



New Castle Valley Mixed-Use Development

November 2023 | Sketch Plan Submittal



SUBMITTAL INDEX

- Application & Narrative01
- Area Zoning02
- Topographic Survey03
- Master Plan04
- Civil Site Plan05
- Site Plan06
- Landscape Plan07
- Project Summary08
- Site Plan Phase 1 - zoomed09
- Utility Plan - Water & Sewerage10
- Size of Site & Parcel 111
- Land Use12
- Traffic Study13
- Public, Private Amenities & Open Spaces14
- Market, Cafe, Liquor Store Space Analysis15
- Market, Cafe, Liquor Store Layout16
- Bank Layout17
- Restaurant Layout18
- Viewshed Analysis19 - 39

About us

T.C. Midwest along with its partner companies, including Crowngate, own and operate several Colorado Projects, including Jucy Lucy restaurant, Thunder River Market gas station, Rhino Liquors, and Rainbow Express.

Now, Crowngate is developing a community hub to create a welcoming space for residents to gather, relax, and strengthen community ties.



RHINO LIQUORS



Our upcoming projects include residential homesites in Aspen Glen, apartments in Glenwood and more!



Jordan Architecture Inc.

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website: jordanarchitecture.com

30 December 2023

Town of New Castle, Planning Department
Attn: Paul Smith/Lauren Prentice

RE: Castle Valley Ranch – Community Core
Parcel #2123-3040-0002

Description: Comm Prop as per CVR Sub-Div Exemption & ALSA/ACSM Land Survey Plat

Paul & Lauren,

This letter serves as a formal application and narrative for the aforementioned project and site, which accompanies the sketch plan documents.

The project was submitted previously for pre-application and reviewed with the Town. We have now formalized the submission for the next review stage.

The project consists of a mixed use, 4 phase, and 7 building project that will serve the Castle Valley Ranch and Lakota Canyon Ranch neighborhoods. The property is 10.765 acres (468,923.4 square feet) and the proposed vertical elements are proposed at 62,372 sf to 71,472 sf (13 – 15.2% floor area ratio to land).

Phase I consists of 3 buildings and parking areas. The proposed buildings are a market/café/liquor store with a fueling station canopy (approx. 8056 sf), a bank/retail building (approx. 6050 sf), and a restaurant (approx. 7366 sf). Phase I consists of lots 1 and 2, and is 3.375 acres (142,035 square feet) with 21,472 square feet of vertical development, which is 15.1% floor area ratio to land.

Phase II & III (lot 3) consists of flexible development strategies based on the market and potential tenants (mixed use that may include a boutique hotel, restaurants and retail space). Phase II is 3.72 acres (162,230 square feet) with proposed 21,700 square feet of vertical development, which is 13.4% floor area ratio to land. Phase III is 2.28 acres (99,339 square feet) with proposed vertical development between 20,200 and 28,300 square feet, which is 20.3 to 28.5% floor area ratio to land. Phase IV is 1.11 acres (48,556 square feet) with a proposed vertical development of zero square feet, and 100% open space.

The intent of our project is to provide meaningful and necessary commercial development on Castle Valley Boulevard per the Comprehensive Plan. Our project provides pedestrian and bicycle access from the surrounding neighborhoods and parks (Castle Valley and Lakota Canyon Ranch), along with good connectivity for motorized and non-motorized vehicles. Our plan has extensive landscaping and structures that provide a human scale environment that provides for a positive experience for the community. The structures will be a lower profile that will provide for view shed protection. The site lighting will be downcast and the interior of the structures will provide reflective lighting that allows for good task lighting and security, which will also minimize excess light trespass/pollution. The goal is to isolate our development through landscaping and lighting that stays within the site, yet provide a welcoming and convenient/easy access neighborhood commercial development.

Our project will provide additional retail sales tax for the Town of New Castle, while providing the neighborhood with a convenient market, café, fueling station, restaurant, bank, and future commercial space options. This will allow for additional jobs which is noted in the Town's Comprehensive Plan and goals. Our sketch plan provides a very compatible project within the surrounding area that meets the intent of the Comprehensive Plan, and provides the area with convenient amenities. Per the Comprehensive Plan, the area along Castle Valley Boulevard is an ideal and desired area for commercial and economic development within the Town.

The ultimate goal is to provide the adjacent neighborhoods with a convenient and accessible commercial development that provides amenities that do not currently exist in close proximity. We feel that our project meets the Town's Comprehensive Plan and goals, while providing a much needed commercial development for the growing neighborhoods along Castle Valley Boulevard. Our intent is to obtain support from the local residents for our project and provide a positive relationship between the development team and the local residents.

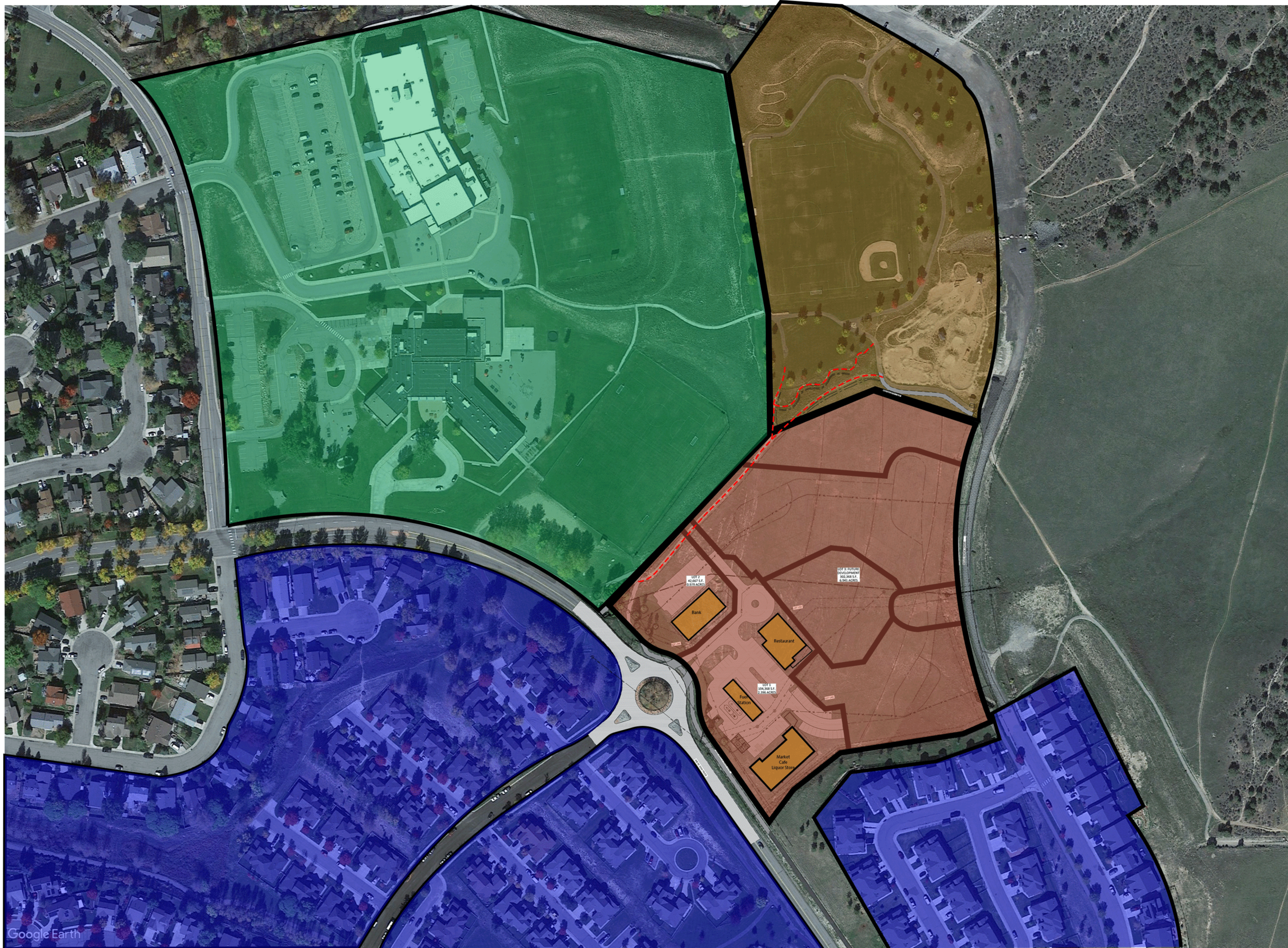
Please feel free to contact me with any questions.




