

Neighborhood Meeting Summary

Application: Dawson Trails E-2 Townhome Site Development Plan

Property Owner: ACM Dawson Trails VIII JV LLC

Meeting #: 1

Date/Time: Tuesday, December 10, 2024 (Adjourned at 6:55p.m.)

Meeting Location: Philip & Jerry Miller Library

Councilmember District: Councilmember Dietz

Applicant's Proposal:

The applicant is proposing to construct 104 townhomes within the Dawson Trails PD. The townhomes would vary between two and three stories in height. The proposed project is generally located west of the proposed intersections of Quandary Peak Drive and Dawson Trails Boulevard.

Attendees

Applicant Representatives:

Larry Jacobson, Westside Partners

Jake Schroeder, Westside Partners

Blake Amen, Westside Partners

Harrison Cohen, Westside Partners

Jeremy Lott, Norris Design

Stacey Weaks, Norris Design

Cassie Slade, Fox-Tuttle Traffic Engineers

Jeff Killingsworth, Core Consultants

Gary Walter, EMK Consultants

Chris Arnold, Brightland Homes

George Hart, Brightland Homes

Chad Rodriguez, Trumark

Public Attendees:

6 In-person Attendees

1 Online/Phone Attendee

Town Staff Attendees:

Sandy Vossler, Senior Planner, Town of Castle Rock

BrieAnna Simon, Senior Planner, Town of Castle Rock

Presentation Description

Applicant's Presentation:

The applicant gave a summary of the proposed site development plan. The applicant provided a presentation showing the proposed design of the site including proposed access connections, trail locations, and proposed onsite amenities. The applicant showed the proposed Townhome elevations.

Questions Presented to Applicant:

Q: Will there be guest parking onsite for visitors in the Townhome planning area?

A: The applicant stated there will be additional parking on site for visitors, along with on-street parking on the “Future Road” adjacent to the development.

Q: Will the E-2 Townhomes have an HOA? Will that HOA be separate from the B-1 Single-Family development?

A: The applicant stated they anticipate have a Master HOA over the whole Dawson Trails development, with sub-HOAs for each planning area development. The Metro District will encompass the whole Dawson Trails development.

Q: Will the natural ridge on the property along the proposed Gamble Ridge Road remain? Will this ridge restrict views across the development?

A: The applicant stated the plan for the proposed development is to leave the natural ridge and make this feature available to the public. There will be some grading on the site for the roadway. The applicant stated they are proposing trails and a gather space along the natural ridge. This ridge will break up the viewshed across the property.

Q: What is the estimated schedule for opening of Dawson Trails Boulevard?

A: The applicant stated they are anticipating having Dawson Trails Boulevard open to the public middle of 2026.

Q: Will roundabouts be installed with the construction of Dawson Trails Boulevard or will these be installed at a later date?

A: The applicant stated some of the roundabouts will be constructed with the initial construction of Dawson Trails Boulevard. Other roundabouts will be constructed when traffic warrants the required improvement.

Q: Will utilities be located in Dawson Trails Boulevard?

A: The applicant stated utilities will be located under Dawson Trails Boulevard and the sewer line will be located along the existing railroad.

Neighborhood Meeting Summary

Application: Site Development Plan

Property Owner: ACM Dawson Trails VIII JV LLC

Meeting #: 2

Date/Time: Monday, January 12, 2026 @ 6 pm (Adjourned at 6:45 pm)

Meeting Location: Cantril School, 312 Cantril Street, Room 102

Councilmember District: Tim Deitz

Applicant's Proposal:

The site plan proposes 100 townhomes configured in 2, 3, and 4 unit buildings. A centrally located one-acre landscaped common space will include picnic tables, benches, playgrounds and meandering paved pathways.

Attendees

Applicant Representatives:

Stacey Weaks, Norris Design Group

Laura Baines, Norris Design Group

Gary Walter, EMK Consultants

Jake Schroeder, ACM Dawson Trails VIII JV LLC

George Hart, DRB Homes

Public Attendees:

5 residents

Town Staff Attendees:

Sandy Vossler, Senior Planner, Town of Castle Rock

Presentation Description

Applicant's Presentation:

The applicant provided a PowerPoint presentation orienting the attendees to the site as well as new road sections that have been completed to date. Other development sites, such as Costco and King Soopers were pointed out. The finished grade of the townhome development will be 2 – 8 feet lower than the Twin Oaks neighborhood to the west. Where adjacent to a public street, the front elevations of the buildings will be oriented to the street. Attached garages will be accessed via the internal loop road. In addition to the attached garages, 30 visitor parking spaces will be provided with a combination of private driveways and surface spaces scattered throughout the development. On-street parking will be available on Pat Haven Street. The maximum building height will be 40 feet; per the zoning regulations, 60 feet is allowed in this planning area.

Questions Presented to Applicant:

Q: Will this development be constructed in 1 phase.

A: Yes, DRB Homes will be the builder and is intended to construct the project in 1 phase.

Q: When is construction expected to begin?

