Neighborhood Meeting Summary – The Brickyard Planned Development [Proposed Mixed Use] – 31 acres
Neighborhood Meeting #1 – October 26, 2021, 6:00 p.m.
Location and Format – Riverwalk South Conference Room, Hybrid Format

Confluence Companies, represented by Tony DeSimone, held a neighborhood meeting to discuss a proposed rezoning of four parcels in Citadel Station, collectively referred to as The Brickyard. The properties are located on South Prairie Hawk Drive, the former site of the Acme Brick Company. The Miller's Landing Interchange Overlay Planned Development is adjacent to the property to the west. The properties are located within the Town boundaries and is zoned General Industrial (I-2). The proposed rezoning to Planned Development would create a mixed-used development with such uses as

- Athletic Center
- Food Hall
- Outdoor Event Venue
- Common Area Lawn
- Retail
- Office
- Club/Leasing Office
- Multi-Family Residential

Offsite improvements would include upgrades to the existing Prairie Hawk Drive, connection to the future Prairie Hawk extension through Miller's Landing, and construction of a trail connection from Miller's Landing to the existing Prairie Hawk Drive.

This meeting represented the first required neighborhood meeting. The meeting was conducted in a hybrid format. The meeting notice was mailed to all property owners within 500-feet of the project site and included a project description, site vicinity map, and conceptual site plan. Ten people attended the meeting in person, three of whom were residents. An additional seven people attended virtually. The following represents a summary of the neighborhood meeting.

Applicant Representatives:
- Tony DeSimone, Confluence Companies
- Tommy Visconsi, Confluence Companies
- Tucker Bennett, Confluence Companies

Town Representatives:
- Tara Vargish, Development Services Director
- Cara Reed, Neighborhood Liaison
- Camden Bender, Community Outreach Program Manager
- Sandy Vossler, Senior Planner
- Caryn Johnson, Town Councilwoman, District #5

In-person Attendees (per sign-in sheets)
- Mark Aycock
- Manfred Will
- Norman Smith

Virtual Participants
1. Deron Granville

2. Travis White, JHL Constructors
3. Trish Riber
4. Robin Graves
5. Zack Deegan
6. Jay's IPhone
7. Cara Reed (Town Representative)

The applicant presentation discussed the following:

- Brief history of the site and Acme Brick
- The proposed transportation network, including the existing Prairie Hawk Drive to Wolfensberger Road and connection to the future Prairie Hawk Drive in Miller's Landing to Plum Creek Parkway.
- The proposed mixed-use development illustrated by a Conceptual Site Plan (attached) to include
    - The Marketplace: The food hall and anchor to the development containing various restaurants and other eateries
    - Two office buildings anticipated to be approximately 30,000 square feet each
    - A boutique hotel, approximately 120 keys
    - Mainstreet, integrated mixed-use development along the east/west collector
    - Multi-family residential units
    - Common lawn area
    - Outdoor events venue
    - Athletic Center

Attendees had the following comments and questions:

- What is the residential density? Answer: The density has not been determined yet. Residential units would be integrated in the mixed-use buildings in the main street core, with retail/commercial on the first floor and residential on the 2nd, 3rd and 4th floors. A multi-family residential use area is also planned for the southernmost parcel. Units are planned to be a for-lease product.
- Is the proposed zoning to be an Interchange Overlay Planned Development (IO PD)? Answer: No, the IO Development Standards don't fix the vision of lower profile buildings and lower density. The Brickyard proposal is a Planned Development that would be more restrictive in types uses, density and development standards than are allowed in an IO PD. For example, the maximum height allowance would be less than the 90' or six stories allowed in an IO PD.
- What is the "lawn" area? Answer: The lawn is planned as a public gathering space.
- What are the plans for Prairie Hawk Drive and interfacing with the railroad? Answer: The current Prairie Hawk Drive will be paved. Ultimately, Prairie Hawk Drive will be realigned through Citadel Station and follow the current Atchison Way alignment, through Miller's Landing to Plum Creek Parkway. The railroad spur extending to Acme Brick will be removed. There are no plans to encroach or disturb any of the main line railroad right of way.
- How large is the hotel meeting/banquet space? Answer: The capacity is envisioned now at 50-100 people.
- Will the trail extension cross the railroad tracks and where? That has not yet been determined, but would be coordinated with the Town Parks Department.
- Why did the Town invest in the gulch improvements adjacent to this property if the property was for sale? Answer: The question will be forwarded to David Van Dellen, Castle Rock Stormwater Manager.

- Will any of the structures that were part of the Acme Brick operation be used? Answer: Currently, none are planned to be used, with the exception of the Acme Brick silo, which may be repurposed. A large portion of the materials on the site may be repurposed and use in the new development.
- What is the anticipated development schedule? Answer: The land use process will take about one year. Construction is anticipated to take two to three years. There is a potential that demolition of the existing site improvements would take place over the winter, since that can be done apart from the rezoning process.
- What is the percentage of impervious surface, existing and proposed? Answer: Applicant did not have that detail on hand, but will find out and get back to the resident asking the question.
- The connection of the pedestrian and bike trail from P.S. Miller Park to downtown Castle Rock is important and should be part of this project. Response: There is a significant grade change that would likely necessitate construction of steps. The connection to downtown is an improvement being discussed with the Town.

The meeting adjourned at 6:40 p.m.

Submittal date: TBD

The project is located in Councilmember Bracken's District #3.