



DAWSON — TRAILS —

Planned Development Plan Amendment
Neighborhood Meeting #5
Hybrid Format: In-Person & Virtual

June 27, 2022, 6:00 PM



Agenda:

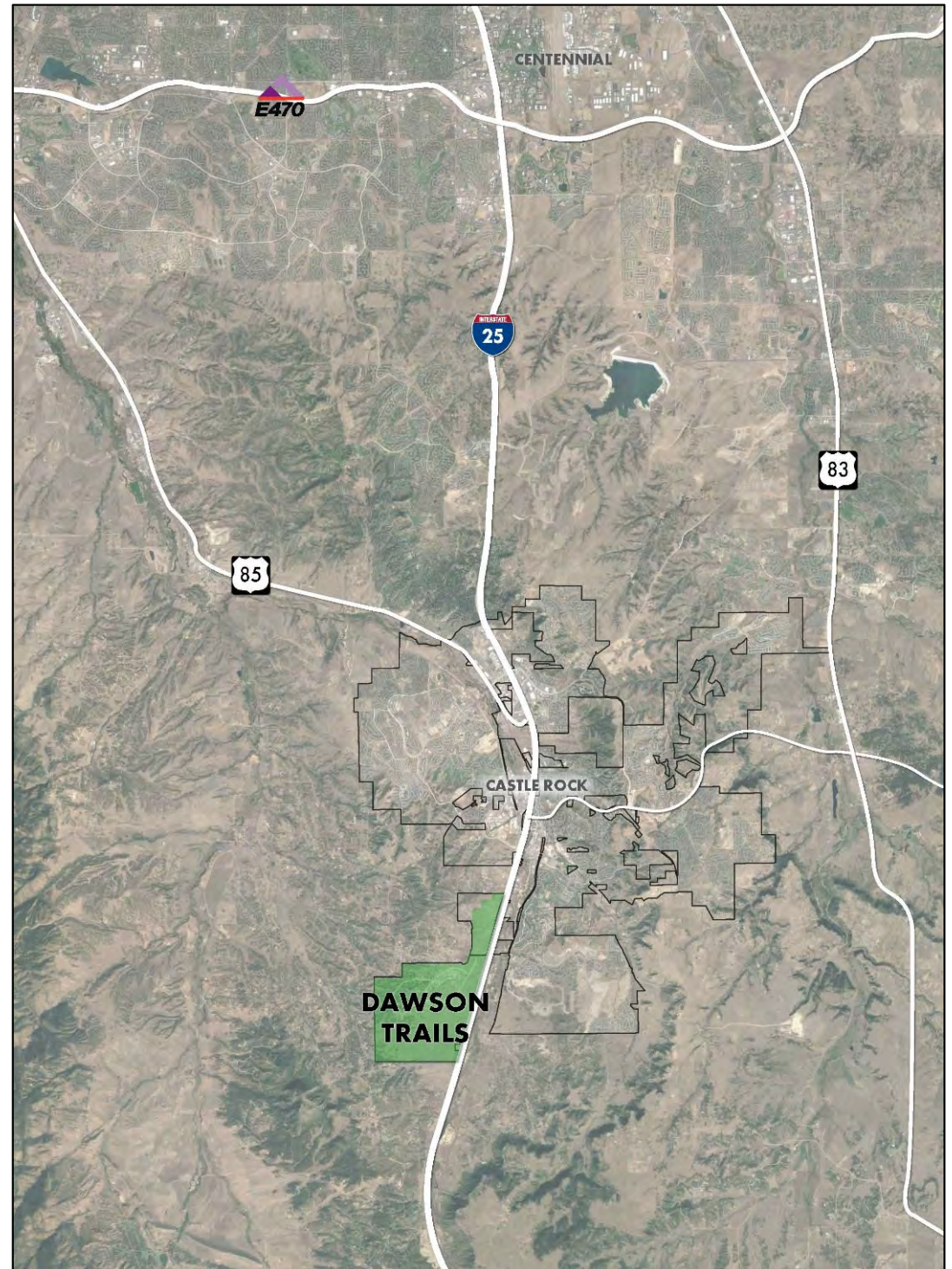
6:00 – 6:05PM: Meeting Overview

6:05 – 6:30PM: Introductions & Presentation

6:30 – Meeting End: Question & Answer

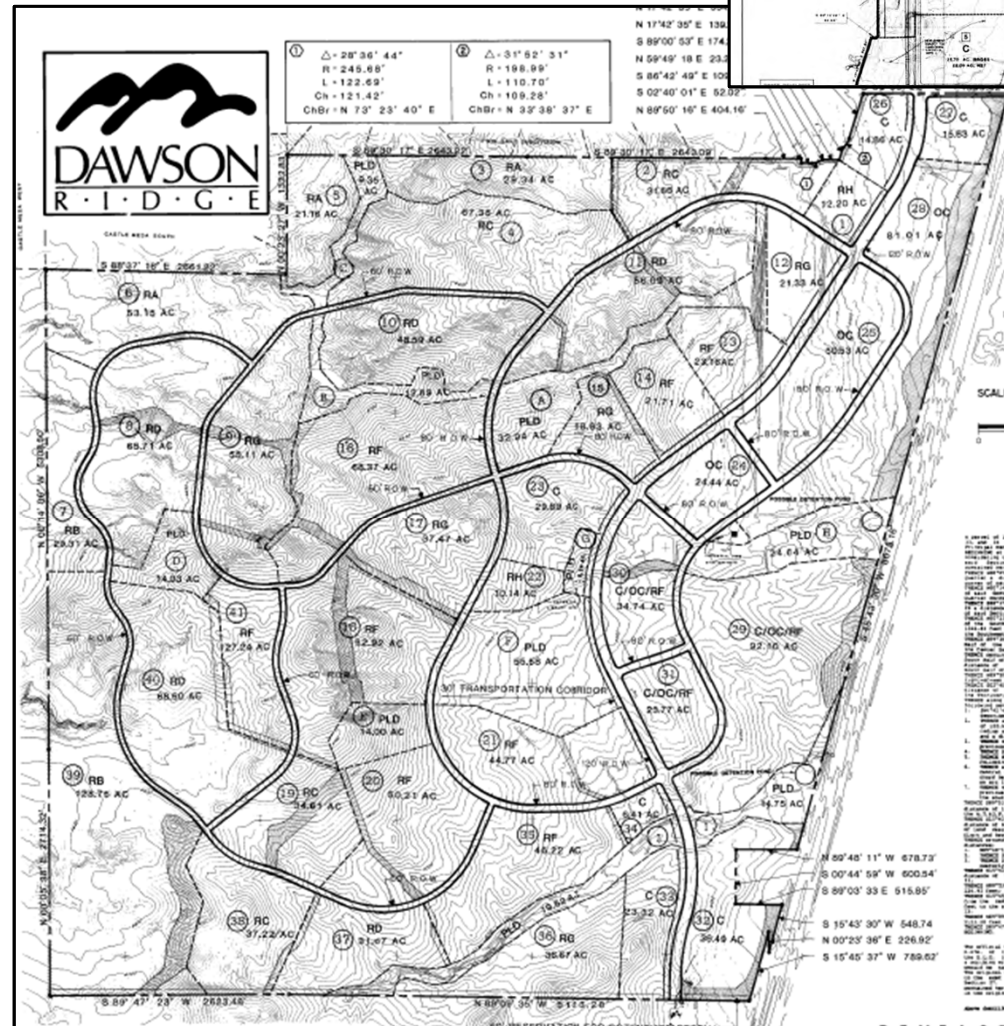
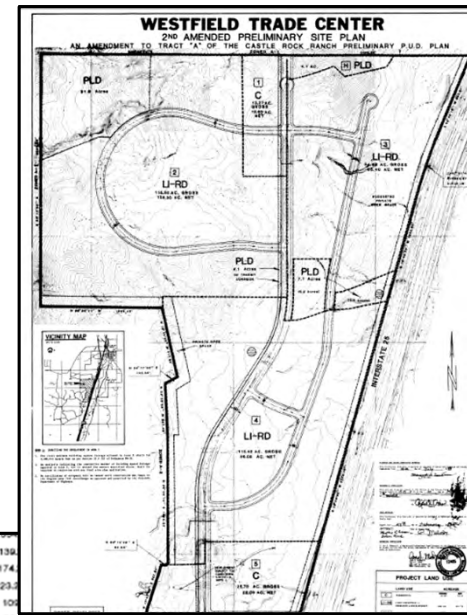
Vicinity Map:

- West of I-25 at Crystal Valley Parkway
- Approximately 2,000 acres
- 5 Miles to Meadows Parkway (North)
- 2.5 Miles to Town Hall (NE)



Property History

- 1960s to early 1980s - Site of Continental Divide Racetrack
- 1986 - Dawson Ridge PUD (Planned Unit Development) approved for 7900 Residential Units
- Late 1980s - Infrastructure Development in Dawson Ridge Commenced
- 1989 - Westfield Trade Center Site PUD approved
- 1990 - Financial Challenges/Real Estate Market Resulted in Developer Foreclosure
- 1992 - Acquisition by Out of State Ownership commencing in 1992
- 1992 - Town Suspension Agreement



Dawson Trails Vision

- Public Land Dedication, Public & Private Open Space, Parks & Trails – Opportunity for Schools, Parks & Recreation Center
- Proposed 5,850 Residential Units
 - >25% Reduction in Maximum Number of Homes from Prior Zoning (25% reduction from 7,900)
- Housing Types Include: Multifamily; Townhomes; Traditional, Semi-custom & Custom Single-Family Homes
- Proposed 3,200,000 SF Commercial Uses
 - (Reduced from +/-17M SF)
- New Retail Opportunities – Grocer(s), Shops, Restaurants, Potential Large Format Retail Along I-25
- New Office / Light Industrial Opportunities – Provide Services and Primary Employment Opportunities



