



1290 Broadway, Suite 800
Denver, CO 80203

The Brickyard Pre-Application Narrative

Town of Castle Rock

August 31, 2026

Attn: Sandy Vossler, Senior Planner

Development Services Department

100 N. Wilcox Street

Castle Rock, CO 80109

Email: SVossler@crgov.com

RE: The Brickyard – SDP Amendment Pre-Application

Dear Ms. Vossler,

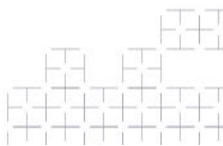
On behalf of CD-ACME LLC, we are pleased to submit applications for a Pre-Application for the revisions to the Brickyard Mixed-Use Development.

The proposed revisions include updates to Block 2, the center block of the Brickyard Development:

- Intended to improve the integration of the pedestrian plaza and pool amenity with the surrounding buildings and enhance the overall pedestrian experience within the block. A primary component of the revisions is the addition of a Pool House, which will help define the pool and plaza area and provide a stronger connection between the surrounding buildings and central open space.
- Block 2 encompasses approximately 6.02 acres and includes Hotel Castle Rock, consisting of approximately 76,000 square feet; Weatherford Hall, consisting of approximately 48,000 square feet; a Pool House consisting of approximately 22,400 square feet, in addition to the associated pool deck; a parking garage consisting of approximately 79,396 square feet; approximately 10,000 square feet of townhome development; and the Luxe Building, consisting of approximately 147,000 square feet.
- The revised configuration incorporates the Pool House and raised pool deck to break up the previously proposed alley and establish a more defined pedestrian-oriented space within the block. The parking garage will accommodate 243 parking spaces with the revised plan also providing an additional 25 surface parking spaces and eight garage spaces.

The northern portion of the development has also been revised to exchange the locations of the bowling alley and commercial building lots.

- The bowling alley will be located in the northeast corner of the development on a site of approximately 2.81 acres. The Bowl @ Castle Rock is proposed as an approximately 55,000 square foot entertainment facility that will include 52 bowling lanes, arcade and gaming areas, an elevated outdoor seating area, a kitchen, and two bars. The site is proposed to include 229 surface parking spaces to accommodate the use.



- The commercial building will be located on the adjacent northeast portion of the development and will occupy a site of approximately 1.73 acres. The commercial building is proposed to contain approximately 15,000 square feet of commercial space, with 123 additional surface parking spaces provided on the site.

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