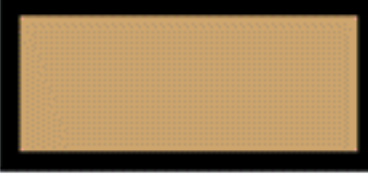

Respectfully submitted,

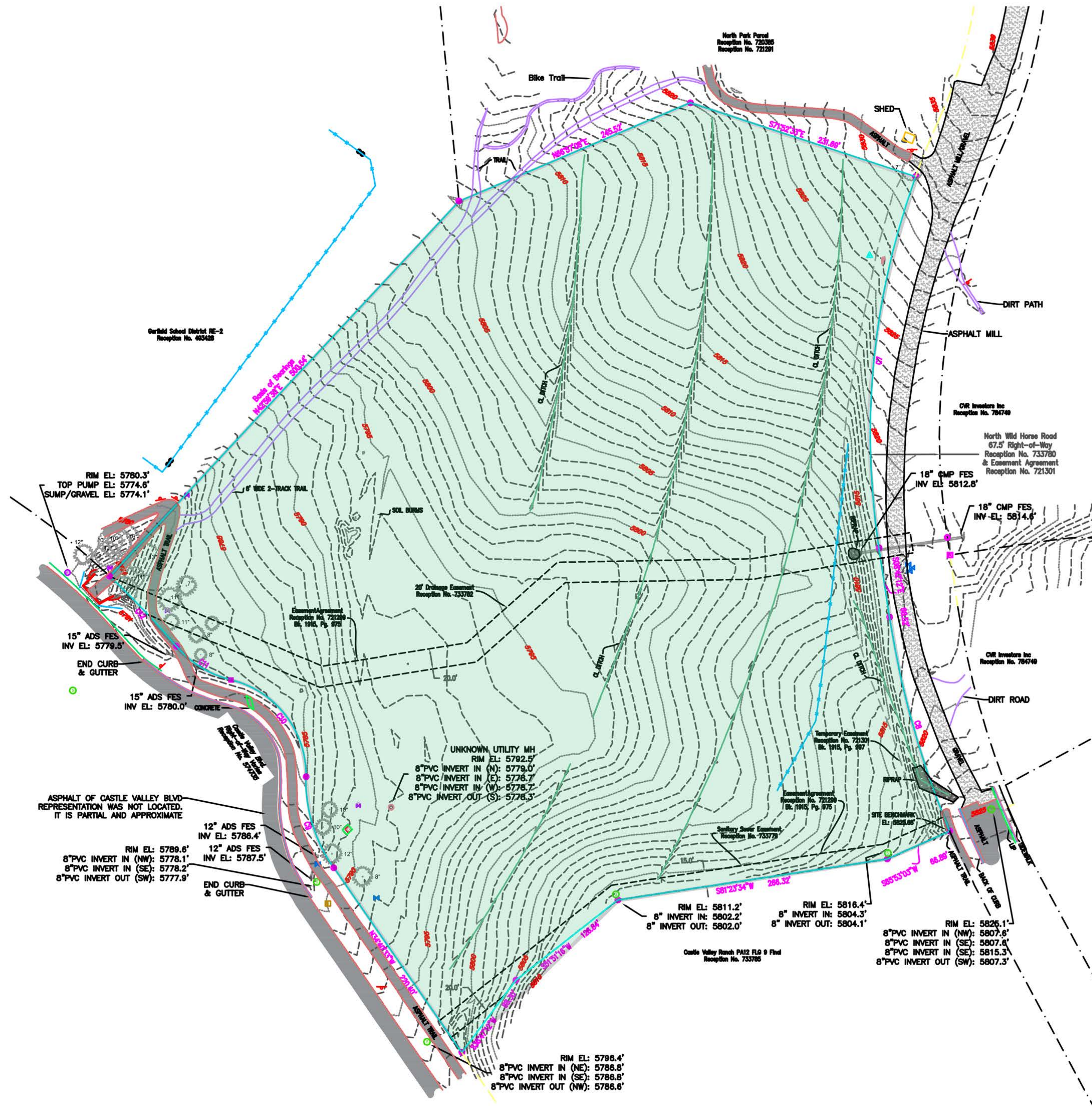
Brad Jordan

Brad Jordan

Principal Architect



-  Site
-  Residential
-  School
-  VIX Ranch Park
-  Hiking Trail

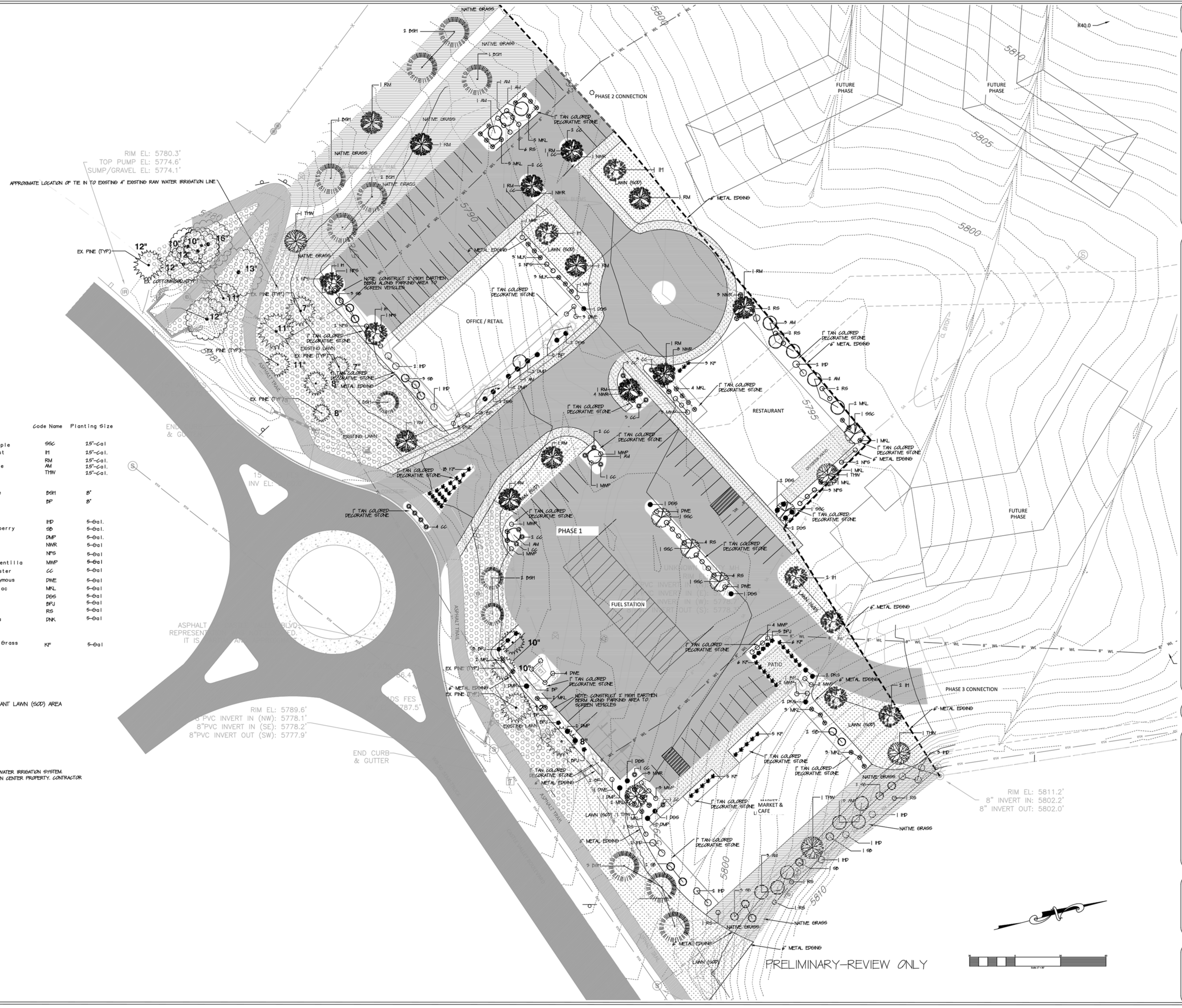


Refined Master Plan

- Centralized event plaza
- Perimeter vehicular circulation
- Reconciling Master Plan + Grading
- Target: 56-64k sqft. of MU Commercial

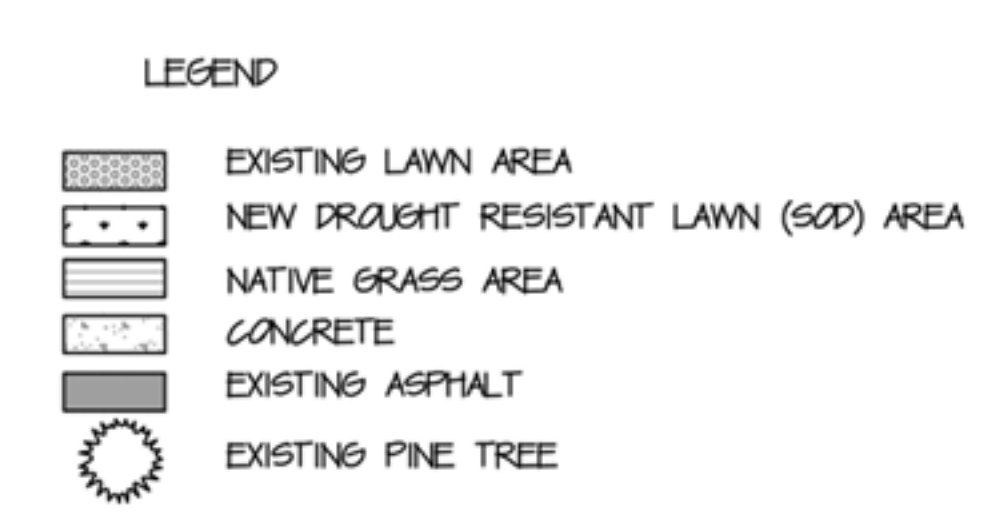






PLANT SCHEDULE

Qty.	Symbol	Scientific Name	Common Name	Code Name	Planting Size
Deciduous Trees					
5	⊗	Malus spp. 'Spring Snow'	Spring Snow Crabapple	SSC	25'-Gal.
8	⊗	Gleditsia triacanthos Inermis 'Imperial'	Imperial Honeylocust	HI	25'-Gal.
12	⊗	Acer rubrum	Red Sunset Maple	RM	25'-Gal.
17	⊗	Acer glabrum 'Flame'	Flame Maple	AM	25'-Gal.
4	⊗	Acer tataricum 'Hot Wings'	Hot Wings Maple	THW	25'-Gal.
Evergreen Trees					
12	⊗	Picea pungens 'Hoopsi'	Hoopsi Blue Spruce	DSH	8'
12	⊗	Pinus aristata	Parish Pine	DP	8'
