

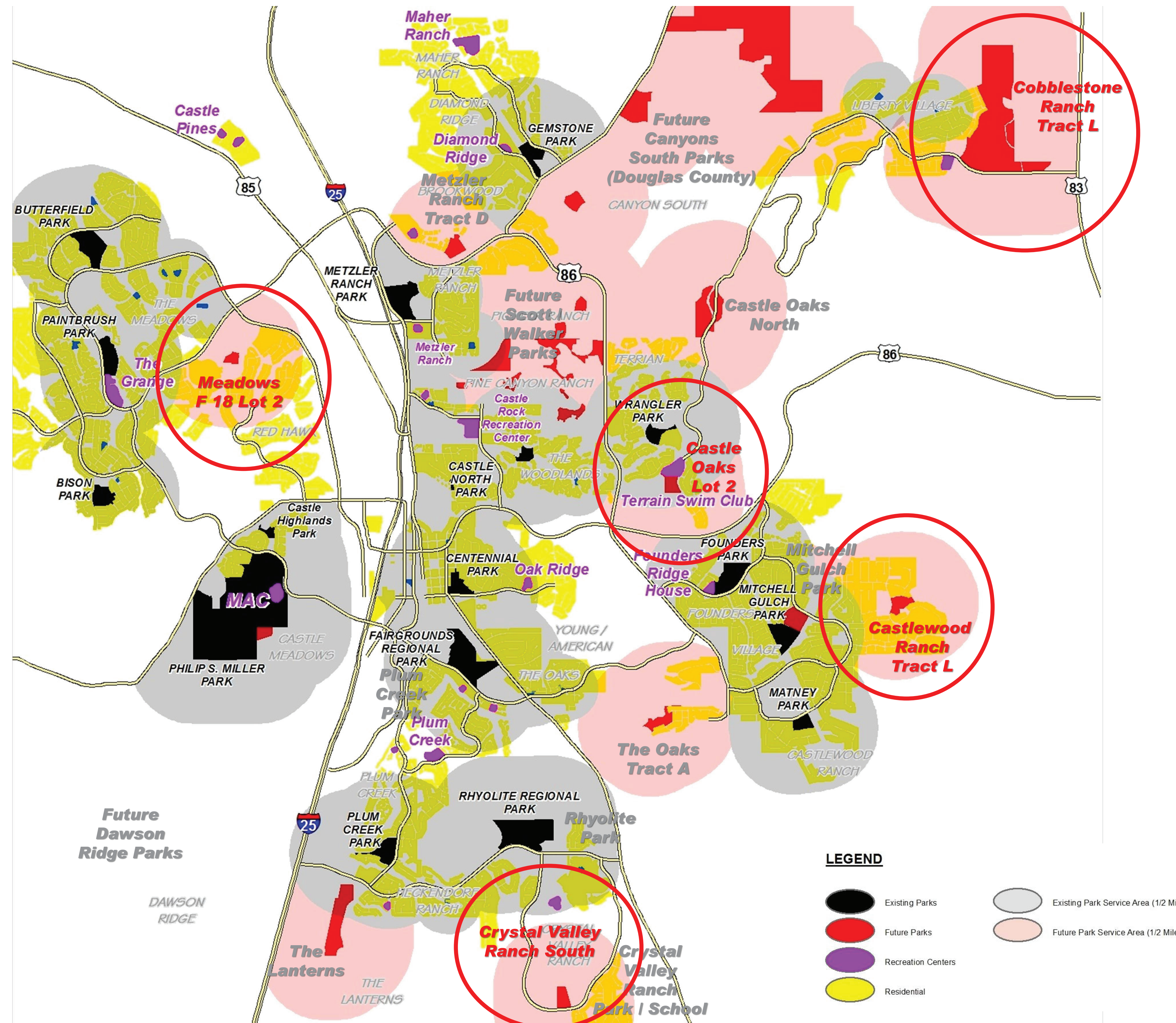
Future Neighborhood Park Planning

Neighborhood Park Planning Prioritization Matrix

Rating Factor's Weight in Points	Prioritization Rating Criteria	Terrain Lot 2 10.94 acre site	Castlewood Ranch Tract L 10.75 acre site	Cobblestone Ranch Tract L 190 acre site	Crystal Valley South / Park-School 10 acre site	Meadows F18 Lot 2 5.51 acre site
25	Public amenities within service radius	Sage Canyon Elementary School and Wrangler Park	Flagstone Elementary School	None, but property used by residents for walking	None	Aspen View Academy Charter School
	Existing athletic fields	2	1	0	0	1
	Existing playgrounds	2	1	0	0	1
	Existing pavilions	3	1	0	0	0
	Numeric ranking (unweighted)	1	3	4	5	2
	Weighted score	5	15	20	25	10
15	Private parks within service radius	2	0	2	0	4
	Playgrounds	1	0	2	0	3
	Swimming pools	1	0	1	1	0
	Tennis courts	0	0	3	0	0
	Neighborhood community center	1	0	1	1	0
	Turf play area	0	0	2	0	4
	Dog park	1	0	0	0	0
	Numeric ranking (unweighted)	3	5	1	2	4
	Weighted score	9	15	3	6	12
10	Access to open space and trails within service radius	Planned McMurdo Gulch Trail / trail under power lines	Mitchell Creek Open Space, paved and soft surface trails	Hidden Mesa Open Space, Cherry Creek Front Range Trail and Hidden Mesa trails	Private trail development inside Loop Road	Red Hawk trails, Ridgeline Open Space - paved and soft surface trails
	Numeric ranking (unweighted)	2	4	1	5	3
	Weighted score	4	8	2	10	6
5	Anticipated cost of development	Access road in place, dry utility move required, undisturbed site, two points of access, water and sewer available	Utilities on west edge, fill site, underlying rock	Large site with no infrastructure, access from Castle Oaks Drive, flat and undisturbed	Must coordinate development with future school site which is unscheduled, surrounding infrastructure not in place	Adjacent to Aspen View Academy Charter School, road access in place, overflow parking available, graded site, surrounding trails in place
