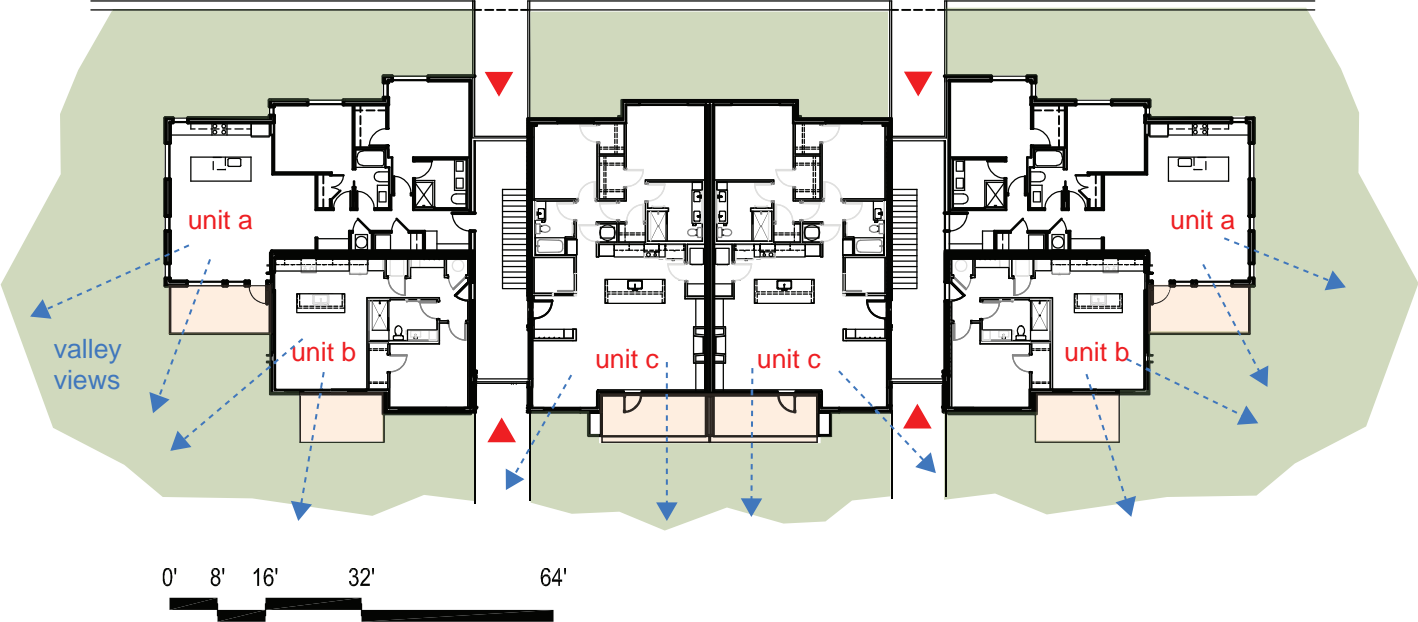


Unit Layouts:



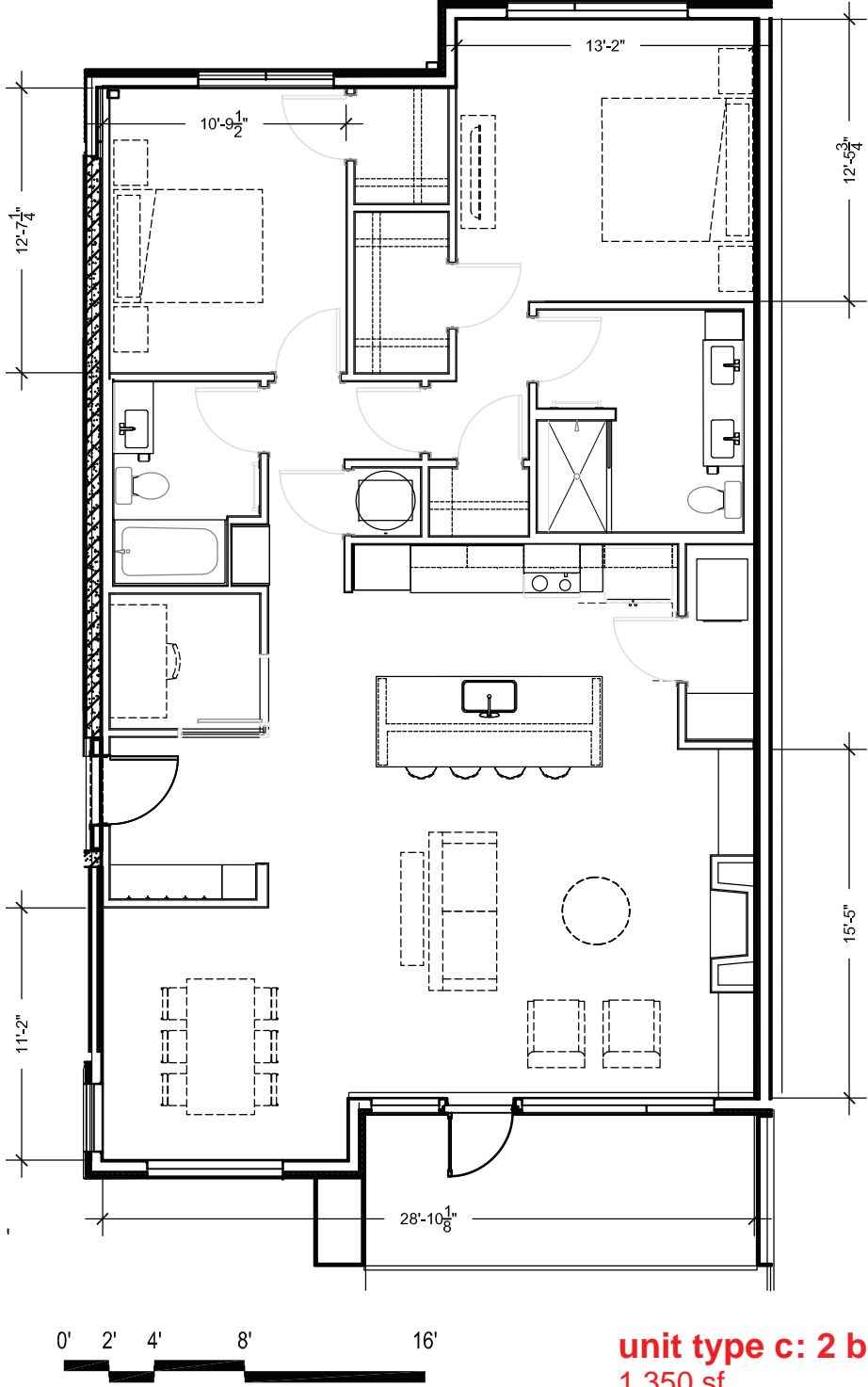
Unit Mix: Empty Nester

Unit Layouts Continued:



unit mix per building

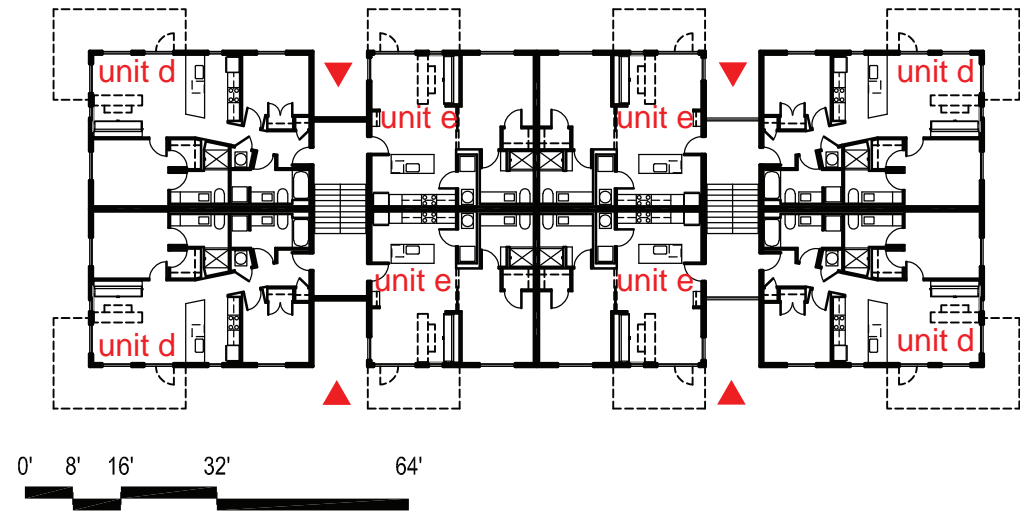
floor	1-bedrm	2-bedrm	
1	2	4	6
2	2	4	6
total	4	8	12



