

Neighborhood Meeting Summary – The Brickyard Planned Development [Proposed Mixed Use] – 31 acres
Neighborhood Meeting #1 – October 26, 2021, 6:00 p.m.
Location and Format – Riverwalk South Conference Room, Hybrid Format

Confluence Companies, represented by Tony DeSimone, held a neighborhood meeting to discuss a proposed rezoning of four parcels in Citadel Station, collectively referred to as The Brickyard. The properties are located on South Prairie Hawk Drive, the former site of the Acme Brick Company. The Miller's Landing Interchange Overlay Planned Development is adjacent to the property to the west. The properties are located within the Town boundaries and is zoned General Industrial (I-2). The proposed rezoning to Planned Development would create a mixed-used development with such uses as

- Athletic Center
- Food Hall
- Outdoor Event Venue
- Common Area Lawn
- Retail
- Office
- Club/Leasing Office
- Multi-Family Residential

Offsite improvements would include upgrades to the existing Prairie Hawk Drive, connection to the future Prairie Hawk extension through Miller's Landing, and construction of a trail connection from Miller's Landing to the existing Prairie Hawk Drive.

This meeting represented the first required neighborhood meeting. The meeting was conducted in a hybrid format. The meeting notice was mailed to all property owners within 500-feet of the project site and included a project description, site vicinity map, and conceptual site plan. Ten people attended the meeting in person, three of whom were residents. An additional seven people attended virtually. The following represents a summary of the neighborhood meeting.

Applicant Representatives:

- Tony DeSimone, Confluence Companies
- Tommy Visconsi, Confluence Companies
- Tucker Bennett, Confluence Companies

Town Representatives:

- Tara Vargish, Development Services Director
- Cara Reed, Neighborhood Liaison
- Camden Bender, Community Outreach Program Manager
- Sandy Vossler, Senior Planner
- Caryn Johnson, Town Councilwoman, District #5

In-person Attendees (per sign-in sheets)

- Mark Aycock
- Manfred Will
- Norman Smith

Virtual Participants

1. Deron Granville

2. Travis White, JHL Constructors
3. Trish Riber
4. Robin Graves
5. Zack Deegan
6. Jay's iPhone
7. Cara Reed (Town Representative)

The applicant presentation discussed the following:

- Brief history of the site and Acme Brick
- The proposed transportation network, including the existing Prairie Hawk Drive to Wolfensberger Road and connection to the future Prairie Hawk Drive in Miller's Landing to Plum Creek Parkway.
- The proposed mixed-use development illustrated by a Conceptual Site Plan (attached) to include
 - The Marketplace: The food hall and anchor to the development containing various restaurants and other eateries
 - Two office buildings anticipated to be approximately 30,000 square feet each
 - A boutique hotel, approximately 120 keys
 - Mainstreet, integrated mixed-use development along the east/west collector
 - Multi-family residential units
 - Common lawn area
 - Outdoor events venue
 - Athletic Center

Attendees had the following comments and questions:

- What is the residential density? Answer: The density has not been determined yet. Residential units would be integrated in the mixed-use buildings in the main street core, with retail/commercial on the first floor and residential on the 2nd, 3rd and 4th floors. A multi-family residential use area is also planned for the southernmost parcel. Units are planned to be a for-lease product.
- Is the proposed zoning to be an Interchange Overlay Planned Development (IO PD)? Answer: No, the IO Development Standards don't fix the vision of lower profile buildings and lower density. The Brickyard proposal is a Planned Development that would be more restrictive in types uses, density and development standards than are allowed in an IO PD. For example, the maximum height allowance would be less than the 90' or six stories allowed in an IO PD.
- What is the "lawn" area? Answer: The lawn is planned as a public gathering space.
- What are the plans for Prairie Hawk Drive and interfacing with the railroad? Answer: The current Prairie Hawk Drive will be paved. Ultimately, Prairie Hawk Drive will be realigned through Citadel Station and follow the current Atchison Way alignment, through Miller's Landing to Plum Creek Parkway. The railroad spur extending to Acme Brick will be removed. There are no plans to encroach or disturb any of the main line railroad right of way.
- How large is the hotel meeting/banquet space? Answer: The capacity is envisioned now at 50-100 people.
- Will the trail extension cross the railroad tracks and where? That has not yet been determined, but would be coordinated with the Town Parks Department.
- Why did the Town invest in the gulch improvements adjacent to this property if the property was for sale? Answer: The question will be forwarded to David Van Dellen, Castle Rock Stormwater Manager.

