



Pre-Application SDP24-0022 Amendment Narrative

February 26, 2026

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

RE: SDP24-0022 – Brickyard Mixed Use SDP Amendment Narrative

Ms. Vossler,

Please see this expanded narrative describing the changes to the SDP amendment.

1. Sheet 2 – Project Data
 - a. Project data tables changed due to the hotel footprint reduction in size. See description for Sheets 46 & 47.
2. Sheets with Plans (multiple sheets on civil and landscape)
 - a. Changes to plans showing buildings 1, 2 & 3 impacted by changes to building elevations. See description for building elevations.
3. Sheets 44 (street facing elevations) – Great Hall / Sawtooth
 - a. The building finish floor elevation has been lowered to be closer to adjacent sidewalks, therefore impacting the elevation looks.
 - b. Street level: doors to buildings are either at the same level as sidewalks or 2 or 3 steps above due to item 1.a above. There are less stairs to these doors compared to the previous design creating better connection from the building to the sidewalks.
 - c. The overall window pattern (all floors) and roofline remain the same as the previous design. No architectural changes.
4. Sheet 45 (square or courtyard facing elevations) – Great Hall / Sawtooth
 - a. The finish floor elevation has been lowered to be closer to adjacent grade, therefore impacting the elevation looks.
 - b. Due to item 2.a, there are no steps from the interior spaces to the courtyard/square, creating better connections.
 - c. The overall door and window pattern (all floors) and roofline remain the same as the previous design. No architectural changes.
5. Sheets 46 & 47 – Hotel
 - a. The building footprint has been reduced in size, therefore impacting the elevation looks.
 - b. The building floor plan has been re-configured to reduce one less floor to the building massing and elevations (reduced in height).
 - c. The overall door and window pattern (all floors) and roofline remain the same as the previous design.
 - d. More windows have been added on all elevations at the ground level, creating better 4-sided architecture.
 - e. Building materials have changed (still using high-quality products).
 - f. Minor change to the architectural appearance.



6. Sheet 48 – Parking Garage
 - a. Level 3 entry has been moved from the west elevation to the south elevation.
 - b. No changes to architectural appearance.
7. Sheet 59 – Overall Site Lighting Plan
 - a. Changes to plan impacted by changes of building elevations. See description for building elevations.

Thank you in advance for your facilitation of the review process.

Sincerely,
Craine Architecture

A handwritten signature in dark ink, appearing to read 'Fong Lee'. The signature is fluid and cursive, with the first name 'Fong' being more prominent than the last name 'Lee'.

Fong Lee