

# Dawson Trails

Planned Development Plan Amendment

Neighborhood Meeting #4

Hybrid Format: In-Person & Virtual

February 7, 2022, 6:00 PM



# Agenda:

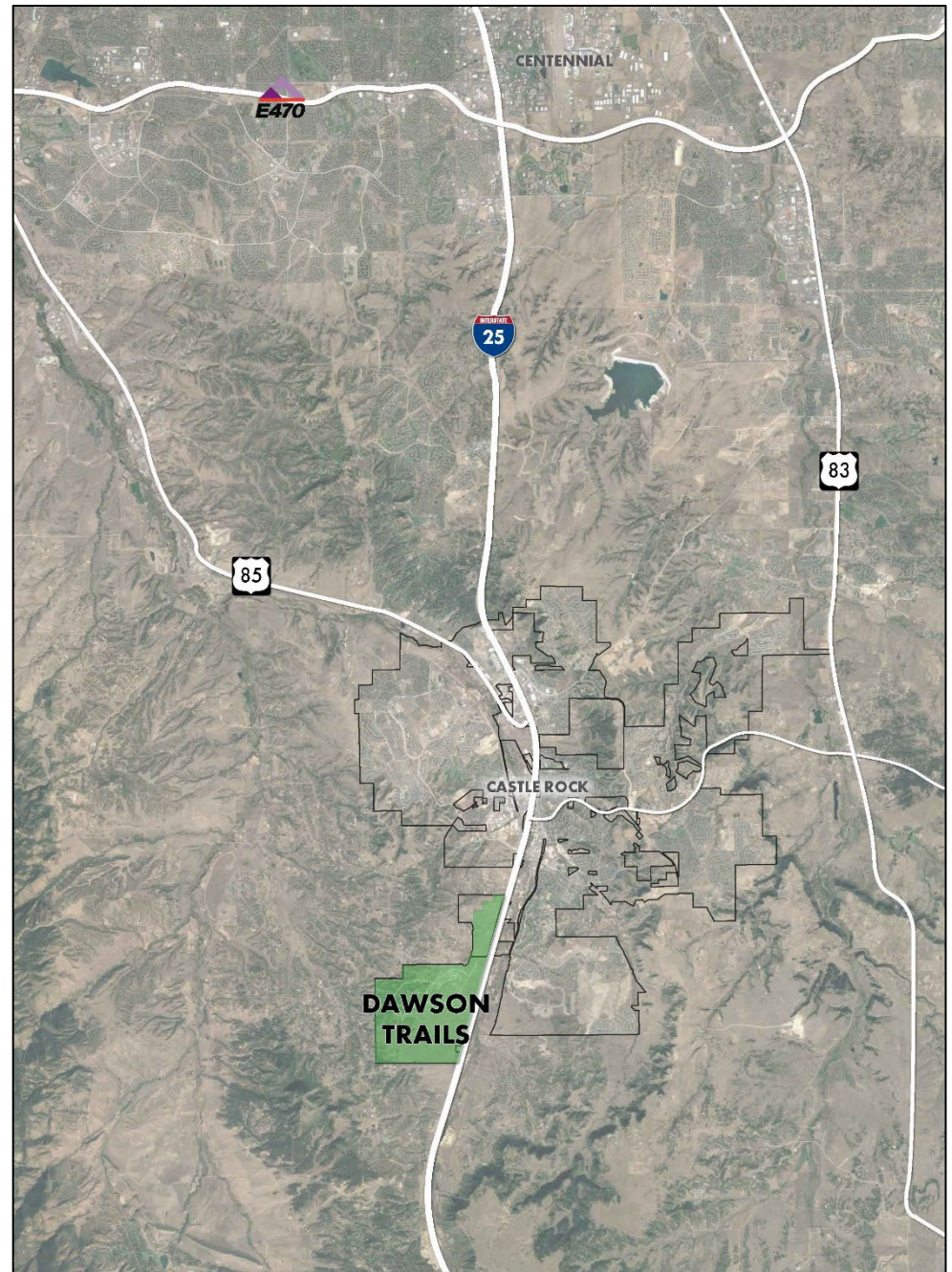
**6:00 – 6:05PM:** Meeting Overview

**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)

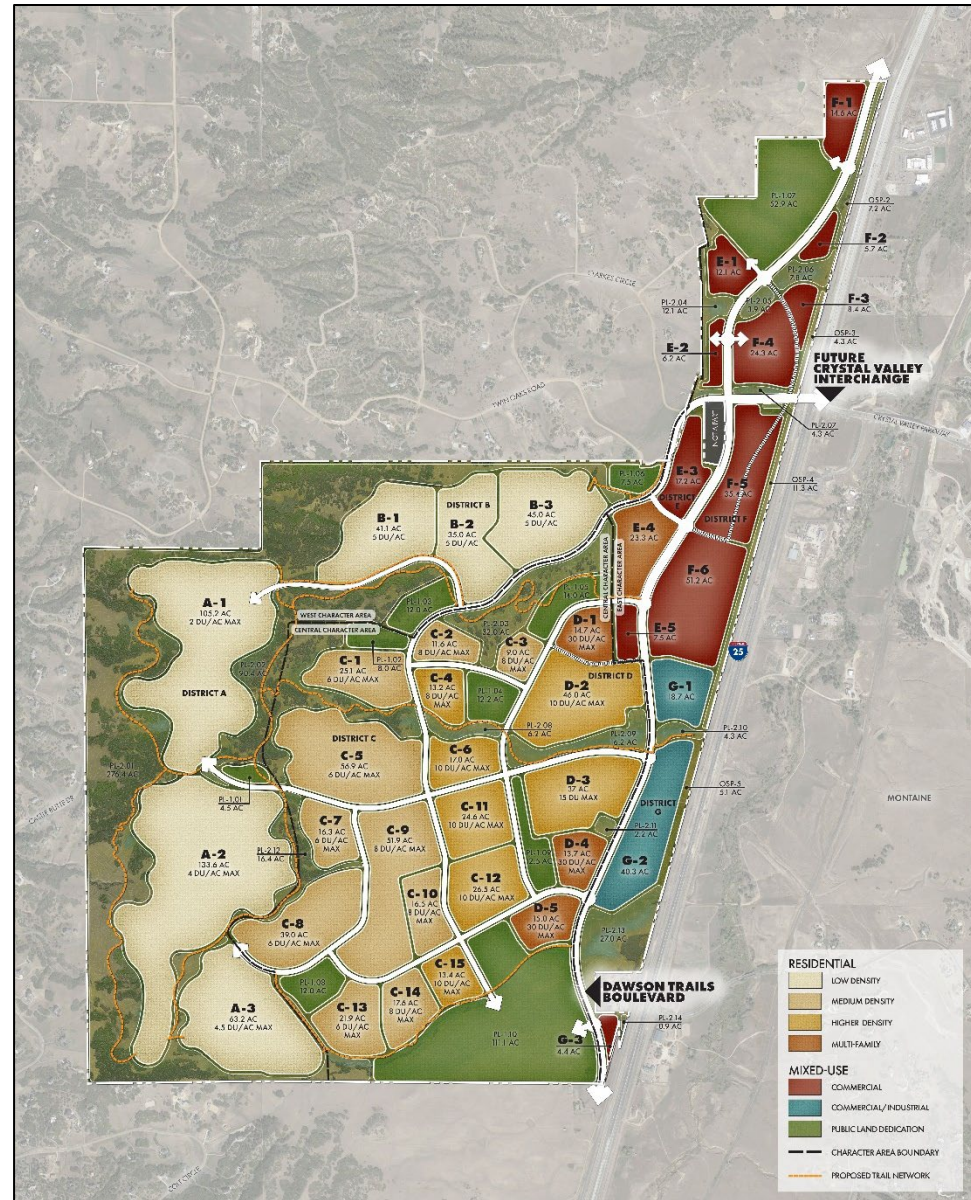






# Dawson Trails Vision

- Public Land Dedication, Public & Private Open Space, Parks & Trails – Opportunity for Schools, Parks & Recreation Center
- Proposed +/- 5,850 Homes
- >25% Reduction in Maximum Number of Homes from Prior Zoning (reduced from 7,900)
- Housing Types Include: Multifamily; Townhomes; Traditional, Semi-custom & Custom Single-Family Homes
