

**New Castle Town Council Regular Meeting
Tuesday, November 7, 2023, 7:00 PM**

Call to Order

Mayor Art Riddile called the meeting to order at 7:00 p.m.

Pledge of Allegiance

Roll Call

Present	Councilor Mariscal
	Councilor Carey
	Councilor Hazelton
	Mayor A Riddile
	Councilor Leland
	Councilor Copeland
Absent	Councilor G Riddile

Also present at the meeting were Town Administrator Dave Reynolds, Town Clerk Mindy Andis, Town Treasurer Viktoriya Ehlers, Town Planner Paul Smith, and members of the public.

MOTION: Councilor Hazelton made a motion to approve Councilor Graham Riddile absence. Councilor Carey seconded the motion and it passed unanimously.

Meeting Notice

Clerk Andis verified that her office gave notice of the meeting in accordance with resolution TC 2023-1.

Conflicts of Interest

There were no conflicts of interest.

Agenda Changes

There were no agenda changes.

Citizen Comments on Items not on the Agenda

There were no citizen comments.

Consultant Reports

Consultant Attorney – not present.

Consultant Engineer – not present.

Items for Consideration

New Castle Chamber of Commerce Update

Administrator Dave Reynolds introduced Kevin Hansen, Chamber of Commerce President. He said Mr. Hansen is here to give an update to the council on the work they've been doing in 2023 as well as their plans and budget needs for 2024. Mr. Hansen thanked the council for the support and money given to the chamber. He said the chamber board has grown from 7 members to 9 members and will be reporting regularly to the council. In 2024 the plan is to add Ambassadors. The Ambassadors will be non-voting members but will assist with events. In 2023 the business showcase was very successful. The Spirit Walk was added back and was successful. A different chamber member was at each Community Market selling popcorn. BINGO has also grown in 2023. BINGO is the largest contributor to the budget outside of the town. One of the benefits for chamber member is marketing. The after-hour events have grown in attendance and have been successful. The chamber supports Dirty Hog Dash. The money given for that event came from the money raised at BINGO. The chamber also supports the Historical Society and Liberty Classical Academy.

Councilor Hazelton asked how many current members the chamber has. Mr. Hansen said he doesn't have the exact number, but there was about 30 percent increase in 2023. Councilor Leland thanked Mr. Hansen on behalf of the council for stepping up to be the chamber president.

Recess the Town Council Meeting, Convene as the Local Liquor Licensing Authority

MOTION: Councilor Hazelton made a motion to recess the Town Council meeting and to convene as the Local liquor licensing authority. Councilor Carey seconded the motion and it passed unanimously.

Consider a Special Events Liquor License Application from New Castle Recreation Department for an Event to be Held on December 1, 2023 (Tree Lighting Celebration)

Clerk Andis said the New Castle Recreation Department is requesting a special event liquor license for Chili Cook-off and Mac & Cheese Competition on December 1, 2023, in Burning Mountain Park. The application requests a permit time from 5:00pm to 9:00pm. The event will be held from 5:30pm to 8:00pm. The extra time is to allow for set up and teardown. Town Staff will be serving and are Tips trained. Staff recommend approval of the special event liquor license.

MOTION: Councilor Leland made a motion to approve the special events liquor license from the Town of New Castle for the New Castle Recreation event on December 1, 2023, and that service hours will be as stated in the application. Councilor Copeland seconded the motion and it passed unanimously.

Consider a Special Events Liquor License Application from New Castle Recreation Department for an Event to be Held on January 13, 2024 (Bad Art Night)

Clerk Andis said the New Castle Recreation Department is requesting a special event liquor license for Bad Art Night on January 13, 2024, in New Castle Community Center. The application requests a permit time from 5:00pm to 10:00pm. The event will be held from 6:00pm to 8:00pm. The extra time is to allow for set up and teardown. Town Staff will be serving and are Tips trained. There will be bagged snacks during the event which satisfies the food requirement for the liquor license. Staff recommend approval of the special event liquor license.

MOTION: Councilor Leland made a motion to approve the special events liquor license from the Town of New Castle for the New Castle Recreation event on January 13, 2024, and that service hours will be as stated in the application. Councilor Copeland seconded the motion and it passed unanimously.

Adjourn the Local Liquor Licensing Authority, Reconvene the Town Council Meeting

MOTION: Councilor Hazelton made a motion to adjourn the Local Liquor License Authority and to reconvene as the Town Council. Councilor Mariscal seconded the motion and it passed unanimously.

R2 Castle Valley Ranch Multifamily Sketch Plan Application

Planner Paul Smith introduced Barry Rosenberg, Principal owner of R2 and Jason Jaynes Landscape Architect with DHM Design.

Mr. Rosenberg said R2 Partners has been both a developer and owner of multifamily projects for over the past 60 years. Based in Cincinnati and various areas in the state of Colorado, R2 is rethinking multifamily residential living. Mr. Rosenberg said R2 will be respecting the trails and the sight lines and the buildings will be two stories. R2 has developed in other areas of the valley. Mr. Rosenberg said his family has lived in the valley for a few years.

Planner Smith reviewed the staff report with the council.

I Introduction

R2 current application in Castle Valley Ranch hopes their revisioning will dovetail with the values of current New Castle residents. The proposal contemplates 130 total units with three distinct models, each serving unique functions: (Exhibit A to these minutes)

- *Model 1: "Empty-nester" targets retirees who value convenience and practicality;*
- *Model 2: "Live/Work" targets professionals looking for adaptive designs and multi-functional space;*
- *Model 3: "Townhomes" are conventional urban concepts available for starters or those looking to downsize;*

Prior to the current sketch plan meeting, R2 Partners and their team consulted with Town Staff on various occasions. Some of these included:

- *A required pre-application meeting on June 21st, 2023;*

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- *An informal meeting with the architect on August 11th, 2023, to discuss application completeness;*
- *A Staff meeting with the R2 team on August 2nd, 2023, including the fire marshal and the public works director exploring street design alternatives;*
- *Follow-up phone calls regarding application completion on various dates;*

After one significant revision and several minor alterations, the sketch plan application was considered complete on October 2nd, 2023. The sketch plan is the first of three application steps required for new planned unit developments ("PUD") & subdivisions. The sketch plan review assesses initial compliance with town codes, provisions for utilities and infrastructure, substantial conformance to the comprehensive plan, and adverse impacts to the Town. The review provides the applicant with preliminary, nonbinding feedback from Staff, the Planning Commission, and Town Council before significant expenses are incurred. Though no approvals are made at this initial step, constructive feedback can be anticipated. The Applicant met with the Planning Commission on October 25th, 2023, to begin the sketch plan review. The Commissioners questions and recommendations are provided in Section IV below.

Planner Smith said part of the agreement is for R2 to complete the North Wild Horse Drive connection and enhance the parking along North Wild Horse Drive. Parking would not only help with VIX park and the dog park but also the subdivision. R2 has agreed to complete North Wild Horse Drive and the parking along the road. He explained there would be two egress points which will be town right-of-way and maintained by the town. The other roads in the subdivision will be private roads and maintained by R2. The current main trail that will be running in the middle of the development along the drainage will be retained as is. There will be private trails branching off of the main trail.

Mr. Jaynes explained the different building types: (Exhibit B & C to these minutes)

- Live/Work: will be geared more towards someone who works from home part time
- Town Homes: will be geared more towards families.
- Empty Nester: more geared towards retirees. "lock and leave"

Mayor Art Riddile asked about affordable units. Mr. Jaynes said they would be open to providing two units available to the critical workforce.

II Staff Review:

Throughout the application process, the submittal documents will be reviewed pursuant to the criteria outlined in the Municipal Code for planned unit developments (PUDs) and subdivisions. At the sketch plan stage, an application should show general conformity to the following criteria Municipal Code 17.100.040(E)):

- *Consistency with the comprehensive plan;*
- *Compatibility of proposed zoning, density, and general development plan to neighboring land uses and applicable town code provisions;*
- *Availability of town services from public works, fire, and police;*

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- Vehicle, bicycle, and pedestrian circulation; and
- Preservation of the natural character of the land.

1) *Is the proposal consistent with the comprehensive plan?*

According to Castle Valley Ranch PUD regulations (Municipal Code 17.104.010):

"The purpose and intent of the Castle Valley Ranch PUD zone district regulations are to:

- A. Encourage variety in the physical development pattern of Castle Valley Ranch;*
- B. Provide a variety of housing densities greater than would be normally possible;*
- C. Encourage the use of a more creative approach to the development of land;*
- D. Encourage a more efficient, aesthetic and desirable use of open space;*
- E. Encourage a more efficient use of energy through solar orientation, native vegetation, and water conservation;*
- F. Provide a variety of dwelling and building designs;*
- G. Provide high standards of development and provide amenities appropriate to the densities involved in the project;*
- H. Provide an integrated open space system throughout areas as outlined on the Castle Valley Ranch PUD zoning plan as well as throughout individual districts;*
- I. Provide for a variety of housing types in order to best meet the housing demands of all age groups;*
- J. Maintain and preserve the general alignment of drainage ways for aesthetic, energy and functional purposes;*
- K. Provide pedestrian networks throughout the open space districts as well as throughout individual districts thereby providing an integrated network throughout the entire development;*
- L. Provide landscape areas and tree plantings throughout the entire development."*

The preceding planning concept is consistent with the major elements of the currently adopted Comprehensive Plan which is itself derived from public input such as surveys, stakeholder interviews, meetings, and Steering Committee contributions. Applicants are expected to clearly demonstrate substantial conformity with the Comprehensive Plan in all applications (Policy CG-1B). The checklist below, though not exhaustive, provides a tool for reviewers to assess conformance. The application therefore should:

- ☐ *Foster distinctive, attractive communities with a strong sense of place and quality of life.*
- ☐ *Demonstrate that individual project fits into a fully-balanced community land use structure.*
- ☐ *Ensure a mix of uses that complement the existing New Castle land-use patterns.*
- ☐ *Create walkable communities with non-vehicular interconnection between use areas.*
- ☐ *Guarantee a balance of housing types that support a range of affordability.*

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- ☐ *Preserve open space, farmland, natural beauty, critical environmental areas, and wildlife habitat.*
- ☐ *Encourage economic development and supporting hard & soft infrastructure.*
- ☐ *Concentrate development in ways which provide efficient and cost-effective services.*

*According to the submittal packet the proposal aligns with a number of New Castle goals and values favorable for Smart Growth and a strong quality of life (**Goal CG-5**). The proposal focuses on conservation of the natural environment (**Goals EN-1 thru EN-8**), sensitivity to architectural aesthetics, and promoting trails and open space (**Goal RT-1**). The Applicant aspires to create a space commensurate with community, outdoor adventure, and sustainability. Generous open space, interconnected trail systems, and thoughtful use of resources serve these ends.*

*As part of a Smart Growth strategy, policy **Goal CG-4** expects large residential development (greater than 50 units) to integrate commercial services and conveniences. Though not contemplated within this application, commercial development is anticipated on the vacant parcel south of VIX Park. To meet Smart Growth objectives, the Planning Commission should consider how the current application will balance with the adjoining commercial venture to the southwest. Though independently owned, the Town should be mindful as to how these two developments can mutually contribute to the Town's values.*

Trails/Open Space/Recreation (Exhibit D to these minutes): *The trails map demonstrates a certain level of fidelity with currently existing use-trails and trail agreements. Two trails will originate from VIX Park and lead east towards the locally named "Sunset Trail that ultimately connects with public lands. This alignment already exists. The goal is for a seamless trail experience with trails already prized by residents (**Goal POST-3**). Preservation of the Sunset Trail corridor should also be supportive of existing wildlife habitat (**Goal POST-4**). Other walking trails are dispersed within the development's interior. Taken together the trail network will be conducive to non-vehicular access to adjoining neighborhoods and specifically the future mixed-use development.*

*At least two private pocket parks are situated within the interior open space areas. These parks are often underestimated community assets directly adjacent to residential units (**Policy Post-2D**). In these spaces children can explore safely and independently, dogs/owners can go for quick walks after work, and families can picnic together without the hassle of driving.*

Councilor Carey said there are two trails that run along the fault line, and they are in bad shape and would need to be realigned. She asked if the realignment be more sustainably built. Mr. Jaynes said yes. The trails on the east side and the west side will be displaced and will need to be rebuilt entirely. Therefore, the connections will need to be rebuilt.

Councilor Leland said getting the trails aligned correctly will be an important part to the applicants' preliminary plan application. Planner Smith said after the meeting with Planning & Zoning the primary objective is allow for both the residents of the subdivision and for the community to make sure that the core outdoor use would still be available.

Environmental Impact: *New Castle is committed to stewardship of the natural environment and recognizes the potential negative impacts of new development. The Town will work with Colorado Parks and Wildlife (CPW) and the applicant to identify and protect critical environmental resources (**Goal EN-1**). Though CPW defers comment until the preliminary stage, the areas north and east of the outer ring of buildings are recognized as year-long habitat for various birds and mammals. It will be important to minimize conflicts by prohibiting dogs off-leash, minimizing light trespass, preserving native vegetation, and/or limiting fences in certain areas. In some cases, added landscape buffers in certain locations may offset these impacts with enhanced vegetation and/or landscape features.*

*New Castle also endorses sustainable building, meaning the minimization of resources and maximization of renewable energy (**Goal EN-7**). All buildings will be expected to comply with the latest adopted energy code including the solar and electrical readiness provisions required by the state. It will be important for the applicant to discuss how sustainable building measures are featured in the proposal as the application progresses. Net-zero/all-electric alternatives are achievable options manifested in new developments throughout the Valley. No less should be expected of this proposal.*

Raw water has been contemplated as the means to irrigate landscaping.

Affordability: *The rental aspect of the proposed community is a unique attribute. Rental communities provide a fully managed property for tenants who do not have the time nor inclination to fuss with general repairs and upkeep. Rental communities also provide a way for retirees to downsize in communities dominated by larger single-family homes and a way for younger families to participate in communities in which they may otherwise be priced-out. The proposal also offers units for professionals seeking adaptable space that serves dual functions as a home and work area. These units have adjustable dividers to repurpose space as needed.*

*Of the 130 total units, the types include 80 live/work units; 24 empty nester units, and 26 conventional townhome units. It is anticipated that the price point for these units will track market rates. However, the diversification of unit types could foster more attractive pricing options. Additionally, rent restricted options for local employees were discussed with the Planning Commission (**Goal HO-1**). The Applicant understands the burden of affordability in the New Castle area and did not voice opposition to considering price-controlled alternatives. Nevertheless, the idea was tabled pending future discussions with Council and Staff.*

Durning the Planning & Zoning meeting the commission did bring up affordable housing (rent reduced) for local teachers and such. The commission wanted to let the applicant know this is a concern for the community.

