

Project Narrative

Project: Dawson Trails Planning Area D – Tract F – Multifamily Project
Location: Southwest Corner of Dawson Trails Blvd, and Blanca Peak Pkwy
Date: March 4, 2026

Overview

The Garrett Companies, in conjunction with our design team and the master developers of Dawson Trails, respectfully requests approval of a Site Development Plan (SDP) for a multifamily residential community located within Planning Area D – Tract F of Dawson Trails.

The proposed development on 12.66 +/- acres consists of 324 multifamily dwelling units across six (6) four-story residential buildings, including:

- 134 one-bedroom units
- 142 two-bedroom units
- 48 three-bedroom units

Building sizes range from 48 to 58 units. Two of the residential buildings incorporate tuck-under garage parking (26 spaces total). In addition, the project includes four detached garage buildings providing 80 enclosed parking spaces (20 per building), along with surface parking to meet overall Dawson Trails parking requirements.

The community will include a centralized amenity area featuring:

- Standalone clubhouse
- Pool
- Games lawn
- Dog park
- Combined maintenance building and dog wash

The clubhouse will include coworking spaces, a fitness center, leasing offices, mail kiosk, and parcel lockers.

The project is zoned by right under the approved Dawson Trails Planned Development and does not require rezoning. The surrounding planning areas are currently being built out and/or entitled, and there are currently no directly adjacent residential neighbors.

Compliance

Vision 2030 & 2030 Comprehensive Master Plan

The proposed development aligns with the Town of Castle Rock Vision 2030 and Comprehensive Master Plan by delivering high-quality residential growth within a previously approved and master-planned growth area.

Distinct Town Identity

The architectural design reflects the character established in the Dawson Trails Planned Development and the Town of Castle Rock Style Guidelines. The buildings incorporate varied rooflines, material changes, articulated facades, and high-quality exterior finishes.

The project contributes to the evolving identity of Dawson Trails by providing thoughtfully designed multifamily housing consistent with Castle Rock's character and long-term vision.

Responsible Growth

The project is located within a master-planned development area where infrastructure, roadway networks, and drainage systems have been previously analyzed and approved.

By concentrating 324 units within six buildings, the project supports efficient land use while preserving open space and integration with the Dawson Trails community.

Community Services

The project is located within an area served by existing master-planned infrastructure. The project will tie into previously approved water, sewer, stormwater, and roadway systems consistent with the approved Phase III Drainage Report and Final Utility Report for Dawson Trails. The site benefits from established roadway access on Dawson Trail Boulevard, and future access via Blanca Peak Parkway, and Dawson Plaza Street.

The project enhances community amenities through construction of:

- A 10-foot-wide multiuse trail along the western portion of the site
- A connecting off-site trail segment to integrate into the regional trail system

These improvements strengthen pedestrian connectivity and expand recreational access for residents and the broader community.

Thriving Economy

The development introduces high-quality housing options that support Castle Rock's growing workforce and resident base. By adding 324 units in a master-planned activity area, the project strengthens the long-term viability of surrounding commercial and employment centers.

The increased residential population supports nearby retail, services, and employment centers while expanding the Town's tax base.

Zoning Compliance

The site is zoned within the Dawson Trails Planned Development and is permitted for multifamily use by right.

The project complies with:

- Dawson Trails Planned Development Plan
- Town of Castle Rock Zoning Code
- Applicable density, height, parking, and setback standards

All buildings are four stories in height and within the maximum permitted building height of 60'. A minor skyline area is in the southern portion of our site. All buildings within this portion of the site are under the required 35' maximum permitted height. Parking ratios exceed required Dawson Trails PD requirements through a combination of tuck-under garages, detached garages, and surface parking.

General Design Principles

The development has been designed in accordance with both the Town of Castle Rock Style guidelines, Dawson Trails Design Guidelines and applicable codes.

Key design considerations include:

- Site harmonization with the natural surroundings
- Pedestrian-oriented building placement along the perimeter of the site.
- Defined landscaped and amenity areas

- Internal connectivity and walkability
- Integration with regional trail systems

The centralized clubhouse and pool serve as a focal point, while the multiuse path reinforces connectivity within the greater Dawson Trails network. Located on the southwest portion of the site and elevated above the detention pond to the south, the clubhouse amenity area will offer unobstructed views of Pikes Peak.

Technical Criteria Manuals

The project has been designed to conform with the approved Dawson Trails master reports, Town engineering standards, and all applicable technical criteria manuals. Any non-complying items identified during the SDP review process will be addressed as required.

Impacts

As a multifamily development, anticipated impacts include:

- Increased traffic volumes consistent with approved master planning assumptions
- New connections to water, sewer, storm services.

These impacts are consistent with the anticipated buildout of Planning Area D under the Dawson Trails master plan.

The Garrett Companies will pay all applicable development impact fees and development charges required by the Town to offset infrastructure and service impacts.

Given that surrounding parcels are currently under development or planned for development, the project does not introduce adjacency conflicts with established neighborhoods.

Benefits

The project provides several meaningful benefits:

- Delivery of 324 new housing units within a planned growth area
- Diverse unit mix supporting a range of household types and incomes
- High-quality amenity space for residents
- Construction of on-site and off-site trail improvements enhancing regional connectivity
- Increased tax base and economic activity
- Continued implementation of the Dawson Trails master vision

The project represents thoughtful, by-right development that aligns with Castle Rock's long-term planning framework while delivering a well-designed residential community integrated into the broader Dawson Trails neighborhood.

Infrastructure

Garrett Dawson Trails is located within Planning Area D – Tract F of the approved Dawson Trails development and is bounded by Dawson Trail Boulevard to the east, Blanca Peak Parkway to the north, Dawson Plaza Street to the west, and regional drainage facilities to the south.

The site benefits from previously planned and constructed backbone infrastructure serving Dawson Trails. Approved master drainage and utility reports govern development within this planning area, including the Phase III Drainage Report and Final Utility Report. The project has been designed to comply with these approved master documents and applicable Town of Castle Rock criteria.

Sanitary sewer service will be provided via the existing connection within Blanca Peak Parkway, which will serve as the project's sewer outfall. Domestic water service will be provided through two connections: one at the existing stub in Dawson Plaza Street and one connection to the existing water main in Dawson Trail Boulevard.

Stormwater runoff from the site will connect to existing underground conveyance system in two locations. One location is the southwest corner of the site and the second is along the eastern boundary of the site. Flows will be conveyed to the previously constructed water quality ponds and then to the regional detention facility in accordance with the approved drainage report.

Project-specific drainage and utility reports will be submitted as part of the Site Development Plan application to demonstrate consistency with the approved master infrastructure reports and full compliance with Town of Castle Rock Technical Criteria Manuals.

Variances

No variances from the Town of Castle Rock or Dawson Trails Planned Development Plan are being requested for this project.