- Proposed 3,200,000 SF Commercial Uses
- 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





# DAWSON TRAILS | CONCEPTUAL MASTER PLAN

Town of Castle Rock - 4/12/2021

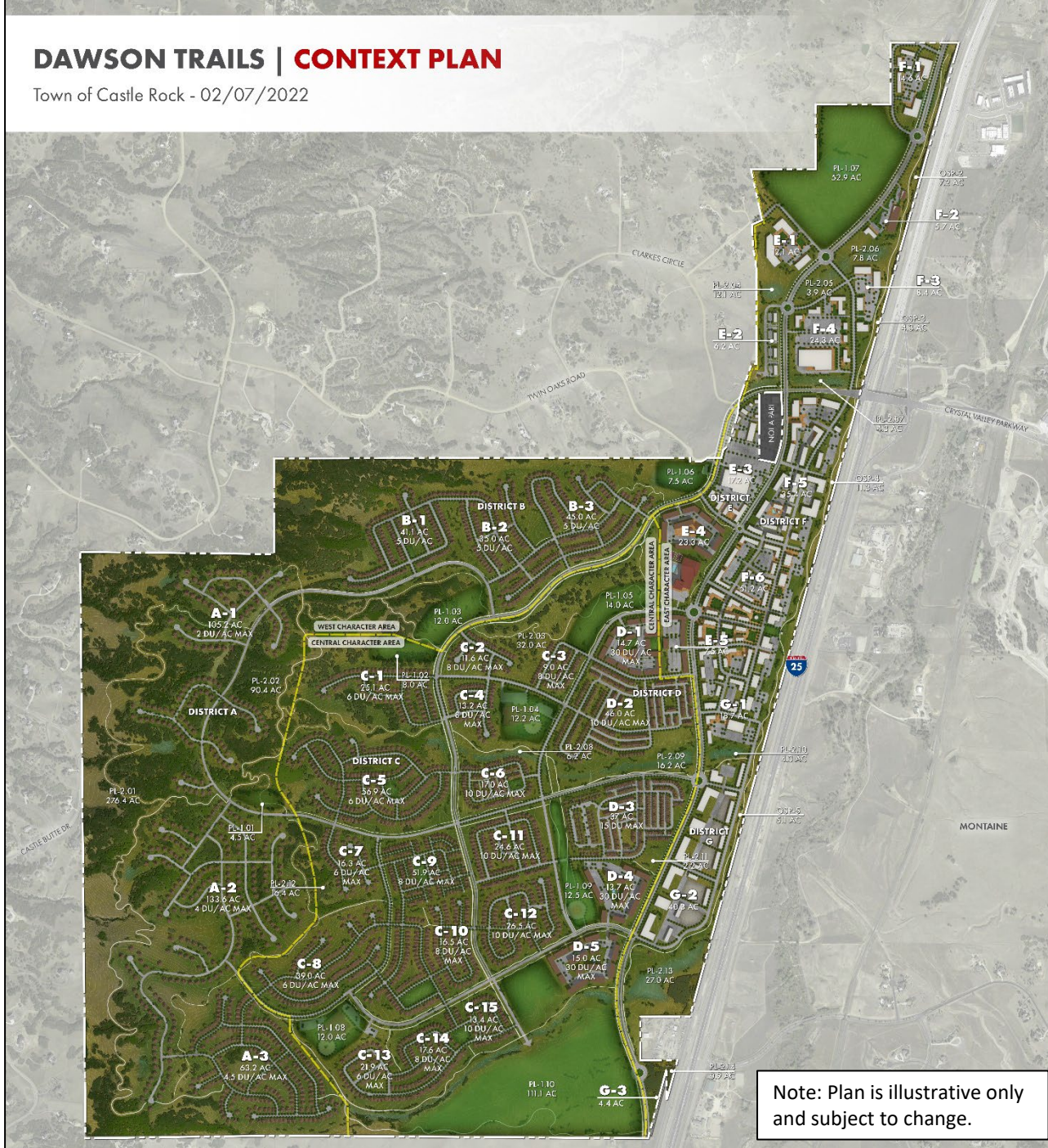


Note: Plan is previous version and is included for comparison to updated plan on following slide.



# DAWSON TRAILS | CONTEXT PLAN

Town of Castle Rock - 02/07/2022



Note: Plan is illustrative only and subject to change.

# Planned Development Plan (PDP) Application

- Second Submittal Package (December 6, 2021) included:
  - 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
- All documents updated per Town Comments from First Submittal.