Shrubs					
15	⊗	Cornus stolonifera 'Isanti'	Isanti Dogwood	ISD	5'-Gal.
17	⊗	Amelanchier alnifolia	Saskatoon Serviceberry	SP	5'-Gal.
3	⊗	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	DMP	5'-Gal.
15	⊗	Rosa spp. 'Nearly Wild'	Nearly Wild Rose	NWR	5'-Gal.
15	⊗	Spiraea japonica 'Neon Flash'	Neon Flash Spirea	NFS	5'-Gal.
20	⊗	Potentilla fruticosa 'McKay's'	McKay's Whited Potentilla	MWP	5'-Gal.
27	⊗	Cotoneaster apiculata	Cranberry Cotoneaster	CC	5'-Gal.
15	⊗	Euonymus alatus 'Compacta'	Dwarf Winged Euonymus	DWE	5'-Gal.
17	⊗	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	MKL	5'-Gal.
15	⊗	Picea pungens 'Globe'	Globe Blue Spruce	DGS	5'-Gal.
10	⊗	Juniperus chinensis 'Blue Point'	Blue Point Juniper	BPJ	5'-Gal.
25	⊗	Perovskia atriplicifolia	Russian Sage	RS	5'-Gal.
3	⊗	Garyopteris clandonensis 'Dark Knight'	Dark Knight Spirea	DNK	5'-Gal.
Ornamental Grasses					
45	⊗	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Reed Grass	KF	5'-Gal.

