

**RESOLUTION APPROVING
A MEMORANDUM OF UNDERSTANDING
WITH CD-ACME, LLC, REGARDING THE STRUCTURE
FOR THE OWNERSHIP AND CONSTRUCTION OF THE
TOWN OF CASTLE ROCK RECREATION CENTER**



OCTOBER 18, 2022



SPORTS DEVELOPMENT CENTER



Since its inception, the department has thoughtfully planned, implemented and maintained public recreation facilities enhancing active lifestyles, health and wellness, youth development and multi-generational social interaction.

The overwhelming success of both the Castle Rock Community Recreation Center and the Miller Activity Complex can be described as innovative and far reaching, continuing to have a positive impact on quality of life.

SPORTS DEVELOPMENT CENTER



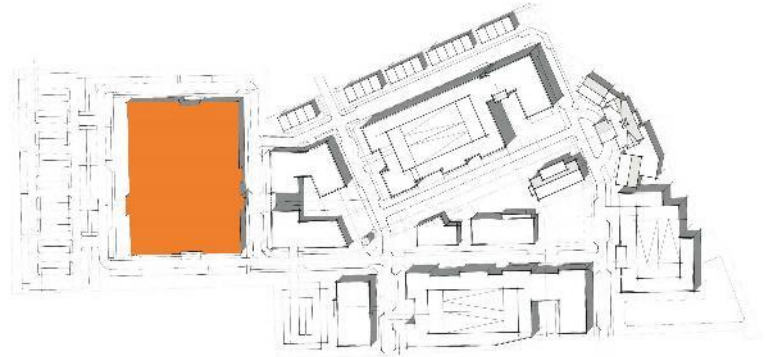
As Castle Rock transitions from a population of approximately 76,000 to over 100,000, the Town will need to expand its commitment to meet increased recreation needs.

Developing a sports center is consistent with the Council-approved Parks and Recreation Master Plan, Strategic Plan and 5-year Capital Improvement Plan.

