

THE BRICKYARD DEVELOPMENT

TOWN COUNCIL
FEBRUARY 4, 2025



BRICKYARD DEVELOPMENT

MULTIPLE PROCESSES AND RELATED STEPS:

- Sports Center
 - Update tonight
 - Future hearings for various contract finalization
- Brickyard Planned Development Plan, 1st reading tonight
- Brickyard Development Agreement, 1st reading tonight
- Financing- Public Financing Agreement and Urban Renewal Authority
 - Introduction tonight
 - Future hearings for Finance Agreement action
 - Future hearings for Urban Renewal Authority action – scheduled for Feb 18th

BRICKYARD DEVELOPMENT

MULTIPLE PROCESSES AND RELATED STEPS, CONT'D:

- Intergovernmental Agreements with the URA and property taxing entities: Douglas County, School District, Library District and Cemetery District - future agendas
- Metropolitan District Service Plan for Brickyard – future agenda
- Financing Approvals for the Certificates of Participation (COPs) for the Sports Center – future agenda
- Construction Contract for the Sports Center - future agenda
- Brickyard Site Development Plan – future agenda

CASTLE ROCK SPORTS DEVELOPMENT CENTER



COMMUNITY SUPPORTED PLANNED APPROACH



Since 1986, the Town of Castle Rock has thoughtfully planned, implemented and maintained public recreation facilities supporting active lifestyles, health and wellness, youth development and multi-generational social interaction.

The Parks and Recreation Master Plan, Strategic Plan and the Indoor Recreation Feasibility Study support the development of a new indoor recreation facility.

HISTORICAL

Indoor Facility & Population Data

Rec Center Opening
One gymnasium and competitive lap pool constructed

Castle Rock: >10,000
Douglas County: 50,000

Rec Center Expansion

Castle Rock: 39,268
Douglas County: 260,870

Zero additional gymnasiums or competitive lap pools constructed since 1988

Castle Rock: 71,927
Douglas County: 358,000

1988

1995

2006

2014

2019

2025

Rec Center Expansion

Castle Rock: 11,350
Douglas County: 99,886

MAC Opening
Zero additional gymnasiums or competitive lap pools constructed since 1988

Castle Rock: 56,645
Douglas County: 314,250

Projected early payoff of COPs for MAC, saving \$1M in interest
Groundbreaking for proposed sports development center

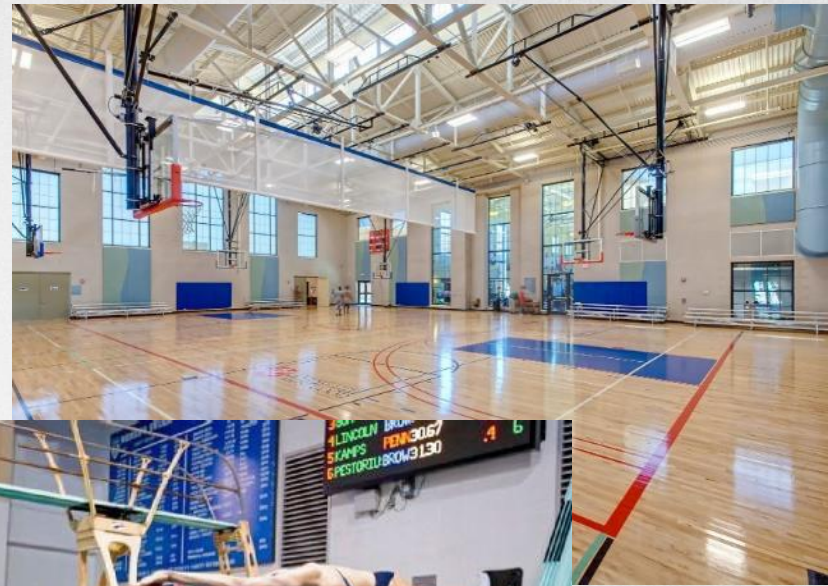
Castle Rock: 87,024
Douglas County: 391,875