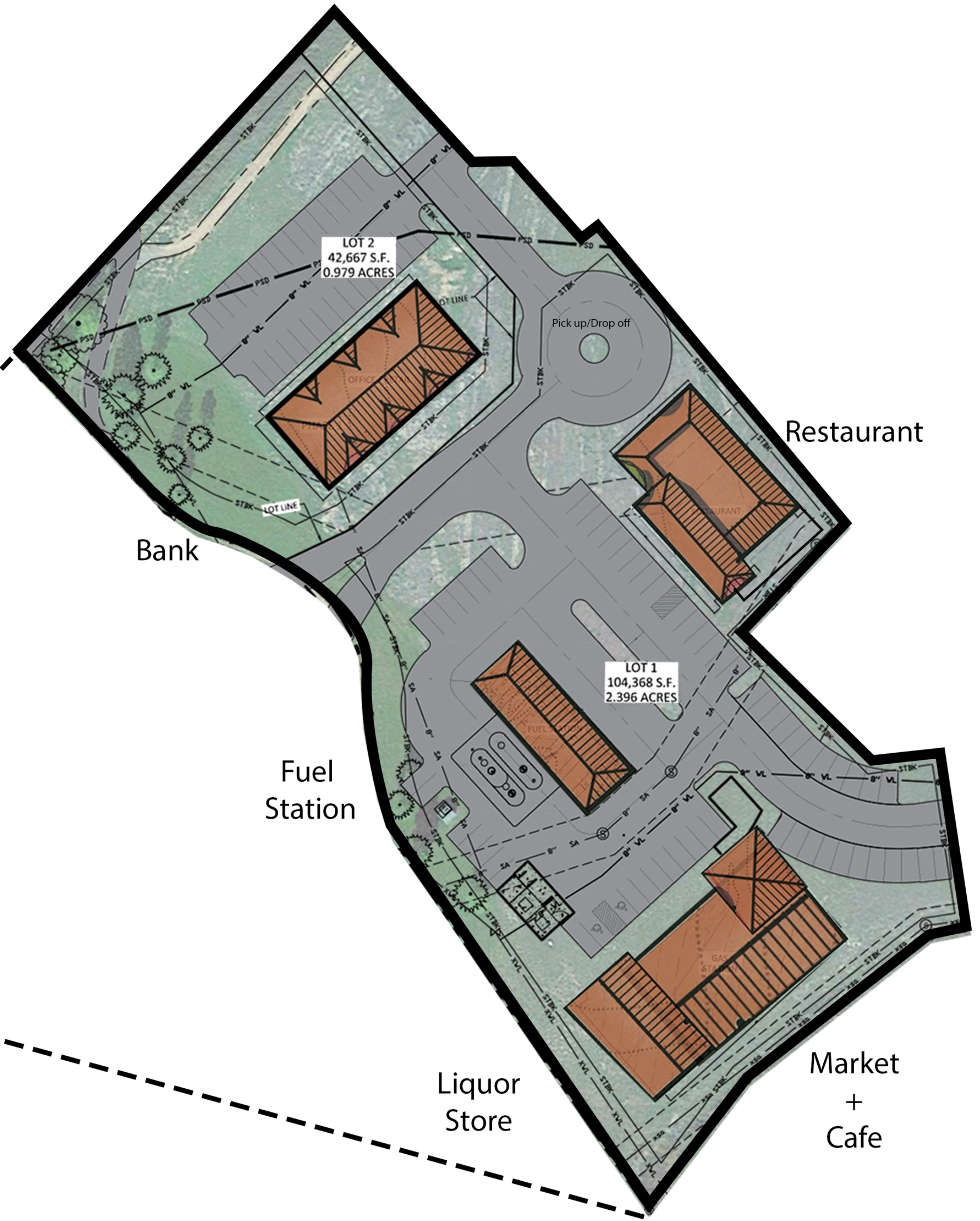


NOTE:
 1. LANDSCAPE IRRIGATION SOURCE SHALL BE FROM THE TOWN OF NEW CASTLE'S EXISTING RAW WATER IRRIGATION SYSTEM.
 2. THE EXISTING IRRIGATION SYSTEM IS LOCATED WITHIN THE FRONTAGE AREA OF THE CVR TOWN CENTER PROPERTY. CONTRACTOR TO TAP INTO THE EXISTING 4" MAIN RAW WATER LINE LOCATED IN THE APPOINTMENTED AREA.

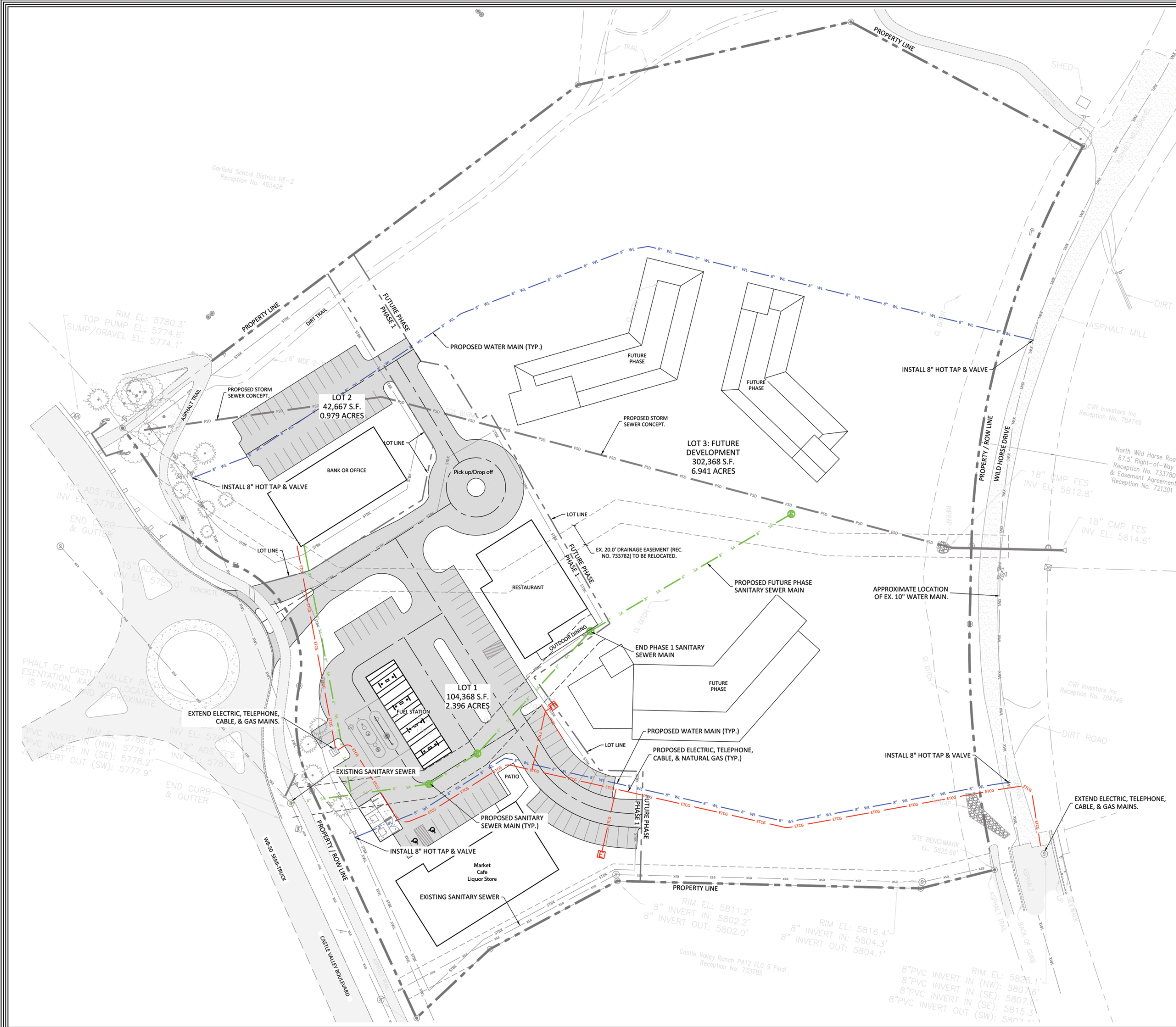
Phasing Notes

- Phase 1: Developing “Main Street” & Mixed use commercial activity
Proposed replat of Phase 1 into lot 1 and 2
- Phases 2/3: Flexible development strategies based on Market / Tenants
- Phase 4: Can be developed as either a private venue, or as a Public/Private Partnership (PPP) with the Town of Newcastle.