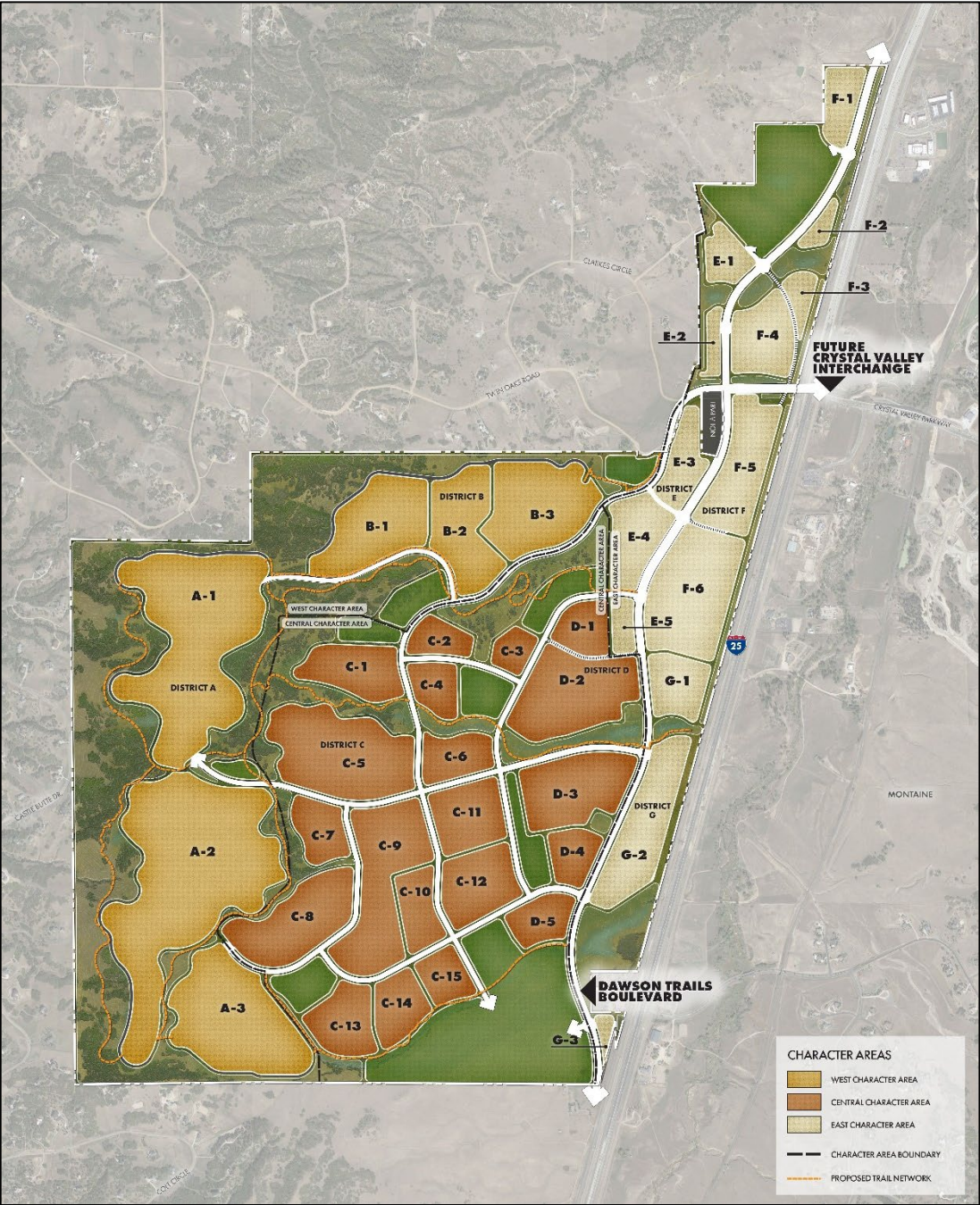


# Outline of PDP Application Topics

- Character Areas and Districts
- Fixed Boundary Lines
- Transition Zone Standards
- Highway Sign Standards
- Architectural Standards
- Water Efficiency Plan (WEP)
- Wildlife
- Wildfire Planning
- Open Space and PLD
- Crystal Valley Interchange (CVI)
- West Frontage Road

# Character Areas

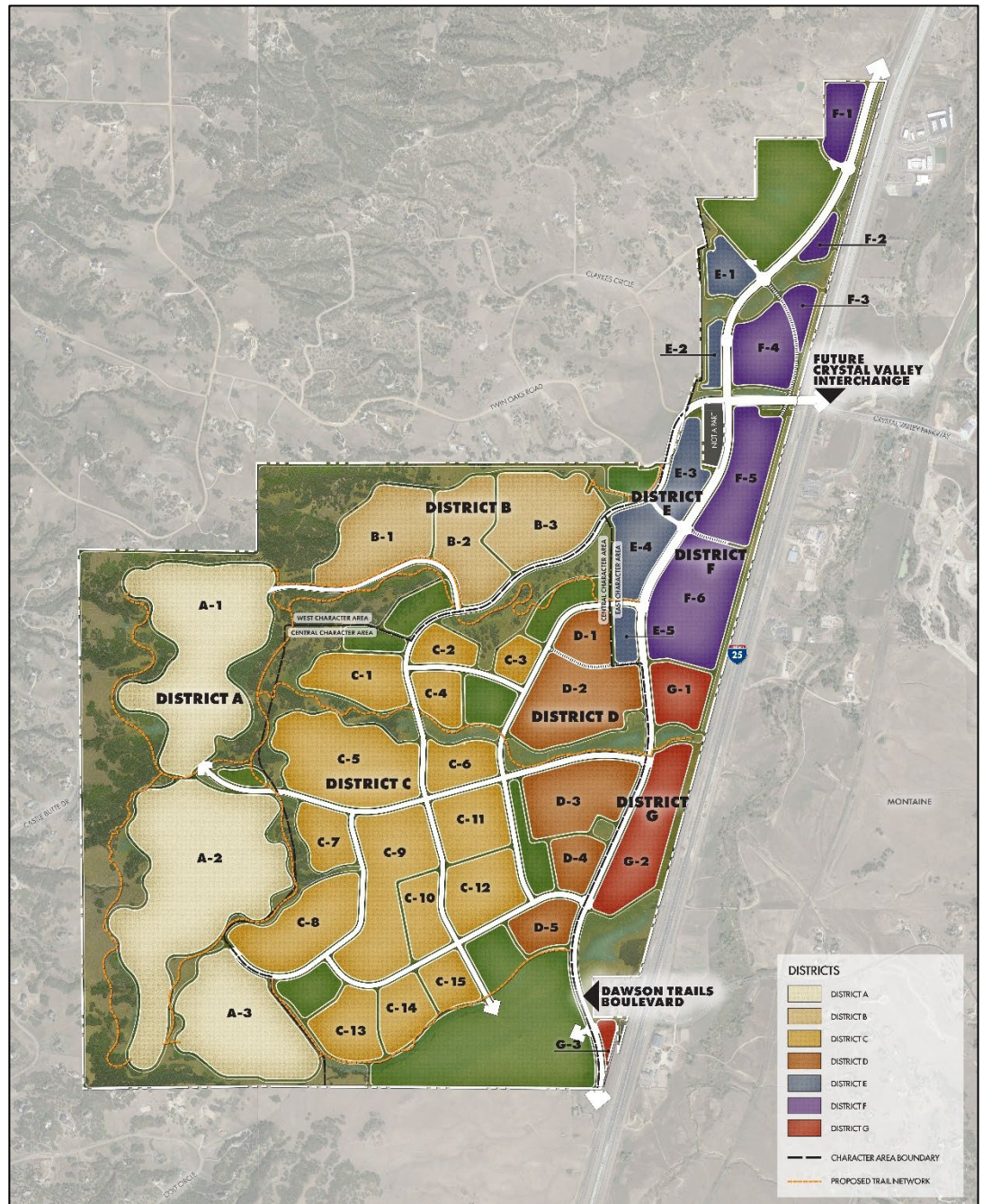
- 3 Character Areas
  - West
  - Central
  - East





