



July 8, 2021

Ms. Sandy Vossler
Town of Castle Rock
Development Services
200 S. Wilcox Street
Castle Rock, CO 80104

Re: Dawson Trails Planned Development Plan - Project Narrative

Dear Ms. Vossler,

On behalf of Dawson Trails I LLC, Norris Design is pleased to submit the Planned Development Plan (PDP) application for Dawson Trails. The Dawson Trails PDP is an amendment to the Dawson Ridge Preliminary P.U.D. Site Plan and a portion of the Westfield Trade Center Preliminary P.U.D. Site Plan. Please find our enclosed application materials and project narrative for the proposed amendment, prepared per Town standards. This application has been prepared by and for the following parties to the benefit of the residents of the Town of Castle Rock:

Applicant

Dawson Trails I LLC
4100 E. Mississippi Ave.
Suite 500
Denver, CO 80246
303-984-9800
Contact: Lawrence Jacobson

Civil Engineer

CORE Consultants, Inc
1950 W Littleton Blvd, #109
Littleton, CO 80120
303-730-5986
Contact: Blake Calvert


Planner/Landscape Architect/Branding

Norris Design
1101 Bannock St.
Denver, CO 80204
303-892-1166
Contact: Mitch Black

Traffic Engineer

Fox Tuttle Transportation Group
1624 Market Street, Suite 202
Denver, CO 80202
303-652-3571
Contact: Steve Tuttle

Enclosed are the application materials for the PDP amendment:

1. Land Use Application (Fee of \$5,845 included)
2. Development Review Checklist
3. Title Commitment
4. Project Narrative
5. Planned Development Plan
6. Planned Development Zoning Regulations
7. Land Suitability Analysis Report (LSAR)
8. Financial Impact Report (In Process with the Town) 



9. Master Transportation Study / Traffic Impact Analysis
10. Concept Utility Letter
11. Phase 1 Drainage Report
12. Planned Development Plan Phasing Plan
13. Water Efficiency Plan
14. Pre-Application Comment Response Letter

Water Opinion submitted
previously under separate cover.
SKV 8-18-21

We look forward to working closely with the Town during the review and approval process for this application. Please contact us if you have any questions or if you need additional information.

Sincerely,
Norris Design

Mitch Black, PLA
Principal

Project Narrative and Background:

The proposed Dawson Trails Planned Development Plan (PDP) Amendment, which includes the original Dawson Ridge Preliminary P.U.D. Site Plan and portions (approximately the southern 50%) of the Westfield Trade Center Preliminary P.U.D. Site Plan, provides the Town of Castle Rock with a framework to create a new, modern neighborhood that will be a key contributor in the southwest portion of the Town. This approximately 2,062-acre property encompasses some of the last large undeveloped property in the Town and is being planned to provide significant commercial and sales tax base development opportunities, much-needed acreage for significant new employment centers, a diverse array of home types, and a large network of open space, amenities, schools and parks. Our development and design team has put together a thoughtful and well-balanced proposal which meets the near and long-term needs of the Town and provides Town residents with desirable amenities and commercial development opportunities.

The vision for Dawson Trails was created by carefully analyzing the property and planning the proposed neighborhood based upon its natural topography and features and its overall ability to benefit the Town and its residents in a variety of ways. The most prominent natural feature of the property is the existing ridge, which generally runs north/south in the western portion of the property and turns to the east in the northern portion of the property. The proposed plan has been designed to preserve this unique feature while maintaining views of downtown Castle Rock, Pike's Peak, Dawson Butte, and the Front Range. Conservation of the ridge, combined with a strategically located trail network, will serve the entire Town as well as adjacent Dawson Trails neighbors. The extensive interconnected system of open space and public land dedication areas has been intentionally designed to connect residential areas within Dawson Trails to one another but also to Town and community amenities, such as schools, parks, trailheads, and a potential Town recreation center, among others. Existing primary drainage corridors will be incorporated in a manner to accommodate the natural flow of runoff through the property and minimize disruptions to historical drainage patterns. This plan boasts a significant amount of interconnected open space (greatly exceeding the Town's minimum requirements) and public land dedication (PLD), which will provide the Town with areas to construct a wide array of parks and other Town amenities.

