



INTERNATIONAL CONSTRUCTION  
& DEVELOPMENT ADVISORS, INC.  
Architects - Planners - Construction Consultants



## New Castle Townhomes - Council Presentation

New Castle, Colorado - 09.06.2022





## **Council Presentation**

- Lay of the land
- Background of approvals
- Comprehensive plan conformance
- Unit mix
- Site plan updates
- Site plan
- Circulation - trails and roads
- Building elevations and floor plans
- Perspective illustrations



## Site Vicinity

The project site is approximately 59.066 acres in the northeast corner of the Castle Valley Ranch (CVR) PUD subdivision.

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 136 townhome-style rental 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 50% 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
- Internal neighborhood common spaces, including lawn parks, community building/pool, sport courts, paths & trails
- Connectivity to town street and pedestrian networks
- Buffering of neighboring properties



**parcel id** 212329300194

**size** 59.066 acres

**undeveloped** approximately 31.46 acres "natural open space" - **53% of parcel**  
undisturbed site acreage outside of development area

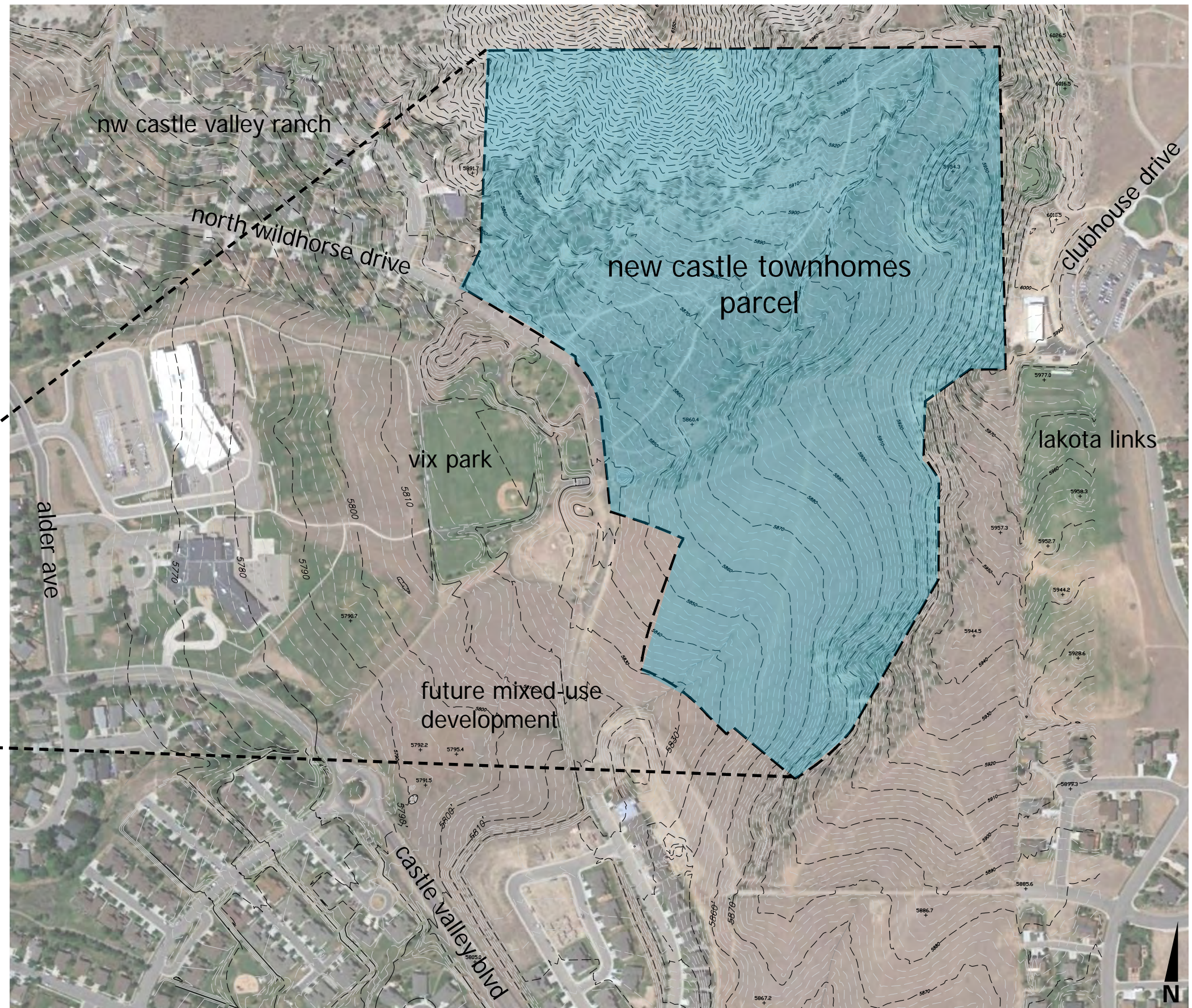
approximately 46.03 acres "total open space" - or **78% of parcel**  
*includes: passive open space + lawns, landscaped areas, natural areas and public or private trails/ recreation areas*

**density** 2.3 units/acre (total); +/-4.6 du/ac in developed site area. 2,200 SF lot area per unit (19.8 du/ac) max density (per CVR MF-1 Zone District)

**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

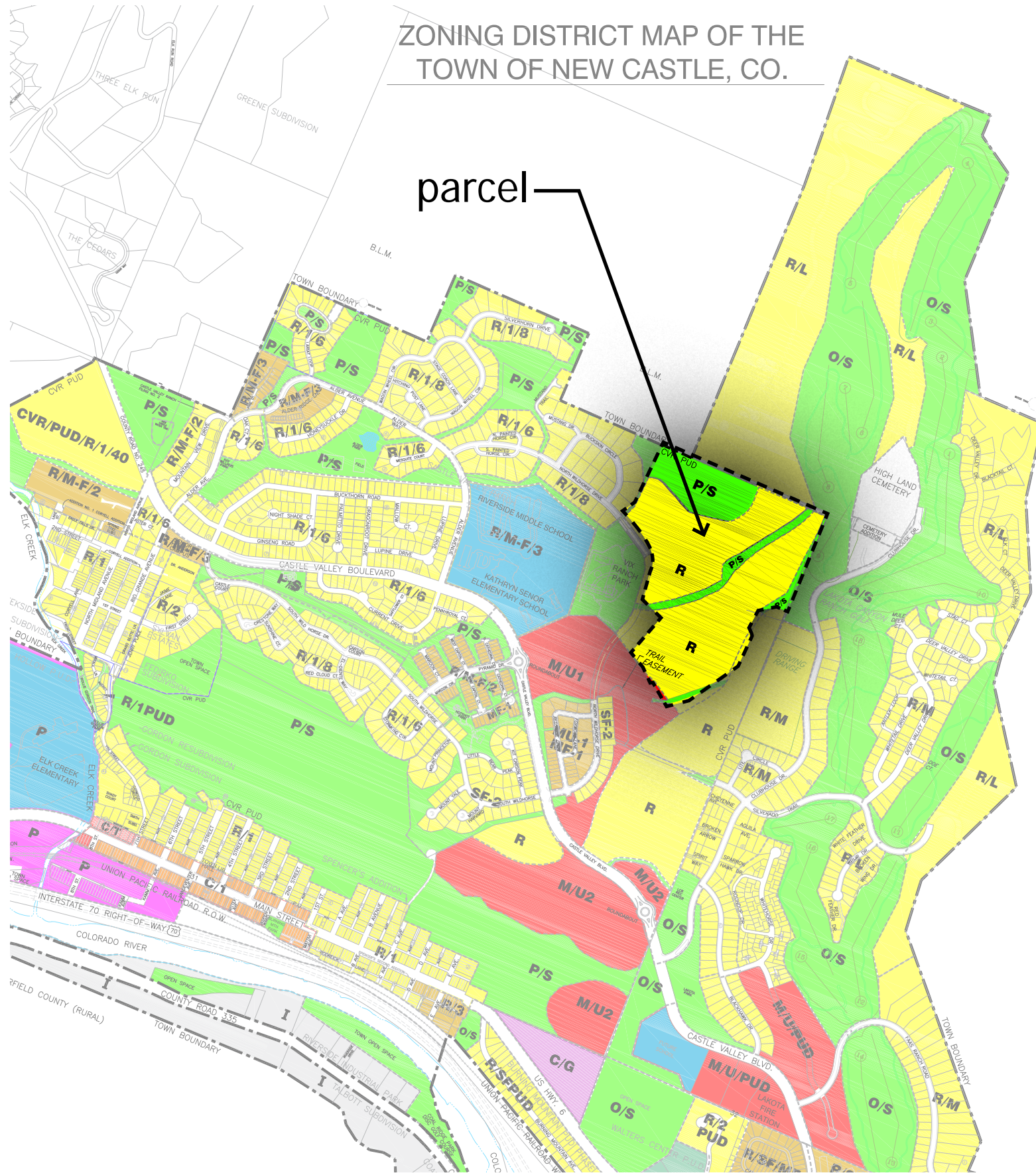
**current owner** cts investments, llc





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

parcel



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

**approved use - Multifamily dwellings and clubhouse**

**open space - natural open space: approximately 53%**  
**total open space: approximately 78%**  
*\* meets or exceeds minimums of 2nd amended annexation agreement and master plan*