	Numeric ranking (unweighted)	3	4	2	1	5
	Weighted score	3	4	2	1	5
10	Programming potential	Adjacent to private recreational amenities, larger site for athletic development	Soil conditions provide some limitations	190 acres, flat ground ideal for a sports complex but first phase would be limited due to funding	Joint park / school site, but no schedule for school development	Potential for shared use with Aspen View Academy Charter School's amenities
	Numeric ranking (unweighted)	3	1	5	2	4
	Weighted score	6	2	10	4	8
30	Current density and growth rate	110 active permits - 270 homes, some within Wrangler Park radius	11 active permits - 483 homes, and proposed Rock Canyon and planned development to the north	41 active permits - 763 homes	112 active permits - 278 homes	130 permitted units - 1,182 homes
	Numeric ranking (unweighted)	1	3	4	2	5
	Weighted score	6	18	24	12	30
5	Operating budget impact	Adjacent to Wrangler Park	Distance from maintenance facility	Potential high cost of development to extend infrastructure in to site from Castle Oaks Drive, greatest distance from maintenance facility	Two miles from Rhyolite Regional Park	Overflow parking in place at Aspen View Academy Charter School
	Numeric ranking (unweighted)	4	3	1	2	5
	Weighted score	4	3	1	2	5
Total Unweighted Score		17	23	18	19	28
Total Weighted Score		37	65	62	60	76

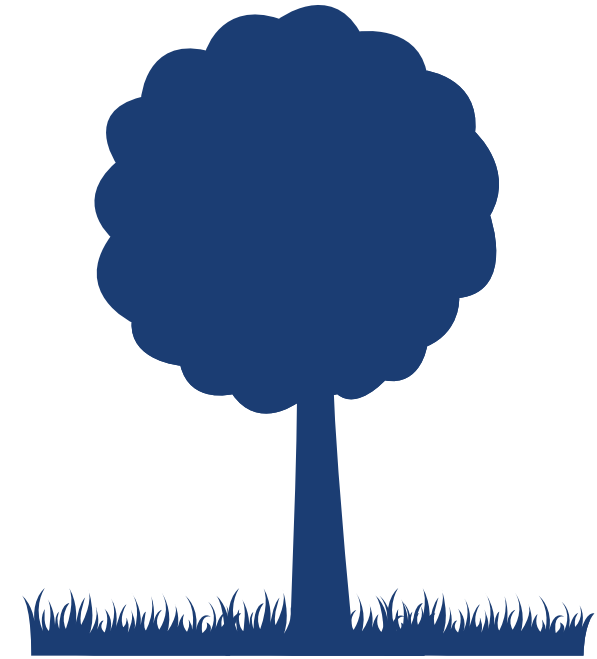
Future Neighborhood Park Planning

Potential Sites Map



Potential Site: Terrain Lot 2

Future Neighborhood Park Planning



Park Size

10.94 acres



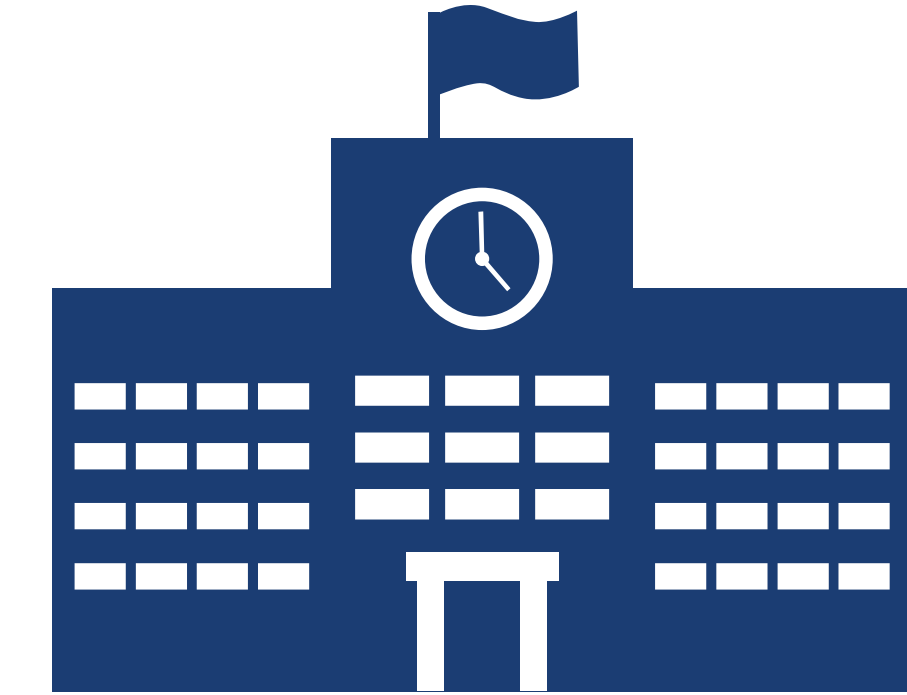
Population Served

270 homes + 110 active permits



Programming Considerations

- Adjacent to private recreational amenities
- Larger site for athletic complex development



