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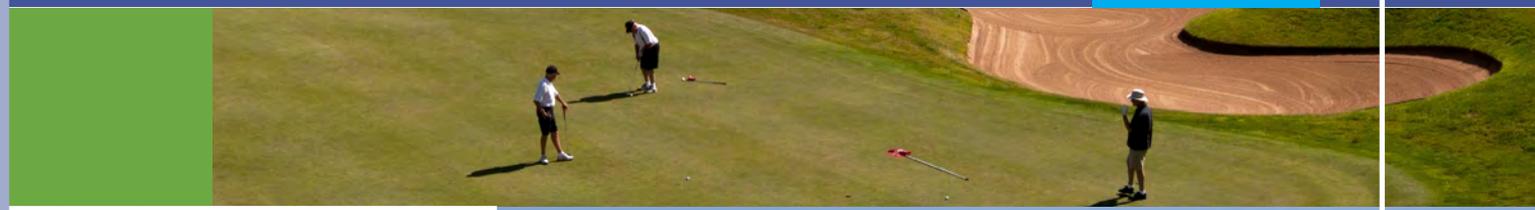
TEAMWORK

FUN



Castle Rock Parks and Recreation Master Plan

2015



Introduction

The picturesque Town of Castle Rock, Colorado, is a freestanding, full-service municipality midway between Denver and Colorado Springs. The 2015 population of Castle Rock is estimated at over 59,000 residents. The quality of life in Castle Rock is exceptionally high – 90 percent of residents were likely or very likely to recommend living in the community, as measured by the Town’s 2015 community survey, and Money Magazine consistently recognizes Castle Rock as one of the country’s best places to live.



Rock Park

The Town encompasses 34 square miles, at 6,200 feet of elevation, and is traversed by Interstate 25 and U.S. Highway 85. Some of Castle Rock’s most beautiful and prominent features are its parks, open spaces and trails. The Town boasts 20 developed parks; about 5,800 acres of open space (roughly half of which the Town owns); and nearly 75 miles of paved and natural surfaces trails. The national Gold Medal-winning Parks and Recreation Department maintains those properties as well as an 18-hole golf course, two outdoor pools, an 84,000 square foot Recreation Center and the new 60,000 square foot Miller Activity Complex (MAC) at Philip S. Miller Park.

The Parks and Recreation Department is committed to service, innovation, community, teamwork and fun. The community vision guides the department in enhancing the natural environment, providing a wide range of recreational programs and preserving the community’s character. The department focuses on solutions and relationships with community partners, stakeholders, businesses and volunteers, which are

key to the department’s successful service delivery. More than 80 percent of respondents to the 2015 resident survey had visited a Town park in the past year, and respondents rated the park, open spaces and trails exceptionally high at 4.5 on a scale of 1 to 5.

The department’s operating and capital budget for 2015 is more than \$18 million. The staff consists of 43 full-time employees and over 500 part-time / seasonal employees. Volunteers spent more than 44,000 hours last year helping the department to operate programs and maintain properties.

The purpose of this Master Plan is to guide the community’s efforts to respond to ongoing growth, by addressing newly created needs for parks and recreation facilities, expanding the network of protected open spaces, and linking the community together through an interconnected trail system to preserve the unique character and high quality of life that residents expect. The Parks, Recreation, Open Space and Trails Master Plan is intended to provide the general direction for the Parks and Recreation Department for the next 5 – 10 years. The plan supports, and is a subset of the Town of Castle Rock Comprehensive Master Plan. Specific direction for program and capital development needs established by this master plan will be identified through the Parks, Recreation, Open Space and Trails 3-year Strategic Plan, which will be updated on an annual basis.

The Master Plan begins with an analysis of current conditions, including existing resources, programs and facilities provided by the Town and other entities that serve Town residents. Chapter 2 describes the demand for services and addresses current and future needs. Chapter 3 is the foundation of the plan, a compilation of principles and policies that establish the direction for the Town’s programs and activities. Chapter 4 presents the plan’s recommendations for new parks, recreation facilities, trails, and open space and the final chapter focuses on financing and implementation strategies.

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Chapter 1

Existing Recreational Resources

This section describes the Town's existing recreation resources and identifies major issues that emerged from staff input, user interviews, benchmarking, community survey and other means. Map 1 shows the location of these resources within the community.

A. Park Inventory

Twenty developed public parks of various sizes serve Castle Rock residents. The Parks and Recreation Department is primarily focused on providing neighborhood, community and regional parks. Although a few pocket parks are managed by the Town, HOA and Metropolitan Districts usually provide these complementary services and private community centers and pools. Table 1-1 shows all developed and planned parks with sizes ranging from the Triangle Park at 0.1 acres to the newly constructed 270-acre Philip S. Miller Park. In addition to existing parks, the Town owns all or a portion of seven undeveloped parks and another six parks are currently zoned or will be zoned through the planning of future developments, but have not yet been dedicated to the Town.

Park Standards / Classifications

Regional Parks

Regional parks are very large parks that serve a variety of needs and usually combine open space conservation and recreation facilities. The Town owns three regional park sites that are either undeveloped or in various stages of development and Douglas County provides one regional park, the Douglas County Fairgrounds.

The regional park classification includes both highly developed sites as well as parks intended to emphasize open space preservation along with developed facilities. The common elements of this classification are that the sites are very large and the parks provide facilities and recreational amenities intended to serve Town residents as well as the

Table 1-1. Existing Developed and Undeveloped Parks in the Town of Castle Rock

Park Area	Size in Acres	Developed Areas
Regional Parks		
Rhyolite Regional Park	40.0	40.0
Liberty Village Regional Park (undeveloped)	189.69	0.0
Philip S. Miller Park	270.0	50.0
Douglas County Fairgrounds (Douglas County)	87.0	87.0
Total	586.69	177.0
Community Parks		
Metzler Ranch Community Park	32.8	32.8
Founders Park	27.3	27.3
Butterfield Park	29.9	29.9
Terrain North (future)	30.0	0.0
Canyons South Community Park (future)	30.0	0.0
Scott / Walker Community Park (future)	30.0	0.0
The Lanterns (not yet dedicated)	40.0	0.0
Total	220.0	90.0
Neighborhood Parks		
Plum Creek Park	7.9	0.5
Mitchell Gulch Park	38.2	6.0
Centennial Park	13.2	13.2
Gemstone Park	9.0	9.0
Matney Park	10.0	10.0
Castle North Park	1.6	1.6
Bison Park	12.0	12.0
Castle Highlands Park	5.0	1.0
Paintbrush Park	20.2	20.2
Wrangler Park	9.0	9.0
Meadows Park Filing 18 (undeveloped)	5.5	0.0
Castlewood Ranch Park Filing 2 (undeveloped)	10.65	0.0
Castle Oaks South (undeveloped)	10.86	0.0
Crystal Valley Ranch Filing 10 (undeveloped)	10.0	0.0
The Oaks (undeveloped)	6.0	0.0
Metzler Filing 7 Park (future)	10.2	0.0
Scott / Walker Neighborhood Park (future)	16.0	0.0
Total	195.31	82.5
Pocket Parks		
Festival Park	0.5	0.5
Glovers Park and Community Garden	0.2	0.2
Triangle Park	0.1	0.1
Baldwin Park	0.9	0.9
Total	2.2	2.2
Total Existing and Planned Parks Acreage	1,004.2	351.7

surrounding region. As such, regional parks can often involve partnerships involving several jurisdictions that come together to provide a service or benefit that they can't individually afford or that they can provide more economically through a partnership. Typically, regional parks contain a mix of developed parklands, such as active sports fields, natural and cultural areas, and other amenities. Often, regional parks place an emphasis on regionally significant resources such as, open space, fairgrounds, lighted sports complexes and other regional attractions.

The size of regional parks can vary greatly, but they are typically more than 200 acres with a minimum size of 50 acres.



Philip S. Miller Park (Regional Park)

Community Parks

Community parks are generally destination oriented and offer a wide range of more intensively used recreation facilities, such as athletic fields for team sports, large group picnic areas, and swimming pools. They should be equitably distributed throughout the town and easily accessible by all residents. Ideally, they should also be connected via the core off-street trail system to reduce the need for park users to drive to the park. Sports complexes can be considered as a type of community park that is intensively developed with sports facilities and lacks the balance of passive and active uses more typical of a community park.

Community parks vary substantially in size, with most falling in the 30 to 50-acre range. Community parks should generally be located to provide all residents access to a community park within 1-2 miles of their home. Community parks may contain neighborhood park elements, e.g., play equipment, and also serve as

the local neighborhood park for residential areas within one-half mile.

Community parks should be located along collector streets because community parks are intensively programmed, may include sports lighting, and generate a significant amount of traffic.



Metzler Ranch Community Park

Neighborhood Parks

Neighborhood parks serve the local needs of a neighborhood. They are located primarily in developed residential areas, and typically have landscaping and walking surfaces that can withstand high levels of activity. They are spaces where neighbors can gather, children can play, and people can socialize as well as engage in recreational activities. In Castle Rock, neighborhood parks generally range in size from 8-12 acres. They should be within walking distance of the neighborhoods they serve, which is typically defined as a distance of one-half mile.



Wrangler Park

A more active neighborhood park may include a paved, multipurpose area for court games, a multipurpose play field, play equipment, ADA accessible trails, and shaded areas for picnics and sitting within a landscaped setting. It is desirable to locate neighborhood parks adjacent to elementary or middle school sites to take advantage of the shared use of parking, athletic fields and other amenities.

Civic Parks / Pocket Parks

Pocket parks are small parcels serving specific neighborhoods or urban core areas where opportunities for a larger park site are unavailable. They are typically considered to serve residents within one-quarter mile of the park. Due to their limited size, they may only contain a few of the elements typical of a standard neighborhood park and do not have athletic fields. Civic parks are also limited in area but are heavily programmed use for special events.



Festival Park

The Town does not acquire and develop additional pocket parks or tot lots due to the relatively high maintenance costs per user served. Instead, HOA’s and metropolitan districts typically construct and maintain pocket parks. The construction of pocket parks should be encouraged when larger parks are not available, however, they should be funded and maintained by private entities such as a homeowners association or metropolitan district.

Metropolitan District Facilities

Metropolitan Districts and Homeowners Associations play an important role in providing recreational amenities such as neighborhood pools and pocket parks. Table 1-2 shows the existing recreational resources that are managed by these quasi-governmental agencies.

