

## Neighborhood Meeting Summary

**Application:** Site Development Plan

**Property Owner:** ACM Dawson Trails VIII JV LLC

**Meeting #:** 2

**Date/Time:** Monday, January 12, 2026 @ 6 pm (Adjourned at 6:45 pm)

**Meeting Location:** Cantril School, 312 Cantril Street, Room 102

**Councilmember District:** Tim Deitz

### Applicant's Proposal:

The site plan proposes 100 townhomes configured in 2, 3, and 4 unit buildings. A centrally located one-acre landscaped common space will include picnic tables, benches, playgrounds and meandering paved pathways.

### Attendees

#### Applicant Representatives:

Stacey Weaks, Norris Design Group

Laura Baines, Norris Design Group

Gary Walter, EMK Consultants

Jake Schroeder, ACM Dawson Trails VIII JV LLC

George Hart, DRB Homes

#### Public Attendees:

*5 residents*

#### Town Staff Attendees:

Sandy Vossler, Senior Planner, Town of Castle Rock

### Presentation Description

#### Applicant's Presentation:

The applicant provided a PowerPoint presentation orienting the attendees to the site as well as new road sections that have been completed to date. Other development sites, such as Costco and King Soopers were pointed out. The finished grade of the townhome development will be 2 – 8 feet lower than the Twin Oaks neighborhood to the west. Where adjacent to a public street, the front elevations of the buildings will be oriented to the street. Attached garages will be accessed via the internal loop road. In addition to the attached garages, 30 visitor parking spaces will be provided with a combination of private driveways and surface spaces scattered throughout the development. On-street parking will be available on Pat Haven Street. The maximum building height will be 40 feet; per the zoning regulations, 60 feet is allowed in this planning area.

## Questions Presented to Applicant:

*Q: Will this development be constructed in 1 phase.*

A: Yes, DRB Homes will be the builder and is intended to construct the project in 1 phase.

*Q: When is construction expected to begin?*

A: Construction of the townhome community is expected to begin in early 2027, once the site plan, construction documents and permits have been approved, and the surrounding infrastructure has been constructed.

The conversation then shifted to the status of infrastructure construction throughout Dawson Trails.

*Q: What is the status of the completion of Gambel Ridge Blvd to Quandary Peak Street?*

A: These road projects are part of the Filing 2 infrastructure CD packet. Construction will begin once the CDs and construction permits are approved.

*Q: What's the need for the two water tanks under construction?*

A: The two tanks are necessary to serve the development proposed to date. A pump house is also being constructed that will pump water to fill the tanks. The water from the tanks is distributed via gravity flow. In addition, a water line from east of I-25 will be constructed under the creek, Interstate and RR tracks to provide a looped water system.

*Q: How large are the tanks?*

A: Each tank is approximately 1.8 million gallons.

*Q: Where are the detention ponds located within Dawson Trails?*

A: There is a pond, now constructed, just south of the CVI interchange. One will be constructed near the relocated entrance to Twin Oaks. Four additional ponds are planned along the eastern boundary of Dawson Trails that will be constructed as development expands. The ponds will be dry, except after a weather event.

Prior to adjournment of the meeting, the four Twin Oaks residents attending complimented the construction crews that have been working on the CVI bridge, detention pond, and Dawson Trail Boulevard. The crews have been careful to yield to the Twin Oaks residents traversing the construction field and have been very responsive to questions.

The meeting adjourned at approximately 6:45 pm.