6:022313046 CIVIL ENGINEERING PLAN SHEET DWG - Jan 15, 2024 - 2:31pm



- SITE NOTES:**
1. THE EXISTING CONDITIONS ARE FROM A SURVEY PERFORMED BY SGM INC. THE EXISTING UTILITY LOCATIONS ARE APPROXIMATE FROM UTILITY MAPPING.
 2. REFER TO THE ARCHITECT'S PLANS FOR BUILDING INFORMATION.
 3. REFER TO THE LANDSCAPE ARCHITECT'S PLANS REGARDING THE SITE LANDSCAPE IMPROVEMENTS.
 4. ALL GEOTECHNICAL ENGINEERING RECOMMENDATIONS SHALL BE ADHERED TO.

PROPOSED LEGEND

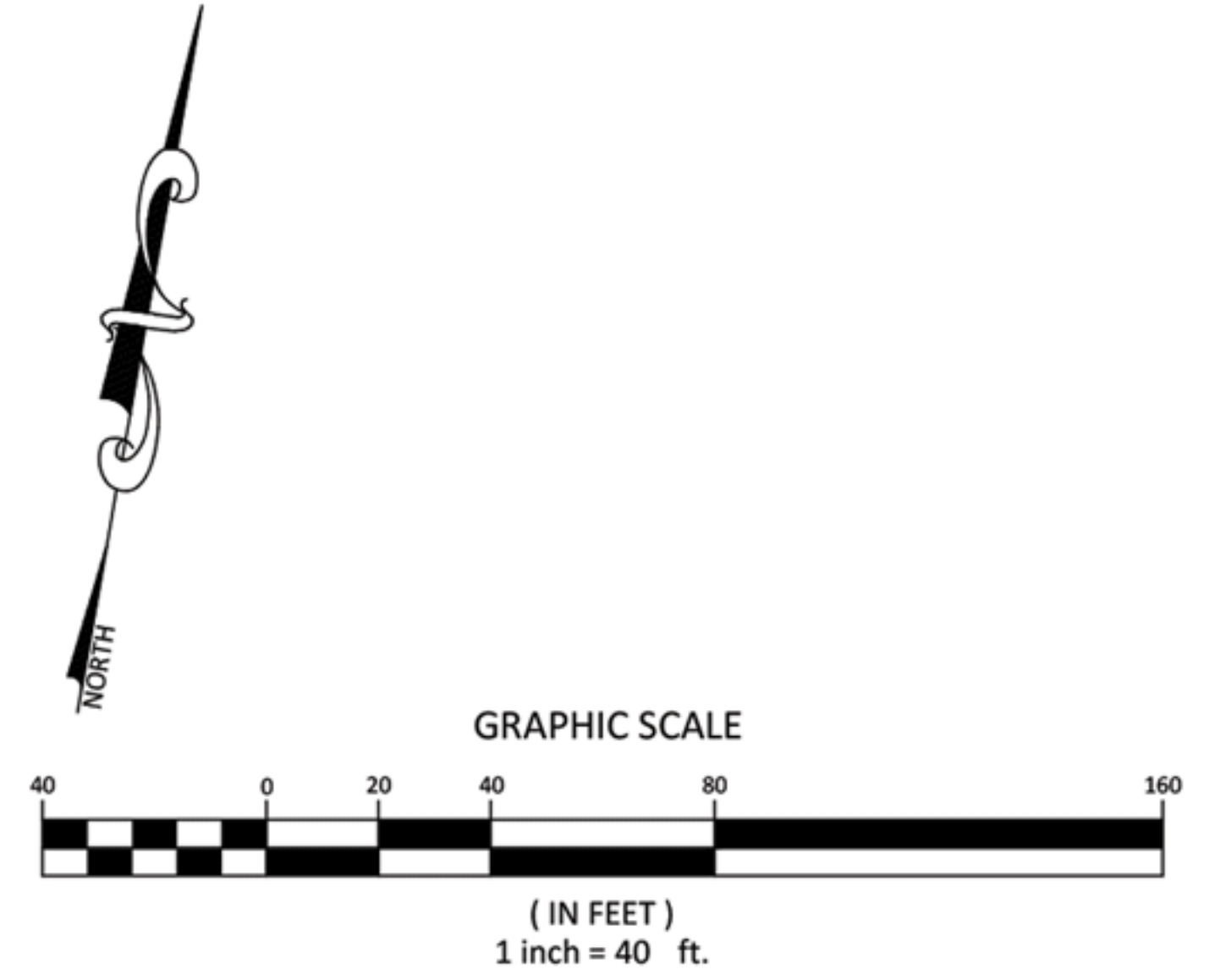
- PROPOSED ASPHALT
- PROPOSED BUILDING
- PROPOSED PHASE LINE
- PROPOSED LOT LINE
-
-
- PROPOSED SEWER MANHOLE
- PROPOSED STORM SEWER

EXISTING LEGEND

- EXISTING ASPHALT
- EXISTING PROPERTY LINE
- EXISTING WIRE FENCE
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING TELEPHONE PEDESTAL

Table 1: Phase 1 EQR Calculation

Unit Type	# Units	EQR/Unit	# EQRs	GPD/EQR	GPD
Restaurant					
Food Service with 25 seats	1	1.0	1.0	350	350
Extra seats	54	0.024	1.296	350	454
Subtotal =				2.296	804
Gas Station					
Bathrooms (1-3 Fixtures)	2	1.0	2.0	350	700
Extra Fixtures	4	0.2	0.8	350	280
Self Service, No Bays	1	1.0	1.0	350	350
Food Service with 25 seats	1	1.0	1.0	350	350
Subtotal =				4.8	1,680
Liquor Store					
Bathrooms (1-3 Fixtures)	1	1.0	1.0	350	350
Subtotal =				1.0	350
Office					
Bathrooms (1-3 Fixtures)	3	1.0	3.0	350	1,050
Extra Fixtures	4	0.2	0.8	350	280
Subtotal =				3.8	1,330
Phase 1 Total				11.896	4,164
25% Raw Water Irrigation Reduction =				8.922	



