

From: **Kim Catalano, Project Manager**

To: **Neighbors of the NEW PROPOSED Cima Vista Town House Project on Murray Blvd**

Recent History and Analysis for A New Concept of Development.

For the last 6 months Way Architects, P.C. and The Catalano Way Group have been studying, re-conceptualizing, re-designing and solving problems with the intent of bringing forth an entirely new project that not only improves upon the original design but also better meets the market demands of the immediate neighborhood and the community at large.

The original project was envisioned for 142 Condominiums priced in the \$160,000 to \$200,000 range. The site plan had very little green space and no designs for on-site recreational activities.

Our research and findings indicated that a number of different housing types that the community required were not addressed with the original concept:

One type of new home buyer is looking for modestly priced housing, planned, designed and built to serve an “entry level purchaser” The second type of potential purchaser, “move down families” have similar requirements to the first, but require a slightly modified design that incorporates a bit more space. These buyers often wish to continue living in their old neighborhood but are **hoping to get more for their money while accommodating a shrinking family and the desire for new housing.**

The third type of homeowner is looking for affordable housing that will provide the proper environment for mature active adult who are seeking "less is more" in terms of their future life style without having to leave their longtime neighborhood. They are typically looking **for less upkeep, less outside work and less operating costs.** On the other hand they **want more freedom, more leisure activities and mostly a more secure environment.** They want all of this while maintaining normal day-to-day lifestyles without having to leave family, friends, regular shopping spots, and places of worship.

In order to meet these needs we have completely redesigned the entire development concept. The following is list of the various Regulatory Approval Applications that we will be presenting to the City of Colorado Springs for their consideration and recommendation along with the reasons and motivations.

1. **Development Plan Amendment Submittal.** This application is to convert the former designation from a Condominium concept and to permit the development of Town Houses. This will also allow us to change the architectural plans, and modify the landscaping design and general site configuration.
2. **Rezoning Application.** This will allow us to increase the density so as to achieve an economically viable project and provide you, the neighborhood, with input at a variety of levels, including most aspects of the new project concept and design.
3. **Parking Variance.** This will permit us to provide increased off-street parking and greatly improve the open space. We will be providing a minimum of one garage per unit and at least one off-street parking space per garage.

In order to keep you informed we will be updating and maintaining on a regular basis a website (www.catalanowaygroup.com) exclusively for the Cima Vista project. We promise to keep you informed of all our activities and maintain an open-door policy for your comments and input.