
TC Midwest LLC application

From

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To Paul Smith <psmith@newcastlecolorado.org>

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Name: Robert Gallagher

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Message:

Mr. Smith,

I will not be able to attend the public hearing on Feb 25th reference the application of TC Midwest LLC so I am writing to express my concerns.

I have a number of concerns, but they generally fall into three categories.

1. 1.Development for developments sake. In the last year the N Wildhorse Development was approved in that same area for a large number of units. It seems wasteful and excessive to immediately approve another unit and destroy more open space until there is a proven need beyond the units already planned. I understand that area is zoned for residential but that doesn't mean we have to build everything at once.
2. 2.My second concern is based on resource use. The area is only getting drier. I am curious what the towns plan is for ensuring adequate water supply for all these new uses. That coupled with plans to mitigate the additional traffic, law enforcement and fire/ems usage, and waste production.
3. 3.Recently there has been great work done on the trails in the New Castle area. With many more people potentially coming into the area, is there a plan in place to mitigate damage to those trails (esp in light of changing views on land management at the federal level) due to general use?

Overall, New Castle has always had a small town feel. That is what attracted my wife and I here. I understand there is a need for housing (though I am skeptical "market rate" will be affordable for most people looking) but I also would love to see the town balance that with open space and views of the surrounding area that I think most people moved here for. I am not anti-development, but I am anti development for development's sake and without purpose. We moved here from Flagstaff AZ, where over our years there we watched many of the open areas get developed then sit empty as people couldn't afford or didn't want to live in the area. It really changed the feel of the land surrounding our neighborhood. I am really hoping the town will work to avoid a similar issue in the New Castle area.

Thanks for taking the time to hear me out,

Robert Gallagher