2) Does the proposal demonstrate compatibility with the proposed zoning, density, and general development plan to neighboring land uses and applicable town code provisions?

Land Use: *The applicant has elected Castle Valley Ranch **MF-1** zoning criteria. According to Municipal Code 17.104.080 MF-1 is a "multifamily townhouse and patio home district allowing for creative approaches to development with housing alternatives that are sensitive to existing and surrounding land uses." The following land uses are permitted by right:*

- Attached dwelling units in structures containing more than two units;*
- Public parks, playgrounds and related accessory structures 5,000 sq. ft. or less;*
- Parking facilities;*
- Recreation facilities including, but not limited to health facilities, hobby rooms, activity rooms, meeting rooms, pools, gymnasiums, ball fields, tennis or basketball courts, volleyball courts, and any building of fields or play surfaces;*
- Pedestrian and bicycle trails;*
- Open space and parks*

All proposed uses are permitted by right.

The Master PUD allows for the following density standards:

- Minimum lot area of 2,200sf;*
- Minimum lot area per dwelling unit of 2,200sf;*
- Maximum building height of 35';*
- Minimum front yard setback 18';*
- Minimum side yard setback of 0';*
- Minimum rear yard setback of 10'*
- Minimum distance between buildings of 10';*

As shown in the submittal packet, lot areas will exceed 2,200sf per unit as required. Setbacks and building heights will be provided at the preliminary application. These provisions aside, the Planning Commission should prioritize ways of mitigating the potential visual impacts of building heights to the surrounding neighborhoods. Massing alternatives, structure orientation, landscape screening, and roof articulation, for example, are ways to address visual impacts. Some of these elements have been included in the renderings.

Mr. Jaynes said their goal is to work with the topography and have the buildings step up with the slope which allows for the project to stay low on the property. This will allow for more concentration in the center of development and the property line to the east and to

the west is 250 feet. This gives more natural buffering and screening. The focus is to sit the multifamily homes low enough on the site that the ridgeline of Lakota Canyon Ranch and driving range remains above the roofs of the buildings. The intent is to preserve the views as much as possible. The alignment of the buildings will allow for natural light into each unit and views up and down the valley, as well as opening some of the common open spaces. There would be small, developed gathering places which transitions to native and undisturbed landscape.

Ms. Andi Korber, Architect for Land + Shelter, said the buildings were designed to take in the views with lots of glass and steep overhangs to help with shading. The rebuilding facade will be broken to create a feeling more like single family homes. The buildings will be steeped in and out so there wouldn't be a consistent roof line. Planning and Zoning said they would prefer not to have all wood siding. Ms. Korber said they had reduced the wood siding, there will still be some around the entry but have changed the rest of the siding to a different material. The unit sizes vary from 700 sf to 1400 sf. Ms. Korber said some of the units have a back entrance and a front entrance which are offset by half a story. Each unit will have a personal entrance.

Mayor Art Riddile asked what size the tree caliper would be. Mr. Jaynes said two to three inches for the street trees. Councilor Leland said that could be an issue because of the Wildland and Urban Interface Code and the development is at the edge of the wildland. It will be important for the applicant to follow the code since the code address building materials and trees.

Parking: *The purpose of off-street parking in the PUD "is to ensure that safe and convenient off-street parking is provided to serve the requirements of all land uses in the Castle Valley Ranch PUD and to avoid congestion in the streets" (Municipal Code 17.104.100). The following Town standards apply:*

- *Duplex, tri-plex or four-plex – Two spaces per dwelling unit;*
- *Five or more dwelling units in one structure – One and one-half spaces per dwelling unit + 1 recreational vehicle parking space for every 5 units in a 5-plex or greater;*

Off-Street Parking: *Per the standards, required off-street parking totals 229 spaces. The distribution is as follows: The Townhome models provide for a mix of one and two car garages. Regardless of garage size, all units will include two-car driveways, or 3-4 off-street parking spaces where only two are required. This provision solves issues related to garages occupied by miscellaneous storage rather than vehicles. The code reduces parking to 1.5 spaces per unit for Empty Nester and Live/Work models. The Applicant, familiar with the complications of high-density residential parking, has offered at least two spaces per unit for the Empty Nester models and has exceeded the parking for the Live/Work units. It is uncertain whether seasonal/RV parking will be included with the proposal. Committing to RV parking would mean a loss of 21 spaces otherwise available for general parking as currently designed.*

Councilor Carey said the Castle Valley Ranch HOA requires RV's to be parked behind fences and not visible from the street. Planner Smith said there is some screening of the parking areas.

On-Street parking: *On-street parking serves to accommodate overflow vehicle parking for guests, deliveries, trash pick-up, extra tenant vehicles, and emergency vehicles. To the extent these accommodations are priorities for the Town, they deserve special attention in a project design. ROW cross-sections are illustrated in. The recently adopted Town standard commits to a 58' ROW cross-section with parallel parking on both sides of the street. The proposed site plan shows ROWs reduced to 52'. The "peach" colored cross-section, for instance, includes no on-street parking. The purpose for narrowing is driven by concerns with speeding, safety, and construction costs. Narrower roads, it is believed, attenuate speed by constricting travel flow. The "blue" road sections with one parking lane. The "yellow" road sections are locations with perpendicular off-street parking directly adjacent to the ROW. (**Exhibit E to these minutes**) Yellow road sections were oriented this way to accommodate Staff concerns with maintenance and functionality. Moving forward it will be helpful for the Applicant's team to provide examples of these arrangements functioning well. Meanwhile, staff has provided its recommendations in Section V below.*

Mr. Jaynes said they are trying to keep the project compacted and limiting disturbance. Each time the roads get wider it pushes the buildings to a different location and expanding the grading and having more disturbance. From the neighborhood standpoint they are interested in making sure there is enough parking space for this development to function as a stand-alone development. They are also trying to create a safe and pleasant streetscape that is conducive to the neighborhood character that they are interested in. There was conversation about safe pleasant pedestrian connectivity within the project as well as to rest of the pedestrian infrastructure. The overall view and base components of the streetscape are being met. There would be sidewalks on either side of the street, separated tree lawn on either side, narrowing of the travel lanes where they can, using the valley pan of the curb and gutter as part of the on-street parking in order to keep the compact cross street section.

Councilor Hazelton asked if on the perpendicular parking the 45 ft ROW is maintained by the town and the other 21 ft parking maintained by the HOA. Mr. Jaynes said yes. Councilor Hazelton asked when the town goes through and plows the streets and the HOA then goes through and plows the parking spots, where are they plowing it to and does this limit the amount of snow for the town to plow. There could be some conflict between the town plowing and the HOA plowing. Mr. Jaynes said the perpendicular parking was created with a V-Pan between the drive lane and the parking spaces.

3) Is there availability of town services from public works, fire, and police?

Police: *The application anticipates an increase of approximately 338 new residents at build-out. There is no indication at this point that this increase would compromise police service. However, the Police Department currently consists of 9 full time employees with*

an ideal department of 11-12 officers. Generally, additional full time employees are considered for every increase of 1,000 residents.

Fire: In light of the current multi-year drought and the ongoing expansion of the wildland-urban interface, Colorado River Fire Rescue now stresses improving the resiliency of structures and expanding the surrounding defensible space (Goal EN-8). Replacing conventional materials with those of more robust fire resistance, particularly in buildings along the perimeter of the development, buys time for firefighters during a wildland fire incident and inhibits fires from spreading from the source. In 2024, the Town intends to adopt standards for fire resistant materials and defensible space. In addition, the Fire Marshal recommends that exterior walls at the perimeter of this interface maintain the highest level of fire resistance available at the time of building. To extend their firefighting potential, CRFR requests that two-track paths for fire apparatus be designed along the periphery of the outer structures. The applicant has addressed this matter on (**Exhibit E**) showing various fire access routes. It is important that these routes be modestly improved in order to carry the weight of a necessary fire apparatus. These routes should also be permanently signed "Emergency Access Only".

Public Works: The CVR PUD is approved for 1,400 residential units and 100,000sf of commercial space. These totals were primarily the result of calculations performed on the basis of water dedicated from Elk Creek. At present (10/4/22) the PUD has 890 units plus five additional under construction and no commercial space. With 130 proposed units in this Application, the PUD is still well short of the 1,400 total rooftops allocated. The current sewer treatment plant is also sufficiently sized to process the full build-out of both CVR and Lakota.

Streets: The Town contemplates maintenance of the main ring road and the N. Wildhorse connector once all public improvements are accepted. The remaining streets will be private. Public Works agrees that speed, safety, and costs are priorities in road design. However, 58' ROW is still preferable since: 1) narrower, 10' drive lanes contribute to speed control, and, 2) the second parking lane solves for the concerns discussed above in "On-Street Parking": extra parking and room for emergency vehicles, deliveries, trash, etc. Public Works is most concerned with the 58' ROW in the "peach" Townhouse area. Otherwise, the Town's preferred alternatives are listed in Recommendation A below as informed by "Off/On-Street Parking" in Section 2 above.

Open Space: As mentioned, the Applicant has made efforts to integrate existing public use trails and fields into the development's open space plan. Small, active parks are provided in two locations interior to the development in both the northern and southern halves. All proposed open space and natural trails, implied as Town wide amenities, should be identified on the plat as town maintained. Interior trails, pocket parks, or courtyards meant solely for tenant use should be maintained by the HOA.

Snow Storage: Snow removal is not specified on the site plan at the moment. However, Public works will rely heavily on the separated sidewalks for snow removal and storage.

Though snow removal on private roads and parking lots will be managed by the property owners, Staff recommends that the removal strategy should be disclosed in later stages of the approval process.

Raw Water: Raw water is available at the north end of VIX Park and is expected to irrigate all common areas within the new PUD. The raw water infrastructure will need to be extended and looped with the installation of the N Wild Horse Drive connection.

4) Is there adequate vehicle, bicycle, and pedestrian circulation?

Vehicular Circulation: Road, sidewalk, and trail design is a critical component to any new development in New Castle. To optimize circulation, the applicant is committed to connecting North Wild Horse Drive, completing the underdeveloped section between Alder Ave. and Castle Valley Boulevard. Of note, nearly 1/5th of this new road section is outside the applicant's property boundary. However, because of the importance of circulation and public safety, the applicant has agreed to work with the neighboring property owners, particularly CVR Investors, to complete this link. Staff anticipates that the connector will match the existing right-of-way design, including detached sidewalks with landscaping.

Bicycle/Pedestrian Circulation: The applicant has made a point not to disrupt the general trail alignment between VIX Park and the BLM land. Moreover, streets are purposely not connected through the design's interior in order to preserve an idyllic experience for trail users. T-turnarounds rather than cul-de-sacs were provided at dead-end streets to minimize encroachment of roads within open space corridors. The site design employs detached sidewalks throughout the public right-of-way to improve the pedestrian experience.

5) Is the natural character of the land preserved?

Topography: The site plan follows the sloping topography downhill from northeast to southwest. Each unit generally steps down with the slope. Displacement between units helps to limit cut-and-fill and reduce the need for extensive landscape retention. Terracing of grade and structure softens the blunt, "blocky" appearance, and is a preferred fit with rolling terrain. The lot designs appear to maintain existing drainage features such as that found on the central single-track trail which bisects the development. The ridgeline associated with Sunset Trail to the west is a prominent topographical feature for New Castle residents. Per Policy EN-6B, visual access to the ridgeline is demonstrated. To mitigate building mass at the southwest elevation, modestly sized berms and drought resistant trees or shrubs could provide sustainable and more organic screening methods. To conserve water and limit landscape maintenance such as mowing, Staff requests the applicant consider drought resistant vegetation and seeding with native grasses to restore disturbed areas to their original state. Sod and landscape irrigation, likewise, should be used sparingly to limit the need for landscape maintenance.

IV Planning Commission Questions and Comments:

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The Applicant introduced the proposal to the Planning Commission on October 25th, 2023. The Commissioners provided constructive feedback, some of which is summarized below:

A. P&Z Questions/Applicant Answers

- 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. North Wild Horse Drive 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. North Wild Horse Drive 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.*

B. Recommendations

- Provide a way for fulltime property management to live onsite (as necessary).*

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- North Wild Horse at VIX Park looks busy and potentially congested. Partner with town for traffic calming strategies such as bump outs near trail access points. Provide North Wild Horse Drive 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 North Wild Horse Drive 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.

V Staff Recommendations:

- A. To better preserve safety, traffic flow, and general quality of life, revise public rights-of-way shown on Exhibit E,:
- Teal ROW – no change requested.
 - Peach ROW – modify to meet the Town's 58' design cross-section. (See alternative designs, Exhibit E)
 - Blue ROW – modify with on-street parking along one side of ring-road.
 - Yellow ROW – modify with on-street parking along one side of ring-road. All perpendicular parking adjacent to ring-road should be private and outside of the ROW. (Updated submittal packet meets recommendation.)
- B. All exterior lighting to be dark-sky compliant per the comprehensive plan. Demonstrate that all exterior lighting will limit trespass. Parking lot lighting should be on timers to reduce the light duration at night while maintaining security lighting as needed.
- C. All outside parking areas facing residential-only use shall incorporate landscape buffers to obscure vehicles from view per Municipal Code Section 17.104.100.
- D. Fire access routes should be semi-impervious (compacted road base), two-track roads permanently signed "Emergency Access Only". Locations of fire access routes should be approved by the Fire Marshal.

