

Neighborhood Meeting Summary - Dawson Ridge PD Amendment  
 First Neighborhood Meeting – April 13, 2021 from 6:00 PM – 7:15 PM

Norris Design held a neighborhood meeting to discuss a proposed Major Planned Development (PD) Amendment to the Dawson Ridge PD and a portion of the Westfield Trade Center PD located west of Interstate 25 (I-25) and West Frontage Road, approximately one-mile south of Plum Creek Parkway and one-mile north of Tomah Road. A vicinity map and copy of the presentation is attached.

This meeting represented the first required neighborhood meeting. The Meeting was conducted virtually via Zoom. The neighborhood meeting was offered to all property owners and Homeowner Associations (HOA) within 500-feet of the proposed project, as well as property owners beyond 500-feet whose properties are adjacent to the West Frontage Road. In addition, the Plum Creek, Heckendorf, and Crystal Valley HOAs, and the Lanterns developers were sent notices of the meeting. Written notices were sent out, the property was posted with Public Notice signs and a notice was posted on the Town website 15 days prior to the meeting. The written notice and website posting included a vicinity map, a project narrative, a concept development plan, and a concept land use plan. The meeting was held on Tuesday, April 13, 2021 from 6:00 PM to 7:15 PM. The following represents a summary of the first neighborhood meeting.

Applicant Representatives:

- Lawrence Jacobson, Westside Development Partners
- Jake Schroeder, Westside Development Partners
- Mitch Black, Norris Design
- Alisha Hammett, Norris Design
- Jeremy Lott, Norris Design
- Stacey Weaks, Norris Design
- Steve Tuttle, Fox Tuttle Traffic Engineers
- Blake Calvert, Core Civil

Town Representatives:

- Sandy Vossler, Planning
- Cara Reed, Community Outreach Liaison
- Keith Johnston, Public Works
- Brian Kelley, Public Works
- Aaron Monks, Public Works
- Tom Reiff, Public Works – Traffic
- Brian Peterson, Parks and Recreation
- Bob Slentz, Town Attorney's Office
- Tara Vargish, Development Services

Public Participants:

- 303.578.6260
- 303.681.8078
- 303.901.0725
- 303-856-5788
- 720.737.2047
- 012671
- Aaron Monks
- Al Heinrich
- Art Griffith
- Barbara Shaw & Otto Biasio
- Bates
- Betsi and Tom Young
- Blake Amen
- Bm
- Bob and Cathy Dewald
- Bob Krebs
- Brad Stettler

- Bryan Scott
- Cameron McClellan
- Carol
- Carol Szanjnecki
- Chad C
- Chad Rodriguez
- Chuck Hutton
- Claudia Ura
- Craig
- Damian Cox
- Dan Branda
- Dan Clemens
- Dan Koda
- Danny Chapparo
- Dave Hammelman
- David Boyle Sr
- Dawn
- Dawn Granie
- Denny (dennis) & Gina Ingram
- Diana & Robert Hopper
- Diane
- Diane
- Don Skidmore
- Donna Wempen & Robert Parkhurst
- DT
- Eileen
- Evan
- Gina Eckert
- Gloria Martin
- GUEST
- H Keith Johnston
- J Hollberg
- Jai Chinakonda
- Jamee. Haines
- Jason Rouse
- Jennifer Oceguera
- Jill Cox
- Jim
- John
- John Graboski
- John Santiago
- John Wright
- John Feher
- Joseph Showers
- JT
- Justin Stone
- Kathy Heinrich
- Katie James
- Katrina Jennings
- Kay Kireilis
- Kevin Smith
- Kristin Read
- Krista

- Larry Larkins
- Larry Martin
- Larry Walters
- Laura & Dan Thompson
- Lauren
- Lesli Frits
- Linda
- Linda Clark
- Lisa Skidmore
- Loren Ligocki
- Lucy Block
- Margit Evensta
- Mark Witkiewicz
- Melanie
- Mick Madsen
- Mike Rector
- Monica Keady
- Morgan Parks
- Morgan Parks (2)
- Office Computer
- Park Jennigs
- Paul Moss
- Ray & Joyce
- Richard
- Renee Rodrigue
- Salihagic
- Sean Dodd
- Shanda Staggs
- Shawn Martin
- Sue Parks
- T Ferguson
- Tania Martinez
- Tara Vargish
- The King
- Theresakepple
- Tim Evans
- Tom
- Tom Calhoun
- Tom Cathy Olson
- Trathman
- Val R
- Vivien & Richard Van Buren
- Vonnie Hoffmeyer
- Wade
- Walt
- Wed
- Win7j
- Zach

The applicant presentation discussed the following:

- History of the annexation and zoning, the infrastructure construction, the project bankruptcy and years of dormancy.
- Background on Westside Development Partners and previous projects.