- Will any of the structures that were part of the Acme Brick operation be used? Answer: Currently, none are planned to be used, with the exception of the Acme Brick silo, which may be repurposed. A large portion of the materials on the site may be repurposed and use in the new development.
- What is the anticipated development schedule? Answer: The land use process will take about one year. Construction is anticipated to take two to three years. There is a potential that demolition of the existing site improvements would take place over the winter, since that can be done apart from the rezoning process.
- What is the percentage of impervious surface, existing and proposed? Answer: Applicant did not have that detail on hand, but will find out and get back to the resident asking the question.
- The connection of the pedestrian and bike trail from P.S. Miller Park to downtown Castle Rock is important and should be part of this project. Response: There is a significant grade change that would likely necessitate construction of steps. The connection to downtown is an improvement being discussed with the Town.

The meeting adjourned at 6:40 p.m.

Submittal date: TBD

The project is located in Councilmember Bracken's District #3.

Neighborhood Meeting Summary

Project: The Brickyard, 401 South Prairie Hawk Drive (aka the former Acme Brick Company)

Meeting #: 2

Date/Time: Tuesday, Dec. 13, 2022 6:00 p.m.

Meeting Location: Virtual and In-person

Councilmember District: Bracken

Meeting Adjourned: 6:57 p.m.

Proposal: This is a proposed rezoning of the former Acme Brick property from General Industrial (I-2) zoning to Planned Development. The 31.2 acre property is located at 401 South Prairie Hawk Drive. The proposed zoning would allow mixed use development with up to 600 multifamily dwelling units. An 11.2 acre public land dedication will provide the location for a new Town recreation facility.

Changes since last meeting: They have scaled down the commercial square footage proposed in the development plan, but have not made a final determination on the square footage. A 120 room hotel is planned and 500-600 residential dwelling units are proposed to be developed over time. The 2nd PD Plan and Zoning submittal is expected in early 2023. The resubmittal will reflect the developer's revisions to the development plan, as well as changes prompted by staff 1st review comments.

Applicant Representatives:

Tucker Bennett, Confluence Companies, LLC

Tony DeSimone, Confluence Companies, LLC

Public Attendees

In-person (3):

Mary Aycock

Manfred Will

Caryn Johnson

Virtual (5):

DA Beck

Ty Robbins

House Cannon

Abraxas 1

Abraxas 2

Town Staff Attendees:

Sandy Vossler

Michelle Pavlou

Applicant's Presentation: The applicant gave a PowerPoint Presentation showing the Brickyard Development Plan. The applicant indicated that the 1st Neighborhood Meeting was held about a year ago and a formal application was submitted to the Town in September 2022. The Town staff has completed the 1st review and applicant stated they are working through the staff comments. Demolition has begun on the property. Development is

expected to begin summer of 2023, with build out anticipated to take about 5 years.

Concerns presented to applicant:

- *Concerns were raised about access, traffic and parking.*

Applicant response: Access to the property will be from Wolfensberger Road to the north and Plum Creek Parkway to the south. The main point of access is expected to be from Plum Creek Parkway. Off-site road improvements necessary to serve the development will be determined through the Traffic Impact Analysis and will be formalized in the Development Agreement. The number of parking spaces required will meet Town standards, and will be determined with the future Site Development Plans.

