

TOWN COUNCIL

BRICKYARD URBAN RENEWAL PLAN

MAY 20, 2025



CASTLE ROCK URBAN RENEWAL AUTHORITY

Castle Rock Urban Renewal Authority established April 2013

- The Citadel Station – Castle Meadows URP Approved in 2014 (red)
- Brickyard URP (blue) is second plan under consideration 2025



SITE OVERVIEW

- Location: 401 Prairie Hawk Drive
- Former Denver Brick/ ACME Brick site developed in 1982
- Zoned: Previously I-2 General Industrial, Recently approved Brickyard PD mixed-use
- Brickyard Urban Renewal Area: 4 parcels, 31.1 acres



SITE CONDITIONS

- 133,000+ sq ft of abandoned industrial structures
- Debris, equipment, and environmental contamination
- Inadequate infrastructure to serve new development
- Significant investment needed for cleanup, utilities, and roadway
- 10 of the 11 statutory factors of Blight identified in Conditions Survey



REDEVELOPMENT VISION

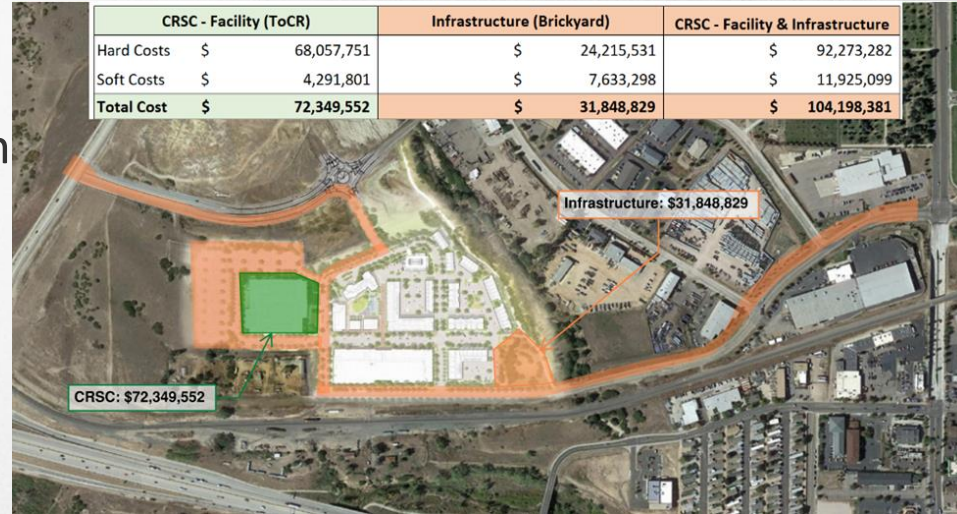
Approved Brickyard PD Plan:

- Up to 583 multi-family units (townhomes & apartments)
- 92,000 sf commercial (retail, restaurant, office)
- 125-room hotel & conference center
- Outdoor performance venue
- 145,000 sf recreational/sports uses



URP IMPLEMENTATION STRATEGY

- Public-private partnership model
- Public infrastructure funded with TIF from 100% of property tax increment reinvested for 25 years from taxing entities:
 - ✓ Douglas County
 - ✓ Douglas County School District
 - ✓ Douglas County Library District
 - ✓ Cedar Hill Cemetery Association
 - ✓ Town of Castle Rock
- Priority investments:
 - Roads & utilities
 - Environmental remediation



STATUTORY REQUIREMENTS- BRICKYARD URBAN RENEWAL AREA

- ✓ The Brickyard Urban Renewal Area is a blighted area and is appropriate for an urban renewal project
- ✓ The Area does not consist in its entirety of an area of open land.
- ✓ The Area does not include any property previously considered for inclusion in an urban renewal area in the previous 24 months
- ✓ The boundaries of the Area have been drawn as narrowly as feasible to accomplish the planning and development objectives for the Brickyard Urban Renewal Plan.

STATUTORY REQUIREMENTS- BRICKYARD URBAN RENEWAL PLAN

- ✓ The principal purpose for the Plan is to facilitate redevelopment to eliminate or prevent the spread of physically blighted areas
- ✓ The Plan conforms to the Town of Castle Rock 2030 Comprehensive Master Plan and other relevant Town planning documents
- ✓ The Plan will afford maximum opportunity, consistent with the sound needs of the Town, for the redevelopment of the Plan Area by private enterprise
- ✓ The redevelopment of the Plan Area, pursuant to the Plan, is necessary in the best interests of the public health, safety, morals and welfare of the citizens of the Town

STATUTORY REQUIREMENTS- NOTICE TO LOCAL GOVERNMENTS

- ✓ The Planning Commission has reviewed the Plan and has determined that it conforms to the Town of Castle Rock 2030 Comprehensive Master Plan
- ✓ The Douglas County Board of Commissioners of has received notification of and copies of the Plan and the Urban Renewal Impact Report
- ✓ The Douglas County School District has received notification of and copies of the Plan and has been given an opportunity to participate in an advisory capacity
- ✓ Each taxing entity whose incremental property tax revenues are allocated under the Plan has been notified of the proposed plan approval and has entered into a tax sharing agreement with the Castle Rock Urban Renewal Authority

STATUTORY REQUIREMENTS- NOTICE TO THE PUBLIC

- ✓ The Town Clerk has published notice of the hearing to consider adoption of the Plan in the *Castle Rock News-Press*, a newspaper of general circulation in the Town, at least 30 days before the hearing date
- ✓ The Town has provided written notice of the hearing to consider adoption of the Plan to all property owners, residents and business owners within the proposed Plan Area
- ✓ The hearing to consider adoption of the Plan, originally noticed for February 18, 2025, has been duly continued to March 18, 2025, then to April 15, 2025, and is being conducted at tonight's meeting

STATUTORY UPDATES TO CRURA

- State law now requires CRURA Board expansion
- Four new members:
 1. Douglas County Commissioner appointee
 2. Special district elected official
 3. School Board member (RE-1)
 4. Mayoral appointee with Council consent

RECOMMENDATION

Planning Commission determined the Brickyard URP is consistent with the Town's Comprehensive Master Plan and recommended it be forwarded on to Town Council for action.

Staff recommends that Town Council take the following actions:

1. Find that the Brickyard URA is a blighted area and is appropriate for an urban renewal project;
2. Approve the Brickyard URP, as presented;
3. Amend Resolution No. 2013-29 to add four additional members to the CRURA Board.

PROPOSED MOTION

Approval:

“I move to approve the Resolution as introduced by title.”

Alternate Motions

Approval with Conditions:

“I move to approve the Resolution, as introduced by title, with the following conditions:

_____.”

Continue item (need more information to make decision)

“I move to continue this item to the Town Council meeting on [date], 2025, at 6pm to allow time to provide more information on .”



QUESTIONS