

DISCUSSION/DIRECTION: SPORTS DEVELOPMENT CENTER



MAY 17, 2022



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.

COMMUNITY SUPPORTED PLANNED APPROACH



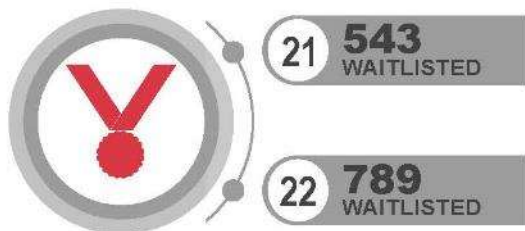
The Castle Rock community supports Town-operated indoor recreation and has for over 30 years with the first project, the Castle Rock Community Recreation Center, which was initially developed in 1988 (population 9,000) through a voter-supported bond initiative.

Impact fees were later adopted to provide new community recreation facilities to ensure growth helped pay for growth, funding expansion of the Castle Rock Community Center in 2006 and establishing the Miller Activity Complex in 2014.

WAITLISTED PROGRAM PARTICIPANTS

2021 & 2022 TO DATE

Due to lack of *indoor gym space*



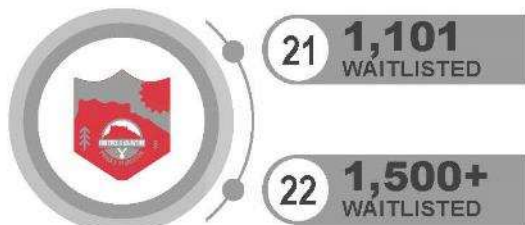
ATHLETICS

Due to lack of *pool space*



AQUATICS

Due to lack of *indoor gym & turf space*



CAMPS

Due to lack of *classroom space*




ARTS & ENRICHMENT

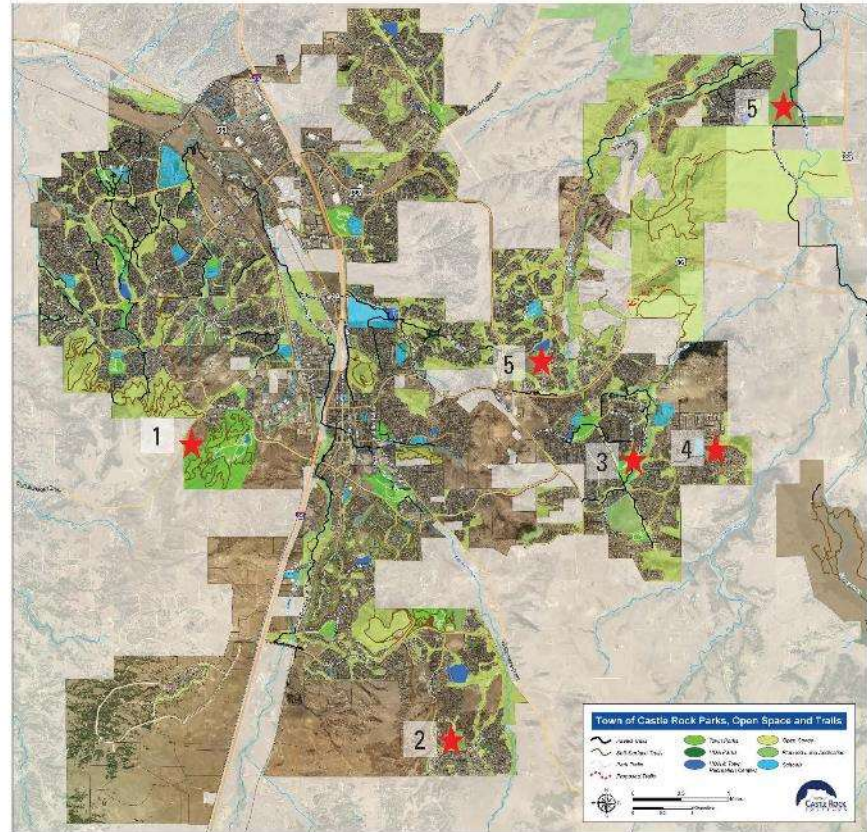
Nearly **5,000 participants waitlisted** since January 2021

TOWN OWNED PARK PROPERTY GREATER THAN 10 ACRES

1. Philip S. Miller Park - Wolfensberger Road Access
2. Crystal Valley Ranch Tract H
3. Mitchell Gulch park
4. Castlewood Ranch Filing 2 Tract L
5. Terrain Lot 2
6. Cobblestone Ranch Park

 Refer to map for park locations

Available Town-owned locations are within neighborhoods. Recent public feedback has indicated concern related to placing traffic-generating facilities close to homes.