- Overview of the proposed land plan; mix of uses, Interchange Overlay District at new interchange, 5800 dwelling units, 3.2 million square feet of commercial/office/retail/restaurant/industrial.
- Overview of West Frontage Road and Crystal Valley/I-25 Interchange projects and Town, Douglas County and State collaboration efforts.
- Location of primary road connections and no road connections to the west.
- Timeframe for submittal in early June.
- Flowchart of Town processes, including PDP Amendment, Site Development Plan, Platting, Site Grading, Infrastructure construction, Building Permits and Certificate of Occupancy.

The remainder of the meeting was focused on answering questions from the participants that were submitted in writing via the Zoom Chat function. The sign-in sheet forwarded from the development team indicated 133 participants, which included Town and Applicant representatives. Questions were directed to the Developers, the Planning and Engineering consultants and Town staff. All questions submitted were downloaded, and all questions and answers covered in the meeting were also captured. At the close of the meeting, Ms. Hammett asked that anyone who's question wasn't answered or who may have additional questions to email them to her. She would respond in writing within 72 hours.

The participants raised concerns about increased traffic on county roads, the West Frontage Road and impacts of the new interchange. They also asked about and stated concerns over the cost of the interchange, Town plans to annex Twin Oaks properties, the location, amount, width and definition of open space, impacts to wildlife, especially elk herds traversing the property, whether there would be domestic wells and septic systems on the property, whether there would be equestrian trails in the open space, what type of commercial is expected, the timing for construction, the status of current zoning on the properties, what is sustainable development, West Frontage Road ROW north of Westfield Trade Center, any feedback from the RR on the realignment of the frontage road and the new interchange, types of traffic studies that are required, the amount and status of ground water rights associated with the property, whether the Town will pump water on the site. In addition to the questions and concerns raised during the neighborhood meeting, staff received emails from several nearby residents with questions and comments in the two weeks prior to the meeting, and received a few more emails following the meeting with additional questions and comments.

Staff has attached the vicinity map, a copy of the presentation, the sign-in sheet and the questions submitted and those answered during the meeting.

## **Neighborhood Meeting Summary - Dawson Trails PD Amendment Neighborhood Meeting #2 – May 24, 2021 at 6:00 PM**

Westside Investment Partners, Inc. held a neighborhood meeting to discuss a proposed Major Planned Development (PD) Amendment (to be named Dawson Trails) to the Dawson Ridge PD and a portion of the Westfield Trade Center PD located west of Interstate 25 (I-25) and West Frontage Road, approximately one-mile south of Plum Creek Parkway and one-mile north of Tomah Road. A vicinity map and copy of the presentation are attached.

The first required neighborhood meeting was held virtually on April 13<sup>th</sup>. A second pre-submittal neighborhood meeting was scheduled because attendee feedback indicated that some attendees wanted to be able to ask their questions live and not type them. This second meeting was held in the Town Hall Town Council Chambers as a hybrid meeting, with in-person and virtual participation offered. Written notice of the meeting was sent to all property owners and Homeowner Associations (HOA) within 500-feet of the proposed project. Additionally, the property was posted with Public Notice signs and a notice was posted on the Town website 15 days prior to the meeting. The written notice and website posting included a vicinity map, a project narrative, a concept development plan, and a concept land use plan. The meeting was held on Monday, May 24, 2021 from 6:00 PM until approximately 8:10 pm. The following represents a summary of the first neighborhood meeting.

### **Applicant Representatives:**

- Lawrence Jacobson, Westside Investment Partners
- Jake Schroeder, Westside Investment Partners
- Kevin Smith, Westside Investment Partners
- Mitch Black, Norris Design
- Alisha Hammett, Norris Design
- Jeremy Lott, Norris Design
- Stacey Weaks, Norris Design
- Steve Tuttle, Fox Tuttle Traffic Engineers
- Blake Calvert, Core Civil

### **Town Representatives:**

- Caryn Johnson - Town Council Member
- Laura Cavey - Town Council Member
- Tim Dietz – Town Council Member
- Sandy Vossler, Development Services (DS) Planning
- Cara Reed, DS Community Outreach Liaison
- Julie Parker – DS Administration
- Tara Vargish – DS Director
- Dave Corliss – Town Manager
- Shannon Eklund – Town Manager’s Office Administration
- Santi Smith - DS Technical Coordinator

### **Public Participants:**

Approximately 20 community members attended the meeting in-person.

- Randy Bruns
- Carol and Jerry Wrightsmare
- R. Eisele
- Cheri Anstrand
- Katrina and P. Jennings

- Don and Lisa Skidmore
- Joe Showers
- Jack and Gina Eckert
- Zachary and Becky P.
- Levi Lowell
- Damian Cox
- Richard Van Buron
- Joan Boyd
- Tim Lowell
- Rory Hodgson

Approximately 55 people attended the meeting virtually.

