



SDP24-0022 Amendment No. 1 Narrative

April 17, 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 No. 1 Narrative

This narrative highlights changed items to amend the SDP24-0022.

Documents in this submittal include:

- This Narrative
- The SDP plan set – sheets with changes are included in this submittal. Items to be reviewed are shown with clouds on sheets.
- Revised reports

DEVELOPMENT DATA

- Sheet 1 – additional sheets have been added to the Sheet Index.
- Sheet 2
 - The Zoning Comparison and Development Standards table, the Building Program table, and the Key Plan have been moved to the new Sheet 2A because they don't fit on the sheet with new information.
- Sheet 2A (new sheet)
 - A new column – PROPOSED SDP24-0022 AMENDMENT NO. 1 – has been added to The Zoning Comparison and Development Standards table.
 - A new column – BUILDING – SDP AMENDMENT NO. 1 – has been added to the Building Program table.
- Sheet 3 – setbacks callouts have been revised for Building 1, Building 2, and Building 3.
- Sheet 4
 - Building 3 – Parking Garage plans have been updated to show level 3 entry relocated to the south side of the building. The total number of parking spaces does not change.
 - No other parking areas have changed.
 - The Parking Summary By Phase table has been revised to show new demand parking spaces.
- Sheet 5
 - The Parking Demand by Phase tables have been updated to show new demand parking for: General Retail, Retail – Market Place, Restaurant – Low Turnover, Hotel – Guest Rooms, General Office, Medical Office.
- Sheet 6
 - West wall revision per approved CDs
 - Block 2 Building Updates – Hotel, Garage, Weatherford, Sawtooth
 - Detention pond footprint updates per approved CDs



- Tract/Lot updates
 - Added monument signs
- Sheet 7
 - Data for Parking Demand for the different phases has been updated. Reference Sheets 4 & 5.
 - Revised Lot areas on the drawing.
- Sheet 8 – revised Tract areas – see drawing and tables.
- Sheet 9 – this sheet is included for reference – lot/tract adjustments, phase 2 background updates, detention pond shift
- Sheet 10
 - Building 2's footprint is reduced in size to accommodate conference and guestrooms plan.
 - The north curb-cut in front of the hotel shifted north to be closer to the garage.
 - Building 3's Level 3 entry is relocated to the south side of the building. A stair is added to the northeast corner of the building. The total number of parking spaces remains the same.
 - West wall shifted
 - Plaza updates
 - Added monument signs
- Sheet 11 – revised retaining wall maximum height. Lot adjustments.
- Sheet 12
 - Patios in front of Sawtooth have been deleted due to the building finished floor elevation being closer to sidewalk. See Sheets 44 & 45 – Building Elevations.
 - Added monument signs
 - Apartment bldg. dog park updates per approved CDs
- Sheet 13 – revised detention pond. This is in the PICDs.
 - Pond footprint update
 - Trail wall revisions per approved CDs
 - Lot/tract line adjustments
 - Added monument signs
- Sheet 15 – revised overall grading plan
 - West wall grading revisions.
 - Hotel, Garage, Weatherford Hall, and Sawtooth finish floor and grading revision.
 - Pond and trail grading revisions per approved CDs
- Sheet 16 – grading plan index included for reference.
- Sheet 17
 - Revised grade at the fire lane.
 - West wall grading revisions per approved CDs
 - Hotel, Garage, and Weatherford Hall finish floor and grading revisions.
 - Plaza grading updates.
- Sheet 18
 - lot line revisions
 - minor trail wall revisions
- Sheet 19
 - Building 1 shows new finished floor elevations and adjacent grade.
 - Revised northeast corner of Bldg. 5