**unit type c: 2 bedroom, 2 bath
1,350 sf**

Unit Mix: Empty Nester

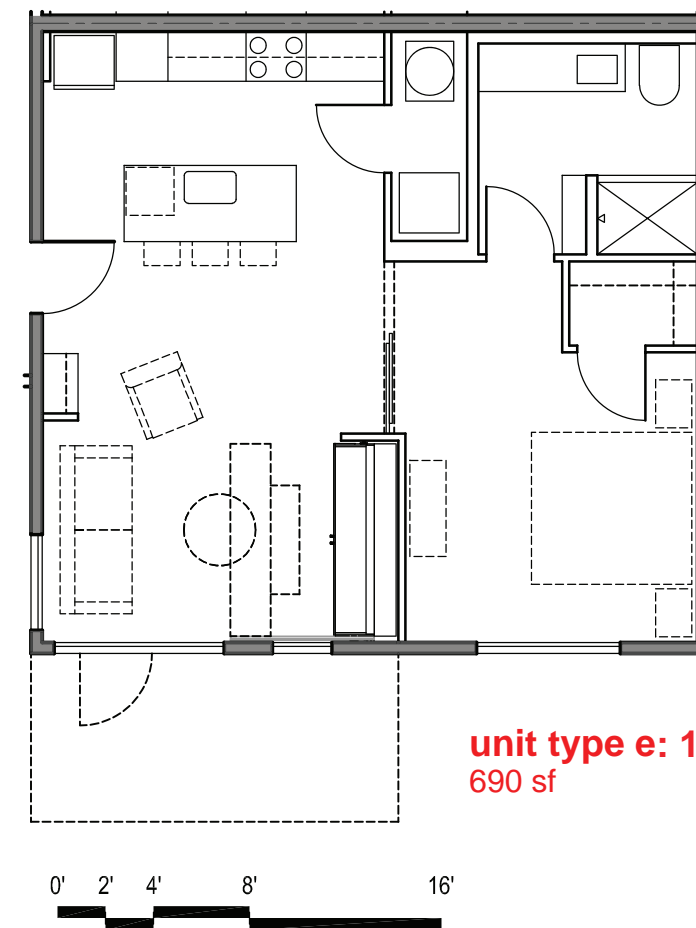
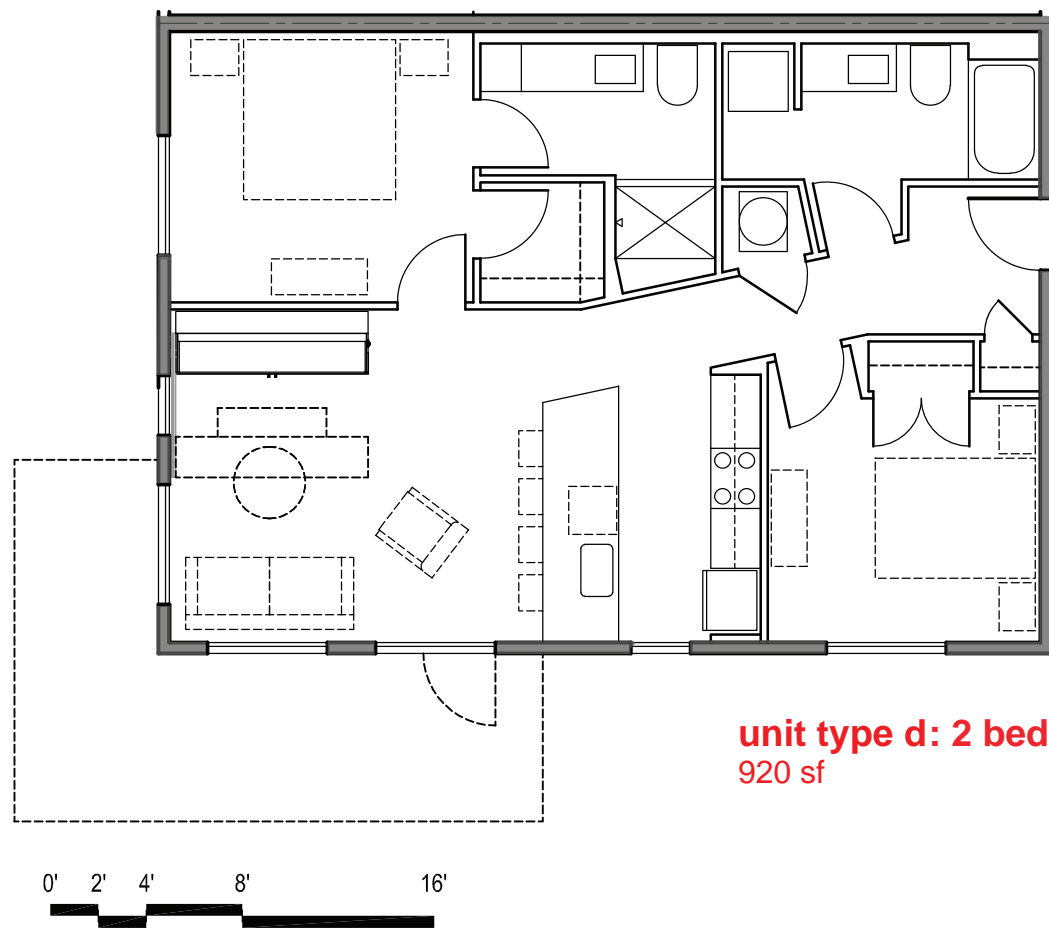
Building Layout:



unit mix per building

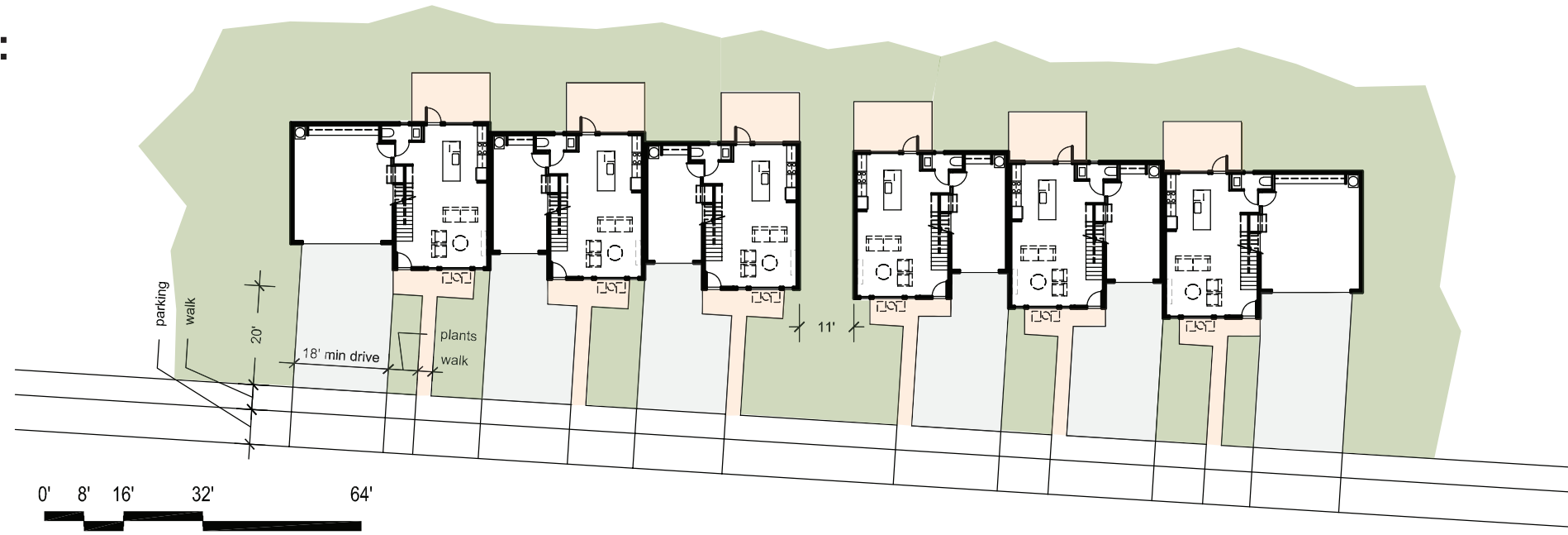
floor	1-bedrm	2-bedrm	
1	4	4	8
2	4	4	8
total	8	8	16

