

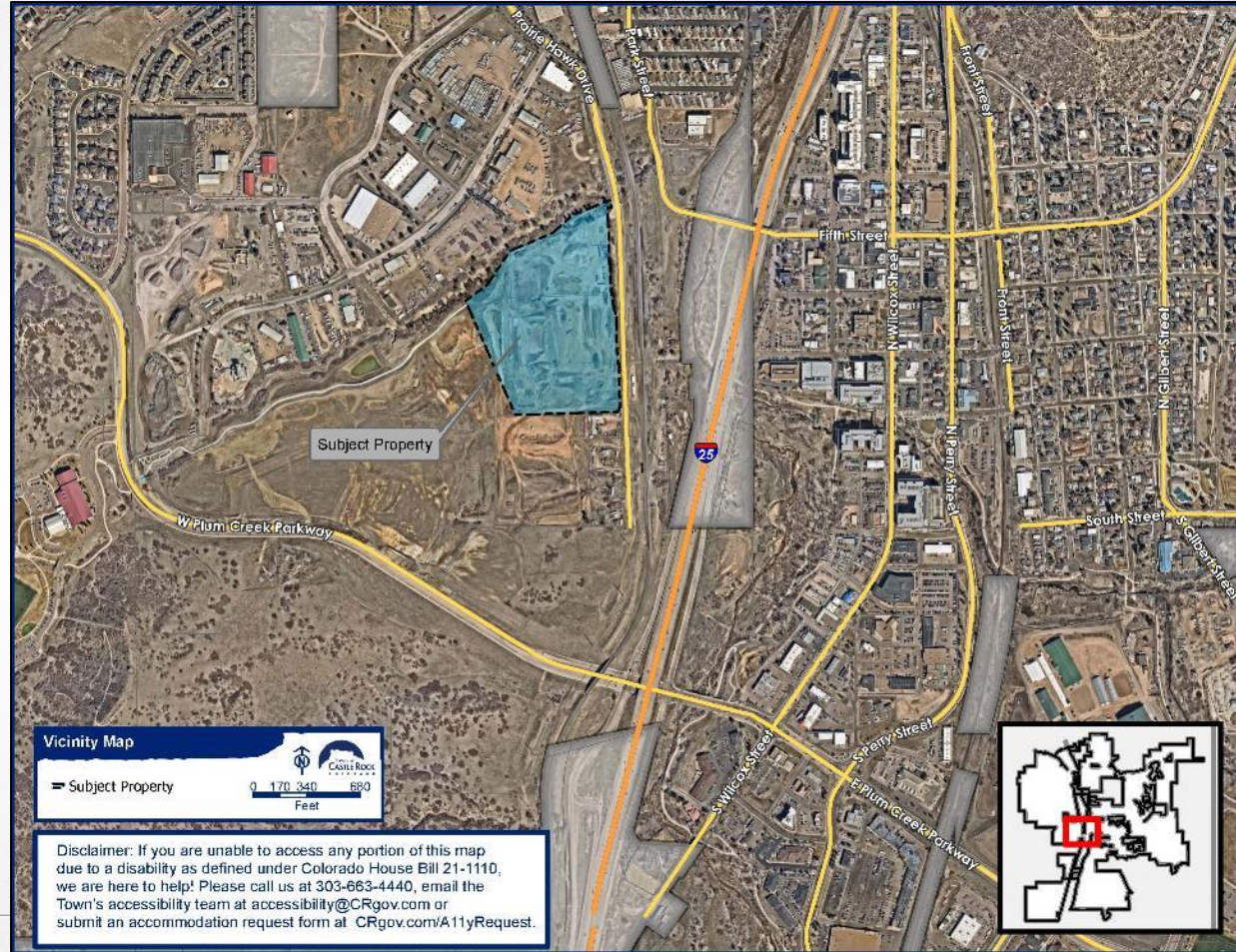
THE BRICKYARD SITE DEVELOPMENT PLAN

TOWN COUNCIL
OCTOBER 7, 2025



VICINITY MAP

- Former Acme Brick site
- Prairie Hawk Drive
- Between Plum Creek Pkwy and Wolfensberger Road
- West of BNSF RR
- Approximately 21 acres