- E. Extend raw water infrastructure from existing stub-outs into the new development with an extension along North Wild Horse Drive.*
- F. Consider a limited number of rent reduced units for full-time employees of the development and/or other workers employed by Town businesses.*
- G. Differentiate on the plat open space maintained by the HOA and open space maintained by the Town.*
- H. Provide a water sampling station per the recommendations of the Public Works Director.*
- I. Each townhome unit will be provided with separate water and sewer service curb stops. Gas and electric service shall also run directly to each unit from the building exterior rather than through crawlspaces or attic spaces.*
- J. Consider Net Zero building construction methods.*
- K. The development shall comply with all currently adopted building code and municipal code requirements, including all sign code regulations in effect at the time of building permit application, as well as all recommendations of the Town Engineer and Town Public Works Director provided in response to review of the Application. All site specific development applications subject to the provisions of the International Fire Code or matters requiring fire alarms and/or fire suppression shall be submitted to the Fire Marshal for review and comment.*

VI Next Steps:

Comments and recommendations made by staff, planning commission, and council should inform future revisions of the application prior preliminary plan submittal.

After council sketch review, but prior to the preliminary plan application, the applicant shall conduct a community open house meeting with the public. The applicant shall notify the town of the date of the community open house and notice the community open house according to the Town's public hearing notice procedures set forth in Section 16.08.040, except that notice to mineral owners is not required.

The sketch plan review conducted pursuant to this Municipal Code Section 17.100.040 will remain in effect for one (1) year from the date of council's review. If the applicant does not submit a preliminary PUD plan application within said year, the applicant may be required to submit a new sketch plan application before filing a preliminary plan application. Similarly, if applicant's preliminary PUD plan application includes substantial and material (e.g., proposes new uses, higher density development, new or additional variances, etc.) changes from the original sketch plan, the town administrator may require the applicant to conduct a new sketch plan review.

Councilor Leland asked if the property manager would be on site. Mr. Rosenberg said they would be on site. They would need to look at bringing management from R2 to the site or hiring a local team to manage the site.

Councilor Hazelton asked if the area behind the townhomes will have partial access for the fire department and is it the hillside that restricts them from getting further in. Mr. Jaynes said yes. Councilor Hazelton asked how they would keep other vehicles from going into those areas. Mr. Jaynes said it would need to be controlled and they have not talked about the specific method of the control.

Councilor Carey asked about affordable housing, would like to see more. She would like to see the study that was done for the cost of the rental. Mr. Rosenberg said on the affordability issue, they are open to having more units. But would need the town to be a partner with R2 and have it work for both R2 and for the town. R2 is not opposed to doing some affordability but might need help from the community or the town to help offset some of the costs. Councilor Carey said New Castle is not an ultra-high-end part of the area. We have beautiful common-sense homes. What is needed in that area since it is walking distance to two schools, is to gear the design towards families because not only it would reduce traffic, bus routes and kids could walk to school. More teacher housing, family housing and staff housing are needed. Mr. Rosenberg said the units would be comparable to what you would see in Glenwood Springs. The building time for these is about two to three years from being built. Administrator Reynolds said the rent price point isn't an approval point it is a business model. The affordability and working with the town, staff is currently working the DOLA on Proposition 123 Funding. The town has opted in as a town to the Proposition 123 Funding. The state is currently trying to put together programs for funding for projects exactly like this one. The funding is targeted towards developers who have vested rights and do not have an obligation to provide affordable housing. But partnering with the town there are grant programs and low interest loans available, that the state is currently working on. Mr. Rosenberg said he is open to having some affordable housing if there is a way to work with the town to help offset some of the costs.

Councilor Leland said the town has a good staff and Planning & Zoning Commission and asked R2 to work with council.

Consider Ordinance TC 2023-7 - An Ordinance of the New Castle Town Council Adding Chapter 15.25 to the New Castle Municipal Code for the Adoption of the 2021 Edition of the International Wildland Urban Interface Code with Amendments (2nd reading)

Administrator Reynolds said there were no changes made to the ordinance between first and second reading.

MOTION: Mayor Art Riddile made a motion to approve the Ordinance TC 2023-7 - An Ordinance of the New Castle Town Council Adding Chapter 15.25 to the New

Castle Municipal Code for the Adoption of the 2021 Edition of the International Wildland Urban Interface Code with Amendments (2nd reading)

Councilor Mariscal seconded the motion, and it passed on a roll call vote:

Councilor Copeland: Yes; Mayor A. Riddile: Yes; Councilor Mariscal: Yes;

Councilor Hazelton: Yes; Councilor Carey: Yes; Councilor Leland: Yes

Recess the Town Council Meeting, Convene as the Water & Sewer Enterprise Board

MOTION: Councilor Hazelton made a motion to recess the Town Council meeting and to convene as the Water and Sewer Enterprise Board. Councilor Carey seconded the motion and it passed unanimously.

Consider Resolution E 2023-1 - Suspending the Collection of Single-Family Residential Sewer Overage Charges

Clerk Andis said during a regular Town Council meeting held on September 5, 2023, the Town Council discussed reducing reading meters for residential properties from 12 to 5 times per year. This new schedule would eliminate meter reading in the winter months. Currently the Town charges customers a *sewer usage charge* if it is shown that they use greater than 6000 gallons of water during the winter months of November – March. Because the total number of residents who are charged a *sewer usage charge* is relatively small, and because the total dollar amount collected from *sewer usage charges* is minimal, and because the town will no longer be reading meters during the winter months, staff recommends that *sewer usage charges* be eliminated from monthly residential Utility Billing. Staff recommends that the benefits provided by eliminating winter meter reading outweigh the lesser benefit of collecting *sewer usage charges*. If in the future the *Enterprise Board* deems it necessary to restart sewer usage charges, it may do so with approval of a resolution.

MOTION: Mayor Art Riddile made a motion to approve Resolution E 2023-1 - Suspending the Collection of Single-Family Residential Sewer Overage Charges. Councilor Carey seconded the motion and it passed unanimously.

Adjourn the Water & Sewer Enterprise Board, Reconvene the Town Council Meeting

MOTION: Councilor Hazelton made a motion to adjourn the Water and Sewer Enterprise Board and to reconvene as the Town Council. Councilor Mariscal seconded the motion and it passed unanimously.

Discussion: Energy, Solar Ready and Electrical Ready Code

Planner Smith said the 2021 International Energy Conservation Code (IECC) establishes minimum requirements for energy-efficient buildings using prescriptive and performance-related provisions. It is founded on broad-based principles that make possible the use of new materials and new energy-efficient designs. Though 2021 IECC is arguably one of the most ambitious changes to the model, combined with the State of Colorado's new Model Electric and Solar Ready provisions (HB22-1362), the new standards should significantly reduce reliance on hydrocarbon fuels in residential and commercial structures.

The Town of New Castle Building Department promotes the highest standards and encourages the best practices towards energy efficiency. However, because the Town only requires compliance with the 2009 edition of the IECC, few incentives exist for owners and builders to adopt the latest methods for sustainable construction. In what follows, Staff will provide an overview of the significant changes and recommended amendments to the Town's energy code. Adoption of the 2021 IECC should dovetail with the State's aspiration of a 50% reduction in green-house gas emissions by the year 2030.

Planner Smith said if the town adopts the 2021 IECC then we must also adopt the State of Colorado's new Model Electric and Solar Readiness Code, which cannot be amended.

Planner Smith reviewed the relevant provision for residential structures with the council **(Exhibit F** to these minutes)

Planner Smith said eventually there will be a star rating on the home when the home sells. The buyer will know what level of energy efficiency the home has.

Consider Approval of Commercial Lease Regarding Lot C13, Burning Mountain PUD Phase 2 (Shibui Lot)

Administrator Reynolds said the purpose of this agenda item is to consider a land lease agreement with Garfield County for the purpose of installing a Broadband Carrier Neutral Location (CNL) on a small portion of the empty property just south of the Shibui Condo Development. This property is currently being used by our Public Works Department as a materials storage facility. This project is expected to have minimal impact on the overall current use of the property.

The Town Council may recall that this project is managed through Garfield County and is largely funded through a DOLA Grant. The goal of this project is to expand highspeed internet service areas, provide competitive pricing, and supply the area with a more robust and redundant broadband capacity. Garfield County has obtained funding and is partnering with Towns along I-70 to install CNLs which can be used to attract, manage, and act as platforms for Internet Service Providers who will ultimately provide *Final Mile Services* to residents and businesses throughout the area. Construction for this project is expected to start immediately.

Mayor Art Riddile made a motion to approve Commercial Lease Regarding Lot C13, Burning Mountain PUD Phase 2 (Shibui Lot). Councilor Copeland seconded the motion and it passed unanimously.

Discussion: Consider a Motion to Reschedule November 21, 2023 Regular Council Meeting

Administrator Reynolds said the agenda for November 21, 2023, is full and from the staff's perspective there would not be a problem keeping the meeting as scheduled. At this time Mayor Art Riddile and Councilor Riddile will not be at the meeting.

Town Council Meeting
Tuesday, November 7, 2023

The council made the decision to keep the meeting as scheduled for November 21, 2023.

Consent Agenda

October 17, 2023 minutes

New Castle Liquors, Inc. Tasting Permit Renewal

Tapatios, LLC Hotel & Restaurant Liquor License Renewal

October Bills of \$627,488.90

Roseman Ditch Company Trail Lease Agreement

Shilo Subdivision Easement Agreement

MOTION: Mayor Art Riddile made a motion to approve the consent agenda.

Councilor Carey seconded the motion and it passed unanimously.

Staff Reports

Town Administrator – Administrator Reynolds said he has been in contact with DOLA regarding Proposition 123 Funding and what that was going to look like. The towns DOLA representative encouraged the town to sign up for the funding. The towns who opt in have the money available and there is no obligation required. However, it does mean the town has set a target or a three-year goal of how many affordable units there would be. Staff does have a meeting with the DOLA rep on January 4, 2024, to discuss the options. There could be some serious money for developers in trade for affordable homes. Administrator Reynolds said the Castle Valley Ranch HOA had a meeting at the library. Councilor Hazelton, Corporal Reynolds, Officer Shaffer, and Administrator Reynolds attended the meeting. What came out of it was a learning experience in which residents just do not understand what is happening. The town's monthly and weekly newsletter and the town's website cover a lot of the information that was asked. Hopefully we were able to educate and give some satisfaction to what staff does. One of the major concerns was what development is out there and that is all that the town cares about. That is not the case, we care about keeping the charm character and doing development properly.

Administrator Reynolds asked if the town could have a quarterly or bi-annually open house meet-and-greets to help educate residents of New Castle. Administrator Reynolds said town staff would like to give back to the town council to thank council and would like to do the Christmas Party this year or at least let staff help with it. Staff understands it's a lot and a heavy load in planning and everything that goes into having the town staff Christmas party. As tradition the Christmas party is normally on the second council meeting in December. However, this year the Community Center has already been booked. Staff would prefer to have the party on either a Friday or Saturday night. This would give staff time to leave work and get ready and for their spouse time to get off from work and come to the party. Then, the kids will have school the next day, so it brings a difficult element to having the party during the week. There is also an option to having the Christmas party after Christmas and having a Holiday party. Councilor Hazelton said he likes the idea of partnering with staff but would prefer to keep it with council for the Christmas party and would like to have the party on either a Friday or Saturday Night.

Town Clerk – Clerk Andris said CML has put out information for an upcoming Mayors Summit in Denver scheduled for November 30 & December 1st if Mayor Art Riddile is interested in going. He said he was not interested. She also reported CML will be having 5

Town Council Meeting
Tuesday, November 7, 2023

webinar trainings for the April 2024 Election. Clerk Andis and Deputy Clerk Remi Bordelon both have signed up for the training, since the 2024 election calendar will start in mid-December.

Town Treasurer – Treasurer Viktoriya Ehlers said Finance assistant Michelle Mills last day will November 9, 2023. So, there will be some transitions happening again with the finance department. Staff Accountant Lori Welch will continue with her duties with processing account receivables and Treasurer Ehlers will take over payroll and will reevaluate after the first of the year. She is working on the budget and hopes to have final changes and updated for the next council meeting on November 21, 2023.

Town Planner – Planner Smith said he has been with the owners of the coal seam property. He has just finished preparing for the Kamm Lot CUP to go to Planning & Zoning on November 29, 2023, and to council on December 5, 2023. He is also finishing up the building code adoption changes.

Public Works Director – not present.

Commission Reports

Planning & Zoning Commission – Mayor Art Riddile said R2 had presented the sketch plan to P&Z.

Historic Preservation Commission – nothing to report.

Climate and Environment Commission – Councilor Leland said the CEC Chair Densie Scheberle has resigned from the commission. Currently the commission is down two commissioners.

Senior Program – Clerk Andis said they are working on an MOU with the Senior Program which now is Older Adult Programs. The MOU is for the agreed amount each municipality has agreed to pay. The money is for the meals and transportation services offered through Garfield County Health Department. There will also be an IGA for the Traveler services. Both the MOU and the IGA will be going before Garfield County Commissioners on November 20, 2023, for their final approval. Then, once they have approved the agreements it will be sent to the municipalities for their review and sign off.

RFTA – nothing to report.

AGNC – Councilor Hazelton said the meeting was a round table discussion with all the communities.

GCE – nothing to report.

EAB – nothing to report.

Detox – nothing to report.

Council Comments

Councilor Mariscal thanked town staff for the Downtown Trick-or-Treat event and it made her happy to see the community come out and be together.

Councilor Carey said she had a meeting with West Mountain Regional Housing Coalition. They are increasing their buy in for 2024. The buy in is up to \$20,000.00.

Councilor Hazelton asked about the rental sign in front of the old school building.

Administrator Reynolds said he was not sure. Ambleside Schools is currently on the lease.

Town Council Meeting
Tuesday, November 7, 2023

Councilor Hazelton asked what's the best way to add council items to the agenda. He said it is possible to add an agenda item for: Items for future council agenda. The thought behind it is it gives all of the council an opportunity to hear about an item and to be aware of it ahead of time. If the item is something more pressing that would need to be addressed before the next meeting, then the councilor could go to either the mayor or town administrator. Mayor Art Riddile liked the idea and put the agenda time at the end of the agenda after council comments.

Councilor Leland said the Lions Club Thanksgiving Dinner is November 18, 2023, from 5pm-7pm at the Community Center and everyone is invited. He said the bell ringing for the Salvation Army will start November 24, 2023. He said he has spoken with City Market managers to ask them to think about expanding the store.