Among others, the proposed design of Dawson Trails satisfies one of the Town's key desires of having retail, office and other commercial spaces at the heart of the new neighborhood. These non-residential uses will be beneficial to the Town by creating new opportunities for retail development and accompanying sales tax revenue, as well as primary employment, all of which boost the Town's tax base. Retail sales generated by this new neighborhood will provide a stable income stream to the Town for years to come; we anticipate that these retail sales will be generated not merely by the residents within Dawson Trails but also from other nearby neighborhoods, as well as daytime employees who work within the trade area and general passersby in the I-25 corridor. The proposed plan has a commercial corridor that is strategically placed proximate to and visible from I-25, taking advantage of the future Crystal Valley Interchange (the "Interchange") and approximately 2 miles of I-25 frontage, which includes future buildout of the west frontage road ("West Frontage Road") through the property and ultimately extending from Plum Creek Parkway to Tomah Road.

The proposed plan includes a mix of home types and densities across the neighborhood that accentuates the woven open space and PLD amenities network. The current Dawson Ridge PUD was approved in 1986 and permits 7,900 homes, along with an extensive amount of non-residential uses. The current Westfield Trade Center PUD contains zoning for more than 17 million square feet of commercial property. The proposed Dawson Trails PDP plan has been redesigned to better fit the natural character of the land, while simultaneously addressing the current goals and objectives of the Town and providing a mix of uses which will permit a stable, high-quality mixed-use neighborhood. The proposed plan includes a combination of commercial and residential development which will support the underlying economics of Dawson Trails. To this end, we are proposing a maximum of 5,850 residential units on the

property, together with a maximum of 3.2 million square feet of commercial and other non-residential uses. The mix of proposed homes includes opportunities for multi-family units in the Interchange Overlay (IO) District.

A major component of the development of the Southwest Quadrant of the Town is the Interchange. The future Interchange is vital to the Town and Douglas County and will provide a connection both directly to and across I-25. The Dawson Trails development and design team has been collaborating with the Town and County with respect to the implementation and funding of the Interchange project, as well as the realignment of the main north-south arterial road (West Frontage Road) through the property.

The PDP Zoning Guide and Regulations that accompany this application are based on the Southwest Quadrant Plan, which suggests that development standards and permitted uses be prepared as a form-based code. The form-based code format allows for greater flexibility that is adaptable to market standards and innovations in building / neighborhood design. The Southwest Quadrant Plan also suggests that land uses be organized into transects, which work like the familiar zoning districts but are instead based on shared physical characteristics rather than single uses. Transects work together with a particular type of code – called form-based code -to shape the urban form into a physical layout. Dawson Trails has been organized into three Character Areas, which arrange planning areas by character attributes.

East Character Area

The East Character Area takes its cues from the Town of Castle Rock's Interchange Overlay Zone District and is influenced by its proximity to Interstate 25 the Interchange and the West Frontage Road, which will be a minor arterial roadway upon full buildout. Accordingly, the proposed development within the East Character Area is of a higher density and contains the majority of Dawson Trails' commercial zoning. Situated along Interstate 25, this area is intended to provide the backbone for Dawson Trails, providing a mix of land uses in a more integrated land use context. Due to its higher densities, the nature of neighborhood design in this area lends itself to being more walkable, providing access via a variety of modes of transportation. Generally, housing types allowed in this area are envisioned to be multi-family such as condominiums, townhouses, apartments, and other similar more dense residential types.

Central Character Area

The Central Character Area is the neighborhood area of transition between the higher density/intensity East Character Area and the lower density West Character Area. This area allows for a variety of uses and residential densities that are less intense and lower than the East Character Area. Generally, residential land uses in this area are envisioned to include a wide range of homes comprised of single-family attached, single-family detached, multi-family, apartments, condominiums, townhouses, motor courts, green courts, and residences with character elements that include alley loaded garages, front loaded garages, cluster configured single-family homes, or other less conventional residential configurations and uses. Generally, all types of residential uses are allowed in this Character Area because it acts as the transition area from the East to the West Character Area. Higher density residential uses in this Character Area are envisioned to be generally located along the eastern portions of the Central Character Area and in proximity to the West Frontage Road, as reflected in the density caps for each Planning Area, and transition to less intense uses and density in the western portion of this Character Area. Some commercial and retail uses are allowed and appropriate in this Central Character Area, mainly in the eastern portion of the Character Area, also in proximity to the West Frontage Road.

