

## Neighborhood Meeting Summary

**Project:** Dawson Trails, Planning Areas B-1 and D, 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.

**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
Jim Chase	

#### *Virtual (8):*

Alex	Jim Scherman
Brenda	Ryan
Chad Rodriguez	Win10j
Denny Ingram	

**Town Staff Attendees:**

Sandy Vossler, Senior Planner, Development Services

Tara Vargish, Director, Development Services

Michelle Pavlou, Development Services

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

**Questions presented to applicant:**

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

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

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

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

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

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

*Q: A concern was raised about traffic.*

A: 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.

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

A: 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.

*Q: 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.*

A: 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.

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

A: 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.

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

A: 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.

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

A: 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.

*Q: A question was asked about the name of the builders.*

A: They are still early in the development stage and have not begun to reach out to builders.

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

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

*Q: 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?*

A: 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.

*Q: A question was asked about the distance of the buffers.*

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

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

A: 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.

*Q: A question was raised about the size of the lots.*

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

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

A: Territorial Road 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.

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

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

## Neighborhood Meeting Summary

**Application:** Dawson Trails – Residential Planning Area B-1, Site Development Plan

**Property Owner:** Westside Partners

**Meeting #:** 2

**Date/Time:** Tuesday, July 25, 2023, 6 pm, Adjourned at approximately 7:40 pm

**Meeting Location:** P.S. Miller Activity Center, Aspen Room

**Councilmember District:** Councilmember Dietz

## Applicant's Proposal:

The applicant proposes a Site Development Plan for a single family residential neighborhood located southeast of the new Crystal Valley Interchange and directly south of the Douglas County Twin Oaks subdivision. The site plan includes 230 single-family lots on approximately 78-acres and a 1-acre neighborhood park.

## Attendees

### Applicant Representatives:

Larry Jacobson, Westside Partners

Jake Schroeder, Westside Partners

Terry Odle, Costco, Architect

Mitch Black, Norris Design

Jeremy Lott, Norris Design

Stacey Weaks, Norris Design

Blake Calvert, CORE Engineering

Steve Tuttle, Fox-Tuttle Traffic Engineers

### Public Attendees:

#### *In-person Attendees:*

Nancy Johnson

Lucy Block

Amy Fauls

Robert Parkhurst

Hillery ?

Derek Rolliziger

Jeffery Marten

Lisa Skidmore

Richard Block

Joe Showers

Caryn Johnson

Laurie and Jim Scherman

Denny and Gina Ingram

Carol and Jerry ?

Tim Dietz

#### *Online/Phone Attendees:*

Brenda  
Diane Hollberg  
Lorelei  
Rene Ramos  
Sally Lewis  
Mark C.

**Town Staff Attendees:**

Sandy Vossler, Senior Planner, Town of Castle Rock

**Presentation Description**

**Applicant's Presentation:**

The proposed Site Development Plan for the first single-family detached residential neighborhood in Dawson Trails includes 230 lots on 78 acres within the West Character area of the PD. A 1-acre park is included in the plan. The minimum lot size within the Transition Zone is 6,600 square feet. The Transition Zone is located within the first 150 feet of the planning area adjacent to County development. The minimum open space buffer between this neighborhood and Twin Oaks subdivision to the north is 250 feet, which includes a trail corridor situated away from the County development.

**Questions Presented to Applicant:**

*Q: The wavy line to the top of the image, is it a road?*

A: No the line represents a trail.

*Q: What stops people from parking on the County roads in Twin Oaks and walking through to their homes?*

A: The roads in Twin Oaks are public road, so it is possible for this occur, but not likely since someone would have to walk back down the gravel roads, otherwise they'd be walking through private property. There's a trailhead at the entrance of Twin Oaks. There is also commercial planned nearby, so most likely people would park there.

*Q: How many parking spaces will be at the trail head?*

A: Those details are not worked out just yet. Residents that live in this first neighborhood won't need to drive to the trailhead. With the overall design of Dawson Trails, there will be several parking areas at trailheads.

*Q: Is the Front Range Trail going to go through Dawson Trails?*

A: The front range trail is on the east side of the interstate, and will eventually connect through Montaine and Bell Mountain Ranch. Part of our connectivity includes the ability to connect across the freeway through a series of trails or sidewalks.

*Q: Are these trails for people living here or visitors?*

A: These trails are public; some are town owned. Anyone will be able to use them.

*Q: Where is the Metro District Land?*

A: The Metro District will own land throughout Dawson Trails. Town will also have some land throughout as well, for parks, etc.

*Q: Is there still conversation around a rec center?*

A: There is a potential location, in PLD 1.05.

*Q: If Dawson Trails Boulevard gets extended up to Plum Creek, where would the first 500 lots go?*

A: The first 500 lots are planned within Planning Areas B-1 and Planning Area D.