One recreation center for every **30,470** residents in the United States

- Industry standard as reported by the National Recreation and Park Association

PROJECT TIMELINE

- **March and December 2021** – Town Council feasibility updates
- **January 2022** – Confluence provided RFP response
- **May 2022** – Town Council Update regarding public process
- **October 2022** – Town Council approved Schematic Design Contract with project architect Barker Rinker Seacat
- **October 2022** – Town Council approved Sports Center MOU between the Town and Confluence Companies
- **June 2023** – Town Council approved Design Development and Construction Document agreement with project architect Barker Rinker Seacat
- **November 2024** – Construction Documents completed
- **Summer 2025** – Groundbreaking (pending Council approval)
- **Summer 2027** – Opening (pending Council approval)



WAITLISTED PROGRAM PARTICIPANTS 2021 to 2024

Due to lack of *indoor gym space*



Due to lack of *pool space*



Due to lack of *indoor gym and turf space*



Due to lack of *classroom space*



An average of
41% of potential
registrants are
placed on a
waitlist each year

*Waitlist numbers peaked in 2023
and began decreasing with the
opening of Cantril School in 2024

Over **11,000 participants** waitlisted since 2021

PROPOSED SPORTS DEVELOPMENT CENTER QUESTIONNAIRE RESULTS



KEY FINDINGS



agree with the concept
of the facility as
proposed



agree with the location
of the facility as
proposed



believe the proposed
concept addresses
the current shortage
of gymnasium and
aquatics space within
Castle Rock



believe the proposed
partnership with
Confluence Companies
accomplishes funding
strategies identified
by the Parks and
Recreation Department



agree with the need
for a new recreation
center, given other
parks and recreation
and Town priorities

OPPORTUNITIES

When asked if there are other parks and recreation-related amenities or projects of interest, there were a few themes in responses, including:



Tennis: mentioned
in 26%
of responses



Ice: mentioned
in 14%
of responses

Other common responses that accounted for <5% of answers included a 50-meter pool, diving well, open space and baseball facilities.

When asked for additional feedback regarding the proposal, there were a few themes in responses, including:



Tennis: mentioned
in 20%
of responses



Ice: mentioned
in 5%
of responses

Other common responses that accounted for <5% of answers included a 50-meter pool, diving well, open space, baseball facilities and indoor turf.