Public Amenities within ½ Mile

- Sage Canyon Elementary School
- Wrangler Park



Trails and Open Space Access within ½ Mile

Planned McMurdo Gulch Trail / existing trail under electrical transmission lines



Cost Considerations

- Access road is already in place
- Dry utility move required
- Undisturbed site
- Two points of access
- Water and sewer are available

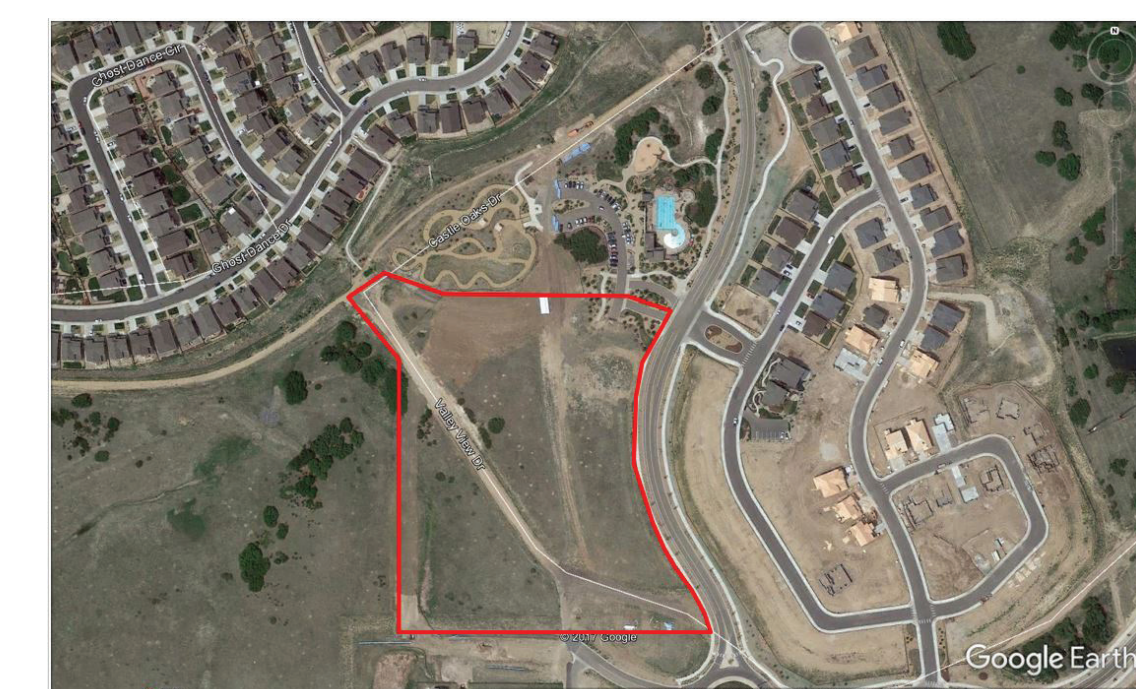
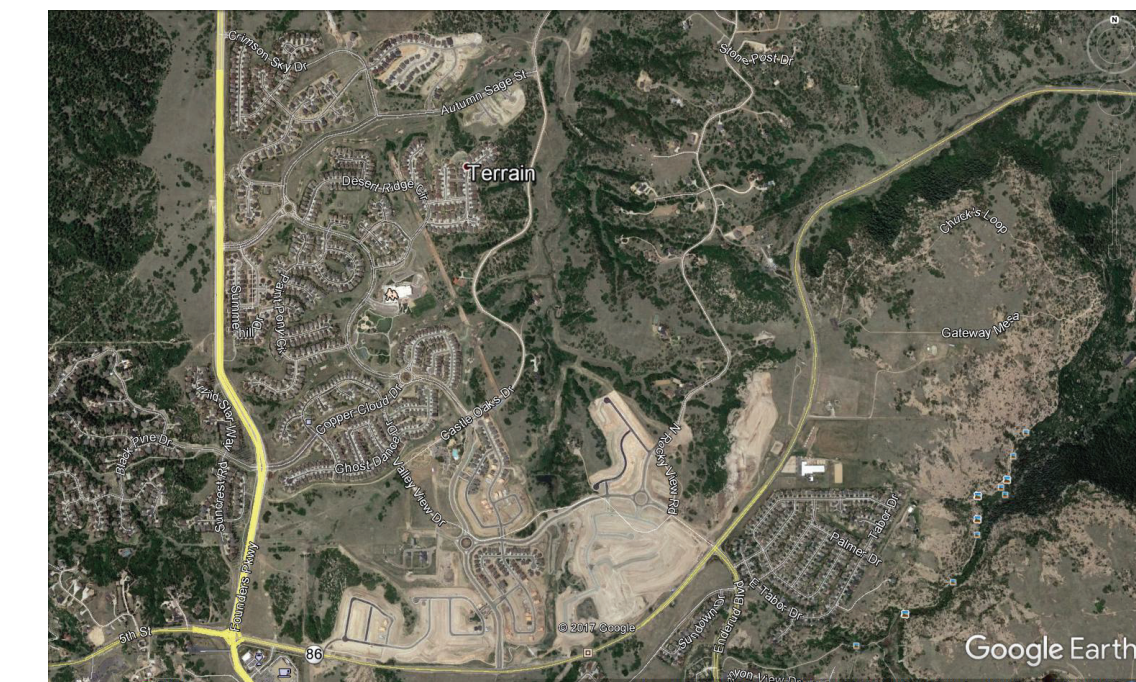