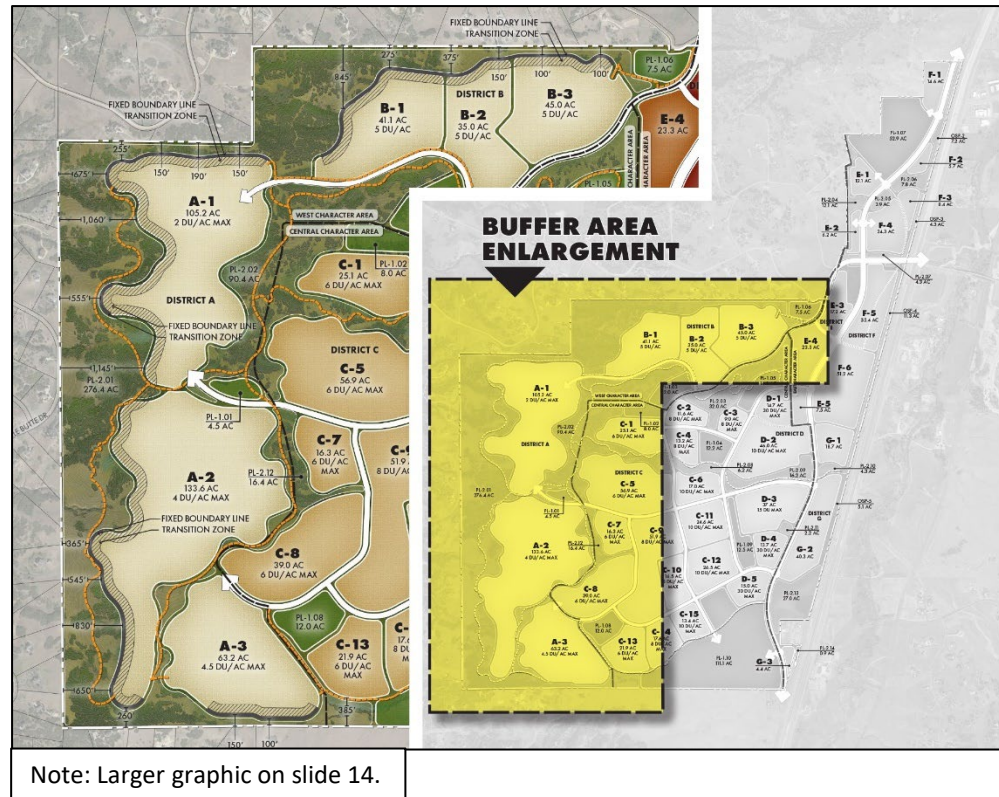
# Districts

- 8 Districts
  - A through G
    - District A: Light Beige
    - District B: Tan
    - District C: Light Brown
    - District D: Dark Brown
    - District E: Blue
    - District F: Purple
    - District G: Red
- Transition from West to East
  - Max. Building Heights
  - Land Use
  - Maximum Allowed Density



# Fixed Boundary Line

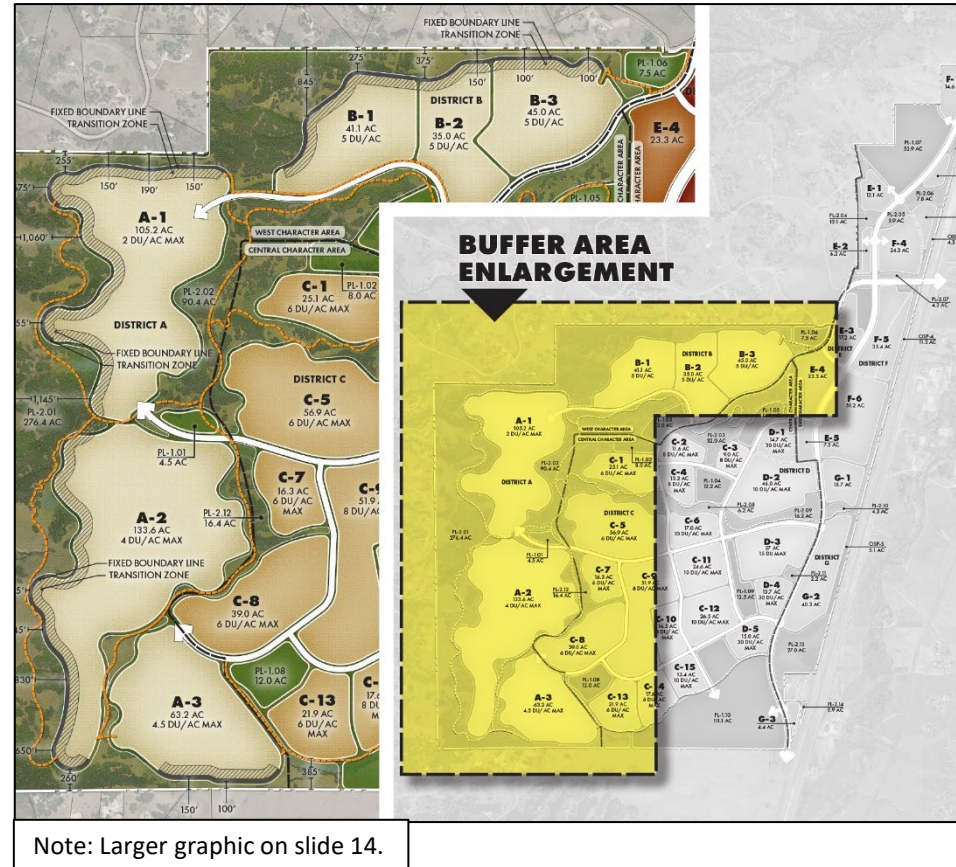
- Applies to Planning Areas within Districts A & B
- Depicted as Bold Line on PD Plan
- Affixes depicted edges of Planning Area which cannot be moved closer to the property boundary.
- Congruent with Transition Zone in some locations.