ENGAGEMENT



35

number of days
questionnaire
was open



639

total
responses
collected



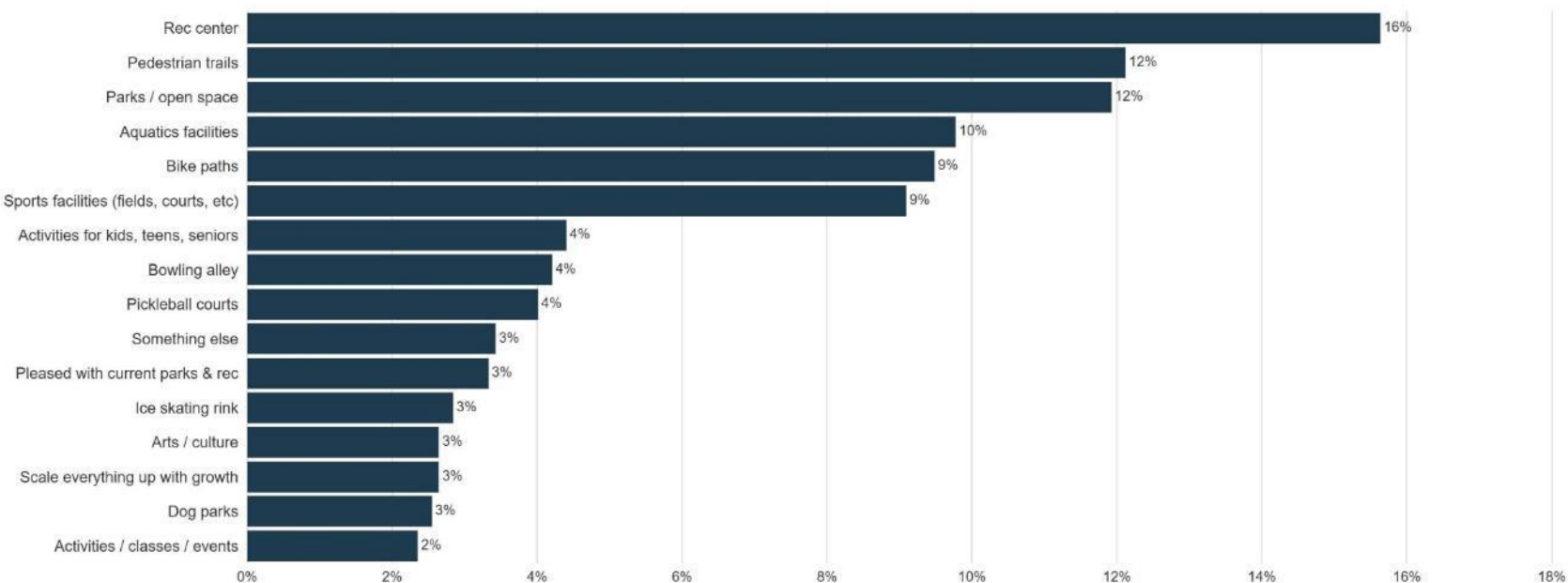
20+

neighborhoods
represented

Missing Parks and Rec Amenities

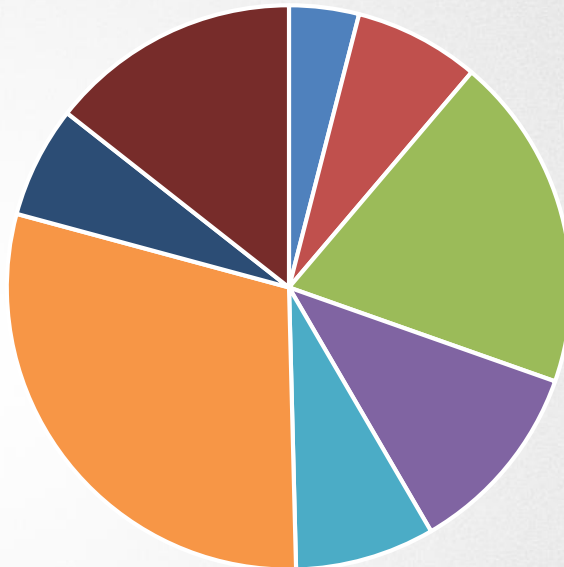
"Currently, roughly 30 percent of the property within the Town limits is dedicated open space. The Town manages 89 miles of trails, 23 parks, two indoor recreation facilities, two outdoor public pools, a skate park and more.

For this question, think about life in Castle Rock 10-15 years in the future. What additional recreational opportunities would you like to see in the Town?"



COMMUNITY-BASED PARTNERSHIPS

125
partnerships



■ Adaptive Recreation

■ Athletic Programming

■ Community Outreach

■ Hospitality

■ Adult Programming

■ Combined Adult and Youth Programming

■ Event Production Services

■ Youth Programming











Castle Rock Sport Center Program – 145,000 SF

1. Competition Gymnasium

- 8 Elementary School Basketball Courts
- 4 High School Basketball Courts
- 4 Volleyball Courts
- 12 Pickleball Courts

2. Rec Gymnasium

- 2 Middle School Basketball Courts
- 2 Volleyball Courts

3. Competition Pool

- 25m x 25-yard Pool & 1m Diving Board
- (11) 25-yard lanes
- (9) 25-meter lanes
- 3 lane warm-up Pool with ramp and seat ledge for lessons
- Spectator Seating (seats up to 200)

4. Track

- Adventure Loop (6.2 laps per mile)
- Flat Loop (13.5 laps per mile)

5. Fitness

- Approximately 40 cardio stations.
- 40 circuit stations.
- 55 free weight & circuit stations.
- 4 stretching stations