*Q: How do the tree lined streets shown in the graphic go along with water wise landscape?*

A: Coloradoscape encourages trees on lots. No grass will be allowed in residential front yard areas, but trees and water wise landscaping are allowed in front yards. There will be landscape treatments in entry areas and in some of the buffers. The goal is to reestablish some of the landscape areas with trees. Backyards are allowed to only have a maximum of 500 sq. ft. of turf per house.

*Q: Will any new water wells be drilled?*

A: Dawson Trails will be connected to the Town's system. There are no new wells planned at this time in Dawson Trails. The Town does, however reserve the right to do so in the future, if necessary.

## Neighborhood Meeting Summary

**Application:** Dawson Trails – Residential Planning Area B-1, Site Development Plan

**Property Owner:** ACM Dawson Trails VIII JV LLC

**Meeting #:** 3

**Date/Time:** Tuesday, December 10, 2024, 6 pm (Adjourned at 6:55 pm)

**Meeting Location:** Philip and Jerry Miller Library

**Councilmember District:** Councilmember Dietz

## Applicant's Proposal:

The applicant proposes a Site Development Plan for a single family residential neighborhood located southeast of the new Crystal Valley Interchange and directly south of the Douglas County Twin Oaks subdivision. The site plan includes 229 single-family lots on approximately 55 acres and a 1-acre neighborhood park. A minimum 250 foot buffer separates this neighborhood from the Twin Oaks neighborhood to the north. A 150 foot transition zone governs the minimum lot sizes, lighting and building colors along the northern tier of homes in this development.

## 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

1 Online/Phone

### 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's representative described the proposed neighborhood located in the eastern half of Planning Area B1 (PA-B1). The proposed Site Development Plan (SDP) includes 229 lots



for single-family detached residences on approximately 55 acres within the West Character area of the PD. A 1-acre park is included in the plan. There are two entry points to the neighborhood from Gambel Ridge Boulevard, and a road extension is planned to connect to the future neighborhood to be located in the western half of PA-B1.

A minimum 250 foot wide open space buffer separates this neighborhood from the Twin Oaks subdivision to the north. The open space buffer will be dedicated to the Town and developed with the roadway, trail and drainage infrastructure improvements separate from this SDP.

A 150 foot wide Transition Zone guides the development of the northern most tier of homes in PA-B1. Minimum lot sizes, colors and lighting within the Transition Zone must meet the prescriptive requirements established in the Dawson Trails Planned Development Zoning Regulations.

Since the second neighborhood meeting was held, the SDP has been changed to add the road connection to the neighborhood to the west, the number of lots were reduced to 229 and the greenway and neighborhood park design have been refined. Approximately, 15 acres of private open space has been identified.

#### **Questions Presented to Applicant:**

*Q: Is there a roundabout planned for Gambel Ridge Boulevard and the Twin Oaks entrance?*

A: Yes, a roundabout is planned at that intersection which connects to Quandary Peak. Quandary Peak then connects to Dawson Trails Boulevard. Twin Oaks residents were pleased to know that in addition to access from Gambel Ridge Boulevard, they would have additional access from Dawson Trails Boulevard.

*Q: Will the trail within the open space buffer be a natural surface trail?*

A: Yes, the trail located in the open space buffer around the perimeter of the development will be natural surface. The trails internal to PA-B1 will be hard surface.

*Q: Who will maintain the open space areas? Who owns and maintains the barbed wire fence around the perimeter of the development?*

A: Maintenance of open space will be the responsibility of the HOA, Metro District or Town, depending on ownership and whether the open space is public or private. The applicant and Town staff will look into to who installed the barbed wire fence. It was confirmed that neither the developer nor the Town will maintain the barbed wire fence that seems to run generally along the property line, with portions within Twin Oaks and other extents within Dawson Trails.

*Q: What will the drainage improvements within the detention pond look like, and will the pond retain water?*

A: The pond will not retain water, but rather will detain and release. The pond will be designed to release volumes within 72 hours. A concrete trickle channel at the bottom of the pond will connect the drop structures to the storm outlet.

*Q: Please describe the planned landscaping and irrigation.*

A: ColoradoScape landscape design compliant with the Town of Castle Rock Landscape and Irrigation Criteria will be installed in common areas and residential front and side yards. Rear yards are limited to 500 square feet of irrigated turf. Trees and shrubs will be on drip lines. Open space areas will be left natural and temporary irrigation will be used to establish low water use plantings.

*Q: Will there be separate Homeowner Associations?*

A: Yes, there will be a master association, and the various neighborhoods and multifamily complexes will have individual HOAs to operate and maintain amenities within those separate developments.

*Q: Are the primary ridgelines being protected?*

A: Yes. Gambel Ridge Boulevard follows along the north side of the distinctive east/west ridgeline. Open space dedications protect the primary north/south ridgeline west of PA-B1.

*Q: What is the construction schedule for the Frontage Road realignment, the interchange the homes in this neighborhood.*

A: The new interchange and the Dawson Trails Boulevard alignment are expected to be open Spring of 2027. New home construction is expected in 2026, following construction of necessary infrastructure.