West Character Area

The West Character Area is intended to be less dense in nature with a clustered neighborhood pattern to preserve open space and minimize disturbance of the existing landform. Characterized mainly by single-family detached residences and other low density/intensity neighborhood support amenities (clubhouse, community center, etc.), this area will typically consist of larger lots and lower densities than other areas within Dawson Trails, as well as a significant quantity of open space. Commercial land uses are not allowed in this area (beyond any secondary

commercial uses associated with a clubhouse or similar use), as this Character Area generally serves as the transition from the Central Character Area to the existing adjacent residential lots located in Douglas County.

Compliance

This Planned Development Plan amendment is in compliance with all applicable Town of Castle Rock codes and standards, as well as in line with the Town’s Vision 2030 Plan, 2030 Comprehensive Master Plan and Southwest Quadrant Plan. Compliance with the applicable portions of the aforementioned documents is outlined below.

Castle Rock’s 2030 Comprehensive Master Plan

Castle Rock’s 2030 Comprehensive Master Plan was created to drive the vision of the community through the year 2030. Within this plan, the following four (4) Town Cornerstones were identified: Distinct Town Identity, Responsible Growth, Community Services, and Thriving Economy. This application meets the intent and goals of those Town Cornerstones, as set forth below.

- **Cornerstone: Distinct Town Identity**

Intent: To ensure Castle Rock is recognized and rewarded as a unique and welcoming community distinguished by its vibrant and historic Downtown, small-town character, distinct identity as the Douglas County seat, diverse and easily accessible recreation options, scenic natural environment, and family-friendly activities.

Applicant Response:

Dawson Trails will contribute to the Town’s Distinct Identity by maintaining the natural environment and scenic vistas of the property, as well as by providing a wide array of housing types, commercial opportunities (e.g. primary employment, shopping and restaurants), and a network of highly accessible and well-distributed parks, trails and open space.

- **Cornerstone: Responsible Growth**

Intent: To ensure the Castle Rock plans for responsible development that accommodates the needs of existing and future residents while enhancing Town character, distinct Town identity and to ensure we remain a vibrant freestanding community within the region.

Applicant Response:

Dawson Trails will contribute to responsible growth by providing critical transportation infrastructure, including providing financial and other assistance to the design and construction of the Interchange and the West Frontage Road. An overall mix of uses, combined with the preservation of the natural characteristics of the land and a significant and highly integrated network of open space, trails and parks will accommodate needs of residents by providing opportunities for the creation of primary employment, generation of tax base and a mix of desired housing types, interwoven with areas for recreation and relaxation.

- **Cornerstone: Community Services**

Intent: To ensure quality community services and infrastructure are provided in an efficient manner to support public health, safety and welfare to maintain a high quality of life for Castle Rock residents and business owners.

Applicant Response:

Between providing high-quality water/wastewater services, enhancing access to schools and health and human services, and the efficient placement of commercial/higher intensity uses in the vicinity of I-25, this plan will help maintain and provide a high quality of life for Castle Rock residents and business owners.

- **Cornerstone: Thriving Economy**

Intent: To ensure Castle Rock is a self-sufficient community where people can work, live and play. This includes a business environment that offers a broad range of primary employment opportunities for residents and maintains a healthy tax base.

Applicant Response:

Dawson Trails will promote a thriving economy by providing significant new retail development (which will generate additional sales tax revenue) as well as new commercial space for primary employment and new businesses to open and operate in a neighborhood that provides a mix of complimentary and compatible land uses, thereby expanding and maintaining a healthy Town tax base.

Southwest Quadrant Plan

- **Goal:** To promote well-designed new development that creates great residential and commercial neighborhoods through the use of mixed housing stock and densities, pedestrian-friendly streetscapes and setbacks, human-scale architecture, and community gathering areas.

Applicant Response: *Dawson Trails has been thoughtfully planned to provide a wide array of housing types and densities, served by well-designed infrastructure that will provide residents with destination options via non-motorized transportation. A “main street” concept in the East Character Area of the plan, together with significant parks, trails and other community areas, will provide opportunities for gathering and recreation.*

- **Goal:** To ensure the area develops sustainably and contributes to the Town’s economic self-sufficiency.

Applicant Response: *This new neighborhood includes a non-residential component which will contribute to Castle Rock’s self-sufficiency by providing a sustainable flow of sales tax revenue for the Town while also materially adding to the Town’s primary employment opportunities, both of which will also increase the Town’s property tax base. High quality water and wastewater systems and water-wise planning will contribute to the sustainable development of Dawson Trails.*

- **Goal:** To preserve natural features and Castle Rock’s character

Applicant Response: *Dawson Trails has been purposefully designed to preserve the most significant natural physical aspects of the property. The ridge that runs through the property is proposed to remain in its natural condition and will be included in the interconnected network of open space and public land dedication. Further, significant other portions of the property will remain in their native state. In addition to the foregoing, the plan will contribute to the Town’s Character by significantly adding to the overall legacy of parks, trails and open space.*

- **Goal:** To implement outstanding design features in all aspects of development.