Table 1-2. Metropolitan District / HOA Resources

Property	Amenities
The Meadows	
The Grange	Community Pool / Meeting Areas
Pocket Park - 1	Playground
Pocket Park - 2	Playground
Pocket Park - 3	Playground
Pocket Park - 4	Playground
Maher Ranch	Community Pool
Diamond Ridge	Tennis Courts
Hazen Moore	Turf area / Playground
The Woodlands	Tennis / Playground / Pavilion
Founders Village	Community Pool / Meeting Areas
Plum Creek	Community Pool / Tennis Courts
Crystal Valley Ranch	
Recreation Center	Community Pool community room and fitness studio
Pocket Park 1	Playground
Pocket Park 2	Playground
Terrain	Community Pool
Heckendorf Ranch	Community Pool

B. Recreation Facilities Inventory

Castle Rock Community Recreation Center

The Town's recreation center was built in 1988 and expanded in 1997. It was expanded again in 2006 to add additional leisure aquatic facilities and youth program areas. In 2015, certain spaces within the Recreation Center were converted into a new fitness studio and also a mind/body Pilate's room to accommodate an additional 30 weekly group fitness classes. The center currently provides 80,000 square feet of space as well as the following recreational amenities:

- 25-yard swimming pool
- Gymnasium
- Free and circuit weight equipment
- Cardiovascular equipment
- Indoor track
- Room rentals
- Rental equipment
- Steam room
- Whirlpool
- Leisure pool
- Banquet and meeting rooms
- Mind/Body studio
- 2 Fitness studios
- Cycle studio
- Lift for individuals with disabilities
- Child care service
- Family locker room
- Lockers available
- Racquetball and volleyball courts
- Pro shop



Castle Rock Community Recreation Center

A resident family of four can purchase an annual pass for \$823, with nonresidents able to purchase the same pass for \$1,029. Market analysis indicates that this pricing structure is in line with similar facilities. The childcare facility is available for children ages 12 months to 8 years old. The drop-in fee for this service

is \$3.00 per hour (\$3.75 for nonresidents) or a 20-hour punch card can be purchased for \$43.00 (\$54.00 for nonresidents).

Over the past several years, the Recreation Center has stayed busy throughout year. The equipment and classes are at or near capacity throughout the day as well. In an attempt to ease some of this pressure, two new fitness rooms were opened in the spring of 2015. Both facilities were immediately filled by new customers taking advantage of the extra programming.

Statistics indicate that there has been a steady increase in use levels at the Recreation Center over the last few years. Much of this increase can be attributed to the overall increase in population in Castle Rock, but consistently, program participation has exceeded population growth both due to a recent expansion and through program changes. While the population of Castle Rock has increased to nearly 60,000, the recreation center experienced much more substantial growth. Since the completion of the center expansion in 2005 usage has increased from 143,202 annual visits to over 300,000 annual visits in 2014, which is more than doubling attendance. The number of seniors using the Recreation Center also increased tremendously, beginning in 2005, due to the inception of the Silver Sneakers program. Silver Sneakers is a program in which certain insurance carriers pay for the membership fees for eligible participants. Over 70,000 seniors utilized the facility in 2014. In addition to Silver Sneakers, diverse senior fitness scheduling to include aqua fitness classes and Walk and Weights, has contributed to the high number of seniors using the Recreation Center. Seniors make up approximately forty percent of participants in group fitness classes based on the 2014 year end fitness survey.

Miller Activity Complex (MAC)

In October 2014, the new Miller Activity Complex was opened to the general public. The MAC is 65,000 square feet and the amenities include:

- 25-yard swimming pool with four lap lanes, slide, zero depth entry children's area and vortex
- Lounge
- Full sized indoor synthetic turf with dasher boards and soccer goals
- Indoor playground

- Half sized indoor synthetic turf with a 2-bay drop down area batting cage
- Two birthday party rooms
- Lift for individuals with disabilities
- Men & women team rooms
- 3,000 square foot trampoline court
- Golf simulator room
- Family locker room
- Men & women locker rooms



Miller Activity Complex (MAC)

The indoor facility is currently running at 100% cost recovery of its operational expenses. Revenue percentages thus far are as follows:

Admission:	55%
Youth/Adult Programming:	20%
Facility Rental:	15%
Birthday Parties:	10%

The indoor facility is very family oriented with youth attendance holding steady at 65% of the overall admission numbers. Group admissions for various day care centers and elementary schools have been very popular at the Miller Activity Complex generating over \$8,000 per month.

Field rentals have been a high source of revenue with the MAC. The Miller Activity Complex houses two synthetic turf fields.

- Field #1 is a boarded 61 x 28 yard field
- Field #2 is 33 x 25 yard field and includes a 12 x 70 foot batting cage that can drop down onto the field

Field #1 typically consists of soccer and lacrosse practices or games, while field #2 accommodates the same sports for younger teams plus baseball and softball teams. Additionally, the Town offers a wide

variety of camps with age groups ranging from 2 to 16 year olds.

In 2015, 80,000 people are expected to utilize our fields by playing on the field, which is expected to generate approximately \$140,000 in revenue. Rental transactions peak in October – March with the highest usage times ranging between 9 a.m.-12 p.m. and 5 p.m. – 10 p.m.

Rates are established by season with the following layout:

Field Rates	August – April	May – July
Field #1	\$110 per hour	\$85 per hour
Field #2 or Half of Field #1	\$60 per hour	\$50 per hour

Senior Center

The Castle Rock Senior Center is located within the community Recreation Center. It is a non-profit organization where people 50+ gather for activities. Seniors have the opportunity to travel all over the Denver metro area, make friends, get involved in the community, try new things, stay active in sports, exercise and participate in special interest groups. There are approximately 900 members who participate in over 140 activities. The Senior Center also provides services and wellness activities for seniors including a transportation program, with volunteer drivers, which provides rides throughout Castle Rock to medical appointments for those unable to drive.

Golf Course



Red Hawk Ridge Clubhouse

Red Hawk Ridge Golf Course is a Town-owned, 18-hole championship course. It opened in 1999 and the Town began management of the course in 2002. Facilities include a full-service clubhouse, practice

putting green, and a practice driving range. The golf course is positioned as a high-end daily fee course and attracts resident and non-resident golfers alike. It is widely thought of as one of the best daily fee golf courses in the state. Red Hawk Ridge plays host to approximately 38,000 rounds annually consisting of approximately 4,000 tournament rounds, 6,000 league rounds, 8,000 resident rounds, and 20,000 non-resident rounds. Since the downturn in the economy in 2009, the golf course has seen consistent growth in revenue each year; however, growth potential is limited due to the length of seasons and inconsistent weather patterns.

Swimming Pools

The Town operates four aquatics facilities. The Castle Rock Recreation Center boasts a leisure pool complete with a lazy river, an interactive play structure for smaller children, two water slides measuring 185 and 220 feet in length, a 3,500 gallon spa and a steam room. The Recreation Center also has a 25-yard seven-lane lap pool with diving well that hosts swim and dive meets for Douglas County and Castle View high schools. The Miller Activity Complex pool is the newest addition to the Town's aquatics division. The MAC pool offers four 25-yard lap lanes, a 125-foot long water slide, a vortex pool, a toddler slide and several interactive play features. The MAC pool is also equipped with four oversized garage doors that open to grass lawns and patio space making the facility an indoor/outdoor experience.



Burgess Pool

The Town also operates two outdoor pools, Burgess Memorial Pool and Butterfield Crossing Pool. Burgess Memorial Pool, located at Centennial Park, was completely renovated in 2012 including a new bathhouse and a rentable party room. The new pool offers a zero-depth play area with fountains, water features and a toddler slide as well as a lazy river, a

135-foot long water slide and water basketball. The new facility also features a considerable amount of deck space, lawn area, shade structures, picnic tables and lounge chairs. The Butterfield Crossing Pool offers a 25-meter eight-lane lap pool with picnic and spectator areas and a wading pool. This pool is primarily used for the Town's summer swim lesson program and summer swim team.

The Castle Rock Metropolitan Districts also play an important role in serving residents with outdoor pools. In 2015, community pools are available at The Grange (Meadows), Founders Village, Plum Creek, Sapphire Pointe, Crystal Valley Ranch, Black Feather Condominiums, Cobblestone Ranch, Terrain and Heckendorf Ranch as well as nearly all large apartment developments.

C. Recreation Programming

The Town of Castle Rock offers a wide variety of recreational programs in the following areas: fitness/wellness, cultural arts, youth, senior, athletics, outdoor recreation, aquatics, special needs and special events.

Each year, a market analysis is conducted to determine the appropriate fee structure for the recreation facility and recreation programs. In most years, the Town of Castle Rock fees fall within a range typical of other communities in the region. Fees are adjusted in each division when needed to stay in range with other communities and to account for higher cost of equipment and supplies. While some programs are self-sufficient, other programs and the Recreation Center facility are subsidized using various revenue sources. These sources include sales, building use, fees for service, and motor vehicle tax as well as program/user fees. Although some recreation programs are not self-supporting, they provide the community with an opportunity to participate in programs that are not offered by other organizations.

Part-time employees or contract personnel conduct the programs offered by the recreation division. The majority of the programs are held at the Recreation Center, Miller Activity Complex, and Town parks but Douglas County School District facilities are used as well as certain businesses in town to conduct programs, too. In fact, 13 schools in Castle Rock are used for recreation programming both for field, gym and multi-purpose room space. In 2014, there were

over 1,000 participants in the youth basketball program alone that exclusively used school facilities.

The recreation division has a scholarship program to assist residents with financial need to participate in programs or utilize the Recreation Center or Miller Activity Complex. Individuals can apply three times a year, and an average of \$2,500 is awarded each scholarship period.

Fitness/Wellness

The fitness division offers structured fitness/wellness programs and classes for adults and youth. Participants may also use the facility on a drop-in basis. With admission to the facility, patrons may participate in over 120 weekly group fitness classes accommodating all levels of fitness. Fitness classes offered include: aqua fitness, Silver Sneakers, other senior classes such as Walk and Weights and Muscle Confusion, HIIT (high intensity interval training), Zumba, yoga, and strength formats such as Muscle Max and BODYPUMP.



BODYPUMP at the Castle Rock Recreation Center

The fitness division offers individualized personal training specifically tailored to the needs of the client. Personal training options include: individual 60-minute sessions, individual 30-minute sessions and 60-minute "buddy" sessions for groups of 2-3 individuals. Specialized Pilates Reformer Personal Training is also available in the same session formats listed above. Resident rates range from \$25 for a single 30 minute session, to \$620 for ten 60-minute sessions of buddy Pilates Reformer Personal Training.

In addition, the division also offers specialized programs for a fee both at the Recreation Center and Miller Activity Complex. These programs include TRX Suspension Training, Pilates Reformer and Tower

classes, Relaxation/Meditation, Be a Buff Bride, indoor and outdoor boot camps, FIT Moms, AeroFit Trampoline Fitness, specialized yoga classes, martial arts and Tai Chi. At present, the division has contracts for the following fee-based programs: specialized yoga classes such as Prenatal Yoga and Hot Flow Yoga, kid's martial arts classes, beginner Muay Thai, Jiu-Jitsu, Tai Chi and all levels Taekwondo.

Special Interest

The special interest division offers classes for the community in specialized areas, which include dance, adult and youth pottery, foreign language and art classes. All programs and services provided culturally enrich the participants and the community. Enrollment in classes has steadily increased over the past few years with over 130 classes and 1,000 participants in 2014.