Planned Development Plan (PDP) Application

- Planned Development Plan
- Planned Development Zoning Regulations
 - Density
 - Development Standards
 - Highway Sign Plan
 - Architectural Standards
- Master Transportation Study
- Concept Utility Report
- Phase 1 Drainage Report
- Phasing Plan
- Fiscal Impact Report
- Water Efficiency Plan

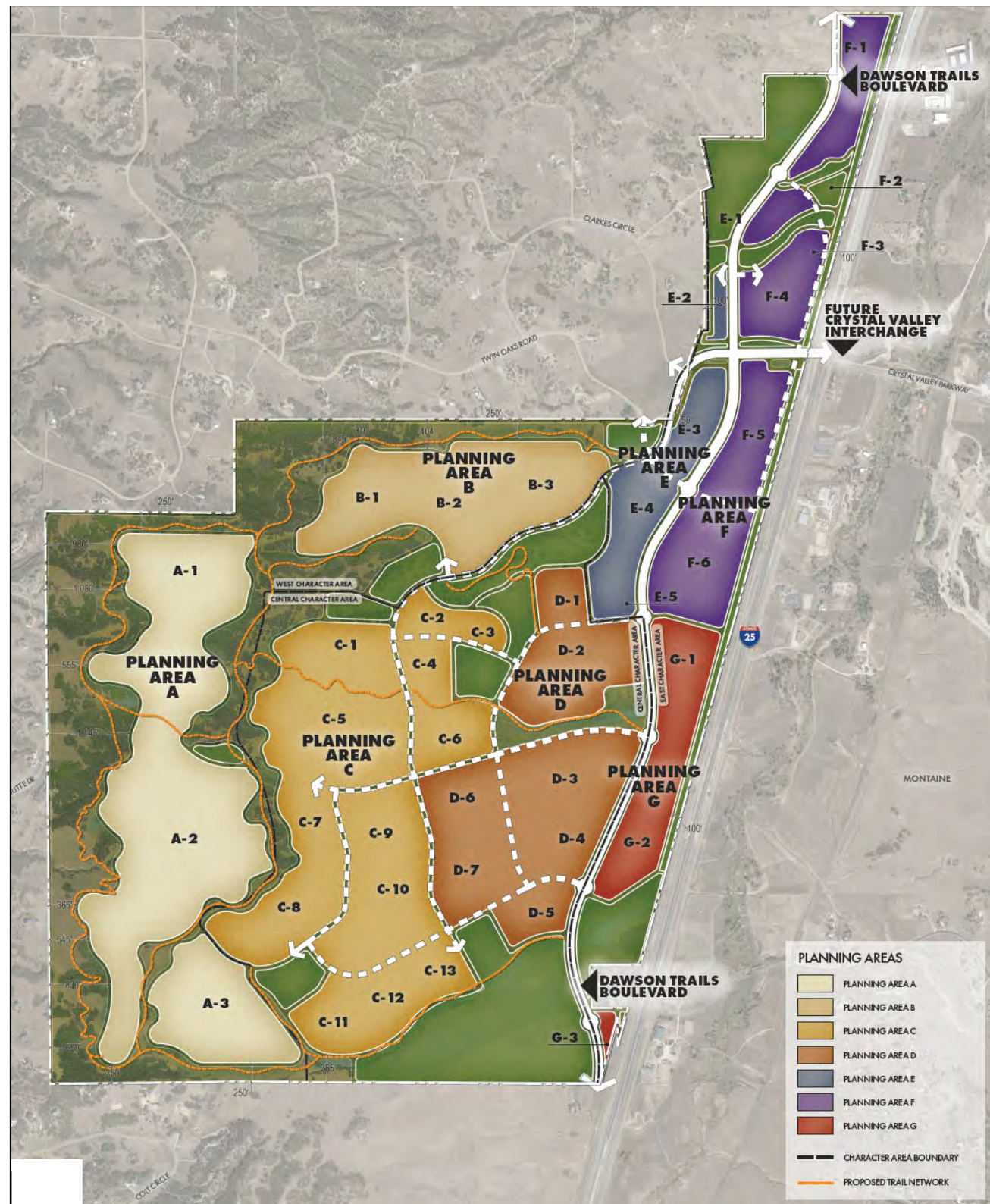
Character Areas

- 3 Character Areas
 - West
 - Central
 - East



Planning Areas

- Transition increasing in density from West to East
- Land Uses correspond with Character Areas
- Max. Building Heights
- Land Use
- Maximum Allowed Dwelling Units



