

## **Neighborhood Meeting Summary - Dawson Trails PD Amendment Neighborhood Meeting #2 – May 24, 2021 at 6:00 PM**

Westside Investment Partners, Inc. held a neighborhood meeting to discuss a proposed Major Planned Development (PD) Amendment (to be named Dawson Trails) to the Dawson Ridge PD and a portion of the Westfield Trade Center PD located west of Interstate 25 (I-25) and West Frontage Road, approximately one-mile south of Plum Creek Parkway and one-mile north of Tomah Road. A vicinity map and copy of the presentation are attached.

The first required neighborhood meeting was held virtually on April 13<sup>th</sup>. A second pre-submittal neighborhood meeting was scheduled because attendee feedback indicated that some attendees wanted to be able to ask their questions live and not type them. This second meeting was held in the Town Hall Town Council Chambers as a hybrid meeting, with in-person and virtual participation offered. Written notice of the meeting was sent to all property owners and Homeowner Associations (HOA) within 500-feet of the proposed project. Additionally, the property was posted with Public Notice signs and a notice was posted on the Town website 15 days prior to the meeting. The written notice and website posting included a vicinity map, a project narrative, a concept development plan, and a concept land use plan. The meeting was held on Monday, May 24, 2021 from 6:00 PM until approximately 8:10 pm. The following represents a summary of the first neighborhood meeting.

### **Applicant Representatives:**

- Lawrence Jacobson, Westside Investment Partners
- Jake Schroeder, Westside Investment Partners
- Kevin Smith, Westside Investment Partners
- Mitch Black, Norris Design
- Alisha Hammett, Norris Design
- Jeremy Lott, Norris Design
- Stacey Weaks, Norris Design
- Steve Tuttle, Fox Tuttle Traffic Engineers
- Blake Calvert, Core Civil

### **Town Representatives:**

- Caryn Johnson - Town Council Member
- Laura Cavey - Town Council Member
- Tim Dietz – Town Council Member
- Sandy Vossler, Development Services (DS) Planning
- Cara Reed, DS Community Outreach Liaison
- Julie Parker – DS Administration
- Tara Vargish – DS Director
- Dave Corliss – Town Manager
- Shannon Eklund – Town Manager’s Office Administration
- Santi Smith - DS Technical Coordinator

### **Public Participants:**

Approximately 20 community members attended the meeting in-person.

- Randy Bruns
- Carol and Jerry Wrightsmare
- R. Eisele
- Cheri Anstrand
- Katrina and P. Jennings

- Don and Lisa Skidmore
- Joe Showers
- Jack and Gina Eckert
- Zachary and Becky P.
- Levi Lowell
- Damian Cox
- Richard Van Buron
- Joan Boyd
- Tim Lowell
- Rory Hodgson

Approximately 55 people attended the meeting virtually.

- Andrea Daihl
- Bev Clemens
- Bruce MacCormack
- Cali Nichols
- Call in user 3- 303946
- Carol Szajnecki
- Chad Carloss
- Craig Obrien
- D. White
- Dan Banda
- Danny Chapparo
- David Boyle
- Dawn Granie
- Dean Stange
- Dennis Ingram
- Diana Hopper
- Diane Evans
- Diane Hollberg
- Elieen Woodzell
- Gary Parkhurst
- Glen Burmeister (x2)
- Gloria Martin
- Joanne Klotz
- Joe K
- John
- John Hollberg
- John Smith
- Julie Heath
- Kay Kirelilis
- Kelly
- Kenneth Ho
- Kevin Wrede
- Larry Larkins
- Larry Martin
- Laura Thomspen
- Lauren Tempel

- Lesli Fritts
- Lisa Sutton
- Margit Evensta
- Mark Jurgemeyer
- Melissa Hoelting
- Mina Tucker
- Pamala Orr
- Randy Parks
- Robert Smith
- Ross Woodzell
- Shawn Martin
- Sue Parks
- Tim Lowell II
- Tom and Betsy Young
- Trish Riber
- Vicki
- Wade Deberry

Members of the applicant's development team presented the following information and the attached PowerPoint.

- History of the property of the last 40 plus years.
- The proposed land use framework including a 25% reduced density, >50% open space, parks, trails, mixed use neighborhood, commercial/office/retail, variety of housing types, neighborhood and national retailers, and primary employment.
- Buffers between new development and surrounding County residential properties, and distance between Dawson Trails lot lines and existing County homes.
- Expansion and extension of the West Frontage Road.
- Crystal Valley Parkway Interchange location and estimated timeline.
- Proposed Interchange Overlay zoning at the Crystal Valley Interchange.
- Proposal compliance with the Southwest Quadrant Plan and the Town's Comprehensive Master Plan.
- Estimated Timeline for submittal and review, with public hearings anticipated in the late Fall.
- Various steps and applications in the Town development approval process; PD Plan amendment, Site Development Plan, Platting, site grading and infrastructure construction, building permits, infrastructure acceptance by the Town, Certificates of Occupancy.

The remainder of the meeting was an open question and answer period. Attendees, both present in-person and participating remotely, were given an opportunity to direct their questions and concerns to the development team and Town staff. The development team compiled a list of attendees indicating approximately 77 community members participated in the meeting. The team also captured the questions and answers that were discussed (copy attached).

The participants raised questions and concerns similar to those expressed at the April 13<sup>th</sup> neighborhood meeting. Specifically there were inquiries and discussion of the cost, timing and funding of the new interchange and frontage road improvements, increased traffic on County roads, water resources available to serve the development and impacts on existing domestic wells, businesses that would be allowed in the commercial areas and who decides which businesses will be allowed to move in, how long will access to their properties be impacted, what are the IO PD permitted uses and development standards, reduction of light pollution, the types of trails proposed, requests for wider buffers and reduction in number of units, opposition to multifamily housing, what are the long term anticipated impacts of the project, location of the parks, preservation of quality of life for surrounding residents, impacts to wildlife on and surrounding the property and preservation of corridors, location of access points to the new development, how is feedback being tracked.