SOPRIS ENGINEERING LLC

 502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623

 (970) 704-0311 • soprisengineering.com

DATE:	01-15-2024
JOB NO.	33046
DESIGNED BY	JPP
DRAWN BY	WJB
CHECKED BY	YTN

CASTLE VALLEY RANCH - TOWN CENTER
NEW CASTLE, COLORADO
SKETCH PLAN

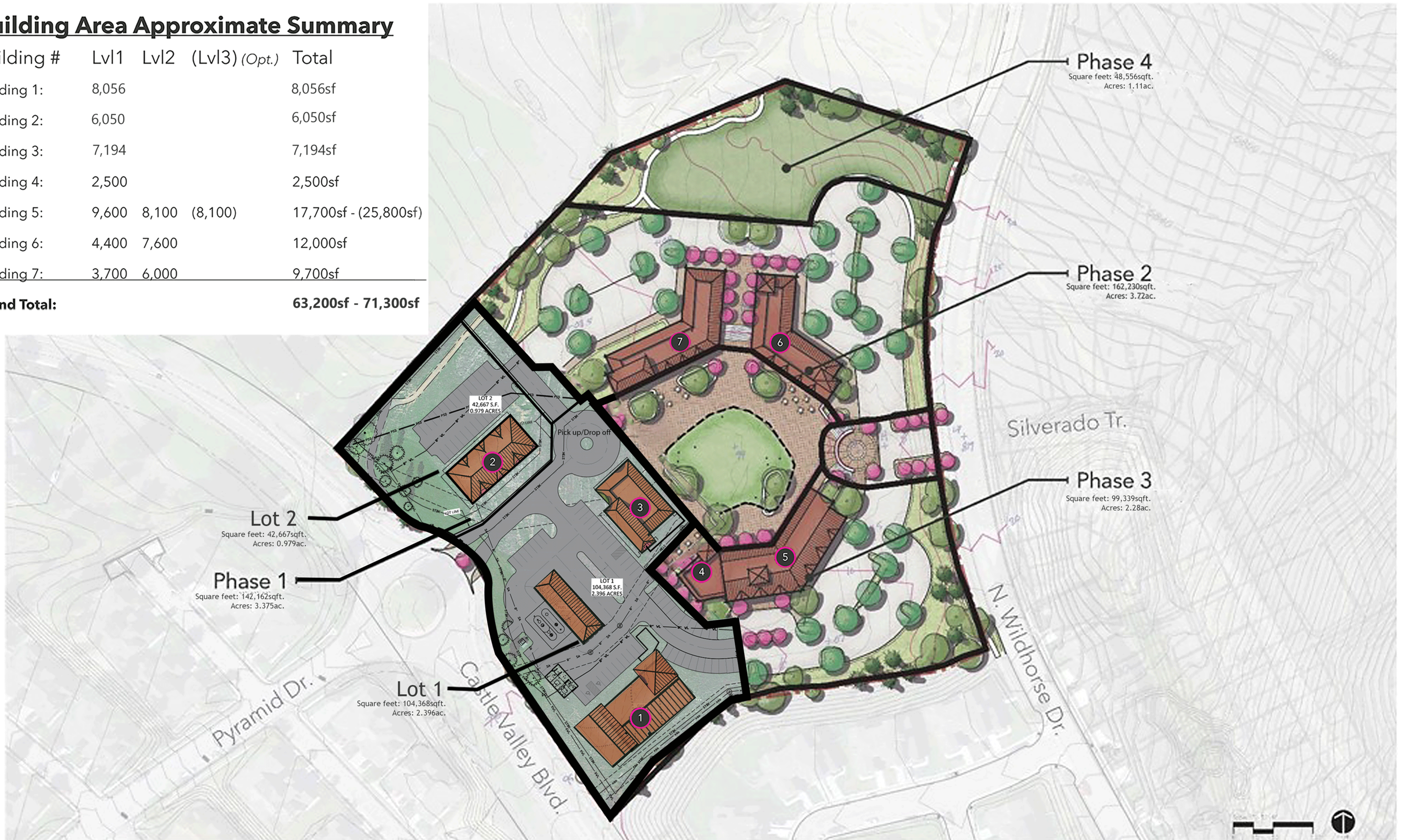
DATE	REVISION

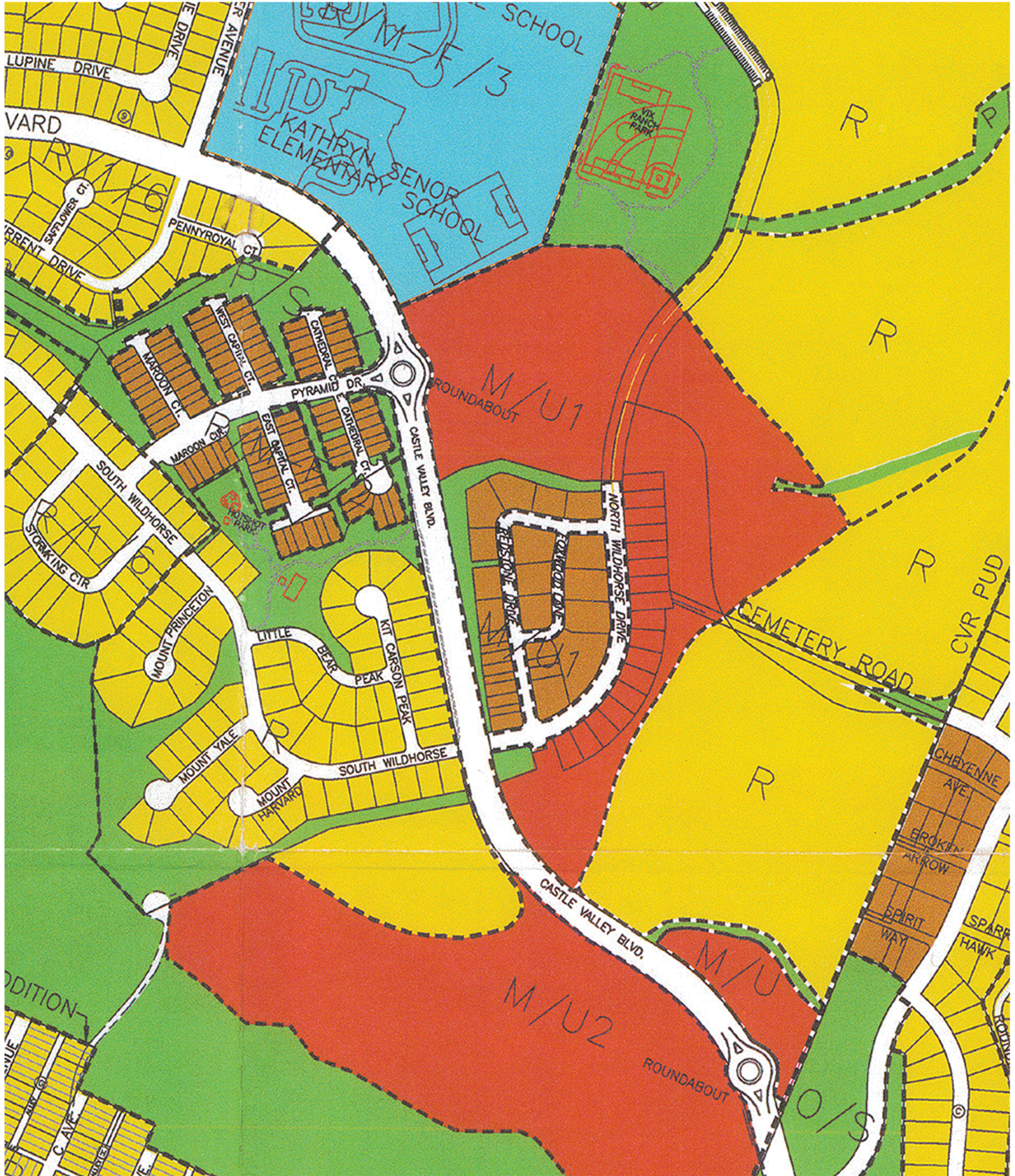
TITLE
PHASE 1 SITE PLAN

 DRAWING NO.
C-1.1

Building Area Approximate Summary

Building #	Lvl1	Lvl2	(Lvl3) (Opt.)	Total
Building 1:	8,056			8,056sf
Building 2:	6,050			6,050sf
Building 3:	7,194			7,194sf
Building 4:	2,500			2,500sf
Building 5:	9,600	8,100	(8,100)	17,700sf - (25,800sf)
Building 6:	4,400	7,600		12,000sf
Building 7:	3,700	6,000		9,700sf
Grand Total:				63,200sf - 71,300sf





Mixed Use Zoning - Phase 1

Allowed Per Code

Height Limits:
 40' maximum for commercial
 35' for residential

Proposed

Bank -- 32 ft 0 in
 Market, Cafe, Liquor Store -- 32ft 0in
 Fuel Station -- 24ft 0in
 Restaurant -- 25ft 6in

Required Per Code

Floor Area to Land Ratio: 0.6/1
 Phase I Parking Required:
 Fuel/Market, Cafe, Liquor Store = 19 spaces;
 Bank = 21 spaces
 Restaurant = 54 spaces.
 198 total spaces required by each individual use.