Modifications

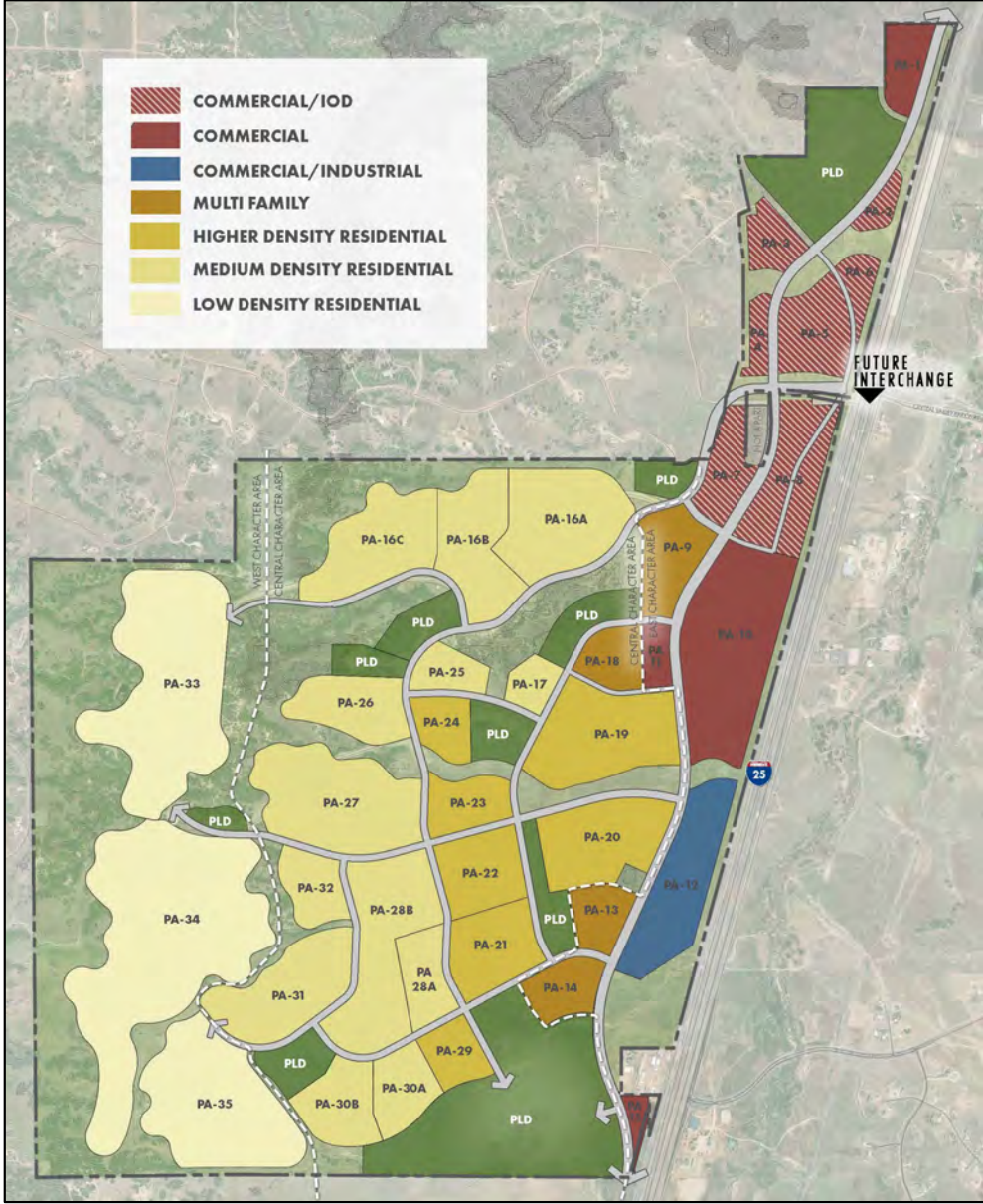
- Planning Areas Refined
- Increased Edge Buffers- Min 250' from existing residential
 - Transition Zones
- Area North of Interchange
 - Dawson Trails Blvd Alignment
 - Community Park
 - Reduction in Development Area
 - Buffers Added
- PLD Adjustments
- Pedestrian Oriented District Identified
 - Road Alignments Adjusted
 - Central Gathering Area
 - Enhanced Streetscapes
- Refined transition to/from Twin Oaks to mitigate traffic impacts
- Future EVA to/from Keene Ranch