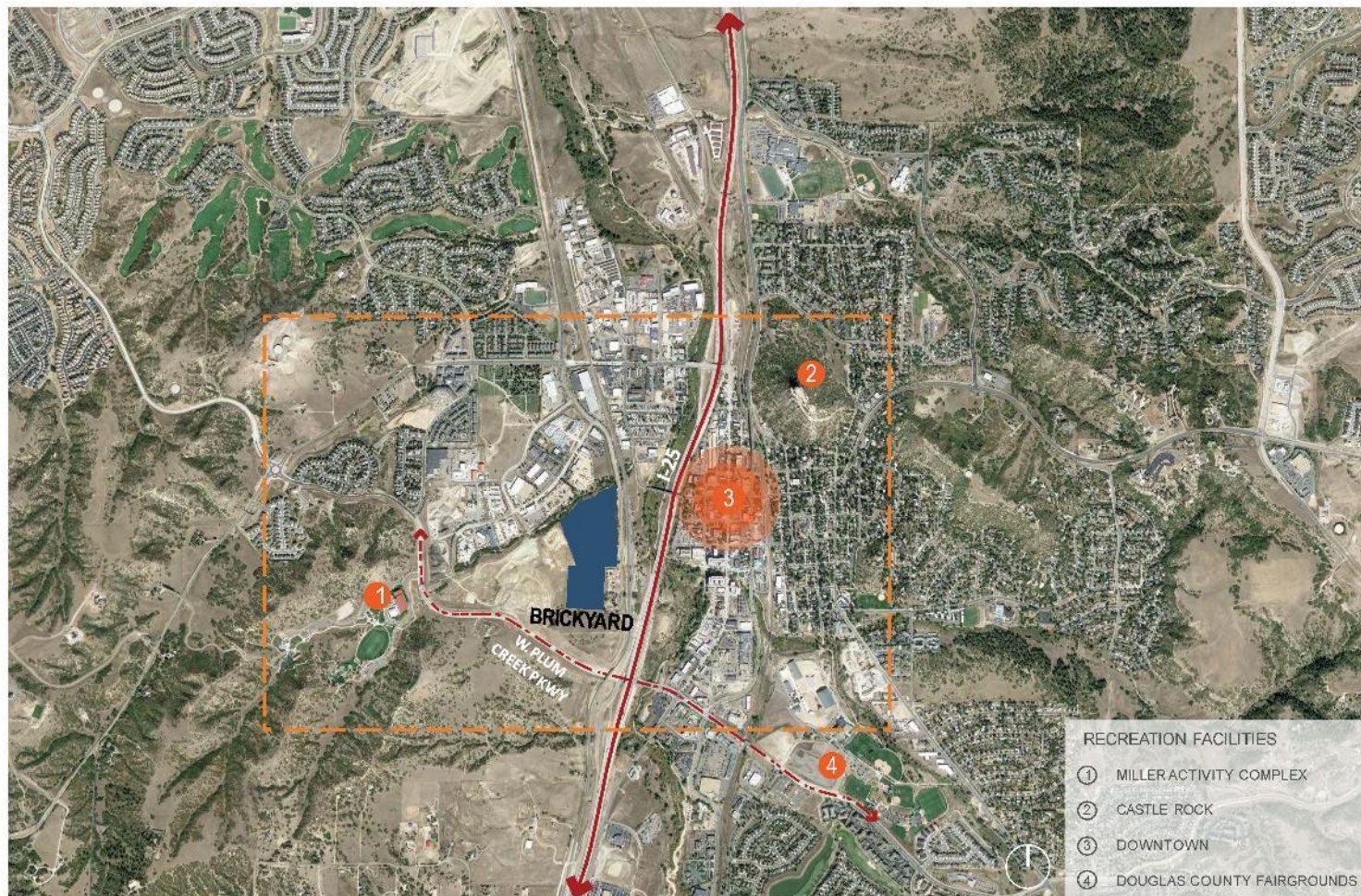
PROJECT BACKGROUND

- Barker Rinker Seacat (BRS) completed an Indoor Recreation Center Feasibility Study throughout 2021
- Study established community need, confirmed the Town's financial ability to develop and operate the first phase a new recreation facility and identified that site options are limited
- Issued Request For Proposals (RFP) to seek potential partners to contribute land or other value to the project; Confluence Companies answered the RFP
- Town Council considered the Sports Development Center concept in May 2022; directed staff to seek public input on location and concept
- Public open house held in June 2022