- Andrea Daihl
- Bev Clemens
- Bruce MacCormack
- Cali Nichols
- Call in user 3- 303946
- Carol Szajnecki
- Chad Carloss
- Craig Obrien
- D. White
- Dan Banda
- Danny Chapparo
- David Boyle
- Dawn Granie
- Dean Stange
- Dennis Ingram
- Diana Hopper
- Diane Evans
- Diane Hollberg
- Elieen Woodzell
- Gary Parkhurst
- Glen Burmeister (x2)
- Gloria Martin
- Joanne Klotz
- Joe K
- John
- John Hollberg
- John Smith
- Julie Heath
- Kay Kirelilis
- Kelly
- Kenneth Ho
- Kevin Wrede
- Larry Larkins
- Larry Martin
- Laura Thomspen
- Lauren Tempel

- Lesli Fritts
- Lisa Sutton
- Margit Evensta
- Mark Jurgemeyer
- Melissa Hoelting
- Mina Tucker
- Pamala Orr
- Randy Parks
- Robert Smith
- Ross Woodzell
- Shawn Martin
- Sue Parks
- Tim Lowell II
- Tom and Betsy Young
- Trish Riber
- Vicki
- Wade Deberry

Members of the applicant's development team presented the following information and the attached PowerPoint.

- History of the property of the last 40 plus years.
- The proposed land use framework including a 25% reduced density, >50% open space, parks, trails, mixed use neighborhood, commercial/office/retail, variety of housing types, neighborhood and national retailers, and primary employment.
- Buffers between new development and surrounding County residential properties, and distance between Dawson Trails lot lines and existing County homes.
- Expansion and extension of the West Frontage Road.
- Crystal Valley Parkway Interchange location and estimated timeline.
- Proposed Interchange Overlay zoning at the Crystal Valley Interchange.
- Proposal compliance with the Southwest Quadrant Plan and the Town's Comprehensive Master Plan.
- Estimated Timeline for submittal and review, with public hearings anticipated in the late Fall.
- Various steps and applications in the Town development approval process; PD Plan amendment, Site Development Plan, Platting, site grading and infrastructure construction, building permits, infrastructure acceptance by the Town, Certificates of Occupancy.

The remainder of the meeting was an open question and answer period. Attendees, both present in-person and participating remotely, were given an opportunity to direct their questions and concerns to the development team and Town staff. The development team compiled a list of attendees indicating approximately 77 community members participated in the meeting. The team also captured the questions and answers that were discussed (copy attached).

The participants raised questions and concerns similar to those expressed at the April 13<sup>th</sup> neighborhood meeting. Specifically there were inquiries and discussion of the cost, timing and funding of the new interchange and frontage road improvements, increased traffic on County roads, water resources available to serve the development and impacts on existing domestic wells, businesses that would be allowed in the commercial areas and who decides which businesses will be allowed to move in, how long will access to their properties be impacted, what are the IO PD permitted uses and development standards, reduction of light pollution, the types of trails proposed, requests for wider buffers and reduction in number of units, opposition to multifamily housing, what are the long term anticipated impacts of the project, location of the parks, preservation of quality of life for surrounding residents, impacts to wildlife on and surrounding the property and preservation of corridors, location of access points to the new development, how is feedback being tracked.

Neighborhood Meeting Summary – Dawson Trails [Proposed Rezoning: Residential, Mixed Use, Office, Industrial] – 2062 acres

Neighborhood Meeting #3 – Oct. 12, 2021, 6:00 p.m. to 8:00 p.m.

Location and Format – P.S. Miller Library, Hybrid

Westside Partners held a neighborhood meeting to present and discuss the Dawson Trails PD Plan and Zoning as submitted to the Town for first review on August 18. The proposal includes 2200 MF units, 3650 SF-D units, 3.2 million square feet of non-residential (1.9M s.f. Flex space, 200K s.f. Office, 553K light industrial, 535K retail), 751 (36%) acres open space, and 245 (12%) acres public land. The public land dedication anticipates one high school, two elementary schools, a regional park and Town recreation and fire facilities.

This meeting represented the third required neighborhood meeting; additional neighborhood meetings will be held prior to the public hearings. The meeting was conducted in a hybrid format. The neighborhood meeting notice was mailed to all property owners within 500-feet of the project site, as well as surrounding HOAs, and property owners adjacent to the west frontage road. The written notice included a project narrative, vicinity map, PD Plan, and trails plan. Approximately 21 people attended in person and 17 attended virtually. The following represents a summary of the neighborhood meeting.

#### Applicant Representatives:

- Larry Jacobson, Westside Partners
- Jake Schroeder, Westside Partners
- Mitch Black, Norris Design
- Jeremy Lott, Norris Design
- Stacey Weeks, Norris Design
- Ty Robbins, Norris Design
- Dave Jenkins, Norris Design
- Blake Calver, CORE Engineering
- Steve Tuttle, Fox/Tuttle Traffic Consultants

#### Town Representatives:

- Camden Bender, Community Outreach Program Manager
- Cara Reed, Neighborhood Liaison
- Sandy Vossler, Senior Planner
- Tara Vargish, Development Services Director
- Caryn Johnson, Town Councilwoman, District #5
- Tim Dietz, Town Councilman, District #6

