

Neighborhood Meeting Summary

Application: Dawson Trails – Residential Planning Area B-1, Site Development Plan

Property Owner: ACM Dawson Trails VIII JV LLC

Meeting #: 3

Date/Time: Tuesday, December 10, 2024, 6 pm (Adjourned at 6:55 pm)

Meeting Location: Philip and Jerry Miller Library

Councilmember District: Councilmember Dietz

Applicant's Proposal:

The applicant proposes a Site Development Plan for a single family residential neighborhood located southeast of the new Crystal Valley Interchange and directly south of the Douglas County Twin Oaks subdivision. The site plan includes 229 single-family lots on approximately 55 acres and a 1-acre neighborhood park. A minimum 250 foot buffer separates this neighborhood from the Twin Oaks neighborhood to the north. A 150 foot transition zone governs the minimum lot sizes, lighting and building colors along the northern tier of homes in this development.

Attendees

Applicant Representatives:

Larry Jacobson, Westside Partners

Jake Schroeder, Westside Partners

Blake Amen, Westside Partners

Harrison Cohen, Westside Partners

Jeremy Lott, Norris Design

Stacey Weaks, Norris Design

Cassie Slade, Fox-Tuttle Traffic Engineers

Jeff Killingsworth, Core Consultants

Gary Walter, EMK Consultants

Chris Arnold, Brightland Homes

George Hart, Brightland Homes

Chad Rodriguez, Trumark

Public Attendees:

6 In-Person

0 Online/Phone

Town Staff Attendees:

Sandy Vossler, Senior Planner, Town of Castle Rock

BrieAnna Simon, Senior Planner, Town of Castle Rock

Presentation Description

Applicant's Presentation:

The applicant's representative described the proposed neighborhood located in the eastern half of Planning Area B1 (PA-B1). The proposed Site Development Plan (SDP) includes 229 lots

for single-family detached residences on approximately 55 acres within the West Character area of the PD. A 1-acre park is included in the plan. There are two entry points to the neighborhood from Gambel Ridge Boulevard, and a road extension is planned to connect to the future neighborhood to be located in the western half of PA-B1.

A minimum 250 foot wide open space buffer separates this neighborhood from the Twin Oaks subdivision to the north. The open space buffer will be dedicated to the Town and developed with the roadway, trail and drainage infrastructure improvements separate from this SDP.

A 150 foot wide Transition Zone guides the development of the northern most tier of homes in PA-B1. Minimum lot sizes, colors and lighting within the Transition Zone must meet the prescriptive requirements established in the Dawson Trails Planned Development Zoning Regulations.

Since the second neighborhood meeting was held, the SDP has been changed to add the road connection to the neighborhood to the west, the number of lots were reduced to 229 and the greenway and neighborhood park design have been refined. Approximately, 15 acres of private open space has been identified.

Questions Presented to Applicant:

Q: Is there a roundabout planned for Gambel Ridge Boulevard and the Twin Oaks entrance?

A: Yes, a roundabout is planned at that intersection which connects to Quandary Peak. Quandary Peak then connects to Dawson Trails Boulevard. Twin Oaks residents were pleased to know that in addition to access from Gambel Ridge Boulevard, they would have additional access from Dawson Trails Boulevard.

Q: Will the trail within the open space buffer be a natural surface trail?

A: Yes, the trail located in the open space buffer around the perimeter of the development will be natural surface. The trails internal to PA-B1 will be hard surface.

Q: Who will maintain the open space areas? Who owns and maintains the barbed wire fence around the perimeter of the development?

A: Maintenance of open space will be the responsibility of the HOA, Metro District or Town, depending on ownership and whether the open space is public or private. The applicant and Town staff will look into to who installed the barbed wire fence. It was confirmed that neither the developer nor the Town will maintain the barbed wire fence that seems to run generally along the property line, with portions within Twin Oaks and other extents within Dawson Trails.

Q: What will the drainage improvements within the detention pond look like, and will the pond retain water?

A: The pond will not retain water, but rather will detain and release. The pond will be designed to release volumes within 72 hours. A concrete trickle channel at the bottom of the pond will connect the drop structures to the storm outlet.

Q: Please describe the planned landscaping and irrigation.

A: ColoradoScape landscape design compliant with the Town of Castle Rock Landscape and Irrigation Criteria will be installed in common areas and residential front and side yards. Rear yards are limited to 500 square feet of irrigated turf. Trees and shrubs will be on drip lines. Open space areas will be left natural and temporary irrigation will be used to establish low water use plantings.

Q: Will there be separate Homeowner Associations?

A: Yes, there will be a master association, and the various neighborhoods and multifamily complexes will have individual HOAs to operate and maintain amenities within those separate developments.

Q: Are the primary ridgelines being protected?

A: Yes. Gambel Ridge Boulevard follows along the north side of the distinctive east/west ridgeline. Open space dedications protect the primary north/south ridgeline west of PA-B1.

Q: What is the construction schedule for the Frontage Road realignment, the interchange the homes in this neighborhood.

A: The new interchange and the Dawson Trails Boulevard alignment are expected to be open Spring of 2027. New home construction is expected in 2026, following construction of necessary infrastructure.