



Project Name: 76th Street – Superior
Applicant: Carmel Partners
Date: June 1st, 2026

Executive Summary

Carmel Partners proposes the development of a 336-unit, three-story multifamily residential community on approximately 12.76 acres located at 7494 Marshall Drive, at the intersection of Marshall Road and 76th Street. The property is currently located in unincorporated Boulder County and zoned Agricultural. The application requests annexation into the Town of Superior and approval of a Planned Development (PD) to establish zoning and development standards for the site. The project delivers housing near Superior Marketplace, regional transit (US 36 / RTD Park-n-Ride), employment centers, and open space.

Annexation – Rationale and Benefit

The proposed annexation and development provide clear and measurable Town benefits:

- 336 multifamily homes, including 51 permanently restricted affordable units (15%) at 80% AMI.
- Completion of 76th Street frontage improvements including curb, gutter, sidewalks, and multimodal upgrades.
- Wildfire-resilient development compliant with the 2025 Colorado Wildfire Resiliency Code.
- Expansion of the Town’s tax base and infrastructure network.
- Improved pedestrian, bicycle, and potential trail connectivity.
- Implementation of a property within Opportunity Area #1, as envisioned in the 2025 Comprehensive Plan.
- Support local school enrollment stability. At its February 23, 2026 presentation to Town Council, Boulder Valley School District (BVSD) identified declining enrollment driven in part by limited housing inventory, residents aging in place, and greater housing availability in surrounding districts. Adding new multifamily housing in Superior expands attainable options for families and workforce households, helping stabilize long-term enrollment.

Entitlements Summary

The project will be zoned via Planned Development (PD). The property is currently located in Unincorporated Boulder County and zoned for Agriculture. Therefore, the project will require both a PD and Annexation approval, and these are both reflected on the development application with approvals being pursued concurrently. The PD will establish the zoning for the property, including allowed uses, architectural requirements, setback requirements, height restrictions, density, and landscaping requirements. Should the PD and Annexation be approved, the applicant will submit a Final Development Plan (FDP) at a later date, which would also be subject to Town Council approval.

Project Overview

The proposed zoning and land use for the property will allow multi-family residential and accessory uses (i.e. clubhouse and leasing office). Maximum number of stories will be 3, maximum building height will be 55’, and maximum density will be 26.5 DU/acre. Setbacks and open space are further detailed on the PD drawings.

As currently envisioned, the proposed project features 336 units across 14 separate 3-story buildings and a standalone 6,500 SF clubhouse. Of the 336 units, 51 units (15%) will be restricted to 80% AMI as required by the Town’s Inclusionary Housing ordinance.

Parking is accommodated entirely onsite through a combination of individual detached garages, carports, and surface parking. The total provided parking count is approximately 477 spaces which results in a ratio of 1.42 spaces per unit. Parking amounts and types are further detailed on the supplemental drawings included with the PD application.

Architecturally, the project aims to complement adjacent uses, build on Superior’s contemporary character through high quality durable materials, and increase connectivity to existing open space, trails, pedestrian, and bike paths.

Land Use and Policy Alignment

The proposed project aligns with several Town policy documents, including but not limited to:

- 1) 2025 Comprehensive Plan
 - Draft Future Land Use proposed in the Town’s Comprehensive Plan update (February 10, 2025) – “Medium/High Density (3-4 stories) Residential”
 - i. Carmel Proposed Project: 3-story residential project
 - Open House Feedback noting largest preference for housing for this opportunity area (August 11, 2025) – “41.9% Preference for Housing”
 - i. Carmel Proposed Project: multi-family housing development with no commercial or mixed-use
 - Open House Feedback noting preference for housing for this opportunity area (October 23, 2025)
 - i. Carmel Proposed Project: multi-family housing development
 - Adopted Comprehensive Plan includes multi-unit residential as a potential land use, at a recommended density of 6-25 DU/acre (February 23rd, 2026)
 - i. Carmel Proposed Project: multi-unit residential at 26.5 DU/acre
- 2) Updated Transportation Plan (August 11, 2025) – Complete Roadway Section along 76th Street frontage recommended
 - Carmel Proposed Project: Would complete this scope along the property’s 76th Street frontage (curb, gutter, sidewalks)
- 3) 2023 Housing Needs Assessment (December, 2023) – “Community housing (also known as the housing continuum) encompasses a wide range of housing needs within an area, not only focused on affordable, or workforce, but all types of housing for people with a diversity of needs. While private, market-rate housing development is essential and desired in many areas, an intentional focus on supporting the development of housing that is attainable and accessible to a wide range of incomes, ages and social status is necessary to maintain a diverse, healthy, and prosperous community”
 - Carmel Proposed Project: Would provide additional housing that is attainable and accessible to a wide range of potential residents
- 4) 2025 Housing Strategies adopted (January 27, 2025) – “Objective 1: Increase Housing Choices for People, Objective 2: Support & Promote Local and Regional Affordable Housing Efforts, Objective 3: Remove Housing Barriers for Those Who Often Encounter Them”
 - Carmel Proposed Project: Would provide additional housing choice supply, variability, and affordability
- 5) Resolution No. R-10 (Series 2018) supporting the goals of the Boulder County Regional Housing Partnership’s (BCRHP) Regional Housing Strategy to have 12% regional affordable housing stock by 2035
 - Carmel Proposed Project: 15% (51 units) of the units would be reserved for residents at 80% AMI