Proposed

Phase I Parking: 91 spaces provided
 Phase I Parking Proposed
 Fuel/Market, Cafe, Liquor Store = 24
 Bank = 30
 Restaurant = 37



Two way traffic through parking areas

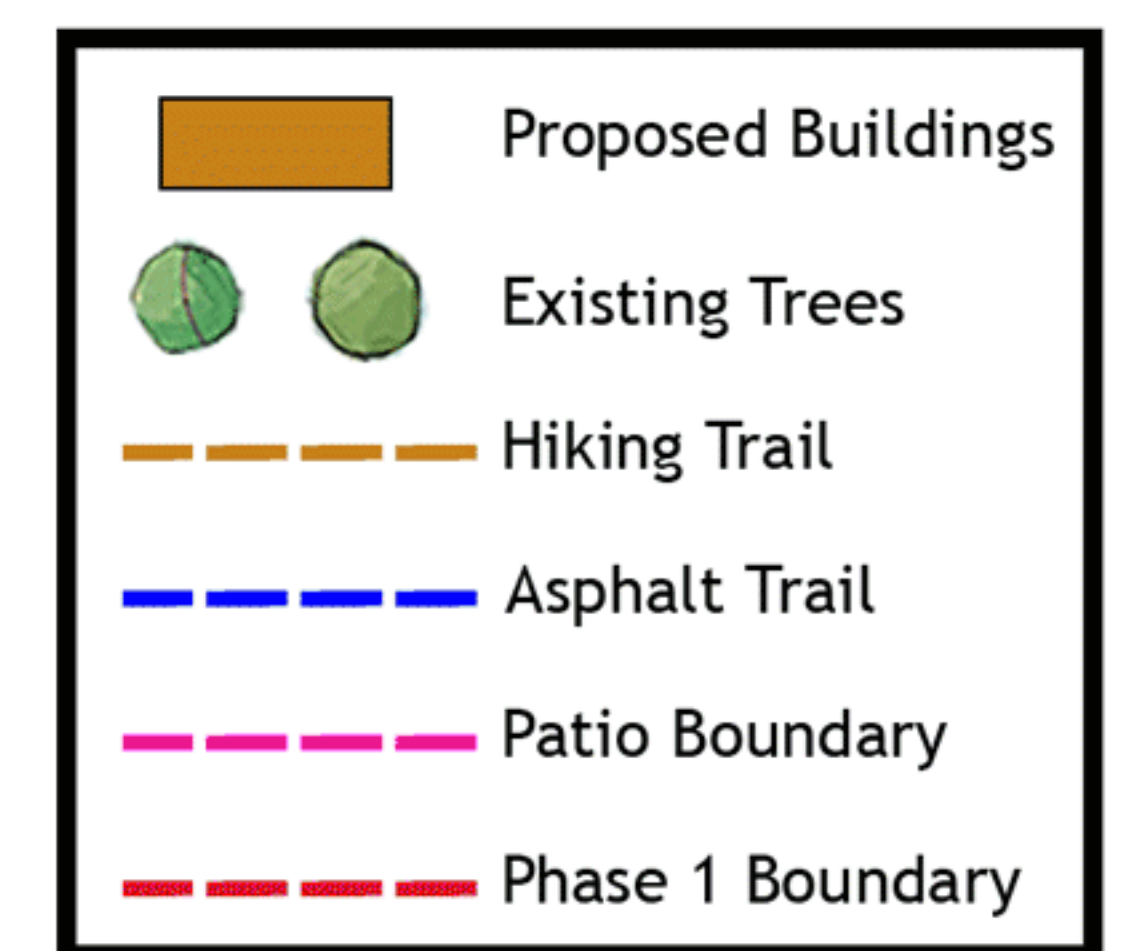
Two way traffic through parking area; fire apparatus turn-around

* all traffic circulation in diagram to be decided by traffic study at preliminary plan

Phase 1 of the Development does not have a public park however the developers are catering to the asphalt trail and hiking trails passing through the property.

In order for the residents to maintain a healthy & active lifestyle the owners will take responsibility to maintain & upkeep both of the trails.

People coming for these activities will in turn benefit the business owners of buildings located in Phase 1.

