

Neighborhood Meeting Summary

Application: Dawson Trails E-2 Townhome Site Development Plan

Property Owner: ACM Dawson Trails VIII JV LLC

Meeting #: 1

Date/Time: Tuesday, December 10, 2024 (Adjourned at 6:55p.m.)

Meeting Location: Philip & Jerry Miller Library

Councilmember District: Councilmember Dietz

Applicant's Proposal:

The applicant is proposing to construct 104 townhomes within the Dawson Trails PD. The townhomes would vary between two and three stories in height. The proposed project is generally located west of the proposed intersections of Quandary Peak Drive and Dawson Trails Boulevard.

Attendees

Applicant Representatives:

Larry Jacobson, Westside Partners

Jake Schroeder, Westside Partners

Blake Amen, Westside Partners

Harrison Cohen, Westside Partners

Jeremy Lott, Norris Design

Stacey Weeks, 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 Attendees

1 Online/Phone Attendee

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 gave a summary of the proposed site development plan. The applicant provided a presentation showing the proposed design of the site including proposed access connections, trail locations, and proposed onsite amenities. The applicant showed the proposed Townhome elevations.

Questions Presented to Applicant:

Q: Will there be guest parking onsite for visitors in the Townhome planning area?

A: The applicant stated there will be additional parking on site for visitors, along with on-street parking on the "Future Road" adjacent to the development.

Q: Will the E-2 Townhomes have an HOA? Will that HOA be separate from the B-1 Single-Family development?

A: The applicant stated they anticipate have a Master HOA over the whole Dawson Trails development, with sub-HOAs for each planning area development. The Metro District will encompass the whole Dawson Trails development.

Q: Will the natural ridge on the property along the proposed Gamble Ridge Road remain? Will this ridge restrict views across the development?

A: The applicant stated the plan for the proposed development is to leave the natural ridge and make this feature available to the public. There will be some grading on the site for the roadway. The applicant stated they are proposing trails and a gather space along the natural ridge. This ridge will break up the viewshed across the property.

Q: What is the estimated schedule for opening of Dawson Trails Boulevard?

A: The applicant stated they are anticipating having Dawson Trails Boulevard open to the public middle of 2026.

Q: Will roundabouts be installed with the construction of Dawson Trails Boulevard or will these be installed at a later date?

A: The applicant stated some of the roundabouts will be constructed with the initial construction of Dawson Trails Boulevard. Other roundabouts will be constructed when traffic warrants the required improvement.

Q: Will utilities be located in Dawson Trails Boulevard?

A: The applicant stated utilities will be located under Dawson Trails Boulevard and the sewer line will be located along the existing railroad.