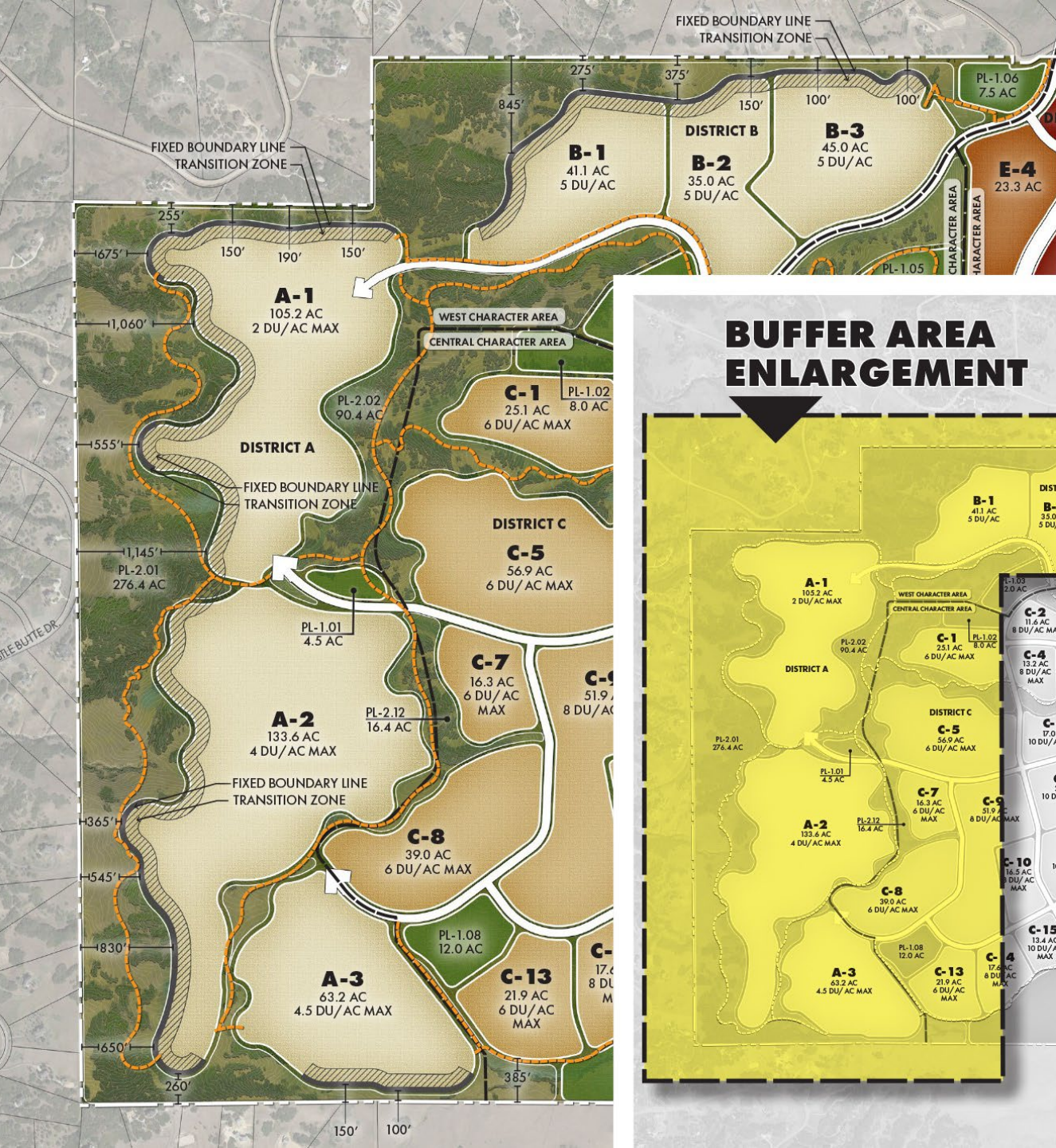


# Transition Zone and Standards

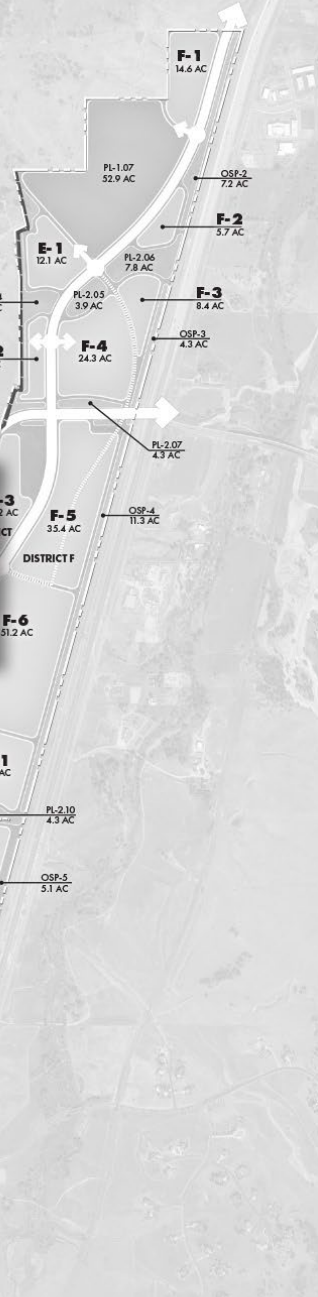
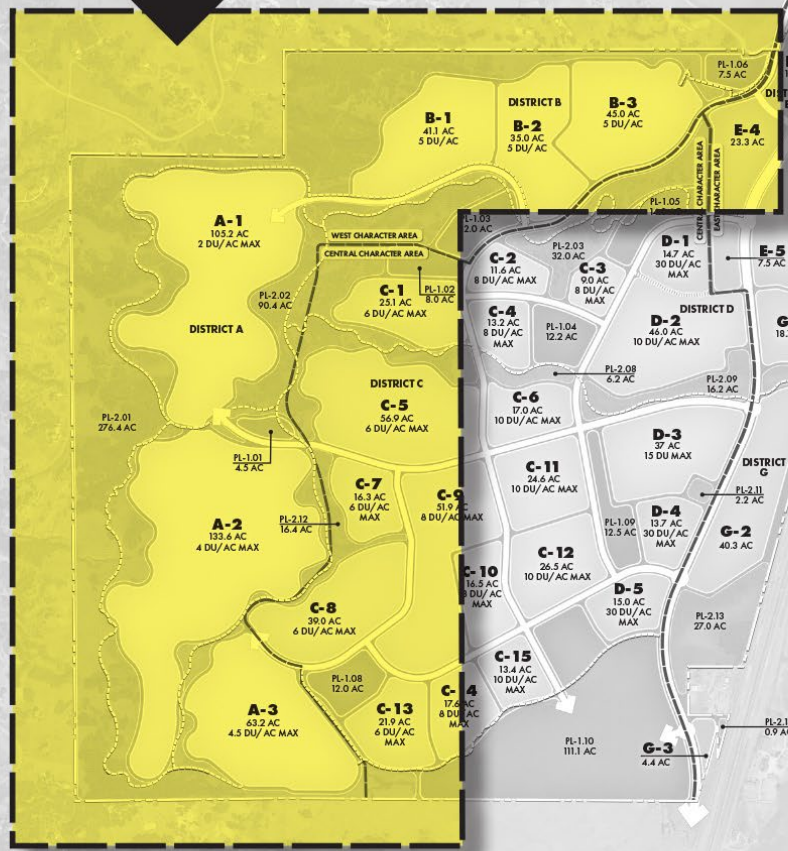
- Identifies areas where additional standards are applicable.
- Applies to lots closest to Dawson Trails property boundaries in the West, South and North.
- Summary of Standards:
  - Minimum lot sizes
  - Subdued building colors
  - Lighting standards for exterior lighting (including flood lights)
 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