Unit Layouts:

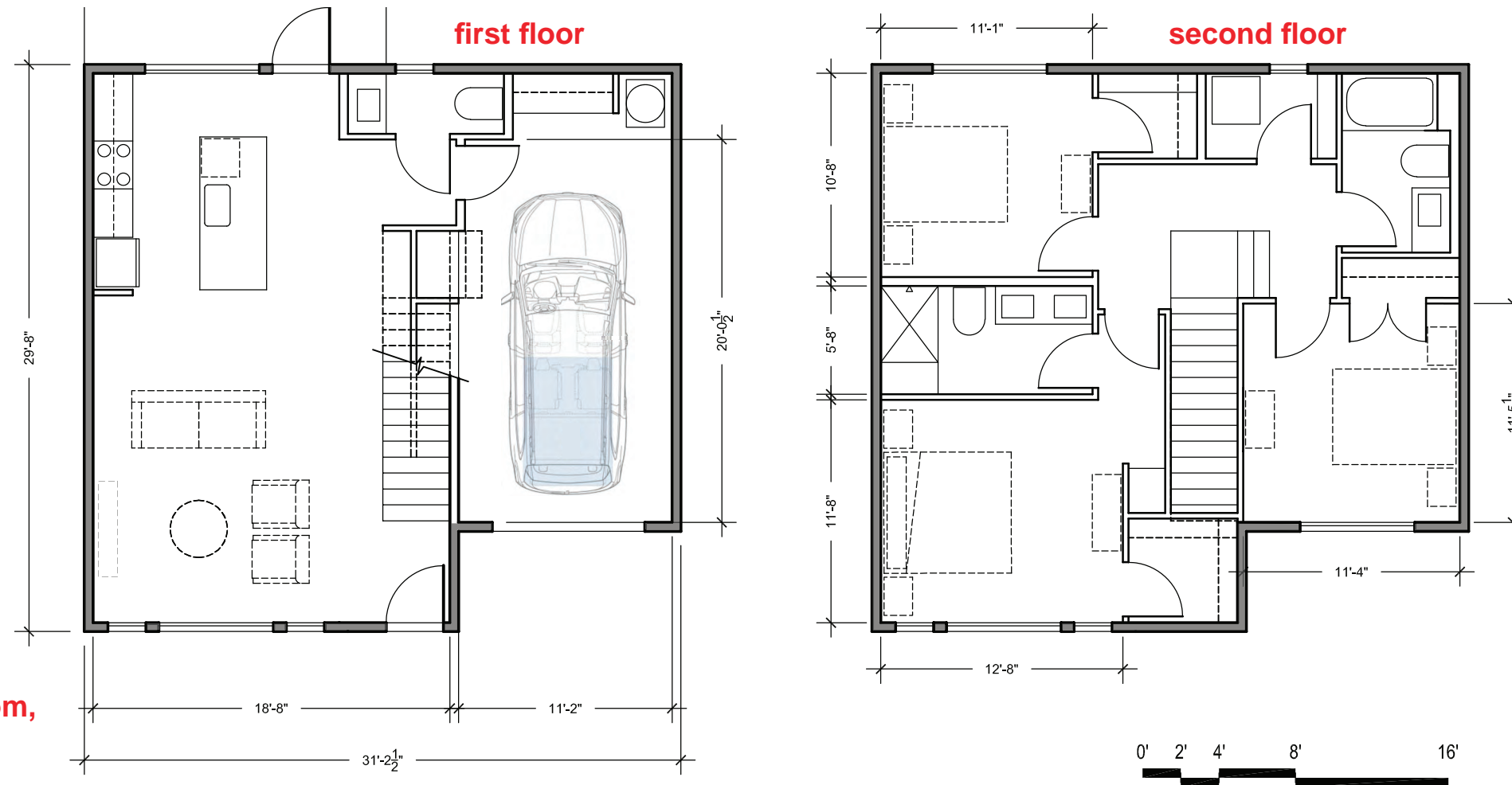


Unit Mix: Live/Work

Building Layout:



Unit Layouts:



**unit type f: 3 bedroom,
2.5 bath
1,400 sf + garage**

Unit Mix: Townhouse

EXISTING S.F. NEIGHBORHOOD

TOWNHOMES

200'+ BUFFER AND VEGETATIVE SCREENING

LIVE/WORK BUILDING CLUSTER

PROPOSED TRAILS

TRAILHEAD

VIX PARK

LIVE/WORK BUILDING CLUSTER

PROPERTY BOUNDARY

EXTENSION OF N. WILDHORSE

EXISTING TRAILS TO REMAIN

APPROX. SELLER RETAINED PROPERTY

EXISTING SUNSET TRAIL

NEIGHBORHOOD RECREATION AREA

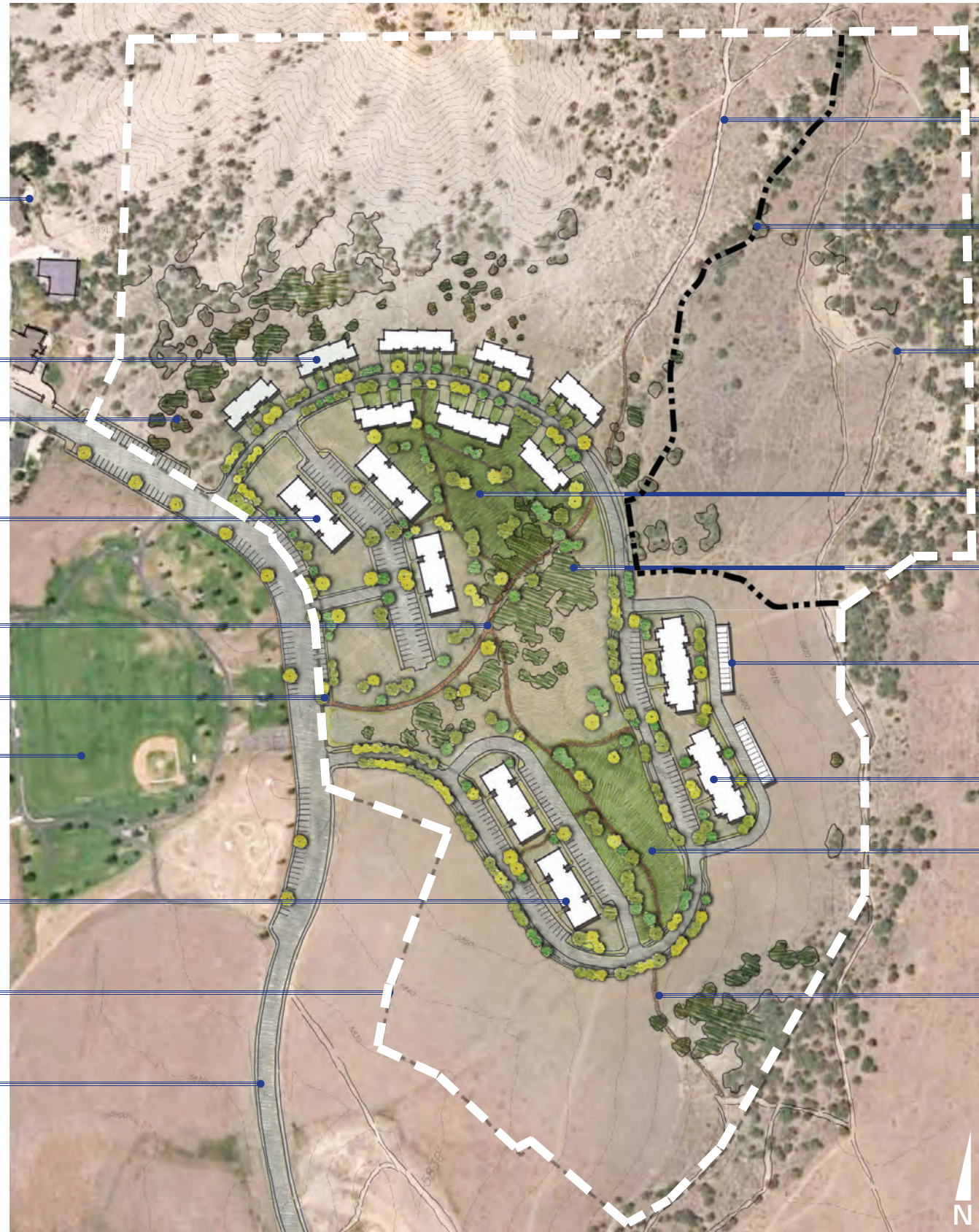
EXISTING VEGETATION & NATIVE RESTORATION