Existing Amenities within ½ Mile

- 2 athletic fields
- 3 playgrounds, 2 public + 1 private
- 3 pavilions
- 2 private parks
- 1 private swimming pool
- 1 neighborhood community center
- 1 private dog park

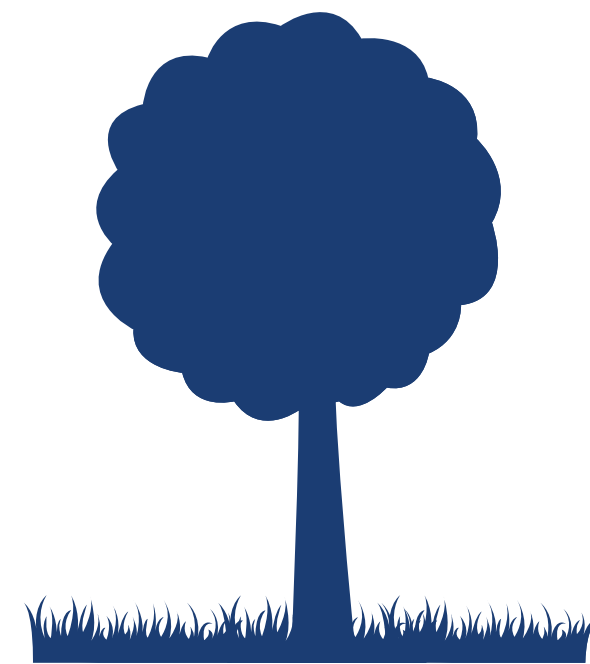


Location



Potential Site: Castlewood Ranch Tract L

Future Neighborhood Park Planning



Park Size

10.75 acres



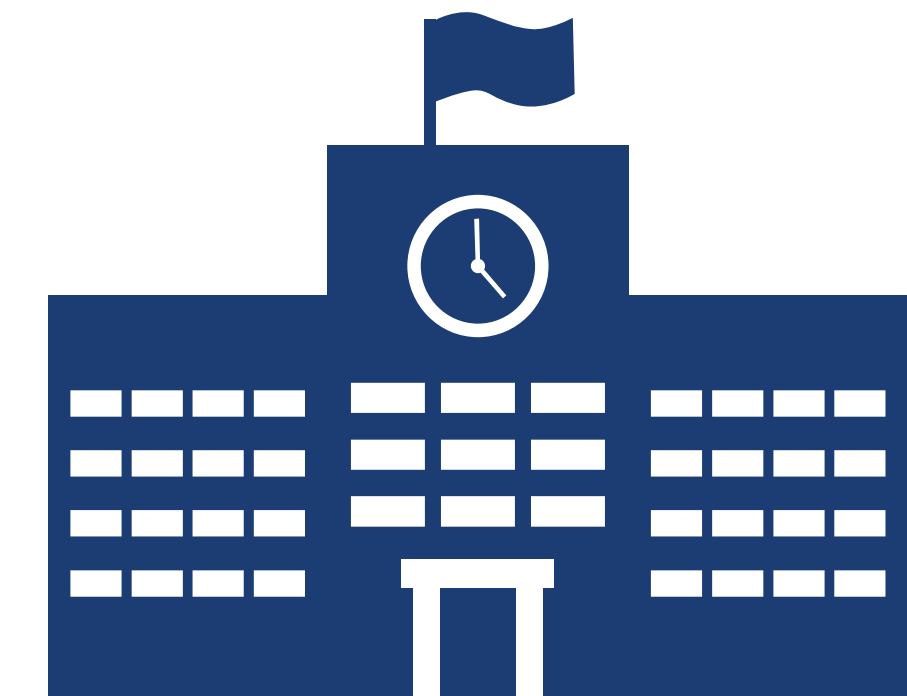
Population Served

483 homes + 11 active permits, and proposed Rock Canyon and planned development to the north



Programming Considerations

Soil conditions provide some limitations



Public Amenities within ½ Mile

Flagstone Elementary School



Trails and Open Space Access within ½ Mile

Mitchell Creek Open Space, paved and soft surface trails



Cost Considerations

- Utilities on west edge
- Fill site
- Underlying rock
- Distance from park maintenance facility

