

Neighborhood Meeting #1 Summary

Application: The Brickyard Site Development Plan

Property Owner: Confluence Companies

Meeting #1

Date/Time: Wednesday, June 12, 2024, 5 pm (Adjourned at 5:35 pm)

Meeting Location: Riverwalk South, 115 N. Wilcox Street, Craft Conference Room, Suite 200

Councilmember District: Desiree LaFleur

Applicant's Proposal:

Confluence Companies is proposing a Site Development Plan for The Brickyard Planned Development (PD), sans the Town of Castle Rock Sports Center. The Brickyard PD is approximately 31 acres, of which 10.36 acres is being dedicated to the Town for construction of the Sports Center. The site will be developed as mixed use with for-lease townhomes and apartments, retail, office, restaurant, hotel, and conference space.

Attendees – 8 people attended the meeting, besides the applicant and Town staff.

Applicant Representatives:

Tony DeSimone, Confluence Companies

Tucker Bennett, Confluence Companies

Public Attendees:

In-person Attendees:

Trish Riber, Black Hills Energy

Manfred Wills, resident

Karen Johnson, resident

Hector Dela Virgen, resident

Online/Phone Attendees:

Glen Burmeister

Jill Grabill

"Erin's Phone"

Lizzie C.

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. 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 Future Prairie Hawk Drive from the western boundary of The Brickyard, through Miller's Landing to Plum Creek Parkway, as well as the trail and Industrial Tributary improvement. Internal street where shown representing the circulation onsite. The location and uses of the proposed structures were pointed out and discussed, including the 125 room hotel, the Great Hall (retail and conference center), the mixed-

use buildings and the residential apartment and townhouse development. The Sports Center was pointed out, however, the applicant clarified that 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 Presented to Applicant:

Q: What is the proposed residential density?

A: The site plan proposes 530 dwelling units, 25 of which will be townhomes. The Planned Development Plan and Zoning Regulations propose a maximum of 583 dwelling units. All units will be for lease.

Q: What trail improvements are planned?

A: Confluence will construct the trail paralleling the Industrial Tributary from the boundary of Miller's Landing to, and including, the culvert improvement at the existing Prairie Hawk Drive. The Town is responsible for continuing the trail from the existing Prairie Hawk Drive, under the railroad, and east to connect to Downtown.

Q: Will the connection through Miller's Landing be made and in which phase?

A: The site will be accessed from two points off of the existing Prairie Hawk Drive, and to the west, the extension will be made to Plum Creek Parkway, through Miller's Landing. These connections will be made in Phase I of the project.

Q: How will the internal traffic circulation work?

A: The applicant pointed out the two access roads, and how they loop through the interior of the site, connecting to the stub road that will extend into Miller's Landing and then to Plum Creek Parkway. He pointed out the north/south road and indicated all of the internal roads will be completed in Phase I.

Q: What is the extent of the improvements to the existing Prairie Hawk Drive?

A: The applicant explained that Prairie Hawk Drive will be improved from Wolfensberger Road to the southern extent of the Brickyard frontage.

Q: Questions were asked about the sports center; what were the dates for construction, did the building front the street, what is the funding mechanism?

A: The applicant and staff explained that the Brickyard Site Development Plan does not extend to the sports center, and that the Town is designing that site separately.

Q: What is the schedule for starting construction?

A: The applicant presented a slide depicting the schedule for the project. They expect to be through the rezoning and site plan approvals by October, with Phase I completed by Summer 2027. Phase II is expected to be completed by Spring 2029 and final build out by 2030.

There were no further questions and the meeting ended at approximately 5:35 pm