CARPORT PARKING

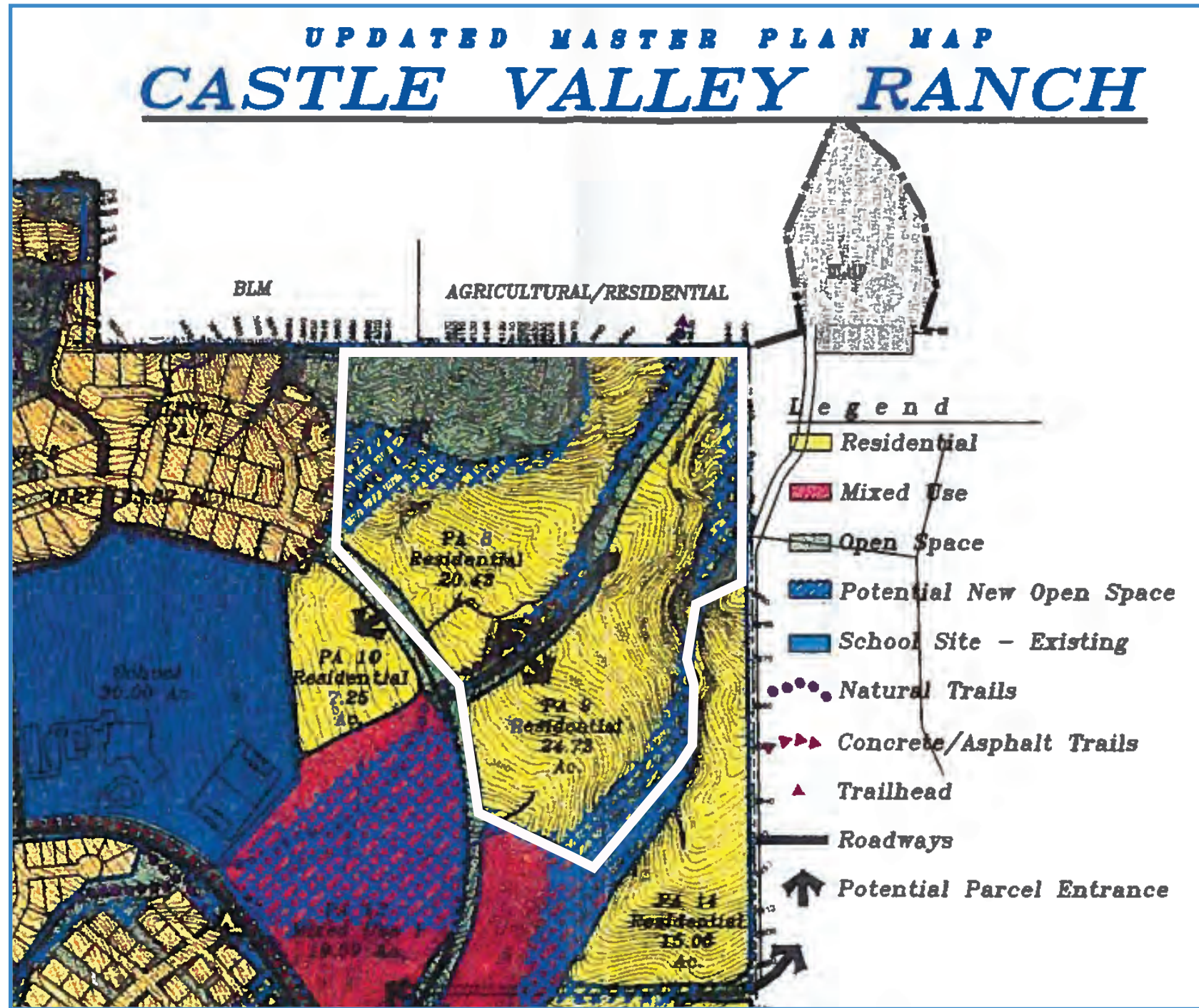
EMPTY NESTER BUILDING CLUSTER

NEIGHBORHOOD RECREATION AREA

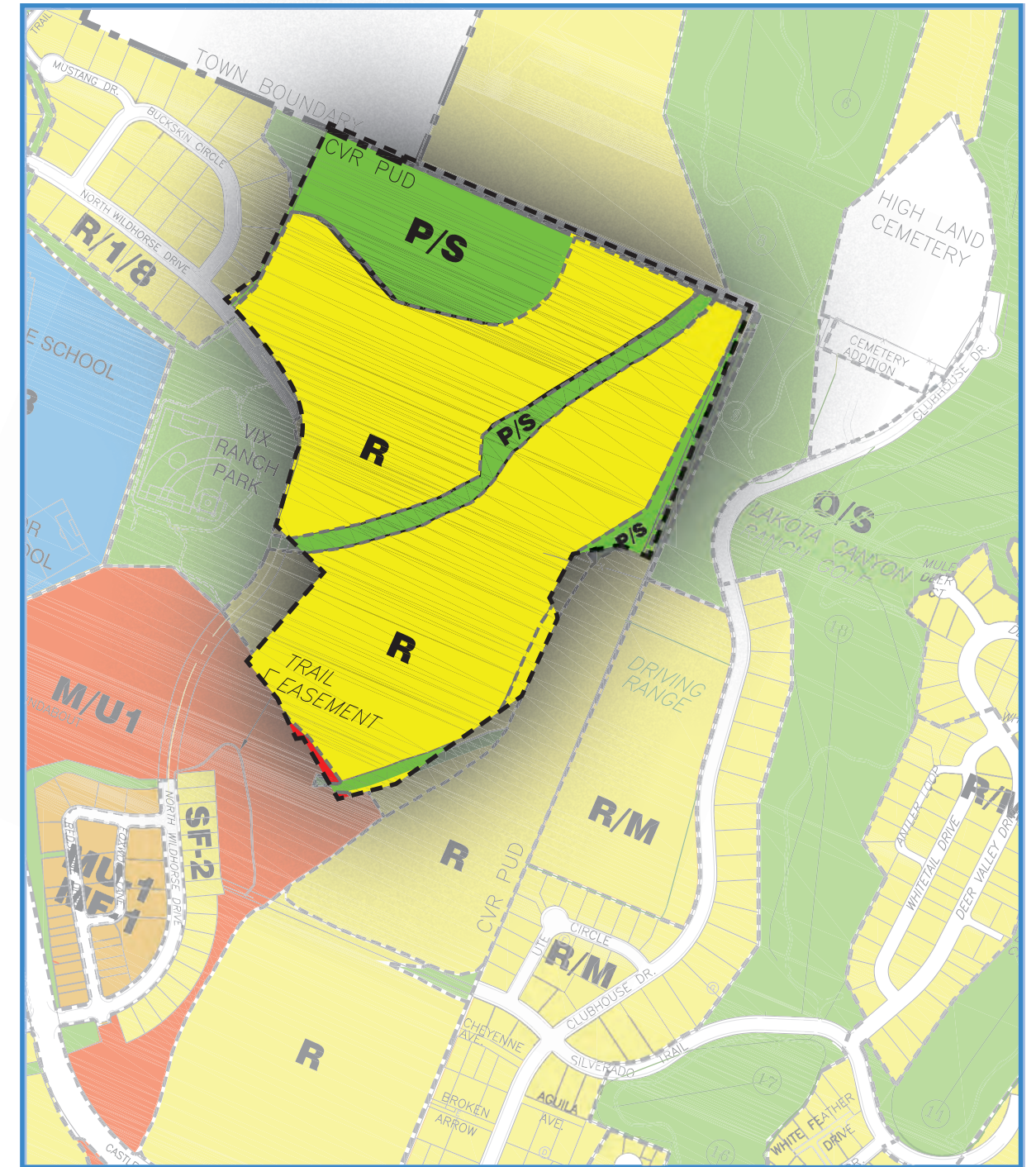
CONNECTION TO SUNSET TRAIL



Illustrative Site Plan

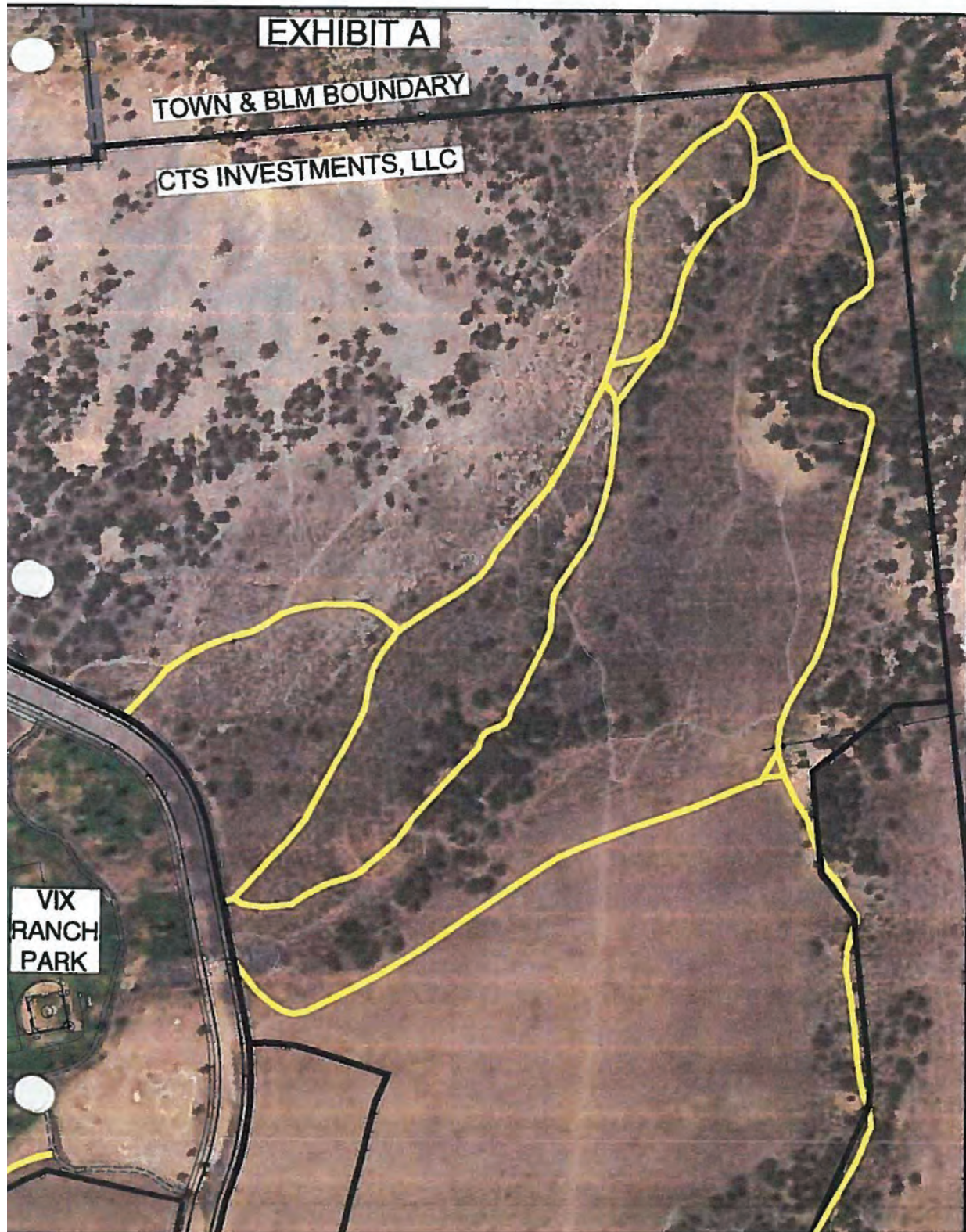


master plan map 2000 - illustrates intended open space and trail corridors



current zoning plan - reflects intended open space and trail corridors

Trails Planning



A. Trail Agreement Exhibit A



B. Vix Park Trailhead Map



C. Snippet of New Castle Trails Map

***Trail agreement specifies recognized trails and trails to be abandoned.**

Trails Agreement



Preserve existing trails where possible (and per the trails agreement), realign trail connections through development



Create publicly accessible trailhead via Vix Park parking area



Dedicate additional parcel area to public open space



- EXISTING TRAIL NETWORK:
public access to remain
- PROPOSED TRAILS:
for public access