- 6) Ordinance 0-18 (Series 2020) adopting inclusionary housing requirements for new residential developments of 10 units or more to include 15% of the units restricted at 80% AMI
- Carmel Proposed Project: 15% (51 units) of the units would be reserved for residents at 80% AMI

Concept Plan Presentation

Carmel Partners presented a Concept Plan Presentation to Town Council on November 10th, 2025. The feedback from that presentation is summarized below, with responses.

Affordable Housing

- Feedback – Town Council members noted the importance of affordable housing. There was discussion regarding the Inclusionary Housing Ordinance (IHO). Mayor Lacis mentioned that for an annexation the IHO should be considered as a minimum requirement. Council Members noted that there is a need for affordable housing at different levels of AMI, in addition to the 80% AMI required in the IHO.
- Response – The proposed project includes 51 units (15%) restricted to 80% AMI, as required by the Town’s Inclusionary Housing ordinance. It is not economically feasible to provide additional affordable units.

Density

- Feedback – Several Council members expressed an interest in increasing density in this area due to Town housing strategy and needs, and due to the fact that this property has limited direct SFH neighbors. They also mentioned concern that delivering low density could create future compliance concerns tied to State legislation requirements (i.e. HB 24-1313).
- Response – Carmel noted that we are trying to balance the Town’s housing goals with Community feedback. The original concept included 376 units. Based on feedback received at the February 2nd, 2026 Community Meeting, Carmel elected to remove 40 units resulting in a revised unit count of 336, a reduction from 29.5 DU/acre to 26.5 DU/acre.

Traffic

- Feedback – several Council Members noted concerns over traffic impacts caused by the proposed development.
- Response – Carmel has completed a traffic impact study with Fox Tuttle Transportation Group, which notes that the proposed development will be supported by the existing traffic infrastructure, complies with the 2025 Transportation Plan, and no further infrastructure improvements are required.

Acoustical/Environmental Concern

- Feedback – one Council Member expressed concerns over acoustical concerns with the adjacent CDOT property, and environmental concerns with materials that CDOT has stored.
- Response – Carmel has a vested interest in addressing acoustical and environmental concerns, to ensure successful leasing and resident satisfaction at the property. Carmel recently completed an acoustical study at the property. We have had conversations with CDOT regarding their day-to-day operations at the adjacent property. Carmel will review the acoustical study results and address any acoustical concerns with enhanced design details in affected units.

Sustainability

- Feedback – one Council Member expressed that the Town’s Sustainability code should be considered a base minimum requirement. It was noted that the Town also plans to update the Sustainability code soon.

- Response – Carmel is committed to complying with the Town’s Sustainability code requirements. See further detailed Sustainability section below for further details.

Playground

- Feedback – there were requests from one to two Council Members to consider adding a playground on property.
- Response – Carmel has incorporated a playground amenity for the community. Exterior amenity spec selections will be reviewed and approved during the FDP process.

Transportation & Infrastructure

A Traffic Impact Study prepared by Fox Tuttle Transportation Group concludes that the existing surrounding roadway network can accommodate the projected traffic volumes, and therefore the project complies with the Town’s 2025 Transportation Plan. The project will complete the recommended Roadway Section along its 76th Street frontage, improving multimodal connectivity.

Community Outreach Overview

An initial neighborhood meeting was held February 2nd, 2026 and attended by approximately 26 community members. In an effort to discuss our plans with a larger audience, Carmel distributed invite flyers to 304 total addresses which included all of Sagamore and Original Town Superior neighborhoods. This is above and beyond the standard development notice area of 1,000 feet as required for hearings per Town code. Neighborhood feedback focused primarily on density, evacuation impacts, fire resiliency, traffic impacts, and community amenities. The project team evaluated this feedback and subsequently revised the project in several meaningful ways to respond to community concerns.

