

Neighborhood Meeting Summary

Project: Dawson Trails residential site development plan

Meeting #: 1

Date/Time: 6 p.m. Monday, Feb. 13, 2023

Meeting Location: Miller Activity Complex (in-person and virtual)

Councilmember District: Dietz

Meeting Adjourned: 7 p.m.

Applicant's Presentation:

Proposal: The proposed residential site development plan consists of 513 single-family detached units on two parcels, totaling about 109 acres.

Applicant Representatives:

Larry Jacobson, Westside Investments
Jake Schroeder, Westside Investments
Jeremy Lott, Norris Design
Blake Calvert, Core Engineering
Cassie Slade, Fox Tuttle Transportation Group
Mitch Black, Norris Design

Public Attendees*In-person (9):*

Cathy Mauldin	Kerstin Keogh
Linda Clark	Gail Headley
Don & Lisa Skidmore	Joe Showers
Scott & Kim Lyon	Councilmember Dietz

Virtual (8):

Alex	Jim Scherman
Brenda	Ryan
Chad Rodriguez	Win10j
Denny Ingram	

Town Staff Attendees:

Sandy Vossler
Tara Vargish
Michelle Pavlou
Jim Chase

Applicant's Presentation: The applicant gave a PowerPoint presentation on the proposed site development plan for planning areas B-1 and D.

Concerns presented to applicant:

A question was asked about building height and type of buildings.

Applicant response: There is a 35 ft. height restriction. They will be single-family-detached homes.

A concern was raised about the road access into Dawson Trails and where it will be located

Applicant response: You'll be able to enter the property through Plum Creek Parkway as well as the Crystal Valley Interchange.

A concern was raised about where the train will travel in relation to the property.

Applicant response: The train will not go through the property and will continue to travel on the east side of the development.

A concern was raised about traffic.

Applicant response: The new road will extend from Plum Creek Parkway, and eventually end at Tomah Road. They do have a permit to cross the railroad tracks during construction. Eventually the west Frontage road will be entirely relocated west of the RR tracks. The road going through the property will be designed for 4 lanes, but will initially be constructed with 2 lanes.

A question was asked if there will be a noise barrier put up.

Applicant response: They don't believe a noise barrier will be needed and a noise barrier is not proposed. The amount of space between the interstate and the Twin Oaks subdivision is about ¼ mile, which reduces sound. The commercial development will also help to buffer sound.

A question was asked if they still have a 20-year development plan and if so, why do the first neighborhoods have to be so close to the existing Twin Oaks subdivision.

Applicant response: Yes, the plan will take several years to complete. The location of the first two neighborhoods is related to the proximity to infrastructure that is being constructed.

There was a concern about the water source. Will you have to dig wells?

Applicant response: The new development will be served by the Town's central water and sewer system. The developer must construct water and sewer lines from Plum Creek Parkway to the development. The Town will own the water rights and is allowed to drill wells within Dawson Trails, however, at this time, the Town is not anticipating the need to drill wells in Dawson Trails.

A question was asked if there is still a plan to put in a hiking trail in the buffer area. Will there be fence to separate the trail and the development?

Town response: Yes, trails will be extended through the open space on the perimeter of the PD. There will not be fencing around the trail or around the perimeter of the property. Fencing the open space areas could impact the movement of wildlife through the property. Private property owners in the County may fence their properties if they so choose.

A question was asked about whether there will be horse trails on the property.

Applicant response: There will not be any horse trails, which is a very common standard throughout the Town. During the rezoning process, County neighbors did not support interconnected trails between Dawson Trails and the County subdivisions.

A question was asked about the name of the builders.

Applicant response: They are still early in the development stage and have not begun to reach out to developers.

A concern was raised about road access during construction. There is a concern about the safety of Frontage Road and the railroad crossings.

Applicant response: They are also concerned and will continue to come up with ideas to resolve the issues.

More questions were asked about the road running through the development. When there is an accident on I-25, people try and drive Frontage Road to get around the interstate backup. Will the new road be useful in these instances?

Applicant response: The main road will be up to four lanes with a median. It is made to take on extra load of traffic in such cases and will be much safer.

A question was asked about the distance of the buffers.

Applicant response: The buffer on the perimeter of the PD varies from 250 to 1,000 feet.

A question was asked about the volume of traffic they expect after the interchange is completed.