- PROPOSED TRAILS:
for private use

POCKET PARK/OUTDOOR
COMMON SPACE

Site Amenities



Note:

The proposed streetscape sections vary from recently-established dimensional standards. This project proposes a modification to the standard to meet the intent of the standard while limiting total pavement area

Wildfire suppression
existing two-track path to remain

Wildfire suppression
approximate location of hydrant

Main development roadway (dedicated R.O.W)
two-way directional traffic with (proposed sections on following pages)

Private drives
two-way directional traffic with 90 degree parking stalls.
Minimum 22' access drive width (edge-to-edge of asphalt)

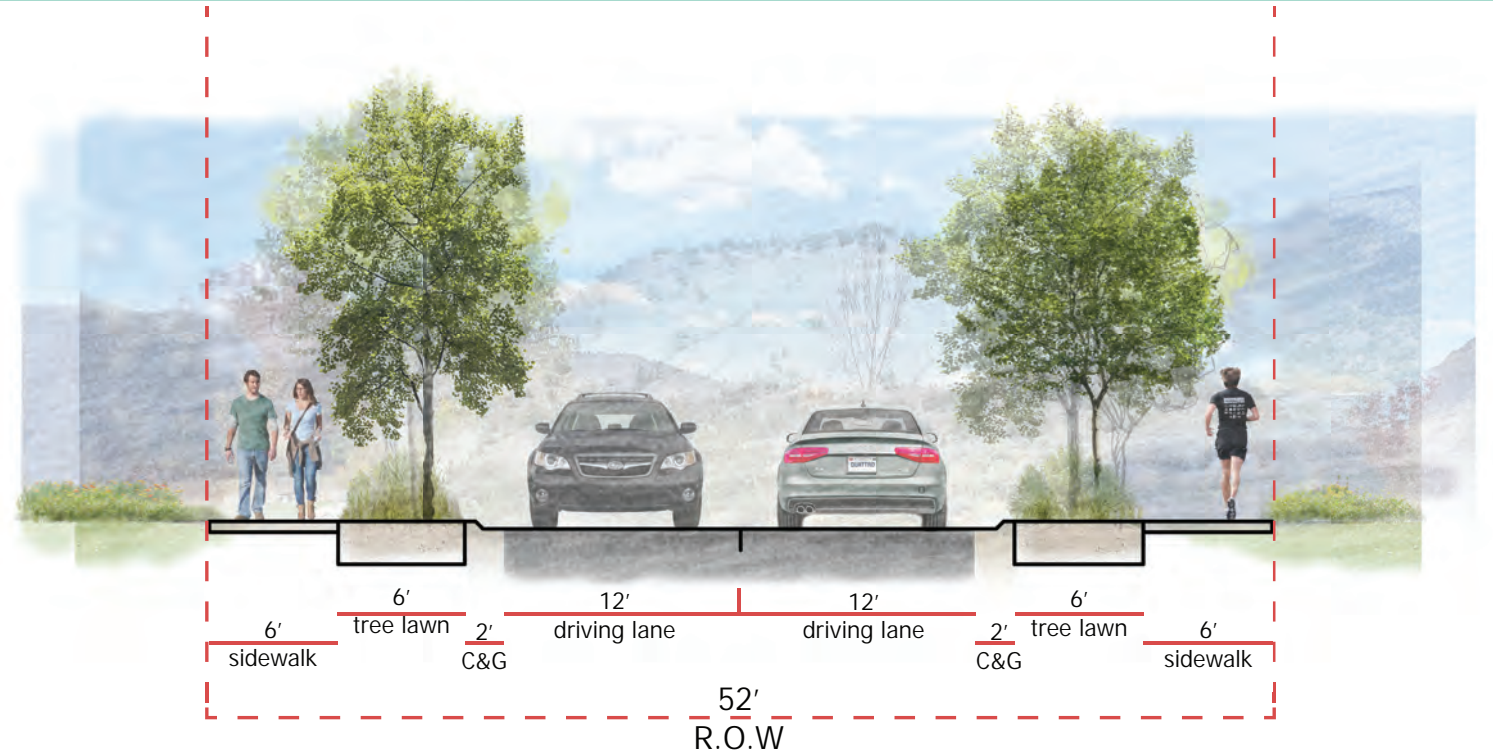
N Wildhorse Drive
extend from north to south and provide access to development entrances and connect to existing developments to north and south. Parking along N. Wildhorse, for Vix Park/public use, to be coordinated with town of New Castle.