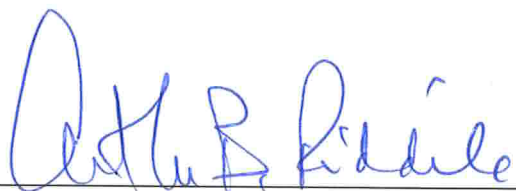
Mayor Art Riddile said the Main Street lighting looks fantastic. He said Elk Creek Elementary fifth grade class did a tour of the wastewater treatment plant and kids enjoyed it.

MOTION: Mayor A Riddile made a motion to adjourn. Councilor Copeland seconded the motion and it passed unanimously.

The meeting adjourned at 9:35 p.m.

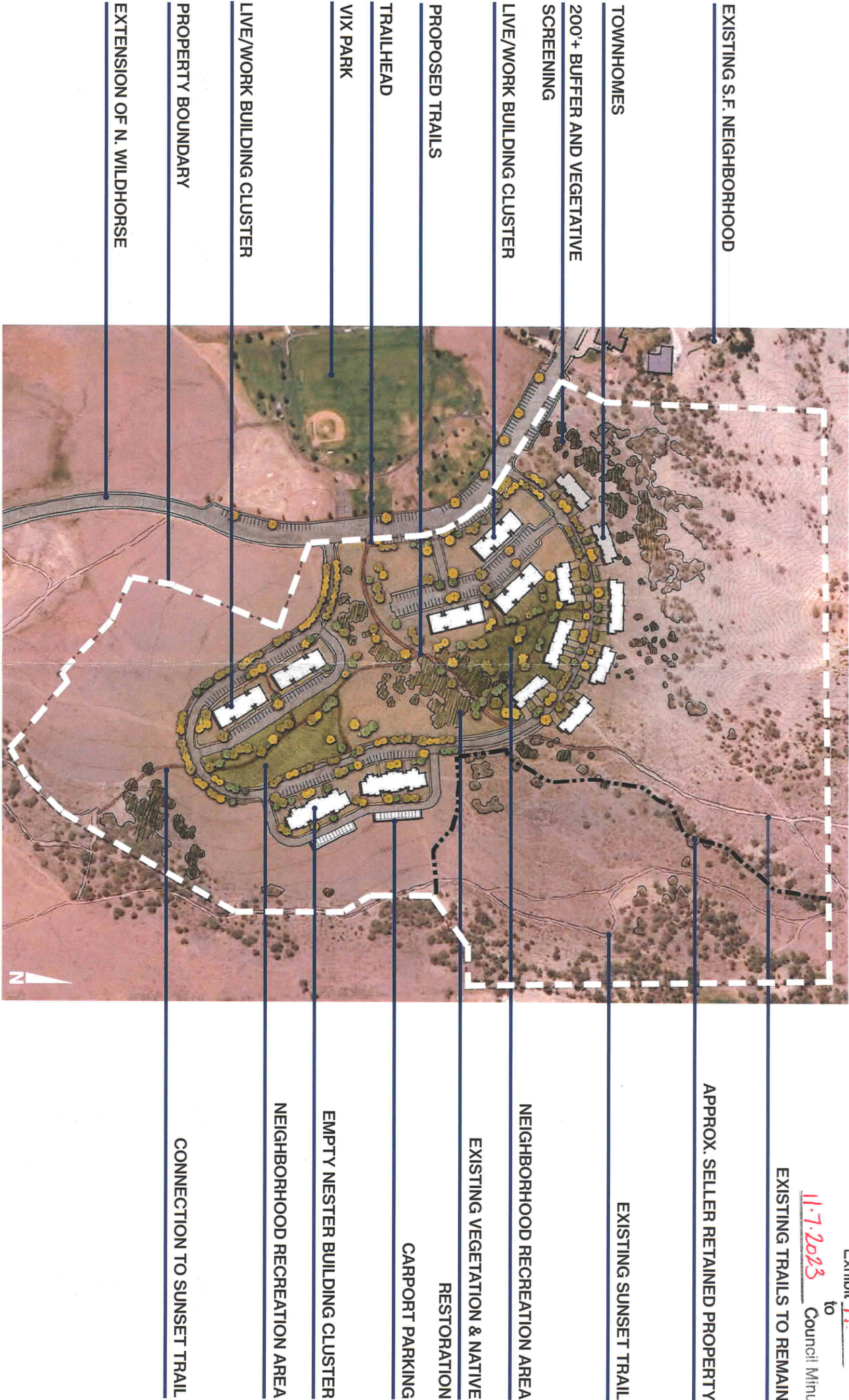
Respectfully submitted,



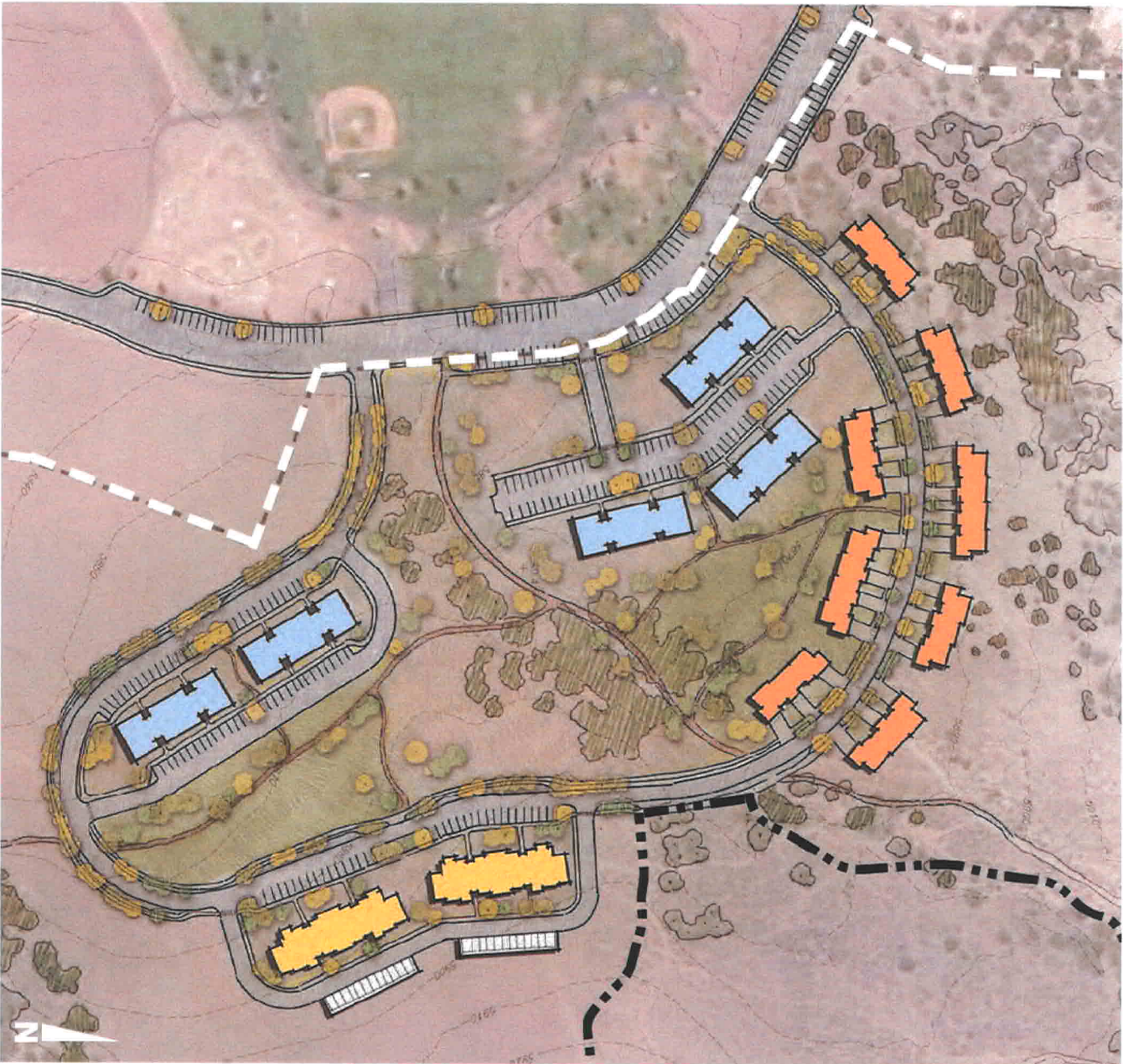

Mayor Art Riddile


Town Clerk Mindy Andis, CMC

Town Council Meeting
Tuesday, November 7, 2023



Illustrative Site Plan



Building Type:	Number of Buildings:	Total Units:	Units/building:	Bedrooms/unit:
Live/Work	5	80	16	1-2
Empty Nester	2	24	12	1-2
Townhouse	8	26	3-4	3
Totals:	15	130		238

Unit Mix: Summary

Building Layout:

unit mix per building		
floor	1-bedrm	2-bedrm
1	2	4
2	2	4
total	4	8
		12

Unit Layouts:

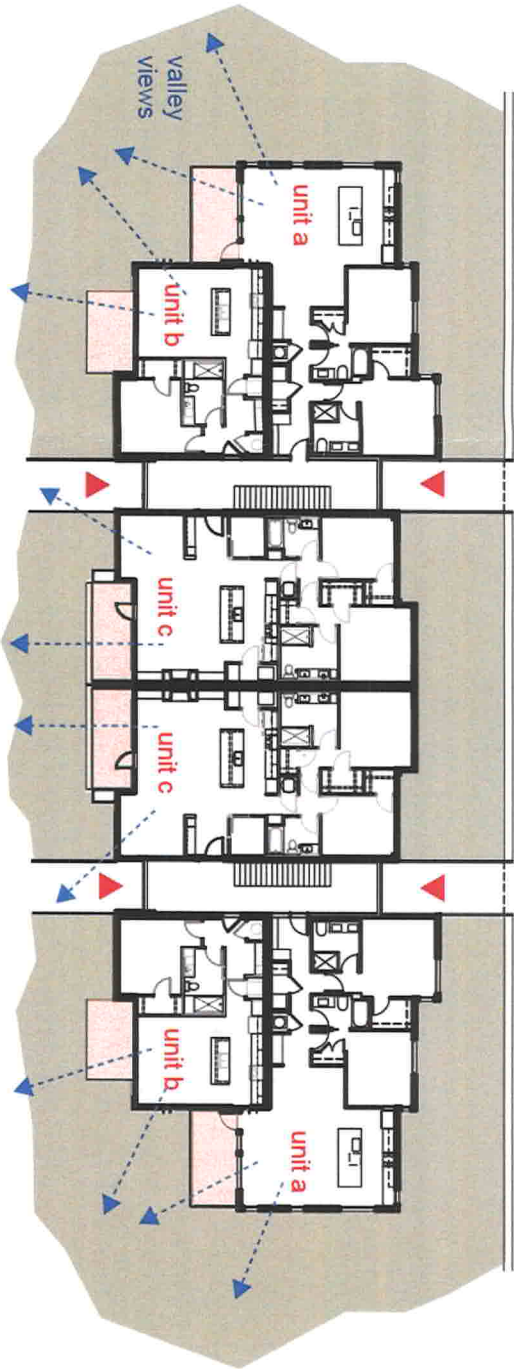
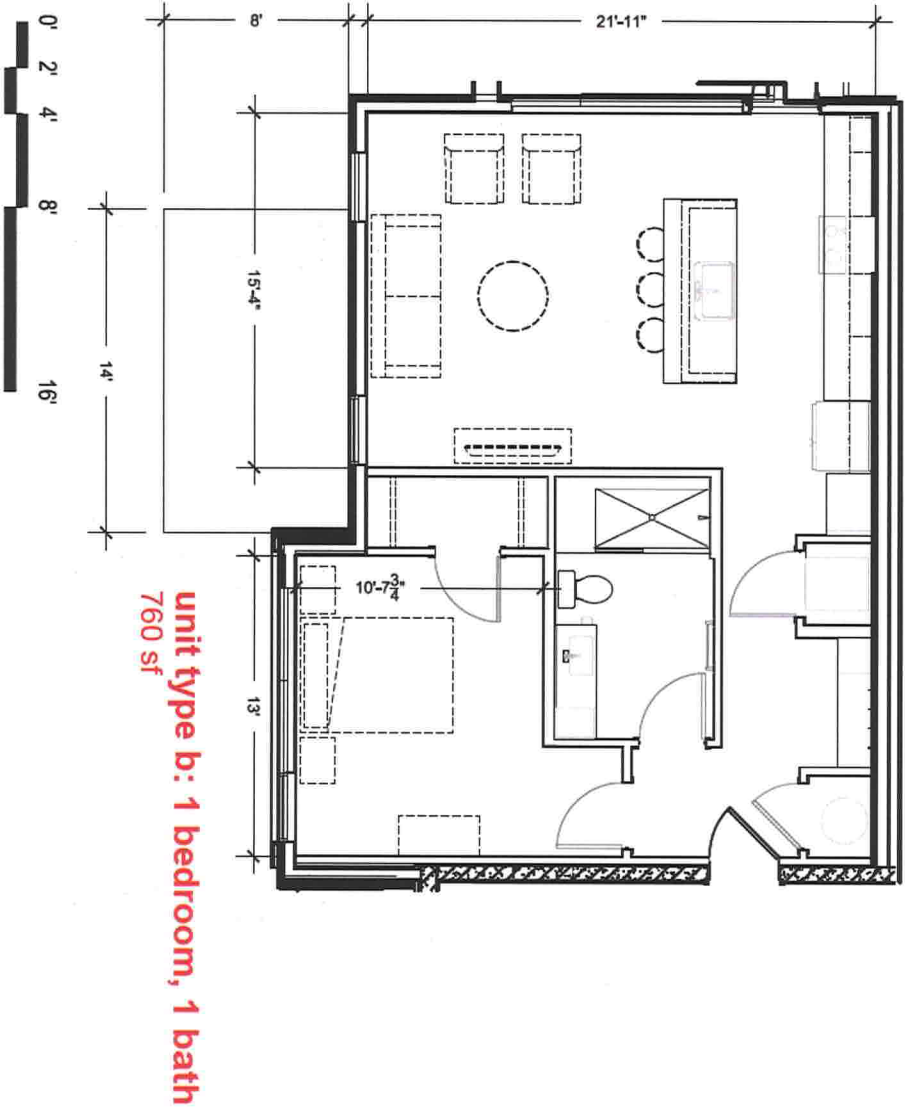
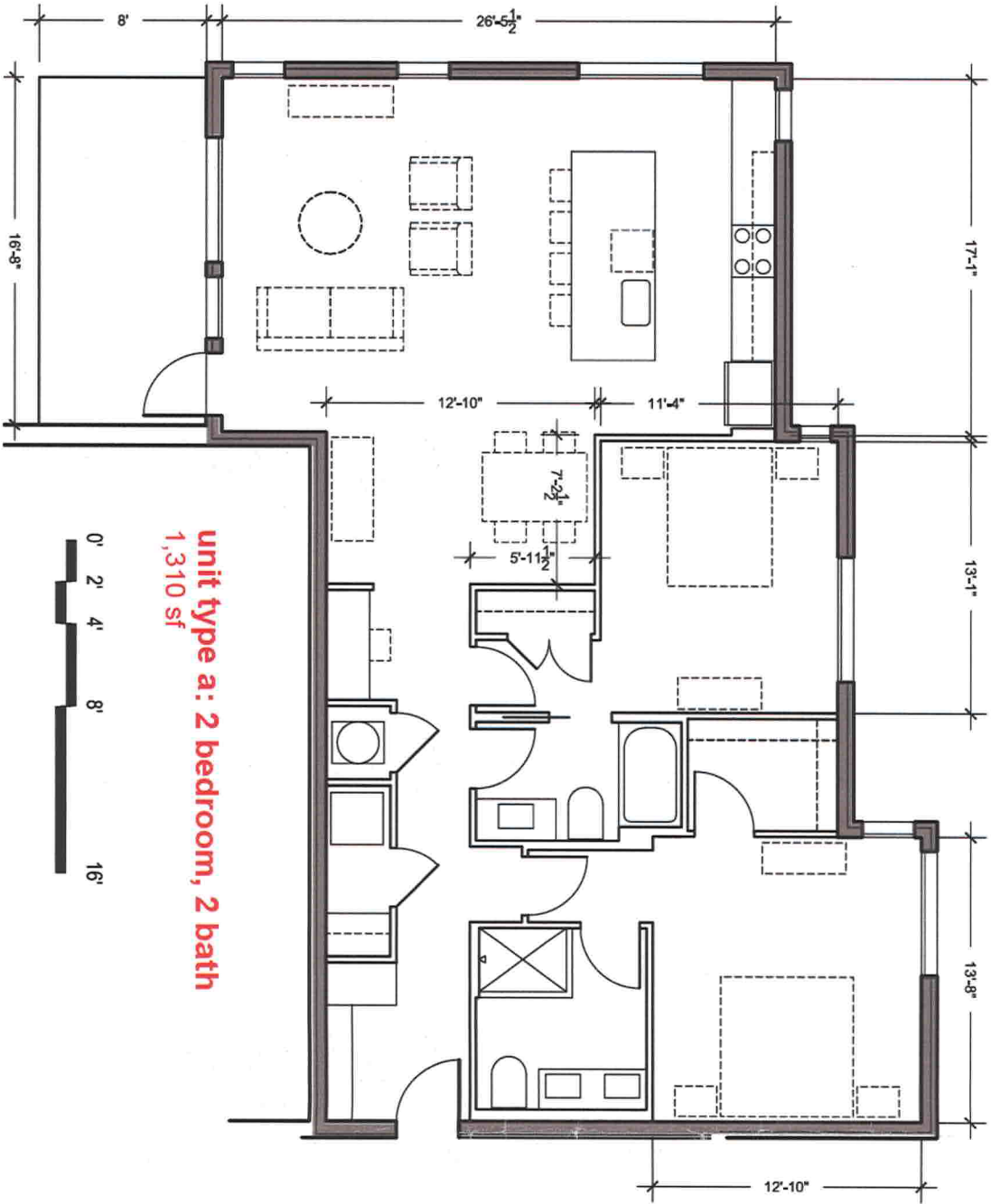


