

**Neighborhood Meeting #5**  
**Dawson Trails Major PD Amendment (2064 acres)**  
**June 27, 6:00 p.m. to 7:40 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 will be proposed to the Planning Commission at a public hearing on July 7<sup>th</sup>. The proposal is for 5,850 dwelling units, to include single family attached and detached and multi-family units, as well as 3.2 million square feet of non-residential uses such as office, retail, and industrial. Approximately 748 acres or 36% of the site, will be set aside as open space, and 228 acres, 11%, will be dedicated as public land. The public land dedication anticipates one high school, two elementary schools, a regional park and Town recreation and fire facilities.

This meeting represented the fifth neighborhood meeting held prior to the Planning Commission hearing and was conducted in a hybrid format. The written notice included a project narrative, vicinity map, PD Plan, and trails plan. Approximately 23 people attended in person and 45 attended virtually. The following represents a summary of the neighborhood meeting.

**Applicant Representatives:**

- Larry Jacobson, Westside Partners
- Mitch Black, Norris Design
- Jeremy Lott, Norris Design
- Stacey Weaks, Norris Design
- Dave Jenkins, Norris Design
- Kevin Rohrbough, Core Engineering
- Blake Calvert, Core Engineering
- Steve Tuttle, Fox/Tuttle Traffic Consultants

**Town Representatives:**

- Dave Corliss, Town Manager
- Tara Vargish, Development Services Director
- TJ Kucewesky, Assistant Director
- Kevin Wrede, Planning Manager
- Julie Parker, Sr. Office Assistant
- Carissa Ahlstrom, Administrative Assistant
- Santi Smith, Technical Coordinator
- Sandy Vossler, Senior Planner
- Jason Gray, Town Council, Mayor
- Tim Dietz, Town Council, District #6
- Caryn Johnson, Town Council, District 5

**Douglas County Representatives**

- George Teal, Board of County Commissioners

The applicant's presentation included a PowerPoint presentation, an overview of the history of the property and summary of the Dawson Trails vision and the proposed Planned Development (PD) Plan and Zoning Regulations. In the presentation of the PD Plan, the themes, uses and densities of the three Character Areas; West, Central and East were discussed. A slide comparing the current PD Plan to the plan presented at the last neighborhood meeting supplemented the summary of modifications made to the plan in response to public input and staff review comments. Specific modifications were itemized as follows:

- Planning Area refined
- Buffer widths increased
- Dawson Trails Boulevard alignment
- Location of community park
- Public land acreage adjusted
- Pedestrian oriented district identified with specific development standards
- Twin Oaks entrance refined to mitigate traffic impacts
- EVA for Keene Ranch added

Transition Zones were explained and a summary of the applicable development standards were presented. The proposed Highway Oriented Sign Regulations discussion highlighted the prohibition on Electronic Message Signs, the maximum of eight signs allowed, the maximum 70-foot height, and maximum 700 square feet per sign face. A summary of the Architectural Standards indicated that variations in roof heights and shapes, use of light to medium intensity colors with low reflectivity and articulated facades would be required, among other standards.

The questions, concerns and feedback from those attending were similar to the issues raised at the previous neighborhood meetings. There were concerns expressed about impacts to wildlife, traffic volumes, cut-through traffic, and proposed development standards and uses. The following highlights the more specific questions.

Q: What happens if our wells go dry? Why aren't pipes being installed now to serve Keene Ranch and Twin Oaks?

*A: Any extension of water to those surrounding subdivisions is a question for the Town as water provider.*

Q: What happens if people don't follow architectural standards. What is the maximum height in West area? Will traffic be routed through Twin Oaks subdivision? How will trespassing be addressed? Why are there 3 well sites shown on the PD Plan?

*A: Non-compliance with zoning regulations is an enforcement issue that would be addressed by the Town. The maximum height is 35', and only single-family detached homes are allowed. The developer has been working with Twin Oaks residents on new location and configuration of the entrance. Trespassing on private property is enforced through Castle Rock Police or Douglas County Sheriff. The Town has no current plans to drill water wells on the site, but reserves the right to do so, subject to the permitting criteria of the state engineer.*

Q: What will be fenced?

*A: Private lots within Dawson Trails will be fenced.*

Q: Why don't we have someone here to answer trespassing and water well questions.

*A: The Town Manager, Dave Corliss addressed the question. Colorado law protects water rights through processes and law. The Town wants to be a good neighbor. We are very sensitive and protective of water rights. The Town cannot drill and pump someone else's water. This development is going to look different than other development in CR due to the stringent water use restrictions of the Water Efficiency Plan. New fencing will not be installed along the exterior property line of the PD*

*The Town have over 100 miles of trails, many of which are adjacent to private property. Use and access is addressed through education and signage. No horses or motorized vehicles are allowed on Town trails. While the Town would have preferred consolidated areas of open*

*space elsewhere in the PD, we have encouraged the open space buffers in place on the edges of the PD. Subject area, technical experts will be present at the public hearings to address questions in detail.*

Q: How many lanes will Dawson Trails Boulevard have and will it include bike lanes? When will portion to PC parkway begin.

*A: The Interchange project include the extension of Dawson Trails Blvd from the interchange south to Tomah Road, which will open when the interchange opens. Bike lanes will be included on both sides of the road, with grade separated crossings. Dawson Trails Blvd to Plum Creek Parkway is in design, and will constructed in phases according to the traffic warrants.*

The meeting adjourned at approximately 7:40 pm. The site is in Councilman Dietz' District #6.