Project Changes in Response to Community Feedback

Community Concern	Project Response
Concerns over project density	-Reduced proposed unit count from 376 units to 336 units -Removed previous ¾ split buildings – all buildings are now 3 stories -Increased setbacks from 10’ to 30’ along western property line, 15’ to 20’ along NW corner -Increased open space from 37.6% to 47.2%
Evacuation impacts	Conducted evacuation impact analysis with area expert Kimley-Horn
Fire resiliency	Enhanced focus on fire-resistant design and defensible space planning. Further detailed below
Traffic Impacts	Completed traffic study with Fox & Tuttle that notes the existing Town infrastructure can support the proposed development
Lack of Community Amenities	Optimized open space on site. Added dog park and playground in site design

Direct Resident Outreach

Following the February 2nd neighborhood meeting, there was a Comp Plan update presentation provided to Town Council on February 9th. For individuals who expressed concern regarding the proposal at either events, the project team pursued online research to identify available contact information and facilitate direct outreach. As further detailed in the table below, ten (10) community members were contacted directly and invited to discuss the project revisions either virtually or in person.

Community Member	Original Contact Date	Attended Neighborhood Meeting	Provided Public Comment at 2/9/2026 Comp Plan Hearing	Follow-Up Method	Follow-Up Date	Notes
Resident 1 & 2	7/16/2025	Yes	Yes	Email	n/a	Met in person with Resident 1 & 2 prior to Concept Plan Presentation. Have been in continued contact since. The Concept Plan Presentation site plan featured a 15' setback and a ¾ story split building along the shared property line. In the revised plan, one building was entirely removed along this property line, and the remaining building was changed from a ¾ split building to a 3-story building. Additionally, the setback was increased to 20'. We offered to meet again in March/April 2026 to discuss design changes, and they noted they were not interested in discussing further
Resident 3	3/13/2026	Yes	Yes	Email	5/8/2026	No response to original or follow up email
Resident 4	3/13/2026	Yes	Yes	Email	5/8/2026	No response to original or follow up email
Resident 5 & 6	3/13/2026	Yes	Yes	Email	5/8/2026	No response to original or follow up email
Resident 7	3/24/2026	No	Yes	Email	5/5/2026	Responded via email; expressed continued opposition and no interest in meeting or further discussion
Resident 8	3/24/2026	No	Yes	Email	n/a	We asked Resident 7 if they would provide her neighbor's (Resident 8) contact information. Resident 7 noted in her response that she forwarded our email to Resident 8 and they noted they were not interested in meeting or further discussion
Resident 9	4/2/2026	No	No	Email	4/24/2026	Resident 9 provided public comment at the BVSD Town Council meeting 2/23/2026. We discussed his concerns re: declining

						enrollment at BVSD and support for new housing
Resident 10	4/27/2026	No	No	Email	5/5/2026	Resident 10 provided public comment at the WUI code adoption Town Council meeting 3/23/2026. Resident 10 is the Sagamore liaison to Wildfire Partners (Boulder County). Reached out via email to discuss Resident's lessons learned on WUI compliance. Resident provided additional feedback on our proposed site plan, including that a playground should be considered. We confirmed our commitment to be compliant with WUI code and adding a playground

Stakeholder Outreach

In addition to resident outreach, the project team engaged with a range of community and business stakeholders to better understand broader housing, economic, and community considerations. These discussions provided additional context regarding local housing demand, workforce housing needs, and the relationship between housing and the long-term economic vitality of the community.

Stakeholder	Contact Date	Notes
Guardian Storage	9/31/2024	We have met and held several calls with Guardian Storage in the past 20+ months. We believe multi-family is complementary to the existing storage use. We have worked with Guardian Storage to ensure their existing exterior sign visibility is preserved from US-36.
Brixmor (Superior Marketplace)	10/22/2024	We have met and held several calls with Brixmor in the past 20+ months. We believe multi-family is complementary to the existing retail use.
RTD	1/31/2025	RTD provided a letter of support for the proposed land use. We anticipate the proposed multi-family will increase RTD ridership at the nearby Park-n-Ride location.
Dog Tag	6/10/2025	We spoke by phone to Dog Tag in June 2025. We believe multi-family is complementary to the existing use. We anticipate future residents to utilize dog daycare and boarding services provided by Dog Tag.
CDOT	6/10/2025	We have spoken to CDOT several times over the past year in an effort to better understand their operations at this property and project awareness.
Chamber of Commerce	3/11/2026	We presented to the Superior Chamber of Commerce on the March 30 th , 2026 Board meeting.
Sports Stable	3/30/2026	We met with Sports Stable representatives in March 2026.
Target	4/2/2026	We met with the Target Store Manager (Ben) in April 2026.
Casa Agave	4/2/2026	We met with Casa Agave Owner (Monica) in April 2026.