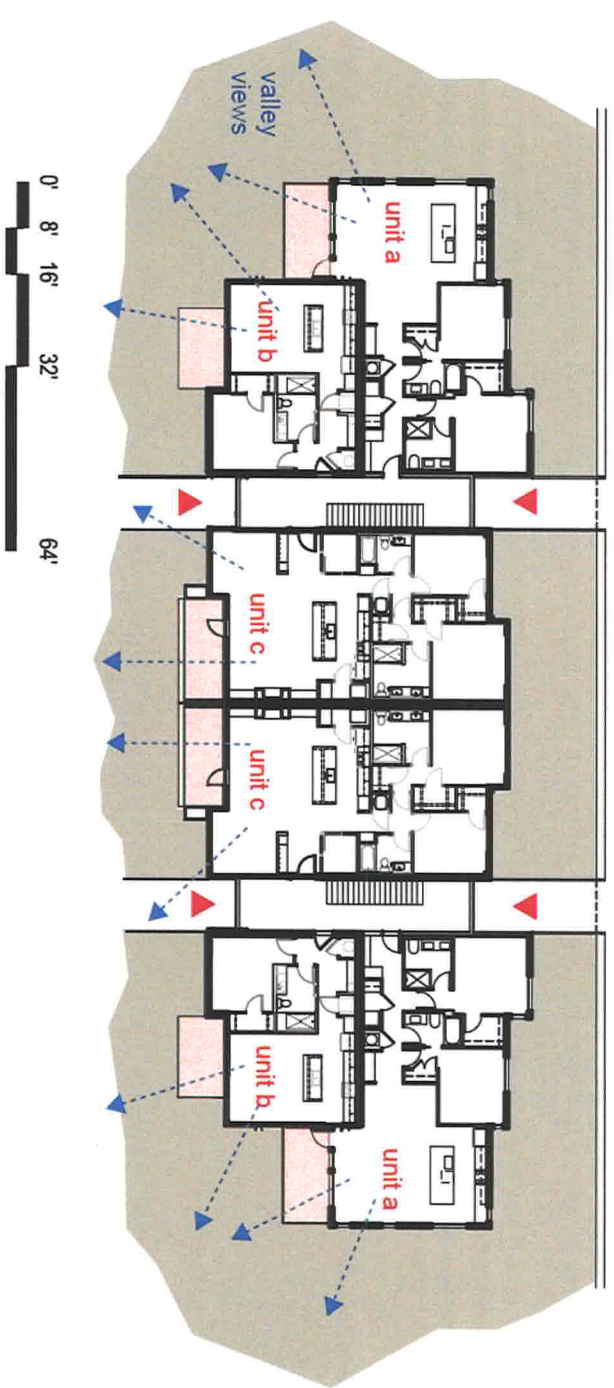
Exhibit C1

11.7.2023

City Council Minutes

Unit Mix: Empty Nester

Unit Layouts Continued:



unit mix per building

floor	1-bedrm	2-bedrm	
1	2	4	6
2	2	4	6
total	4	8	12

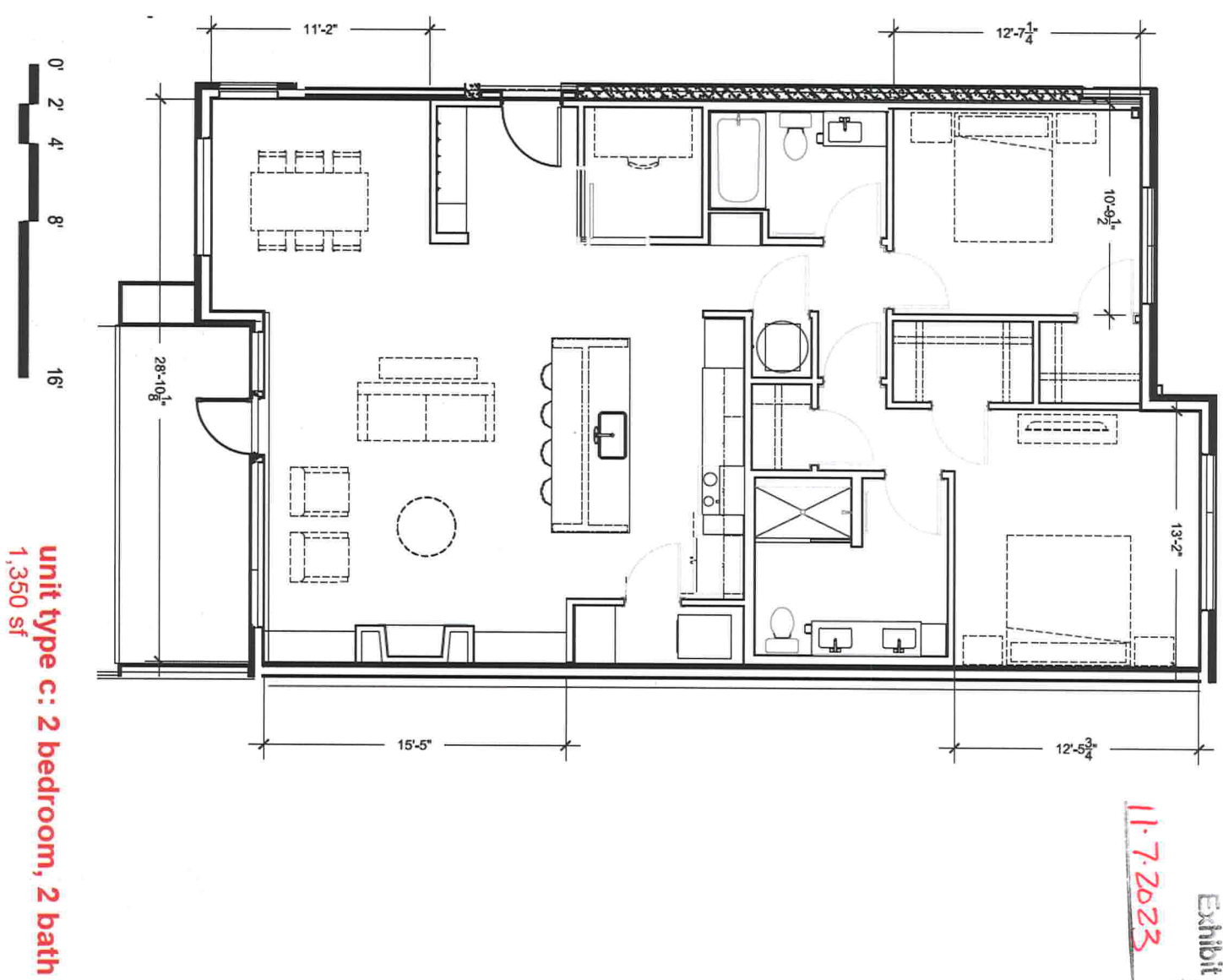


Exhibit C2
to
Council Minutes
11.7.2023

Unit Mix: Empty Nester

Building Layout:

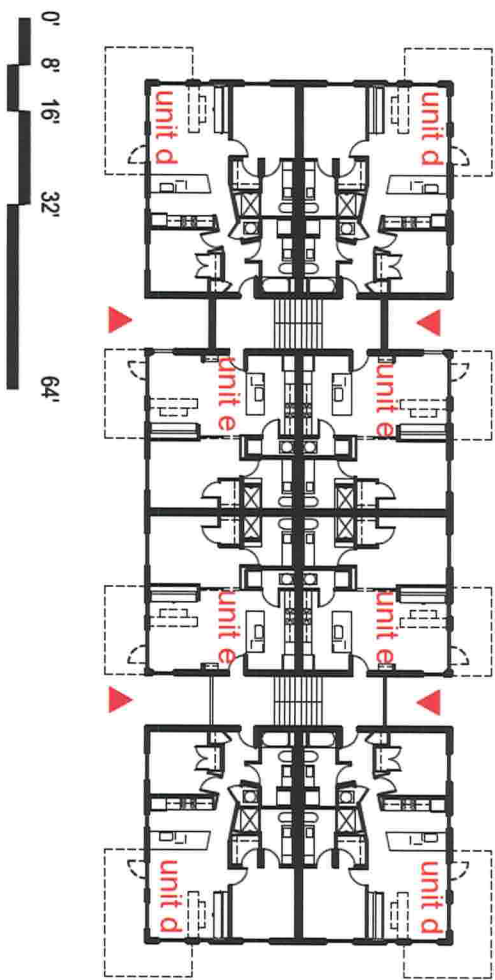
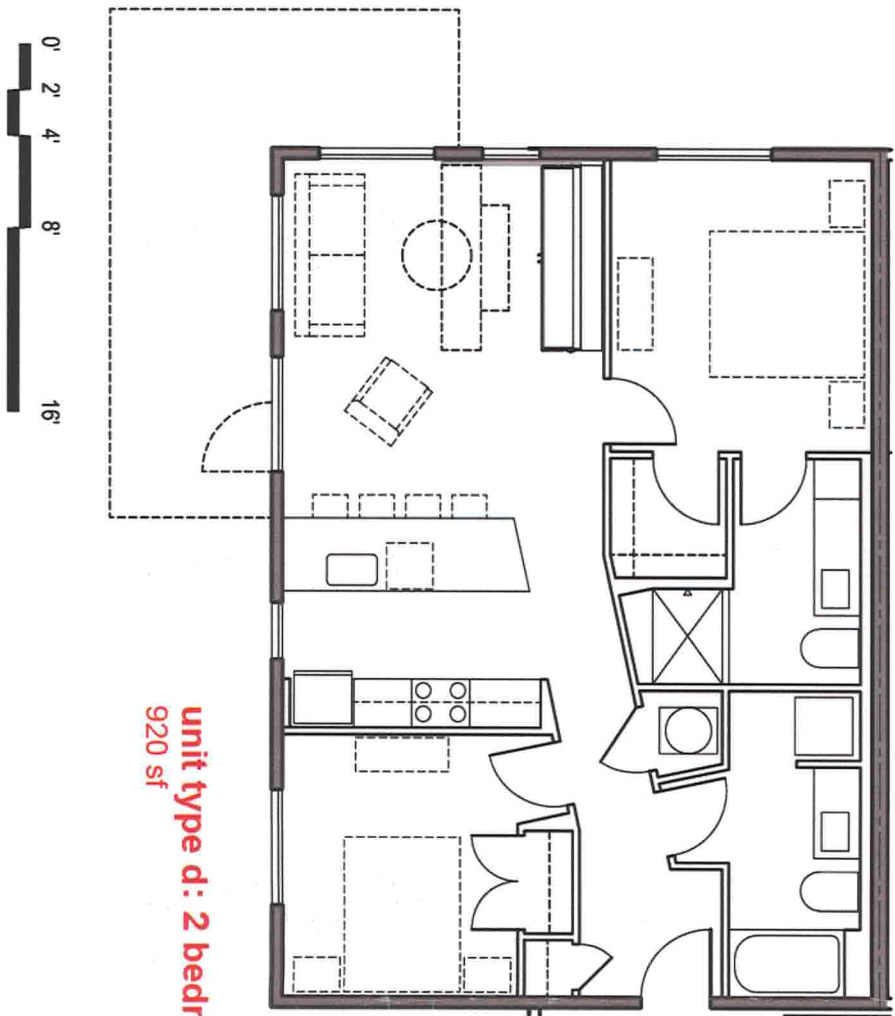


