Neighborhood Meeting Summary
Project: Dawson Trails Costco **-** Site Development Plan
Meeting #: 1
Date/Time: Monday, February 27, 2023, 6 p.m.
Meeting Location: Virtual and in-person at the Philip S. Miller Activity Center
Councilmember District: Tim Dietz
Meeting Adjourned: 7:00 p.m.

Proposal:
The applicant proposes a Costco, fuel station and car wash on approximately 19 acres, the remainder of the 29.6 acre parcel will be subdivided into commercial pads. .

Applicant Representatives:

Larry Jacobson, Westside Investment Partners
Jake Schroeder, Westside Investment Partners
Terry Odle, Costco's engineer
Jeremy Lott, Norris Design
Stacy Weaks, Norris Design
Steve Tuttle, Fox Tuttle Transportation Group
Blake Calvert, CORE Engineering

Public Attendees

In-person (17):

Joe Showers	Jerry & Carol	Hillary Everest
Diane & John Hollbers	Wrightsman	Denny Ingram
Lawrence Jacobsen	Jake Schroeder	Peter Smith
Robert Worsena	Darrel LaCroix	Steve & Kathy
Douglas Hallmark	Dave Hammelman	Lockwood
Marie Hallmark	Heidi G.	

Virtual (11):

517-749-1719	Kerstin	Val R.
714-328-7269	Mark Albright	
Arpad Ozsdolay	Robert Gundry	
Barb Letherby	Tracy Olson	
Carol Szajnecki	Twin Oaks Computing	

Town Attendees:

Dave Corliss, Town Manager
Tim Dietz, Council member
Tara Vargish, Development Services Director
Sandy Vossler, Development Services Senior Planner

Applicant's Presentation: The applicant gave a PowerPoint presentation with an overview of the project's history, a map of the site location, a site plan and a map of the new Crystal Valley Interchange and a proposed roundabout at Crystal Valley Parkway and East Frontage Road. The applicant discussed access to the site and traffic circulation.

Questions presented to applicant:

Q: A question was asked about where the new roads and entry points would be located.

A: The applicant showed on the map all the new roads and how they interconnect. Ultimately, the bulk of the traffic will come from the new interchange. Another big access point will be the new Dawson Trails Blvd. which will eventually connect to Plum Creek Parkway to the north.

Q: A concern was expressed about the traffic coming from the interchange. How will you exit Costco and get to the interchange? What if I want to make a left turn?

A: The applicant pointed out egress points from the property and routes to the intersection of Dawson Trails Blvd and Crystal Valley, which will be signalized to allow left turn movements back to I-25.

Q: Will any of the construction traffic enter into the existing west Frontage Road?

A: Yes, until the interchange is complete and Dawson Trails Blvd is completed to Tomah Road and Plum Creek Parkway.

Q: A question was asked about construction trucks and how they would get to the site

A: Vertical construction on Costco can begin, but it can't open until Crystal Valley Interchange is complete. We are still developing the truck route plan with the Town and the planning of the Interchange. We don't have complete answers about that yet, but will be shared with the community once available.

Q: A question about the sales tax coming from the new store. If we abolish sales tax, what do we do then? Monument and Lone Tree doesn't have sales tax.

A: That is a speculative question that they cannot answer.

Q: A question was asked about the size of the main structure.

A: It will be about 160,000 square feet, including an enclosed entry canopy. It is the same size as other Costco's currently being built in Denver and similar to the one in Parker.

Q: Asked about what type of materials you'll be using in the architecture.

A: It will have a variety of textures to make sure it breaks up the overall building and its elevations.

Q: Concerned about water source. Will you build wells or tap into the Town's water supply?

A: All of Dawson Trails development will be on the Town's central water system. There are well sites dedicated to the Town within Dawson Trails, however the Town doesn't anticipate drilling wells onsite, at this time.

Q: How does the car wash use their water?

A: About 80-90% of the water in their car washes are recycled. It is very efficient system.

Q: Concern about the amount of parking spaces and light pollution

A: The Town has a "dark sky" ordinance which requires softer lights that must be facing downward. They are still determining the proposed height requirements of the light poles.

They use LED lights. The majority of the lights will shut off after Costco closes (except for security lighting).

Q: A question was asked about the LED sign. What are the requirements?

A: LED signage is prohibited in Dawson Trails. The signage oriented to the highway can be up to 75-foot-tall sign and without LED lights.

Q: A question was asked about the order of construction and completion in respect to the new roads / interchange.