Applicant Response: *This plan has been thoughtfully designed to preserve much of the physical characteristics, views and open space areas of the property and to generally provide a transition of land use densities/intensities from east to west. Similar to transects called out within the Southwest*



Quadrant Plan, the more intense uses and densities will be located in the East Character Area along the Interstate 25 corridor, while the lowest densities/intensities will be located in the western portion of the property in the West Character Area. The middle portion of the property, the Central Character Area, will contain a mix of densities and uses, which will serve as a transition between the other two Character Areas.

- **Goal:** To recognize and emphasize the unique qualities of the surrounding community

Applicant Response: *In addition to preserving the significant physical characteristics of the property, this plan provides a buffer and transition area around the perimeter of the property, which is greater than the buffer included in the previously approved zoning and provides a significant distance between the proposed residential uses and the existing neighbors. By clustering housing rather than providing larger residential lots, a greater opportunity for buffers exists in the new plan along the property edges.*

- **Goal:** To emphasize local-owned businesses, especially those that create living-wage jobs.

Applicant Response: *This plan will provide opportunity for smaller scale commercial shops to operate and thrive. The area where these will most likely be located is a “main street” portion of the plan that is envisioned in Character Area East, where higher levels of density and a mix of commercial uses are concentrated. Some of the potential industrial use areas would also provide space for local smaller contractors and business owners.*

- **Goal:** To foster and facilitate active lives and lifestyles, places for social interaction, and to eliminate the dependency on the automobile for every trip.

Applicant Response: *Dawson Trails has been designed with connectivity in mind. With an extensive system of trails and sidewalks connecting various uses and areas throughout the neighborhood, there is a great deal of opportunity to travel without an automobile. This pedestrian system also connects to parks and other neighborhood amenities which provide opportunities for recreation, exercise and places for social interaction.*

Zoning Codes

The proposed PDP for this property seeks to amend the currently approved PUDs for the Dawson Ridge property and portions of the Westfield Trade Center property. This amendment incorporates the Interchange Overlay District standards for a portion of the commercial/mixed-use area of the property and other land use standards for the remainder of the property that are in line with those generally found in other existing PDPs in the Town. Allowing the entire range of uses permitted in the Interchange Overlay District for the designated portion of the property is consistent with the 2030 Comprehensive Master Plan designated land use for the property. These standards will be coordinated with the Town and documented in the PDP or other appropriate documents for Dawson Trails as appropriate.

Comparison to Previously Approved Dawson Ridge Preliminary P.U.D. Site Plan

As previously mentioned, the property is currently subject to a planned development approved in the mid-1980s. The approval included a total of 7,900 residential units on a total of 1,883 acres. Units per acre for the entire Dawson Ridge planned development were approved at 4.2 units per acre on average. The proposed Dawson Trails PDP Amendment includes fewer units on more property overall, consisting of a total of 5,850 units on 2,061.5 acres. This would result in a calculated units per acre of 2.8, which is one-third lower than the previous approval. The previous plan was also approved with an allowance to increase any Planning Area’s density by 20%, while this proposal includes up to a 25% increase in Character Areas East and Central and a 15% increase in Character Area West, while still maintaining the total cap of 5,850 residential units.

Regarding open space and PLD, the proposed Dawson Trails PDP plan is committed to provide a significantly higher amount of open space and land for public benefit, with a higher degree of integration into the neighborhood. The proposed plan includes almost half of the total land area to be designated as either open space or PLD, which far exceeds the Town requirement of 20% minimum open space plus traditional PLD use acreage. The previous Dawson Ridge PUD included a total of 457 acres of combined PLD and Open Space, or 24.3% of the total land area within the Dawson Ridge PUD.

Building heights in the existing Dawson Ridge PUD plan ranged from 35-50 feet. This proposed Dawson Trails PDP plan has some variations in height from the previous approval. Character Area East and the IO zoning Planning Areas generally allow heights up to 90 feet or 6 stories, in accordance with the existing (and requested) IO standards. Character Area Central would allow maximum heights of up to 60 feet to accommodate commercial, mixed use, multi-family and other similar structures. Maximum heights in the Character Area West are set at 35 feet for residential uses and 45 feet for non-residential (community centers, clubhouses, and other similar neighborhood amenity structures) uses.