Costco	4/2/2026	We met with Costco's store management (Kate/Ronnie) in April 2026.
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WUI Code Update & Wildfire Resiliency

The State of Colorado recently adopted the 2025 Colorado Wildfire Resiliency Code which applies to areas designated as the Wildland Urban Interface (WUI). The Town of Superior adopted the WUI code at its March 23rd, 2026 Town Council meeting. This property is located at the eastern edge of the Wildland Urban Interface. The proposed project will comply with the WUI code update, which includes, but is not limited to: restrictions on landscaping density and adjacency to buildings, landscape materiality, and exterior building material fire ratings. The requirements related to landscaping are further detailed in the landscape exhibit included in the application. Furthermore, the code can be referenced at C.R.S. § 31-16-202, published by the Colorado Wildfire Resiliency Code Board. Wildfire resilience has been a guiding consideration throughout all phases of site design.

Wildfire Resiliency – Agency Coordination

Carmel Partners proactively met with 7 different agencies/departments with a focus on fire resiliency. These meetings and discussions are summarized in the table below.

Agency / Department	Representatives	Topics Discussed	Project Response / Adjustment
-Town of Superior – Disaster Preparedness and Recovery -Boulder County – Office of Emergency Management -Boulder County – Sheriff -Mountain View Fire Rescue	-Allison James, Manager -Mike Chard, Office Director -David Salaman, Sergeant -Michelle Kelly, Fire Marshal	Emergency access, fire apparatus compliance, Marshall Fire After Action Report, Evacuation Impact Study	We have met with this group of agencies together a few times over the past 6 months. In initial discussions, the focus was discussing site specifics such as emergency access and fire apparatus compliance. The recent discussions have focused on the Marshall Fire After Action Report and confirming assumptions for utilization in the Evacuation Impact Study.
Colorado State Forest Service	-Janae Malpas, Wildfire Mitigation Program Specialist & CO State FireWise Liaison	FireWise & home hardening resources	We met with Janae in April 2026. We found her information listed on the FireWise website as the CO State Liaison. Janae noted that FireWise requirements apply to existing and single family home communities in lieu of new proposed multi-family development. We plan to continue conversations with FireWise to see if a criteria for multi-family becomes available in the future. Janae connected us with Meg with Wildfire Partners.
Wildfire Partners	-Meg Halford, Forest & Grasslands Management	Mitigation, home hardening, landscaping standards	We met with Meg in April 2026. Wildfire Partners is a non-profit that educates, motivates, and supports Boulder County residents in preparing for future wildfires. Meg provided feedback on our site plan and landscaping standards, including species and adjacency to building. Meg introduced us to Stefan and Joe.

Boulder County – Parks and Open Space	Stefan Reinold, Direction – Land Stewardship Joe Swanson – Sr. Weed Specialist	Open Space grazing, vegetation management	We met with Stefan and Joe in April 2026. The focus of this discussion was on wildfire mitigation in the adjacent Boulder County Open Space and ways to partner/collaborate with them to improve wildfire resiliency at the proposed project. We discussed the mowing and grazing mitigation activities and the related agricultural leases. There was discussion that grazing mitigation is most impactful. The County is working on implementing geofencing technology to focus grazing activities in sensitive WUI areas. There was discussion regarding the County’s informal mowing activities of the area between the western Sagamore homes and Open Space. There was an informal commitment to partner/collaborate on similar mowing activities for the area adjacent to the proposed multi-family development.
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Wildfire Resiliency – Design/Operations Changes & Considerations

- Reduction in density to reduce potential evacuation impacts
- Incorporated 30’ fire break (rock gravel) at increased setback along western property line
- Coordination with Boulder County – Parks and Open Space for ongoing mitigation efforts of the 30’ fire break and the adjacent 100’ wide access road berm with mowing and grazing
- WUI Code compliant design, as further detailed in the table below
- Ongoing evaluation of evacuation and emergency access considerations
- Continued coordination with relevant agencies during the review process