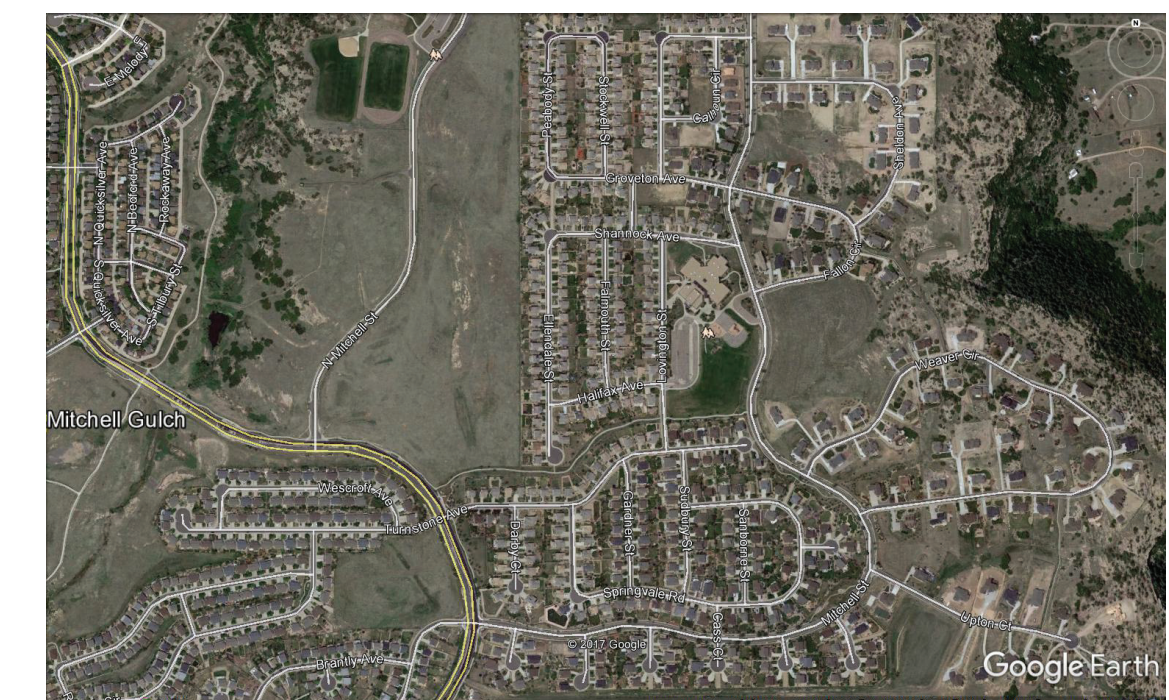


Existing Amenities within ½ Mile

- 1 athletic field
- 1 playground
- 1 pavilion

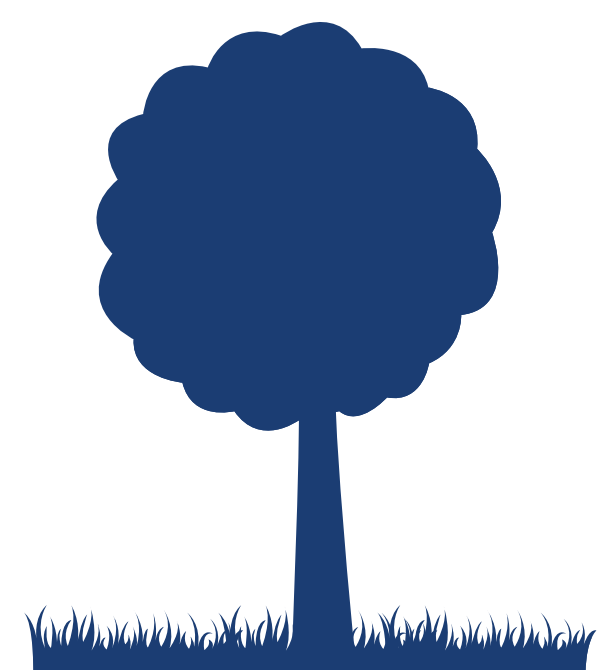


Location



Potential Site: Cobblestone Ranch Tract L

Future Neighborhood Park Planning



Park Size

190 acres



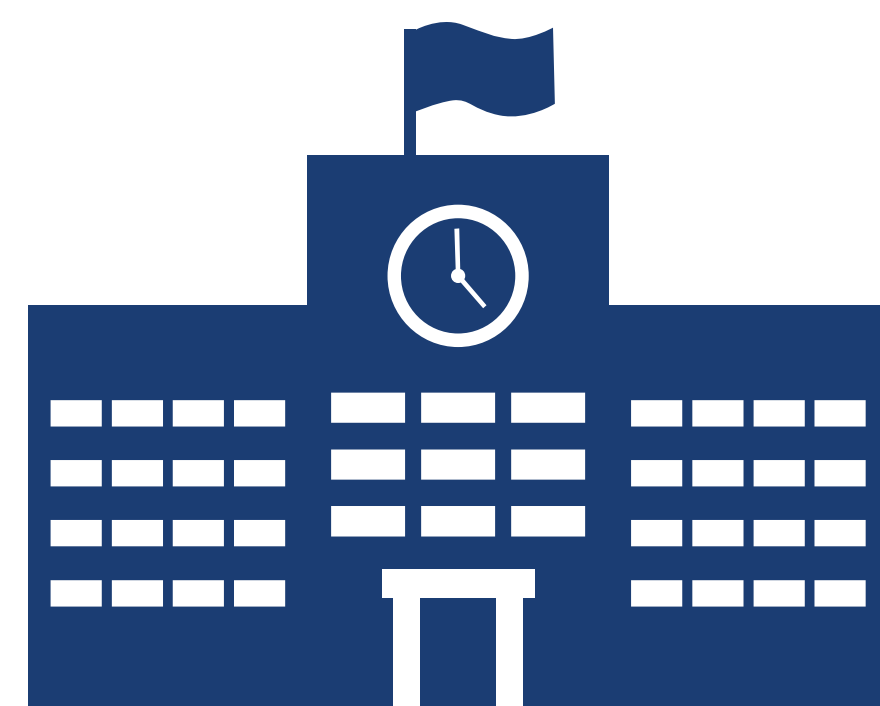
Population Served

763 homes + 41 active permits



Programming Considerations

Flat ground ideal for sports complex, but first phase would be limited due to funding