#### In-person Attendees

- Don & Lisa Skidmore
- Lesli Fritts
- Bev Clemens
- Jan & Glen Burmeister
- Rory Hodgson
- Cliff Orson
- Scott Allmon
- Doug Schull
- Sue Parks
- Joe Showers
- Mike Rector
- Katrina Jennings
- Randy Parks



- Dennis & Gina Ingram
- Peter Smith
- Jerry & Carol Wrightsman
- Al Heinrich

#### Virtual Participants

1. Melanie Calhoun
2. Mark Albright
3. Carol Kingery
4. Damian Cox
5. Larry Larkins
6. Tom Rathman
7. Diane Fischer
8. Scott Allmon
9. Now
10. Almikolajczyk
11. Carol
12. Craig
13. Kathy Heinrich
14. Kristi Cal
15. Janet Redmond
16. Galaxy S21 Ultra 5G
17. 13039109448

The applicant presentation discussed the following:

- Project summary of
  - Vicinity map
  - Property history
  - Submittal package to the Town
  - PD Plan
  - Crystal Valley Interchange update
  - West Frontage Road Update
  - Interchange Overlay Planning Areas
  - Site Utilization breakdown
  - Character Areas
  - Open Space and Public Land
  - Phasing Plan
  - Compliance with the Southwest Quadrant Plan and Comprehensive Master Plan
  - Anticipated timeline for public hearings

Attendees and participants had the following comments and questions:

- Frontage road safety from increased traffic, including construction vehicle traffic. Will there be a commitment to have frontage road complete before any development happens? Response: Applicant is working with Town to ensure frontage road is in place, is working to have emergency access in place, and working on timing specifics through future development review (CDs, DA). Town's firm position is interchange and frontage road must be open. Applicant's understanding is that horizontal site work may concurrent with CVI construction.
- Would capping annual building permits affect the financial viability of the project? Applicant: Development is operating under current conditions and regulations.  
Where is water coming from and will it affect existing wells? Applicant: Water efficiency plan is part of PDP amendment. Dawson Trails will tie into town's infrastructure to provide water. Town has robust standards for responsible and efficient water use.

- Concern with motorists using frontage road like another highway lane. Applicant: Road will be constructed in accordance with Town standards and will involve many key stakeholders and agencies to review and approve design.
- Traffic Issues; what studies have been done, or are planned to determine the impact to Twin Oaks community? How to mitigate negative impacts? The trip generation – 8 trips per household – will have an overwhelming impact to the community. Why medium density on northern edge adjacent to Twin Oaks vs. low density and larger lots for better transition/cushion? Applicant: Traffic study considers interchange, frontage roads, access points, with background data being factored in. Traffic study under review by the Town. Roads will be designed to provide sufficient capacity to handle traffic demand. Street system avoids carrying collectors further into site than necessary, for infrastructure efficiency purposes. Extent of infrastructure determines density and intensity of certain areas.
- Reference to page 15 of the PDP – provision committing to not reducing perimeter buffers should apply to all planning areas adjacent to County development. Applicant: Acknowledges the omission and will update document to add the same provision to other planning areas adjacent to County development.
- Is there a minimum required density necessary to trigger construction of the interchange? Applicant: Interchange is already needed, and this development is needed to contribute and participate in the design and construction. We can now factor in proposed density of project and will factor in commercial SF as well. We now have known numbers to include to inform the improvement details.
- Recently purchased home in Twin Oaks, is concerned with proximity to homes in Dawson Trails, do you want to buy my house? Applicant: Not interested in purchasing the property.
- Who can we reach out with additional questions and more information? There are lots of unknowns at this point and is there any reason why we can't wait until infrastructure is in place, and wait before committing to these plans? Applicant: Developer is working towards a plan that has long term viability and resilience to market shifts and changing circumstances. There is a strong desire to contribute to a high quality of life within Castle Rock.
- Concerned with traffic on Territorial Road and gravel roads throughout Twin Oaks with bridal easements, wildlife, horses, etc. How can you minimize traffic redirection in case of an accident on I-25 or poor weather? Applicant: Steve Tuttle, traffic consultant, the traffic study will consider all aspects and impacts, including possible cut-thru traffic. Intersection sizing, de-emphasizing certain access points, traffic calming techniques, and design elements to discourage cut-thru traffic will all be considered and implemented where appropriate.
- Expressed audio difficulties for online participants. Applicant: Increased volume and increased proximity to the laptop microphone.
- Roadway projects are behind construction throughout the metro area. Concerned with timing of completion of proposed roadway infrastructure. Will there be improvements made to Plum Creek Parkway? Recommended a higher growth rate factor in the TIS. Applicant: Regional modeling and assumptions from DRCOG have been used in the TIS. Study also incorporates known developments in the area, including Miller's Landing and associated improvements to Plum Creek Parkway.
- What are the water requirements (how much is required) and is there enough? Applicant: Blake Calvert, civil engineer, Development Agreement will quantify water resources to be dedicated to the Town. The Town is the water provider, and a water bank will be established for residential and non-residential units on site, as well as irrigation. Particular details are dependent on ultimate uses. A water consultant is working on a water efficiency plan which will inform site design decisions. The Town has informed developer that there is water resources and capacity available.
- Concerned with noise and light impacts on proposed PLD area at the SE corner of the site; it is not a good plan or location for a park and ball fields. The development also needs more OS and needs to downzone further to preserve quality of life and reduce impacts on wildlife. Applicant: Developer is taking wildlife impacts into consideration, including preserving open space and identifying OS corridors on the PDP.