WUI Compliance

Category	Requirement	CWRC Code Reference	Notes
Roofing	Class A roof covering or assembly required	CWRC §403.2, §404.2	Building design will comply.
Roof Ember Protection	Roof assembly gaps/profile spaces must resist ember intrusion	CWRC §403.2.1	Building design will comply.
Gutters & Downspouts	Noncombustible materials required	CWRC §403.3	Building design will comply.
Ventilation Openings	Ember-resistant attic, soffit, crawlspace, and underfloor vents required	CWRC §403.4, §404.4	Building design will comply.
Exterior Walls	Must use ignition-resistant, noncombustible, heavy timber, or 1-hour-rated assemblies	CWRC §404.3	Building design will comply.
Exterior Wall Coverings	Exterior cladding must comply with approved ignition-resistant/noncombustible standards	CWRC §402.3, §404.3.1	Building design will comply.

Eaves & Soffits	Eaves/soffits must be enclosed or protected	CWRC §404.5	Building design will comply.
Underfloor Areas	Underfloor spaces must be enclosed/protected	CWRC §404.6	Building design will comply.
Decks & Balconies	Decks, balconies, and projections must use ignition-resistant/noncombustible/heavy timber materials	CWRC §404.7	Building design will comply.
Windows / Glazing	Exterior glazing must be tempered, multilayered, glass block, or fire-rated	CWRC §404.8	Building design will comply.
Exterior Doors	Exterior doors must be noncombustible, fire-rated, or solid-core wood	CWRC §404.9	Building design will comply.
Garage Doors	Maximum 1/8" perimeter gap allowed	CWRC §404.10	Building design will comply.
Accessory Structures	Detached structures must comply with hardening requirements	CWRC §404.11	Building design will comply.
Structure Ignition Zone 1 (0–5 ft)	Noncombustible immediate zone required	CWRC §502.1 / §503.1	Landscape design complies.
Zone 1 Trees	No new trees within immediate zone	CWRC §503.1.3	Landscape design complies.
Structure Ignition Zone 2 (5–30 ft)	Fuel reduction and vegetation spacing required	CWRC §503.2	Landscape design complies.
Structure Ignition Zone 3 (30–100 ft)	Vegetation thinning and canopy separation required	CWRC §503.3	Landscape design complies.
Fencing	Fencing within 8 ft of structures must be noncombustible or ignition-resistant	CWRC §502.6	Landscape design complies.
Retaining Walls	Retaining walls near structures must be noncombustible or ignition-resistant	CWRC §502.5	Landscape design complies.
Address Markers	Buildings require visible permanent addressing	CWRC §502.4	Building design will comply.
Road Signage	Fire access roads and driveways must be marked	CWRC §502.2	Site design will comply.
Ongoing Maintenance	Buildings, vegetation, and defensible space must be maintained continuously	CWRC §101.8	Property operations to comply.

Ongoing Commitment

The project team remains committed to transparent engagement and continued coordination with Town staff, community members, and relevant agencies throughout the entitlement process. The outreach and coordination efforts summarized in this memorandum reflect a good-faith effort to respond to community concerns, improve the project, and prioritize wildfire resiliency and public safety.

Comprehensive Plan

The Town adopted the 2025 Comprehensive Plan at its February 23rd, 2026 Town Council meeting. This property is detailed further in the Comprehensive Plan as Opportunity Area #1. Additionally, this property is one of four separately owned parcels that are included in Opportunity Area #1. The Comprehensive Plan details opportunities vs. constraints for this property as further addressed below.

Opportunities

- Continue to build on the approved Guardian Storage expansion and annexation

- Site has proximity to the Superior Marketplace and strong vehicular and pedestrian connections to support potential housing
 - Carmel Proposed Project: multi-family housing development.
- Potential for trail connection to open space
 - Carmel Proposed Project: Carmel is supportive of adding a trail connection to the open space to the west, subject to further review and approval from Boulder County.
- Missing middle housing
 - Carmel Proposed Project: 3 story multi-family housing aligns with the Town of Superior’s 2025 Housing Strategies **Missing Middle Housing** definition “Refers to a range of housing styles between a single family home and high density development. See image below.”