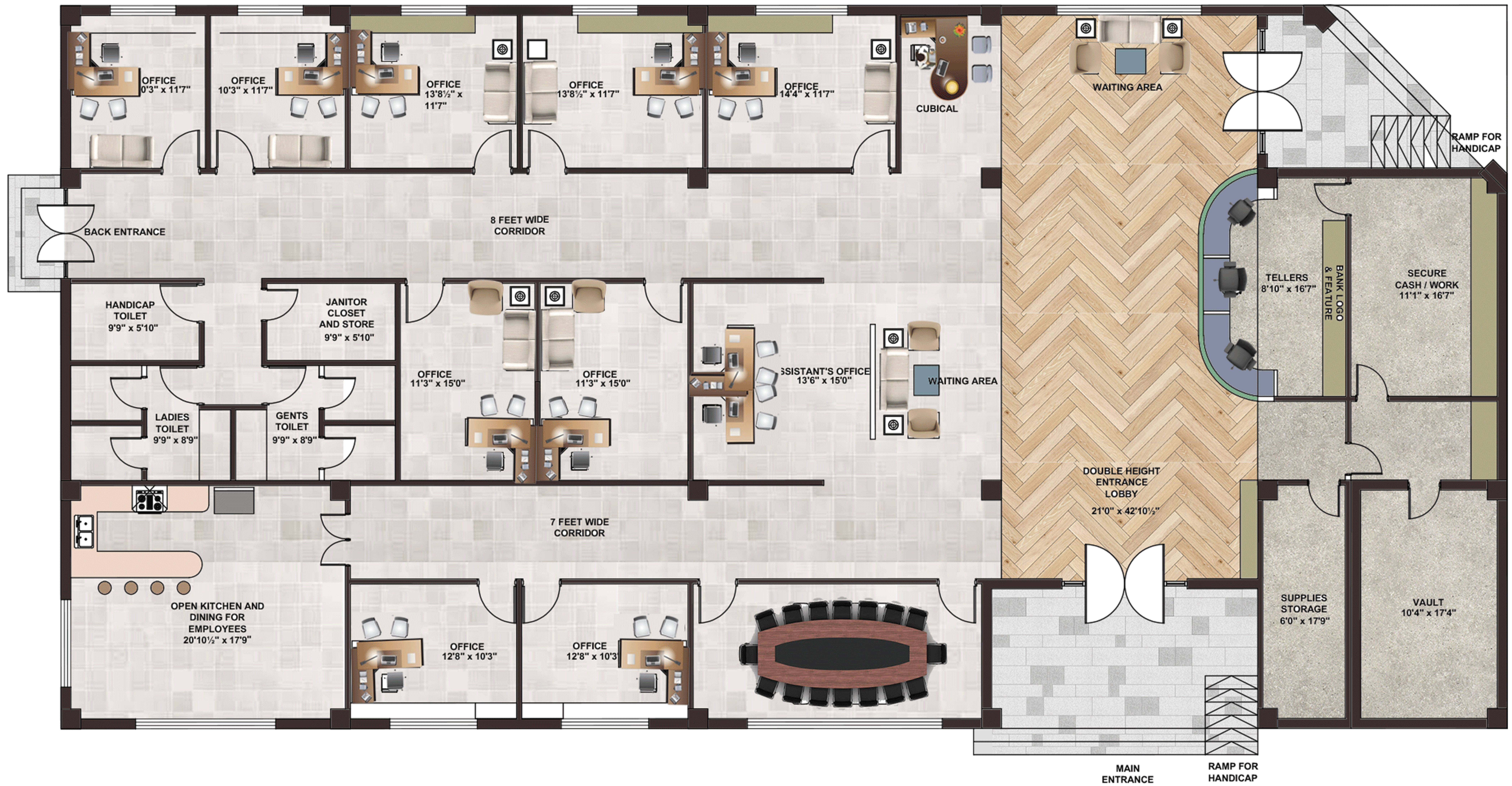




Cafe
 Market
 Liquor Store



Total Covered Area: 8,056sqft



Total Covered Area: 6,050sft



Total Covered Area: 7,194sft





View A - Market Cafe



View B - Market Cafe



View C - Restaurant



View D - Restaurant



View E - Bank



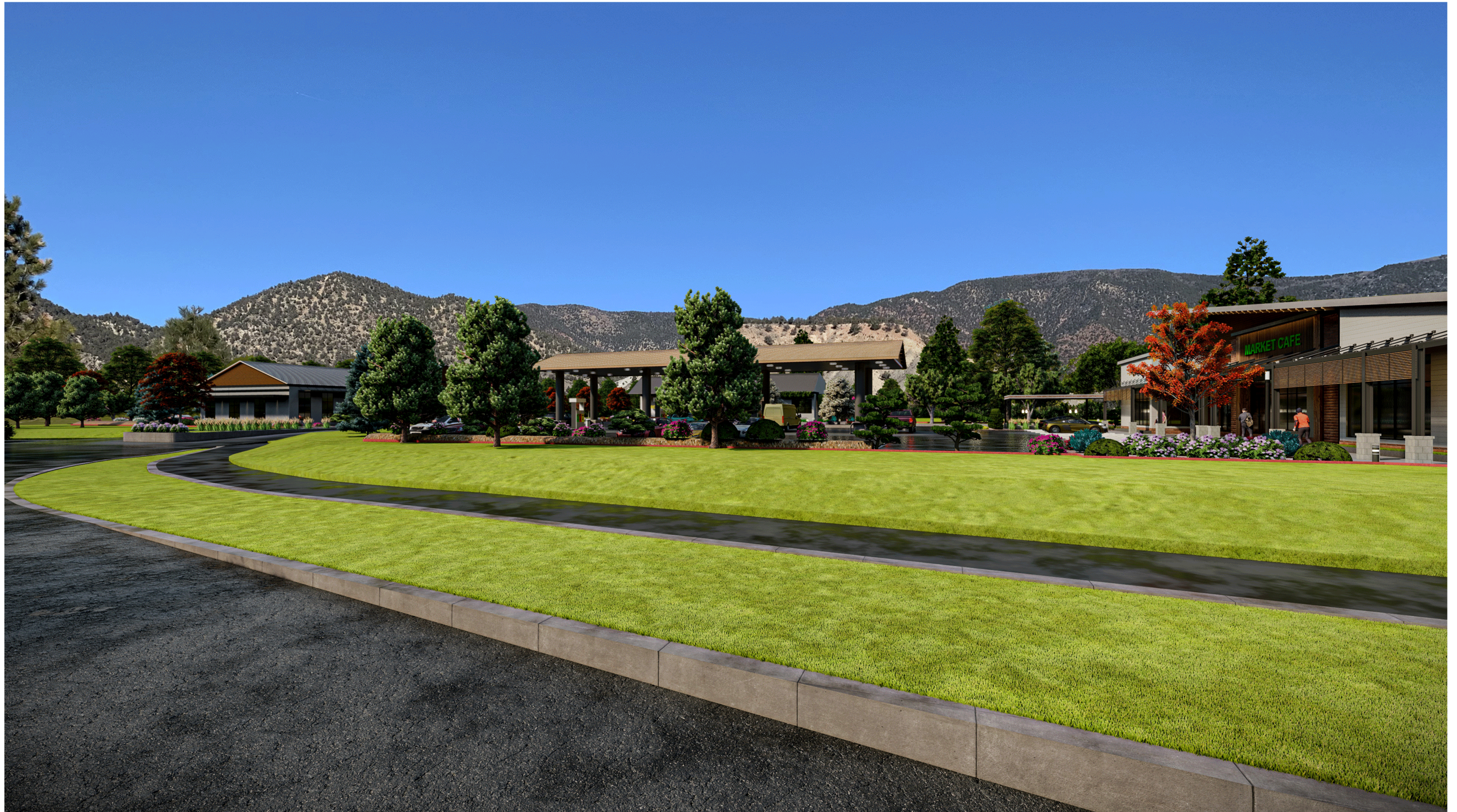
View F - Fuelling Shed/Gas Station



View G - Fuelling Shed/Gas Station



View H - Fuelling Shed/Gas Station



View from Castle Valley Blvd - I



View from Roundabout at Castle Valley Blvd - J



Note: Land would be kept in its natural state in prospective growth zone.

View from N Wildhorse - K



Site Aerial View - Day



Site Aerial View - Night

Table 2: Future Phase EQR Estimate					
Unit Type	# Units	EQR/Unit	# EQRs	GPD/EQR	GPD
Building 4: 2,500 SF Restaurant (connected to Hotel)					
Food Service with 25 seats	1	1	1	350	350
Subtotal =			1		350
Building 5: Three story hotel					
Bathrooms (1-3 Fixtures)	1	1	1	350	350
First hotel unit	1	1	1	350	350
Unit with cooking	29	0.5	14.5	350	5,075
Unit w/o cooking	29	0.4	11.6	350	4,060
Subtotal =			28.1		9,835
Building 6: 12k SF Commercial - Mixed Use Restaurant / Retail, 2 floors)					
Bathrooms (1-3 Fixtures)	6	1	6	350	2,100
Food Service with 25 seats	2	1	2	350	700
Subtotal =			6		2,100
Building 7: 10k SF Commercial - Mixed Use Restaurant / Retail, 2 floors)					
Bathrooms (1-3 Fixtures)	4	1	4	350	1,400
Food Service with 25 seats	2	1	2	350	700
Subtotal =			4		1,400
Future Phase Total			39.1		13,685
25% Raw Water Irrigation Reduction =			29.33		





Future Development Phase 2 - View A



Future Development Phase 2 - View B



Future Development Phase 3 - View C



Future Development Phase 3 - View D



Future Development Phase 3 - View E



Future Development Phase 3 - View F

New Castle Valley Mixed-Use Development

BRINGING THE COMMUNITY TOGETHER