A: The Crystal Valley Interchange is scheduled to start construction on the east side of I-25 this summer. The west side involves all the other new roads, which will happen concurrently, including the bridge over I-25. The bridge alone will take several months. They don't have an answer as to when all of these tasks will be complete.

Q: A question was asked about operating days and hours.

A: Warehouse hours are M-F 10 a.m. to 8:30 p.m., Saturday 9:30 a.m. to 7:30 p.m., Sunday 10 a.m. to 6 p.m. The gas station will be open 5:30 a.m. to 9:30 p.m., 7 days a week. The car wash will be open dusk to dawn (normally).

Q: A question was asked about deliveries to the warehouse.

A: Costco tries to have deliveries come to the warehouse before they open in the morning to avoid traffic congestion with their patrons. Deliveries often occur between 2 a.m. and 10 a.m. Some delivery trucks will come during the day. But, it is minimal.

Q: A question was asked if they could create a map that shows all of the current roads as well as all the newly built roadways.

A: We'd be happy to make that for you.

Q: A question was asked about timelines for road construction and completion, and if the decision will be shared with the public.

A: They are working with the Town and hope to have a game plan within the next couple of months or so, which will be shared.

Q: A question was asked about the water supply coming from the Town of Castle Rock. Are you sure it will be from the Town water supply? Will we be guaranteed that it won't affect the water table in the surrounding areas for those on well water? Is the property within Town limits?

A: We turn our water rights over to the Town. The developer is required to construct the infrastructure necessary to connect to the Town's water distribution system. The Town has indicated that they do not intend to drill new wells in Dawson Trails. The property is within the Town of Castle Rock.

Q: Concern about wells around the property and if the developers will use them.

A: There are several old wells within Dawson Trials. If they use them at all, it may be to provide water to the construction site before the piped water is completed.

Q: A question was asked if the neighborhoods in the area can be the first to try out the car wash.

A: If the residents want it, maybe they can work something out.

Q: Any state highway money being given to the interchange and other roads?

A: No state funds are being used. They are trying to get CDOT to contribute but so far they are not.

Q: A question was asked about when Frontage Road will close.

A: Dawson Trails Boulevard needs to be completed from Tomah Road all the way to the development before the frontage road can be closed off. The next step after that is to build the road up to Plum Creek Parkway.

Q: A question was asked if there would be a separation wall backing up to Twin Oaks (facing west).

A: No, there will not be a screen wall.

Q: A question was asked about extending the Dawson Trails Boulevard to Plum Creek so that they can use it as an access road for construction.

A: They need to build infrastructure first in order to eventually use it as an access road.

Q: A question was asked about an entrance from Costco on the Twin Oaks side. They assume there isn't an entrance there to prevent people from walking to and from the property.