REQUEST FOR PROPOSALS



2021

Staff issued an RFP to seek potential partners to contribute property since the proposed project budget does not include land acquisition.

BRICKYARD

Confluence Companies submitted proposal to provide land, financing and construction services.

The proposed Brickyard project off of Prairie Hawk Drive will provide a mixed-use development and clean up a blighted industrial property in central Castle Rock, adjacent to I-25 and the future Prairie Hawk Extension.

SPORTS DEVELOPMENT CENTER



This discussion/direction item is focused on the location and concept in the proposed Brickyard development.

Complement the youth-centered Miller Activity Complex and traditional recreation options available at the Castle Rock Community Recreation Center.

First phase proposed to include five indoor courts, 25x25 meter competition pool, 3-4 lane warm-up pool, spectator seating, indoor adventure track, fitness and sports training areas, meeting and team rooms, and locker rooms

SPORTS DEVELOPMENT CENTER



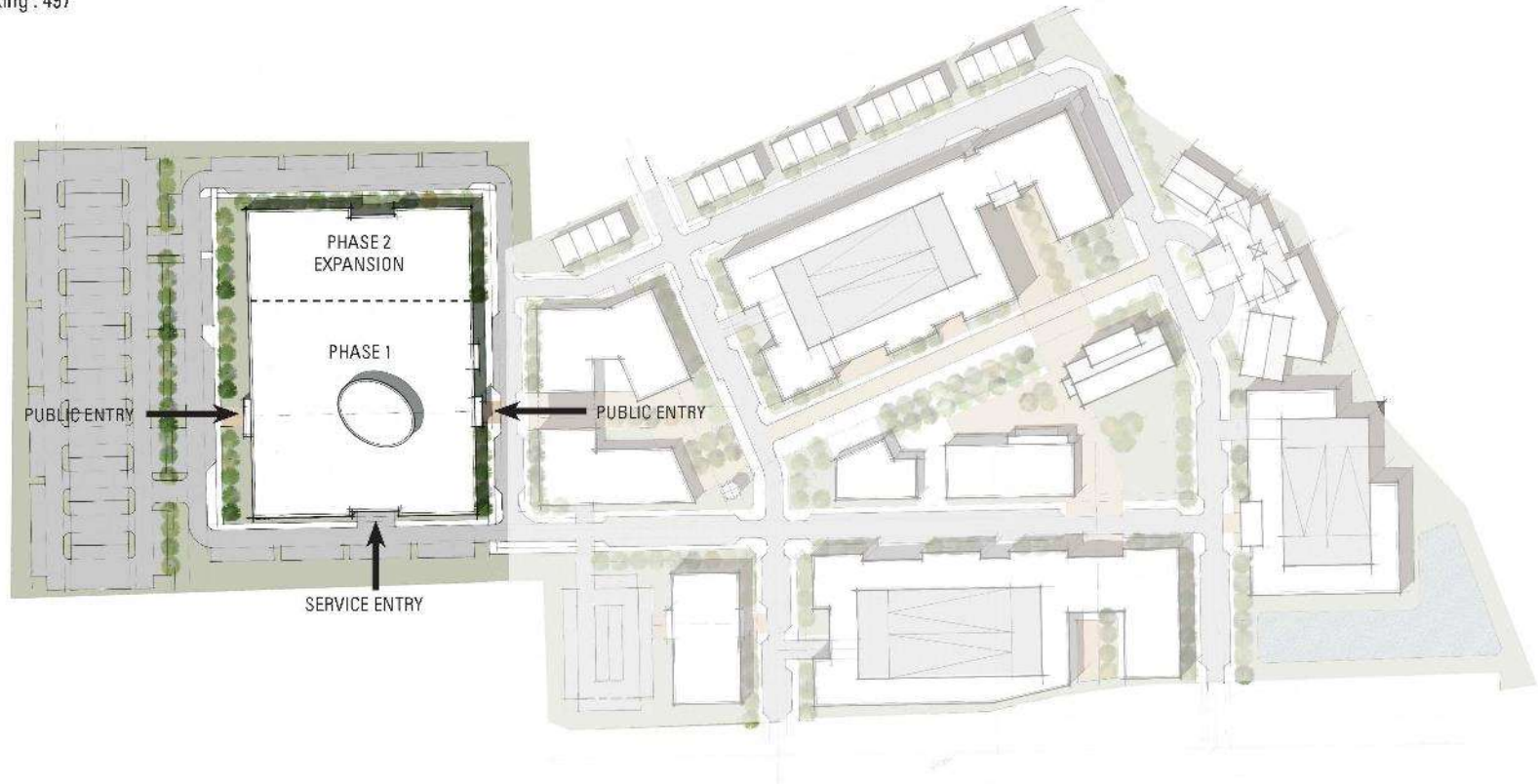
The latest recreation facility (MAC) was developed through the use of Certificates of Participation (COP's) and paid back with impact fees.