- Sheet 20 – Revised grade at detention pond. Trail wall updates per parks feedback. This is in the PICDs.
- Sheet 21
 - overall utility plan included for reference.
 - Block 2 utility updates per new building footprints and design.
 - Pond updates per approved CDs
- Sheet 22 – utility plan index included for reference.
- Sheet 23 – revised utility for Buildings 1, 2, 3 and along the fire lane.
- Sheet 24
 - revised utility on the north side of Brickyard Cir.
 - For Reference – Lot adjustments, vault and switch cabinet updates per approved CDs
- Sheet 25 – revised utility for Building 1.
- Sheet 26 – revised utility for detention pond. This is in the PICDs.
- Sheets 27 & 28 – revised Tree Preservation in the detention pond.
- Sheet 29 – overall landscape plan included for reference.
- Sheet 30 – revised landscape in the detention pond. This is in the PICDs.
- Sheet 31 – revised landscape at the northeast corner of Bldg. 5
- Sheet 32 – revised landscape in the detention pond. This is in the PICDs.
- Sheet 33 – revised landscape for Bldgs. 1, 2, 3, the Square, and area between Bldgs. 1 & 2 and along the fire lane.
- Sheet 34 – revised landscape at Brickyard Cir.
- Sheet 35 – revised Lot/Tract tables.
- Sheet 38 – revised irrigation plan index.
- Sheet 39 – revised irrigation at detention pond. This is in the PICDs.
- Sheet 40 – revised irrigation at Bldg. 5 northeast corner.
- Sheet 41 – revised irrigation at detention pond. This is in the PICDs.
- Sheet 42 – revised irrigation at Bldgs. 1, 2, 3, the Square, and area between Bldgs. 1 & 2 and along Brickyard Cir.
- Sheet 43 – revised irrigation at Brickyard Cir.
- Sheet 44
 - The architectural composition remains the same for the Great Hall and Sawtooth.
 - Great Hall east elevation: size of canopy above patio is reduced.
 - Sawtooth east elevation: patios, ramp, stairs deleted due to finished floor elevation lowered to be closer to the sidewalk.
 - Great Hall south elevation: size of canopy above right patio is reduced. The main entry is shifted 1 bay to the right. Left patio is deleted. Two stairs are deleted
- Sheet 45
 - An exterior stair is added to the Sawtooth building west elevation for egress.
 - The fireplace and chimney at the Great Hall have been deleted at west elevation.
 - Great Hall north elevation: main entry's stair is deleted because the finished floor is at grade.
 - Sawtooth south elevation: windows at levels 2 & 3 have been deleted because this interior area is service.
- Sheets 46 & 47
 - The hotel's architectural composition remains the same.
 - The west, north, east, and south elevations are shorter in length and width because the floor plan has been reduced in size.



- Sheet 48
 - The parking garage's architectural composition and footprint remain the same. The Level 3 entry is relocated to the south side (south elevation).
 - A stair is added to the north elevation due to the requirement for egress.
- Sheets 51 – 54
 - North Elevation: Level 5 Canopy revised to increase visual interest and constructability. Level 1 garage entrance revised to make it feel more open.
 - South Elevation: Level 2 Deck parapet wall lowered for scale on resident side.
 - West Elevation: Window Configuration change. Wall lowered to facilitate street interaction and more dynamic experience.
 - East Elevation: Metal ventilation screens removed, brick detailing remains. Brick base revised to Architectural Block.
- Sheet 59, Sheet 59A, Sheet 59B, Sheet 59C, Sheet 59D
 - Site lighting and photometric plans have been added per Planning's direction.
 - Revised lighting and photometric plans for Buildings 1, 2, 3 and along the fire lane.
- Sheet 60, Sheet 61, Sheet 62, Sheet 62A – revised luminaire summary table and light fixture cutsheets.
- Sheets 63-70 (new sheets)
 - Monument or free-standing signs have been added to the SDP.
 - Reference civil site plan drawings for locations and dimensions.
 - Conceptual elevation drawings show size (dimensions) and finished materials.

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

Sincerely,
Craine Architecture

Fong Lee