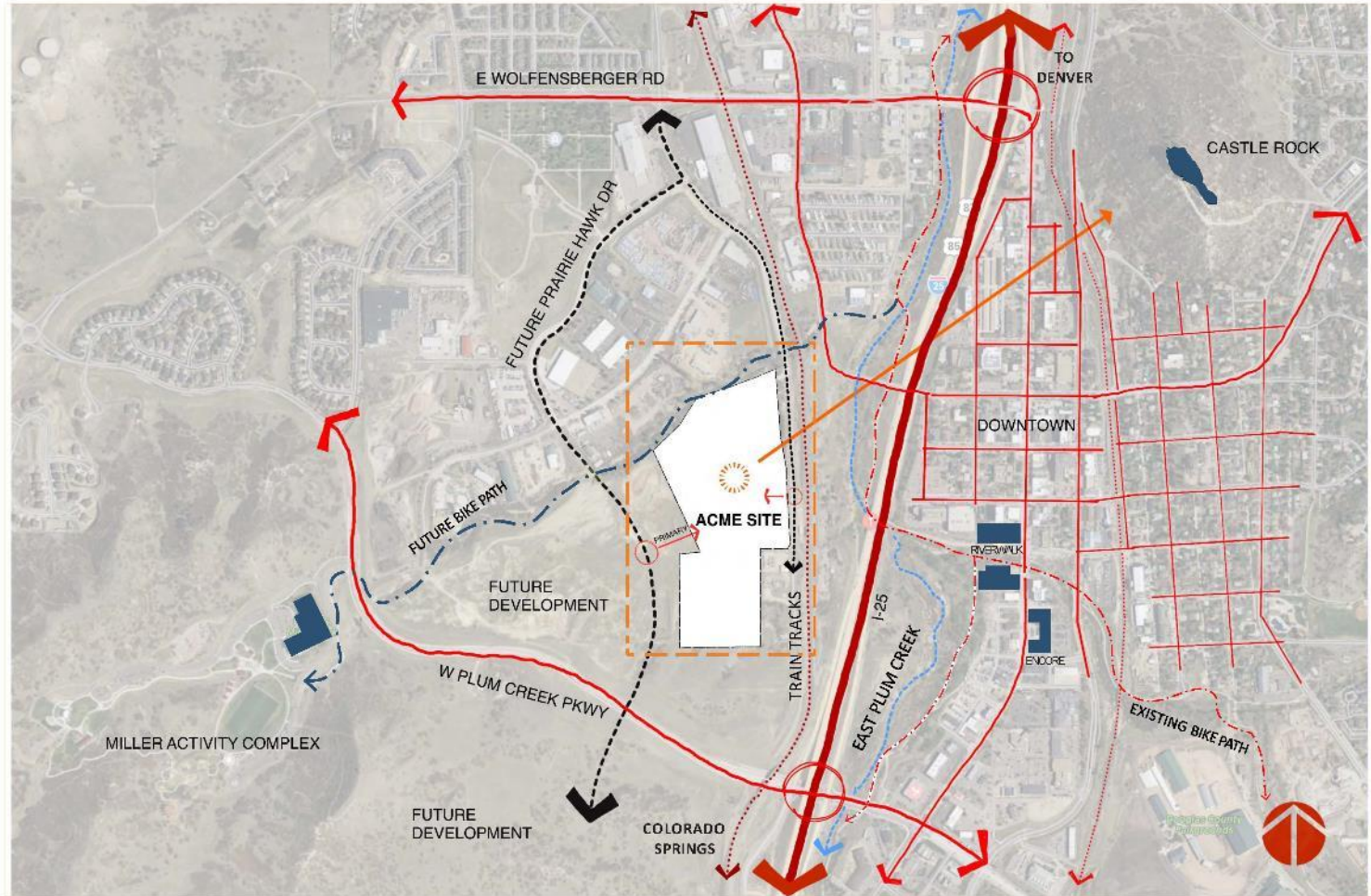
BRICKYARD - Recreation Center



BRICKYARD - Castle Rock

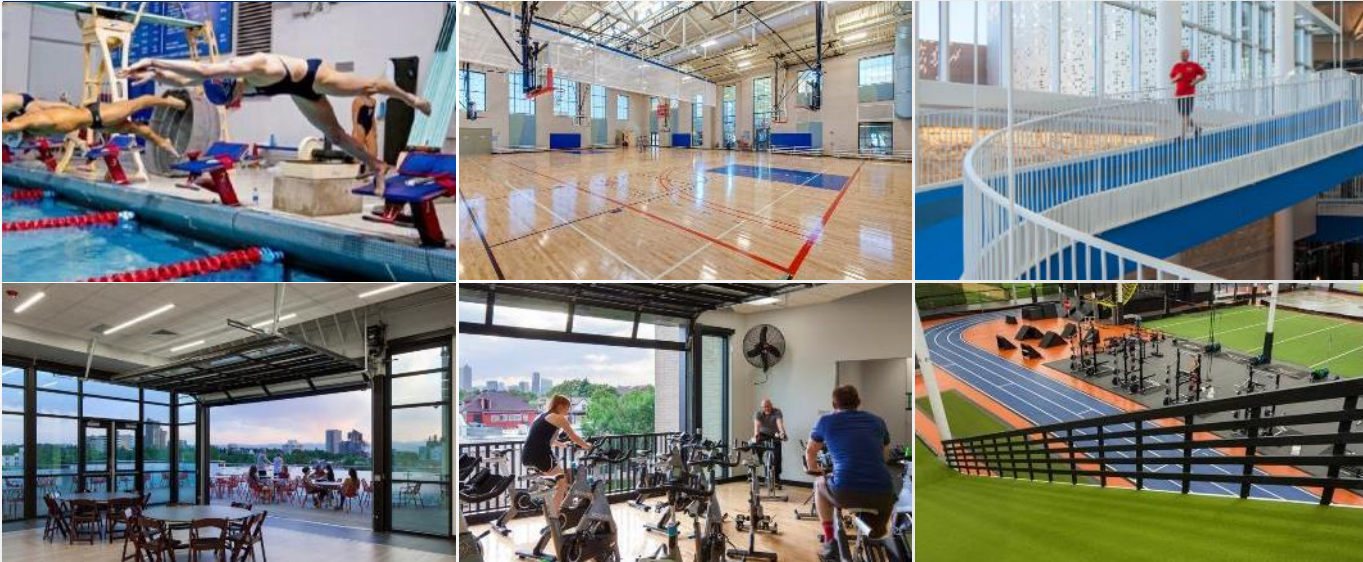


BRICKYARD - Site Analysis



SPORTS DEVELOPMENT CENTER CONCEPT

PROPOSED AMENITIES



PROPOSED SPORTS DEVELOPMENT CENTER QUESTIONNAIRE RESULTS



PLAN FOR PLAY

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

NEXT STEPS

- Due to favorable public feedback, Town staff and Confluence developed a Memorandum of Understanding (MOU) for Council consideration
- Nonbinding MOU defines the relationship between the two entities to plan and construct a sports center at the proposed Brickyard development
- If the MOU is approved by Town Council, staff will present a resolution approving an amended contract with project architect Barker Rinker Seacat (BRS) to initiate schematic design



KEY POINTS OF NONBINDING MOU

Approval for the sports center and the Brickyard will be pursued concurrently.

Town will have authority on facility-related decisions (programs, finishes, design, etc.). Confluence will serve as general contractor and provide owner's representative services.

Confluence will dedicate approximately 11 acres of land for facility construction. The Town will ground lease the property back to Confluence to construct the facility.

The Town will fully control the facility's operation and will make lease payments until the facility debt is retired. Confluence will dedicate the facility to the Town when the final lease payment is made.

The Town will have access to Confluence's private financing if desired, which would not encumber Town collateral needed to issue COP's.

Reduced project costs due to URA and use of stormwater facilities/Brickyard infrastructure, maximizing resources available for the facility.

BUDGET

There is no budget impact directly associated with this MOU. The Town has the capacity to build phase one of a sports development center with a \$63-67 million budget if using private financing or COP's.

The Town funds new facilities using an impact fee charged to new development to ensure that growth helps pay for growth. Impact fees must be used for their designated purpose.



PROPOSED MOTION

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

ALTERNATE MOTIONS

“I move to approve the Resolution as introduced by title, with the following conditions: (list conditions).”

“I move to continue this item to the Town Council meeting on (date) to allow additional time to (list information needed).”



THANK YOU
QUESTIONS?