Constraints

- Existing pond and drainage swale will require mitigation with development
 - Carmel Proposed Project: refer to Environmental Report.
- Adjacent uses will require a buffer/transition between residential zones
 - Carmel Proposed Project: setbacks included to adjacent uses. The original concept included 10’ setbacks around the property. Based on subsequent feedback from the community meeting, the northwest setbacks was doubled to 20’, and west setback increased to 30’
- No existing pedestrian or bicycle connections
 - Carmel Proposed Project: proposed development will improve 76th Street frontage (curb, gutter, sidewalk) and improve pedestrian and bicycle connectivity. Carmel is in discussions with Public Works and Planning on potential pedestrian connectivity improvements at the 76th / Marshall Road intersection.
- Wildfire risk
 - Carmel Proposed Project: refer to WUI Code Update & Wildfire Resiliency section above.

Construction

The construction for this project will be phased, with individual buildings seeking Certificate of Occupancy individually, as they are completed. Horizontal infrastructure improvements will be the first construction activity. The first building delivery is anticipated 15-16 months after construction start. There will be rolling building deliveries thereafter, with the final building delivery slated for 25-26 months. The project will be privately financed with a construction loan. During construction, Carmel will comply with Superior’s Residential Green Building Program as it relates to Waste Management Plan.

The project will require FDP approval and construction permits prior to construction start. Any property maintenance would be handled privately prior to construction start. Once construction is complete and the property is operational, there will be no commonly owned or publicly dedicated buildings. Per Town

requirements, the property owner will be responsible for snow removal on the sidewalk, with the Town handling snow removal for the main street ROW.

BVSD

The yield table included below was provided by BVSD detailing elementary student yields from major new subdivisions. We have included the table at the bottom which notes projected yields for the 76th Street property based on different product types and density. Based on the various densities, unit counts, and projected yields, an apartment project yields roughly the same amount of as a SFD or Townhome development. Adding new multifamily housing in Superior expands attainable options for families and workforce households, helping stabilize long-term enrollment.

Elementary Student Yields from Major New Subdivisions 2025

Development	Community	Hsg. Type	Hsg. Units	Elem. Students	2025 Yield	2016-2022 Ave. Yield
Via Varra	Broomfield	Apartment	1,681	57	0.03	0.05
		Condominium	255	3	0.01	0.04
		Townhome	358	12	0.03	0.09
Superior Town Center	Superior	SFD	105	14	0.13	0.23
		Townhome	476	25	0.05	0.09
		Apt.	408	5	0.01 ⁽¹⁾	0.05
Parkdale	Erie	SFD	561	74	0.14	0.23
		Duplex	114	7	0.06	0.07
Silo	Lafayette	SFD	60	2	0.03	0.23
		Townhome	50	4	0.08	0.09
76th Street	Superior	Apt.	336	10	0.03	n/a

(1) Survey completed 9/2025, when Origin was 78% occupied

(2) Study only includes elementary student count

(3) Study does not include younger kids that live in these communities prior to elementary school

76th Street - Projected Yields

	Site Size	Density	Units	Yield	Elem. Students
SFD	12.76	5.5	70.2	0.14	9.8
Townhome	12.76	16	204.2	0.05	10.2
Apartment	12.76	26.3	336.0	0.03	10.1

Sustainability

Carmel plans for all residential buildings to have a fully electric design. The only gas that would be utilized on the property would be the pool equipment and fire pits at the clubhouse building. Carmel’s previous project in Superior, Origin (Downtown Superior) was LEED Gold. We plan to pursue LEED Gold certification at this proposed development.

Projected Water Usage, Conservation, and Efficiency

The projected water usage is outlined on page 2 of the PD drawings titled “Development Standards.” A WUI-compliant landscape design will support water conservation by reduced planting counts and density, paired with waterwise plant selections that reduce irrigation demand. In addition, in alignment with Carmel’s sustainability goals, the project will include high-efficiency plumbing fixtures to further enhance conservation and reduce domestic water use.

Waste Services

Waste services, including trash and recycling, will be provided by a local third party service provider during property operations. Ability to compost will need to be studied further, as we need to confirm what service is available from local service providers.

Impact Statement

The proposed development will have several positive impacts on the Town and adjacent properties, including but not limited to:

- Permit, impact, utility tap, school, and use tax fee revenue
- New property and sales tax revenue – upon Annexation approval
- Construction and permanent job (leasing/maintenance) creation
- First traditional multi-family affordable units since the 2020 IHO was passed, addressing a need for the community, and aligning with Town/County affordable housing goals
- Provide **Missing Middle / Attainable Housing**
- Compliment and support existing adjacent uses – Guardian Storage, Superior Marketplace, and Dog Tag