

MEMO

RE: Castle Valley Ranch PZ 12, Filing 14 Sketch Plan Application

April 8, 2024

To Town of New Castle Planning Commissioners and Maarjan Hashami (applicant),

First, I would like to extend a sincere thanks to the developer, TC Midwest, LLC, for considering the commission's comments and community concerns from the previous sketch plan. I find the proposed sketch plan more compatible with the comprehensive plan and contextually appropriate with the surrounding neighborhood areas. I look forward to your continued involvement in the future of New Castle.

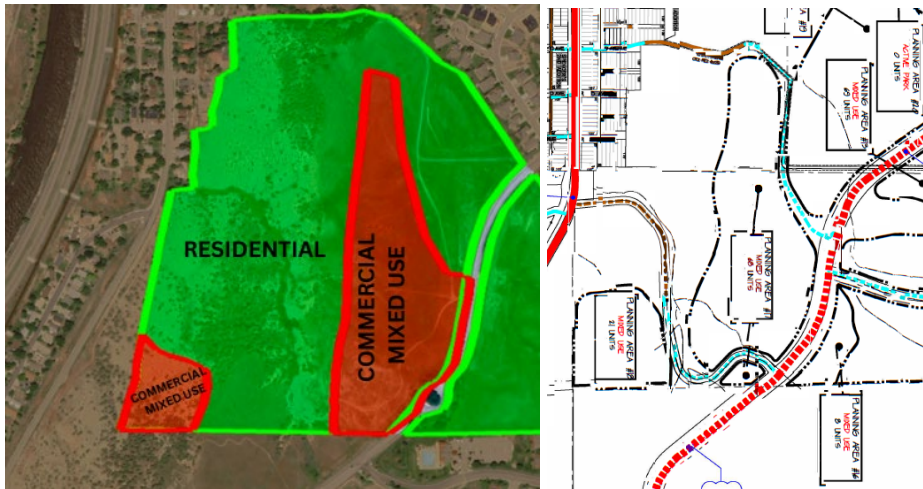
I apologize that I cannot attend this evening due to family obligations. I wanted to share my thoughts and reflections on the application so that you might consider this feedback as you move forward to a preliminary application in the future. I recognize some of these comments may be addressed in future applications or projects, but may have some relative pertinence as this application moves forward. I also recognize the presentation from the developer may answer or address these comments, as I am only responding to the materials in the packet and staff memo.

Please find below my thoughts on various aspects of the application, for your consideration.

Commercial.

- As noted in the staff memo, I recognize the importance of commercial/retail to sustain New Castle residents and support a balanced budget for the Town. The proposed location for future commercial development is a better alternative to the previous application. This location is more centralized to both CVR and Lakota residents and may offer more retail viability- and ultimately success for both the developer and our residents. This location may also allow for synergies with proposed Lakota development at Castle Valley Blvd. and Faas Ranch Road.
- I am curious about the developer's future street alignment in this area, with the commercial extending back from Castle Valley Blvd. and the corner of mixed use to the southeast. Access off the Lakota Roundabout seems to make sense and serve as a good use of this existing infrastructure. The master street plan shows

connections through this area roughly in alignment with the red indicated in the application.



- I look forward to learning more about this in the future proposals.

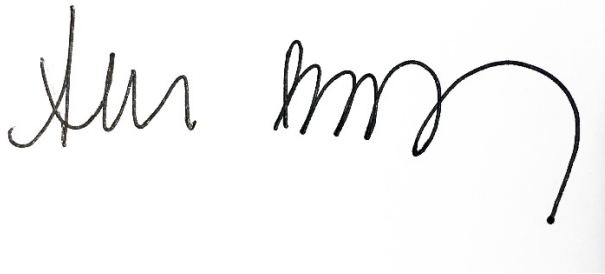
Housing.

- **Affordability.** It seems there would be an opportunity for at least 2-4 deed restricted units here. 6 units would equate to roughly 10%, which is on par with what you might see in other communities in the Roaring Fork Valley. Other proposals have offered creative solutions, such as partnership with Habitat for Humanity, and I am open to alternatives for how the developer may want to address this community need.
- **Unit Mix.** I appreciate the mix of unit sizes on the site. On this parcel, adjacent to the school and park, units designed for families of all sizes a great opportunity and will support our community residents.
- **Density and Site Planning.** This is just a suggestion, but I do think there could be more units to better maximize the site and infrastructure. Most notably, in the center. Alleys are typically a tool to allow for a more dense typology, such as row townhomes. If snow storage could be accommodated in the tree lawns or open spaces, it would allow for at least 8-10 more units in the area north of Pyramid Dr. On the south of Pyramid, the developer could explore options to maximize land and infrastructure (the 4 units are currently double loaded). With some slight shifts, the area could possibly accommodate townhomes rather than a four-plex to better utilize the space and increase the # of units. This is just a suggestion, but to maximize the total units to better match the high cost of infrastructure and cost of maintenance of the roads is a benefit to both the town and the developer.

- **Playground.** The play area adjacent to the primary roadway may not be the safest play area for kids. Dancing Bear has significant berming to ensure the safety to the play area. Future submittals should explore such strategies to ensure safe play in this location. As an alternative, locating the play area to the north closer to the dog park, or swapping the play area and pickleball (which will be fenced) could be explored.

Thank you for your consideration on these items. I look forward to reviewing additional comments from my fellow commissioners and to seeing these ideas move forward in future applications.

Thank you,

A handwritten signature in black ink, appearing to read "Alison Cotey", with a long, sweeping flourish extending to the right.

Alison Cotey, PLA, AICP