The division is always looking to expand its programming opportunities while maintaining the highest degree of customer service. Unfortunately, facility space has not been able to keep up with the increased demand. In order to attempt to keep up with programming requests, all available rooms including space that is not typically used for programming space are programmed.

Youth and Teen Programs

This division provides various classes and events to promote both self and social growth for toddlers' ages 6 months - 5 years, and provide youth and teens with a positive, safe, and fun environment, while promoting intellectual, social and physical development. This division includes the management and operation of the Adventure Club Preschool and Pre-K Program, Jr. Preschool, Rock Rec Camp, youth dance, art, gymnastics, Lego and music classes. Drop-in child care, as well as other various early childhood education programs in order to contribute to the development of physical growth, creativity, social awareness and intellectual curiosity in children.

In recent years, the Recreation Center and more recently the MAC have emerged as a popular venue for birthday parties. Party options include leisure pool, jumpy castle, trampoline, bump soccer, batting cage, individual sport/turf, dodge ball, teen fitness and climbing structure packages. Prices for parties range from \$135 to \$299 depending on the package chosen. Especially during the winter months, it is not uncommon for up to 10 parties a day on a weekend to be held at the MAC.

Athletics

Athletics programs operated by the Town include: sports leagues for adults (men's, women's and coed) in softball, basketball, soccer, fastball, flag and arena football and volleyball. For youth, there are baseball, basketball, flag football, softball, volleyball, soccer, indoor soccer, track and field, box lacrosse and in-line hockey leagues. There are also skills programs for basketball, baseball, volleyball, lacrosse and in-line hockey. Additionally, to our leagues and skill programs, we offer sport specific, multi-sport and toddler camps. Resident fees generally range from free to \$100 per individual, to \$900 for teams. Enrollment in Town athletic programs has risen sharply over the last seven years from 4,866 participants in 2007 compared to 6,670 in 2014. Significant increases are expected in participation in 2015 with the opening of the new Miller Activity Complex.

A number of parent-run and nonprofit sports organizations also supplement the Town's offerings for both youth and adult sports. These include Colorado Storm, Cougars Lacrosse, Dolphins Youth Athletic Club, and Rock Swimming. Cougars Lacrosse and Dolphins Youth Athletic Club are in the process of merging organizations which will be beneficial to the community in regards to structure plus it assists our efforts in dispersing fields equitably to organizations.

Outdoor Recreation

This is a unique program area that not many communities offer. Diverse offerings include hiking, 14er's, snowshoe adventures and dog sledding. There are also some instructional classes offered in program areas such as fly fishing and skateboarding. Both adult and youth classes are available. Fees range from \$25-\$75 depending on equipment and instruction provided. This program is specifically designed to be flexible to meet the changing needs of a fluid and growing population.

Aquatics

The aquatics division offers a full complement of aquatics programs at both indoor and outdoor pools. The traditional group swim lessons for preschool through adult age groups teach nearly 4,000 participants annually while the private lessons are taught to over 1,000 participants annually. For those who have a fear of water that they would like to overcome, there are Water Comfort classes available for kids as well as adults. The Town offers a variety

of aqua aerobics classes from gentle water exercises to high-intensity Aqua Zumba. The Town's recreational summer swim team, The Castle Rock Cruisers, has grown to over 360 participants and as a result has split into two teams, Cruisers East and Cruisers West. Off-season stroke clinics, conditioning clinics and competitive swim technique classes are offered to keep seasonal swimmers in peak performance year-round. There is also a competitive USA Swim Team, Rock Swimming that swims year-round at the Recreation Center. The Multi-Sport Swim Training program is geared towards adults interested in competitive swimming events such as triathlons or Masters Swim meets. The Castle Rock Dive Team offers kids ages 6-18, the opportunity to travel and compete with other teams around the Denver metropolitan area. The Town has partnered with Planet Scuba, the local dive shop, to offer a variety of beginner to advanced scuba classes. The aquatics division also offers various American Red Cross classes including Babysitting, Community CPR and First Aid, Water Safety Instructor (WSI), Lifeguard Training, and Lifeguard Instructor Training.

We have been having an increase in the requests for diving board usage by our own dive team which has an average of 25 participants as well as the high school dive teams. This is a difficult request to meet due to the space constraints and the fact that when the diving board is open, there are four fewer lanes for other programs or drop-in lap swim usage.

Special Needs

The Town of Castle Rock Recreation Department is directly involved in the programming and planning of activities for the Recreation Empowerment and Active Living (REAL) organization which works with both youth and adults with special needs. Through this group a wide variety of activities are offered to the community including sports, theatre, arts & crafts, outdoor events and dancing. We also work with the National Sports Center for the Disabled in Winter Park, Colorado providing winter activities for those with special needs and disabilities.

The department also coordinates with the Wellspring Community, which supports adults with special needs to provide work and enrichment programs including social and recreational needs. This coordination has helped to build a handicapped accessible commercial kitchen to enable participants to open the "Best Buddies Bakery." They have also developed a horticultural program where participants are trained in growing plants and vegetables as a retail business. Developmental Pathways also collaborates with the

Parks and Recreation Department to provide various special needs programming for the Town of Castle Rock residents.

Special Events

Several large annual special events are programmed by Parks and Recreation staff including Tri the Rock youth triathlon (400 participants), Daddy Daughter Ball (over 1,000 participants), Pooch Plunge (270 participants), Castle Rock Half Marathon (300 participants), Pedal the Moon (150 participants), Spooktacular (1,000 participants), the 2015 National Trails Day Summer Trails Exploration Program (STEP) (631 participants) and all park, open space and trail grand openings. In addition to internally programmed events, the Town, and Parks and Recreation also partners with several external agencies broadening offerings to include specialized interests. Warrior Cycling and Race Co. collaborate to produce Ridgeline Rampage (500 participants), Race the MAC series (300 participants), Castle Cross (400 participants) and the Rocky Mountain Cross Cup Championships (500 participants), the Beti Bike Bash (300 participants) and the ERock Sunrise to Sunset Race (300 Participants).



Castlecross Race at Rhyolite Park

D. Trails

The Town of Castle Rock currently has approximately 33 miles of paved trails and approximately 40 miles of soft surface trails. Map 3, Existing and Proposed Trails, shows the general alignment of both paved and soft surface trails as well as proposed segments of each surface type in Town. Table 1-3 lists the paved trails in Town and the length of proposed additions, extensions, and connections.

Table1-3. Castle Rock Existing Trails

Soft-Surface Trails	Existing
Rhyolite Bike Park	1.88 Miles
Castle Rock Elementary	0.8 Miles
Chuck's Loop / Gateway Mesa	1.61 Miles
Cyclocross Course Rhyolite Park	1.64 Miles
Hidden Mesa (DC Managed)	4.52 Miles
Rock Park	1.56 Miles
Madge Trail / Quarry Mesa	3.31 Miles
Mitchell Creek Canyon	1.16 Miles
Memmen Ridge	1.90 Miles
Philip S. Miller	8.02 Miles
Stewart Trail / Ridgeline OS	10.46 Miles
Red Hawk	1.56 Miles
Miscellaneous unnamed trails	1.70 Miles
Paved Trails	Existing
East Plum Creek	5.86 Miles
Butterfield Park	1.42 Miles
Castle North Park	0.47 Miles
Centennial Park	0.32 Miles
Founders Park	0.38 Miles
Front Street Trail	0.91 Miles
Hangman's Gulch	1.57 Miles
Meadows trails	7.86 Miles
Memmen Ridge	0.61 Miles
Mitchell Creek	2.13 Miles
Mitchell Creek Park	0.32 Miles
Native Legend OS	3.03 Miles
Paintbrush Park	0.64 Miles
Recreation Center spur	0.19 Miles
Sellars Gulch	1.35 Miles
Stewart Trail / Ridgeline OS	1.10 Miles
Woodlands Trail	1.81 Miles
Miscellaneous Town trails	3.03 Miles

The Town of Castle Rock 2011 Transportation Master Plan Update provides a comprehensive analysis of pedestrian and bicycle circulation needs. The goal of this plan is to connect downtown with all parts of the community while providing for the diverse needs of pedestrians and bicyclists. Current standards for trail construction are addressed in the Public Works Standards. Generally, regional trail segments should be concrete with a width of 10'. All other trail connections should have a minimum width of 8' concrete.

Since 2007, the parks and recreation department has devoted one full-time position to trail planning and construction. \$500,000 per year is allocated to fund development of both on and off-street paved and unpaved trails. This funding is occasionally supplemented with State Trails Grants for important regional connections.

The Transportation Master Plan update addresses the priority and for trails throughout Castle Rock. The plan emphasizes both extending the primary recreational trail system, as well as, closing missing gaps along the on-street trail or sidewalk system.



E. Open Space

Map 2, Existing Park and Proposed Open Space, shows the location of existing open space properties in and around the Town of Castle Rock and identifies potential future open space dedication through the subdivision development process. Table 1-4 lists the named open space properties. These are lands set aside for their conservational, educational, cultural, scenic and recreational values, neighborhood and community buffer quality and to preserve areas of unique geology or wildlife habitat potential. The Town owns and manages 2,778 acres of open space, with approximately 1,400 of those acres developed for public use. Another 1,300 acres of accessible open space (Hidden Mesa) is available to residents, but managed by Douglas County. The remaining acreage will either be developed for public access in the future or remain undeveloped to protect sensitive Mitchell Creek Trail areas or for community buffers. Smaller dedicated open space parcels are also widely distributed throughout the Town. The majority of these parcels are small and unsuitable for recreation given their locations on steep slopes and along drainageways. Many are also perceived as a maintenance and management challenge due to their small size and geographic dispersion. There are also three open space parcels that are permanently protected with conservation easements granted to third party conservation groups.

Table1-4. Open Space Properties

Open Space name	Acres	Access
Woodlands "The Bowl"	29.5	Paved trails
Native Legend	125.40	Paved trails and interpretive signs
Mitchell Gulch Open Space	109.20	Paved and soft-surface trails
Gateway Mesa Open Space	275.83	Trailhead parking and soft-surface trail loop
Rock Park	62.90	Pavilion, soft-surface trails, off-street parking
Memmen Ridge Open Space	42.90	Paved and soft-surface trails, off-street parking
Ridgeline Open Space	378.32	Paved and soft-surface trails, off-street parking, multiple neighborhood access points
Quarry Mesa Open Space	133.00	Soft-surface trails
Hidden Mesa Open Space	1309.11	Douglas County maintained and operated, soft-surface trails, off-street parking
East Plum Creek Open Space	149.66	Paved trails
Hier and Gannon Open Space	75.00	No developed access
Douglas County dedication (north East Plum Creek)	60.00	No developed access
Metzler 7 Open Space	60.00	No developed access, neighborhood social trails
Liberty Village Open Space	425.00	No developed access
Canyons South Open Space	405.00	No developed access, maintained and operated by Douglas County
The Lanterns Open Space		Planned
Scott / Walker Open Space		Planned

F. Natural Resources

Landmarks

Landmarks are those natural features that are highly identifiable and contribute to the Town's identity and sense of place. As the Town continues to grow, it is important that natural features be recognized in planning for new development. Preservation of ridgelines, wetlands, critical wildlife habitat, key areas of native vegetation, and other resources will be increasingly important.