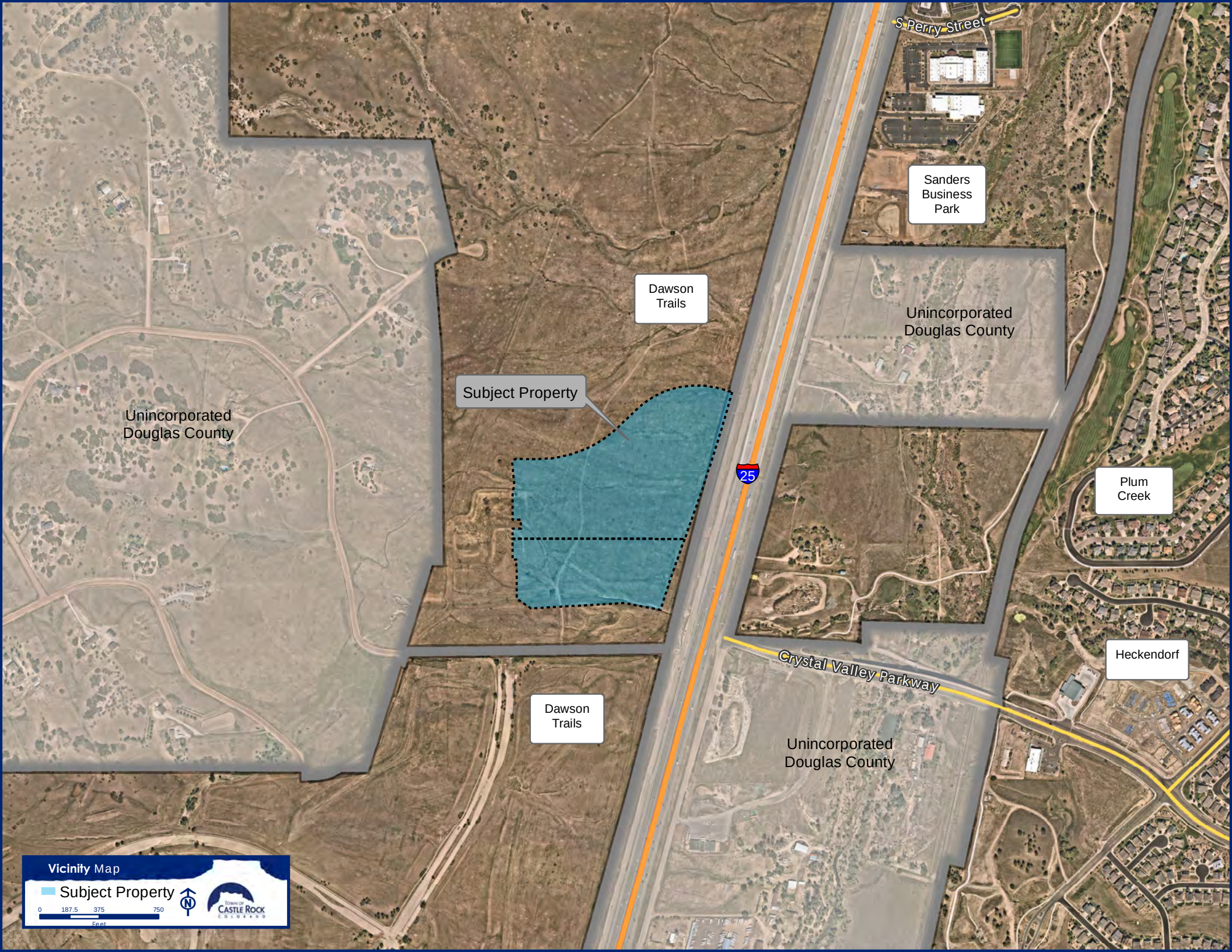
A: That is correct.

Q: A question was asked about how people will come in and out from Twin Oaks during construction.

A: There will be some disruption to the roads for those living in the Twin Oaks area for a little bit.

Q: A concern was raised by a resident who has the storm drainage going through his property. He has a 5-foot box on his property. Would like to know where the water is going to go and if he can get information on any retention pond they plan to build. He is stating this to put it on the record.

A: OK, concern noted.


S Perry Street
Sanders Business Park
Dawson Trails
Unincorporated Douglas County
Subject Property
Unincorporated Douglas County
25
Plum Creek
Heckendorf
Crystal Valley Parkway
Dawson Trails
Unincorporated Douglas County
Vicinity Map
Subject Property
0 187.5 375 750
Feet
N
Town of Castle Rock Colorado

DAWSON
TRAILS

Town of Castle Rock

Costco Site Development Plan
Neighborhood Meeting #1

February 27, 2023
6:00 PM

MEETING INFORMATION

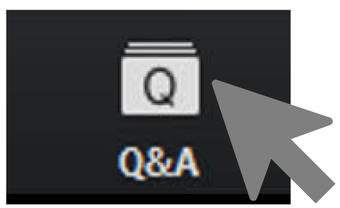
- Preliminary/Early Site Plan
- First of minimum of 3 neighborhood meetings
- No formal submittals to Town until SDP Application (2023)

MEETING AGENDA

- Team Introductions
- Project Background
- Costco Initial SDP Overview
- Costco Benefits
- Question and Answer

VIRTUAL PARTICIPANTS

- Questions will be answered during the Q&A session at the end of the presentation.
- Submit written questions using the Q&A feature located at the bottom of your screen.
- For verbal questions, use the Raise Hand function at the bottom of your screen.



