

MEMORANDUM

To: Town of Castle Rock, Public Works Department

From: Cassie Slade, PE, PTOE

Date: May 7, 2025

Project: Dawson Trails

Subject: PDP Amendment No. 2 Traffic Conformance Letter

Executive Summary

The Dawson Trails development team proposes to amend the Dawson Trails Planned Development Plan (PDP) for minor modifications to update the sizes of a few planning areas and minor text edit for permitted uses. Proposed changes to the boundaries in Amendment No. 2 include Planning Areas F-2, F-3, G-1, PL-1.02 and PL 1.03. Changes to the zoning regulations for permitted uses are proposed for Planning Areas D, E-1, E-2, F-1, F-2, F-3, G-1, and G-2. The proposed permitted uses include opportunities for alcoholic beverage sales, automotive services/fueling station, data center, financial institutions, indoor storage, gyms/ health clubs and urgent care uses. The proposed additional uses are existing permitted uses within the PDP and provide additional clarity for types of uses within a permitted use category. The amendment requests to include the previously permitted uses in additional adjacent PDP planning areas.

The current roadway plan will continue to serve the changing planning areas, and no changes are proposed for access with Amendment No. 2. Exact changes to the assumed land uses are unknown at this time and precise changes to the trip generation estimates were not able to be calculated. When the Planning Areas are designed at the filing level, further traffic analysis will be provided. **The proposed changes to the PDP were found to be in compliance with the Dawson Trails Master Transportation Study.**

Planning Area F-3 and G-1

Proposed Changes

It is proposed that Planning Area F-3 encompass the northern portion of Planning Area G-1, which would increase the property size to 103.1 acres. The purpose of the change is to accommodate a potential medical campus which would require a larger footprint than the previous Planning Area F-3 could provide. It is understood that if there is additional property available in Planning Area F-3, there would be a possibility of constructing multifamily homes (without changing the overall development density).

Comparison to Master Traffic Study

A "Master" transportation study¹ (MTS) was previously prepared for the entire 2,063± acres of Dawson Trails that will include a mix of residential, commercial, office, light industrial, schools, and recreation. The MTS assumed that Planning Area F-3 would include 500 multi-family (low-rise) homes, up to 278,000 square feet of commercial retail, up to 552,000 square feet of general office, and up to 725,000 square feet of light industrial/office flex space. Planning Area F-3 was estimated to generate approximately 20,980 daily trips with 1,564 vehicle trips in the AM peak hour, 2,245 vehicle trips in the PM peak hour, and 1,837 vehicle trips in the Saturday peak hour.

The MTS assumed that the northern portion of Planning Area G-1 would include approximately 245,000 square feet of light industrial/office flex space. The northern portion of Planning Area G-1 was estimated to generate approximately 1,300 daily trips with 175 vehicle trips in the AM peak hour, 160 vehicle trips in the PM peak hour, and 200 vehicle trips in the Saturday peak hour.

It is anticipated that a medical campus can be accommodated, and it is expected that the trip volumes associated with a medical campus will be similar to the trips estimated for the assumed commercial land uses in the MTS for Planning Areas F-3 and G-1. When the Planning Areas are designed at the filing level, further traffic analysis will be provided.

The changes to Planning Area F-3 and G-1 are in compliance with the MTS.

¹ Dawson Trails Master Transportation Study. Fox Tuttle Transportation Group, LLC. June 2022.

Planning Area F-2

Proposed Changes

It is proposed that the size of Planning Area F-2 be increased by approximately 0.2 acres to include the tract that will have the Landmark Signage. This does not change the permitted land use types or developable land; therefore, the trip generation estimates and access are not impacted.

Comparison to Master Traffic Study

The insignificant increase in the acreage of Planning Area F-2 is in compliance with the MTS.

Planning Area PL 1.02 and PL 1.03

Proposed Changes

It is proposed that the boundaries within Planning Areas PL 1.02 and PL 1.03 be updated to match the property shown in the detailed site plan for the Red Zone Water Tanks. The amount of land remains the same and only the boundary lines are shifted.

Comparison to Master Traffic Study

The changes to the boundaries of Planning Area PL 1.02 and PL 1.03 are in compliance with the MTS.

PDP Zoning Regulations Permitted Uses

Proposed Changes

It is proposed that text associated with Planning Areas D, E-1, E-2, F-1, F-2, F-3, G-1, and G-2 to refine the permitted uses to accommodate complementary development opportunities within Dawson Trails. The proposed permitted uses include opportunities for alcoholic beverage sales, automotive services/fueling station, data center, financial institutions, indoor storage, gyms/ health clubs and urgent care uses.

When the Planning Areas are designed at the filing level, further traffic analysis will be provided.

Comparison to Master Traffic Study

The text changes for permitted uses to Planning Area D, E-1, E-2, F-1, F-2, F-3, G-1, and G-2 are in compliance with the MTS.

Proposed Access

The changes to planning area sizes and permitted uses will not impact the future access. The roundabout intersections on Dawson Trails Boulevard will remain the same as previously proposed and designed. If additional restricted access is needed, that will be determined at the filing level when a more detailed site plan is available.

Conclusions

The proposed changes to the PDP for Amendment No. 2 were found to be in compliance with the Dawson Trails Master Transportation Study. The changes to text, permitted uses, and boundaries are not anticipated to significantly change the trip volumes or recommendations in the MTS. When the Planning Areas are designed at the filing level, further traffic analysis will be provided.

Hopefully the contents of this memorandum are helpful. If you have any questions, please give me a call.

Sincerely,

FOX TUTTLE TRANSPORTATION GROUP, LLC



Cassie Slade, P.E., PTOE
Principal