Several distinct buttes and ridgelines are prominent in the area, with the Castle Rock being the most recognized. This landmark has been preserved as the 64-acre Rock Park.

Landforms

Landforms are those natural features that largely define the landscape, including ridgelines, valleys, and other topographic features. An extensive ridge system is the most prominent landform in the Town vicinity, especially the uplands to the east that form the watershed boundary between the Plum and Cherry Creek drainages. These uplands are dissected by a series of minor drainages, such as Hangman's and Sellars gulches, and erosion has exposed resistant layers of cap rock that add cover to the landscape. Most of the facing slopes below the top of the escarpment are richly vegetated with stands of Ponderosa Pine and Scrub Oak.

Many of these steeply sloped areas may also be unbuildable – or buildable only at considerable expense – and, therefore, may remain undeveloped or protected under the Town's ridgeline ordinance. For that reason, developers may negotiate with Town staff to offer other properties as dedicated public open space.

Stream Corridors and Drainageways

The primary drainage channels in the area that help provide community identity and define its physical layout are East Plum Creek, Sellars Gulch, both running through the community generally from south to north. Wetlands, riparian zones, 100-year floodplains, and the Preble's Meadow Jumping Mouse habitat defined in the Douglas County Habitat Conservation Plan are factors that limit development along these corridors.

Secondary drainages associated with these gulches include Mitchell and McMurdo Gulches, located in the eastern portion of Town, and Hangman's Gulch located in the middle of Town. Mitchell Creek Canyon, running along this drainage, offers a valuable recreational trail experience through a rich environmental setting. While undeveloped at this time, the McMurdo Gulch drainage will someday provide a critical link between Castle Rock's trail system and the nearby Cherry Creek Regional Trail network to the east. This connection is identified in the Colorado State Parks Front Range Trail Corridor Plan.

Several additional gulches cross through the Town. As the community grows, these resource areas may provide key corridors for developing a network of

recreation trails and links between neighborhoods, recreation resources, and other important community nodes. These gulches include Industrial Tributary, Scott Gulch, Lemon Gulch, Newlin Gulch, and Willow Creek.



Mitchell Creek Canyon

G. Douglas County, State, and Federal Lands

Castle Rock residents are fortunate to have a wide choice of public properties to use for recreation within a short drive from Town. Since the approval of the Douglas County Open Space Sales Tax in 1994, numerous lands have been purchased in the surrounding county to preserve natural resources and local landscapes, wildlife habitats and community view sheds, as well as to provide larger regional parks for county residents. A few smaller neighborhood level parks are also provided and spread throughout the county for residents who may not otherwise have access to municipal neighborhood parks. Table 1-5 describes county, state, and federal recreation resources within the region that allow open public access.

Local parks that directly serve Castle Rock residents include, Fairgrounds Regional Park, an 87-acre park located south of downtown Castle Rock, is home to the Douglas County Fairgrounds. Fairground facilities include rodeo grounds with grandstands, stock viewing and other event buildings, and parking and carnival areas. In addition, the park offers a sport and recreation complex with three softball fields, one turf multi-use field, and two synthetic multi-use fields. There are also playgrounds, trail connections, picnic

shelters, barbeques, restrooms, and concessions. Lastly, there is a 2-acre off-leash dog area available for public use. Douglas County also operates one local park within the Town of Castle Rock boundaries, Springer Park (Silver Heights). This small neighborhood park contains a picnic shelter, basketball court, playground, and a backstop.

Table 1-5. County, State, and Federal Lands

Property	Location	Acres
Douglas County Parks		
Bayou Gulch Regional Park	Parker	205
Bluffs Regional Park	Lone Tree	253
Challenger Regional Park	Parker	64
Fairgrounds Regional Park	Castle Rock	37
Highland Heritage Regional Park	Littleton	92
Springer Park (Silver Heights)	Castle Rock	1
Douglas County Open Space		
Big "D"	Southwest	80
Columbine Open Space	South	711
Hidden Mesa Open Space	Northeast	1,224
Hungry Horse	Northeast	166
Nelson Ranch	West	695
Norton	Northeast	72
Pfeifer Property	East	7
Pike Hill	West	308
City and County of Denver		
Daniel's Park	Northwest	1,040
Colorado State Parks		
Cherry Creek State Park	Northeast	4,226
Chatfield State Park	Northwest	5,318
Roxborough State Park	Northwest	3,329
Castlewood Canyon State Park	East	3,300
U.S. Forest Service		
Pike National Forest	West	1,06,604

H. Douglas County School District

An intergovernmental agreement (IGA) between the Town of Castle Rock and the Douglas County School District allows joint use of some school facilities by the Town's Parks and Recreation programs. School District facilities are available only when not scheduled for school activities, and must be rented to secure a reservation through each school's office. Otherwise, use of school facilities is on a first-come, first-serve basis.

I. Reuter-Hess Reservoir

Reuter-Hess Reservoir will provide an exciting new recreation resource for Castle Rock and surrounding communities. The reservoir construction is complete and will reach its full capacity of 1,170 surface acres somewhere between 2017 - 2018. The Parker Water and Sanitation District manages the project and is in the initial phase of organizing a collaborative partnership with the goal of creating a regional recreation destination at the reservoir. A fish stocking program has already been initiated and a recreation master plan will be developed in 2016.

Chapter 2

Demand for Services: Issues and Needs

This section examines potential demands and needs for parkland, recreation facilities and programs, trails and open space. As a first step, projected population growth is considered for the years 2015, 2020, and 2030, with an ultimate potential build-out population of approximately 120,000 residents. Existing level of service standards are then applied to determine the additional park and recreation resources needed. Second, a benchmarking exercise was conducted using the National Parks and Recreation Association PRORAGIS database to compare Castle Rock with peer communities along the Colorado Front Range and across the nation. In conjunction with this, state and national recreational use data is considered to identify emerging trends. Third, data from a statistically representative community survey of Town residents is used to examine their general satisfaction with parks and recreation resources and services and their desires for future improvements. Lastly, information gathered from many levels of interactions with "key stakeholder" groups is considered.

A. Demographics and Projected Population Growth

Similar to many communities along the Front Range of Colorado, Castle Rock is expected to continue to experience rapid population growth over the next 10 to 15 years. Table 2-1 illustrates the projected population growth for the Town of Castle Rock over this time period. Ultimate build out for Castle Rock and surrounding service area could reach as high as 120,000 residents, based upon current zoning analysis by the Castle Rock Planning Division.

Table 2-1. Projected Population for the Town of Castle Rock	
Year	Projected Population
2015	59,374
2020	70,448
2030	90,266

Source: 2015 Town of Castle Rock Development Services Analysis.

Overall, the population in the Town of Castle Rock is rather young, fairly affluent, and well educated. The overall median age is 35.8. The median household income in Castle Rock is \$78,607, while the median cost of a single-family home is \$265,988. 96% percent of Castle Rock residents have a high school diploma and 45% of residents age 25 and older have a college degree or higher.

It can be expected that overall, the population of Castle Rock will age with time. By the year 2030, there will be more Americans over the age 60 (25% of the total population) than under age 18. Programs and facilities in parks will need to adjust to meet the needs both of an active and less mobile clientele.

B. Town of Castle Rock Community Survey

Since 2011, the Town has surveyed residents and businesses every other year to gauge views regarding Town Services and priorities. In 2015, more than 700 residents responded to scientifically selected invitations to participate, for an overall cooperation rating of about 15 percent. Accordingly, the results have a margin of error of +/- -3.65 percent at a 95 percent confidence level.

Seattle’s Northwest Research Group completed the survey. The firm annually conducts a national benchmarking study, and Castle Rock’s results are compared with results from that study to provide context for the Town’s outcomes.

The 2015 survey conducted by Northwest Research Group indicates a high degree of satisfaction with parks recreation and open space, which were rated the highest of all categories rated. The following list represents the six key Town strategic priorities evaluated in the survey. The question asked was “For each priority shown, please indicate if you believe that it will lead the Town in the right or wrong direction (rated from highest to lowest on a scale of 1 to 5).

- 1. Provide parks, recreation open spaces – 4.43
- 2. Provide public health and safety services – 4.26
- 3. Maintain community character – 4.02
- 4. Secure long-term renewable water – 3.90
- 5. Create jobs / improve the business climate – 3.67
- 6. Provide a safe transportation system – 3.40

In regard to overall key drivers of performance, parks and open spaces were rated second, slightly behind Community Safety.

- 1. Community Safety - 4.52
- 2. Parks and Open Spaces - 4.47
- 3. Police and Emergency Services - 4.21
- 4. Overall - 4.03
- 5. Government and Resource Management - 3.92
- 6. Local Community - 3.77
- 7. Mobility - 3.31

In other categories, Parks and Open Spaces were viewed as important in mitigating sprawl, preserving small town character and maintaining the high quality of

life that residents feel is important.

Usage of Town parks and recreation facilities is also very high. The survey indicates that nearly two-thirds of all residents surveyed claim that they have visited the Miller Activity Complex since its opening six months ago, and it receives high ratings all around, but particularly for the hours of operation and the overall quality of the facilities. Also, six out of ten residents surveyed have visited the Recreation Center in the past year, and ratings are holding steady or have slightly increased over the past two years. Finally, eight out of ten residents surveyed had visited a Town park in the past year, and most ratings are also holding steady or increasing slightly.

C. Levels of Service, Standards, and Distribution for Parks

The Town of Castle Rock Municipal Code requires the dedication of 8 acres of parkland per 1,000 residents. The standards call for 6 acres of community and regional parkland per 1,000 people and 2 acres of neighborhood parkland per 1,000 people. Land dedication is defined in the subdivision regulations and is established during the zoning process for new developments. Land transfers are typically made at the time of subdivision plat.