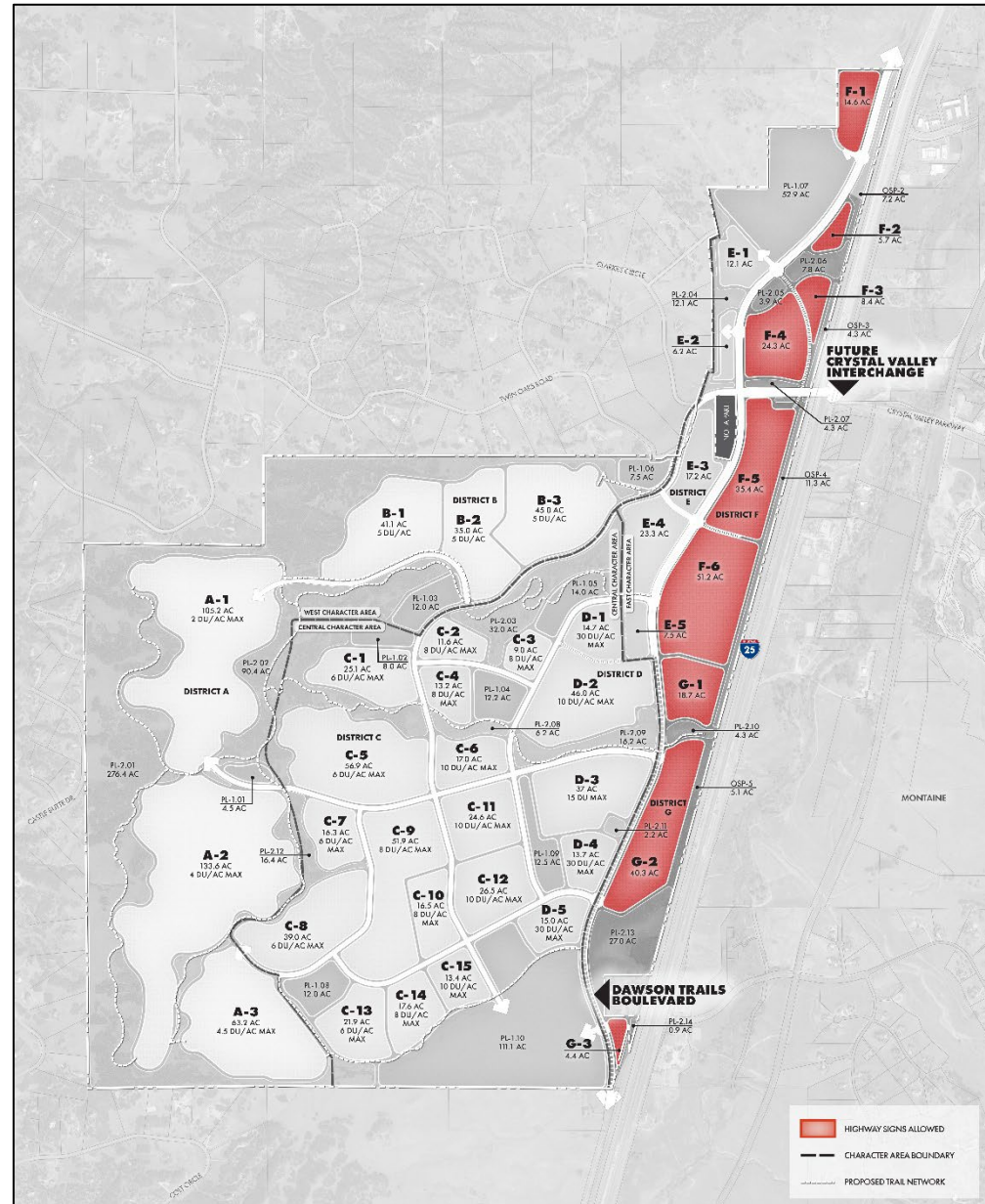
# BUFFER AREA ENLARGEMENT





# Highway Sign Standards

- Only allowed along I-25.
- Only allowed within Districts F & G.
- Only allowed within 300 feet of I-25 right-of-way.
- Maximum of 75 feet in height.
- 700 sq. ft. per sign face area with a max. of 2 sign faces.
- **Highway Electronic Signs (LED) are no longer being proposed.**



# Architectural Standards

- Apply to Non-Residential and Commercial buildings / uses
- Standards apply to all viewable sides of buildings
- Articulated facades with vertical elements, including parapet walls
- 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
- All roof top mechanical equipment will be screened



# Water Efficiency Plan (WEP)

- Design Guidelines for indoor and outdoor water efficiency for:
  - Residential
    - Coloradoscape, maximum sq. ft. of irrigated turf
  - Multi-Family
  - Non-Residential
    - No irrigated turf – Coloradoscape
- Resident Education
- Verification, monitoring, and enforcement

# Wildlife

We will be complying with all Federal, State, and Local requirements regarding potential impacts on wildlife.

