

Neighborhood Meeting Summary

Application: The Brickyard Site Development Plan

Meeting #3

Property Owner: Confluence Companies

Date/Time: Wednesday, September 17, 2025 6 pm (Adjourned at 7:15 pm)

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

Councilmember District: Kevin Bracken

Project Introduction

This was third and final neighborhood meeting held on the proposed Brickyard Site Development Plan. The first neighborhood meeting was held June 12, 2024, attended by 8 members of the public, and the second meeting was held November 20, 2024, attended by 5 members of the public. Tucker Bennett, Confluence Companies, presented the site plan as it will be introduced at the Planning Commission public hearing on September 25, 2025.

Attendees – 4 people attended the meeting in-person, there were no attendees online.

Applicant Representatives:

Tucker Bennett, Confluence Companies

Tony DiSimone, Confluence Companies

Public Attendees:

In-person Attendees:

Lauren Barnes, resident

Nancy Clary, resident

Manfred Wills and son, residents [arrived at 6:45 pm]

Town Staff Attendees:

Sandy Vossler, Senior Planner, Town of Castle Rock

Presentation Description

Applicant's Presentation:

Tucker Bennett, Confluence Companies, presented a PPT and oriented people to the site with an aerial map. The site plan was shown and discussed, as it will be introduced at the Planning Commission public hearing on September 25, 2025. The site plan includes 384 multifamily dwelling units and approximately 262,700 square feet of retail, office, restaurant and entertainment space. Mr. Bennett pointed out the primary changes to the site that include a reduction in dwelling units, the addition of a 68,000 square foot space for a proposed bowling alley/entertainment complex, and a future commercial pad. The access points were identified and the extension of Praxis Street to Plum Creek Parkway was detailed.

The location and uses of the proposed structures were pointed out and discussed, including the 123 room hotel, the Great Hall, the mixed-use buildings, the multifamily residential buildings and the surface parking and parking structures. The Sports Center was pointed out, however, the applicant clarified that it is not included in the Brickyard SDP.

Renderings were presented that depicted the architectural designs and materials and the open space area named Brickyard Square. This public gathering space will be used as an event venue for such programming as movie night, performances and ice skating in the winter.

Questions and Comments:

Q: How large is Brickyard Square?

A: The developer referenced the size of Festival Park in downtown as being of a similar size.

Q: Are there plans for public art?

A: Yes, the developer indicated they have some concepts and locations in mind and have been having conversations with an artist.

C: This is a nice project and it's very exciting?

A: Thank you.

Q: Are there opportunities for unique public experiences such as a listening room, speaker series, travel forums, performing arts venue, new, larger senior center, demonstration kitchens, arcades for youth, etc?

A: The developer provided details of the programming plan for the Brickyard Square, and flexible conference and activity spaces. Mr. Bennett asked for examples known around the region or country of the types of facilities suggested, and will be following up what those facilities provide, and soliciting potential interest in the Brickyard development.

Q: Why the reduction in number of units and why the length of time since the last meeting?

A: The developer explained that the plan and number of units has undergone a few redesigns to accommodate the addition of the potential bowling alley.

The meeting adjourned at approximately 7:15 pm.