The project is located in Councilmember Dietz' district.

The meeting adjourned at 8:00 p.m.; the library was closing and staff asked that the meeting be concluded.

## **Neighborhood Meeting #4**

### **Dawson Trails Major PD Amendment (2062 acres)**

**Feb. 7, 6:00 p.m. to 9:00 p.m.**

### **Location and Format – Town Council Chambers, Hybrid**

Westside Partners held a neighborhood meeting to present and discuss the Dawson Trails PD Plan and Zoning, including changes to the plan since the previous neighborhood meeting held in October. The proposal is for 5,850 dwelling units to include single family attached and detached, and multi-family, as well as 3.2 million square feet of non-residential uses such as office, retail, and industrial. Approximately 751 (36%) acres open space, and 245 (12%) acres public land are proposed. The public land dedication anticipates one high school, two elementary schools, a regional park and Town recreation and fire facilities.

This meeting represented the fourth neighborhood meeting; an additional neighborhood meeting will be held prior to the public hearings. The meeting was conducted in a hybrid format. The written notice included a project narrative, vicinity map, PD Plan, and trails plan. Approximately 100 people attended in person and 84 attended virtually. The following represents a summary of the neighborhood meeting.

#### **Applicant Representatives:**

- Larry Jacobson, Westside Partners
- Jake Schroeder, Westside Partners
- Mitch Black, Norris Design
- Jeremy Lott, Norris Design
- Stacey Weaks, Norris Design
- Kevin Rohrbough, Core Engineering
- Blake Calvert, CORE Engineering
- Steve Tuttle, Fox/Tuttle Traffic Consultants

#### **Town Representatives:**

- Dave Corliss, Town Manager
- Mark Marlowe, Director, Castle Rock Water
- Tony Felts, Assistant Director
- Kevin Wrede, Planning Manager
- Camden Bender, Community Outreach Program Manager
- Cara Reed, Neighborhood Liaison
- Amy Becker, Administrative Assistant
- Julie Parker, Sr. Office Assistant
- Santi Smith, Technical Coordinator
- Sandy Vossler, Senior Planner
- Donna Ferguson, Senior Planner
- Laura Cavey, District #2
- Tim Dietz, Town Councilman, District #6

In-person Attendees: 100 people attended the meeting in person. See attached sign-in sheet.

Virtual Participants: 84 residents joined the meeting virtually. See Virtual attendees list.

The applicant's presentation included a PowerPoint presentation and discussion of:

- Project Overview
  - Vicinity map
  - Property history

- Dawson Trails Vision: Approximately 5,850 dwelling units including single-family detached, attached, Multi-family, Townhomes, Traditional, Semi-Custom and Custom. 3.2 million square feet of commercial uses to include grocers, restaurants, office, light industrial and primary employment opportunities.
- Conceptual Master Plan
- Plan Changes since October 2021 Neighborhood Meeting
  - Character Areas and Districts
    - Densities, maximum building heights and intensity of uses decrease from east to west.
  - Fixed Boundary Lines
    - Applies to Planning Area boundaries adjacent to existing county development in the West Character Area.
  - Transition Zone Standards
    - Contiguous to Fixed Boundary Lines
    - Area of largest minimum lot sizes, subdued building colors, exterior lighting restrictions, landscape screening, wildlife-friendly fencing.
    - West Character Area will have lower density, larger lots which were previous represented to be a minimum of 15,000 s.f. The plan has evolved, smaller lots are more desirable to reduce irrigated back yards and reduce water use. The minimum lot size in the Districts A transition zone is 8,800 s.f.
  - Highway Sign Standards
    - Only allowed within 300 feet of I-25 in Districts F and G.
    - Maximum height is 75 feet
    - 700 s.f. per sign face area, with a maximum of 2 signs faces.
    - LED highway signs no longer proposed
  - Architectural Standards
    - Applicable to non-residential development
    - Facades to include vertical elements, parapet walls, etc.
    - High quality, durable materials.
    - Low reflectivity colors
    - No unshielded light fixtures.
  - Water Efficiency Plan (WEP)
    - Design standards will apply to indoor and outdoor in residential and non-residential development areas.
    - Residential education, verification, monitoring and enforcement required in order to achieve compliance.
  - Wildlife accommodations
    - Compliance with all Federal, State and Local requirements.
    - Open space allows for wildlife movement
    - Density clustered to maximum contiguous open space
  - Wildfire Protection Planning
    - Town approved Community Wildfire Protection Plan.
    - Wildland/Urban Interface Wildfire Vegetation Management Plan is included in the PD Plan.
  - Open Space and PLD
    - Ridgeline is preserved
    - Buffers areas enlarged
    - East/West drainage corridors will be stabilized, but remain natural.
    - Trails have been removed from narrowest open space corridors and will connect through the neighborhoods.
  - Crystal Valley Interchange (CVI)
    - Preliminary CVI configuration was presented
  - West Frontage Road alignment
    - Town, County and Development have agreed on alignment from CVI to Tomah Road.
    - Roadway is in design.