Table 2-2 illustrates the existing level of service for parkland in Castle Rock, and further shows the projected parkland needed through the year 2030 and build out in order for the Town to meet the adopted parkland standard. Castle Rock is currently providing a level of service of 5.9 acres per 1,000 people for

Table 2-2. Parkland Level of Service Analysis

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)	Acres Required to Meet Parkland Standard			Potential Buildout Population 120,000
					2015 (pop 59,374)	2020 (pop 70,448)	2030 (pop 90,266)	
Regional / Community Parks	6.0	267	806.69	4.5	356	423	542	720
Neighborhood Parks	2.0	84.7	197.51	1.4	119	141	181	240
TOTAL	8.0	351.7	1004.2	5.9	475	564	723	960

Table 2-3. Community Comparisons Analysis for Typical Parks and Recreation Amenities

Facility Type	Median Jurisdiction Pop. Per Facility	Castle Rock Pop. Per Facility	Front Range Communities Pop. Per Facility	National Standard per 60,000 Residents	Inventory Managed by Castle Rock or Douglas County	Private / HOA Facilities	Schools
Playgrounds	3,840	1,340	2,485	15	23	10	11
Dedicated Baseball / Softball fields	3,403	4,538	2,484	17	9	0	4
Multi-Use Fields	4,242	1,366	1,894	14	16	0	14
Tennis Courts	4,283	1,843	4,340	14	13	9	10
Basketball Courts	6,644	2,360	4,914	9	8		17
Recreation Centers / Community Centers	24,645	29,500	32,000	2	2	6	0
Swimming Pools (outdoor)	30,376	3,333	57,500	2	2	13	0
Community Gardens	32,529	14,750	Not reported	1	1	2	1
Dog Park	50,852	13,666	43,560	1	1	2	0
Golf Course	29,631	29,500	Not reported	2	1	1	0
Indoor Pools	61,322	29,500	Not reported	1	2	0	0
Ice Rink		0	58,000	1	0	0	0

*information derived from the National Parks and Recreation Facilities PRORAGIS database.

developed parks. The difference between parkland dedications required versus actual parkland developed is a question of funding because the current impact fee is insufficient to build to the 8 acres per 1,000 standard. However, while the total developed park acreage does not meet the standard, parkland currently owned by the Town is notably higher.

Because most large planned developments in Castle Rock are already zoned or are in the zoning process, it is possible to demonstrate that the Town will continue to meet the level of service standard for parks once all residential construction is built out. For instance, the potential buildout population for Castle Rock is estimated at around 120,000 residents. This population level would generate the need for approximately 960 acres of parkland dedication. An analysis of existing and proposed parkland indicates that approximately 1,004 acres of parkland will be dedicated to the Town.

D. Benchmarking

In addition to projecting land required for future park needs, a community comparison analysis was conducted using national standards and comparing peer communities along the Colorado Front Range to gauge how the Town is performing in supplying specific amenities.

Table 2-3 lists the average number of facilities provided both locally and on a national scale, and indicates how Castle Rock compares in terms of the number of facilities provided. This facilities based comparison is an important benchmark to determine the current level of service for individual amenities, so that targets can be set for future service levels as the Town continues to grow. The table includes amenities provided by the Town of Castle Rock, as well as, by the Douglas County School District (DCSD), Homeowners Association's (HOA's) or Metropolitan District's. All recreation facility providers are shown because of the opportunity for sharing facilities. For instance, a joint use agreement is in place for athletic field programming between the Town and DCSD. Residents are also served by neighborhood pools that are located within nearly all large Castle Rock subdivisions and apartment developments.

The community comparisons reveal that Castle Rock's level of service for most activities is higher than the national average and when compared with leading front-range communities. The data show Castle Rock provides an excellent level of service for all services when compared to other communities, except for dedicated baseball and softball fields, and ice rinks. Also, while it appears that the Town has a high level of service for athletic fields most are multi-purpose and have high demand from a variety of sometimes overlapping seasonal sports such as, soccer, football, lacrosse, rugby, tee-ball, coach pitch baseball and others. User group interviews reveal there is a heightened demand for these fields in recent years and the community would benefit from adding more.

Placement and organization of athletic facilities is an issue specifically with the lack of tournament facilities. While Castle Rock appears to meet the need for specific amenities, such as for athletic fields and tennis courts, the majority are spread throughout the community in single configurations. This distribution works well for serving neighborhoods, especially for practice use, pick up play and developmental recreational programming; however, it does not meet the demand for more competitive athletics and tournament play. For instance, the ideal configuration for tennis would include a minimum of five, preferably six courts in one location to allow for league and tournament play. The same idea is true for athletic fields, where four softball fields and a number of multi-use fields organized in one location would meet the demand for league and tournament play.

Castle Rock does not offer an ice rink. Although ice is available in neighboring communities, there appears to be strong support for the addition of such a facility in Castle Rock. Because this amenity does not yet exist, it is ineligible to be funded using the park and recreation impact fee funds, which can only be used for incremental expansion of existing amenities.

E. Needs Assessment / Key Conclusions

Based on the data review and analysis, the following needs emerged as critical for the master plan to address. The needs described exceed available funding that will be generated over the next 10 to 15 years; however, it is important that they be identified for future strategic planning efforts.

Parkland

The analysis shows that the Town of Castle Rock has done an excellent job of working to enforce Municipal Code requirements to ensure public land dedication requirements are met. The challenge for the future continues to be with finding adequate funding required to develop and maintain new properties. The impact fee fund was developed to ensure that development funds growth related needs. A recent fee study indicates the current impact fee is insufficient to generate the funding required to meet the existing level of service for developed parkland.

Neighborhood Parks

The principles and policies defined within this Master Plan state that a park should be located within walking distance of all Castle Rock residents. Despite major advances in recent years, several neighborhoods still do not meet this standard. Consideration should be given regarding proximity to residents as future neighborhood park development projects are prioritized so that the areas of greatest population and fewest recreational amenities are served.

Community Sports Complex

Sports such as tennis, soccer, softball, baseball, and football are enjoyed by a significant percentage of the households in Castle Rock. Facilities for these activities are in high demand by Town programs and nonprofit sports organizations, and have been experiencing significant increases in participation. User groups are competing for field space and many are traveling great distances to utilize facilities in the Denver metro area.

Additional sports facilities will be needed as the Town's population grows. The complete build out population of Castle Rock is expected to reach approximately 120,000 people. In order to maintain approximately the level of service the Town is currently providing, there will be a need for a large number of additional facilities,

specifically the construction of a regional sports facility capable of hosting league and tournament play. Grouping needed amenities such as softball fields, multi-use fields and tennis courts will not only meet the service level needs of the community, but will also draw regional tournaments, facilitate league play and provide for more efficient operations.

The Town has made great strides over the past ten years in constructing multi-use athletic fields. Douglas County has also constructed multi-use athletic fields at the Fairgrounds in the same period. However, it has been almost fifteen years since Metzler Ranch, the last softball complex, was constructed. In that time the population of Castle Rock has more than doubled and ten schools have been built. Participation in programs has also increased significantly and the ability to hold large tournaments is extremely limited.

Constructing a sports complex also requires land that is suitable for this type of development. The Cobblestone Ranch / Liberty Village property is ideal with over 180 acres of gently sloping terrain. The site is located on the far northeast edge of Town so while it is less conveniently located for many Castle Rock residents, it may be an ideal candidate for a development partnership between Castle Rock, Parker and Douglas County.

Downtown Parks

An extensive public process led by Town officials, the Downtown Development Authority and Castle Rock Merchants has identified the need for a high quality civic park in Downtown Castle Rock that will serve as the anchor facility for the growing number of downtown special events. Festival Park is the chosen location for this expansion. In order to provide sufficient space for events, the park must expand to include Sellars Gulch, undeveloped areas adjacent to Town Hall and into Second Street.

The expansion of Festival Park has significant opportunities to achieve Town and community strategic priorities and will be a priority over the next few years.

Maintenance and Operations Facilities

Growth in both Public Works and the Parks Maintenance and Operation staff have pushed the Castle Rock Service Center above capacity for personnel, work bay and vehicle and equipment storage space. The Maintenance and Operations Staff must move out of the Service Center by 2017-2018 to provide the space needed for an expanding Public Works Department. While funding has yet to be identified, potential locations for relocation include the cold storage property or co-locating with the Utilities Department at the Kellogg Property.

Recreation Facilities

Address Need for Recreation Facilities / Fitness and Gymnasium Space

The Miller Activity Complex was intended to provide new amenities to the community and to provide some capacity relief for aquatics. While the MAC has been an overwhelming success, the need for other amenities, such as fitness and gymnasium space still exists.

Overall, the Recreation Center continues to increase in popularity and staff estimates it is nearing capacity. This is evident because there is no longer a typical off-peak usage period, the parking stays full, and finding programming space continues to be a difficulty. The new fitness rooms have helped in alleviating some of the demand; however, there is insufficient space to add new programs to meet the needs of the growing community. As the level of demand continues to increase, patrons may begin to look elsewhere to meet their needs and the availability of some programs and facilities as well as the overall quality of the visitor experience may decline. As such, the Town needs to determine how to continue to serve community needs with continued growth. The Recreation Center is not just a workout facility, but is a family destination that serves a broad segment of the community.

A new trend is also emerging to link fitness with medical service providers. This creates both facility and program advantages and allows agencies to offer health management programming and wellness opportunities. Currently, the 9News Health Fair is offered annually in cooperation with Channel 9 News of Denver. Over 1,000 participants are given an opportunity to visit with various health and wellness vendors along with obtaining a blood screen to determine their health status. In addition, the Castle Rock Adventist Hospital and The Town of Castle Rock Recreation Center have combined to offer both employees and residents wellness fairs, discounted rates for employees and through the Health and Wellness Committee offered several extracurricular programs designed to improve the health of the employees of both entities.

Over the next ten to fifteen years, funding for new recreation facilities will still be directed toward repaying the Miller Activity Complex debt. Demand over this period will continue to grow, so future partnerships with medical providers may create new opportunities to meet future demand for facilities.

Aquatics

The availability of aquatic space continues to be a concern for the division. The addition of the MAC initially helped to alleviate some of the space concerns by allowing the indoor swim lesson program to be moved to the MAC and free up some lane space at the Recreation Center, but the vacated lanes are beginning to fill up quickly. With two high schools practicing and competing, Rock Swimming utilizing lane space year-round, Multi-Sport Swim Training, stroke and conditioning clinics, weekend dive team practice, scuba, and various other programs, we are essentially operating at capacity already at both facilities for all prime time hours as well as many off-peak times. As the community continues to grow, so does the need for a competitive aquatics facility. The Town may explore partnerships between the Town, Douglas County School District and private organizations for future aquatic facilities.

Communitywide Activities and Facilities

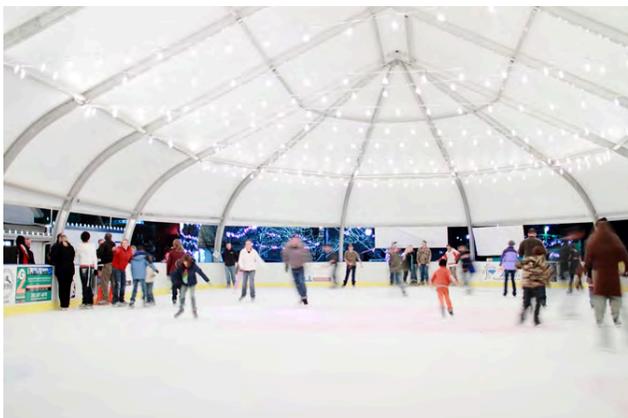
Facilities for community events and celebration of culture and the arts are critical to all healthy communities and are desired by Castle Rock residents, including more broad-based cultural and outdoor educational amenities, including museums, nature centers, and outdoor performance areas, areas for community events, indoor performing arts centers, and camps and programs for youth. Multipurpose events spaces, festival areas, and various sizes of outdoor performance areas should be part of the suite of facilities that are offered in the Town's parks.