Applicant response: The traffic study showed that in twenty years there will be a total of about 25,000 vehicles per day using the interchange. This number is derived from all the developments in the area. Town Response: The amount of dwelling units will be very comparable to the amount of units across the new Crystal Valley Interchange.

A question was raised about the size of the lots.

Applicant response: They are accommodating the turf requirements and so the lots will be smaller because of the ColoradoScape guidelines.

A concern was raised about Territorial Road. Will it stay there?

Applicant response: Territorial will eventually be closed when the interchange is completed. The at-grade RR crossings are being eliminated with the interchange and relocation of the west frontage road.

A concern was raised about the elk in the area and how the development would affect them.

Applicant response: They have made accommodations with buffers and drainage channels to allow for wildlife movement on the property.

Neighborhood Meeting Summary

Property Owner: ACM Dawson Trails VIII JV LLC

Date/Time: Wednesday, August 21, 2024 @ 6 pm (Adjourned at 7:30 pm)

Meeting Location: Miller Activity Center, Aspen Room

Councilmember District: Councilmember Dietz

Application: Costco Site Development Plan - **Meeting #3**

Application: Residential Neighborhood D Site Development Plan - **Meeting #2**

Application: Territorial Rd Annexation and Major PD Amendment - **Meeting #1**

Applicant's Proposal:

The applicant's presentation included information and discussion on three applications. Questions and comments were taken at the conclusion of each project presentation.

Costco Site Development Plan (SDP) – 3rd and Final Neighborhood Meeting

The Costco site is approximately 19.7 acres and the SDP proposes a retail warehouse of approximately 160,981 s.f., a fueling station for 32 vehicles, and a total of 886 parking spaces. All proposed uses are allowed under the Dawson Trails PD zoning. There are four points of access to this site; one from the west via Dawson Trails Blvd, two from the north via Costco Way, and one from the east via Ike Drive. Given that the property is larger than 10 acres and the commercial square footage exceeds 100,000 s.f., this commercial SDP requires public hearings before the Planning Commission and Town Council. The tentative public hearing dates are: Planning Commission on 9-26-24, and Town Council on 10-15-24.

Residential Neighborhood D Site Development Plan (SDP) – 2nd Neighborhood Meeting

Planning Area D, 53.7-acres, will be located west of Dawson Trails Blvd., approximately a half mile south of the new interchange. The SDP proposes 268 single-family detached units, a pocket park, and open space areas. Three Public Land (PLD) areas, which total an area of approximately 56 acres and will be dedicated to the Town of Castle Rock with the Plat for this subdivision.

Territorial Road Annexation and Major PD Amendment – 1st Neighborhood Meeting

This proposal includes two land use applications; the annexation of Territorial Road, and the zoning of Territorial Road. ACM Dawson Trails VIII JV LLC (ACM Dawson Trails) and the Town of Castle will be co-petitioners on the annexation of Territorial Road right-of way that is being vacated with the alignment and construction of the Crystal Valley Interchange, and other adjacent Town-owned parcels.

In conjunction with the annexation, the parcels will be incorporated into the Dawson Trails Planned Development (PD) through a Major PD Amendment. The Town-owned parcels will be zoned PL-1. The ACM Dawson Trails parcels will be zoned consistent with the Planning Area to which they are adjacent. These zoning designations will be accomplished via an amendment to the Dawson Trails PD Plan.

Additionally, ACM Dawson Trails is proposing a sign plan for the commercial and residential areas of Dawson Trails. The addition of the sign plan requires an amendment to the PD Zoning Regulations. The Town is not an applicant in the amendment to the zoning regulations.

Attendees

Applicant Representatives:

Larry Jacobson, Westside Investments

Harrison Cohen, Westside Investments

Terry Odle, MG2
Pari Holliday, Costco
Blake Calvert, CORE Consultants
Eric McDaniel, EMK Engineers
Gary Walter, EMK Engineers
Jeremy Lott, Norris Design Group
Stacey Weeks, Norris Design Group
Cassie Slade, Fox Tuttle Transportation Group

Public Attendees:

In-person Attendees: 13 people attended in person. The majority of people were from unincorporated Douglas County; Twin Oaks and Keene Ranch Subdivisions. One couple were from Red Hawk Subdivision.

Online/Phone Attendees: There were 5 online attendees.