- Douglas County is responsible for improvements from Dawson Trails southern boundary to Tomah Road.
- Anticipated Process Timeline
  - Next neighborhood meeting – Spring/Summer 2022
  - Public Hearings – Spring/Summer 2022

Questions, comments, and responses are grouped by general topic.

### General Questions and Comments

Q: Is there somewhere else in Castle Rock where this proposed non-residential uses could be developed? Are the homes being built to support the commercial?

*A: The 3.2 million square feet of non-residential is intended to support Dawson Trails, the Town and County and the Region.*

Q: Where are the students going to go to school?

*A: There is land set aside for two elementary and one high school in Dawson Trails. Douglas County School District is a referral agency and has been on the property to identify preferred locations. The land will be zoned to allow school use and dedicated to the Town to hold until needed by the School District.*

Q: Where else have you developed that is adjacent to rural areas? Dawson Butte open space is an area dedicated for the benefit of wildlife. No matter what you do with experts and clustering, this plan will not support the wildlife, and they will die. You should buy property elsewhere to compensate or dedicate \$10 million dollars toward the purchase of other land.

*A: The applicant requested time to consider the request.*

Q: I live in Castle Mesa and we don't have an HOA that receives notices and invitations.

*A: The submittal documents are online.*

Q: Does the Town require a certain housing type?

*A: No, the Town doesn't specific a certain type or quantity of housing types. The vision for Dawson Trails is to provide a range of housing types to appeal to and meet the needs of a cross section of the population.*

Comment: Based on the growth of Castle Rock since Dawson Ridge was initially zoned, the number of dwelling units should be cut in half.

Comment: The county development is large lot, acreage lots, and the densities in the A and B Districts are higher density development. There is a disconnect.

Comment: The residential is a pain in the neck for you. You could very simply drop down to 5,500 dwelling units. It's not big money for you.

### Character Areas, Districts, Fixed Boundaries and Transition Zones

Q: What can be built in the Transition Zone and open space buffer? Can densities in B Districts be reduced to match A.

*A: No residential or non-residential development may be constructed in the opens space buffers adjacent to existing Douglas County development. The transition zone has development standards for minimum lot sizes, color, lighting, etc. The flatter topography in District B and its proximity to the interchange are conducive to higher density, unlike District A where draws, hills and outcroppings makes lower density, clustered development more appropriate.*

Q: How does a density of two dwelling units/acre fit with reduced density in the A Districts?

*A: The residential development will be clustered to achieve the density and preserve open space.*

Q: Could the lots in the A District be enlarged to provide a larger buffer?

*A: The development plan does not include large acreage lots. By clustering and providing open space buffers, the open space is held for the common use and kept out of private property ownership.*

Q: How is the density of multi-family calculated?

*A: Typical multi-family development would be several acres. Each unit is counted against the maximum number of units allowed. Duplex would be two units. A complex with 100 apartments would be 100 units.*

### Roadway System, CVI and West Frontage Road, TIA

Q: Is there a road planned west from Dawson Trails to Highway 105, other than Twin Oaks and Clarke Roads?

*A: No new road connections are planned from Dawson Trails west to Highway 105.*

Q: Dawson Trails is adjacent to large lot county development. The only way to travel west to Hwy. 105 is via Twin Oaks Road and Peakview Road. We ride our horses, bikes and we hike along our roads. Will the county residents have access to the Dawson Trails trails for hiking and horse-riding? How will Keene Ranch private equestrian trails be protected and Dawson Trails residents be stopped from trespassing?

*A: The connection points are being coordinated with Douglas County. The feedback from the public to-date has generally been that interconnected trails are not desired, since that would allow Dawson Trails residents to access trails in Twin Oaks and Keene Ranch. The applicant is aware of the Keene Ranch trail easements. At the time of site planning, and platting, the boundaries of the dedicated open space will be established, along with points of access, and potential trespassing signage.*

Q: The changes are appreciated, but I still don't want this to move forward. You said you don't care about the Twin Oaks roads, is that still the case? Is Briscoe Lane going to connect to the commercial area?

*A: The developer does not have control over the county roads in the Twin Oaks subdivision. The Town, County and developer are collaborating on preliminary Twin Oaks Road and Clarke Road intersection sketches; consultants are working on potential options. Briscoe Lane will not connect to Dawson Trails; that connection was vacated several years ago.*

Q: Will you include Larkspur in the traffic analysis? Traffic during the Renaissance Festival is always bad and this is only going to make it worse. Will there be a traffic light at Bear Dance and Tomah Road? I'm afraid I won't be able to get out of my house.