In 2016, the Town will open a new outdoor amphitheater and millhouse events pavilion at Philip S. Miller Park. The purpose of this facility is to continue to expand the service offerings of the Town including opportunities for outdoor concerts, performing arts, special events, weddings, meetings, classes and other diverse programs. Detailed operational plans, promotions and fee structure must be developed to ensure the success of this new facility.

Ice Rink

The average level of service standard for an indoor ice rink is approximately 60,000 residents and the Town will reach this milestone in 2016. Ice is not part of the existing level of service for recreational facilities and as such, cannot be funded using the Parks and Recreation Capital Fund. There has long been demand for ice in Castle Rock. Some drop in recreational need has been met with the addition of the downtown outdoor ice rink,

which is open from November to February, but the rink is too small for ice hockey, figure skating and other uses. Ice is a core element to making Castle Rock a full service recreation provider in the future.



Downtown Rink at the Rock

Recreation Programming

The Town's recreation programming is a diverse combination of mainstream activities and more specialized programming in areas such as outdoor recreation, special needs, and special interest. The most popular programs tend to be youth athletics, and there is a growing popularity for specialty races and events. One of the greatest ongoing challenges to recreation staff is space limitation. There is constant high demand for the wide variety of recreation activities and services in the Town, yet there are limited indoor and outdoor facilities to accommodate these needs. The newly built Miller Activity Complex has allowed growth for our 2-10 year old sport camps, lacrosse and soccer. However the youth athletic programs are experiencing limited outdoor field or gym space and still rely heavily on the ability for the school district to assist with space. The athletics division works with the Douglas County School District to use their gyms for certain activities when possible. Certain other programs are limited in their ability to serve growing needs due to the lack of available space either at Castle Rock facilities or at local schools.

Current trends in fitness/wellness include senior group fitness, yoga and high intensity classes. This is evident in the increased participation in these types of classes on the group fitness schedule. Classes are regularly at capacity and participants arrive early to secure a spot. High demand was recently addressed by the opening of two new fitness studios, the Fitness Garage and the Mind/Body Studio, which allowed the

opportunity to add additional classes. Other popular classes include Cardio Strength, Barre Fitness BODYPUMP and aqua classes.

One of the greatest problems facing the department is the lack of outdoor fields and gyms for programs and activities. While there has been improved collaboration with Douglas County Schools, Town programs must compete with parent-run and nonprofit sports organizations and school programs for use of fields and gyms. In particular, heavy demands are placed on middle school and elementary school gyms as well as on multipurpose fields in parks.

In the last 5 years we have seen a heavy increase in demand for adult soccer, which has been met by the addition of the Miller Activity Complex. There is also a shift happening in the nontraditional sports of lacrosse and in-line hockey. In-line hockey numbers have been steadily decreasing while lacrosse has been gaining traction. Since our multipurpose fields are already in use by Town programs or outside organizations, we have been able to reallocate our in-line hockey rinks for lacrosse camps and box lacrosse.

Youth and Teen Programs

Current challenges include not having enough space to add more programs or to offer programs at more convenient times for working families. In addition, more competition is being established within the Town as the population continues to grow. Adventure Club Preschool and Pre-K programs have felt the biggest pressure due to organizations providing similar services. Marketing the program is a focus to make sure to reach new residents.

Special Events

The 2015 Community Survey indicates that residents have a high demand for the addition of more special events. The coordination and planning for current and future events and programs is extensive. In an attempt to meet this demand, starting in 2015, the Recreation Division is allocating a Special Programs Supervisor position to be responsible for this programming area.

Golf

As a result of some difficult times in the golf industry over the past 10 years, the golf course financials would not support a Capital Reserve Fund and many capital projects were deferred. Plans are currently in place to address some of the deferred capital projects to ensure sustainability of product quality and services in the future. Projects in consideration include the

completion of the cart paths, construction of permanent on-course restrooms, bunker renovation, practice facility improvements and clubhouse improvements. The golf course will also need to secure a long term water supply plan as part of the 20-year CIP plan.



Red Hawk Ridge Golf Course

Open Space

5,841 acres of public and private open space exist within the 34 square mile boundary of Castle Rock. Since 2008, the amount of public open space managed by the Town has increased 97% 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, The Lanterns, Scott / Walker Ranch, Terrain and Young American Developments and for areas along East Plum Creek.

In Castle Rock, developers are also required to provide a minimum of 20% of open space with each development, which will also contribute to the amount of land protected. In actual practice, the amount of land acquired through the open space and public land dedication requirement is higher than the minimum provided for in the standard. At Terrain, Liberty Village, The Meadows and other developments, the amount of land dedicated is more typically in the 30%-50% range. The challenge in effectively using the land dedication requirement is applying it in a manner that contributes to community-wide conservation goals, creating contiguous and interconnected blocks of protected area and minimizing the amount of isolated and small parcels.

As with parkland dedication, total open space will exceed established open space dedication requirements established in the Municipal Code by build out of the community. Future challenges and opportunities related to open space include:

- Preserving large contiguous park and open space properties so that important resources are kept intact
- Developing access to existing and proposed open space areas
- Identifying and managing new open space areas
- Mowing, weed control and trail maintenance.
- Monitoring boundaries for unlawful use
- Stormwater and erosion impacts
- Interfaces with private residences
- Managing public use

Trails

Trails are an important recreational and commuter transportation resource for Town residents. There is high demand for both paved and unpaved trails. Paved trail mileage has increased 30% and unpaved trails have expanded by over



400% since 2008. \$500,000 per year is available to construct both regional trails and to complete on street sidewalk connections that are not included in future development plans. Trail funding has not increased in the past ten years, since the program was established. During the same time period, however, construction costs have moved higher and new requirements for grading, erosion and sediment control have also added cost. If funding levels remain consistent, it will take longer to achieve the goal of completing these important community connections.

Chapter 3

Principles and Policies

Parks, open space and trails located within the Town of Castle Rock contribute to the quality of life and help establish the character of this community. Castle Rock residents believe that recreational opportunities and natural resources are important and should be considered a priority in the management and planning for the future growth and development of the Town.

The guiding principles outlined in this section are a compilation of the values and historic direction of the Parks and Recreation Department. These principles define key elements of the department's philosophy and form the vision behind the plan.

General Principles

Principle A1: Protect and enhance the natural environment and develop recreation resources in an environmentally sensitive way.

Policies:

- a) Preserve areas of high quality natural vegetation.
- b) Avoid environmentally sensitive areas in locating recreation facilities and trails.
- c) Use permeable pavements, recycled construction materials, locally manufactured products, and low energy consumption facilities and technologies to the greatest extent possible.
- d) Place greater emphasis on the use of nonirrigated landscapes, native plant species, and low-water consumption plantings where appropriate.



Principle A2: Equitably distribute and provide convenient access to recreation resources and open space throughout the Town.

Policies:

- a) All neighborhoods shall have access within safe walking distance to an active park area.
- b) Provide all Town residents with convenient vehicular and trail access to community and regional parks.
- c) Connect parks to residential areas with off-street, multi-use trails and on-street trails to the greatest extent feasible.

Principle A3: Maintain parks, indoor and outdoor recreation facilities, and trails at a high level of quality, appropriate for the type of use and nature of the facility.

Policies:

- a) Establish maintenance standards for the various types of park and recreation properties maintained by Town crews.
- b) Annually assess needed maintenance and renovation projects systemwide.
- c) Manage fields to prevent overuse and irreparable damage to field surfaces.
- d) Select durable products for constructing park and recreation facilities.

- e) Identify those areas with valuable native vegetation that should be exempt from the Town's mowing programs.

Principle A4: Manage and maintain recreation resources and open space for optimal and safe use.

Policies:

- a) Construct parks and recreation facilities to design standards that facilitate ease of maintenance and safety for users.
- b) Schedule use of all multi-use fields and picnic pavilions to allow for maximum and efficient use.
- c) Maintain a current inventory of all park improvements.

Principle A5: Develop an adequate level of funding and consider alternative sources of funding for planning, acquiring, developing, enhancing, and maintaining recreation resources and open space.

Policies:

- a) Accepting donations of property, trail easements, or rights-of-way where appropriate.
- b) Coordinate with other public park providers, such as Douglas County, Douglas County School District, Colorado Department of Transportation, and other Town departments to develop community recreation resources and share information where appropriate. Consider cooperative joint venture funding of community park facilities where appropriate.
- c) Work to build stronger partnerships with other entities to help support grant efforts and leverage each agency's available funding resources.
- d) Develop public / private partnerships where feasible for the operation and development of recreational facilities and amenities

Principle A6: Adopt new or modify existing recreation resource planning and funding mechanisms based on the policy that new growth should pay for the additional demand it creates.

Policies:

- a) Through the development process, work with developers to acquire land suitable for parks or collect cash-in-lieu for park development where appropriate.

- b) Ensure all park dedication requirements are met during the zoning process.
- c) Coordinate regional and community park development with open space acquisition to provide passive recreation opportunities and land buffers where appropriate.
- d) Work closely with adjacent entities, homeowners associations, and metropolitan district providers to share infrastructure and trail facility costs where appropriate.
- e) Coordinate with the Parks and Trails Foundation to provide enhancements to the parks, open space and trails system.

Principle A7: Remain responsive to the needs and desires of recreation resource and open space users, as well as to emerging leisure trends.

Policies:

- a) Develop mechanisms and procedures to continually solicit the ideas, needs, and desires of recreation resource users in the community.
- b) Solicit members of the public to serve in advisory roles to support continued development of recreation resources in the community.
- c) Continually stay abreast of developing recreational trends and consider how they may be appropriately introduced in the community.



Principle A8: Phase the development and construction of recreation resources to keep pace with population growth and user demands.

Policies:

- a) Update the Parks and Recreation Master Plan at regular intervals as a tool for staff to understand long-term goals and objectives.
- b) Regularly review the Town's current demographic data to understand growth rates, growth directions, and recreation resource needs and demands.

Parks Principles

Principle B1: Provide a variety of parks that accommodate intensive, active, recreational activities.

Policies:

- a) Develop adequately sized parks for the needs they are intended to serve.
- b) Pursue potential partnerships with user groups.
- c) Work closely with youth and adult sports groups to coordinate their participant's growth to remain in balance with each park's capacity.
- d) Anticipate the number and timing of additional athletic fields when planning for the construction and management of community park sites.
- e) Construct multipurpose synthetic and irrigated turf fields that can be utilized for a variety of sports, such as baseball, softball, soccer, football, etc.
- f) Construct group picnic pavilions that can accommodate both small and large groups.
- g) Design playground facilities to serve a range of ages and provide for access in accordance with the Americans with Disabilities Act (ADA).
- h) Provide paved trails within active parks and provide linkages from those to other Town and regional trail systems.
- i) Locate community parks in areas of highest demand and population.
- j) Accommodate needs for specific unique facilities and continue to identify new trends in park facilities and evaluate their appropriateness for inclusion in active park settings.

Principle B2: Provide opportunities for non-programmed recreational activities within developed parks.