Town Staff Attendees:

Sandy Vossler, Sr. Planner, Development Services, Town of Castle Rock
Aaron Monks, Engineering Manager, Public Works, Town of Castle Rock

Presentation Description

Applicant's Presentation:

The applicant presented a PowerPoint that included detail on the projects discussed at this combined neighborhood meeting. The Dawson Trails PD Plan was displayed with the location of each project highlighted. A brief summary of the history of the PD was presented, along with a project schedule citing submittal of applications and Town processing in 2023, with infrastructure construction beginning in early 2024, and home construction in 2023. An update on the Crystal Valley Interchange (CVI) noted that design is complete, construction is underway, and it is scheduled to open Spring, 2027. Aaron Monks was present to answer any questions about the realignment of the east and west Frontage Roads and the CVI schedule.

Costco

The location and Planning Area (F-2) were pointed out. The site is approximately 19.7 acres. The site plan proposes the retail warehouse, and fueling station. Main access will be from Dawson Trails Boulevard, and drives connecting to Costco Lane to the north and Ike Drive to the east. Renderings of the site and elevations were shown. Employee benefits were summarized, and community involvement includes a commitment of 1% pretax profit contribution annually toward charitable organizations. Changes since the last neighborhood meeting include minor plan refinements such as the configuration of the onsite detention area, and the parking in the southeast corner of the site.

Questions Presented to Applicant:

Q: The rendering shows extensive trees, how is this consistent with low water use?

A: Dawson Trails must abide by a Water Efficiency Plan (WEP) that does not allow irrigated turf on commercial sites. The landscape plan meets the WEP criteria. The shade canopy provided by the trees reduces the heat island of the parking lot.

Q: Is the watering done to reduce dust during construction use water from the wells on the site?

A: Yes, the dust mitigation water is coming from the wells, however when the wells are abandoned, the water trucks will fill up elsewhere and will continue to water down dust on the site.

Q: What's timing for opening?

A: Costco will open shortly after CVI is opened for full use in the Spring of 2027. Prior to that site construction will take place, and interior finishes and stocking will occur 6 months prior to opening.

Q: Is there a car wash proposed on the site? Will the gas tanks be underground?

A: No, there is no car wash included in the SDP. Yes, the tanks will be underground.

Q: The rendering shows extensive trees, how is this consistent with low water use?

A: Dawson Trails must abide by a Water Efficiency Plan (WEP) that does not allow irrigated turf on commercial sites. The landscape plan meets the WEP criteria. The shade canopy provided by the trees reduces the heat island of the parking lot.

Q: Will the Town regulate the hours of operation? When will deliveries occur?

A: No, the Town does not regulate the hours of operation. The retail warehouse will be open from 10 am through 8 pm. The fueling station will operate from 6 am through 10 pm. Fuel deliveries will occur 4 to 5 times a day. Deliveries to the retail warehouse will occur generally from 1 am through 10 am, however, delivery of perishable items such as bread, will occur throughout the day. The loading docks on the east side of the building were pointed out.

Q: Will the site lights be turned off at night?

A: All lighting, except security lighting, will be turned off one hour after the close of business, and turned on one hour before opening.

Q: Will there be sales tax charged? What did the Town give Costco to get them here?

A: Yes, standard sales tax will be charged, plus a .25% PIF. The financial incentive was \$10 million dollars.

Residential Neighborhood – Planning Area D

This neighborhood will be accessible from Dawson Trails Boulevard and Blanca Peak Parkway. The site is approximately 54-acres, and is the northern half of Planning Area D. The SDP is proposing 256 single-family detached lots, 90 of which will be alley loaded. The SDP also includes a neighborhood park and approximately 56-acres of public land (PL) that will be dedicated with Plat. The neighborhood is adjacent to a future pedestrian oriented commercial area. Changes since the last neighborhood meeting include lot adjustments based on grading refinements, addition of an emergency vehicle access to the lots located north of Blanca Peak Parkway, and addition of the PL areas to the SDP boundary. A rendering of the site plan was presented and discussed.

Questions Presented to Applicant:

Q: Where is multi-family development planned in relation to this neighborhood?

A: Multi-family units are planned to the east of this neighborhood, adjacent to Dawson Trails Boulevard.

Q: Where is the dominant ridgeline in relation to this neighborhood? Will the ridgeline be preserved?

