



# BRICKYARD MASTERPLAN

CASTLE ROCK, CO

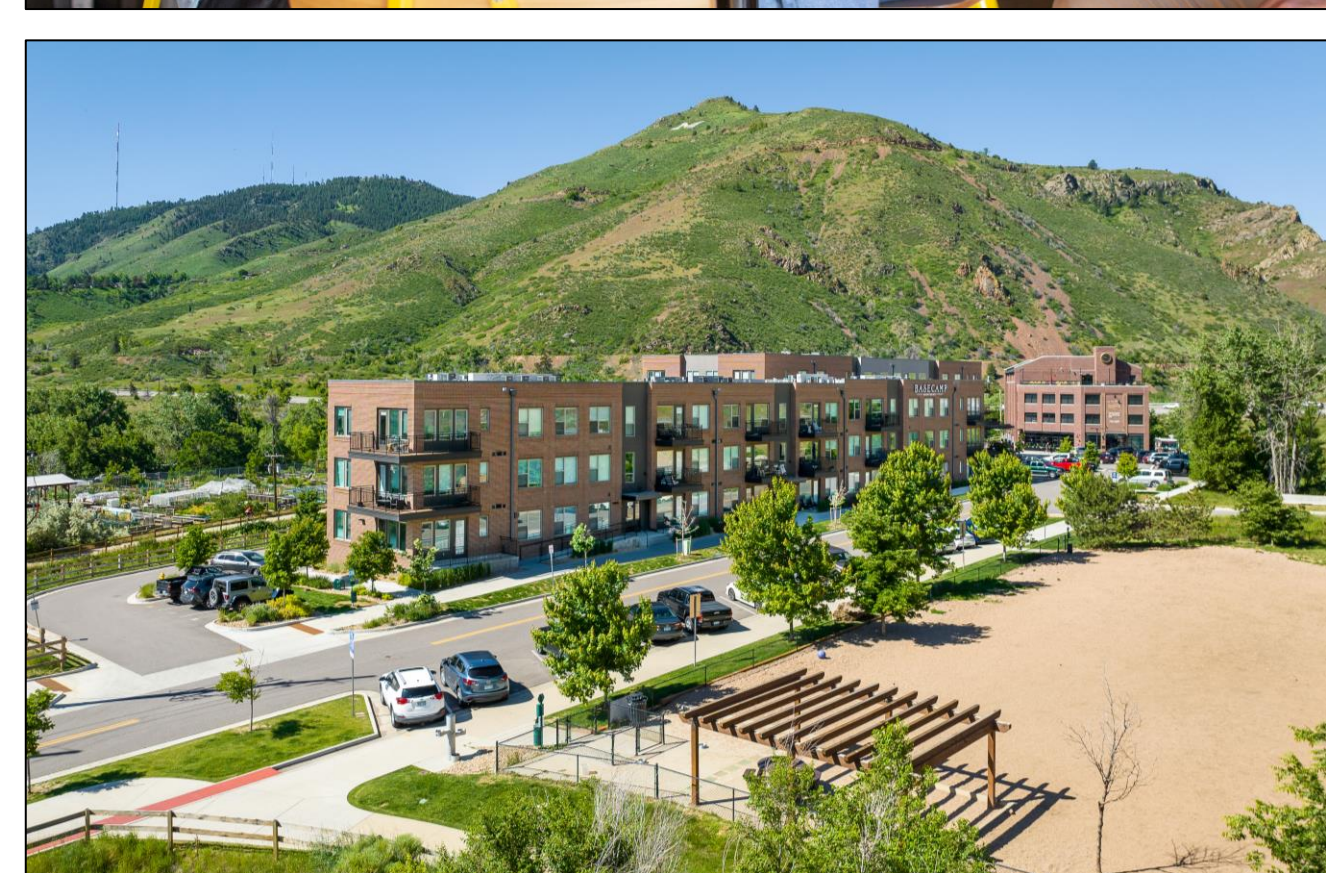
2/04/2025





CONFLUENCE  
companies

Creating Places  
That Tell A Story

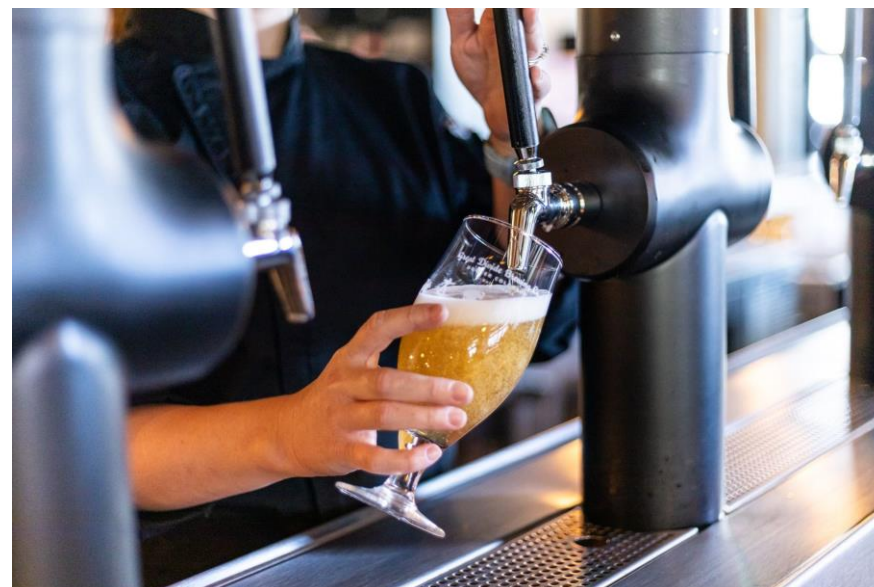
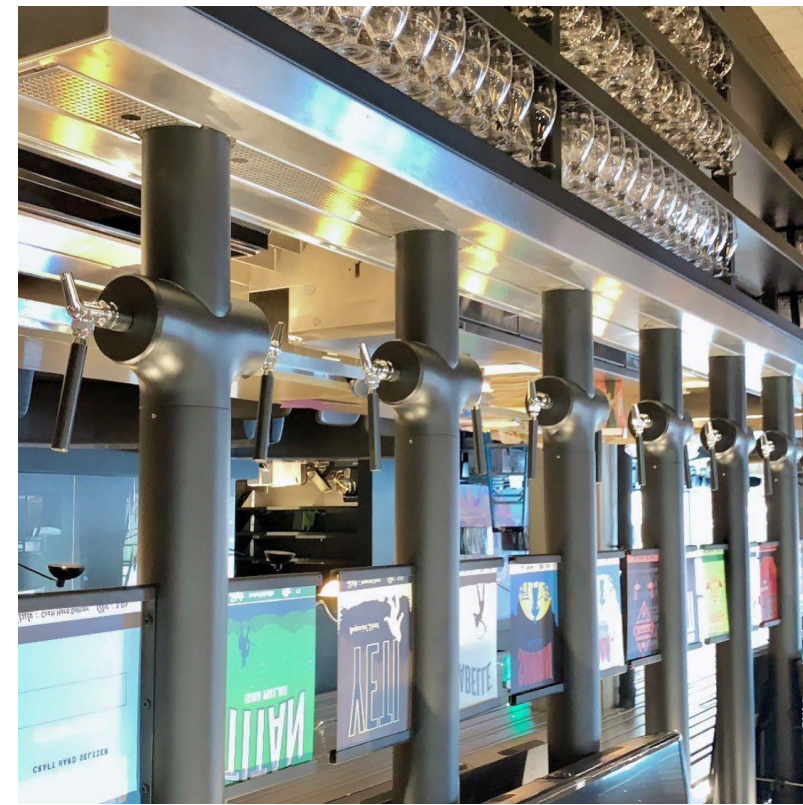




Riverwalk, Encore & Riverwalk Luxe Sites









# Riverwalk, Encore & Riverwalk Luxe Economic Impact

- **\$168,000,000** of Private Capital Invested, **\$900,000** to Quiet Zone
- **382** New Residential Units ( $\approx$ 750 new full time residents)
- **933** New Parking Spaces (637 Public Spaces)
- **100,000** sf of Commercial Space (9 new Food & Beverage options, 13 new Retail & 43 new Office Businesses)
- **\$10,000,000** generated for Castle Rock - Fees (parks, police, fire, schools, etc.)
- **\$41,176,402** in property & sales tax generation (over next 25 years)
- **49%** Sales tax increase in Downtown Castle Rock since 2015