*A: The Town of Castle Rock traffic engineers require background traffic to be included in the traffic modeling in the TIA. Any off-site road improvements or intersection controls necessitated by the Dawson Trails development will be identified in the final TIA.*

Q: I'm alarmed to hear there will be a Park and Ride? Why and who's is going to use it?

*A: The Town is planning ahead for future transit.*

Q: Will the new west frontage road be constructed before the development is started? Who's paying for it?

*A: The new west frontage road will be constructed concurrent with the CVI and required to be open when the interchange opens. The interchange is expected to open in 2025. The developer will be contributing to the interchange and is responsible for the west frontage road design and construction of two lanes from the interchange to the southern boundary of Dawson Trails. The Town is responsible for two lanes, also to the southern boundary.*

### Architectural Standards and Highway Signage

Q: Do the architectural standards address noise?

*A: The architectural standards address how things will look. The Town noise ordinance will apply to Dawson Trails.*

Q: The height of the highway oriented signs is a concern. Many people have their view to the east and 75' signs will impact their view. Will you consider that the south end of Castle Rock is rural and illuminated signs will be a negative impact.

*A: The highway signs will not be LED.*

### Wildland Fire

Q: The Town is ignoring their county neighbors when it comes to traffic, fire mitigation, evacuation. Is the Town taking into account traffic beyond what will be generated by Dawson Trails? During the Haymen fire, county residents couldn't get to the interstate; they were boxed in.

*A: The Town requires the traffic analysis to consider existing traffic volumes, known as background traffic, in modeling the traffic impacts of the development. Regarding hazard evacuation, Tomah Road is currently an at-*

grade RR crossing. The realignment of the west frontage road and the CVI will eliminate evacuation through an at-grade crossing.

Q: The Crystal Valley Fire Station already has a large area to cover, how is it going to be able to cover Dawson Trails?

A: *There will be a new fire station in Dawson Trails.*

### Water and Water Efficiency Plan

Q: How much turf will be allowed?

A: *The maximum turf is being determined in the Water Efficiency Plan.*

Q: The Denver Aquifer is volatile. Will the Town agree not to pump wells on the site? Will the Developer purchase a long term bond to be used if the county domestic wells go dry and the Town has to bring them into the Town's water system?

A: *The Town will own the water rights beneath Dawson Trails, and reserves the right to drill wells. The applicant cannot provide an immediate answer regarding the bond, but will consider it.*

Q: Where is the water coming from to serve this development? How much water does Castle Rock use in a day? Is the Town required to have an augmentation plan? Do you have a plan to serve the site with water? Sterling Ranch has a conservation plan.

A: *The ground water associated with the property will be dedicated to the Town. Dawson Trails have been in the Town's long-range plans to serve. The WEP will determine the amount of water that will be used. Home sites will not have individual domestic wells. The Town reserves the right to drill wells, but must follow the same state requirements for augmentations, etc. The Town is investing millions of dollars to be able to transition to 100% renewable water by 2055. The WEP is based on Town of Castle Rock requirements that are very stringent. The WEP is expected to meet or exceed the Sterling Ranch conservation plan.*

### Wildlife

Q: There are elk, moose, bear and eagles observed on the property from time to time. There is insufficient space in the plan for migration. The trails should be kept closer to the homes. The recommendation of the Douglas County Area Resource manager should be followed.

A: *The recommendations of the State of Colorado Natural Resources Division are being followed. There is no prescriptive requirement for wildlife corridors. There is no known wildlife migration corridor on the property. The plan proposes a connected open space network for wildlife movement. Fencing to safely accommodate wildlife will be required on peripheral lots.*

The meeting adjourned at approximately 9:00 pm. The site is in Councilman Dietz' District #6.

Attachments: Link to dropbox containing the following (<https://crgov-my.sharepoint.com/:f:/p/svossler/ErtF7etAGLZliocxGmusDSgB5iw7SYyKQDjiz4o8546tcQ>)

- In-Person Sign-in Sheet
- Virtual Attendees List
- Presentation PowerPoint includes
  - Vicinity Map
  - Character Areas and Districts
  - Conceptual Plan
  - Open Space and Trails Plan
  - Phasing Plan
  - Crystal Valley Parkway Interchange
  - West Frontage Road New Alignment

**Neighborhood Meeting #5**  
**Dawson Trails Major PD Amendment (2064 acres)**  
**June 27, 6:00 p.m. to 7:40 p.m.**  
**Location and Format – Town Council Chambers, Hybrid**

Westside Partners held a neighborhood meeting to present and discuss the Dawson Trails PD Plan and Zoning will be proposed to the Planning Commission at a public hearing on July 7<sup>th</sup>. The proposal is for 5,850 dwelling units, to include single family attached and detached and multi-family units, as well as 3.2 million square feet of non-residential uses such as office, retail, and industrial. Approximately 748 acres or 36% of the site, will be set aside as open space, and 228 acres, 11%, will be dedicated as public land. The public land dedication anticipates one high school, two elementary schools, a regional park and Town recreation and fire facilities.