A: The applicant pointed out the ridgeline on the PD map, and explained that the ridgeline was purposely preserved for passive uses, such as trails, in PL-2.05 and PL-1.05, totaling 43.2 acres.

Q: When will this neighborhood, and the neighborhood adjacent to the Twin Oaks Subdivision be developed?

A: The neighborhood adjacent to Twin Oaks is in the B-1 planning area. The eastern portion of B1 and this northern portion of planning area D will develop concurrently.

Territorial Road Annexation and Dawson PD Amendment

The applicant displayed a map showing the parcels to be annexed, and explained that the Town would be a co-applicant on the annexation since some of the parcels are owned by the Town. The Dawson Trails PD Plan will be amended to incorporate the annexed parcels. The Town parcels will be zoned PL-1, an active open space designation, and the applicant owned parcels will be zoned to match the adjacent planning areas; specifically, E-2 and F-3. In addition, the Dawson Trails zoning regulations will be amended to incorporate a sign plan for interior commercial and residential freestanding signs.

Questions Presented to Applicant:

Q: What's the difference between this sign plan and the highway-oriented sign plan?

A: The standards for the highway-oriented signs are already included in the PD Zoning Regulations. What's being proposed is a sign plan for signage interior to the site. Standards for both neighborhood identification signs and commercial signs are included in the proposed sign plan.

Q: Are the highway-oriented signs subject to the Dark Skies lighting restrictions?

A: The highway-oriented signs will not be up lit or downlit. They may have internal lighting.

Frontage Road and Crystal Valley Interchange

After the presentation and the Q and A for the projects summarized above, the Town took questions on the recent closing of the West Frontage Road from Tomah Road to Territorial Road, and on the status of the CVI project. Aaron Monks, Public Works Engineering Manager, presented slides of the interchange configuration, and walked through the phases and anticipated dates of construction. An email addressed was provided for future questions. The following information was provided.

East Frontage Road Realignment: Under construction, new lanes and new roundabout anticipated completion end of 2024. Aaron detailed the following information:

- East Frontage Road Realignment: The East Frontage Road will be realigned in phase one to allow work on the embankments, bridge and ramps to begin. Realignment is expected to be complete by the end of 2024.
- Bridge and Ramps: Work on embankment begins after East Frontage Road shift is completed.
- West Frontage Road Realignment: The West Frontage Road was closed Monday, 8-19-24, from Territorial Road south to Tomah Road. Traffic from west of I-25 (Keene Ranch) will be detoured on the West Frontage Road south to Bear Dance Drive, to Sky View Lane, at which point I-25 or East Frontage Road can be accessed. This detour condition is expected to last approximately 18 months.
- West Frontage Road: The frontage road from Territorial Road north to Plum Creek Parkway will remain open until approximately summer 2026, at which time it will be closed from Territorial Road to Yucca Road to allow for construction of the I-25 southbound off and on ramps.

- Dawson Trails Boulevard (realigned West Frontage Road): Dawson Trails Boulevard will be constructed from CVI to Tomah Road and completed Summer 2025. Douglas County will construct the connection from the southern boundary of Dawson Trails PD to Tomah Road.
- CVI Bridge: The bridge over I-25 connecting Dawson Trails Boulevard to the East Frontage Road is anticipated to be finished summer 2026
- CVI Fully Operational: The CVI project is anticipated to be completed and open to the public for full use spring 2027

Q: General questions were asked about the West Frontage Road closure, realignment and necessary detour to northbound I-25 or East Frontage Road?

A: Staff pointed out the detour route on the CVI configuration map and rendering. The bullet pointed information above was explained.

Q: Some Keene Ranch residents stated that Dawson Trails Boulevard connection north to Plum Creek Parkway should be Phase 1 and completed before the interchange.

A: Staff and the applicant referenced the approved phasing plan and Development Agreement obligations.

Neighborhood Meeting Summary

Property Owner: ACM Dawson Trails VIII JV LLC

Date/Time: Monday, April 14, 2025 @ 6 pm (Adjourned at 6:40 pm)

Meeting Location: Cantril School

Councilmember District: Councilmember Dietz

Application: Residential Neighborhood D Site Development Plan - **Meeting #3**

Application: Territorial Rd Annexation and Major PD Amendment - **Meeting #2**

Applicant's Proposal

The applicant's presentation included information the two applications. Questions and comments were taken at the conclusion of each project presentation.