6. Meeting Room (300 capacity)

- Divisible into (2) Meeting Rooms
- Access to Catering Kitchen

7. Group Fitness

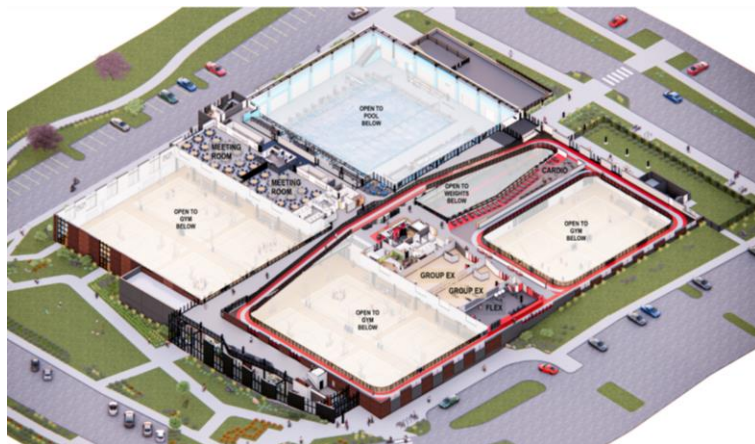
- Mindy/Body Studio
- Spinning Studio
- Flex studio connected to track

8. Outdoor Turf / Flex Space

- 4,000 square feet
- Shade canopy

9. Outdoor Gathering Spaces

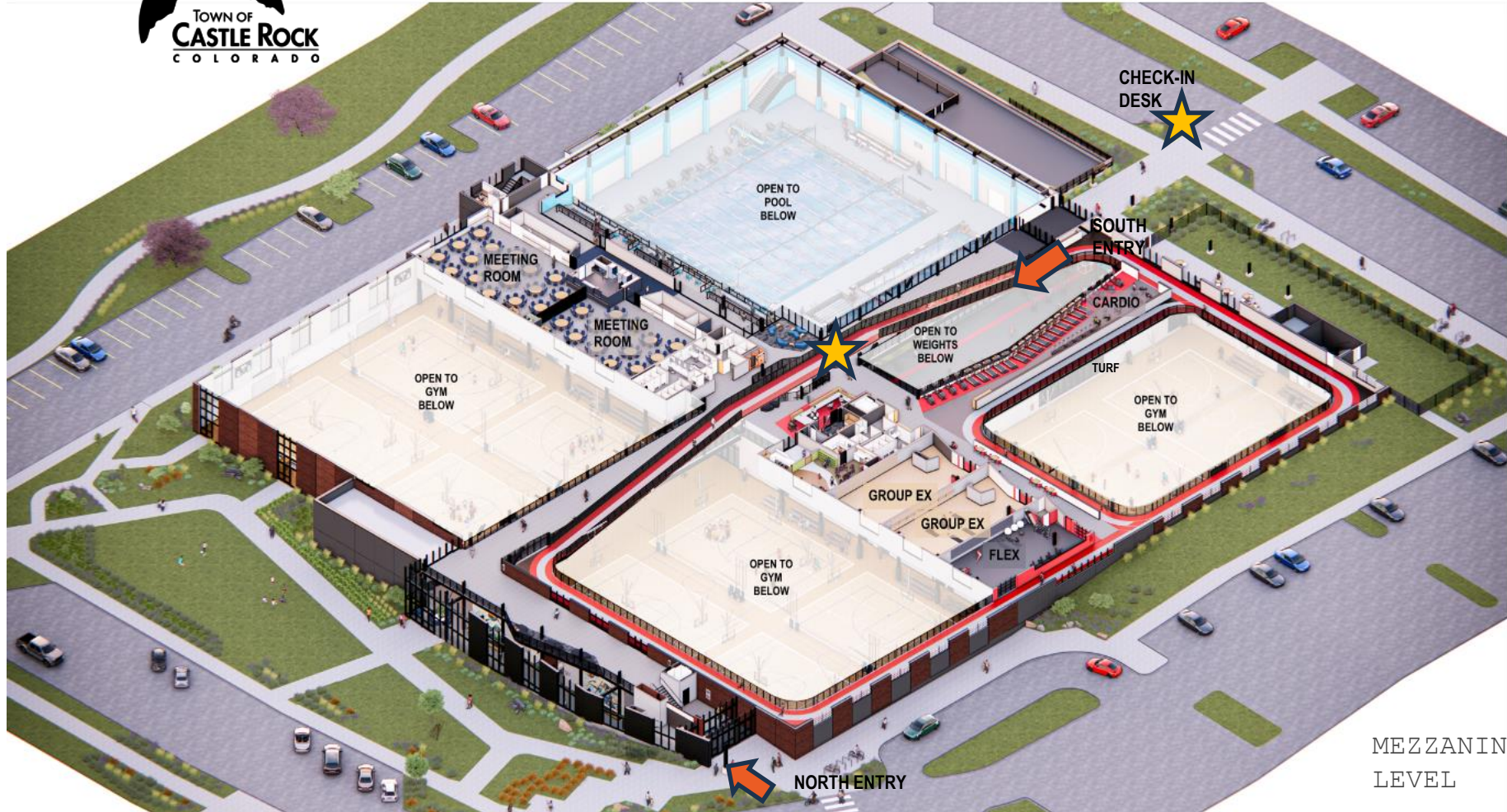
- Synthetic Turf (1 volleyball, cornhole, play, etc.)