PROJECT TEAM

COSTCO WHOLESALE

WESTSIDE

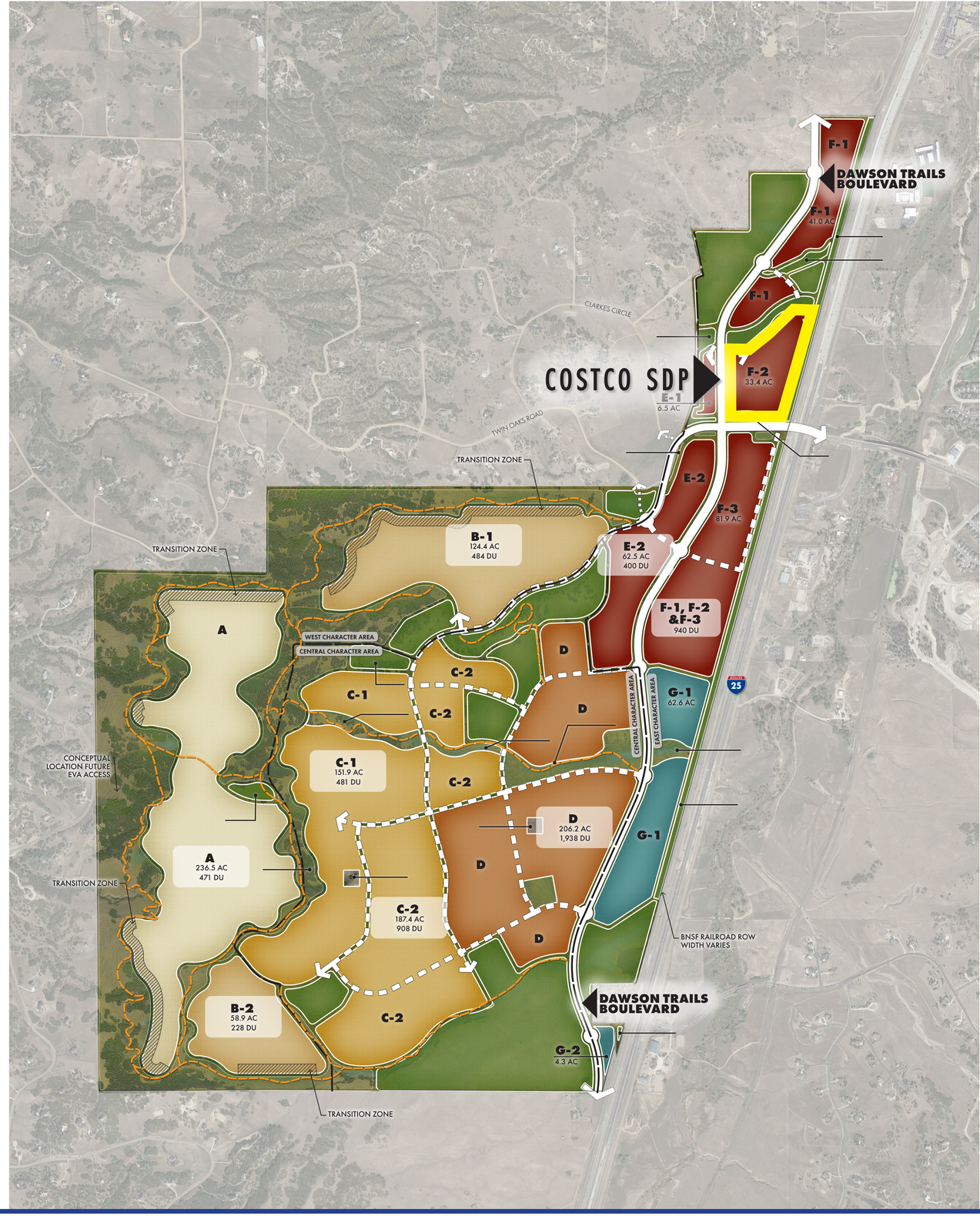
CORE

NORRIS DESIGN
Planning | Landscape Architecture | Branding

FOX TUTTLE

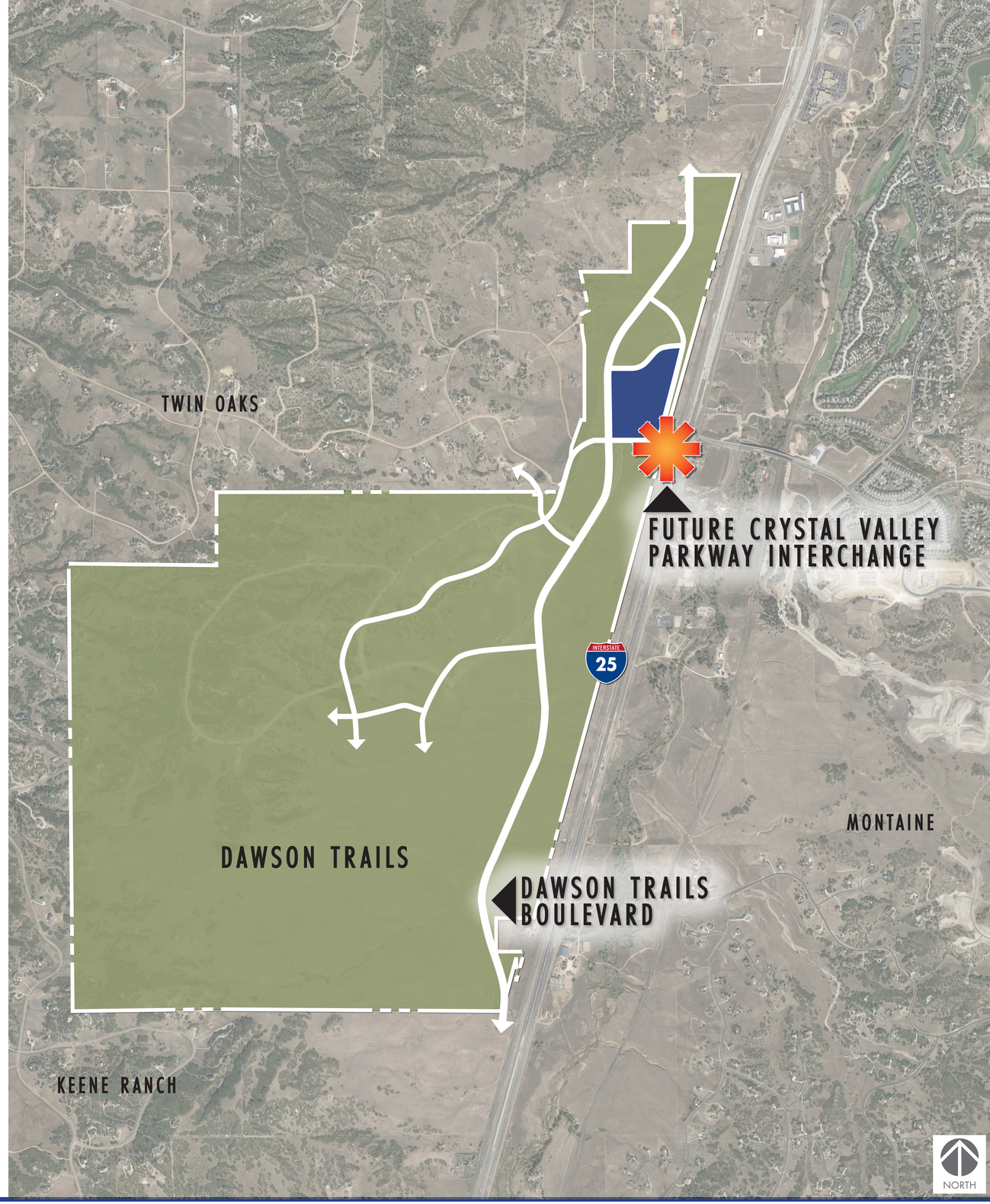
PROJECT BACKGROUND

- **Planned Development Plan (PDP)**
  - PD Plan and Zoning Regulations approved September 6, 2022
- **Project Schedule**
  - Applications and Town Processing 2023
  - Infrastructure construction 2024
  - Costco construction 2025
  - Opening after CVI opening in 2025
- **Crystal Valley Interchange Update**
  - Currently being designed
  - Construction to begin mid to late 2023
  - Scheduled to open Q4 of 2025



SITE LOCATION

- Northwest of Crystal Valley Interchange
- Visibility from I-25 & Crystal Valley Parkway
- Stimulates Additional Retail & Commercial Development
- Within Planning Area F-2 in Dawson Trails PDP



INITIAL SITE PLAN

- Approx. 29.48 acres total
- Costco site is approx. 19.68 ACRES
  - Includes additional future retail sites
- Costco building
  - Approx. 160,479 sq. ft
- Fueling Center
- Car Wash
- Parking
  - Approx. 835 spaces
  - Average of 5.31 Per 1,000 sq. ft.
- Main access from Dawson Trails Blvd.
- Uses allowed per PDP
- Architecture and height details to come at a later date

COSTCO
WHOLESALE
FUEL
STATION
CAR WASH
CARTS
DAWSON TRAILS BOULEVARD
COLLECTOR
PROPOSED RAMP - I-25
INTERSTATE
25
CRYSTAL VALLEY PARKW

COSTCO BENEFITS

- **Employment**
  - Approx. 300 employees per warehouse
  - Recruitment primarily from community where warehouses are located
  - Pay is among highest hourly wages in industry
  - Costco's goal is to hire enthusiastic and promotable employees who are building careers
  - Outstanding benefits (87% of employees eligible)
  - Part-time employees (>23 hours) also receive benefits
  - Substantial tax revenue to Town that can be used to provide Town Services
- **Community Involvement**
  - 1% of pretax profit annually towards charitable organizations ($48 Million Nationwide in FY20)

THANK YOU!