Residential Neighborhood D Site Development Plan (SDP) – 3rd Neighborhood Meeting

Planning Area D, approximately 53-acres, is located west of Dawson Trails Blvd., approximately a half mile south of the new interchange. The SDP proposes 256 single-family detached units, a neighborhood park, and 11-acres of private open space. Two parcels of public land, PL-1.04 and PL-2.02, totally 43.5-acres will be dedicated to the Town of Castle Rock with the Plat for this subdivision, per the Dawson Trails PD.

Territorial Road Annexation and Major PD Amendment – 2nd Neighborhood Meeting

This proposal includes two land use applications; the annexation of Territorial Road, and the zoning of Territorial Road. ACM Dawson Trails VIII JV LLC (ACM Dawson Trails) and the Town of Castle are co-petitioners on the annexation of Territorial Road right-of way that is being vacated with the alignment and construction of the Crystal Valley Interchange, and other adjacent Town-owned parcels.

In conjunction with the annexation, the parcels owned by ACM Dawson Trails will be incorporated into the Dawson Trails Planned Development (PD) through a Major PD Amendment, and zoned consistent with the Planning Area to which they are adjacent. The Town-owned parcels will be zoned PL-1.

Attendees

Applicant Representatives:

Larry Jacobson, ACM Dawson Trails VIII JV LLC
Jake Schroeder, ACM Dawson Trails VIII JV LLC
Harrison Cohen, ACM Dawson Trails VIII JV LLC
Gary Walter, EMK Engineers
Stacey Weeks, Norris Design Group
Laura Vallo, Norris Design Group
Matthew Valente, Taylor/Morrison Homes

Public Attendees:

In-person Attendees: 5 people attended in person who are residents of unincorporated Douglas County; Twin Oaks Subdivision.

Online/Phone Attendees: No residents attended online.

Town Staff Attendees:

Sandy Vossler, Sr. Planner, Development Services, Town of Castle Rock

Presentation Description

Applicant's Presentation:

The applicant's presentation included detail on both projects. The Dawson Trails PD Plan was displayed with the location of each project highlighted. .

Residential Neighborhood – Planning Area D

This neighborhood will be accessible from Dawson Trails Boulevard and the new collector class Blanca Peak Parkway. The site is approximately 53-acres, and is the northern half of the larger Planning Area D identified in the Dawson Trails PD Plan. The SDP is proposing 256 single-family detached lots, 90 of which will be alley loaded and a neighborhood park. Approximately 43.5-acres of public land (PL) that will be dedicated with Plat. The neighborhood is adjacent to a future pedestrian oriented commercial area to the east, and the Greenway with an east/west hard surface trail. Color renderings of the site plan and the neighborhood park were presented.

Questions Presented to Applicant:

Q: Will the trail system connect to the Front Range Trail?

A: The Front Range Trail as it passes through Castle Rock is on the east side of Interstate 25. Hard surface trails are planned throughout Dawson Trails and bike lanes are planned on the major roadways. The Crystal Valley Interchange will provide a connect over Interstate 25 and to the Front Range Trail.

Q: Where is the dominant ridgeline in relation to this neighborhood? Will the ridgeline be preserved?

A: The applicant pointed out the ridgeline on the PD map, which is located within PL-2.02. At the time of zoning the ridgeline was purposely preserved for passive uses, such as trails that will be constructed by the developer.

Q: What is the timeline for development?

A: Construction of infrastructure to support the development is planned for 2025 through 2026. New home construction is planned for 2026. Surrounding residents can expect to see paving occurring Spring 2026.

Territorial Road Annexation and Dawson PD Amendment

The applicant displayed a map showing the parcels to be annexed, and explained that the Town would be a co-applicant on the annexation since some of the parcels are owned by the Town. The Dawson Trails PD Plan will be amended to incorporate the annexed parcels. The Town parcels will be zoned PL-1, an active open space designation, and the applicant owned parcels will be zoned to match the adjacent planning areas; specifically, E-2 and F-3.

Questions Presented to Applicant:

Q: What is the timeline for annexation and zoning?

A: The statutory hearings for Substantial Compliance and Eligibility will held in late spring and early summer.

The meeting adjourned at 6:40 pm.