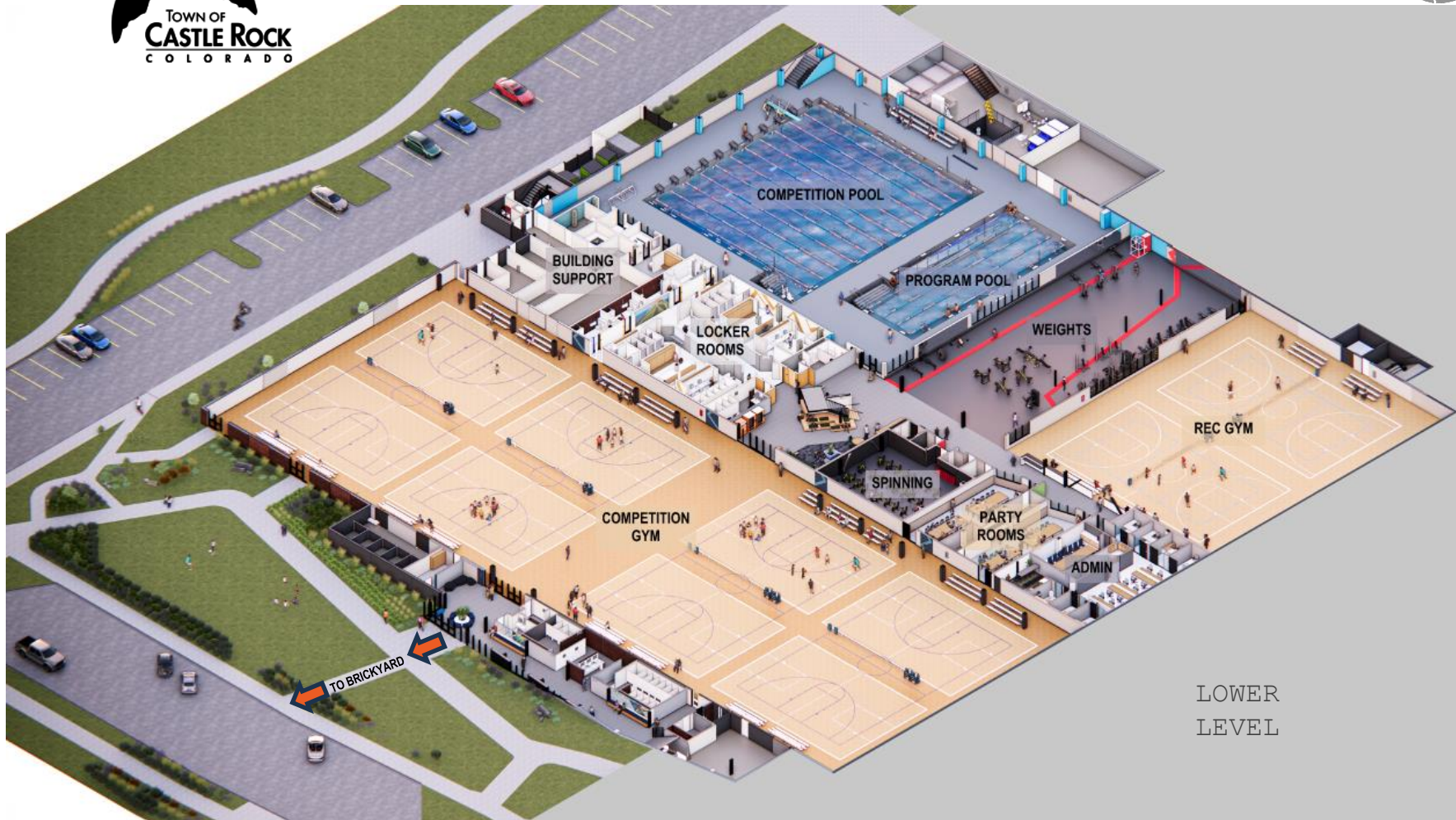


MEZZANINE



LOWER LEVEL





LOWER
LEVEL

SPORT CENTER – PROJECT COST

Sport Center Hard Cost	\$68,057,751
<u>Sport Center Soft Cost</u>	<u>\$ 4, 291,800</u>
Total Cost	\$72,349,552

Design Fees Paid	(\$3,190,285)
Contract Administration (separate contract)	(\$1,009,000)
<u>Use of Parks Capital Reserves</u>	<u>(10,000,000)</u>
Total Amount Financed	\$62,349,552
Lease Payment (25yr at 4.50% COP)	\$ 4,272,744

Annual Revenue Applied to Lease Payment

Impact Fees @300 SF DU's / YR and Brickyard Tax Increment & Lodging Tax cover lease payment

- \$27M generated for Parks Capital over 25-years with Town's Brickyard increment dedicated to the Sports Center. New park construction can be supplemented with CTF and Douglas County Shareback
- Parks Capital increases to \$42M after 30-years

Delivery Date – Summer 2027

*Highlighted items may vary based upon term and interest rate



PLANNED PROJECTS

Presented to Town Council May 17, 2022:

Parks and Recreation Capital Fund

Cobblestone Ranch Park (2022)

Plum Creek North Park (2023-2027)

New park in Terrain (2023-2027)

Parks General Fund

Metzler Family Open Space (2022)

Philip S. Miller Playloop (2022)

Completion of the Front Range Trail through Castle Rock (2023)

Ridgeline Open Space and Trails Bike Zone (2023 – 2027)

Development of the Cobblestone Macanta Open Space (2023 – 2027)

Red Hawk Trail Connections (2023 – 2027)

East Plum Creek Trailhead and Parking at southern portion
in Montaine (2023 – 2027)

Future Parks and Open Space Projects

Lost Canyon Ranch Trails and Public Access

Cobblestone Macanta Open Space

Dawsons Trails outdoor sports complex

Conservation Trust Fund

Butterfield Park Renovation Project (2022)

Continued additions to Gateway Mesa Open Space Legacy Trail (2022)

Recreation Center Playground Improvements (2022)

Mitchell Gulch Park Renovations (2023 – 2027)

Centennial Park Renovations (2023 – 2027)

Plum Creek South Renovations (2023 – 2027)

Paintbrush Park Pond Improvements (2023 – 2027)

Lodging Tax Fund

Paintbrush Park Field Improvements (2023-2027)

Future Parks and Open Space Projects

Crystal Valley South Park Site

*Highlighting indicates completed projects





THANK YOU
QUESTIONS?