



The Brickyard – Construction Documents Narrative

Town of Castle Rock
Attn: Sandy Vossler, Senior Planner
Development Services Department
100 N. Wilcox Street
Castle Rock, CO 80109
Email: SVossler@crgov.com

December 2, 2024

RE: The Brickyard – Construction Document Submittal

Dear Ms. Vossler,

On behalf of CD-ACME LLC, we are pleased to submit applications for the Construction Documents (CD) for the Brickyard Mixed-Use Development. This CD submittal includes the Public Infrastructure Improvements. The Brickyard Mixed-Use Development is an 20.84-acre site (31.2 acres overall) with hotel, restaurant, retail, office, conference venue, recreational space, and approximately 528 multifamily dwelling units. The property is located on Prairie Hawk Drive, north of Plum Creek Parkway and south of Topeka Way. Previously home to the Acme Brickworks and Denver Brick Company, the Brickyard celebrates timeless design, charming personality, and discovery around every corner. Rich cues to the Brickyard's rugged past balanced with the modern needs of Castle Rock's world-class community tap into unflagging longevity. Only the public roadway improvements and utilities are included in this submittal.

The proposed development will be designed in compliance with the Brickyard Planned Development Plan, adopted local codes, and design standards and guidelines. Several variance requests have been submitted as part of the Site Development Plan. The first variance was approved for the access point separation at the Castle Rock Sports Center. We are still working through the remaining variance requests with the Town. These include a variance for the maximum intersection approach grades, the minimum centerline radius, detention pond retaining walls surrounding more than 40% of the pond, detention pond walls supporting live loading, water model criteria, and a sidewalk width variance.

Major infrastructure improvements will include site grading, internal roadway construction, utility installation, regional water quality and detention pond. Off-site improvements included in this plan set consist of the construction of a new trail connection with downtown Castle Rock along the existing Industrial Tributary and the improvements made to the extension of Prairie Hawk Drive.

The proposed phasing of the project envisions three primary phases. Phase 1 will include roadways and utility infrastructure, regional water quality/detention bond, office, restaurant, retail, and multifamily residential. Phase 2 will include hotel, conference venue, restaurant, office, outdoor amenities, courtyards, and multifamily residential. Phase 3 will include office and multifamily residential. Open space, including public and private, associated parking lots, and landscape features will be developed during each phase.



Thank you in advance for your facilitation of the review process. We look forward to receiving all of the Town referral comments. Please do not hesitate to contact me via phone or email if you would like to discuss any aspect of the application.

Sincerely,

Libbey Endersbe, PE