Plan Comparison



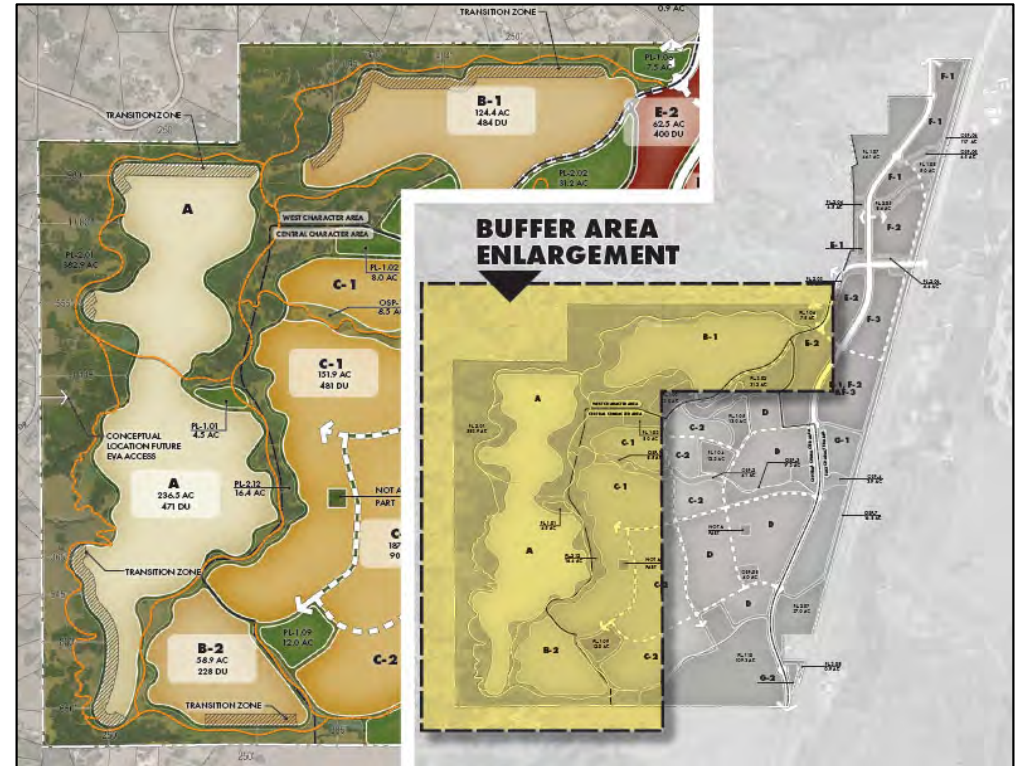
Current



Previous

Transition Zone Standards

- Identifies areas where additional standards are applicable.
- Applies to lots closest to Dawson Trails property boundaries in the West, South and North.
- Summary of Standards:
 - Minimum lot sizes
 - Subdued building colors
 - Lighting standards for exterior lighting (including flood lights)
 - Vegetation / landscaping for enhanced screening
 - Fencing standards to be suitable for wildlife



Note: Larger graphic on slide 12.



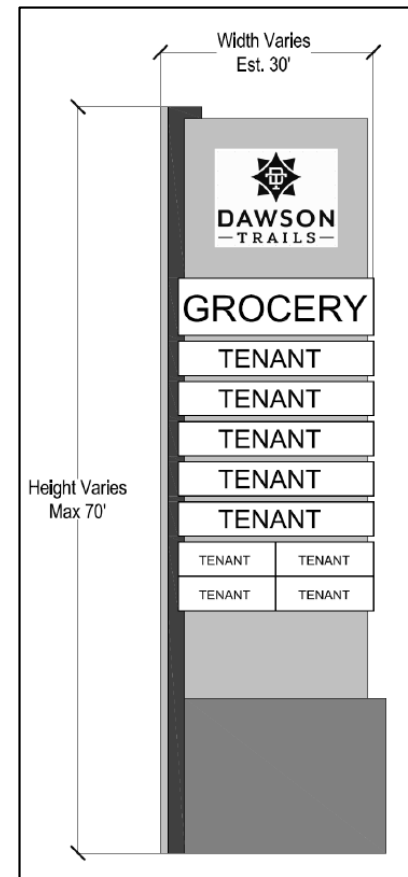
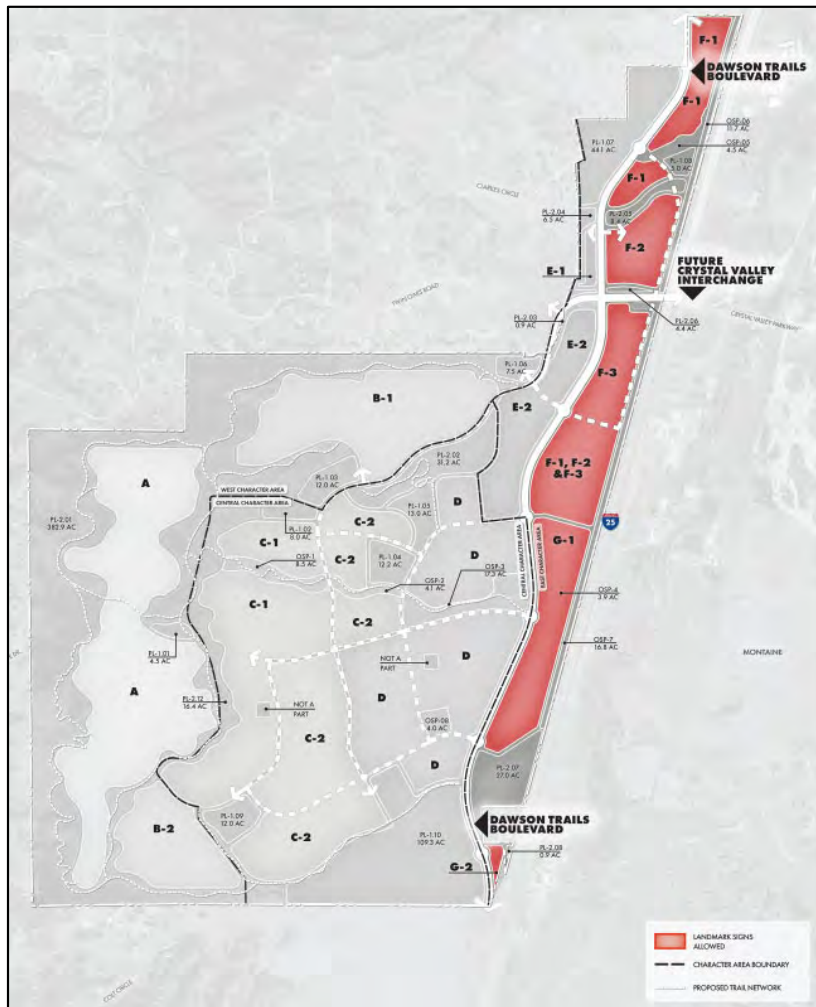
BUFFER AREA ENLARGEMENT