General Design Principles

At the time of Site Development Plan (SDP), Dawson Trails will be designed to meet the PDP development standards and applicable principles and guidelines required by the Town of Castle Rock. Any adjustments to these standards will be coordinated with the Town of Castle Rock and documented in the appropriate documents for the Dawson Trails property.

Technical Manuals

At the time of site design, the appropriate applicable standards within the Town's technical manuals will be used (along with all applicable standards in this PDP), unless specifically agreed upon by the applicant and the Town of Castle Rock.

Interchange Overlay District

The proposed zoning for a portion of this property includes the Interchange Overlay District, which is consistent with the Town's 2030 Comprehensive Master Plan designated land use for the property.

Infrastructure

Infrastructure will be designed to be in conformance with the Town's standards, or other applicable standards approved by the Town, including any applicable standards in this PDP.

Transportation Planning

The Applicant has submitted a traffic impact study entitled, "Dawson Trails Master Transportation Study" which outlines the traffic operations associated with Dawson Trails and the improvements required. This study evaluates three phasing scenarios: (1) short-term, (2) mid-term, and (3) long-term. All scenarios assume the Crystal Valley Interchange is complete. For the purpose of the traffic study, the first phase of the proposed development is anticipated to be completed in Year 2025 and includes approximately 2,588 residential dwelling units and 1.19 million square feet of general commercial/retail/light industrial/flex space. The second phase is anticipated to be completed by Year 2030 and includes 1,787 residential dwelling units, 1.25 million square feet of general commercial/retail/light industrial/flex space, and an elementary school. The full build out is anticipated to be completed by Year 2040 and includes 1,475 residential dwelling units, 0.74 million square feet of general commercial/retail/light industrial/flex space, an elementary school, a high school, a recreation center, and a regional park.

The following improvements are recommended to support the background and project-added traffic growth at build out of Dawson Trails:

- **Crystal Valley Interchange** – Extend Crystal Valley Parkway west over I-25 and the railroad tracks. Provide a full-movement interchange with I-25.
- **East and West Frontage Roads** – Realign to accommodate the Crystal Valley Interchange.
- **Prairie Hawk Drive / Dawson Trails Boulevard** – Replace the West Frontage Road with the planned four-lane arterial located west of the railroad tracks by Year 2030. Note that without development in the area, this arterial can operate with two-lanes.
- **West Frontage Road and Territorial Road (future Dawson Trails Boulevard at Crystal Valley Parkway)** – With the Crystal Valley Interchange, relocate this intersection to the ultimate location to the west. The traffic study indicated that this intersection will be sized to accommodate the traffic associated with existing and future development and will need to be signalized. The northbound and eastbound approaches will need single left-turn lanes, while the westbound approach will need triple left-turn lanes and the southbound approach will need dual left-turn lanes. The westbound and northbound approaches will need dual right-turn lanes.
- **East Frontage Road and Crystal Valley Parkway** – Relocate and signalize this intersection with the Crystal Valley Interchange. Provide single left-turn lanes on all approaches and one right-turn lane on the southbound approach.
- **Crystal Valley Parkway at Plum Creek Boulevard** – Install a signal when warranted.
- **Territorial Road at Twin Oaks Road / Clarkes Circle** – Relocate these intersections with the construction of the Dawson Trails internal roadway network.
- **New Dawson Trails Roadway Infrastructure** – Construct the internal collector and local roadway network to serve the development traffic, phased as appropriate.

Phasing

Phasing will be completed in a logical manner with the extension of infrastructure as development occurs over time. To illustrate the anticipated sequence and triggers associated with the buildout of this Dawson Trails PDP, a phasing plan has been included in this PDP Amendment.

Development Agreement

Preparation and approval of the Development Agreement for Dawson Trails will need to track through the review and approval process in the Town concurrently with this PDP Amendment land use application.

Community Outreach

Several community outreach meetings have taken place prior to this submittal, with more planned in the future. The required PDP Amendment pre-submittal neighborhood meeting was held on April 13, 2021. The Town of Castle Rock requested a second pre-submittal neighborhood meeting, which was held on May 24, 2021. Additional neighborhood meetings were also held with representatives of the Twin Oaks HOA on May 17, 2021, and with representatives of the Keene Ranch HOA on June 8, 2021. The meeting notes are included with this submittal.