

July 3, 2025

Town of Castle Rock
Development Services Department
100 N. Wilcox Street
Castle Rock, CO 80109

**RE: Project Narrative – Site Development Plan (SDP)
Dawson Trails – KS165
Planning Area E-2 – Dawson Trails PDP
Proposed Lot 1, Dawson Trails Filing No. 3**

Dear Staff:

On behalf of the landowner of the subject property, ACM Dawson Trails VIII LLC (“Owner”), Galloway and Company, LLC (“Galloway”) is acting as Agent for Application of a Site Development Plan (SDP) submittal package for a proposed 99,000 square foot grocery store with fuel.

The proposed development project is located within the Dawson Trails Planned Development (PD) Planning Area E-2 zoning document. The subject property is part of the proposed Dawson Trails Filing No. 2 subdivision plat application (PL23-0012) that is currently under review with Town staff; more specifically, the SDP application is for the area proposed as Tract A (21.45) of said subdivision application. Concurrently with this SDP application Filing No. 3 of Dawson Trails subdivision will be submitted to the Town to further subdivide Tract A of Dawson Trails Filing No 2 into one (1) lot of approximately 12.22 acres and three (3) Tracts of land for the surplus of the remaining acreage. This SDP application is for the proposed area of the 12.22 acres within Tract A. The proposed 99,000 square foot grocery store with fuel offerings site proposes four hundred and three (403) parking stalls at a ratio of 4 per 1,000 square feet with an overall landscaped area of approximately 22% where 10% is required per code.

The contemporary design of the building creates an identifiable archetype for the King Soopers brand, unique to the Town of Castle Rock market. Design features and materials are oriented to accentuate the horizontality of the building while simultaneously reducing the scale of the building. Building materials consist of modern, lasting materials like decorative masonry units, fiber cement siding, steel and metal-clad canopies, aluminum storefronts and glazing. Pilasters, stone veneers, canopies, and fenestration are used to create shadows and relief to mitigate the large retail building form.

Compliance:

The SDP application for a proposed 99,000 square foot grocery store with seven (7) MPD fueling positions and associated 245 square foot kiosk is intended to fully comply with the Town of Castle Rock’s governing documents, to include Vision 2030 and Comprehensive Master Plan, Municipal Code, Dawson Trails PD as well as related Town technical documents and standards. One of the four building blocks of the Town’s Vision is to provide a Thriving Economy to ensure Castle Rock is a self-sufficient community where people can work, live and play. To further support this Vision of a Thriving Economy, a cornerstone Principle is to emphasize development of business and industry along the I-25 corridor as part of a primary employment activity center(s). The proposed development of an anchor grocery store with fuel offerings satisfies the Principles of a Thriving Economy by aligning with EC-1.1 as located in an emerging Regional Center along I-25 and EC-1.3 attracting Business Development that will contribute to the local economy.

The subject property is located within the Dawson Trails Planned Development Plan zoning document and identified further within the East Character Area and the sub-E-2 Planning Area. Intended development within the East Character Area is a wide range of non-residential land uses, along with a



mix of commercial uses within the sub-area. The proposed anchor grocery store with fuel offerings would comply with the allowed non-residential mix of land uses in the E-2 Planning Area where commercial services are encouraged.

Impacts:

The benefits of the proposed commercial development will be realized in the creation of hundreds of jobs with wages that will contribute to the local economy, while expanding the tax base of the Town of Castle Rock, which in turn provides further opportunities for current and future residents. In addition to the additional wages from future employment opportunities, retail sales and taxes will be collected by the Town to further enhance the local economy. The impacts of the proposed commercial development will be mitigated by being part of an overall development that will implement new public infrastructure improvements in compliance with Town regulations and standards. The development will connect to these new public infrastructure and services that have been evaluated for sustainable resources. The surrounding properties will be commercial and any impacts from the proposed development will be negligible in consideration of the future-built environment.

Infrastructure:

As mentioned above, the public infrastructure and roadways will be constructed as part of the overall development of Tract A in Dawson Trails Filing No. 2. The proposed anchor grocery store with fuel intends to connect to the adjoining ROW of Gambel Ridge Boulevard to the west and Dawson Trails Boulevard to the east.

Access to the property is proposed via the future construction of Gambel Ridge road to the west and the major collector road of Dawson Trails Boulevard to the east. Both roads will connect via a roundabout to the north, which then ties into new on/off ramps with Interstate-25 to the east. Internal to the proposed development, access is via a series of private streets that will connect the grocery store with adjacent future pad lot developments. Within Tract A and as part of the further subdivision of Tract A, internal Private Drives will be established to provide access to the east, west, north and south with the development area. Dawson Trails Boulevard access from the development is proposed to be via a right-in / right-out on the northern end that will be part of a new Private Drive, a right-in / right-out mid-block specific to the SDP and a three-quarter movement on the southern end connecting to a new Private Drive. Gambel Ridge Boulevard access from the proposed development is also via the new Private Drives; on the north there will be a right-in / right-out movement and a three-quarter movement at the southern end of the SDP project area.

Public infrastructure for water, sanitation and stormwater will be implemented as part of the overall development for Tract A of Dawson Trails Filing No. 2. Submitted with the SDP application are utility compliance letters that demonstrate a design that aligns with the overall objectives of the development.

Variances:

No variances are proposed with this development; however, should any arise as the iterative review process with the Town staff, the Project Team will work with stakeholders and staff to ensure that mitigating efforts can be achieved.

Sincerely,
Galloway & Company, Inc.