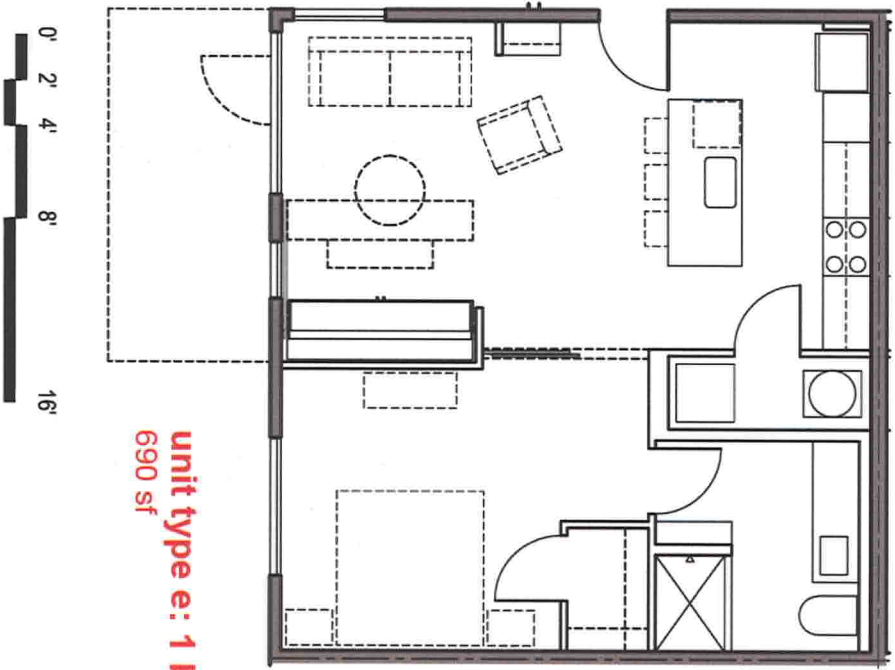
Exhibit 63
to
11.7.2023 Council Minutes

unit mix per building			
floor	1-bedrm	2-bedrm	
1	4	4	8
2	4	4	8
total	8	8	16

Unit Layouts:



unit type d: 2 bedroom, 2 bath
920 sf



unit type e: 1 bedroom, 1 bath
690 sf

Unit Mix: Live/Work

Building Layout:

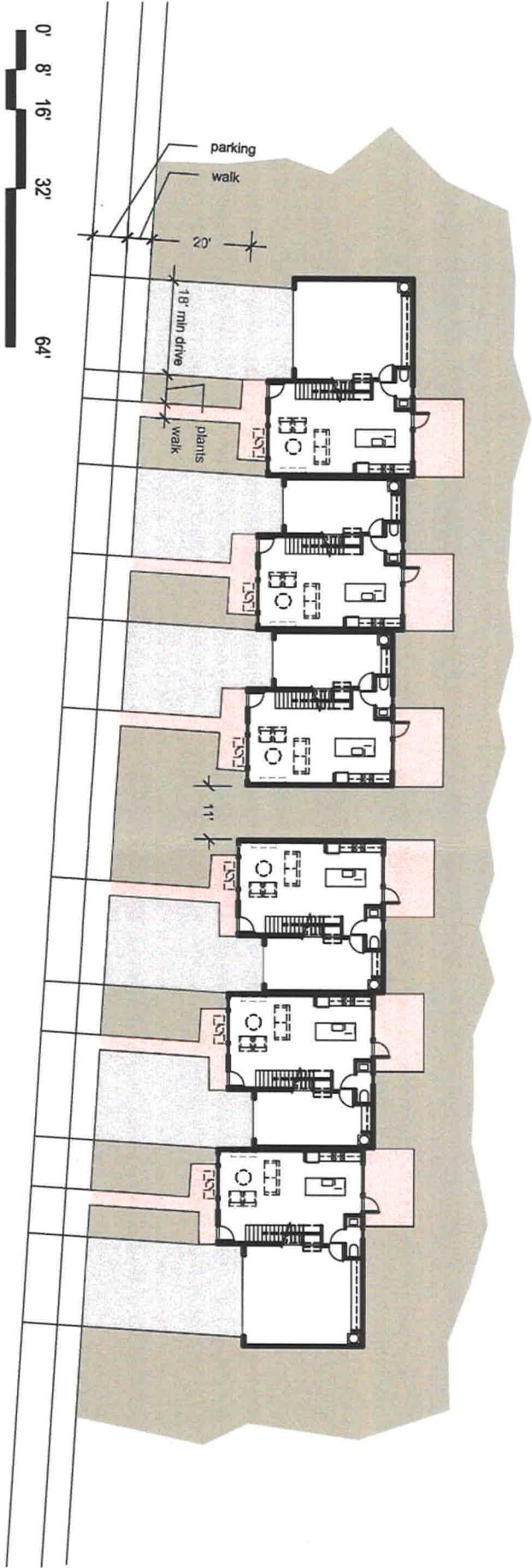
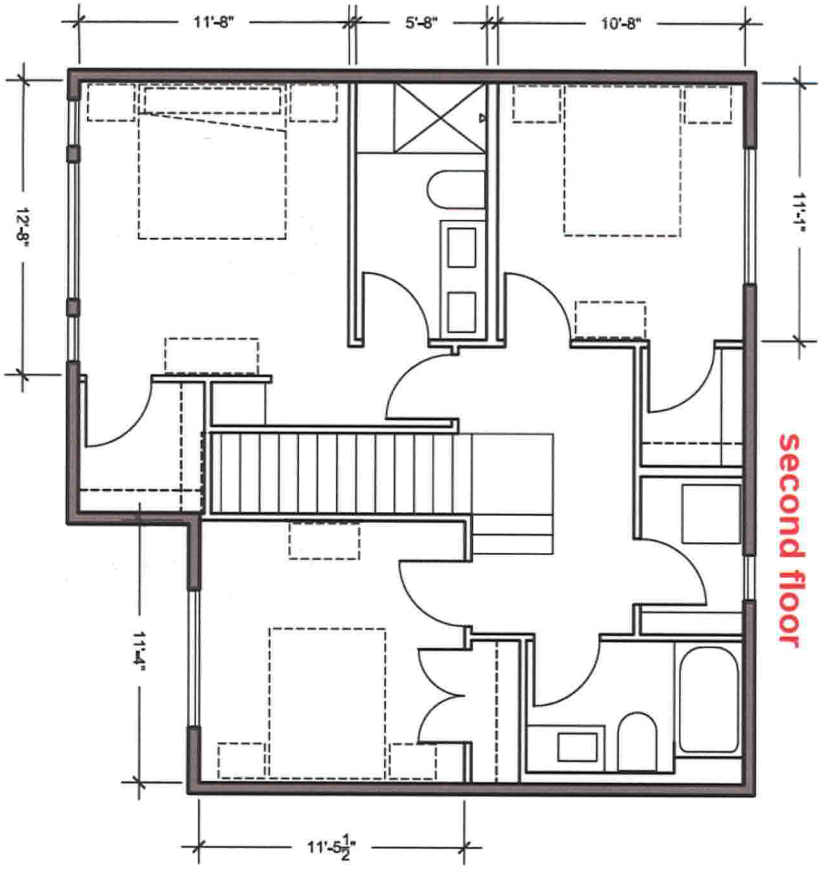
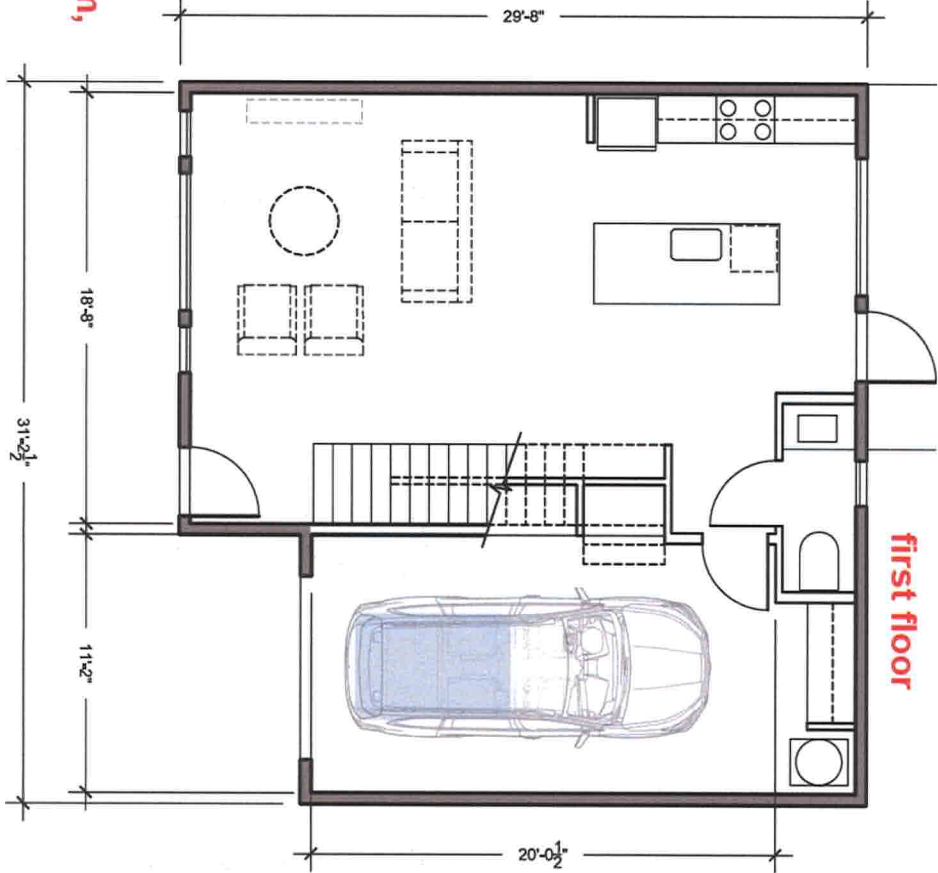


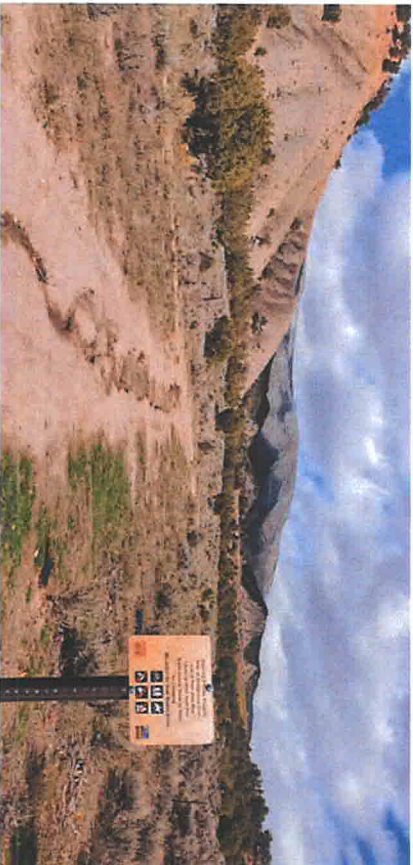
Exhibit C4
to
11.7.2023 Council Minutes

Unit Layouts:

unit type f: 3 bedroom,
2.5 bath
1,400 sf + garage



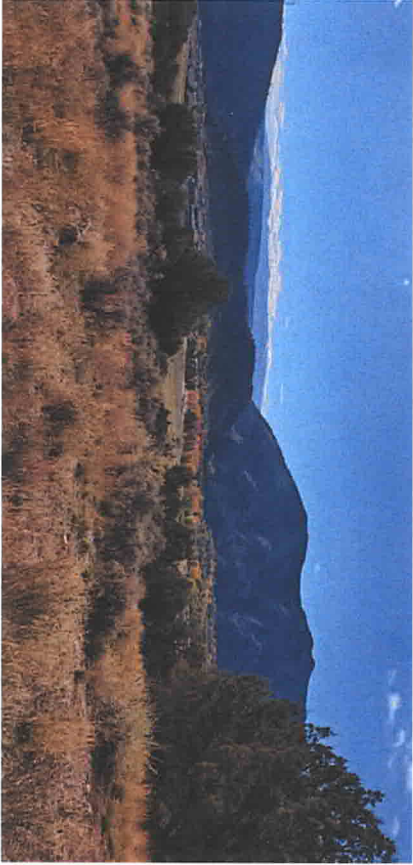
Unit Mix: Townhouse



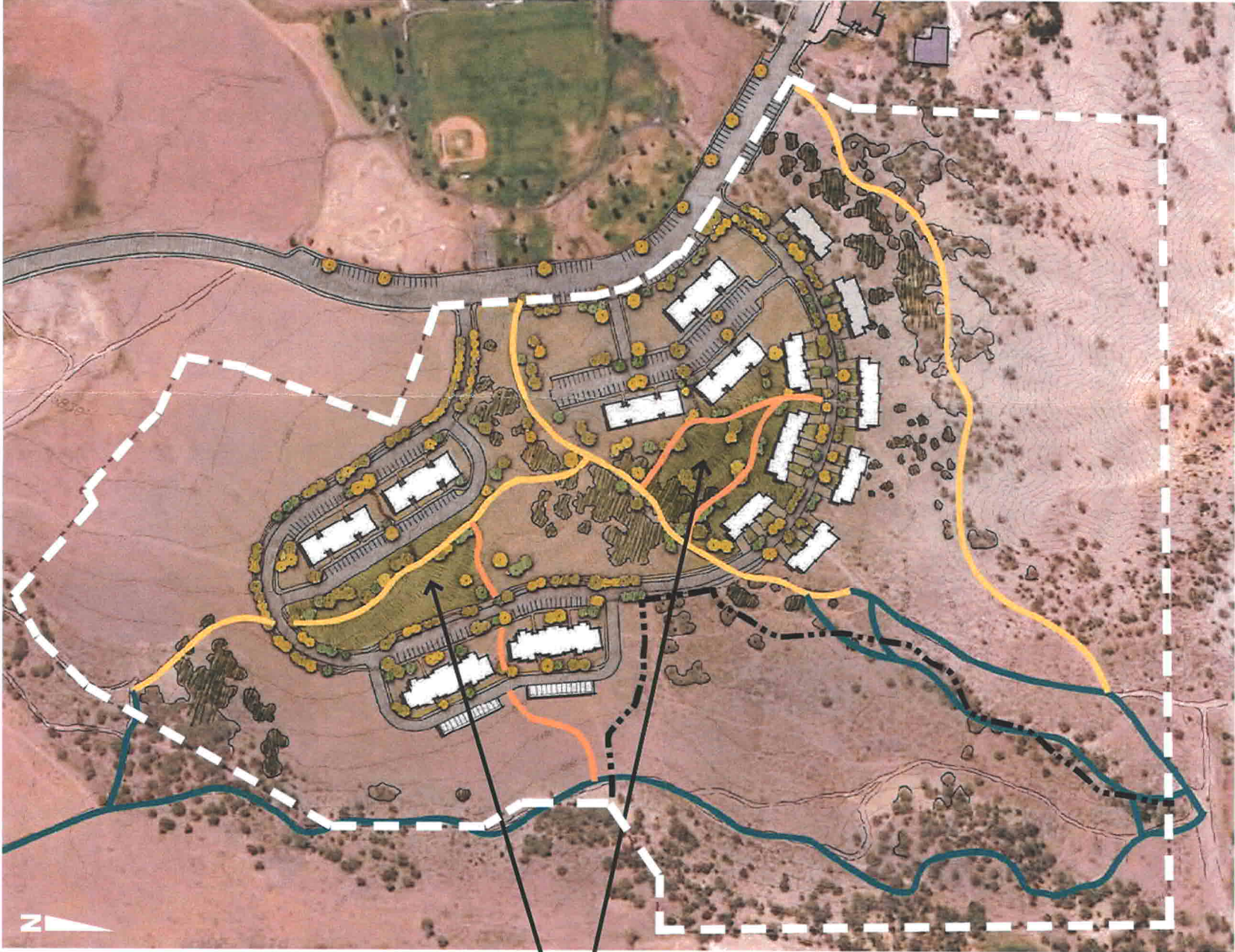
Preserve existing trails where possible (and per the trails agreement), realign trail connections through development



Create publicly accessible trailhead via Vix Park parking area



Dedicate additional parcel area to public open space



- EXISTING TRAIL NETWORK:
public access to remain
- PROPOSED TRAILS:
for public access
- PROPOSED TRAILS:
for private use

POCKET PARK/OUTDOOR
COMMON SPACE

Site Amenities

Note:
The proposed streetscape sections vary from recently-established minimum dimensional standards. This project proposes a modification to the standard to meet the intent of the standard while limiting total pavement area

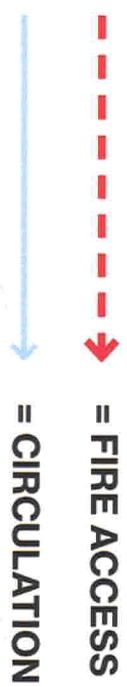
Wildfire suppression
existing two-track path to remain

Wildfire suppression
approximate location of hydrant

Main development roadway (dedicated R.O.W)
two-way directional traffic with (proposed sections on following pages)

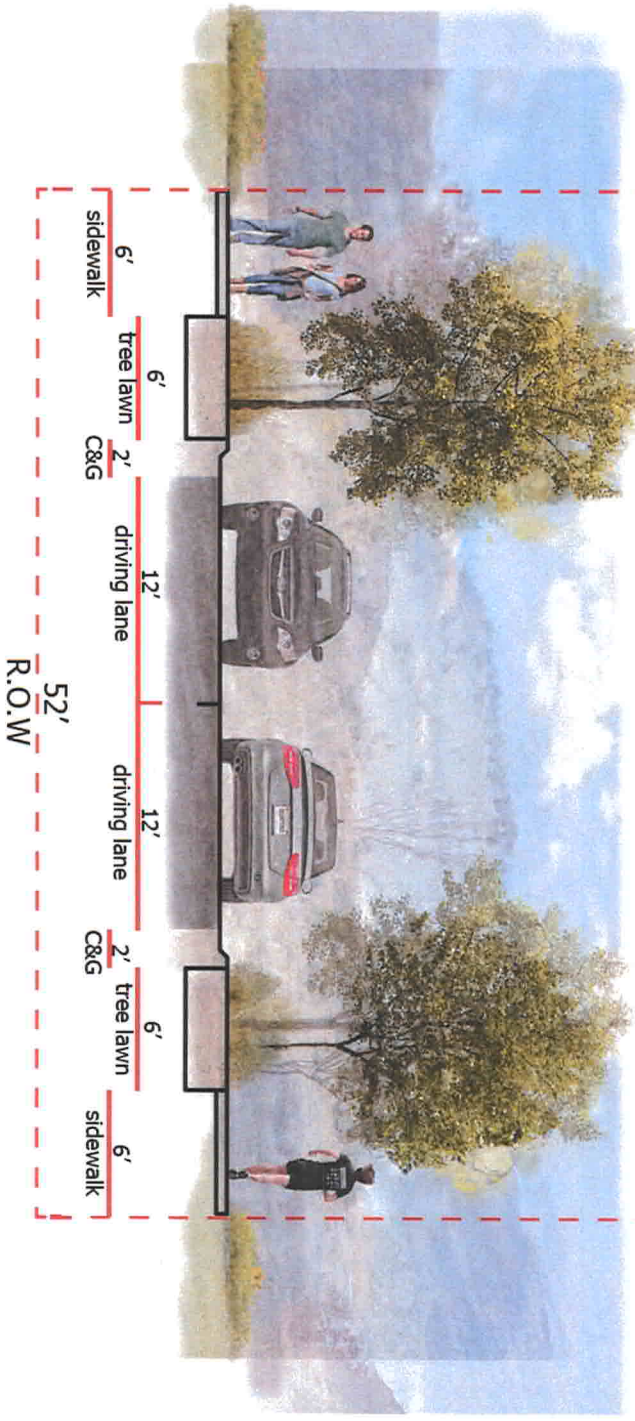
Private drives
two-way directional traffic with 90 degree parking stalls.
Minimum 22' access drive width (edge-to-edge of asphalt)

N Wildhorse Drive
extend from north to south and provide access to development entrances and connect to existing developments to north and south. Parking along N. Wildhorse, for Vix Park/public use, to be coordinated with town of New Castle.

