

# DAWSON TRAILS DEVELOPMENT AGREEMENT AMENDMENT

TOWN COUNCIL  
JANUARY 20, 2026



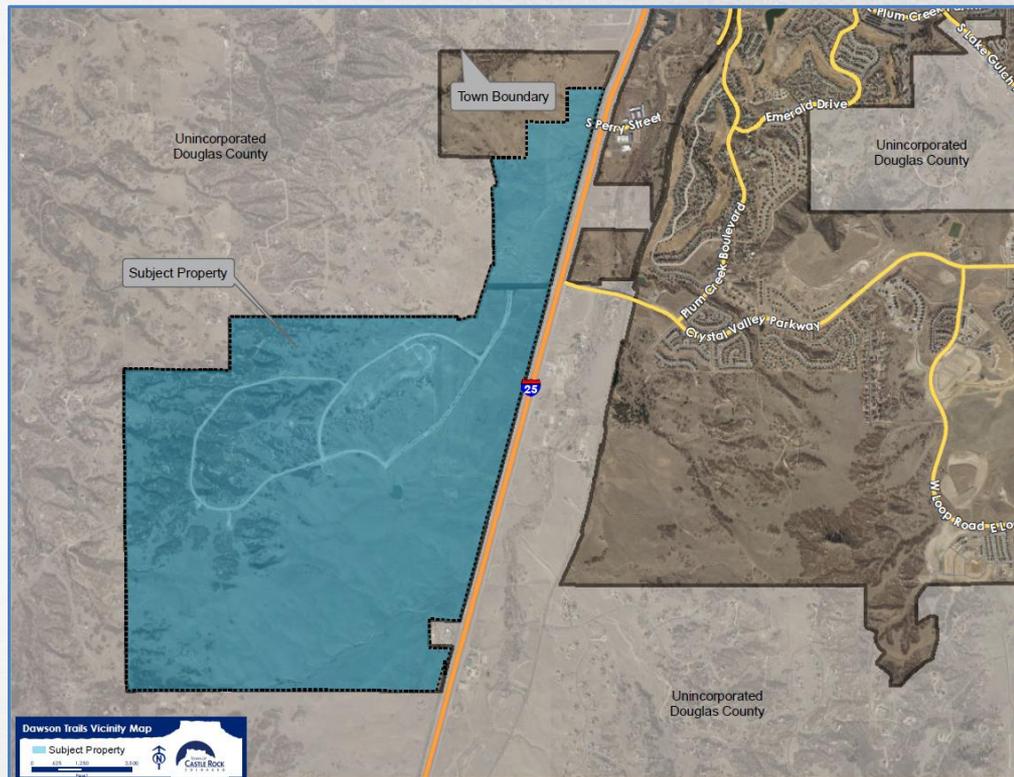
# DAWSON TRAILS PD

## History of Entitlements:

- Castle Rock Ranch PD - 1984
- Westfield Trade Center PD – 1986, 1989
- Dawson Ridge PD - 1986
- Dawson Trails PD - 2022
  - 5,850 residential units
  - 3.2M square feet non-residential uses

## Development Agreement:

- Contractual Agreement between Developer and Town laying out obligations and responsibilities related to development
  - ✓ Metro District paid \$50M toward CVI



# DEVELOPMENT AGREEMENT AMENDMENT

## Residential Rear Yard Landscaping

### Current Agreement:

- Limits landscaping in residential rear yard to builder installation only

### Amendment Proposed:

- Allows rear yard landscaping in residential areas to be installed either by the builder or the homeowner



CR Water has not seen water savings with building installed rear yards vs homeowner installed. Builder is still obligated to design. Allowing owner installation aligns with Town-wide policy related to rear yard landscaping.