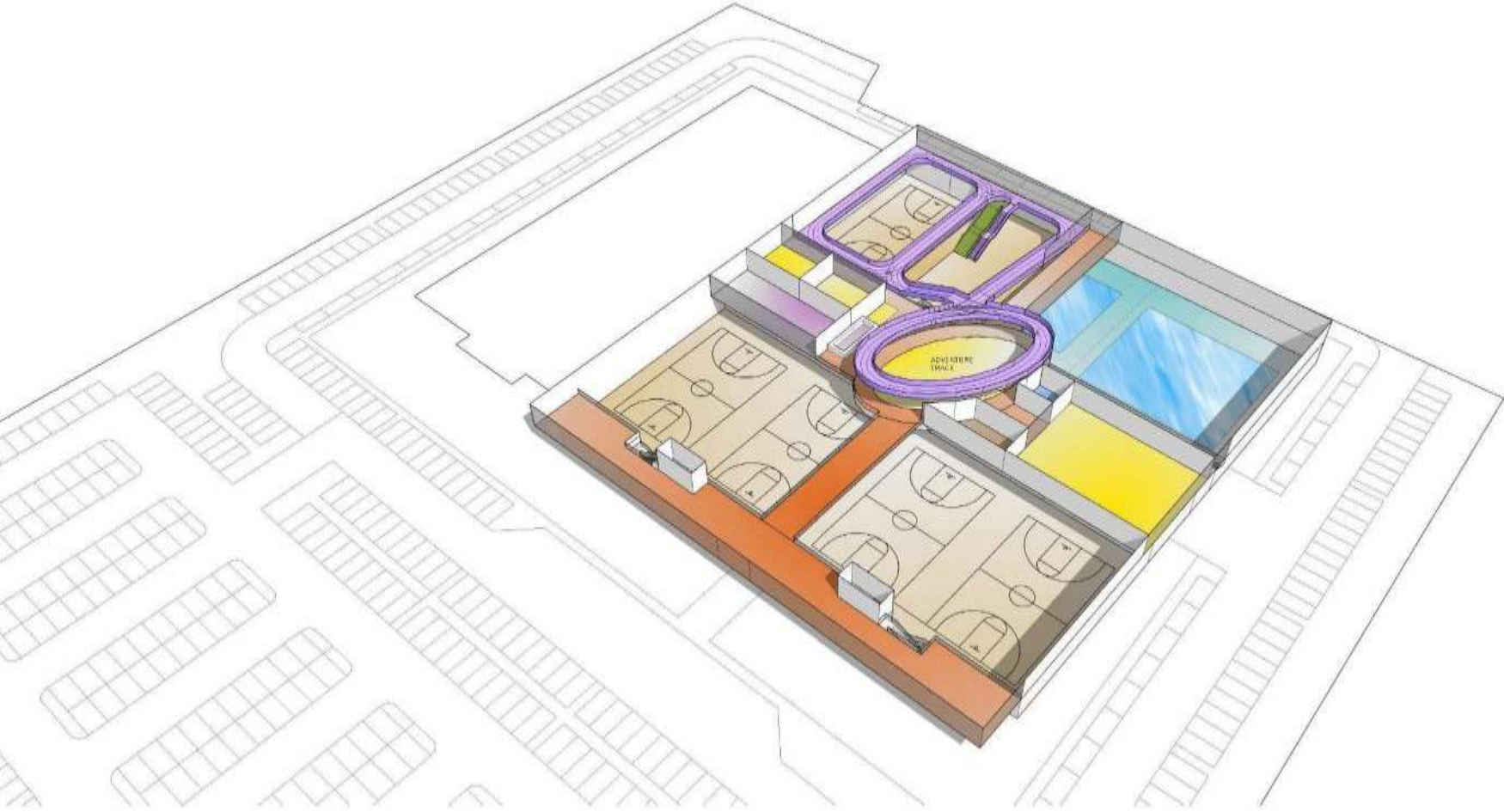
MAC COP's will be paid off in 2023 (10 years early), freeing up resources to combine new COP's and the existing impact fee fund balance.

