

## **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