This meeting represented the fifth neighborhood meeting held prior to the Planning Commission hearing and was conducted in a hybrid format. The written notice included a project narrative, vicinity map, PD Plan, and trails plan. Approximately 23 people attended in person and 45 attended virtually. The following represents a summary of the neighborhood meeting.

**Applicant Representatives:**

- Larry Jacobson, Westside Partners
- Mitch Black, Norris Design
- Jeremy Lott, Norris Design
- Stacey Weaks, Norris Design
- Dave Jenkins, Norris Design
- Kevin Rohrbough, Core Engineering
- Blake Calvert, Core Engineering
- Steve Tuttle, Fox/Tuttle Traffic Consultants

**Town Representatives:**

- Dave Corliss, Town Manager
- Tara Vargish, Development Services Director
- TJ Kucewesky, Assistant Director
- Kevin Wrede, Planning Manager
- Julie Parker, Sr. Office Assistant
- Carissa Ahlstrom, Administrative Assistant
- Santi Smith, Technical Coordinator
- Sandy Vossler, Senior Planner
- Jason Gray, Town Council, Mayor
- Tim Dietz, Town Council, District #6
- Caryn Johnson, Town Council, District 5

**Douglas County Representatives**

- George Teal, Board of County Commissioners

The applicant's presentation included a PowerPoint presentation, an overview of the history of the property and summary of the Dawson Trails vision and the proposed Planned Development (PD) Plan and Zoning Regulations. In the presentation of the PD Plan, the themes, uses and densities of the three Character Areas; West, Central and East were discussed. A slide comparing the current PD Plan to the plan presented at the last neighborhood meeting supplemented the summary of modifications made to the plan in response to public input and staff review comments. Specific modifications were itemized as follows:



- Planning Area refined
- Buffer widths increased
- Dawson Trails Boulevard alignment
- Location of community park
- Public land acreage adjusted
- Pedestrian oriented district identified with specific development standards
- Twin Oaks entrance refined to mitigate traffic impacts
- EVA for Keene Ranch added

Transition Zones were explained and a summary of the applicable development standards were presented. The proposed Highway Oriented Sign Regulations discussion highlighted the prohibition on Electronic Message Signs, the maximum of eight signs allowed, the maximum 70-foot height, and maximum 700 square feet per sign face. A summary of the Architectural Standards indicated that variations in roof heights and shapes, use of light to medium intensity colors with low reflectivity and articulated facades would be required, among other standards.

The questions, concerns and feedback from those attending were similar to the issues raised at the previous neighborhood meetings. There were concerns expressed about impacts to wildlife, traffic volumes, cut-through traffic, and proposed development standards and uses. The following highlights the more specific questions.

Q: What happens if our wells go dry? Why aren't pipes being installed now to serve Keene Ranch and Twin Oaks?

*A: Any extension of water to those surrounding subdivisions is a question for the Town as water provider.*

Q: What happens if people don't follow architectural standards. What is the maximum height in West area? Will traffic be routed through Twin Oaks subdivision? How will trespassing be addressed? Why are there 3 well sites shown on the PD Plan?

*A: Non-compliance with zoning regulations is an enforcement issue that would be addressed by the Town. The maximum height is 35', and only single-family detached homes are allowed. The developer has been working with Twin Oaks residents on new location and configuration of the entrance. Trespassing on private property is enforced through Castle Rock Police or Douglas County Sheriff. The Town has no current plans to drill water wells on the site, but reserves the right to do so, subject to the permitting criteria of the state engineer.*

Q: What will be fenced?

*A: Private lots within Dawson Trails will be fenced.*

Q: Why don't we have someone here to answer trespassing and water well questions.

*A: The Town Manager, Dave Corliss addressed the question. Colorado law protects water rights through processes and law. The Town wants to be a good neighbor. We are very sensitive and protective of water rights. The Town cannot drill and pump someone else's water. This development is going to look different than other development in CR due to the stringent water use restrictions of the Water Efficiency Plan. New fencing will not be installed along the exterior property line of the PD*

*The Town have over 100 miles of trails, many of which are adjacent to private property. Use and access is addressed through education and signage. No horses or motorized vehicles are allowed on Town trails. While the Town would have preferred consolidated areas of open*

*space elsewhere in the PD, we have encouraged the open space buffers in place on the edges of the PD. Subject area, technical experts will be present at the public hearings to address questions in detail.*

Q: How many lanes will Dawson Trails Boulevard have and will it include bike lanes? When will portion to PC parkway begin.

*A: The Interchange project include the extension of Dawson Trails Blvd from the interchange south to Tomah Road, which will open when the interchange opens. Bike lanes will be included on both sides of the road, with grade separated crossings. Dawson Trails Blvd to Plum Creek Parkway is in design, and will constructed in phases according to the traffic warrants.*

The meeting adjourned at approximately 7:40 pm. The site is in Councilman Dietz' District #6.