

# DHM DESIGN

LANDSCAPE ARCHITECTURE | LAND PLANNING | ECOLOGICAL PLANNING | URBAN DESIGN

January 17, 2024

Mr. Paul Smith  
Town Planner /Inspector  
Town of New Castle  
New Castle, CO 81647

RE: CRV 130-unit PD Sketch Plan Modifications

Mr. Paul Smith:

As the development plans were advanced during the Sketch Application, one component of the conversation was directed towards market rents and the need for affordable housing. The developer expressed an interest in working with the Town to provide at least 5 affordable units, offered to individuals committed to working within the community (teachers, police, fire-fighters, etc.)

To help achieve this goal, the developer has tasked us with refining the plan in a way that would help reduce costs, but not compromise the quality of the development. Generally, we believe we have achieved this by reducing the overall footprint of the development, while increasing the perimeter, future dedicated open space; additional modifications were applied as well either focused on aesthetics and /or constructability. The outline below discusses individual modification in more detail:

1. Townhomes: originally proposed as clusters of 3 and 4 unit buildings have been changed to clusters of 2 and 3 unit buildings. This change allows this cluster of housing to better conform to the slope /grading of the public ring road; in addition, this change provides more desirable 'end-cap' units.
2. Live /Work Units: Previously these units were shown as (2) separate clusters of 2-story buildings, five buildings in total. The new plan reduces the number of buildings to 4 and clusters these 4 buildings into an area tucked between the townhomes and North Wildhorse. In order to eliminate one of the buildings, the two buildings farthest away from North Wildhorse are proposed as 3-story buildings.
3. Empty-Nester Units: There is minimal change to these buildings other than a refinement of the building orientation and parking /circulation. Originally, the parking was integrated into the future public right-of-way, which presented some level of complication regarding ownership and long-term maintenance; the new layout completely separates public vs private paving and is better oriented with site grading.
4. Public Spaces: We feel the public spaces provided in the revised plan are better than originally proposed during the original Sketch Application. The trail extending from the park along Wild Horse is now proposed to run along-side of the public right of way; previously, this trail cut directly thru the development. The overall consolidation of uses results in the increase of public open space, surrounding the development.

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We believe the changes outlined above provide a better plan going forward.

Sincerely,

DHM Design, on behalf of R2