A: Construction of the townhome community is expected to begin in early 2027, once the site plan, construction documents and permits have been approved, and the surrounding infrastructure has been constructed.

The conversation then shifted to the status of infrastructure construction throughout Dawson Trails.

Q: What is the status of the completion of Gambel Ridge Blvd to Quandary Peak Street?

A: These road projects are part of the Filing 2 infrastructure CD packet. Construction will begin once the CDs and construction permits are approved.

Q: What's the need for the two water tanks under construction?

A: The two tanks are necessary to serve the development proposed to date. A pump house is also being constructed that will pump water to fill the tanks. The water from the tanks is distributed via gravity flow. In addition, a water line from east of I-25 will be constructed under the creek, Interstate and RR tracks to provide a looped water system.

Q: How large are the tanks?

A: Each tank is approximately 1.8 million gallons.

Q: Where are the detention ponds located within Dawson Trails?

A: There is a pond, now constructed, just south of the CVI interchange. One will be constructed near the relocated entrance to Twin Oaks. Four additional ponds are planned along the eastern boundary of Dawson Trails that will be constructed as development expands. The ponds will be dry, except after a weather event.

Prior to adjournment of the meeting, the four Twin Oaks residents attending complimented the construction crews that have been working on the CVI bridge, detention pond, and Dawson Trail Boulevard. The crews have been careful to yield to the Twin Oaks residents traversing the construction field and have been very responsive to questions.

The meeting adjourned at approximately 6:45 pm.

Neighborhood Meeting Summary

Application: Site Development Plan

Property Owner: ACM Dawson Trails VIII JV LLC

Meeting #: 3

Date/Time: Monday, June 22, 2026 @ 6 pm (Adjourned at 6:30 pm)

Meeting Location: Cantril School, 312 Cantril Street, Room 107

Councilmember District: Tim Deitz

Applicant's Proposal:

The applicant is proposing to construct 100 townhomes within the Dawson Trails PD, Planning Area E2. The site is located west of the proposed intersections of Quandary Peak Drive and Dawson Trails Boulevard. The units are configured in 2, 3, and 4 unit buildings. The maximum building height will be 40 feet. Two parking spaces per unit will be provided in separate garages. The townhomes will be arranged around a central, one-acre landscaped park space with picnic tables, benches, playground, and meandering paved pathways. A fenced pet park with a wash station is in the southern area of the development. Paved bike and pedestrian paths connect to the greenbelt.

Attendees

Applicant Representatives:

Stacey Weaks, Norris Design Group

Laura Baines, Norris Design Group

Jake Schroeder, ACM Dawson Trails VIII JV LLC

Larry Jacobson, ACM Dawson Trails VIII JV LLC

Public Attendees:

4 residents

Town Staff Attendees:

Sandy Vossler, Senior Planner, Town of Castle Rock

Presentation Description

Applicant's Presentation:

The applicant provided a PowerPoint presentation orienting the attendees to the site and summarized the history of the Planned Development. Planning Area E2 is zoned as a mixed-use area of commercial, office, and high-density residential uses. Infrastructure construction updates were provided, and home construction is anticipated later this year (2026). Dawson Trails Boulevard has been fully improved and Quandary Peak Drive is being paved.

This site plan proposal is for the first townhome development in Dawson Trails. The units will range from 1,700 to 2,100 square feet. The site is 8.4 acres. Access to the site will be from Pat Haven Street, south of Quandary Peak Drive. The two-car garages are alley loaded. Building elevations and color schemes were presented and architectural features were highlighted. Pat Haven Street is designed to encourage a walkable street section adjacent to this site, with the

townhomes fronting to the street, streetscape, detached sidewalks, and on-street parking. Trail connections to the adjacent open space trail network will be provided.

The Planning Commission public hearing is scheduled for June 25, 2026, and the Town Council public hearing is scheduled for July 7, 2026.

Questions Presented to Applicant:

Q: Referring to the aerial photo in the PowerPoint, are the slopes shown with straw mat stabilization open space?

A: Yes. The sloped and mesa area are part of the 31-acre dedicated open space area identified in the PD Plan as PL-2.02. Trail connections will be made to this open space area.

Q: Is there parking provided for guests?

A: Yes. The required parking is based on the highest demand; 2 spaces per 3-bedroom units. Two spaces per unit are provided in the attached garages, plus 28 additional surface spaces on the site and approximately 25 on-street spaces along Pat Haven Street.

Q: Is the DRB Homes still the buyer/builder?

A: No. DRB Homes is no longer the builder, however, the property owner, ACM Dawson Trails VIII JV LLC, is continuing with the Site Development Plan proposal. A future buyer/builder will be required to construction to the approved site plan, or submit an amendment to change it.

Q: Will there be lighting within the townhome complex and on adjacent streets.

A: Yes. Onsite lighting must meet the Town's lighting code that is based on Dark Skies design. Yes, the streets in Dawson Trails will be illuminated according to CORE electric requirements.

The meeting adjourned at 6:30 pm