To further address wildlife concerns:

- Clustering configurations for development
- Density reduction and transitions
- Providing open space and corridors for wildlife
- Trail placement in open space corridors
- Noxious weeds controlled
- Wildlife studies, as determined necessary

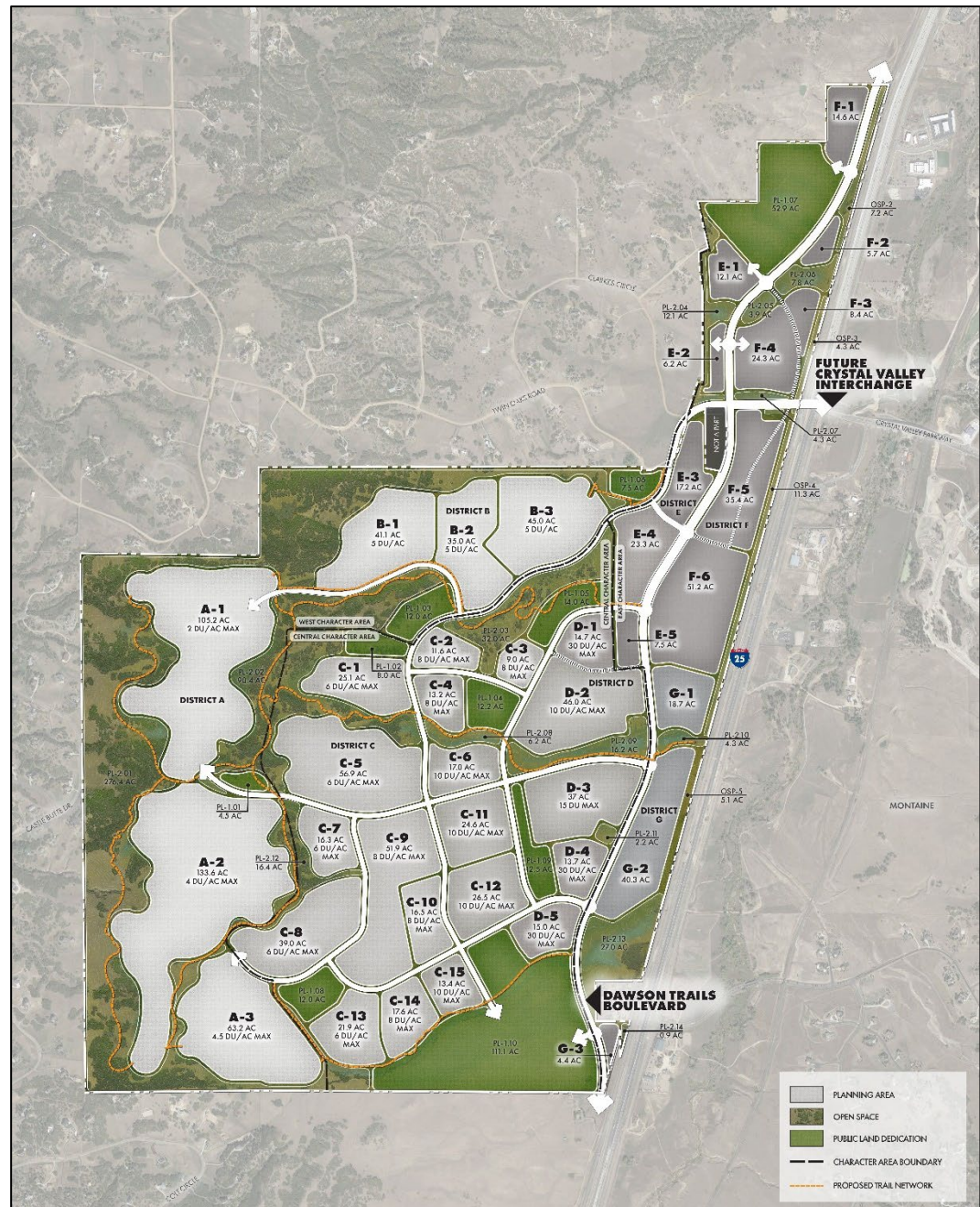


# Wildfire Planning

- Town approved Community Wildfire Protection Plan in January 2022.
  - Requires a preplan prior to development.
    - A detailed preplan that takes into account the construction type and materials of the building used, topography, depth and type of the fuel profile, as well as current and expected weather and fire behavior
- Wildland/Urban Interface Wildfire Vegetation Management Plan included in PDP.
  - At the time of Site Development Plan (SDP), the applicant shall work with the Town of Castle Rock Fire Department to create a final and implementable urban wildland interface area vegetation management plan.

# Open Space & PLD

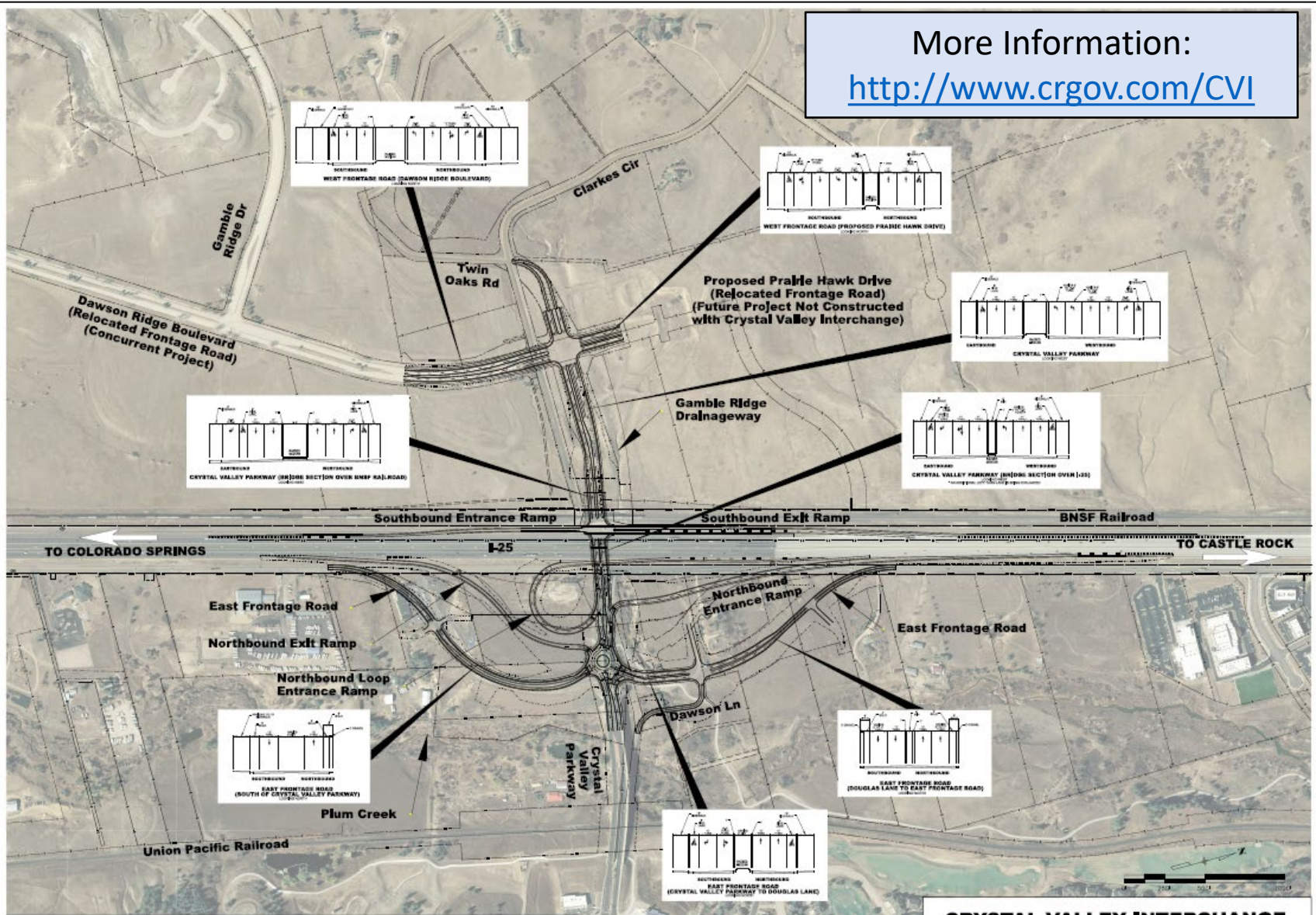
- Retention of ridge / high ground as central spine of trail network
- Natural east-west open space corridors
- Extensive open space corridors/areas incorporated along the west edge of Dawson Trails
- Additional open space required to be provided within Planning Areas as they are designed and platted