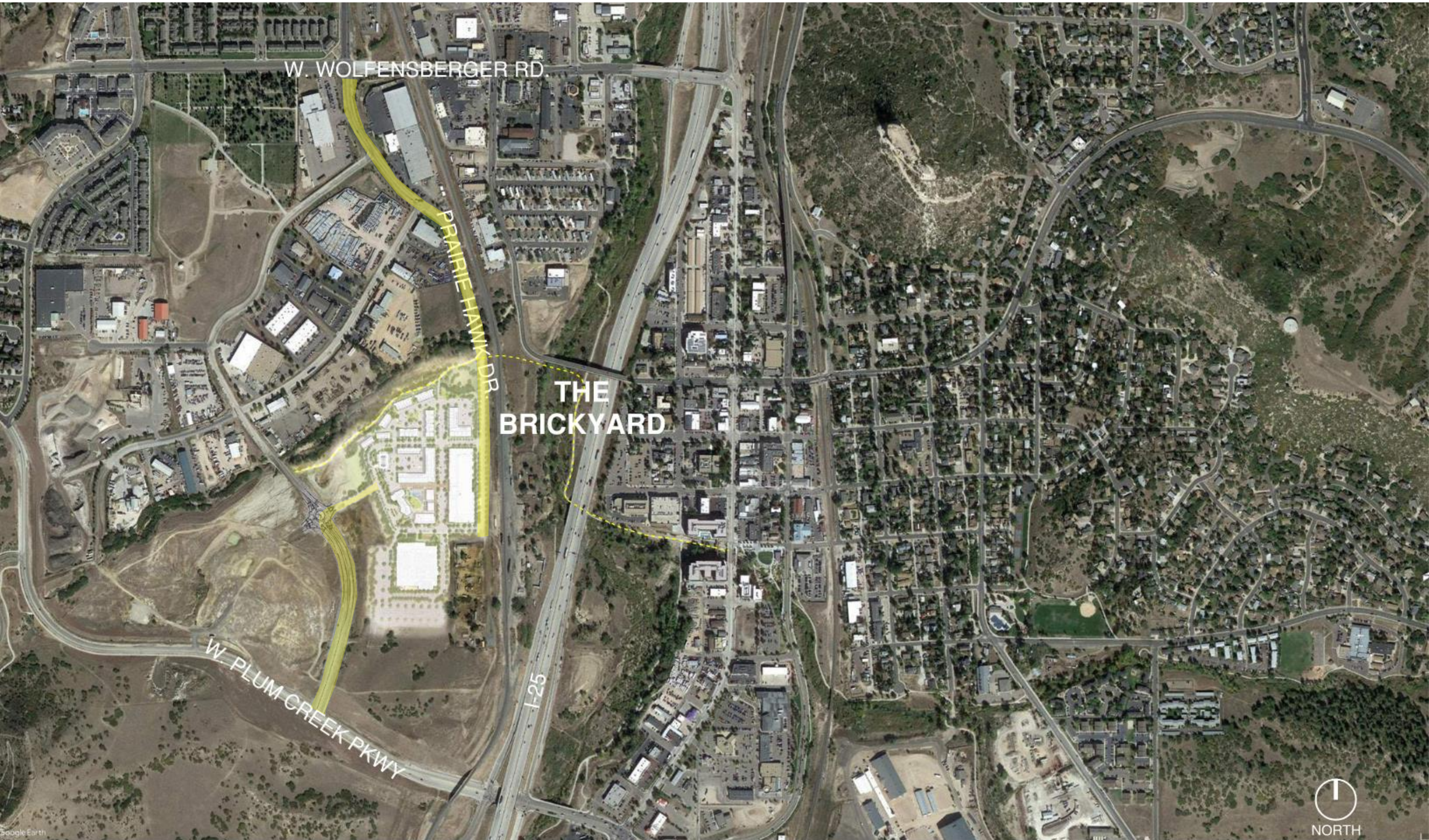




# Renderings vs Actuals







THE BRICKYARD I VICINITY MAP



Brickyard Previous Conditions





Brickyard Previous Conditions



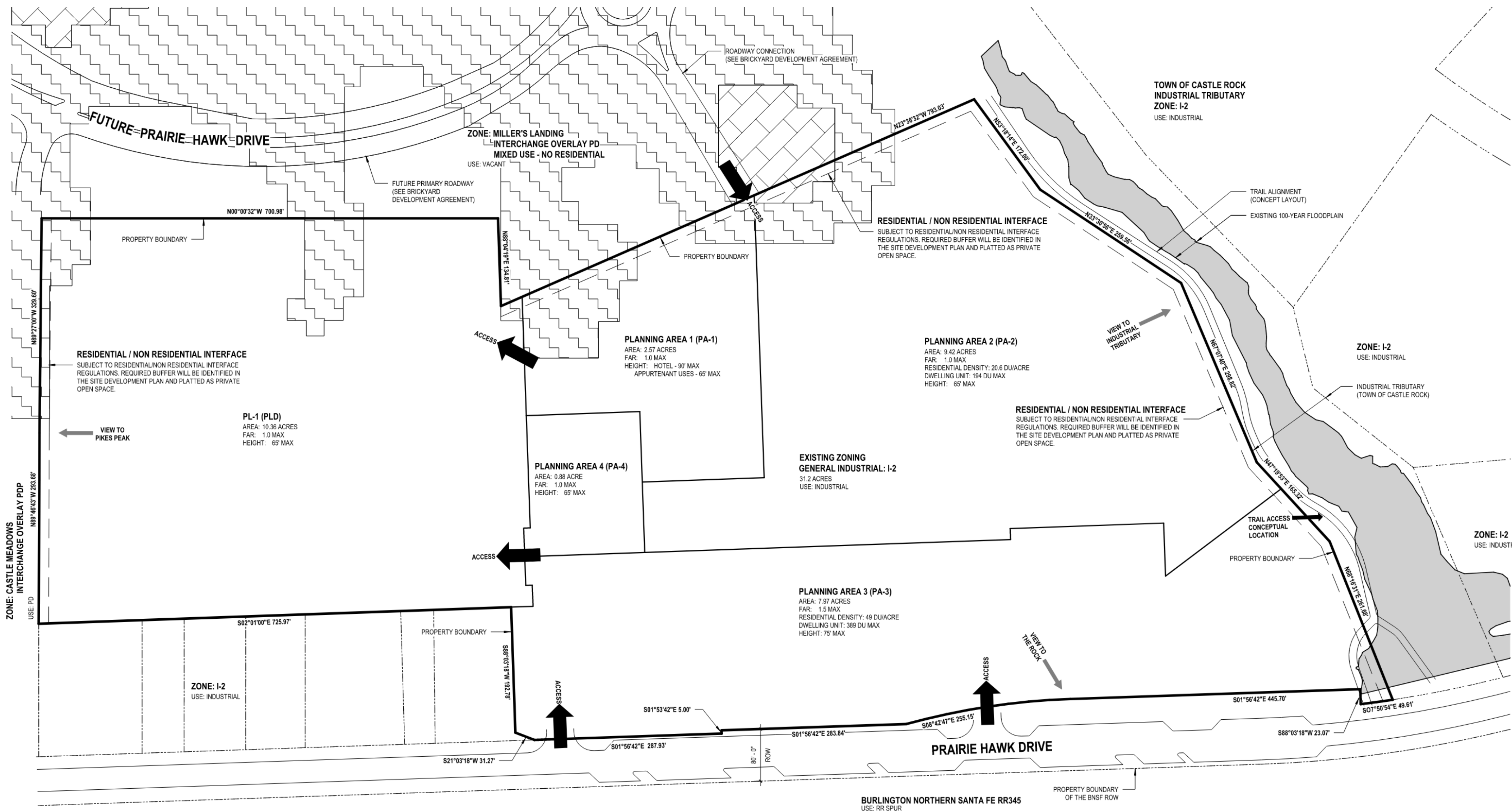


Brickyard Re-Purposed Brick





# Brickyard Planning Areas





# Brickyard Phase 1 Public Improvements





# Brickyard Phase 1B



- (A) CASTLE ROCK SPORTS CENTER
- (B) BRICKYARD APARTMENTS
  - 298 Residential Units
  - 40,000 SF Commercial



# Brickyard Phase 2





# Brickyard Full Buildout



- (A) CASTLE ROCK SPORTS CENTER
- (B) BRICKYARD APARTMENTS
  - 298 Residential Units
  - 40,000 SF Commercial
- (C) PHASE 2
  - Hotel - 125 keys
  - Mixed- Use Commercial - 45,000 sf
  - Residential - 80 units
- (D) PHASE 3
  - 120-160 Residential Units
  - 7,000 SF Commercial



# Brickyard Site Plan





Brickyard Renderings





Brickyard Renderings





Brickyard Site Video





# Brickyard Economic Impact

## SPORTS CENTER COST

10 Acres of Land Dedicated from Developer

Sports Center Gross Cost - **\$104,198,381**

Praxis Street Through Millers Landing	(\$5,275,000)
Prairie Hawk Improvements	(\$6,995,000)
Sports Center Site Pad and Parking	(\$2,600,000)
Detention & Onsite Infrastructure	(\$19,578,829)

Total Cost Offset by The Brickyard **\$31,848,829**

Sports Center Facility Cost - **\$72,349,552**

## ON-SITE TAX GENERATION

Town share of Sales Tax (30 years)	<b>\$37,325,800</b>
Town Lodging Tax (30 years)	<b>\$23,420,000</b>
Total Onsite Town Revenue Generated	<b>\$60,745,800</b>

The Brickyard Generates **\$92,594,629** to help pay down the Cost of the Sports Center





# QUESTIONS?