- *Concern about the applicant presenting information that has not yet been submitted to the Town.*

Town response: The applicant's next submittal will reflect the changes that they are summarizing at the neighborhood meeting. The purpose in holding the neighborhood meeting prior to that submittal is to discuss potential changes, hear feedback and concerns and incorporate input as appropriate. They must have the final plan in place for the final (third) neighborhood meeting. The meeting today (second meeting) is being held during the review process.

- *A question was asked about the kinds of amenities that would be provided in the residential development and would the units be for sale or for rent.*

Applicant response: A fitness center and pool are planned. The applicant is still assessing how amenities might be shared with the hotel facility. A final decision has not been made about the for-sale or for-lease product, but it is anticipated that most of the units will be for lease.

- *A request was made to see current photos of the tributary.*

Applicant response: They will look into what is available.

- *A question was asked about the traffic impacts from the project.*

Applicant response: The first review of the PD Plan, Zoning Regulations, and associated reports has been completed and the applicant is in the process of addressing staff comments. The Traffic Impact Analysis will be revised based on staff comments and resubmitted with the 2nd submittal package. The final traffic analysis will outline the road improvements necessary to mitigate the traffic impacts of the development.

- *Questions were asked about when construction will start, and whether any replats or variances requests have been received.*

Applicant response: After the project has been approved, they hope to break ground next summer and have it completed within 5 years. Currently there have been no variances being requested. Necessary plats will be submitted in the future with the site plans and construction documents. Staff briefly described the process of zoning, site plans, platting and construction plans.

- *There was interest in knowing whether development of the new Town recreation facility is approved and final.*

Applicant response: The applicant explained that the Town is the lead on the design phase, which when complete must be approved by Town Council. The details of the public/private partnership related to the financing and construction of the facility have not been finalized.

- *Questions were asked about the height of the hotel and if they are recycling any of the Acme Brick building material.*

Applicant response: The height of the hotel has not been determined yet. They are carefully going through items from the old building and salvaging what they can to incorporate it into the new building.

- *A question was asked about whether or not an Urban Renewal Authority (URA) will be created.*

Applicant response: The applicant indicated that they are looking into the potential of forming a URA, but have not taken steps to begin the process.

Neighborhood Meeting Summary

Application: The Brickyard Planned Development Plan and Zoning Regulations

Meeting #3

Property Owner: Confluence Companies

Date/Time: Wednesday, November 20, 2024, 5 pm (Adjourned at 5:55 pm)

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

Councilmember District: Desiree LaFleur

Applicant's Proposal:

Confluence Companies has submitted a rezoning application for The Brickyard. This was the fourth neighborhood meeting for the proposed PD Plan and Zoning Regulations. The first neighborhood meeting was held October 26, 2021, the second was on December 13, 2022, the third was combined with the initial presentation of the Site Development Plan on June 12, 2024.

The site is approximately 31 acres and is located at 401 Prairie Hawk Drive, north of Plum Creek Parkway and south of Topeka Way. The Planned Development Plan and Zoning Regulations propose a mixed use development with a maximum of 583 multi-family dwelling units, 92,000 square feet (sf) of non-residential uses (office, retail, restaurant), a 99,000 sf, 125 room hotel with a 250-300 seat capacity conference center and an outdoor performance venue. A 145,000 sf Town recreation center is planned on 10.36 acres of public land. Associated roadway improvements include a connection from Prairie Hawk Drive to Plum Creek Parkway, and widening and reconstruction of Prairie Hawk Drive to Wolfensberger Road.

Concurrently, Confluence Companies is proposing a Site Development Plan for The Brickyard Planned Development (PD), sans the Town of Castle Rock Sports Center. This was the second neighborhood meeting held on for the proposed Site Development Plan. The first meeting was held on June 12, 2024.

The site plan includes 530 multifamily units, of which 24 will be townhomes. The total non-residential square footage is approximately 176,000 sf and uses include a 125 room hotel with conference space and outdoor performance venue, office, retail, and restaurant. Parking will be based on joint use of required parking spaces as allowed by the Municipal Code.