# Crystal Valley Parkway Interchange

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



**CRYSTAL VALLEY INTERCHANGE  
 REFINED PREFERRED ALTERNATIVE**  
 PENDING CONCURRENCE WITH CDOT AND FHWA  
 JANUARY 27, 2022



# 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.





# Compliance with Adopted Town Plans

## Castle Rock Comprehensive Plan

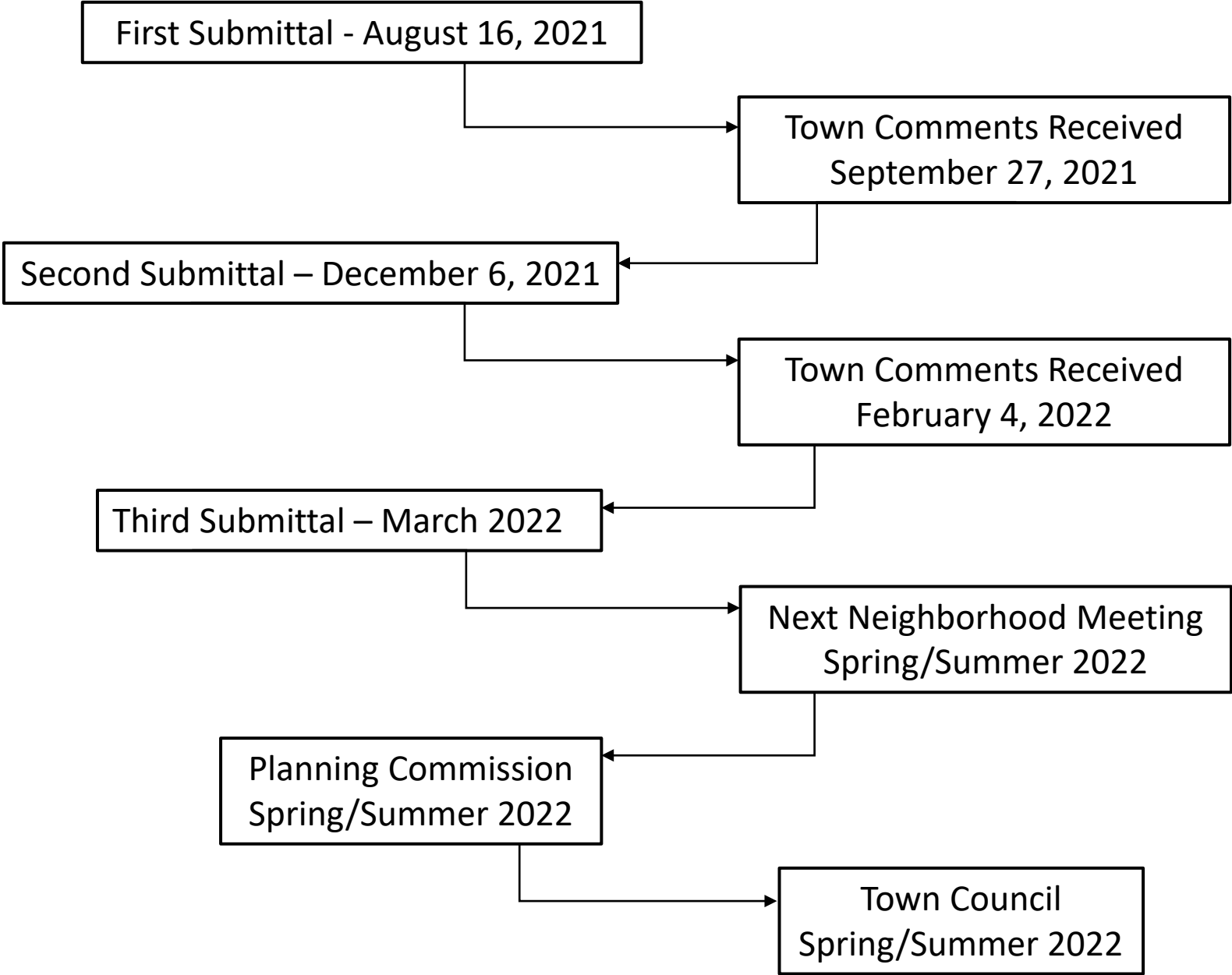
- Contribute to Distinct Town Identity
- Provide Responsible Growth
- Enhance Community Services
- Promote a Thriving Economy

## Southwest Quadrant Plan

- Strengthen Commercial Market
- “Main Street” Concept
- Transition to lower density from east to west
- Primary Employment Opportunities
- High Quality of Life

**Following the Vision of Adopted Castle Rock Plans**

# 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





# Phasing Plan

- Phasing is dependent upon market conditions
- Phases are stand alone, and can be completed in any order and multiple phases can be built concurrently