Public Amenities within 1/2 Mile

None, but property is currently used as walking path by residents



Trails and Open Space Access within 1/2 Mile

- Hidden Mesa Open Space
- Cherry Creek Front Range Trail
- Hidden Mesa Trails



Cost Considerations

- Large site with no infrastructure
- High cost of development to extend infrastructure in to site from Castle Oaks Drive



Existing Amenities within 1/2 Mile

- 2 private parks
- 2 private playgrounds
- 1 private swimming pool
- 3 private tennis courts
- 1 neighborhood community center
- 2 private turf play areas

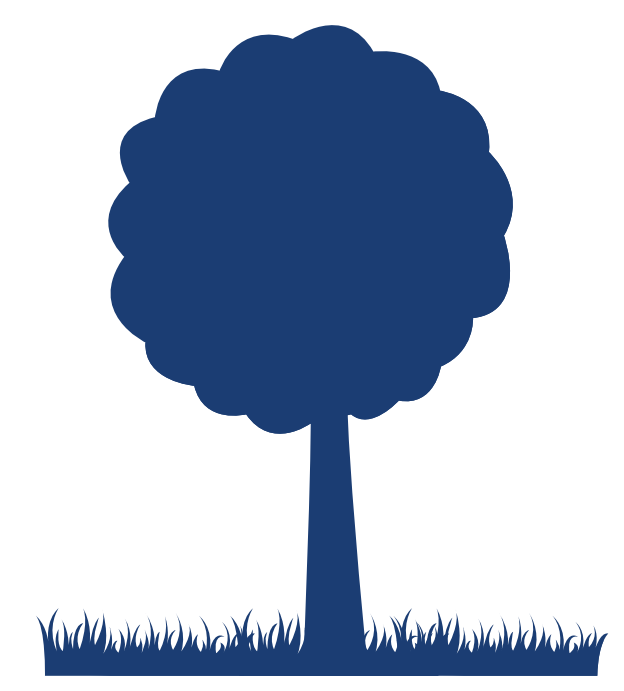


Location



Potential Site: Crystal Valley South / Park School

Future Neighborhood Park Planning



Park Size
10 acres



Population Served
278 homes + 112 active permits



Programming Considerations
Future joint park / school site, but no schedule for school development



Public Amenities within 1/2 Mile
None



Trails and Open Space Access within 1/2 Mile
Private planned trail development inside Loop Road



Cost Considerations

- Surrounding infrastructure not yet in place
- Must coordinate development with future school site, which is unscheduled

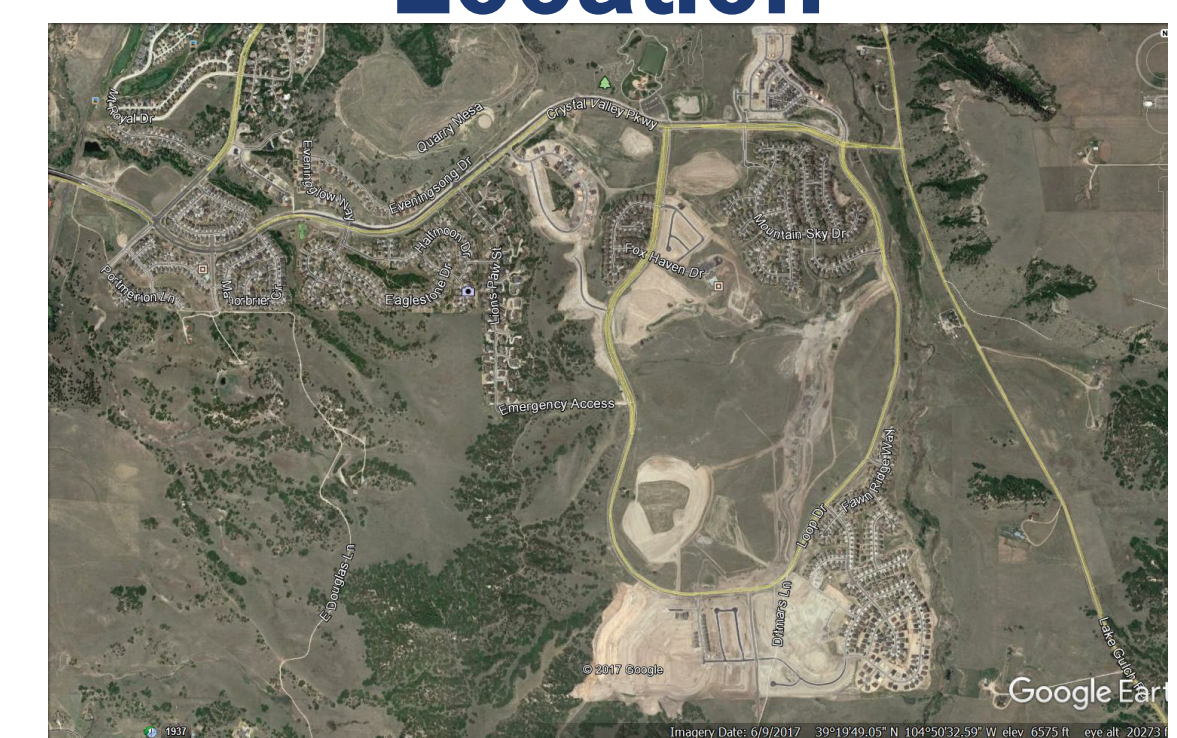


Existing Amenities within 1/2 Mile

- 1 private swimming pool
- 1 neighborhood community center
- New private amenities under construction include athletic field, dog park, multi-use court, playground and picnic pavilion, slated for completion in 2018