---> = FIRE ACCESS
 ---> = CIRCULATION

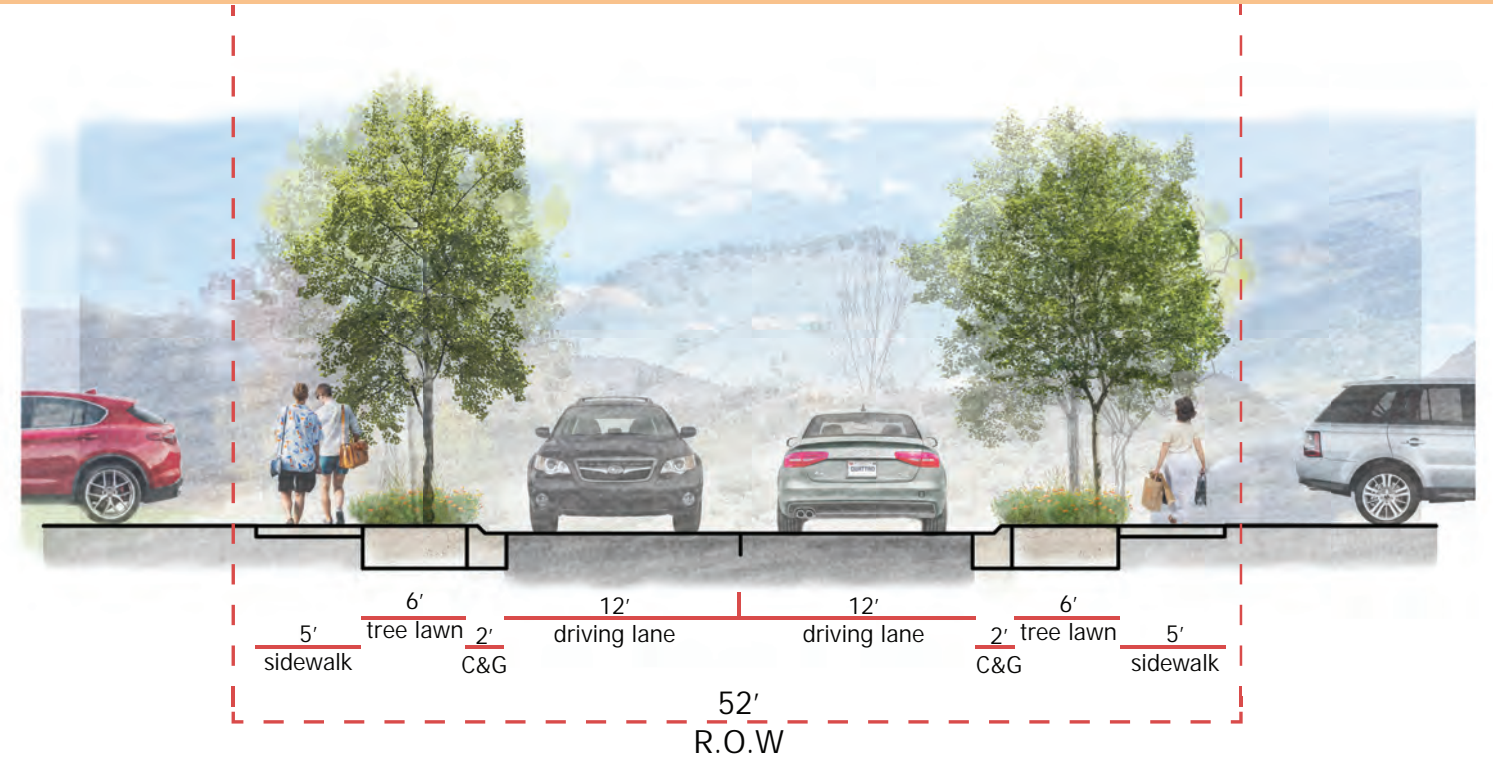
Traffic Circulation



Entry to Development ROW



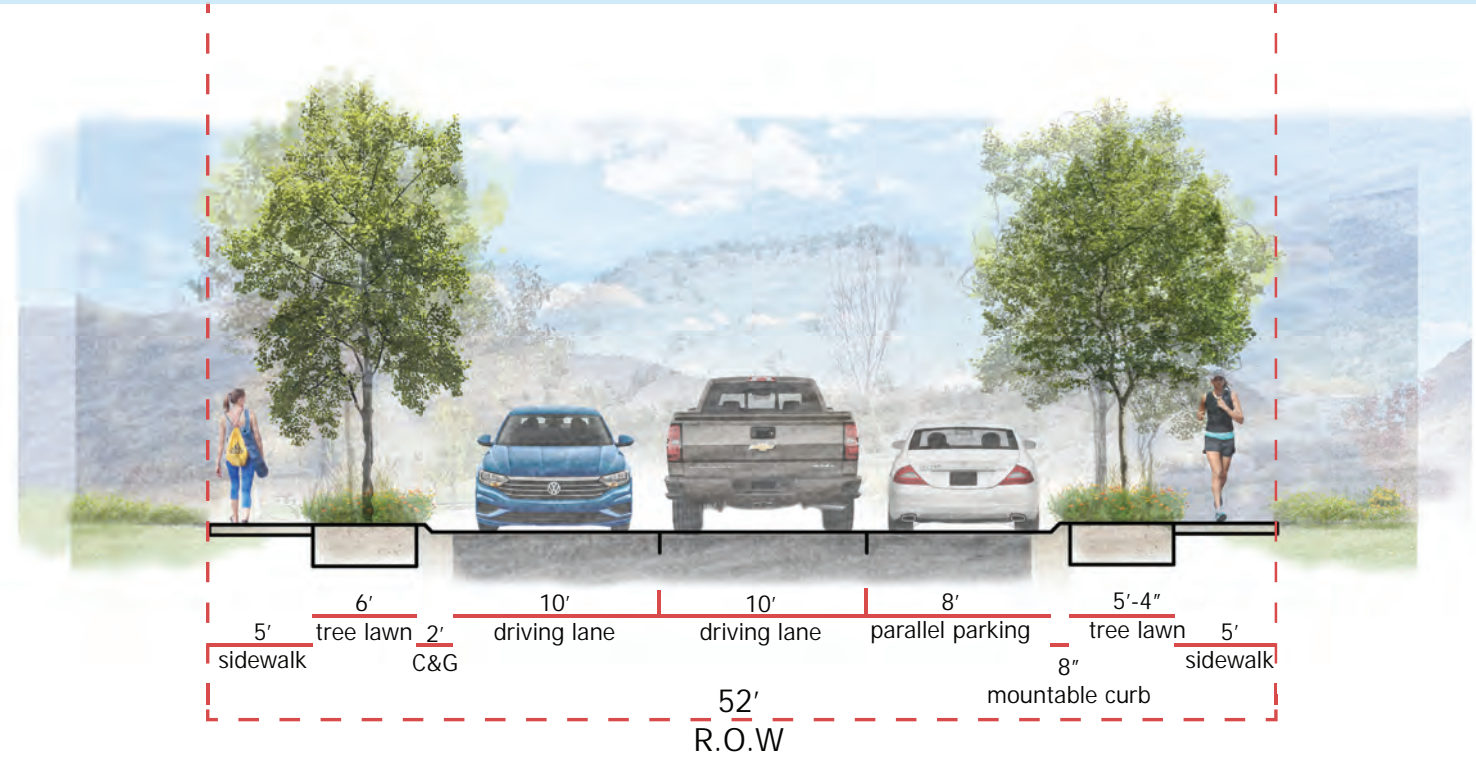
Townhouses ROW



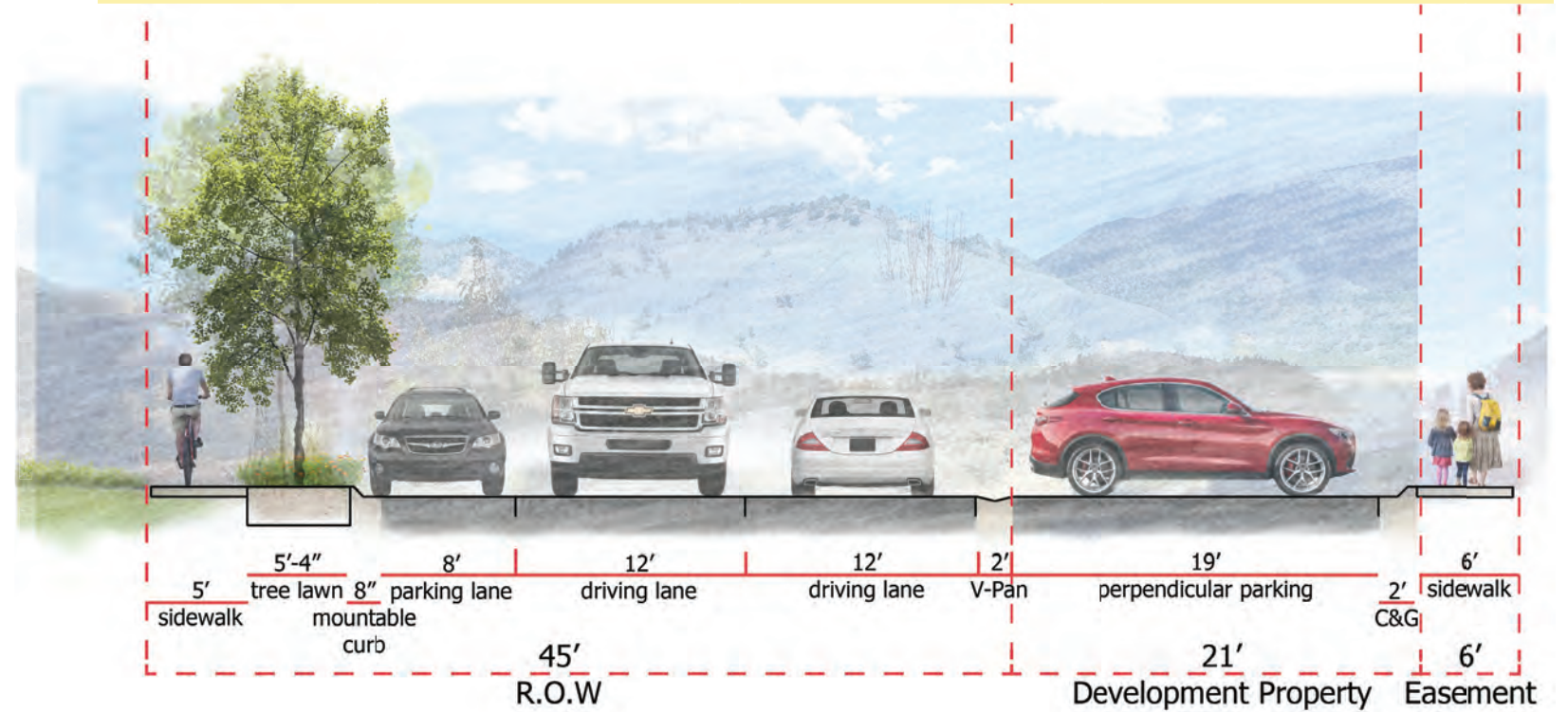
Typical Right-of-Way Conditions



Parallel Parking ROW

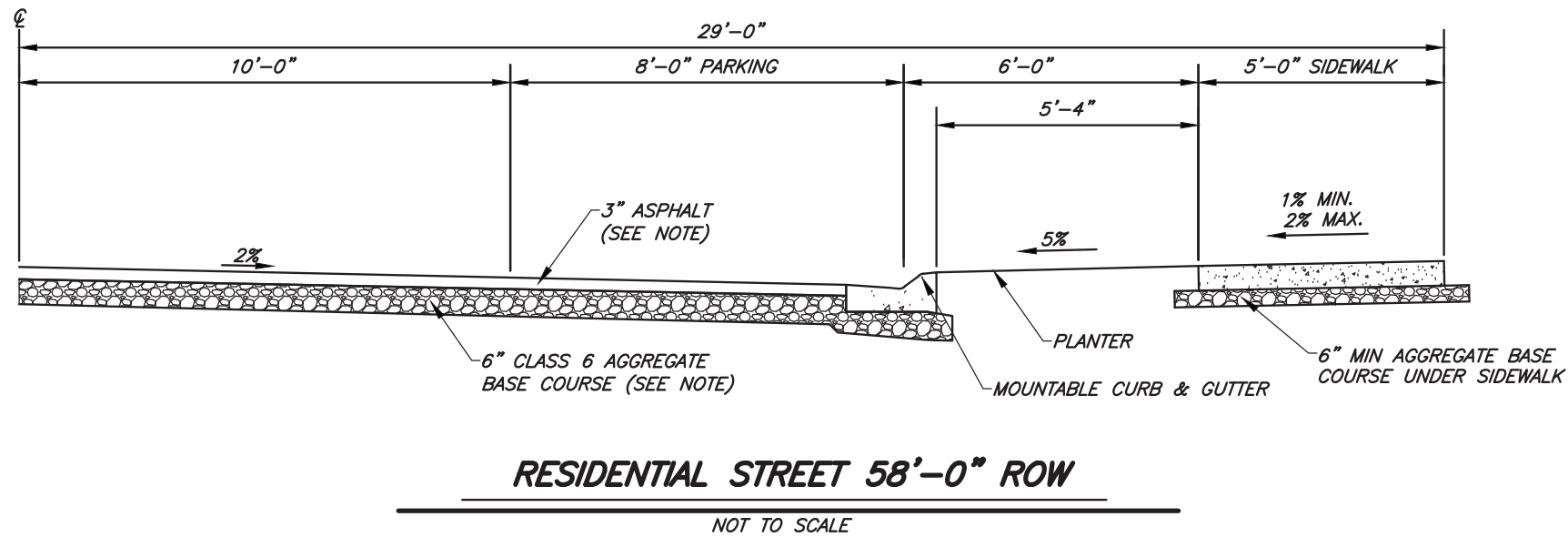


Perpendicular Parking ROW



Typical Right-of-Way Conditions

Town of New Castle Street Design Standard ROW:



Deviations from Street Design Standards Reasoning:

- Street use for residents - does not connect to other roadways
- Off-street parking accomodates required spaces per town code, parallel parking is excess on top of requirement
- Entry to neighborhood character is enhanced by wider tree lawns and sidewalks, parallel parking not necessary this far from buildings
- Driveway crossing at townhouses ROW interferes with parallel parking opportunities



Townhomes Guest Parking Options:

- = Blue ROW (52' Total)
 - Parallel parking on 1 side
 - 4' wider asphalt than current ROW

YIELDS APPROX. 16 GUEST SPACES
- + = Town Standard ROW (58' Total)
 - Parallel parking on both sides
 - 8' wider asphalt than current ROW

YIELDS APPROX. 30 GUEST SPACES
- = Perpendicular Guest Parking (requires ROW redesign)

YIELDS APPROX. 25 GUEST SPACES

Blue ROW begins, additional 11 parallel guest spaces available

***Total site-wide parallel parking capacity with current proposed ROW conditions = 58-68 spaces**

Typical Right-of-Way Conditions

Townhouses



Overhang to protect door from weather

Generous view windows

Garage at each unit

Private balconies at street-scape

Front

Texture and pattern of material adds human scale elements

Gable highlights each unit. The wrapping roof line provides privacy and identity.

Color variation defines units

Natural tones of durable material such as fiber cement, metal, and wood

Private ground level outdoor space at each unit backyard



Side at Garage



Townhouse Unit



Back

Architectural Character

Live-Work and Empty Nester

Live work building, and the Empty nesters are similar with some modest variations in the exact form and color to be determined



Front

Texture and pattern of material adds human scale elements

Natural tones of durable material such as fiber cement, metal, and wood

Gable breaks up massing. The wrapping roof line provides privacy and identity.



