
From: Louis Wilsher <LWilsher@dhmdesign.com>
Sent: Monday, June 10, 2024 10:27 AM
To: Paul Smith <psmith@newcastlecolorado.org>
Cc: Lauren Prentice <lprentice@newcastlecolorado.org>
Subject: Re: Balcony letter?

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.

Hi Paul,

The balcony language was sent from me in an email to you on April 17th . Below is the language in that email:

Regarding your question on the architectural changes from our 'Sketch' presentation to the 'Preliminary PD Application,' for design and safety considerations, some of the natural evolution of a large project has occurred. We have replaced the proposed patios/decks from the Live/Work units with shared exterior space (see Landscape Illustrative Plan) and individual enclosed storage areas (see updated Architectural Floor Plans).

From a design perspective, we feel that when smaller porches are offered, they become a magnet for items that belong in a storage facility: bikes, boats, toys, and other equipment that tends to create a 'junky' appearance and occasionally – fuel for fires. By replacing the patios & decks with larger windows, tenants are able to focus more on the spectacular, unobstructed views of New Castle; in addition, we intend to provide an onsite, in-building, secure storage closet for each residential unit and exterior areas per building for outdoor dining/seating. From a safety perspective, tenants often store and use propane grills on their decks, which has been the cause of several fires in other complexes, so eliminating the decks should greatly reduce that concern.

Louis Wilsher

Senior Associate | PLA

DHM DESIGN

Landscape Architecture | Land Planning | Ecological Planning | Urban Design

D: 970.287.5766 | O: 970.963.6520 x124 | C: 970.379.0652

CARBONDALE | DENVER | DURANGO | BOZEMAN