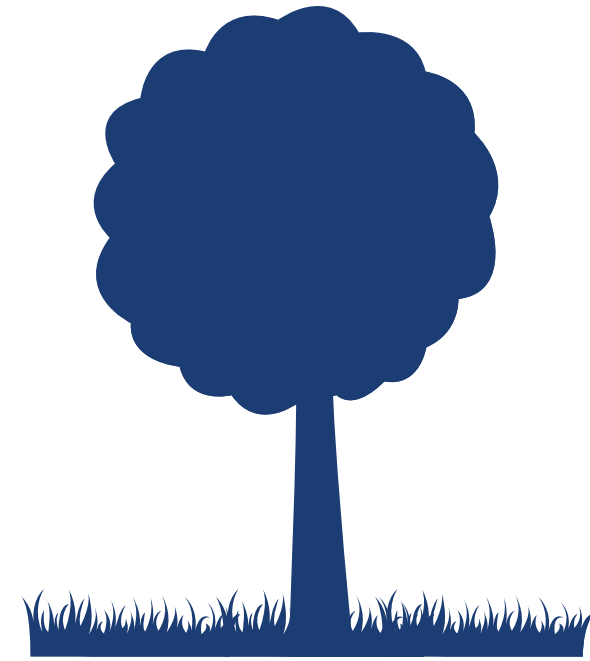


Location



Potential Site: Meadows F18 Lot 2

Future Neighborhood Park Planning



Park Size

5.51 acres



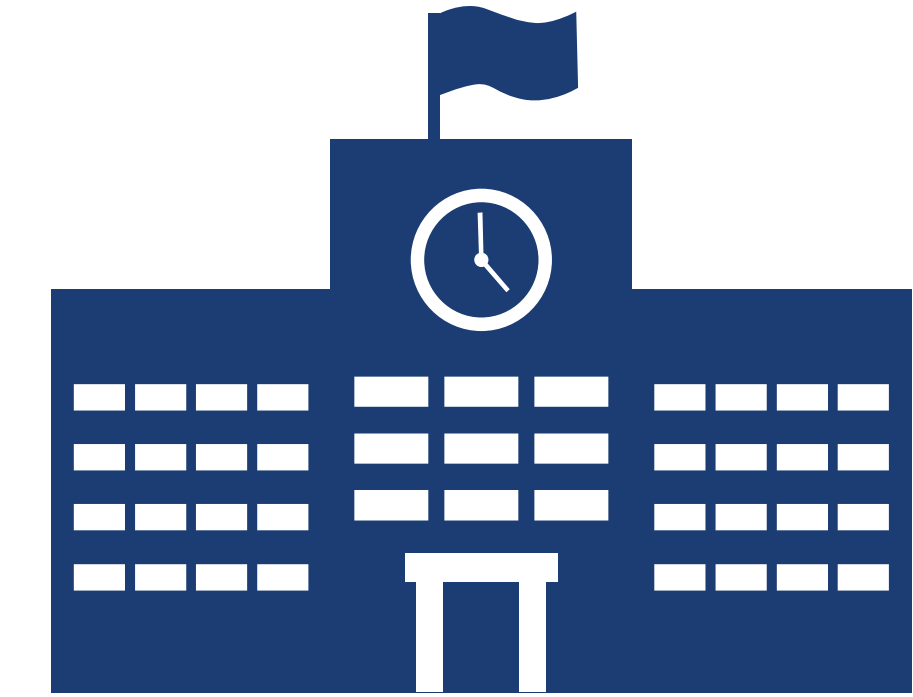
Population Served

1,182 homes + 130 active permits



Programming Considerations

- Potential to combine fields with Aspen View Academy for field programming
- Shared parking with Aspen View Academy in evenings and after hours



Public Amenities within ½ Mile

Aspen View Academy Charter School



Trails and Open Space Access within ½ Mile

- Red Hawk trails
- Ridgeline Open Space, paved and soft surface trails



Cost Considerations

- Graded site
- Overflow parking in place at Aspen View Academy
- Surrounding trails in place
- Smallest of all available sites
- Road access in place