# DEVELOPMENT AGREEMENT

## Building Permits related to Interchange opening

### Current Agreement:

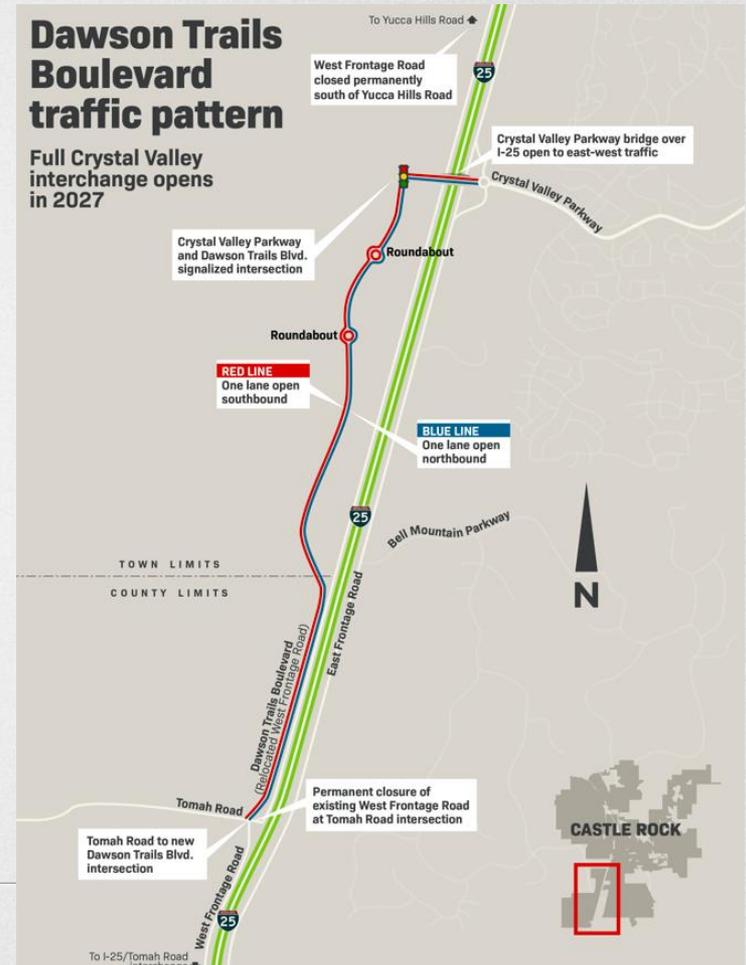
- Allows up to 500 residential permits and occupancy if Dawson Trails North is built prior to CVI being opened
- Only allows Costco building permit to go vertical ahead of CVI being opened, **no occupancy** until CVI opened



# DEVELOPMENT AGREEMENT AMENDMENT

## Proposed Amendment:

- Allows up to 1,500 residential units to receive vertical building permits and occupancy prior to CVI opening; and
- Allows commercial building permits to be issued prior to CVI opening, while continuing to prohibit commercial occupancy until CVI is open to the public.



# ESTIMATED CONSTRUCTION SCHEDULES

Site infrastructure construction needed prior to building permits:

- Water, sewer, drainage, roadways, etc..

CVI planned for opening mid 2027

- Residential occupancy anticipated Q3 of 2027
- Commercial occupancy likely ready Q3 2027, however limited to CVI opening

Estimated Construction Timeframes	* CVI Opening mid 2027																													
	Q1 '26			Q2 '26			Q3 '26			Q4 '26			Q1 '27			Q2 '27			Q3 '27			Q4 '27			Q1 '28			Q2 '28		
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
Costco Building				Site Work			Building Permit									Occupancy														
Grocer				Site Work			Building Permit									Occupancy														
Retail						Site Work			Building Permit									Occupancy												
Restaurant						Site Work			Building Permit									Occupancy												
Financial Institution						Site Work			Building Permit									Occupancy												
Gold Crown						Site Work			Building Permit									Occupancy												
Residential Builder 1 Area (256 lots) Permits				Site Work						6	12	18	24	30	36	42	48	48	48	48	48	48	48	48	48	48	48	48	48	48
Bld 1 Units Ready for Occupancy																			6	12	18	24	30	36	42	48	54	60	66	
Residential Builder 2 Area (229 lots) Permits				Site Work						6	12	18	24	30	36	42	48	54	54	54	54	54	54	54	54	54	54	54	54	54
Bld 2 Units Ready for Occupancy																			6	12	18	24	30	36	42	48	54	60	66	
Residential Builder 3 Area (100 units) Permits				Site Work						2	4	6	8	10	12	14	16	18	18	18	18	18	18	18	18	18	18	18	18	18
Bld 3 Units ready for Occupancy																				2	4	6	8	10	12	14	16	18	20	
Site Work																														
Building Permits																														
Occupancy																														

# RECOMMENDATION

Staff recommends approval of the Dawson Trails Development Agreement Amendment No. 1.

# PROPOSED MOTIONS

## Approval:

*“I move to approve the Ordinance as introduced by title on first reading.”*

## Alternative Motions

### Approval with Conditions

*“I move to approve the Ordinance as introduced by title, with the following conditions:”* (list conditions)

### Continue item to next hearing (need more information to make decision)

*“I move to continue this item to the Town Council meeting on [date], 2026, at [time].”*

# QUESTIONS?