**parking -**

**required**

**proposed**

'general parking'

**total required: 222 spaces**  
 1-4 unit buildings = 2 spaces/du  
 5+ unit buildings = 1.5 spaces/du

**general spaces provided:**  
 (80) garage spaces (double car)  
 (96) garage spaces (single car)  
 (50) off-street spaces  
**226 total**

'seasonal + recreational vehicle parking'

(1) space for every 5 units of 5-plex or greater  
**required: 20**

**seasonal + rec provided: 21 total**

'clubhouse parking' parking area = clubhouse area  
**required: 30**

**clubhouse spaces provided: 30 total**

**TOTAL SPACES REQUIRED: 272**

**277 sub total (required)**

**(252) driveway spaces (double car)**  
**(10) driveway spaces (single car)**  
**(TBD) internal street parallel parking**

**539+ site total provided**

**approved land use**



## 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 and a neighborhood community building with pool, exercise facilities, and sport courts encourage community gathering and physical activity. The project is designed to respond to existing site conditions, preserving existing pinon-juniper hillsides and the existing drainage channel and adjacent vegetation as features of the project.*

### 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 townhouse-style rental format of the proposed development adds diversity to the housing stock available in the community.*

### 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.*



## EQR CALCULATIONS

136 Residential Units on 59.066-acres with 31.46-acres left as "undisturbed natural open space" (8,842-SF/Unit)  
Using Raw Water Irrigation System

<b>DOMESTIC USE</b>	Dwelling Units/Fixtures	X	EQR Using Raw Water Irrigation			
Townhomes	136	X	0.25	=	34	EQR
Clubhouse						
Toilet or Urinal with Manual Flush	9	X	0.5	=	4.5	EQR
Toilet or Urinal with Continuous Flush		X	1.0	=	0.0	EQR
Lavatory	10	X	0.2	=	2.0	EQR
Shower or Tub		X	0.3	=	0.0	EQR
Laundry or Mop Sink		X	0.2	=	0.0	EQR
Other Water-Using Fixture not Specified	4	X	0.3	=	1.2	EQR
Continuous Flow Drinking or Decorative Fountain (non-recycling)		X	1.0	=	0.0	EQR
Swimming Pool (25,000-gal or fraction thereof)	1	X	1.0	=	1.0	EQR
<b>RAW WATER IRRIGATION</b>	<b>Area (SF)</b>	<b>SF/6000-SF</b>	<b>X</b>		<b>EQR</b>	
Automatic Sprinkler System	185000	30.83	X		0.4	= 12.33 EQR
<b>TOTAL EQR THIS FILING</b>					<b>55.03</b>	<b>EQR</b>

Notes:

1) EQR calculated per section 8 of the Second Amended Castle Valley Ranch Annexation Agreement and Site Specific Development Plan Agreement

**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**

**estimated number of residents**

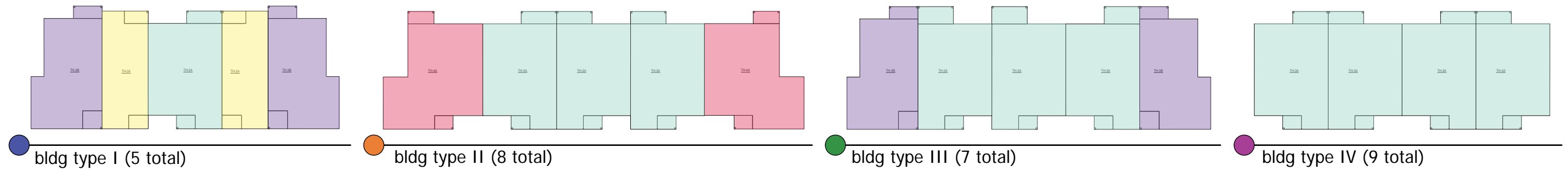
136 (units) x 2.6 (per unit) = 354 residents

**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)



TOWNHOUSE BUILDING TYPES										
BUILDING TYPE		● TYPE I		● TYPE II		● TYPE III		● TYPE IV		NUMBER OF TOWNHOUSES
# OF BUILDINGS		5		8		7		9		
TH TYPE	DESCRIPTION	#THs	TOTAL	#THs	TOTAL	#THs	TOTAL	#THs	TOTAL	
TH-2A	Master 2nd Flr Single Garage	2	10	-		-		-		10
TH-3A	Master 1st Flr Single Garage	1	5	3	24	3	21	4	36	86
TH-3B	Master 2nd Flr Double Garage	2	10	-		2	14	-		24
TH-4A	Master 1st Flr Single Garage	-	-	-	-	-	-	-	-	-
TH-4B	Master 1st Flr Double Garage	-		2	16					16
<b>TOTAL TOWNHOUSES</b>			<b>25</b>		<b>40</b>		<b>35</b>		<b>36</b>	<b>136</b>



NEW CASTLE - TOWHOUSE SQUARE FOOTAGE											
TOWNHOUSE TYPE	BEDROOMS	QUANTITY	LIVING SPACE			ENTRY PORCH - TERRACE - GARAGE				TOTAL AREA (SF/TH)	TOTAL AREA (136 TOWNHOUSES)
			FLOOR LEVEL	UNDER AC (SF)	TOTAL AREA (SF/TH)	ENTRY (SF)	TERRACE (SF)	GARAGE (SF)	SUBTOTAL (SF)		
TH-2	2	10	1ST	553	1235	43	48	247	338	338	15,730
			2ND	682		0	0	(Single)			
TH-3A	3 (master in ground)	86	1ST	812	1400	42	72	247	361	361	151,446
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TH-4B	4 (Double master)	16	1ST	923	1511	42	53	459	554	554	33,040
			2ND	588		0	0	(Double)			
<b>TOTAL</b>		<b>136</b>									<b>246,560</b>





**site plan updates**  
(since planning + zoning presentation)

- Cul-du-sac turnarounds
- right-of-way width and section
- emergency fire access
- vix park / north wildhorse drive parking

**site plan updates**





**proposed housing** 136 total rental townhomes (29 total buildings)

**density** 2.3 units / acre

**lot size** Parcel to remain at 59.066 acres  
(no subdivision is proposed;  
townhomes will be for rent)

**bldg type #1** (5) total buildings

**bldg type #2** (8) total buildings

**bldg type #3** (7) total buildings

**bldg type #4** (9) total buildings

— trail underpass at road

— cul de sac turnaround

— drainage route

— play area + outdoor shade pavilion

— clubhouse, pool, sport courts

— retaining wall

— off street parking area

— attached sidewalk

— southwest open space /stormwater management (if needed)