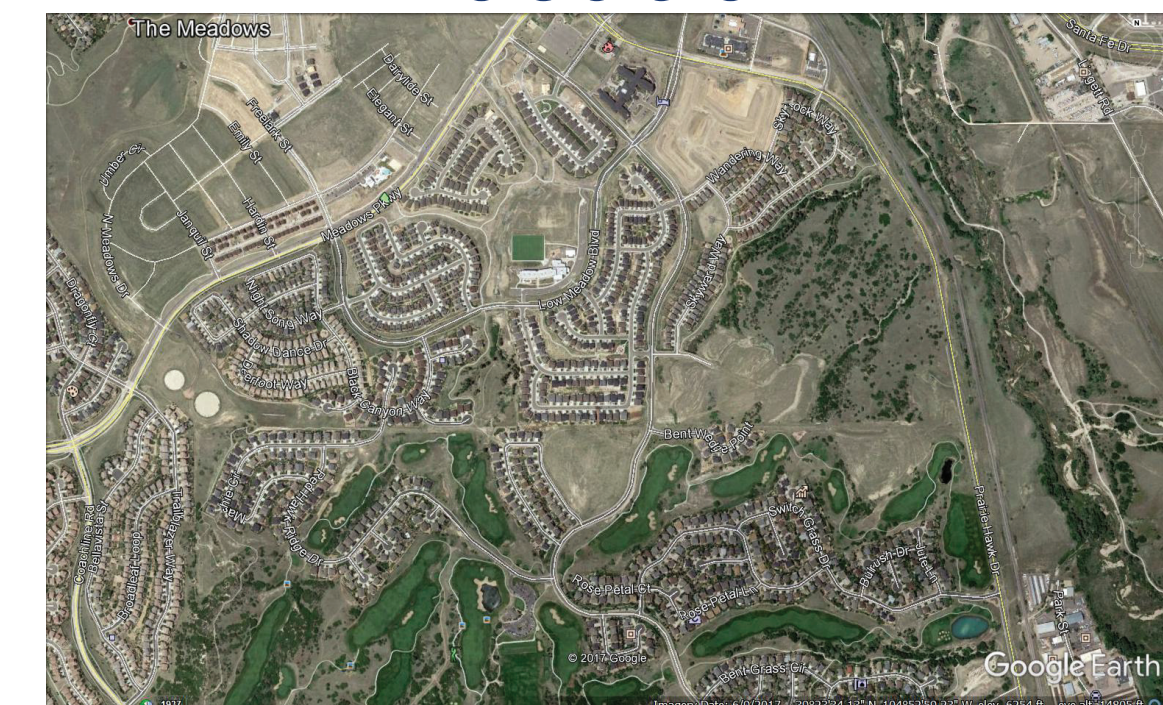


Existing Amenities within ½ Mile

- 1 athletic field
- 4 playgrounds, 1 public + 3 private
- 4 private parks
- 4 private turf play areas



Location



Future Neighborhood Park Planning

Town of Castle Rock Park, Open Space and Trail Standards

Open Space

Castle Rock boasts 5,841 acres of public and private open space within the 34 square mile boundary. Since 2008, the amount of public open space managed by the Town has increased 97 percent to 2,778 acres. Currently, 27 percent of land within Town limits is dedicated open space. This number will continue to rise as new open space areas are platted within the Canyons South, Lanterns, Scott / Walker Ranch, Terrain and Young American developments, and for areas along East Plum Creek.

Trails


\$500,000 per year is available to construct both regional trails and to complete street sidewalk connections that are not included in future development plans. The East Plum Creek Trail south extension to Crystal Valley Parkway is a top priority in 2018 and 2019.

Parkland dedication requirements for developers

8 acres of park land per 1,000 residents


100
new homes

x


3 persons/
household

=

300
persons

300
persons

1,000
residents

x


8 acres

=

2.4
acres/
100
new homes

					Acres Required to Meet Parkland Standard			
Parks	Current Parkland Standard (acres/ 1,000 pop)	2015 Developed Parkland	Existing and Planned Park Land (acres)	2015 Developed Parkland (acres/ 1,000 pop) (pop 59,374)	2015 (pop 59,374)	2020 (pop 70,448)	2030 (pop 90,266)	Potential Buildout Population 120,000
Regional / Community Parks	6	267	806.69	4.5	356	423	542	720
Neighborhood Parks	2	84.7	197.51	1.4	119	141	181	240
TOTAL	8	351.7	1004.2	5.9	475	564	723	960



Future Neighborhood Park Planning

Park Planning: FAQs

We understand many questions surround the process of neighborhood park planning, and parks and recreation planning in general. That's why we've outlined a few key points to keep in mind while thinking about where you'd like to see Castle Rock's next neighborhood park.

We anticipate developing five to eight acres of park within the allotted \$2 million budget.

Why are you building a new park, rather than updating a current park or adding a new indoor facility?

Current park updates, recreation facility updates and the development of new recreation facilities are funded differently than neighborhood parks, including projects such as this.

The Parks and Recreation Department's 2018 - 2020 Strategic Plan will focus on the following items, and will be addressed through public process in the fall of 2017:

- Rueter-Hess Reservoir access
- Repair, replacement and renovation at existing parks and facilities
- Open space and trails
- Facility study for indoor recreation facilities
- Recreation programming needs
- Business system / administrative needs
- Operations and maintenance
- Golf operations and maintenance, and
- Special events.

What are impact fees? How much money do they generate for the Town?

Development impact fees are paid at the time a building permit is issued. These fees are used to meet infrastructure needs caused by growth. A 3,000 square foot single family home generates \$3,849* in impact fees.

*Actual fees dependent upon residential unit size.

How are the Town's major park and recreation priorities funded?

Our core service priorities are funded through various means, and therefore projects within our core service priorities arise at different times.

Neighborhood park development is funded through Impact Fees. The Town's involvement with the *Rueter-Hess Reservoir* is funded through the General Fund, Impact Fees and unobligated fund balance. Both the Conservation Trust Fund and Douglas County Shareback Fees work toward *maintaining safe facilities* and *upgrading existing parks*. Level of service standards for *indoor facilities* are funded through Impact Fees. *Recreation* is funded through the Community Center Fund, including both user fees and sales and use taxes. Lastly, *trails* are funded through the Transportation Fund, which includes sales and use tax.

Can I help choose amenities at the new neighborhood park?

Amenities at the new neighborhood park will be determined following site selection. Public input on the selection of these items is welcome and will be sought following site selection.

How is parkland acquired in the Town?

The Town of Castle Rock Municipal Code requires the dedication of 8 acres of parkland per 1,000 residents. Standards call for 6 acres of community and regional parkland per 1,000 people.

For additional information, visit CRgov.com/FutureParks or email parks@CRgov.com