Neighborhood Meeting Summary

Application: The Brickyard Planned Development Plan and Zoning Regulations
Meeting #3
Property Owner: Confluence Companies
Date/Time: Wednesday, November 20, 2024, 5 pm (Adjourned at 5:55 pm)
Meeting Location: Riverwalk South, 115 N. Wilcox Street, Craft Conference Room, Suite 200
Councilmember District: Desiree LaFleur

Applicant's Proposal:

Confluence Companies has submitted a rezoning application for The Brickyard. This was the fourth neighborhood meeting for the proposed PD Plan and Zoning Regulations. The first neighborhood meeting was held October 26, 2021, the second was on December 13, 2022, the third was combined with the initial presentation of the Site Development Plan on June 12, 2024.

The site is approximately 31 acres and is located at 401 Prairie Hawk Drive, north of Plum Creek Parkway and south of Topeka Way. The Planned Development Plan and Zoning Regulations propose a mixed use development with a maximum of 583 multi-family dwelling units, 92,000 square feet (sf) of non-residential uses (office, retail, restaurant), a 99,000 sf, 125 room hotel with a 250-300 seat capacity conference center and an outdoor performance venue. A 145,000 sf Town recreation center is planned on 10.36 acres of public land. Associated roadway improvements include a connection from Prairie Hawk Drive to Plum Creek Parkway, and widening and reconstruction of Prairie Hawk Drive to Wolfensberger Road.

Concurrently, Confluence Companies is proposing a Site Development Plan for The Brickyard Planned Development (PD), sans the Town of Castle Rock Sports Center. This was the second neighborhood meeting held on for the proposed Site Development Plan. The first meeting was held on June 12, 2024.

The site plan includes 530 multifamily units, of which 24 will be townhomes. The total non-residential square footage is approximately 176,000 sf and uses include a 125 room hotel with conference space and outdoor performance venue, office, retail, and restaurant. Parking will be based on joint use of required parking spaces as allowed by the Municipal Code.

Attendees – 5 people attended the meeting, besides the applicant and Town staff.

Applicant Representatives:
Tucker Bennett, Confluence Companies
Dan Craine, Craine Architecture, Inc.
Brad Gassman, Craine Architecture, Inc.
Public Attendees:
In-person Attendees:
Manfred Wills, resident
Mark Aycock, resident

Mike Pedersen, resident
Sandy Halmstran, resident

Online/Phone Attendees:
Glen Burmeister, resident

Town Staff Attendees:
Sandy Vossler, Senior Planner, Town of Castle Rock

Presentation Description

Applicant's Presentation:
Tucker Bennett presented a PowerPoint that oriented the attendees to the site with an aerial map and included conceptual renderings of the buildings. A conceptual site plan was shown and the discussion highlighted the two points of access from existing Prairie Hawk Drive and the partial extension of the roadway from the western boundary of The Brickyard, through Miller's Landing to Plum Creek Parkway, as well as the trail and Industrial Tributary improvements. Internal street layout was shown illustrating the onsite circulation. The location and uses of the proposed structures were pointed out and discussed, including the 125 room hotel, the Great Hall (retail, office and Market Place uses), the mixed-use buildings and the residential apartment/condos and townhouse development. The Sports Center was pointed out, however, the applicant clarified that the it is not included in the Brickyard SDP. The Town will submit the Sports Center through a separate application. Site renderings and building concept drawings were shown.

Questions and Comments:

Q: Why is another recreation center planned so close to the MAC?

A: The applicant explained that the Sports Center is planned to be used for destination tournaments and will complement the MAC. Staff added that the Sports Center parking can also be used as overflow parking for events at the MAC amphitheater.

Q: Is there an amphitheater planned at the Brickyard?

A: The applicant pointed out The Great Lawn associated with the hotel development and indicated it can be used as a gathering area and for smaller outdoor events.

Q: Castle Rock has a parking problem downtown, especially on Saturdays. What is the plan for parking at the Brickyard?

A: Parking throughout the PD will be calculated on joint use of parking requirements that analyzes the uses, densities, square footages and hour of operation. The applicant pointed out the surface parking, location of parking structures and planned parking on Prairie Hawk Drive.

Q: A follow-up concern about Prairie Hawk Drive parking was expressed by the resident living at 300 Prairie Hawk Drive. He's concerned with the impact of head-in parking on Prairie Hawk Drive facing his property and the ability enter Prairie Hawk Drive with parking

on either side of the driveway shared with the old depot? The residents on Prairie Hawk Drive generally objected to the increased traffic and parking.

A: Screening and site distance easements will be included in the site plan. Other improvements will include curb, gutter, sidewalk, street lights and bike lanes. In addition, the driveway to the depot and 300 Prairie Hawk will be improved.

Q: In addition to widening and improvements to Prairie Hawk Drive, what other road improvements are planned?

A: The applicant explained that in addition to the two access roads into the development from Prairie Hawk Drive, a roadway will be extended from the west side of the PD, near the hotel, through Miller's Landing and intersecting with Plum Creek Parkway.

Q: What is the proposed housing breakdown?

A: The applicant indicated that approximately 24 townhomes are planned, along with approximately 506 apartment or condo units. The locations were pointed out on the site plan.

Q: What are the building heights? Concerns of obstructed views were raised by the residents living along Prairie Hawk Drive, and those living in Encore downtown.

A: The PD Plan proposes maximum building heights that vary by planning area, from 65' to 90', similar to the adjacent Miller's Landing IO PD to the west and Castle Meadows IO PD to the south. The lower structures are planned adjacent to Prairie Hawk Drive. The applicant pointed out the location of the 3 and 5-story multifamily buildings along Prairie Hawk Drive and the 6-story hotel. The tallest structure is the hotel at approximately 76 feet.

Q: Will there be bike parking within the PD?

A: Yes, bicycle parking racks will be provided throughout the development, and at the trail entry points.

Q: Will there be lighting and signs on the buildings?

A: Yes, all lighting on the site will meet the Town's illumination code, which is based on Dark Skies. Signs on the site must meet the PD Sign Regulations and the Town's sign code.

Q: Concerns were raised about the RR noise and the possibility of a quiet zone?

A: A quiet zone is not proposed

There were no further questions and the meeting ended at approximately 5:55 pm.