— cul de sac turnaround



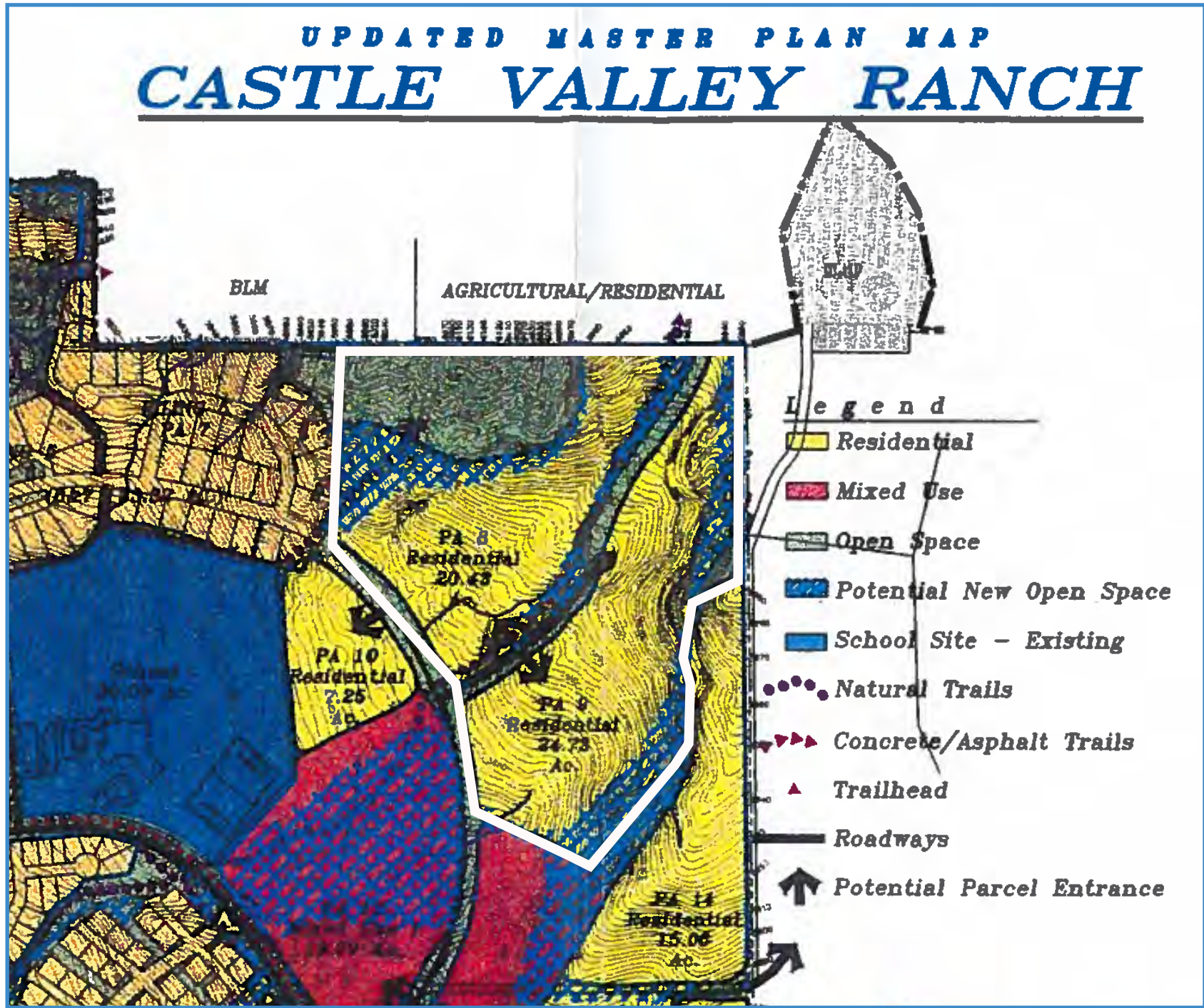


north area alternate emergency 't' turn

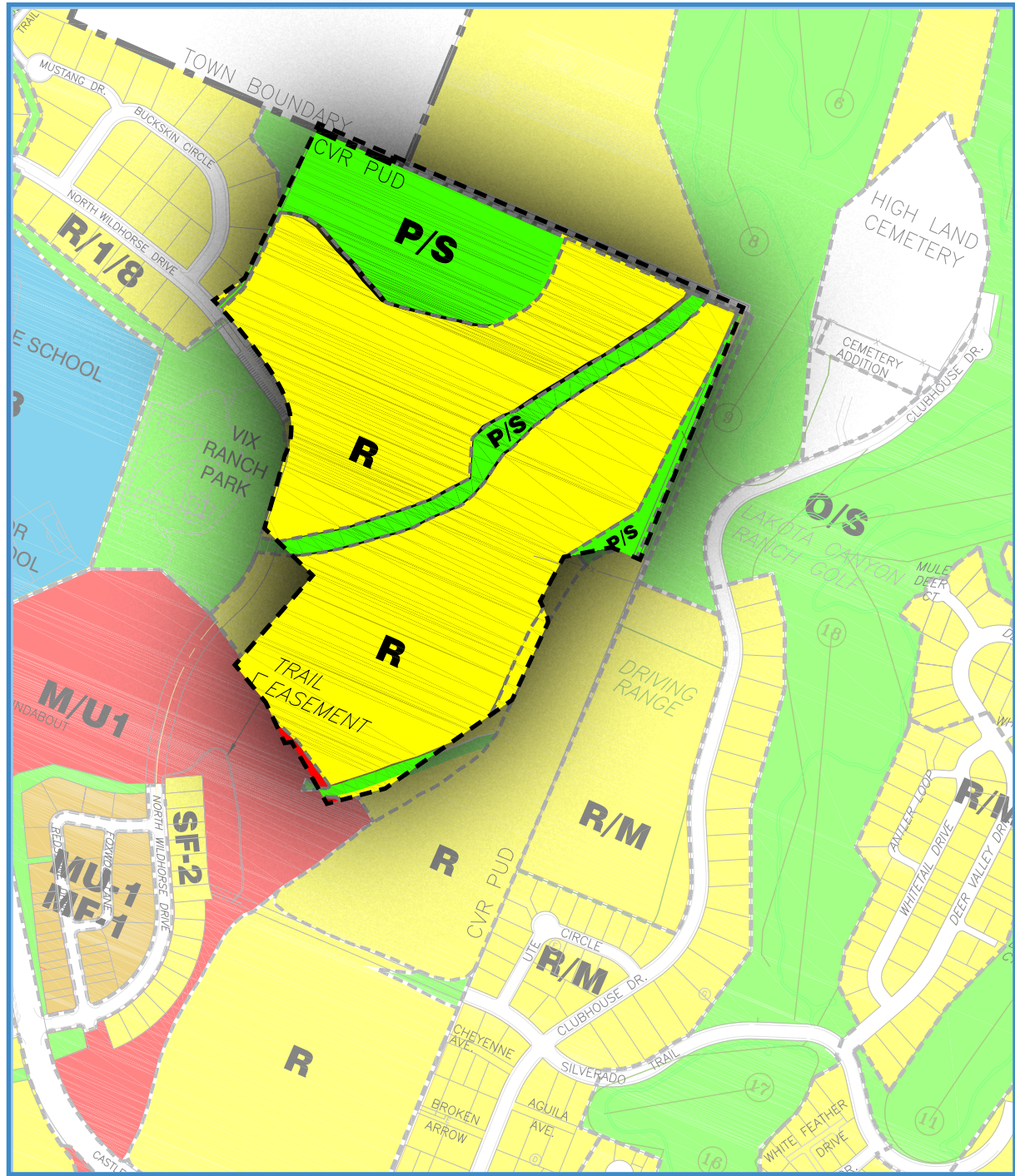


south area alternate emergency 't' turn



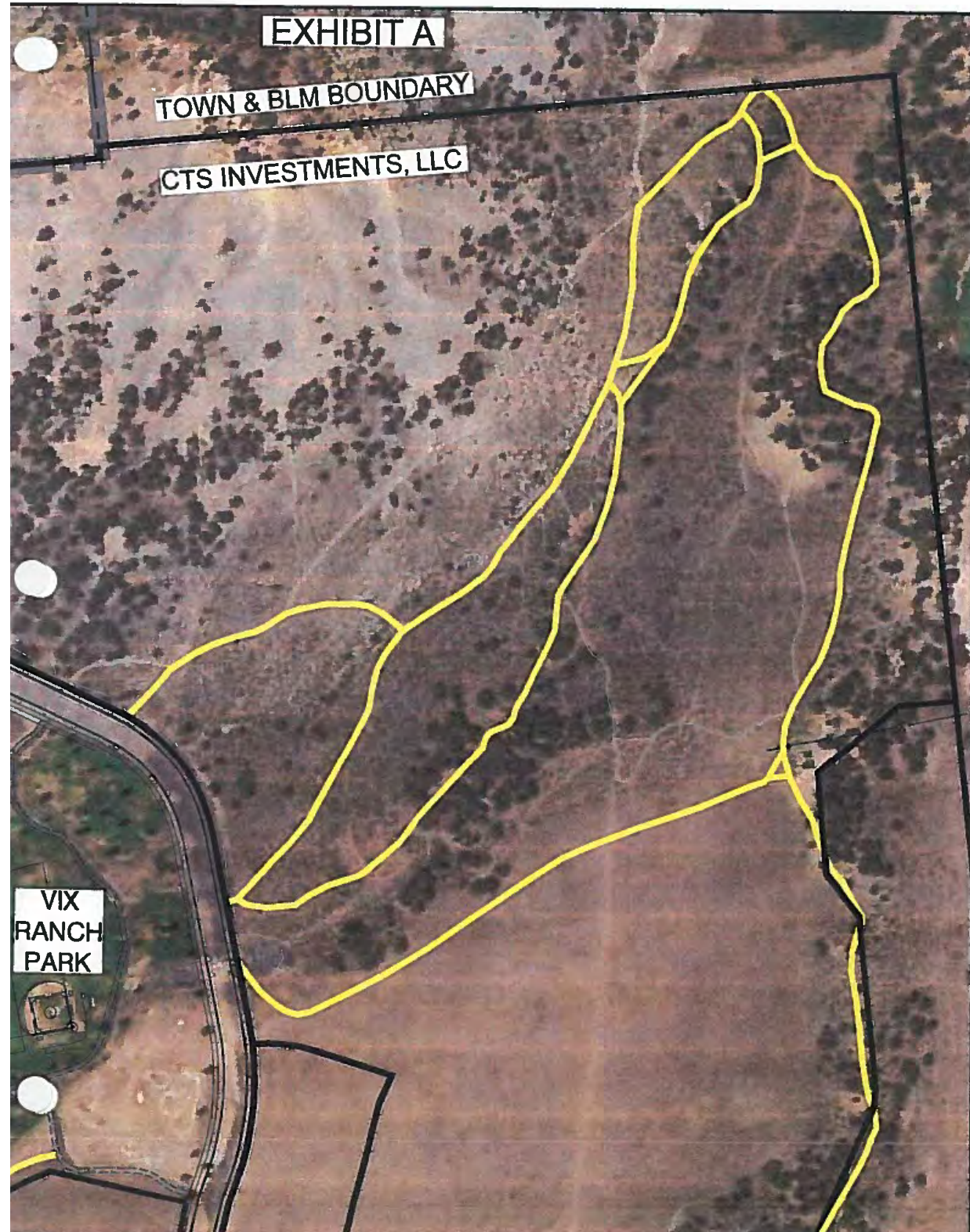


master plan map 2000 - illustrates intended open space and trail corridors



current zoning plan - reflects intended open space and trail corridors





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**





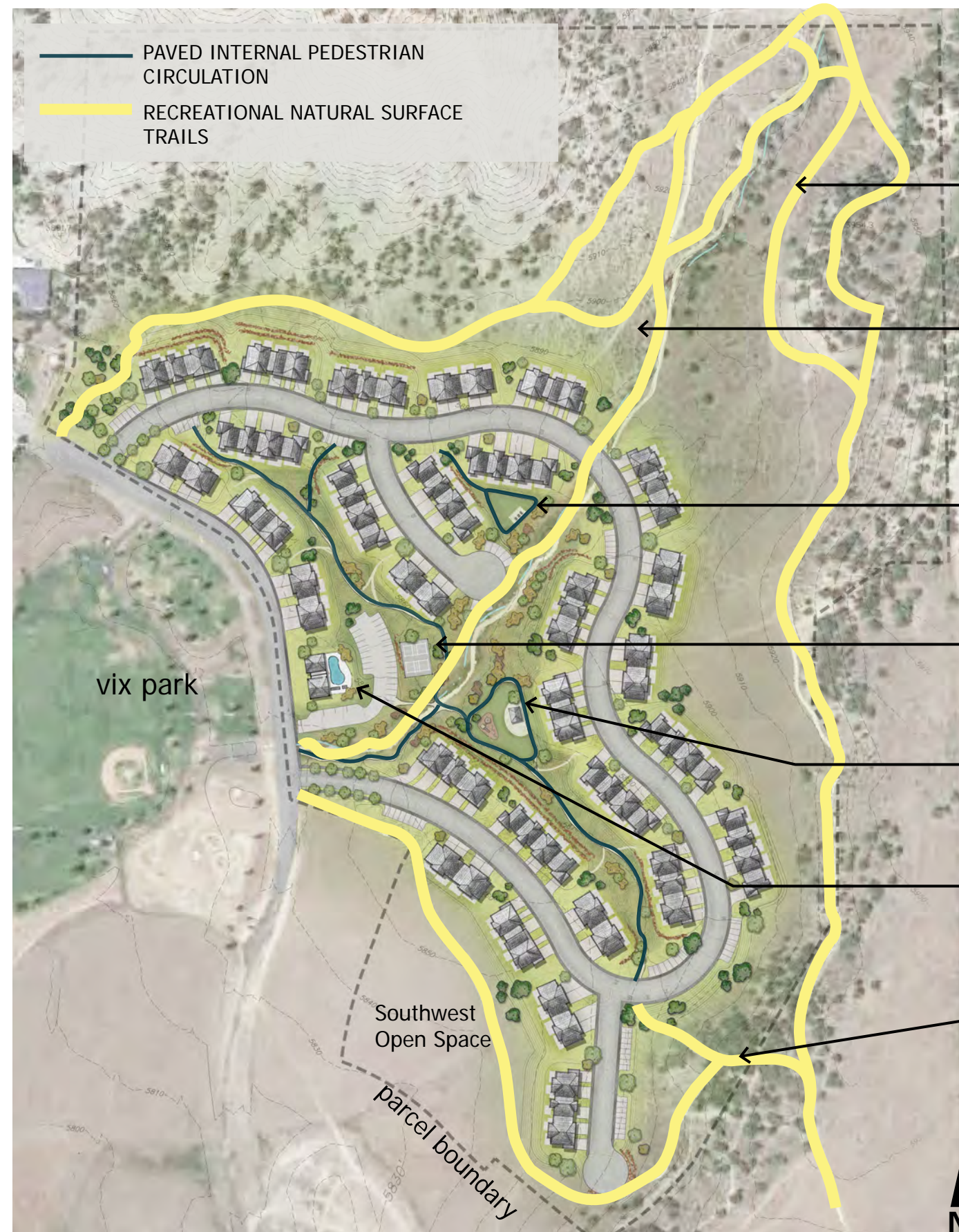
maintain trail connection to adjacent vix park



realign existing trails through new development



dedicate additional parcel area to public open space



**proposed open space**

dedicate an additional +/- 50% of the total parcel area to public open space

**trail connections**

realign existing trail routes through development to maintain overall trail connectivity

**pocket park / outdoor social space**

small neighborhood gathering area with bench seating + enhanced plantings

**sport courts**

neighborhood, volleyball and or pickleball courts

**neighborhood park**

large children's play area with shade structure seating and turf grass area

**clubhouse**

neighborhood clubhouse with fitness, pool + flexible meeting areas

