



Land Use & Building Department
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March 10, 2023

City of Alamosa
Attn: Planning Commission
300 Hunt Ave
Alamosa, CO 81101

RE: Development of Parcel 541308400236

Thank you for the opportunity to comment on the Tierra Azul Preliminary Development Plan. As you are aware, this property sits at the current boundary between existing urban residential development and the generally less developed open lands of Alamosa County. I am familiar with the recent City of Alamosa Housing Needs Assessment, and Alamosa County certainly supports the continued development of a variety of housing opportunities within the City's 3-mile planning area. City and County staff are actively discussing integrated planning efforts in areas identified as priority in the 2022 annexation plan with particular attention to infrastructure needs.

Master Planned developments such as this can be an effective way to process large scale frameworks and consider phased development as a way to meet regulatory requirements, while allowing design flexibility. Some of the requested waivers are locally appropriate (i.e., limitation on grass lawns, ADUs) while others are more specific to the proposed form of development. I defer comments on setbacks and parking to City Staff as they are most suited to discuss these issues and offer my general comments on the proposal below.

Good planning mixes both the type of structures and the relative income levels of residents within a neighborhood. By including a mixture of housing types in each phase of development, this proposal addresses the community need throughout its development, specifically the need for attainable workforce housing. The circulation and street design plans are well done and conducive to increasing multi-modal traffic. The stormwater management plan is a creative solution and works to circulate impervious surface run-off back to surface water users, but I caution that water quality improvement measures are a critical piece which should be carefully monitored and maintained over time. Finally, I note that the proposal anticipates necessary water and sewer infrastructure needs. As City Staff is aware, this is elsewhere an issue with annexations of county property into the city limits.

In conclusion, this office generally supports the proposed Tierra Azul Preliminary Development Plan and PUD and looks forward to the build-out of this development.

If you have questions or concerns, please call at (719) 589-3812 or email me at rhubler@alamosacounty.org.

Thank you,

Richard Hubler,
Land Use Administrator

cc: Deacon Aspinwall *via email*