



May 15, 2026

Ms. Sandy Vossler
Town of Castle Rock
Development Services
200 S. Wilcox Street
Castle Rock, CO 80104

Re: Dawson Trails – Gold Crown Field House Site Development Plan

Ms. Vossler,

On behalf of the applicant, Gold Crown Foundation, we are pleased to submit the first Site Development Plan (SDP) for the proposed Gold Crown Field House within the Dawson Trails development. The proposed 18.60 acre site plan is located within a portion of PL-1.07 as identified by the Dawson Trails Plan Development Plan and Zoning Regulations (PDP). This submittal has been prepared in conformance with the Dawson Trails Planned Development Plan (PDP) and applicable Town of Castle Rock development standards. Currently, no variances are being requested as part of this application.

The proposed development features a high-quality indoor youth sports facility with 8 basketball courts, and 16 volleyball courts. The site plan design accommodates for a phased design with 2 basketball courts and 4 volleyball courts being added at a later time. The facility also includes two outdoor flag football fields, onsite detention and two parking lots. Located on public land in partnership with the Town, the project is intended to serve both Dawson Trails residents and the broader community by providing accessible recreational and athletic opportunities. As part of the site design, additional landscape improvements, including tree plantings along the western edge of the property are proposed to help soften views of the facility from adjacent areas and enhance the overall visual character of the site.

The project has been designed to efficiently utilize and connect to existing infrastructure. Utility services tie into Filing 1 infrastructure stub-outs, minimizing the need for off-site improvements. The site will provide on-site drainage facilities in accordance with Town requirements. Parking is provided in excess of the Town's minimum standards to adequately accommodate peak demand associated with tournaments and events. Access to the site is provided via three points: a future primary access from Ike Street via a roundabout, a secondary right-in/right-out access along the southern boundary of the property, and a temporary full movement access in the center of the site (ultimately turning into a permanent $\frac{3}{4}$ intersection once full build out is complete). These access points are designed in compliance with the included TIS.

We look forward to working closely with the Town throughout the review process. Please feel free to contact us with any questions or if additional information is needed.

Sincerely,
Norris Design

Stacey Weeks, PLA
Principal