**connect to existing**

connect new trail system to existing





public trail connections



pedestrian circulation through internal open spaces



private neighborhood clubhouse



townhouse patios backing to greenspace



vix park

off-street parking  
(distributed throughout site)

**neighborhood amenity**

includes parks, sport courts +  
off-street parking areas

**recreational natural surface trail**

maintains and enhances connections  
to existing trail systems

**private neighborhood clubhouse**

amenity for neighborhood residents





**main development roadway**

to be two-way directional traffic & minimal width

**clubhouse parking**

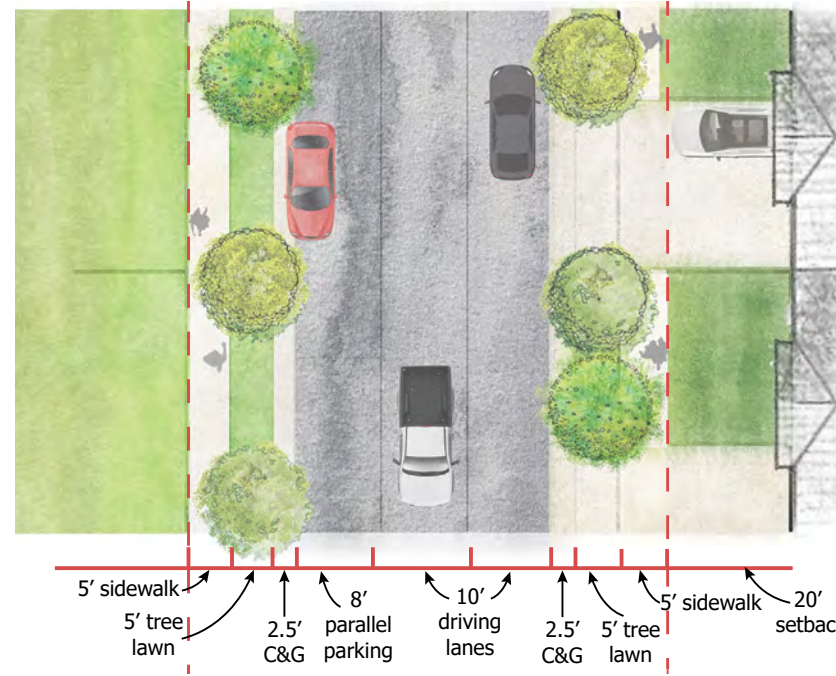
to be two-way directional traffic with 90 degree head in parking stalls

**north willdhorse drive**

shall be extended from the north to the south and capture both entrances to development, and join north willdhorse drive to the south at existing development

vix park





plan view (not to scale)

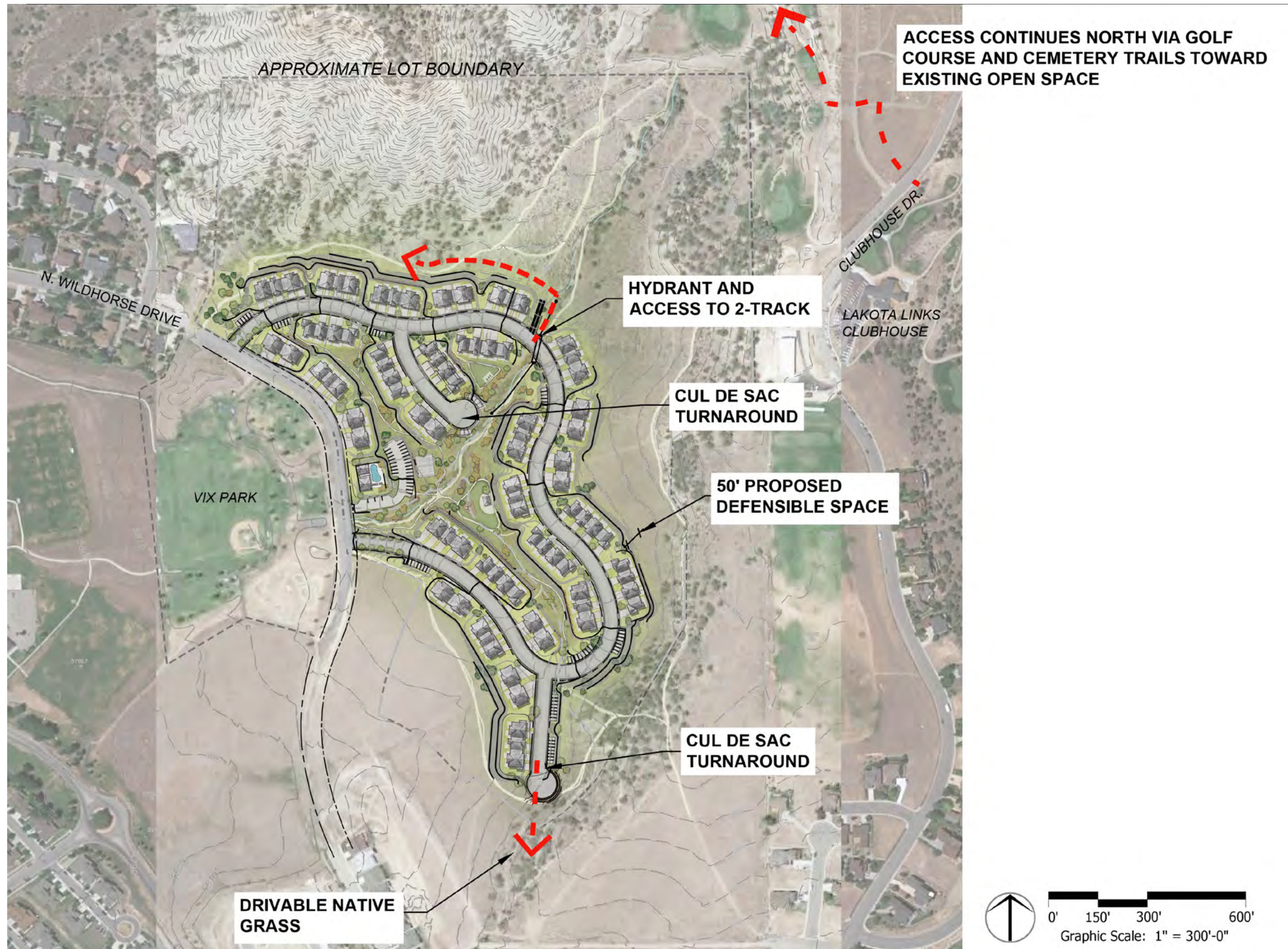
- sidewalks on both sides of the street
- tree-lawns on each side of street serve as snow storage during the winter
- supplemental street parking (over currently satisfied requirement)



section view (not to scale)