QUESTIONS OR COMMENTS?

Applicant Contact

Jeremy Lott

JLott@norris-design.com

303-892-1166

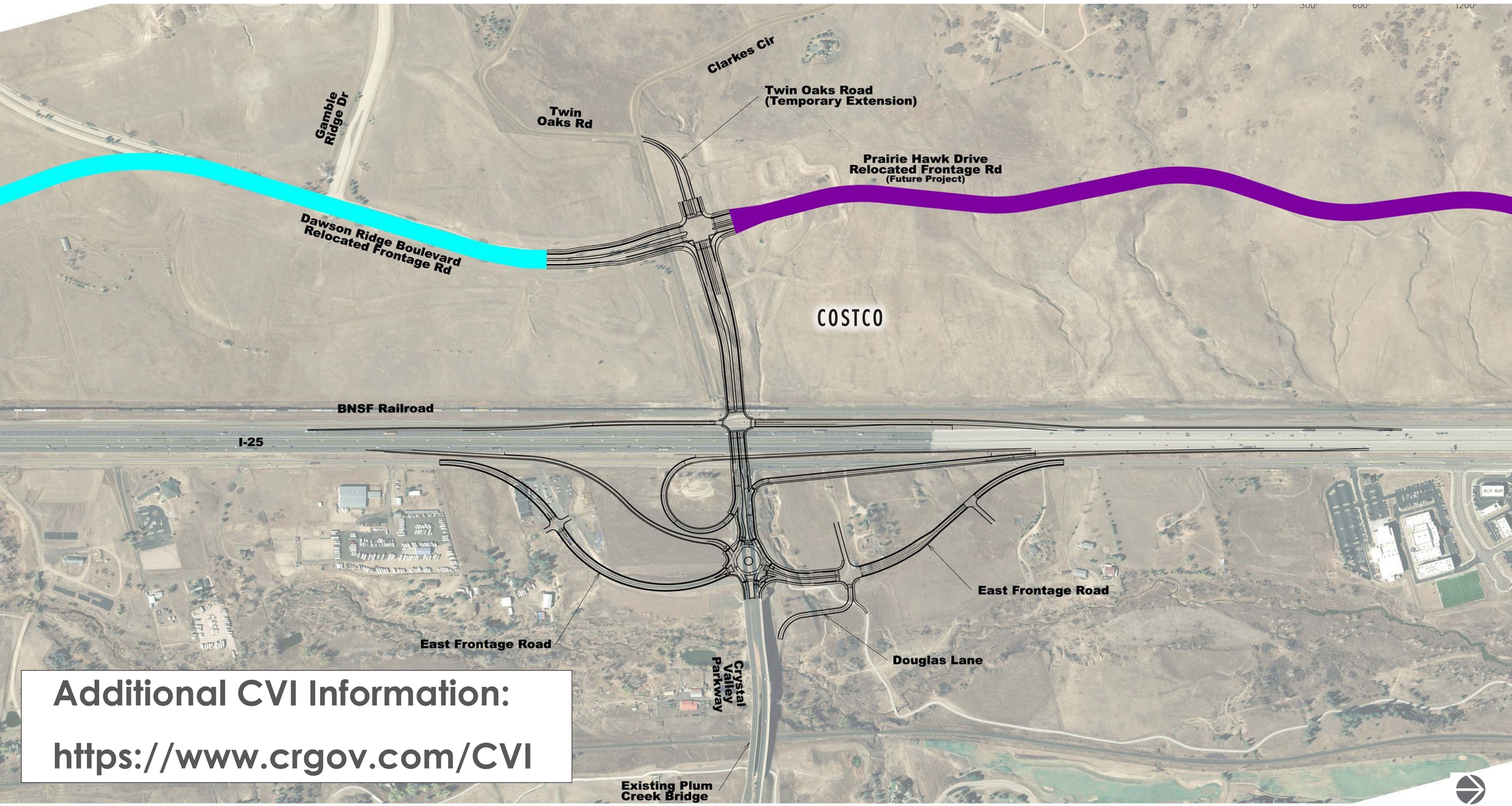
Town Contact

Sandy Vossler

SVossler@crgov.com

720-733-3556

DAWSON TRAILS



Additional CVI Information:

https://www.crgov.com/CVI

Crystal Valley Interchange Project