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To: Planning and Zoning Commission

From: Paul Smith

Re: P&Z – Hear and comment on a revised sketch plan resubmitted by **R2 Partners** for Castle Valley Ranch PA 8 & 9.

Date: 1/24/2024

Purpose:

On October 25th 2023, the Planning and Zoning Commission reviewed and commented on the sketch plan application submitted by R2 Partners for 130 multifamily units among 15 buildings on approximately 68 acres in Castle Valley Ranch (PA 8 & 9) located directly east of VIX Park. The application, furthermore, was presented to Town Council on November 7, 2023 and at a community meeting on December 7th, 2023. At the public meeting, P&Z raised numerous questions and provided the recommendations summarized below:

Q&A from P&Z (Questions in black/Answers in blue):

- 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.

Recommendations from P&Z:

- 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.

Upon consideration of all comments, including follow-up discussions with Staff, the applicant has elected to revise several aspects of the site plan. The revisions include:

- Re-configuration of the ring-road;
- Re-location of two live/work buildings and reducing five buildings to four;
- Three stories for two of the four live/work buildings;
- Re-orientation of the two empty-nester buildings
- Re-designed parking for the live/work buildings;
- Townhomes dispersed among duplexes and triplexes (from 8-10 buildings);

P&Z is being asked once again to provide further commentary on the updates.

Thank you,
Paul