

Neighborhood Meeting Summary - Dawson Trails/Dawson Ridge PD Amendment First Neighborhood Meeting – April 13, 2021 from 6:00 PM – 7:15 PM

Norris Design held a neighborhood meeting to discuss a proposed Major Planned Development (PD) Amendment 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. The project will be rebranded as Dawson Trails. Staff has attached the vicinity map, a copy of the presentation, the sign-in sheet and the questions submitted and those answered during the meeting. The meeting was recorded by Norris Design. Requests for copies of the recording will be forwarded to Ms. Hammett, who will provide access to the audio.

This meeting represented the first required neighborhood meeting. The Meeting was conducted virtually via Zoom. The neighborhood meeting was offered to all property owners and Homeowner Associations (HOA) within 500-feet of the proposed project, as well as property owners beyond 500-feet whose properties are adjacent to the West Frontage Road. In addition, the Plum Creek, Heckendorf, and Crystal Valley HOAs, and the Lanterns developers were sent notices of the meeting. Written notices were sent out, 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 Tuesday, April 13, 2021 from 6:00 PM to 7:15 PM. The sign-in sheet forwarded from the development team indicated 133 participants, which included Town and Applicant representatives. The following represents a summary of the first neighborhood meeting.

Applicant Representatives:

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

Town Representatives:

- Sandy Vossler, Planning
- Cara Reed, Community Outreach Liaison
- Keith Johnston, Public Works
- Brian Kelley, Public Works
- Aaron Monks, Public Works
- Keith Johnston, Public Works
- Tom Reiff, Public Works – Traffic
- Brian Peterson, Parks and Recreation
- Bob Slentz, Town Attorney's Office
- Tara Vargish, Development Services

Public Participants:

- 303.578.6260

- 303.681.8078
- 303.901.0725
- 303-856-5788
- 720.737.2047
- 012671
- Aaron Monks
- Al Heinrich
- Art Griffith
- Barbara Shaw & Otto Biasio
- Bates
- Betsi and Tom Young
- Blake Amen
- Bm
- Bob and Cathy Dewald
- Bob Krebs
- Brad Stettler
- Bryan Scott
- Cameron McClellan
- Carol
- Carol Szanjnecki
- Chad C
- Chad Rodriguez
- Chuck Hutton
- Claudia Ura
- Craig
- Damian Cox
- Dan Branda
- Dan Clemens
- Dan Koda
- Danny Chapparo
- Dave Hammelman
- David Boyle Sr
- Dawn
- Dawn Granie
- Denny (dennis) & Gina Ingram
- Diana & Robert Hopper
- Diane
- Diane
- Don Skidmore
- Donna Wempen & Robert Parkhurst
- DT
- Eileen
- Evan
- Gina Eckert
- Gloria Martin
- GUEST
- J Hollberg
- Jai Chinakonda
- Jamee. Haines
- Jason Rouse
- Jennifer Ocegüera
- Jill Cox
- Jim

- John
- John Graboski
- John Santiago
- John Wright
- John Feher
- Joseph Showers
- JT
- Justin Stone
- Kathy Heinrich
- Katie James
- Katrina Jennings
- Kay Kireilis
- Kevin Smith
- Kristin Read
- Krista
- Larry Larkins
- Larry Martin
- Larry Walters
- Laura & Dan Thompson
- Lauren
- Lesli Frits
- Linda
- Linda Clark
- Lisa Skidmore
- Loren Ligoocki
- Lucy Block
- Margit Evensta
- Mark Witkiewicz
- Melanie
- Mick Madsen
- Mike Rector
- Monica Keady
- Morgan Parks
- Morgan Parks (2)
- Office Computer
- Park Jennigs
- Paul Moss
- Ray & Joyce
- Richard
- Renee Rodrigue
- Salihagic
- Sean Dodd
- Shanda Staggs
- Shawn Martin
- Sue Parks
- T Ferguson
- Tania Martinez
- The King
- Theresakepple
- Tim Evans
- Tom
- Tom Calhoun
- Tom Cathy Olson

- Trathman
- Val R
- Vivien & Richard Van Buren
- Vonnie Hoffmeyer
- Wade
- Walt
- Wed
- Win7j
- Zach

The applicant presentation discussed the following:

- History of the annexation and zoning, the infrastructure construction, the project bankruptcy and years of dormancy.
- Background on Westside Development Partners and previous projects.
- Overview of the proposed land plan; mix of uses, Interchange Overlay District at new interchange, 5800 dwelling units, 3.2 million square feet of commercial/office/retail/restaurant/industrial.
- Overview of West Frontage Road and Crystal Valley/I-25 Interchange projects and Town, Douglas County and State collaboration efforts.
- Location of primary road connections and no road connections to the west.
- Timeframe for submittal in early June.
- Flowchart of Town processes, including PDP Amendment, Site Development Plan, Platting, Site Grading, Infrastructure construction, Building Permits and Certificate of Occupancy.

The remainder of the meeting was focused on answering questions from the participants that were submitted in writing via the Zoom Q&A function. Questions were directed to the Developers, the Planning and Engineering consultants and Town staff. All questions submitted were downloaded, and all questions and answers covered in the meeting were also captured. At the close of the meeting, Ms. Hammett asked that anyone who's question wasn't answered or who may have additional questions to email them to her. She would respond in writing within 72 hours.

The participants raised concerns about increased traffic on county roads, the West Frontage Road and impacts of the new interchange. They also asked about and stated concerns over the cost of the interchange; if the Town plans to annex Twin Oaks properties; the location, amount, width and definition of open space; impacts to wildlife, especially elk herds traversing the property; whether there would be domestic wells and septic systems on the property; whether there would be equestrian trails in the open space; what type of commercial is expected; the timing for construction; the status of current zoning on the properties; what is sustainable development; West Frontage Road ROW north of Westfield Trade Center; any feedback from the RR on the realignment of the frontage road and the new interchange; types of traffic studies that are required; the amount and status of ground water rights associated with the property; and whether the Town will pump water on the site. In addition to the questions and concerns raised during the neighborhood meeting, staff received emails from several nearby residents with questions and comments in the two weeks prior to the meeting, and received a few more emails following the meeting with additional questions and comments.

The meeting adjourned at 7:15 pm.