## typical Right-of-Way condition



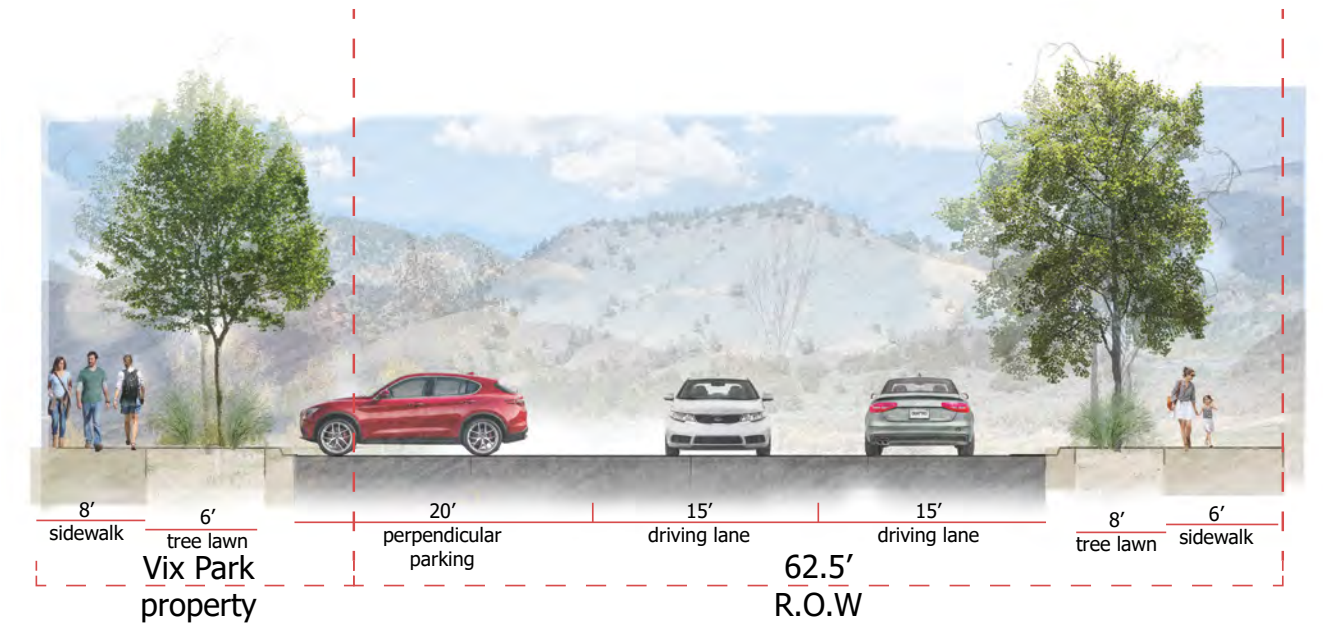




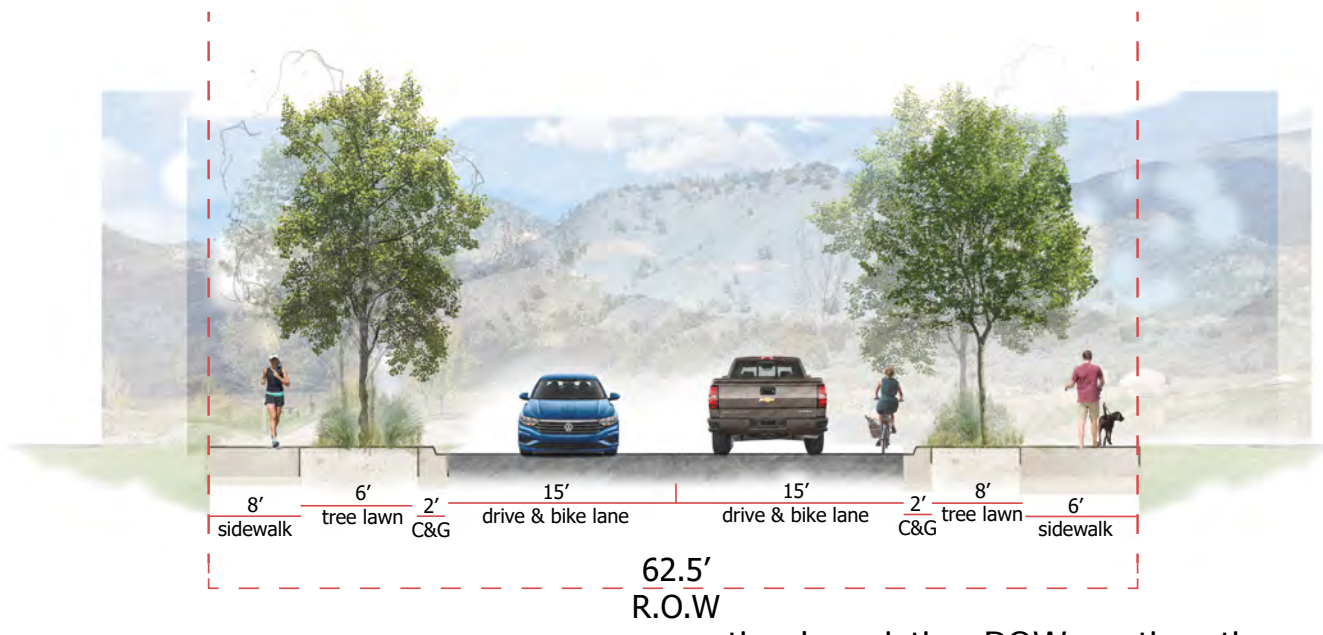


parking study

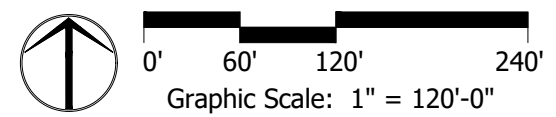
parking	existing on street (as striped)	proposed
N. Wildhorse perpendicular parking	122	99
clubhouse parking		30
total	122	129