SITE DEVELOPMENT PLAN

Phase 1

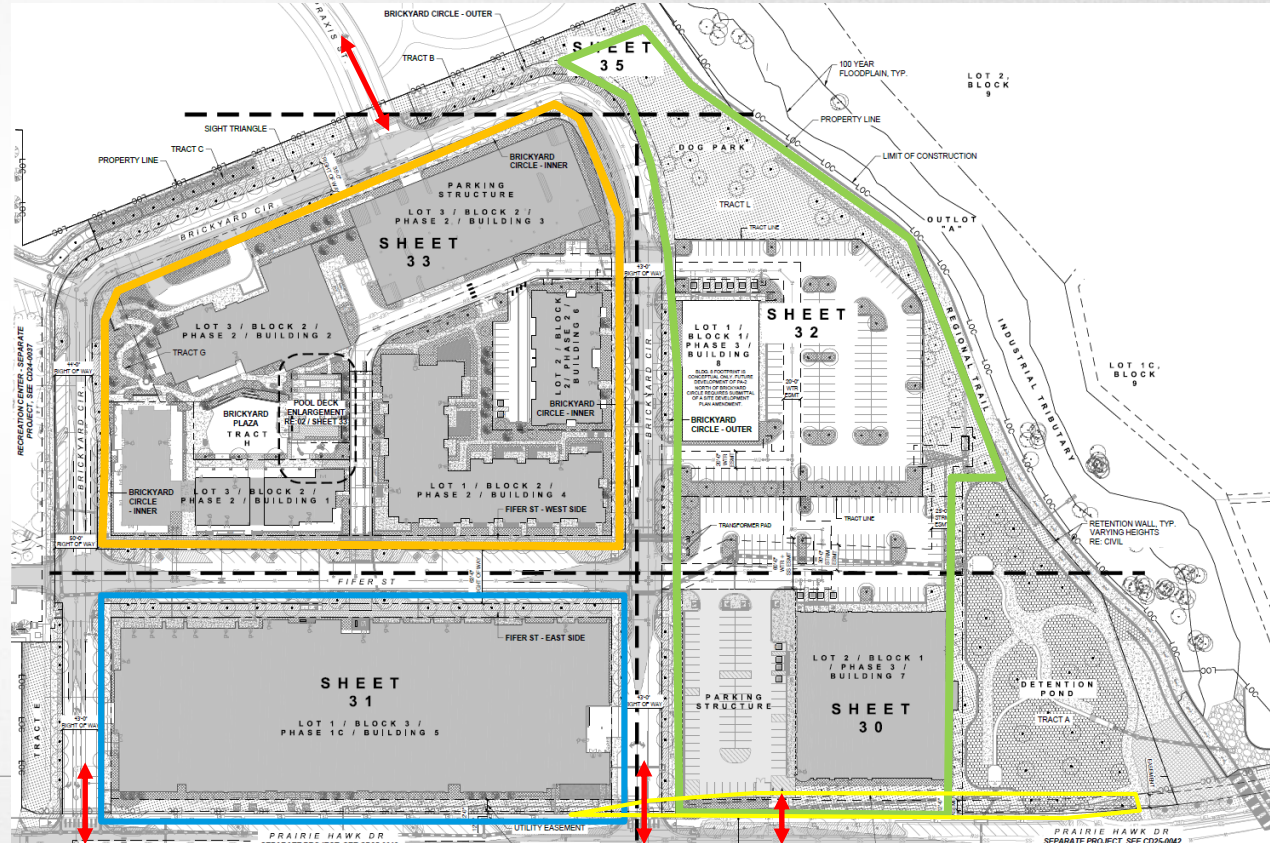
- Multi-family/Commercial
- Parking structure
- Infrastructure
- Detention
- Tributary improvements

Phase 2

- Hotel/Conference
- Outdoor venue
- Office/Retail/Restaurant
- Multi-family
- Parking structure

Phase 3

- Bowling Alley/Entertainment
- Retail
- Surface and structure parking



DEVELOPMENT STANDARDS COMPARISON

	Brickyard PD Amd 1	PA-1	PA-2	PA-3	PA-4
Max. Dwelling Units	530		86	298	
Gross Density	25 du/ac		19 du/ac		
Max. Bldg. Height	65 to 90 ft	80 ft	55 ft	75 ft	55 ft
Min. Front Setback	Determined with the SDP	0 ft	0 ft	0 ft	0 ft
Min. Side Setback		0 ft	0 ft	0 ft	0 ft
Min. Rear Setback		0 ft	0 ft	0 ft	0 ft
Hotel SF	93,000 sf	93,000 sf			
Conference SF	6,000 sf	6,000 sf			
Great Hall	23,000 sf				23,000 sf
Office	49,000 sf		27,800 sf	21,000 sf	
Retail	7,100 sf		1,600 sf	5,500 sf	
Restaurant	17,000 sf		4,200 sf	12,800 sf	
Entertainment	67,900 sf			67,900 sf	
Total Non-Residential SF	263,000 sf	262,800 sf			

PARKING

Location	Phase 1	Phase 2	Phase 3	Resv'd	Type
CR Sports Center	468			0	Surface
Prairie Hawk Drive	92			0	On-Street
Internal Streets	95			0	On-Street
Building 5	336			174	Prkg Structure
Building 3		243		243	Prkg Structure
Building 6		12		12	Garages
Parking Lot A		15		15	Surface
Building 7			165	0	Prkg Structure
Parking Lot B			89	0	Surface
Parking Lot C			158	0	Surface
Parking by Phase	991	270	412	444	
Demand by Phase	941	286	293		
Cumulative by Phase		1,261	1,673		
Cumulative Demand by Phase		1,227	1,520		

COMMUNITY OUTREACH AND FEEDBACK

Community Questions and Feedback

- Density
- Programming of public spaces
- Prairie Hawk Drive improvements
- Hotel size
- Trails
- Parking
- Building height
- Construction schedule
- Railroad noise impacts to development

Neighborhood Meetings		
Date	Format	Attendance
June 12, 2024	Hybrid	8
November 20, 2024	Hybrid	5
September 17, 2025	Hybrid	4

SITE DEVELOPMENT PLAN REVIEW AND APPROVAL CRITERIA

Municipal Code Section 17.38.040

- A. Community Vision / Land Use Entitlements
- B. Site Layout
- C. Circulation and Connectivity
- D. Service, Phasing and Off-Site Impacts
- E. Open Space, Public Lands and Recreation Amenities

ANALYSIS AND FINDINGS

- Town's Vision and Comprehensive Master Plan
- Brickyard Planned Development Plan and Zoning Regulations
- Municipal Code, Chapter 17.38 Site Development Plan

RECOMMENDATION

Planning Commission vote 7-0 to recommend approval to Town Council of the Brickyard Site Development Plan, as proposed.

PROPOSED MOTION

Approval:

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

ALTERNATIVE MOTIONS

Approval with Conditions

“I move to approve the Resolution, with the following conditions:” (list conditions)

Continue item to next hearing (need more information to make decision)

“I move to continue this item to the Town Council meeting on [date], at [time].”

QUESTIONS?



ALTERNATIVE MOTIONS