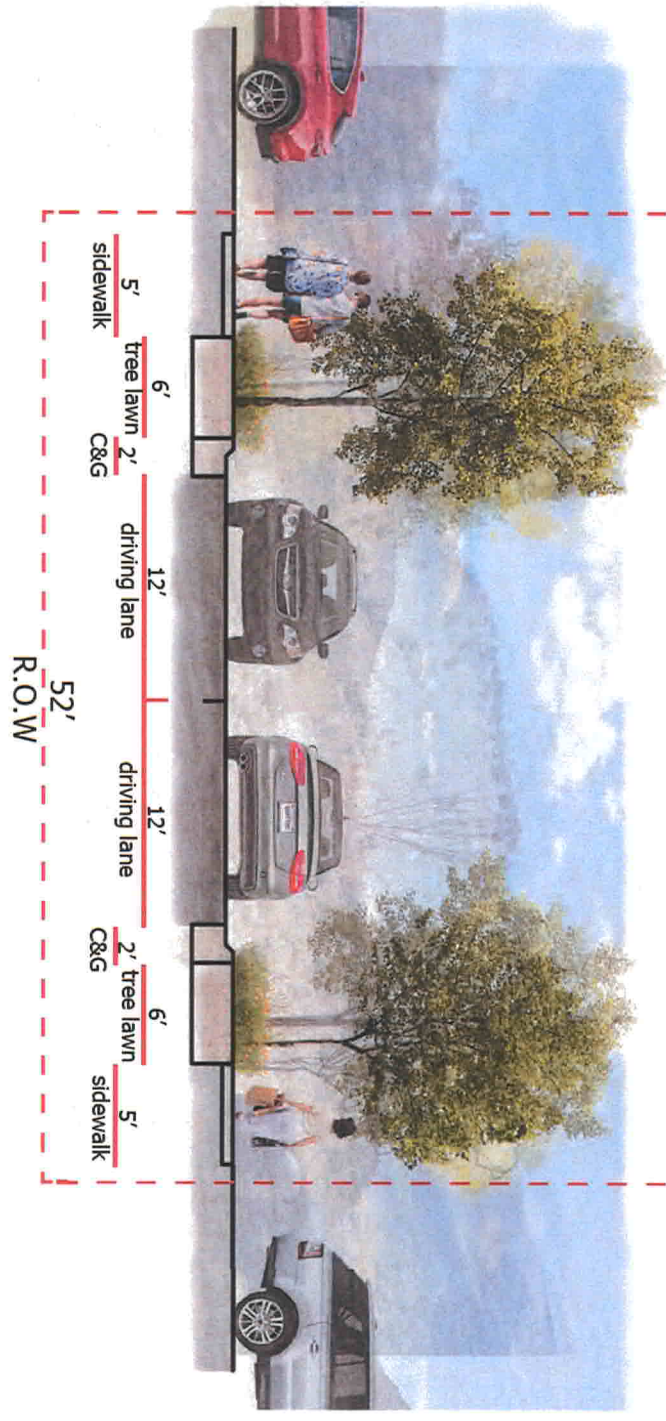


Traffic Circulation

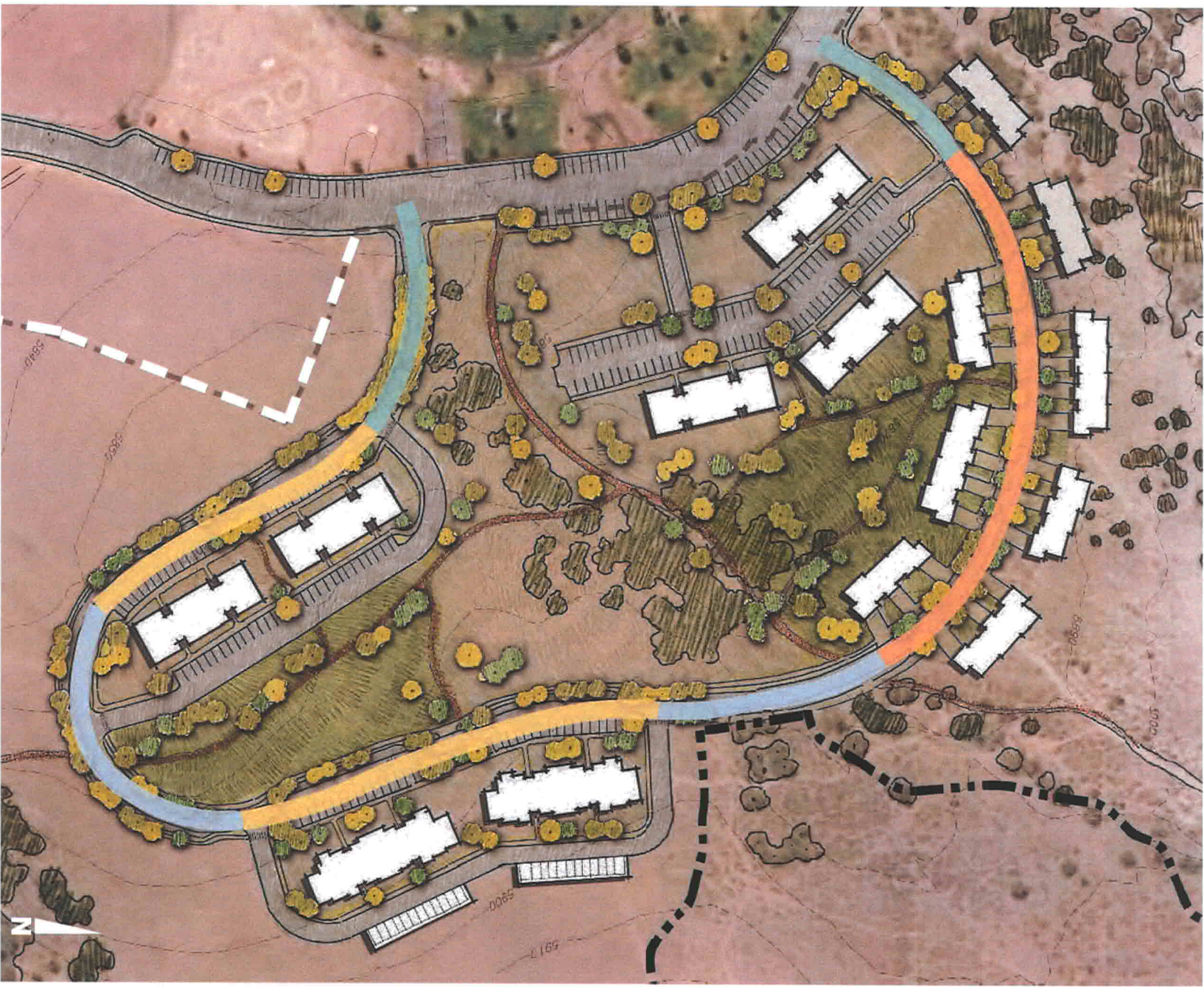
11.7.2023 to Council Minutes

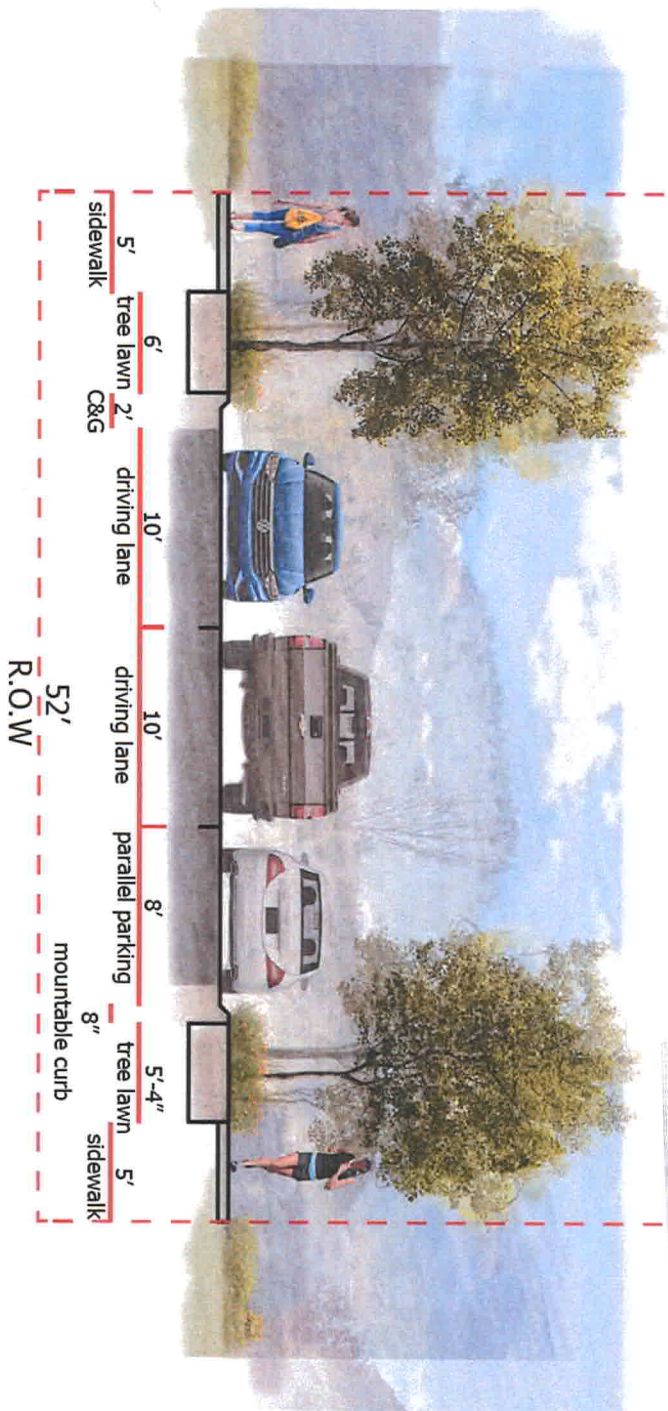


Townhouses ROW

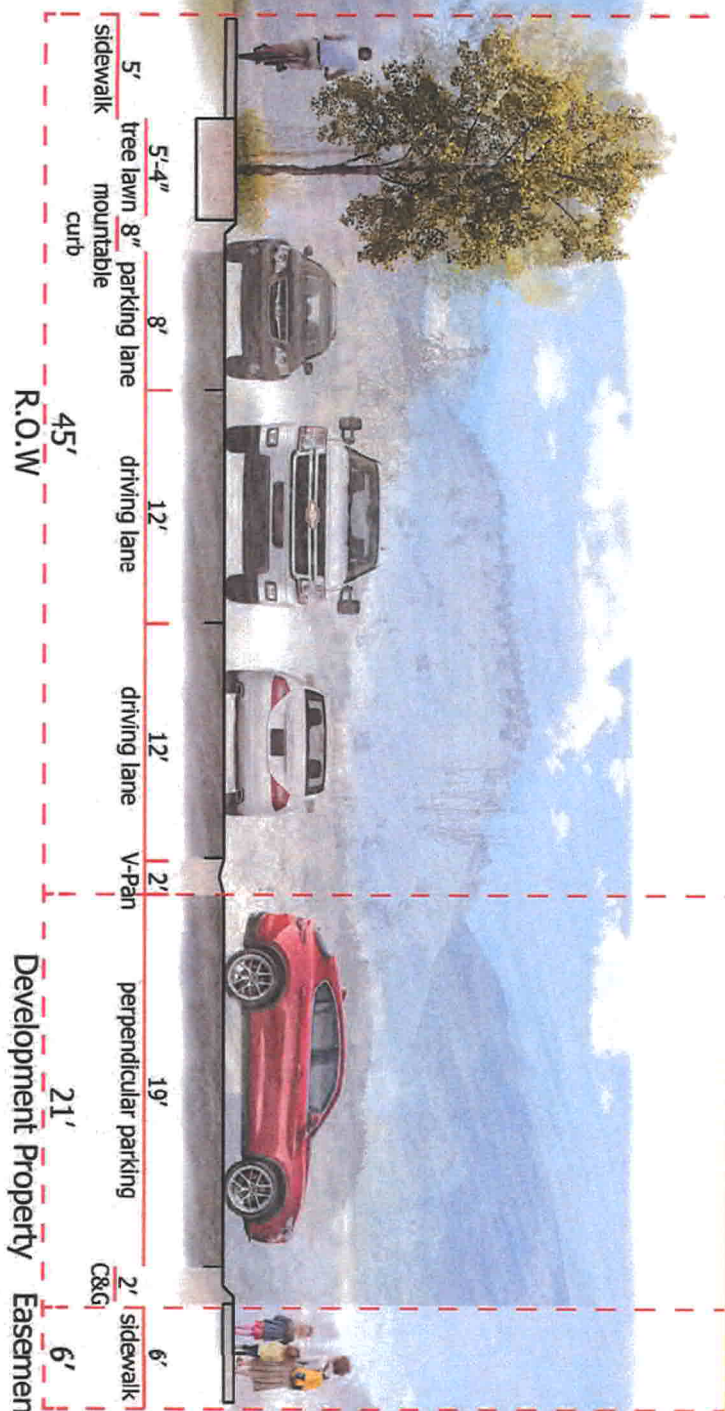


Typical Right-of-Way Conditions

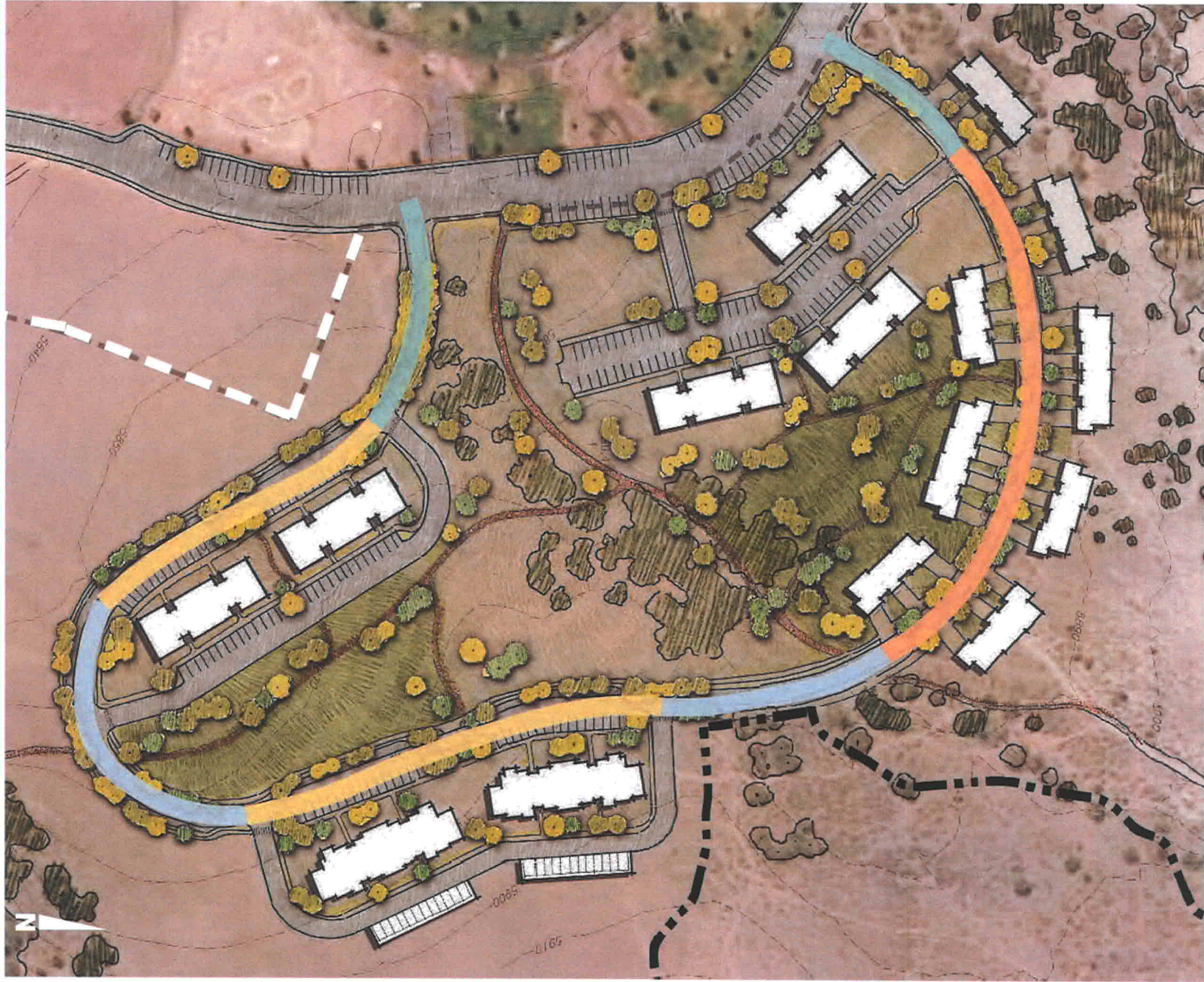




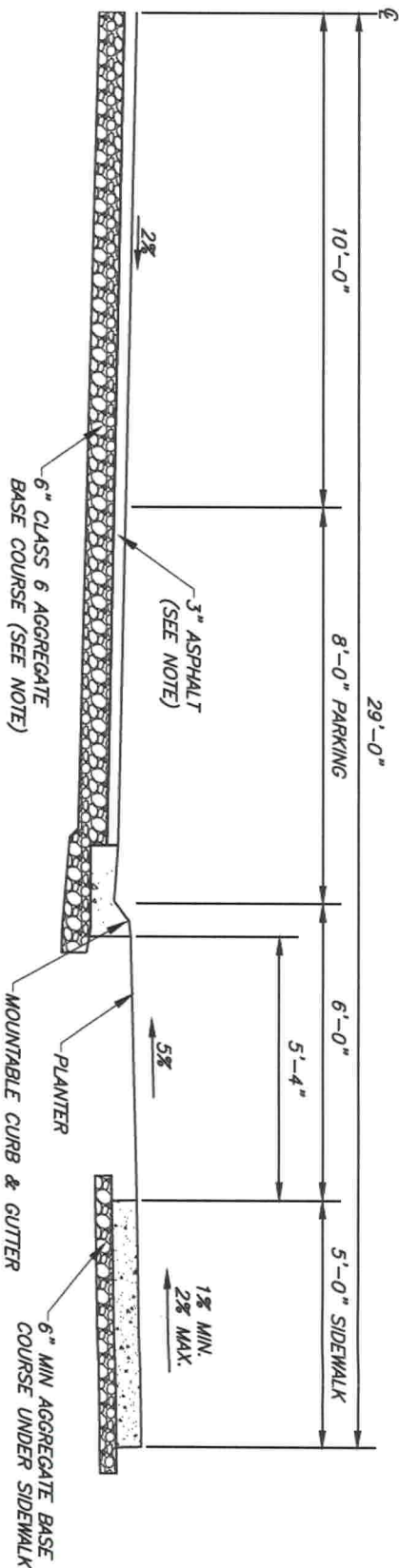
Perpendicular Parking ROW



Typical Right-of-Way Conditions



Town of New Castle Street Design Standard ROW:



RESIDENTIAL STREET 58'-0" ROW

NOT TO SCALE

- Deviations from Street Design Standards Reasoning:**
- Street use for residents - does not connect to other roadways
 - Off-street parking accommodates required spaces per town code, parallel parking is excess on top of requirement
 - Entry to neighborhood character is enhanced by wider tree lawns and sidewalks, parallel parking not necessary this far from buildings
 - Driveway crossing at townhouses ROW interferes with parallel parking opportunities

Exhibit E4
to Council Minutes
11.7.2023



Townhomes Guest Parking Options:

= Blue ROW (52' Total)

- Parallel parking on 1 side
- 4' wider asphalt than current ROW

YIELDS APPROX. 16 GUEST SPACES

+

= Town Standard ROW (58' Total)

- Parallel parking on both sides
- 8' wider asphalt than current ROW

YIELDS APPROX. 30 GUEST SPACES

1 2 = Perpendicular Guest Parking (requires ROW redesign)

YIELDS APPROX. 25 GUEST SPACES

Blue ROW begins, additional 11 parallel guest spaces available

*Total site-wide parallel parking capacity with current proposed ROW conditions = 58-68 spaces

Typical Right-of-Way Conditions



The 2021 IECC includes numerous updates. Below are some of these more relevant provisions for residential structures:

Building Envelope

- Increased insulation requirements and reduced fenestration U-factors and solar heat gain coefficients;
- Revised air leakage requirements;
- Revised duct testing requirements – all ducts tested whether or not they are inside the thermal barrier;
- Clarification of air barrier and insulation installation requirements;
- 3.0 ACH at final blower door testing;

Mechanical Systems

- Updated equipment efficiency requirements;
- Clarification on duct location and insulation requirement;;
- Removed exception for duct testing in conditioned space;
- New mechanical ventilation system testing requirements;

Electrical Power and Lighting Systems

- New exterior lighting requirements for limited residential buildings – automatic shut off when daylight is present;
- New interior lighting controls requirements – either a dimmer, occupant sensor, etc;
- All permanent lighting to be high efficiency;
- Automatic controls for snowmelt systems, pools, and spas;