section a: Vix Park parking

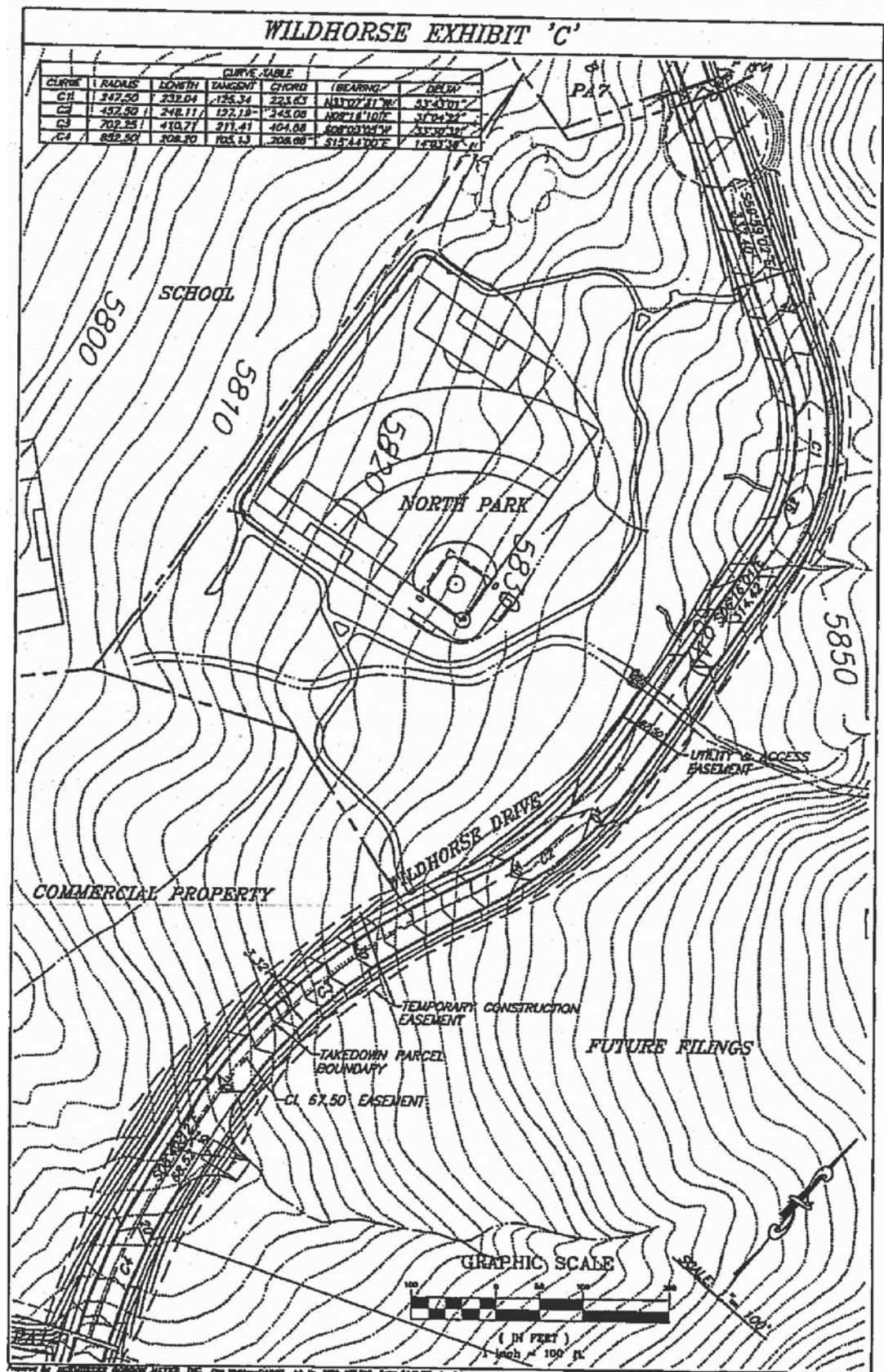


section b: existing ROW continuation



## Vix Park + North Wildhorse parking study





due diligence: Wildhorse ROW and centerline (not to scale)



site aerial with existing parking as striped (count = 122 spaces)





FRONT ELEVATION

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LEFT ELEVATION



BACK ELEVATION

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RIGHT ELEVATION

Notes:

- 1) Elevations are conceptual and represent overall character and approach to massing, articulation, materials, and unit grouping only.
- 2) As shown, maximum building height (to top of ridge) is 28'-4". Maximum height in MF-1 zone district is 35'





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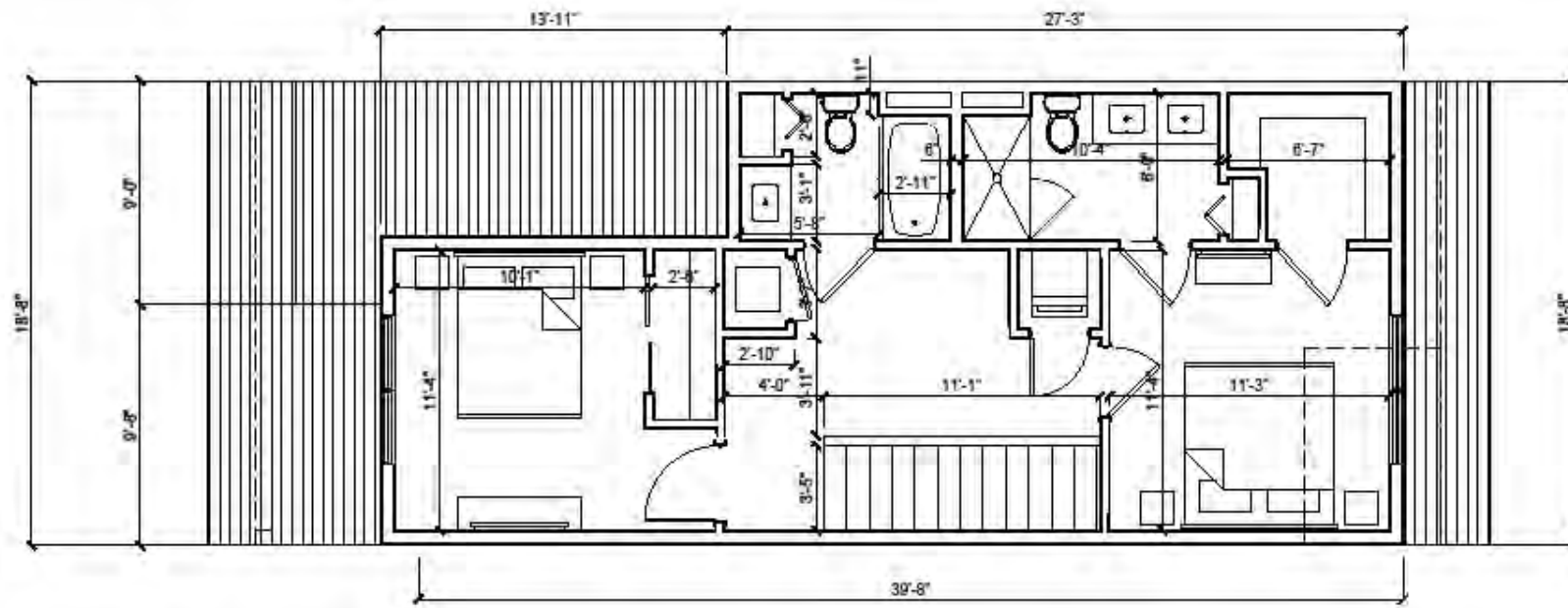


RIGHT ELEVATION

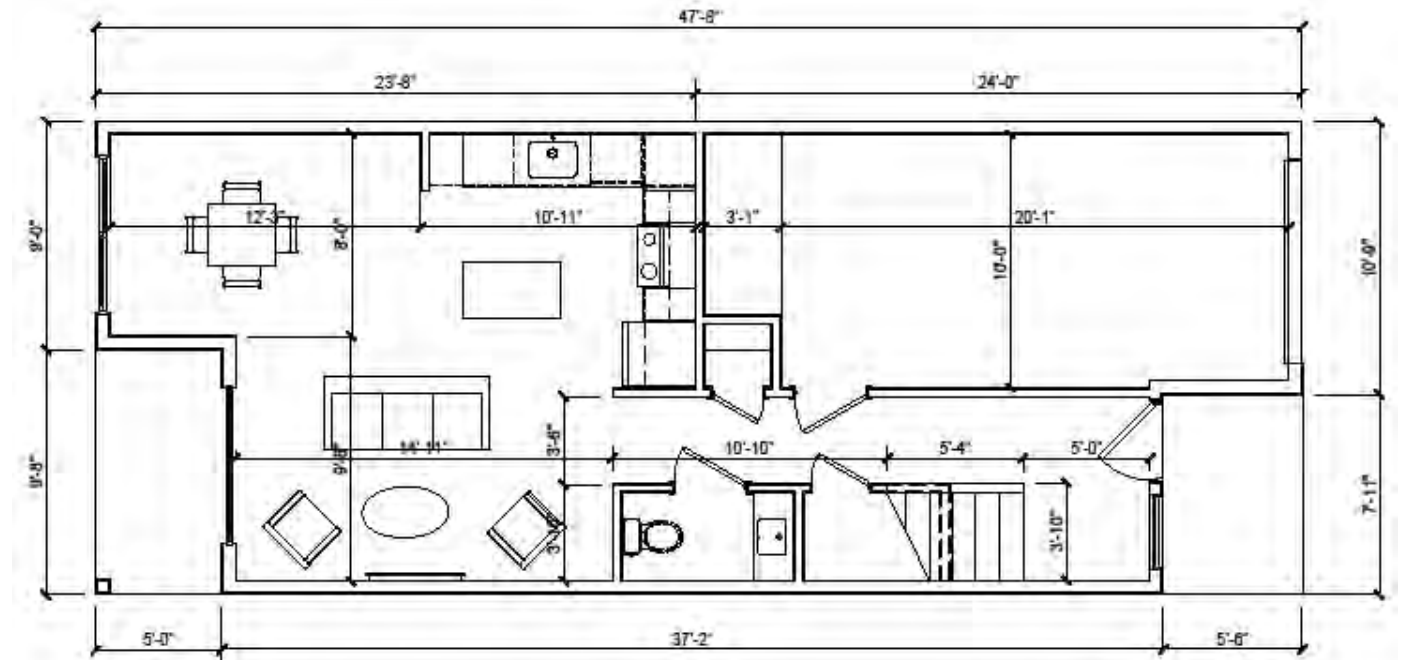
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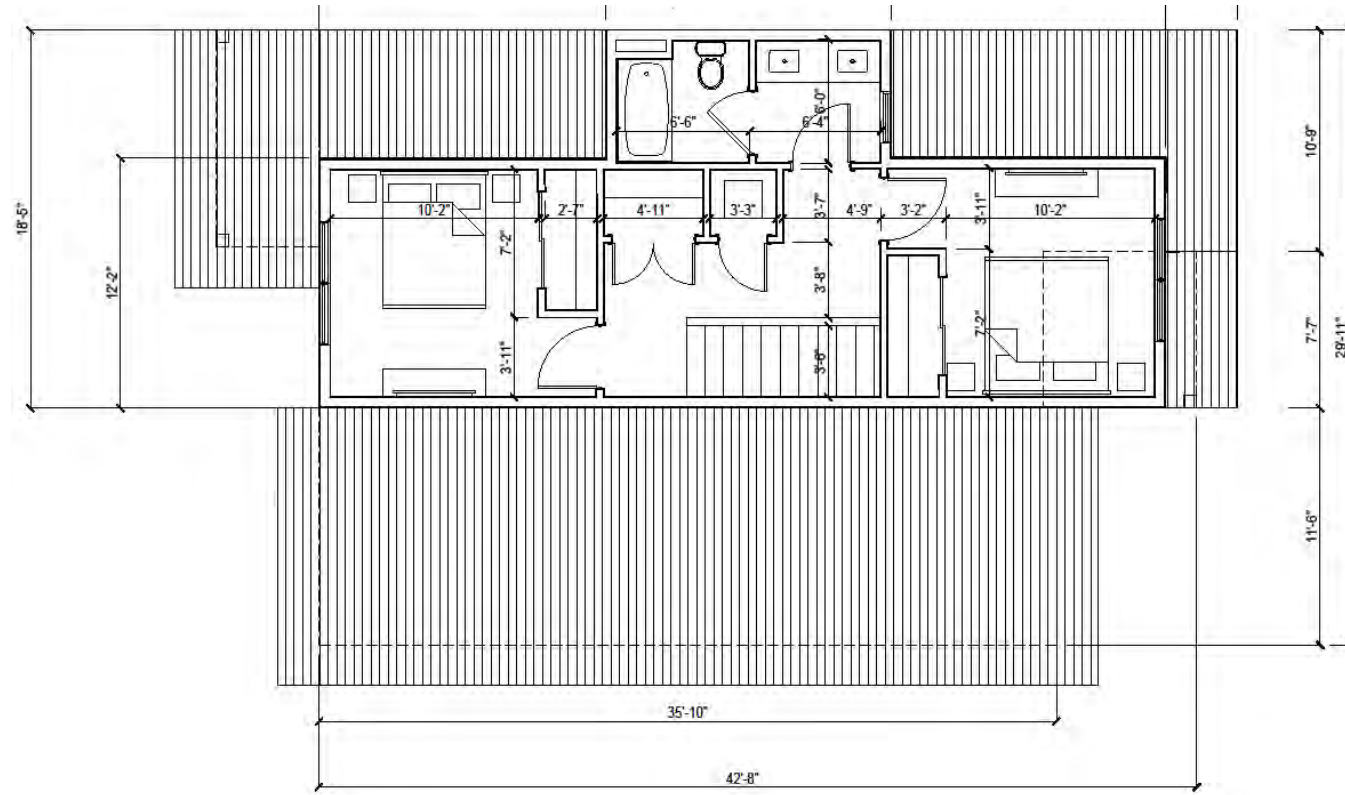
TH-2A (2 BEDROOM TOWNHOUSE) - SECOND LEVEL



