Introductory Letter

DESIGN EDGE
architecture interior design

Town of Castle Rock
Development Services
100 N. Wilcox St.
Castle Rock, CO 80104

RE: Dawson Trails Filing No. 1 Tracts S, Q, and N – Pre-Application Submittal

Development Services,

Thank you for the opportunity to submit plans for a pre-application meeting for our proposed mixed use shopping center north of the new Costco on Tracts S, Q, and N at Dawson Trails. Below is a summary of our concept along with some site specific questions that we would like to address at the concept stage.

The project is located in Dawson Trails Filing No. 1, Situated in portions of sections 15 and 22, Township 8 South, Range 67 West of the Sixth Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado. Our specific sites are Tracts S, Q, and N.

The plan is to develop a contiguous plan throughout the 3 tracts into a cohesive shopping center to include a mix of retail uses, restaurants, small business, and a car wash. Our current plan is to have the center divided into 9 buildings but that may change as negotiations with different perspective tenants change.

We have included a site plan to present the design intent for the overall project. Current plan is to house between 70,000 and 80,000 GSF of leasable building space.

Key site considerations that we would like to address at the concept phase.

- Establish parking ratio. Shopping Center vs. Retail and Restaurant.
- Specific Car stacking at drive-thru business and car wash.
- Parking setbacks as what I can find it is TBD based on the PUD.
- Underground Detention and Water Quality.
- Verify heights and setbacks presented.
- Verify number of required EV parking spaces.
- Any Design Guidelines beyond the Town of Castle Rock Guidelines.
- Timing.

Again, I would like to thank you for your time and consideration. Please feel free to call or email me at the contract information below if you need further information. Andy Olree a.olree@de-arch.com 303-667-6081.

Sincerely,

Andy Olree - Design Edge

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Planning
Construction
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