Landmark Signs

- Non-Electronic
- Only allowed along I-25, within Planning Areas F & G.
- Maximum of 8 signs.

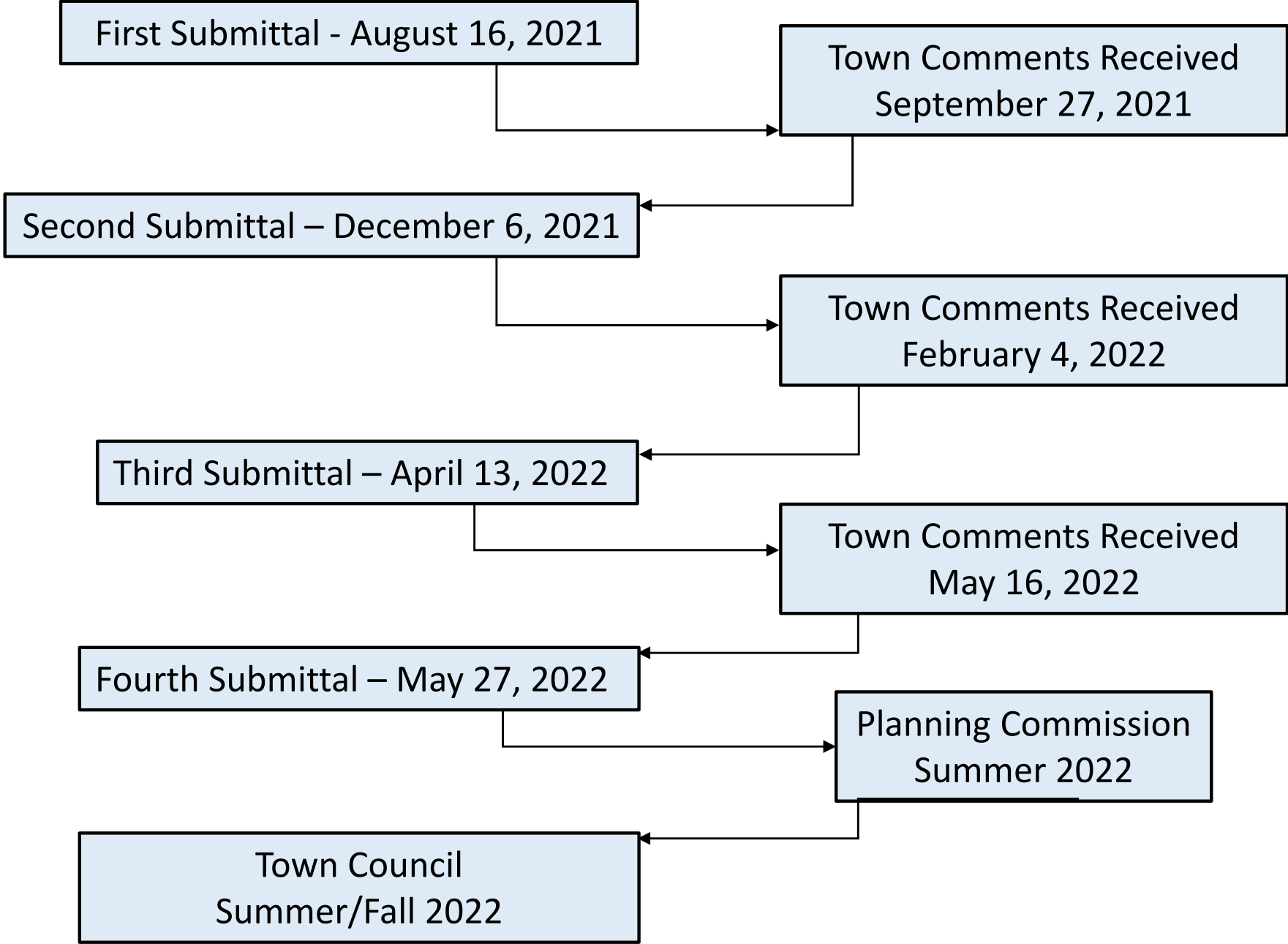
- Maximum height of 70 feet.
- 700 sq. ft. per sign face area with a max. of 2 sign faces.
- Pole and Electronic Signs prohibited.



