

**RESOLUTION NO. 2019-132  
APPROVING FIRST AMENDMENT TO  
SERVICE AGREEMENT FOR  
(COBBLESTONE RANCH  
NEIGHBORHOOD PARK – MASTER  
PLAN)**



# PROJECT UPDATE

## JUNE 2019 TOWN COUNCIL UPDATE

- Services Agreement with Norris Design – Scope Included:
  - Master plan services
  - First phase design
- Contract for Master Plan services issued in June
- Master planning is complete – summary included in this presentation
- Ready to move to design of the first phase included in the attached resolution

**Location  
Map**

**Legend**  
cobblestone park

Douglas County  
Ownership

Cherry Creek Project  
Water Authority  
Ownership

Cherry Creek Trail

State HWY 83

Cherry Creek Project  
Water Authority  
Ownership

Future  
School

**Cobblestone  
Park Site**

Creek Farms LLC  
Ownership

Castle Oaks Drive

Douglas County  
Ownership

Aqua Lounge Hospitality Group LLC  
Ownership

Google Earth

©2018 Google



1000 ft





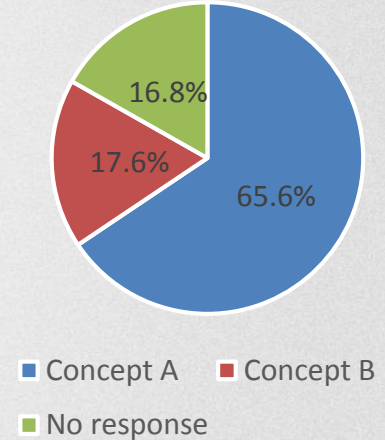


# MASTER PLAN CONCEPTS



Presented at Open House #1 and online survey.

Concept Preference



# Survey Comment Summary

Recreation center, something for strength and cardio training. Doesn't need to have a pool. Rec center on Woodland is just too crowded and hard to find parking spaces.

I like the overall feel and regional park concept. I think that some sort of splash pad or water play area would be a great idea. Parker does not have many of these options and I feel that many Parker residents would make the trip to use a splash pad. As a Cobblestone Ranch resident, I do NOT support any campsites. I feel that it is unfair to the neighborhood to bring campers into the community.

First of all I just want to thank Castle Rock for starting this project! It looks AMAZING! This is so much bigger than we even realized it would be. So many possibilities! Wow!

First- thank you so much for planning a park near Cobblestone Ranch! This park will be amazing. My only suggestion would be that you consider as much soft surface trail as possible. We have so much cement and it is so tough on the human body.

Things that are visually appealing and family friendly.

There should NOT be areas for overnight camping/RV, instead larger BBQ/picnic areas. Needs a large splash park!!!! Our community pool is overwhelmed and undersized. More playgrounds. No need for "hot air balloon fairgrounds", make the disc golf course larger. Sand volleyball courts. No activities areas that require extra payment (i.e. rock wall or zip lines at MAC center)

Concern here is additional traffic and congestion to the area. Keep the events central - Festival Park, downtown  
Please DO NOT bring in large festivals and events

As an owner of one of the currently highest valued homes in Cobblestone Ranch (corner of Arabella and Lynch) I think it would be ridiculous to put parking lots right next to our property. PLEASE be mindful and considerate of home values and what is placed adjacent to higher priced properties.

No camp ground! No one wants to camp in castle rock and no one wants drugs and vagrancy encouraged where their families live.

Food systems, agricultural education, research, food production systems.

Make a unique, true park with lots of shade trees, a sledding hill, and places for people to sit, walk, and ride bikes. Do not turn this into another mass-produced park with sports fields. Do something truly unique like a Japanese garden park with cherry trees and flowering shrubs everywhere.

Anything that is at the Zach Parrish park, that place is amazing!!

I like the focus to be on entertainment for kids. I.e: swings, playground, splash pad/spray park, slides, climbing walls. I really like the idea of a dog park. I think having baseball diamonds, soccer fields, basketball courts, and pickle ball courts would be great, too!

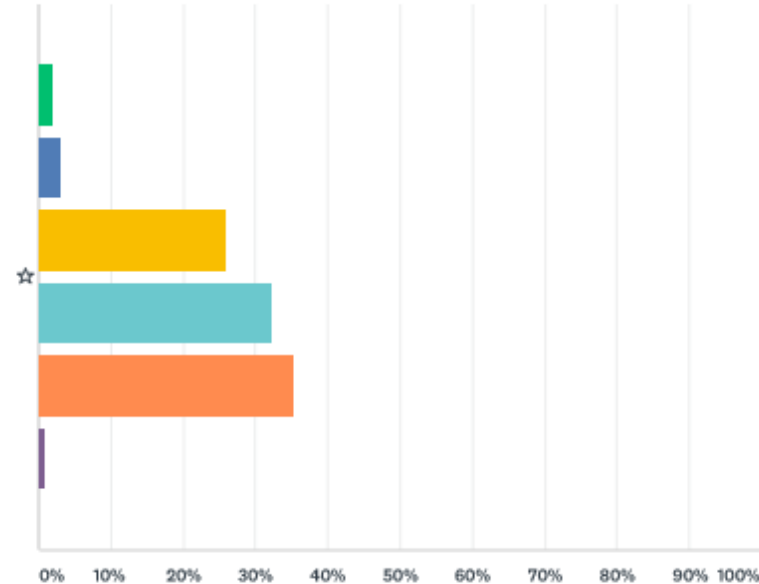
Love the possibility of having a dog park. Dog agility course. Not in favor of RV/camping!