Policies:

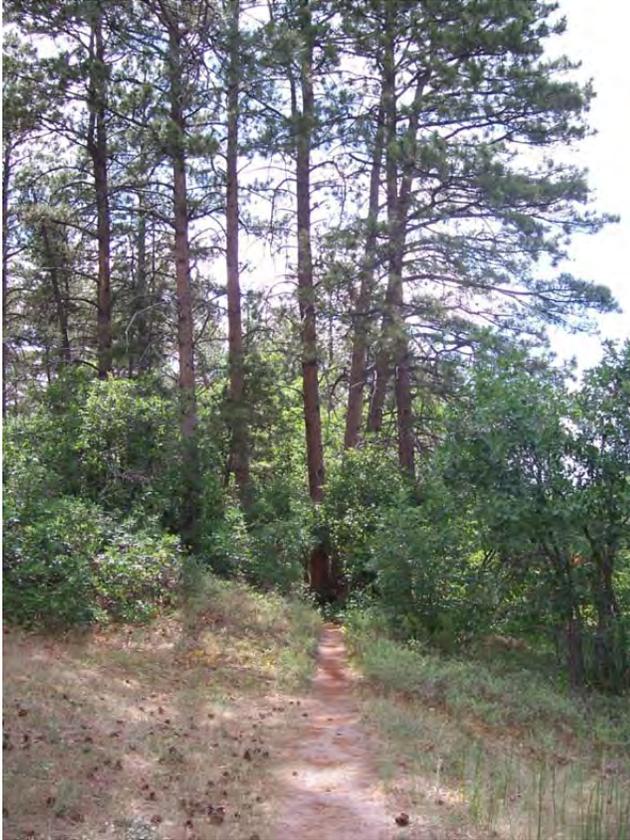
- a) Provide for passive uses, such as hiking, picnicking, jogging, biking, and wildlife viewing.
- b) Provide opportunities for environmental education where appropriate.
- c) Encourage the development of water-oriented improvements, such as streams, ponds, and wetlands as a component of new parks where feasible.

Trails Principles

Principle C1: Provide trails that meet the needs of a wide diversity of users.

Policies:

- a) Work closely to ensure trail alignments to minimize negative impacts to wildlife habitats and corridors and sensitive natural, scenic, and cultural resources.
- b) Align trails to provide opportunities for aesthetic, visually interesting, challenging, and safe trail experiences for all trail users.
- c) Provide soft surface trails parallel to paved trails, where feasible, and provide some exclusively soft-surface trail alignments to encourage a separation of trail uses.
- d) Design trailhead facilities to accommodate parking for passenger cars and trucks, and provide other amenities such as restrooms, picnic tables, benches, shade structures, trail information signs, interpretive signs, etc.
- e) Ensure that trails and trail corridors are an adequate width to provide for a diversity of uses in a safe manner.
- f) Design interpretive trails with appropriate signage, encouraging the proper use of the environment and natural resources.



Memmen Ridge Trail

Principle C2: Provide both on-road and off-road trails that utilize existing transportation corridors to create linkages between neighborhoods, recreation resources, open spaces, and adjacent communities.

Policies:

- a) Coordinate with other trail providers, including Douglas County and the Colorado Division of Parks and Wildlife to ensure that the Town of Castle Rock's trail system links to their trail systems and helps create a regionwide trail network.
- b) Coordinate with the Transportation Master Plan to provide for safe, on-road trail corridors to connect major destinations as well as provide trail loops.
- c) Provide off-road trails to enhance recreational trail uses.
- d) Utilize all available tools to acquire trail easements or rights-of-way to provide for a linkage between outside communities and recreational resources.

Open Space Principles

Principle D1: Preserve open space properties that define and contribute to the Town of Castle Rock's uniqueness.

Policies:

- a) Maintain and enhance a unique identity for the Town of Castle Rock by preserving open space buffers between it and adjacent communities.
- b) Identify and preserve the important landmarks that make the Town of Castle Rock a special place to live, including significant buttes, ridgelines, rock formations, agricultural lands, and water features; scenic vistas viewed from I-25, the county's major road network, and from key public places.
- c) Preserve lands for the benefit of wildlife through the preservation of fragile ecosystems, habitats, and corridors.
- d) Protect cultural, historical, and archaeological areas.

Principle D2: Assure effective management of open space lands.

Policies:

- a) Develop a management plan for each acquired open space property that identifies the significant resources found in the land, including its natural and scenic value, soils, vegetation, wildlife, environmental hazards, water resources, historic, paleontological and archaeological resources; and work to preserve these values while balancing the need for public access.
- b) Provide, where appropriately defined by the management plan, opportunities for outdoor recreational use, including hiking, bicycling, fishing, picnicking, photography, and nature studies.
- c) Determine appropriate uses for acquired open space lands or changes in permitted uses through a process that incorporates necessary input from departments within the Town; invites public input; and is finally considered and approved by the Town Council.
- d) Provide for the maintenance of acquired lands in perpetuity and reserve a portion of the annual budget for planning, administration, and maintenance in an interest bearing account for that purpose.
- e) Enlist the support of other entities that have the resources to provide for the stewardship of lands

including, but not limited to, Colorado Division of Parks and Wildlife.

- f) Construct appropriate buildings, structures, and facilities related to open space and trails in accordance with applicable building codes and accepted Town of Castle Rock design and construction standards.

Principle D3: Utilize appropriate tools and methods to preserve open space resources as part of the land development process.

Policies:

- a) Leverage open space funds through grants and partnerships with Great Outdoors Colorado (GOCO), municipalities, land trusts, endowment funds, citizen groups, and private enterprises.
- b) Explore methods to preserve key open space lands now, while land is still available, through bonding, rolling options, and other financial mechanisms.
- c) Employ creative, flexible, and aggressive techniques in implementing an open space program to the Town's best advantage.
- d) Provide the greatest wildlife and recreational benefit by linking open space areas, regional parks, trails, or activity centers.
- e) Pursue the development of partnerships with and cooperation among open space conservation organizations with interests in the Town of Castle Rock to leverage, to the greatest extent possible, dollars expended on open space acquisition, preservation, and education efforts.
- f) Work to acquire large consolidated open space areas through the Town's minimum 20% open space dedication for subdivisions. Subdividers shall be encouraged to protect important natural resources and provide the type and quality of open space that contributes to community preservation of goals.

Principle D4: Work with Douglas County and adjacent communities to accomplish mutual open space goals.

Policies:

- a) Work closely with the County to achieve mutual open space principles, including coordinating master planning, development review, construction of open space improvements, and partnering on acquisitions where mutual benefits exist.

- b) Strive to maintain goodwill and communication with Douglas County.

Recreational Programming Principles

Principle E1: Provide a comprehensive offering of recreational programs and services for users of all ages and abilities.

Policies:

- a) Continue to develop programs and services in all areas from special interest, youth, athletics, fitness, outdoor, special needs, and general programs.
- b) Focus on the development of youth and family related activities and services.
- c) Enhance the growth of outdoor recreational programs and therapy services to special populations.
- d) Balance the demand for increased recreational programs and services with the general lack of available facilities and shortage of staff.
- e) Develop distinct priorities for program and service development on a 1-year and 5-year basis.
- f) Clearly document the shortage of specific indoor and outdoor program spaces and their effect on the provision of recreational programs by the Recreation Division.
- g) Renovate the two existing outdoor pools and/or develop a Town-wide aquatic park with state-of-the-art leisure amenities.
- h) Determine the financial viability of building future recreation centers / facilities to continue providing high quality recreation services to the community.
- n) Provide adequate funding for equipment replacement at all existing and new facilities. Develop a formula for determining the funding level necessary for replacement of most common equipment.
- o) Provide clear priorities of use for each Town facility (and each amenity) for internal departmental use as well as other community providers and general community usage.

Principle E2: Coordinate recreational programs and services with other providers in the Castle Rock area.

Policies:

- a) The Town should act as a coordinator of communitywide recreation services and a clearinghouse for information distribution to the

community. The Town's Recreation Department should serve as a resource center for recreation in the area.

- b) Coordinate with other recreation providers that make use of Town facilities to develop joint strategies for additional facilities, including:
 - 1. Outdoor facilities – the development of a multisport field complex in a central location.
 - 2. Indoor facilities – the development of additional indoor recreational spaces, including gymnasiums, pools, fitness and ice.
- c) Develop a comprehensive marketing plan for the Town's programs and facilities.
- d) Continue to work with the Senior Center to provide broad based offering of senior programs with a focus on the younger, more active senior.
- e) Develop formalized agreements with each organization that utilizes Town facilities for programs and services. These agreements should outline expected fee payments for use and expected capital improvement contributions.
- f) Work with the school district to further increase utilization of existing school facilities for recreational purposes. Develop an agreement to size and expand any new school buildings for general community recreation use.
- g) Track the development of recreation facilities with the many HOAs in the area for the purposes of planning future recreational facilities.
- h) Continue to investigate opportunities to partner with other recreational service providers on the development of new programs and facilities.
- i) Encourage the development of partnerships with other providers in the area to expand facilities and programs.
- j) Develop a staffing strategy that attracts and keeps full-time and part-time staff, and provides incentives to be an employee of the Town.
- k) Review the existing fee setting policy and complete an annual pricing review of programs and services to ensure they are within the market norms.
- l) Annually complete an evaluation and assessment of each program area to determine its general effectiveness in meeting community needs within the financial guidelines that have been established for the division.
- m) Explore alternative funding options for facility development, including:
 - 1. Partnerships with other providers and entities.
 - 2. Sponsorship programs coordinated on a divisionwide basis.
- n) Conduct a formal survey of community residents to determine the general satisfaction with recreational programs and help to focus on the future direction of the division.

Chapter 4

Master Plan Recommendations

This chapter includes Master Plan maps (Map 2,3 and 4) and specific project recommendations that are needed to address growth to meet existing and future park, recreation, trail, and open space needs of the Town of Castle Rock. These recommendations include ways to address existing deficiencies, projected needs based on future anticipated growth, and changes in recreational habits and other issues identified in the inventory and needs assessment.

Not all of the recommendations included in this section have a specific timeframe. The intent of these recommendations is that they become the priority of the department over the next ten to fifteen years or hopefully less. Some of the recommendations do not have an established source of funding or are not eligible for impact fee funds. Developing additional partnerships, adopting recommended impact fee fund increases and securing additional grants will be required to enact the following recommendations.

A. Parks

The Town of Castle Rock has been very proactive in reserving land for future neighborhood, community and regional parks in advance of residential development. In order to maintain its current level of service for developed parkland, the Town will need to work proactively to ensure that new parks keep pace with development.

Neighborhood Park Development

Map 2, Existing and Proposed Park Service Areas, provides an illustration of all existing parks and proposed parks with a ½ mile service radius. Proposed park service areas are shown in red. All neighborhoods will be served by a public or private park at build out, except for a few small exceptions along the edges of large developments. As these parks develop, it is recommended that proximity to existing recreational amenities, population and other factors be

considered when prioritizing future projects so that the greatest number of residents are served while development progresses. This prioritization analysis should be incorporated into future 3-year Parks, Recreation, Trails and Open Space Strategic Plans.