Attendees – 5 people attended the meeting, besides the applicant and Town staff.

Applicant Representatives:

Tucker Bennett, Confluence Companies

Dan Craine, Craine Architecture, Inc.

Brad Gassman, Craine Architecture, Inc.

Public Attendees:

In-person Attendees:

Manfred Wills, resident

Mark Aycock, resident

Mike Pedersen, resident
Sandy Halmstran, resident

Online/Phone Attendees:
Glen Burmeister, resident

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 and included conceptual renderings of the buildings. 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 the roadway from the western boundary of The Brickyard, through Miller's Landing to Plum Creek Parkway, as well as the trail and Industrial Tributary improvements. Internal street layout was shown illustrating the onsite circulation. The location and uses of the proposed structures were pointed out and discussed, including the 125 room hotel, the Great Hall (retail, office and Market Place uses), the mixed-use buildings and the residential apartment/condos and townhouse development. The Sports Center was pointed out, however, the applicant clarified that the 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 and Comments:

Q: Why is another recreation center planned so close to the MAC?

A: The applicant explained that the Sports Center is planned to be used for destination tournaments and will complement the MAC. Staff added that the Sports Center parking can also be used as overflow parking for events at the MAC amphitheater.

Q: Is there an amphitheater planned at the Brickyard?

A: The applicant pointed out The Great Lawn associated with the hotel development and indicated it can be used as a gathering area and for smaller outdoor events.

Q: Castle Rock has a parking problem downtown, especially on Saturdays. What is the plan for parking at the Brickyard?

A: Parking throughout the PD will be calculated on joint use of parking requirements that analyzes the uses, densities, square footages and hour of operation. The applicant pointed out the surface parking, location of parking structures and planned parking on Prairie Hawk Drive.

Q: A follow-up concern about Prairie Hawk Drive parking was expressed by the resident living at 300 Prairie Hawk Drive. He's concerned with the impact of head-in parking on Prairie Hawk Drive facing his property and the ability enter Prairie Hawk Drive with parking

on either side of the driveway shared with the old depot? The residents on Prairie Hawk Drive generally objected to the increased traffic and parking.

A: Screening and site distance easements will be included in the site plan. Other improvements will include curb, gutter, sidewalk, street lights and bike lanes. In addition, the driveway to the depot and 300 Prairie Hawk will be improved.

Q: In addition to widening and improvements to Prairie Hawk Drive, what other road improvements are planned?

A: The applicant explained that in addition to the two access roads into the development from Prairie Hawk Drive, a roadway will be extended from the west side of the PD, near the hotel, through Miller's Landing and intersecting with Plum Creek Parkway.

Q: What is the proposed housing breakdown?

A: The applicant indicated that approximately 24 townhomes are planned, along with approximately 506 apartment or condo units. The locations were pointed out on the site plan.

Q: What are the building heights? Concerns of obstructed views were raised by the residents living along Prairie Hawk Drive, and those living in Encore downtown.

A: The PD Plan proposes maximum building heights that vary by planning area, from 65' to 90', similar to the adjacent Miller's Landing IO PD to the west and Castle Meadows IO PD to the south. The lower structures are planned adjacent to Prairie Hawk Drive. The applicant pointed out the location of the 3 and 5-story multifamily buildings along Prairie Hawk Drive and the 6-story hotel. The tallest structure is the hotel at approximately 76 feet.

Q: Will there be bike parking within the PD?

A: Yes, bicycle parking racks will be provided throughout the development, and at the trail entry points.

Q: Will there be lighting and signs on the buildings?

A: Yes, all lighting on the site will meet the Town's illumination code, which is based on Dark Skies. Signs on the site must meet the PD Sign Regulations and the Town's sign code.

Q: Concerns were raised about the RR noise and the possibility of a quiet zone?

A: A quiet zone is not proposed

There were no further questions and the meeting ended at approximately 5:55 pm.