Back

Large corner windows to capture views



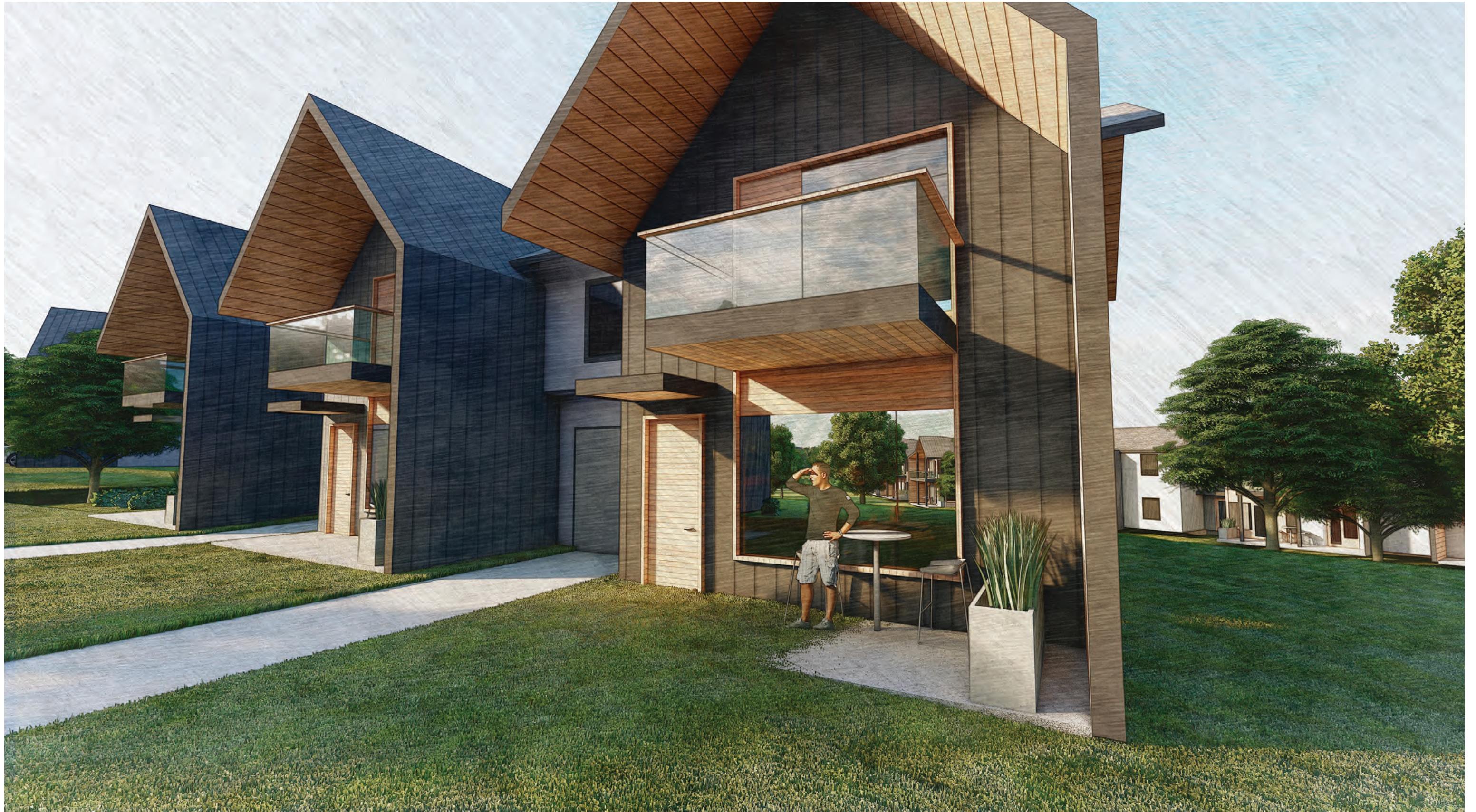
Corner

Large private balconies at each unit

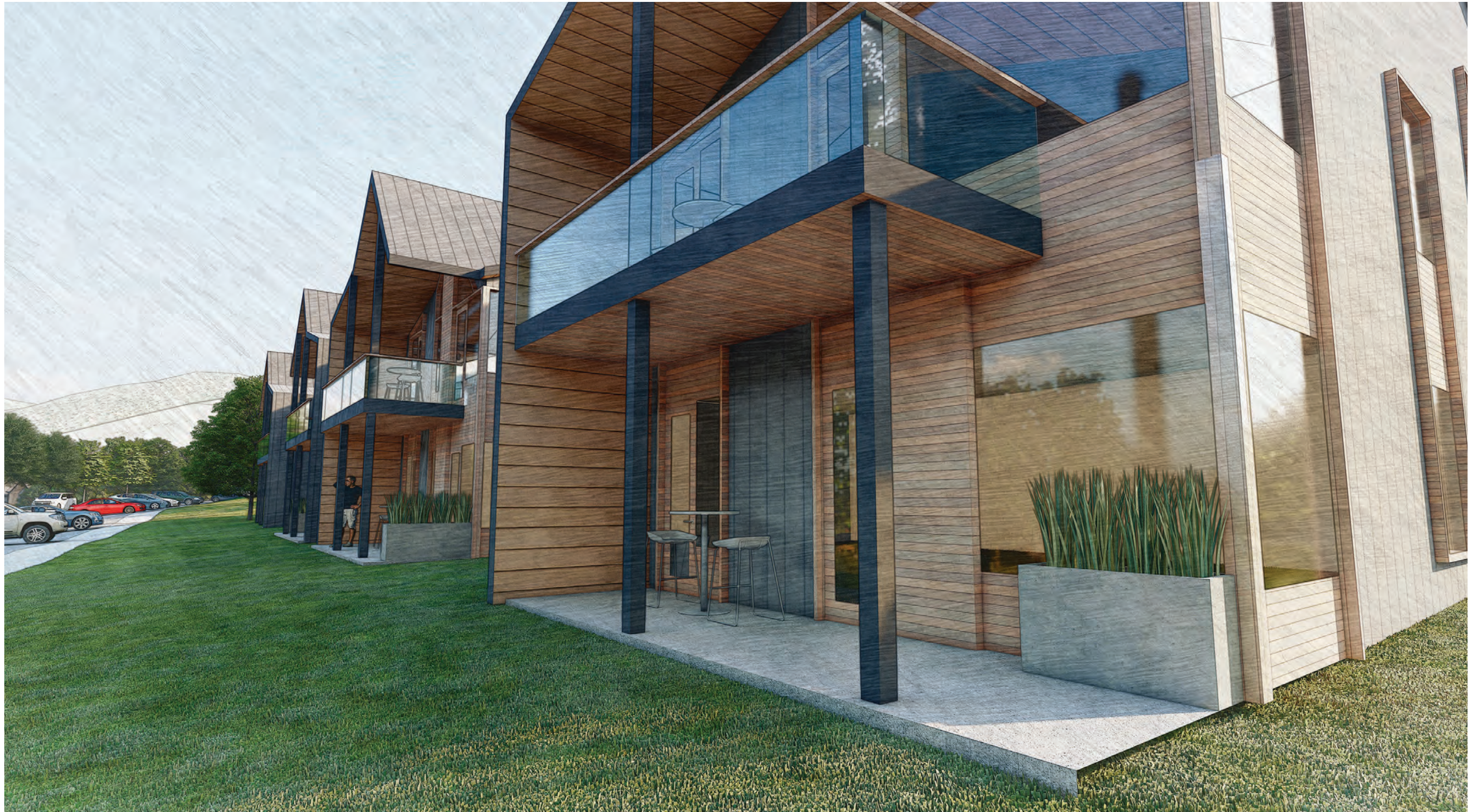


Unit Close Up

Architectural Character



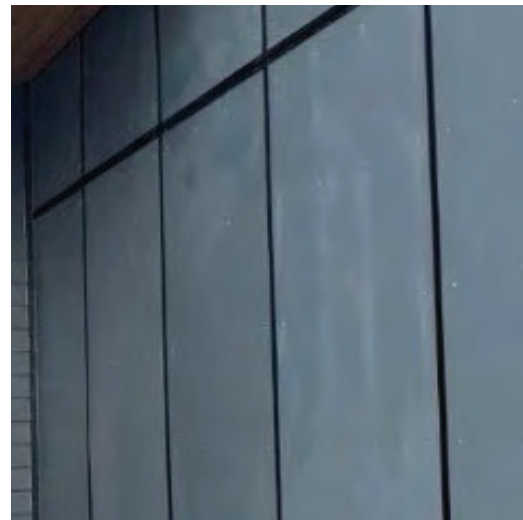
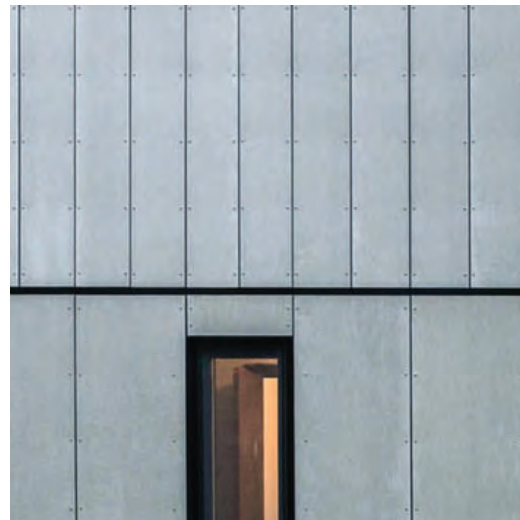
Architectural Character: Townhomes



Architectural Character: Live/Work



Architectural Character: Empty Nester



Architectural Character: Materials



First Ridgeline

Viewsheds



First Ridgeline

Viewsheds



Site Views



Site Views



Site Views



Site Views