Neighborhood Meeting Summary

Application: Dawson Trails – Costco, Site Development Plan
Property Owner: Westside Partners
Meeting #: 2
Date/Time: Tuesday, July 25, 2023, 6 pm, Adjourned at approximately 7:40 pm
Meeting Location: P.S. Miller Activity Center, Aspen Room
Councilmember District: Councilmember Dietz

Applicant's Proposal:

The applicant proposes a Site Development Plan to include a 161, 000 square foot Costco retail warehouse and an 8,000 square foot fueling station.

Attendees

Applicant Representatives:
Larry Jacobson, Westside Partners
Jake Schroeder, Westside Partners
Terry Odle, Costco, Architect
Mitch Black, Norris Design
Jeremy Lott, Norris Design
Stacey Weaks, Norris Design
Blake Calvert, CORE Engineering
Steve Tuttle, Fox-Tuttle Traffic Engineers

Public Attendees:
In-person Attendees:
Nancy Johnson
Lucy Block
Amy Fauls
Robert Parkhurst
Hillery ?
Derek Rolliziger
Jeffery Marten
Lisa Skidmore
Richard Block
Joe Showers
Caryn Johnson
Laurie and Jim Scherman
Denny and Gina Ingram
Carol and Jerry ?
Tim Dietz

Online/Phone Attendees:
Brenda
Diane Hollberg

Lorelei
Rene Ramos
Sally Lewis
Mark C.

Town Staff Attendees:
Sandy Vossler, Senior Planner, Town of Castle Rock

Presentation Description

Applicant's Presentation:
The applicant provided background information about the Dawson Trails Planned Development (PD) that was approved in September 2022. Anticipated construction and opening dates for the Crystal Valley Interchange and Costco were provided. The Costco site is approximately 19.6 acres, and the site plan includes a 161,000 square foot retail warehouse, a fueling station with 16 pumps, 899 parking spaces and primary access from Dawson Trails Boulevard. Secondary access will be from Collector Road B to the east and two access drives from Collector A to the north. Delivery circulation through the site was described and the detention pond was pointed out.

Questions Presented to Applicant:

Q: What is the purpose of the detention pond in the southeast corner?

A: All drainage coming off of the property needs to have detention.

Q: What happens to water once it crosses to the east side of I25?

A: A culvert system is designed to direct the flow under I25 and to Plum Creek. Stabilization of Plum Creek is planned. The detention pond on the Costco site is designed to release water flows at the historic rate.

Q: The properties on the other side of the interstate will flood with all the additional runoff.

A: The detention pond is designed for water quality and to detain flows so that water leaving the property is released at the same rate as before development. The CVI interchange will also have a separate detention ponds on the east side of I-25.

Q: What is the basis for water control?

A: Detention ponds have different stage releases. Usually, they're designed for 10-year stage for release, but also have a 100-year component.

Q: Are the submittal documents available for the public to review?

A: The submittal documents are available on the Town's website, click on the Development Activity Map.

Q: What is the timeline for drainage updates?

A: The first staff review is 5.5 weeks. The documents will be revised per staff's comments and resubmitted. The revised and resubmitted documents will also be available on the Town's website. The project number associated with Costco is SDP23-0020.

Q: How many pumps will the gas station have, and will they carry diesel?

A. There will be 16 pumps and no diesel.

Q: Will Costco carry alcohol inside of the store?

A: At some point, that is the hope.

Q: Will there be any EV chargers?

A. None are planned at this time, and none are required by the Town.

Q: What is the anticipate start of construction date for Costco?

A: The anticipated start date is Spring 2025.

Q: Will Costco construction begin before the interchange is built?

A. Yes, Costco construction can begin before the interchange is open to the public, however a Certificate of Occupancy will not be issued until the interchange is opened.

Q: Construction traffic is happening on the County gravel/dirt road through Twin Oaks.

A. The demo work has begun on site and the haul route is to be via the Frontage Road. Westside committed to look into what is happening and take corrective action.

Q: What roads and routes will be used for construction of Costco?

A. That has not been fully determined yet. Construction access is going to be included in a further Construction Document submittal.

Q: Why didn't you wait for construction until after the permit?

A: We are operating under a demolition permit now.

Q: Why are they using our roads in Twin Oaks?

A: Construction traffic should not be using the County roads; however, the roads are public roads. As noted, Westside will find out why the County roads are being used. (It was later determined that trucks hauling grading equipment could not clear the RR tracks at the Territorial Road crossing and therefore were rerouted via the County roads. Demo traffic will be able to cross the tracks and utilize the Frontage Road).

Q: Costco sells a lot of stuff, a lot of big stuff. Are they going to have delivery trucks and what is the circulation plan?

A. The intention is that the trucks will enter on CVI, turn right on Dawson Trails Boulevard. When trucks leave, the route is the to use the Collector B between Costco and the Interstate and loop back around to Dawson Trails Boulevard.

Q: Twin Oaks and Castle Mesa – you say they are public roads, but there are private road signs. Why the signs then?

A. That is a question for Douglas County. It's possible that someone else put them up.

Q: Is Dawson Trails Boulevard North going to be completed northbound when Costco opens?

A. It's possible, we are designing the roadway now and a submittal has been made to the Town and County for review/approval. Right now, it's a function of market conditions whether there will be enough capacity to build that piece of infrastructure. When the interchange is at 25,000 cars per day, the road is required to be constructed. Prior to then, it will be partially completed to the roundabout. Estimated for 2025.

Q: The permit for construction in the south, who is that permit for?

A: The property owners in that area (Area of the Lowell property) have an access permit.

Q: Do we know any other businesses or restaurants besides Costco?

A. We only have Costco under contract. We have a lot of interest in a variety of retailers, restaurants, and banks. Nothing official at this time.

Q: I only saw one neighborhood meeting sign, why weren't there more?

A. Town staff explained the noticing requirements. Two signs were posted on Territorial Road. Owners were noticed 500' from the project boundaries. The notice was posted on the Town's website, Public Notice page. The public can subscribe to the Public Notice page and received an alert when there are updates. The resident indicated that is how she found out about this meeting.

Q: Is there a contingency on Costco opening that correlates with residential housing being developed?

A: No

Q: Has the funding to build CVI been secured?

A: Mostly