ACME BRICK DEVELOPMENT SITE CONCEPT

9.62 acres

Total Parking : 497





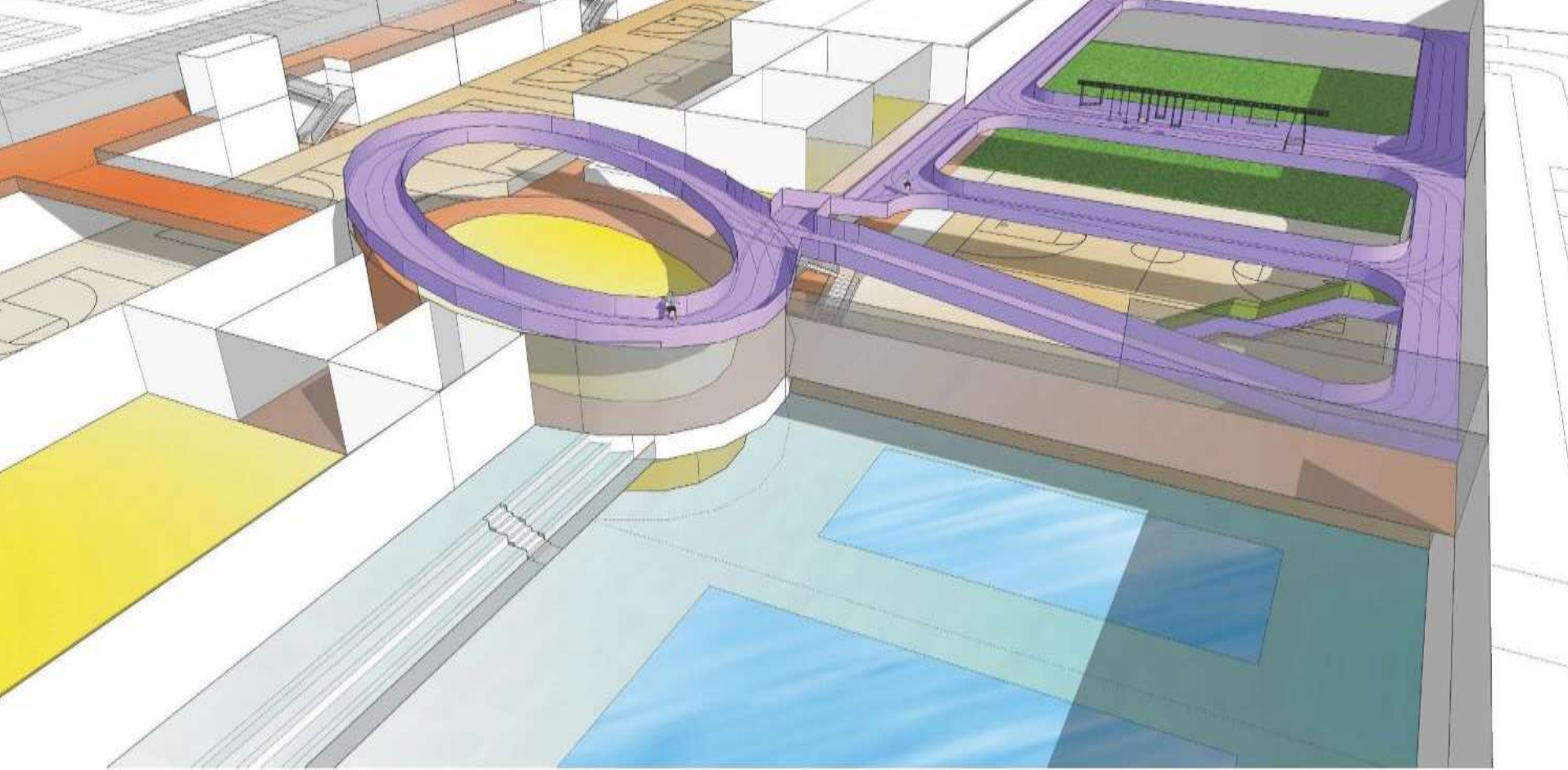
**PHASE 1 CONCEPT
ADVENTURE TRACK**



**PHASE 2 CONCEPT
LOWER FLOOR**



**PHASE 2 CONCEPT
ADVENTURE TRACK**

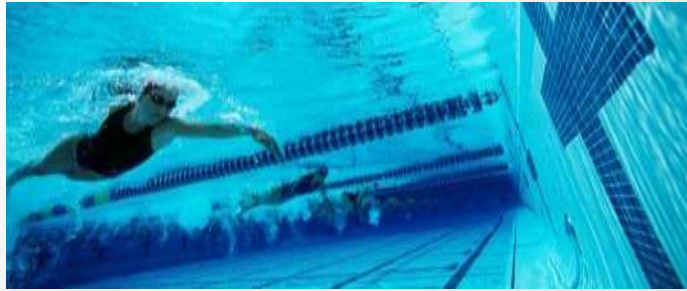


ADVENTURE TRACK CONCEPT

BUDGET

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.

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.



BUDGET

Additional proposed future projects include:

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)

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)

NEXT STEPS

Present study and partnership to community:

Open House

4-6 p.m.

June 14, 2022

Millhouse at Philip S. Miller Park

July 5 - present open house/public feedback to Town Council



THANK YOU
QUESTIONS?