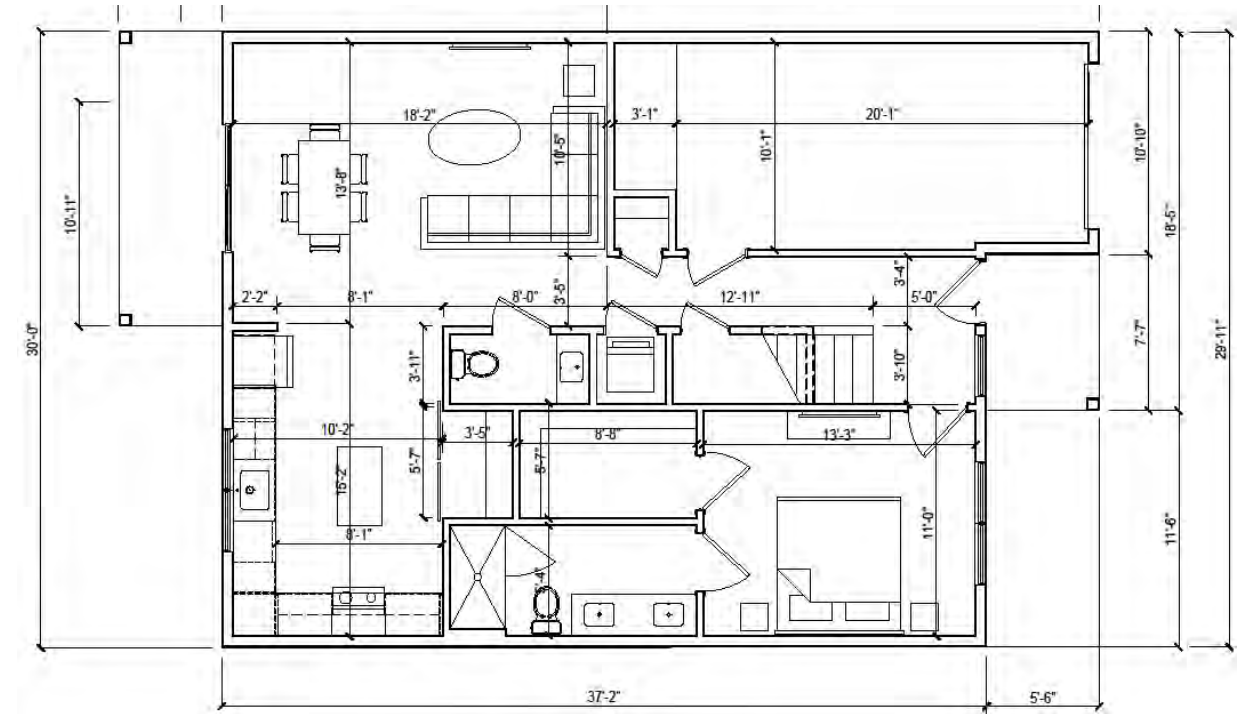
TH-2A (2 BEDROOM TOWNHOUSE) – GROUND LEVEL

NEW CASTLE - TOWNHOUSE SQUARE FOOTAGE											
TOWNHOUSE TYPE	BEDROOMS	QUANTITY	LIVING SPACE			ENTRY PORCH - TERRACE - GARAGE					TOTAL AREA (136 TOWNHOUSES)
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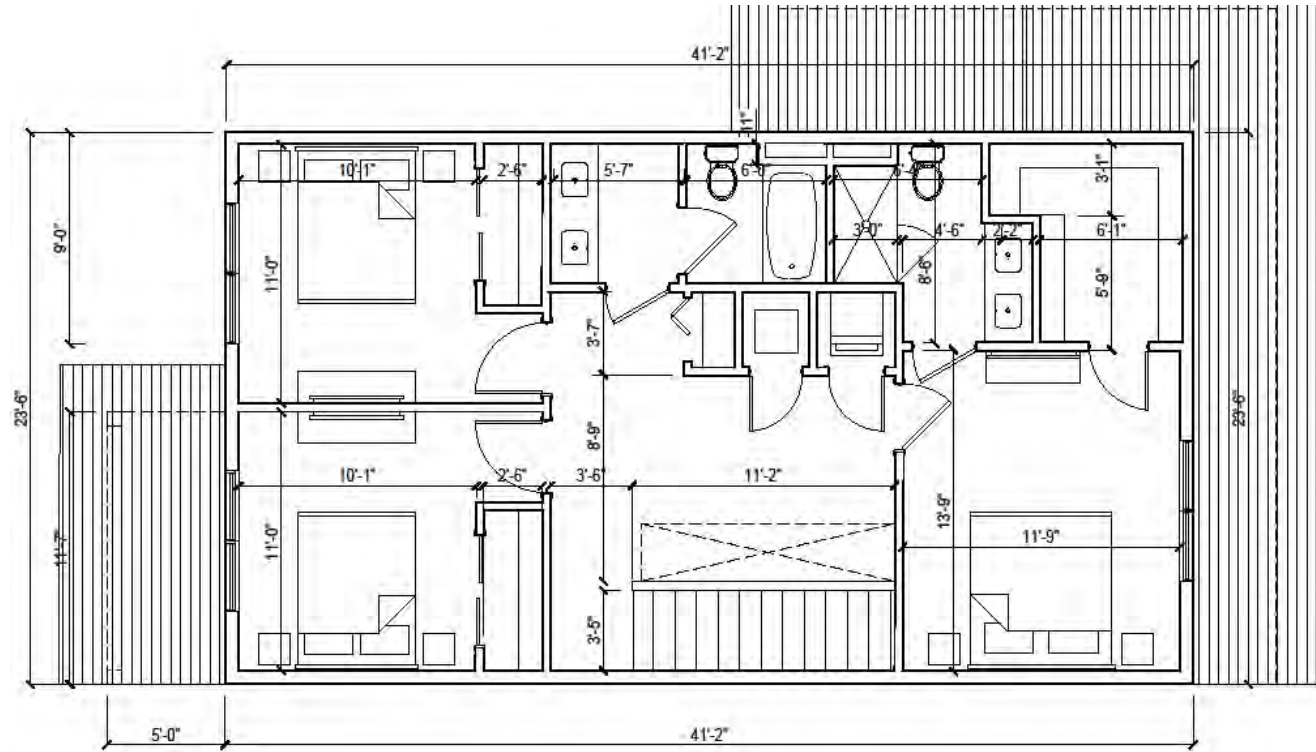
TH-3A (3 BEDROOM TOWNHOUSE) - SECOND LEVEL