Architectural Standards

- Apply to Non-Residential and Commercial buildings / uses
- Standards apply to all publicly viewable sides of buildings
- Articulated facades with vertical elements, including parapet walls
- Variations in roof heights, directions, and shapes
- High quality, durable materials – (i.e., no painted CMU)
- Light to medium intensity colors with low reflectivity
- No Unshielded light fixtures permitted
- Delivery, loading, and trash areas must be screened or integrated into buildings

Planned Development Plan Timeline



Questions?



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All questions asked via Q&A will be answered verbally by the Presenters to allow for all guests to hear the question and answer.

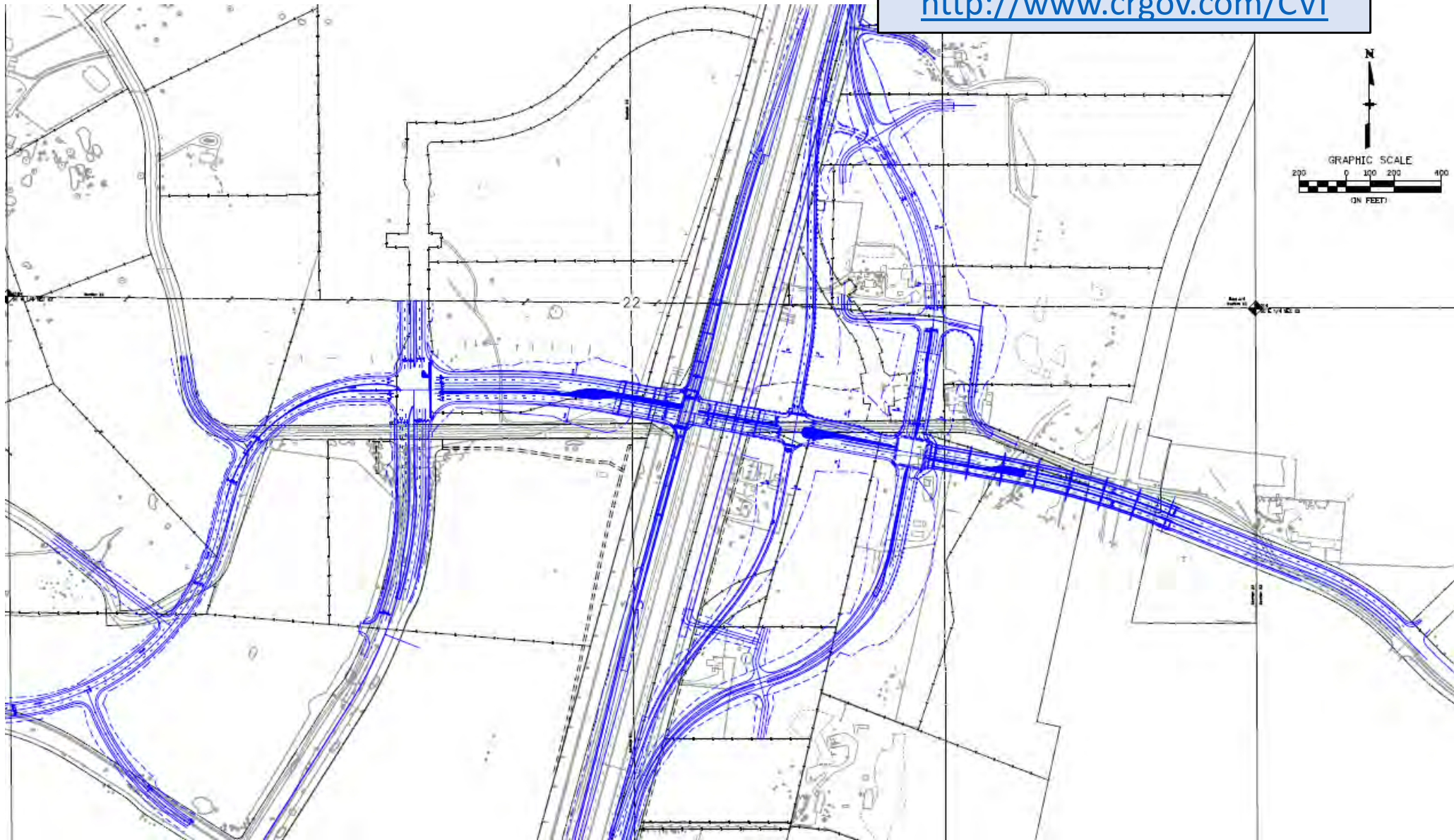
- In person, please use the microphone at the podium
- Online Participants, use "Raise Hand" function
- Phone Participants, raise hand by pressing *3



