



July 20, 2023

Ms. Sandy Vossler
Town of Castle Rock
Development Services
200 S. Wilcox Street
Castle Rock, CO 80104

Re: Dawson Trails – Costco Site Development Plan

Ms. Vossler,

On behalf of ACM Dawson Trails VIII JV LLC, we are pleased to submit the Site Development Plan for Costco (SDP). This is the first SDP for commercial development within Dawson Trails and complies with the Dawson Trails Planned Development Plan and Zoning Regulations (PDP), which was approved by the Town Council on September 6, 2022.

This SDP is located within Planning Area F-2 and includes just the Costco development, which consists of retail sales and a fuel center. This proposed SDP meets all required development standards required in the PDP and Town of Castle Rock. A separate plat application has been submitted to the town for the creation of the lot and property boundaries.

The total area of the SDP is approximately 18.4-acres with the primary Costco building being approximately 161,000 sq. ft and a fueling station with capacity for 16 fuel pumps. This proposal includes 899 parking spaces for an average of 5.5 stalls per 1,000 sq. ft. of building area.

Roadways include an extension of Dawson Trails Boulevard north from the interchange improvements to the northern round-about access included in this SDP. As initially contemplated within the PD zoning, a collector is proposed along the east side of the site which connects to the south and will provide a future secondary connection under the future Crystal Valley Interchange. Other roads are proposed to complete full access to all associated commercial lots. All improvements associated with these roads have been included, such as sidewalks and landscape areas. These roads are planned to provide connections to the greater extents of roads/sidewalks associated with Dawson Trails, per the approved PDP.

A detailed Traffic Impact Analysis (TIA) was performed for the Costco site within Dawson Trails, which addressed the specific trip generation associated with the currently proposed retail businesses and pad sites. As part of that analysis, access intersections, adjacent arterial and/collector intersections, and internal throat lengths were evaluated. The TIA determined that the proposed Costco can be accommodated with the proposed roadway configuration in the interim and ultimate buildout scenarios. The access locations and permitted movements were adjusted as necessary for improved performance and reduced queue impacts. The TIA indicated that the right-in, right-out access on Dawson Trails Boulevard is able to operate acceptably and have little impact on the roundabout downstream or the upstream signal, especially with the proposed acceleration and deceleration lanes at this access. This access was determined to be adequate with no queuing into the Crystal Valley Boulevard intersection and can accommodate any weaving maneuvers. The proposed accesses on Collector A and Collector B were evaluated, and it was determined that the proposed number of access points, auxiliary lanes, and spacing are adequate to accommodate the traffic associated with this development.



The landscape surrounding Costco is intended to create a positive visual impact. The landscape plans exceed Town requirements and follow the Costco design guidelines to create a pleasing landscape experience. Water conserving trees, shrubs, and ornamental grasses are proposed and will meet low water usage requirements goals. Additionally, different colors and sizes of rock mulch are used to create a hardscape pattern that accentuates entryways and large landscape areas.

We look forward to working closely with the Town during the review and approval process for this application. Please contact us if you have any questions or if you need additional information.

Sincerely,
Norris Design

A handwritten signature in black ink, appearing to read "Mitch Black".

Mitch Black, PLA
Principal