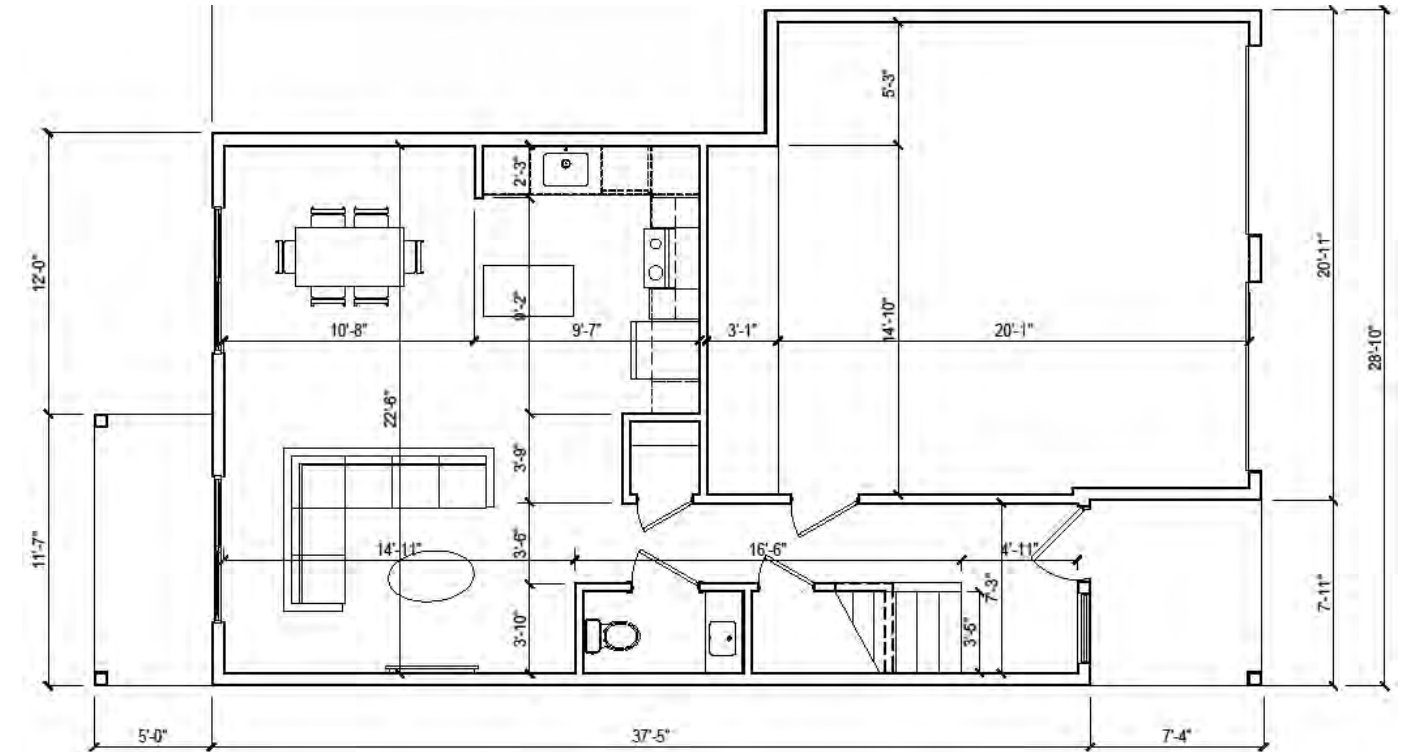
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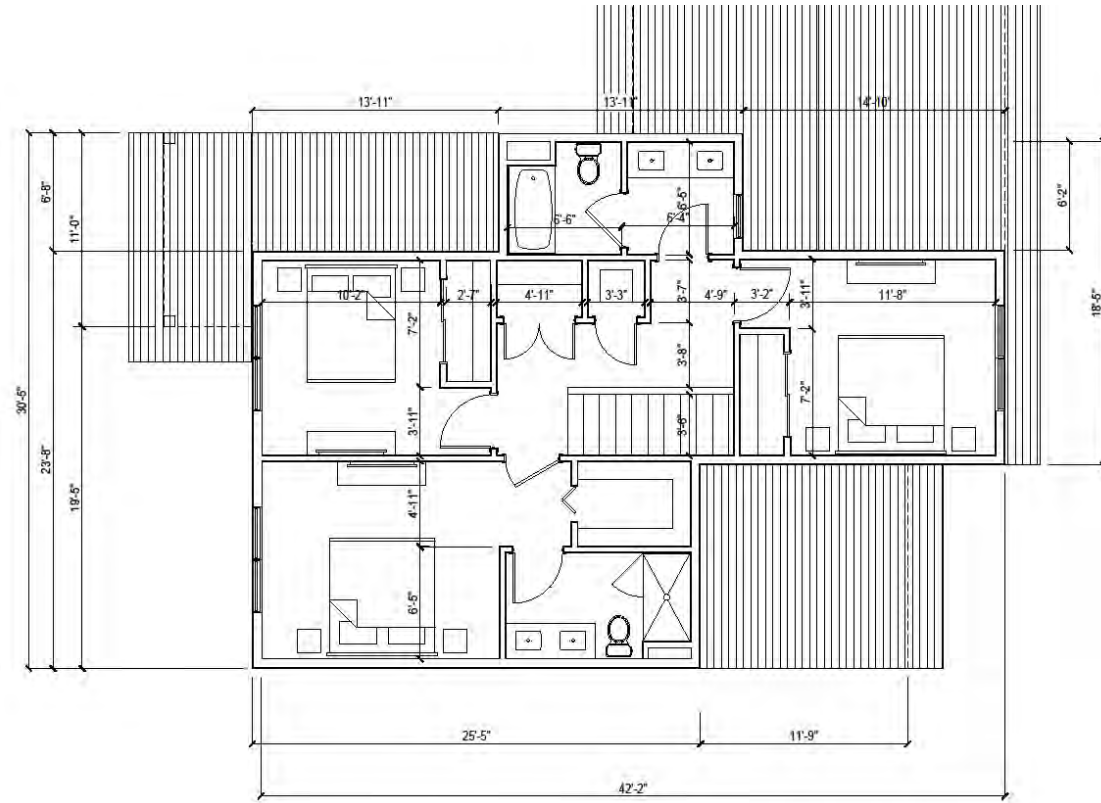
TH-3B (3 BEDROOM TOWNHOUSE) - SECOND LEVEL



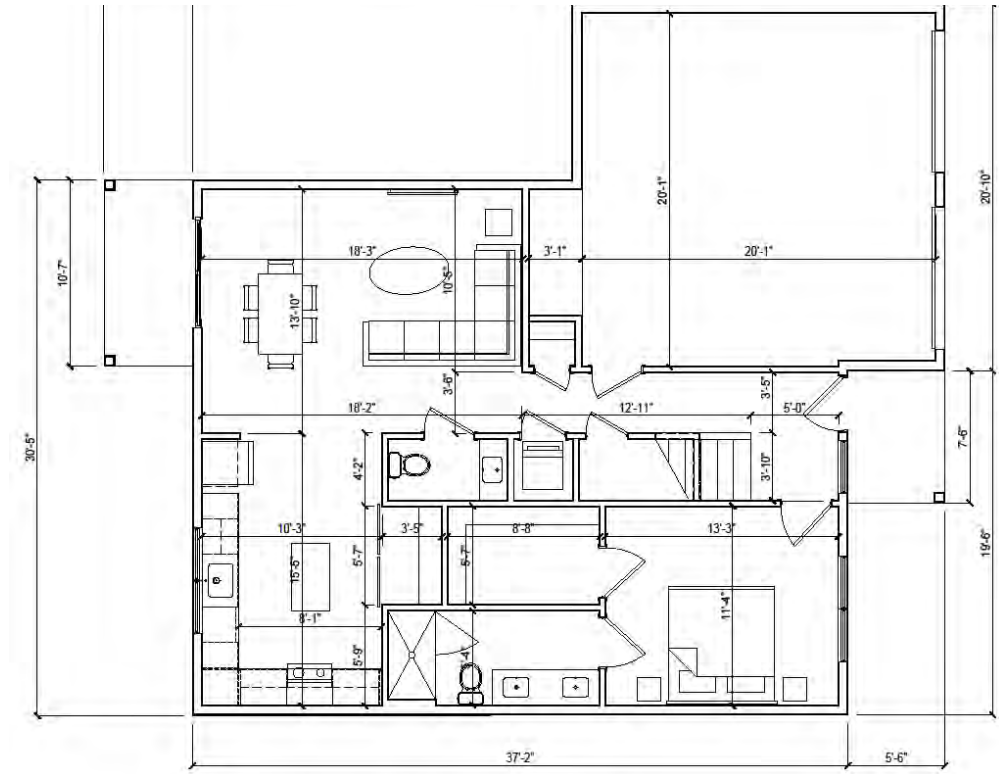
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TH-4A (4 BEDROOM TOWNHOUSE) - SECOND LEVEL



TH-4A (4 BEDROOM TOWNHOUSE) – GROUND LEVEL

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simulation view angle plan



viewshed analysis, view a + b





simulation view angle plan







simulation view angle plan







simulation view angle plan



A SOUTHEAST VIEW



B NORTHEAST VIEW





**C** NORTHEAST VIEW



**C** SOUTHEAST VIEW



simulation view angle plan



**D** FROM EXISTING CASTLE VALLEY ROUNDABOUT





before



after