I am concerned about the extra traffic some of these things will bring to the neighborhood. We have a lot of children that play along the streets, and this is a huge safety concern for them. I am also concerned that this could increase crime in the neighborhood.

# SURVEY RESULTS FOR THE MASTER PLAN DRAFT

Q3 On a scale of 1 to 5, how do you like the proposed Cobblestone Ranch Master Park Plan?

Answered: 96 Skipped: 7



■ Totally, missed the mark. 
 ■ Not what I was picturing, but some good ideas. 
 ■ Some things I like, some things I don't. 
 ■ Like it! 
 ■ Love it! 
 ■ N/A

	TOTALLY, MISSED THE MARK.	NOT WHAT I WAS PICTURING, BUT SOME GOOD IDEAS.	SOME THINGS I LIKE, SOME THINGS I DON'T.	LIKE IT!	LOVE IT!	N/A	TOTAL	WEIGHTED AVERAGE
☆	2.08%	3.13%	26.04%	32.29%	35.42%	1.04%	96	3.97
	2	3	25	31	34	1		





- |   |   |   |  |   |   |  |
|---|---|---|--|---|---|--|
| <p>1 Softball Sports Complex</p> <ul style="list-style-type: none"> <li>• 292' Single Field</li> <li>• Artificial turf</li> <li>• Concession/Restroom building</li> <li>• Trash Area</li> </ul> | <p>2 Irrigation Pond Area</p> <ul style="list-style-type: none"> <li>• Water Sealing</li> <li>• Landscaping</li> <li>• about 1/2 mile Play/Trail</li> <li>• Future Amenities</li> </ul> | <p>3 Playground Area</p> <ul style="list-style-type: none"> <li>• Age Segregated Areas</li> <li>• Open Lawn</li> <li>• Shaded Structure</li> <li>• Soft Play</li> </ul> | <p>4 Artisan Sport Court Area</p> <ul style="list-style-type: none"> <li>• Tennis Courts (16)</li> <li>• Multi-sport Courts (5)</li> <li>• Basketball Court</li> <li>• Double Street</li> <li>• Sports Lighting</li> </ul> | <p>5 Soccer Fields (2)</p> <ul style="list-style-type: none"> <li>• 110' x 70'</li> <li>• Artificial turf</li> <li>• Sports Lighting</li> <li>• On-Site Maintenance Facility &amp; Restrooms</li> </ul> | <p>6 Future Flexible Spaces</p> <ul style="list-style-type: none"> <li>• Option 1: (1) 1,000' x 1,000' Field</li> <li>• Option 2: (1) 1,000' x 1,000' Field</li> <li>• Community Space Facility</li> <li>• Option 3: (1) 1,000' x 1,000' Field</li> <li>• Community Space Facility (1)</li> <li>• Restroom</li> </ul> | <p>7 Irrigated Native Flexible Space</p> <ul style="list-style-type: none"> <li>• Native Irrigated Native Flexible Space Area</li> <li>• Irrigated Native Flexible Space</li> <li>• Artificial Irrigation</li> </ul> |
|---|---|---|--|---|---|--|



COBBLESTONE RANCH PARK | DRAFT CONCEPTUAL PLAN  
12/17/2019





1 Mile	12" Gravel (w/ Curbside) (See Note)
1/2 Mile	12" Gravel (w/ Curbside) (See Note)
2.5 Miles	12" Gravel (w/ Curbside) (See Note)
3 Miles	12" Gravel (w/ Curbside) (See Note)
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# PROJECT SCHEDULE

## MASTER PLAN DESIGN (JULY – NOVEMBER 2019)

- Master plan contract – Norris Design
- Information gathering – site survey, utility information, floodplain delineation, access, traffic information, etc.
- Public process – neighborhood outreach, press releases, survey, social media
- Drainage, traffic and utility reports
- Concept development for overall property and cost estimates
- Master Plan completion and first phase identification

## NEIGHBORHOOD PARK DESIGN AND BID PROCESS (JANUARY – SUMMER 2020)

- Neighborhood park design contract – Norris Design (amendment under consideration for approval this evening)
- Public process
- Finalize design concepts 60%, 90% drawings
- Plan review (Development Services)
- 100% bid documents
- Construction contract to Town Council

## CONSTRUCTION (SUMMER 2020 – FALL 2021)



# THANK YOU

QUESTIONS?

*PROPOSED MOTION:  
"I MOVE TO APPROVE THE RESOLUTION AS  
INTRODUCED BY TITLE"*