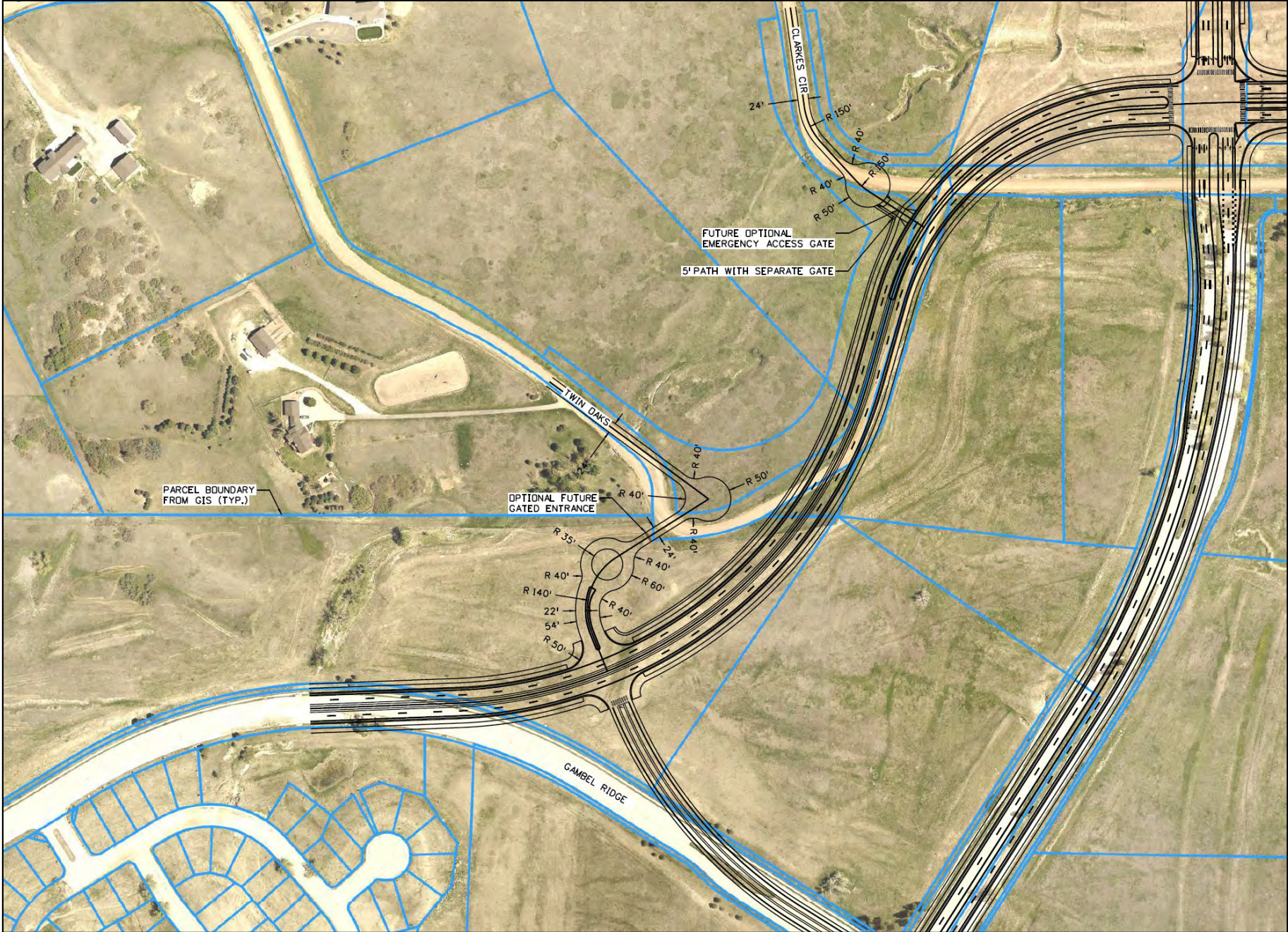
Crystal Valley Parkway Interchange

More Information:

<http://www.crgov.com/CVI>



Twin Oaks Access



West Frontage Road

- Town, Developer, and County have agreed on alignment.
- Roadway is currently in design.
- Required as part of the CVI process, the portion south of the Dawson Trails property (to Tomah Road) is being coordinated by Douglas County.