Sports Complex Development

The needs assessment identifies the development of a sports complex to serve the organized athletic needs of the community. The greatest need within the complex is for four softball / youth baseball fields along with additional athletic fields and a tennis center featuring at least five courts in one location for league and tournament play. Funding for such a complex is not currently available within the next five years; however, the Town should work to identify a location, secure funding and develop a master plan for the facility. In addition, existing parks should be considered for potential upgrades, which may provide these amenities at a lower cost and within a more recent timeframe. Conservation Trust Fund, grants and partnerships with Metropolitan Districts are a potential source of revenue to fund potential improvements. The Town of Castle Rock should also explore partnerships with the Town of Parker and Douglas County Parks if the 180-acre Cobblestone Ranch Regional Park Site is the preferred location for a sports complex.

Downtown Park Development – Festival Park

The Downtown Development Authority has secured funding to expand Festival Park for the purpose of creating an anchor facility in the heart of downtown for special events. Stakeholders are interested in moving the project forward as quickly as possible. The project will require assistance from the Town for utility relocation, wetland and T&E species mitigation, elimination of portions of Second Street, planning and project management. The renovation is planned for 2016; however, it may take longer depending on funding availability and the regulatory process.

Parks Maintenance and Operation Facilities

Growth in both the Town Parks Maintenance and Operations and Public Works Department has created a need for additional space for employees, equipment and operations. Public Works will need to occupy the existing Service Center by 2017, which will displace Parks Operations and Maintenance Staff. A plan must be developed to create additional space either at the Cold Storage Lot or the Utilities Service Center facility. Funding for the project must also be identified, but will likely be drawn from general fund sources.

B. Recreation Facilities

Indoor Recreation Facilities

The demand for additional indoor recreation facilities is emerging as the Town continues to grow. Specifically, the need exists for additional fitness, gymnasium and ice rink facilities.

A portion of the impact fee fund is intended for the incremental expansion of existing indoor recreation, such as fitness and gymnasium space. The fee cannot be used to fund an ice facility because is not part of the current level of service. Providing any of these facilities within the 10 – 15 year timeframe established in this master plan cannot be accomplished solely with existing funding even if impact fees are increased because the existing portion of the fee dedicated to indoor recreation is tied up in debt service for the Miller Activity Complex.

A potential opportunity may exist to expand recreation services for additional fitness and gymnasium space by partnering with medical providers surrounding the new Adventist Hospital. A partnership may help to reduce the Town's overall investment, but still deliver these services to residents. Partnership opportunities may also be available for the development of an indoor ice rink. Over the past several years, the Town has been approached by private entities seeking to partner with the Town construct and operate ice rinks. As the population of Castle Rock passes 60,000 residents and beyond, the business model for ice may be more favorable for ice. The Town may consider the distribution of request for proposals for ice until an acceptable agreement is reached with a private provider if the Town does not have the resources to create this facility. Long term leases on Town owned land and capital contributions by the Town may be necessary to encourage private investment.

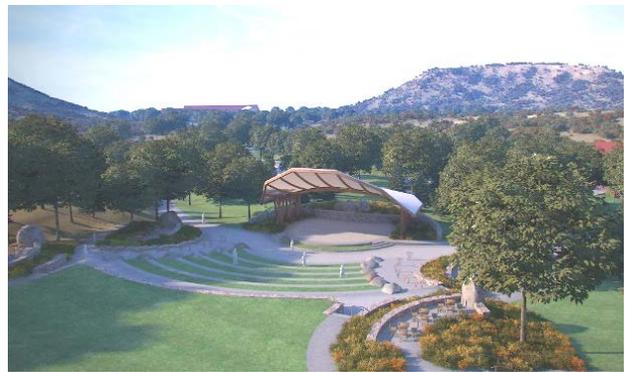
Ongoing Improvements

In order to maintain safe facilities and to continue to provide adequate services to residents, facilities must be kept in good working order. Sufficient funding should be allocated for repairs and renovations to existing facilities within various funds including: the Community Center Fund, Golf, General Fund and Conservation Trust Funds.

Amphitheater and Millhouse Program Development

An outdoor amphitheater and millhouse events pavilion will open in 2016. An operation plan must be developed that will address fees, promotions and special events for this new service offering.

PSM Park Amphitheater



Snowflex – PSM Park P3 Agreement

The Philip S. Miller Park Master Plan includes a year round artificial snow park. Town Council has signed a Letter of Intent with P3 Partners to explore the feasibility of developing the park that would include a terrain park, learn to ski and board area, tubing hill, additional parking and lodge. If the agreement moves forward and development is approved, the Town must work with the developer for the extension of utilities, roadways and to address impacts to the existing



development. In addition, a lease agreement and other agreements must be developed to ensure compatibility with existing park uses.

C. Trails

Map 3 shows all existing and proposed off-street trails required to provide important community connections. A plan to connect missing sidewalk links is identified within the 2011 Transportation Master Plan Update.

The Town should concentrate on constructing trails that complete noncontinuous trail segments, connect existing trails to each other, and provide connections to major destinations such as downtown and between neighborhoods. In the absence of full funding for construction, securing trail corridors and building natural surface or crusher fine trails as an interim solution to paved trails could be considered.

Completing off-street trail segments on key spine trails through the community should be a high priority. The following high priority connections could be completed with the funding generated during this master plan timeframe of the next 10 to 15 years. These include:

- EPC south from existing trail near south Perry Street to Crystal Valley Parkway (approx. 2 mi.).
- Connection from the East Plum Creek Trail to Native Legend Open Space (approx. 0.5 mi.).
- Trail from Sellars Gulch to Memmen Open Space to Founders Village (approx. 3 mi.).
- Trail from Philip S. Miller Park to the East Plum Creek Trail along Industrial Tributary (approx. 1.0 miles)
- Connection of Ridgeline Open Space and Philip S. Miller Park with the Wolfensberger Pedestrian Bridge
- Soft-surface trail development in the northeast quadrant of Town (Cobblestone Ranch, Castle Oaks and Canyons Developments).

Additional trail connections to and through targeted future open space areas, within and at the perimeter of Town, should be identified as these properties are zoned.

Interpretation regarding the attributes of the environment, geologic, natural processes and history should be included along trails where practicable.



East Plum Creek – south at Hier & Gannon Open Space

D. Open Space

Map 4 illustrates the existing and proposed open space zoning within the Town of Castle Rock. Open space within the Castle Rock will exceed 30% of the total land area upon build out of the community. A number of large contiguous open space areas have already been acquired and developed. Large open space parcel have been also acquired by the Town but have not yet been made accessible to residents including: Cobblestone Ranch, Metzler Ranch and Heir and Gannon properties. Additionally, Canyons South, Mycanta, The Lanterns and Scott Walker Properties will all provide future large open space dedications.

As growth continues and land values increase, the size of open space parcels acquired by the Town will decrease. As a result, open space acquisition efforts should focus on parcels that will provide significant benefit to larger existing or planned parks and open space parcels. For instance, targeting acquisitions of smaller parcels adjacent to larger areas to create a more intact and useable property will help leverage the ability to make a more substantial impact. Areas that should be considered for future acquisition include:

- Land needed to extend regional trail corridors.

- Land adjacent to planned or existing parks and open space properties.

As properties are acquired through dedication or purchase, a management plan and plan for public access should be developed.

Open Space Management

While open space is an important amenity for its conservation values, management of these areas with the diversity of purposes, functions and uses can be challenging. To facilitate management, individual management plans should be prepared for significant named parcels serve as a guide for prescribing appropriate types and levels of use as well as preservation and maintenance of landscapes and ecosystems.

As of 2015, there are three open space parcels protected with permanent conservation easements, which require the establishment of an approved management plan or land stewardship plan as a condition by the easement grantee; a fourth parcel (Rock Park) has had a management plan since 1996. All other open space parcels should have management plans in working or approved form within the next five years.

These management plans should incorporate resource baseline inventories, property resources, recreational uses and issues with resource or recreation management to provide a guide to balance natural resource protection and public recreation while adhering to the Town's guiding principles and policies.



Mitchell Creek Canyon Open Space

D. Reuter-Hess Recreation Master Plan

The Reuter-Hess Recreation Master Plan is a collaborative effort between the Parker Water and Sanitation District, The Town of Castle Rock, City of Lone Tree and Castle Pines and Douglas County. The plan will be complete in 2016. The Town should work actively with PWSD to develop recreational access to the reservoir.



Reuter-Hess Reservoir

Chapter 5

Financing and Implementation

The Town of Castle Rock has traditionally funded parks and recreation facilities and programs through a variety of mechanisms, including:

- General Fund Revenues
- Douglas County Shareback
- Dedicated sales taxes
- User fees
- The Colorado State Lottery
- Developer land dedication requirements
- Grants
- Donations
- Volunteer services
- Impact fees

A. Park and Recreation Facility Development

The primary source of funding, particularly for new parks and recreation projects, is the Parks and Recreation Capital Fund. The amount the Town receives from the impact fee varies annually in response to the level of building activity. The 2015 fee is set at \$3,191 for an average sized single family home sized between 2,700 and 2,799 square feet. During the 2015, annual receipts from this fund are expected to generate approximately \$2.5 million in revenue based upon an average of about 675 new homes constructed annually over the next ten years. This equates to a population growth rate of approximately 1,850 residents per year. From the revenue generated, approximately \$708,000 will be required over the next 20 years to repay debt service on the Certificates of Participation issued to construct the Miller Activity Complex, which will result in approximately \$1.45 million per year available for park and recreational facility development.

In 2015, the Town commissioned a study by Tischler Bise to analyze the current Parks and Recreation Capital Fund to determine if the current fee is sufficient

to fund future parks. The draft Impact Fee Report established cost per acre for park development of \$182,701. The cost per acre is extremely conservative as the facilities studied, Bison Park bid in 2007 and Wrangler Park bid in 2011, did not factor in recession pricing or escalation of material cost that followed. At a developed cost per acre of \$182,701, only 3.35 acres per 1,000 residents can be constructed if all of the remaining impact fee funds (\$1.45 million / year) are directed toward park development.

The draft report shows that the current impact fee is insufficient to maintain current levels of service for parks and recreation facilities. As time progresses, the Town's level of service for parks and recreation will drop each year unless the fee is increased. The 2015 Draft Impact Fee Study acknowledges this shortfall and recommends that the fee be increased to from \$3,191 to \$5,044.

The Master Plan recommendations include the need for additional indoor recreation facilities such as, an ice rink and additional gymnasium and fitness space. The Master Plan also identifies the need to continue the development of neighborhood and community parks as well as a designated sports facility. Because the impact fee fund provides for incremental expansion, and ice facility would not be eligible for the fund. The current impact fee fund is also insufficient to meet all of these needs outlined in the recommendations, especially over the next 10 to 15 years as the recreation facility portion of the fee is tied up in debt service for the Miller Activity Complex construction.

Regardless of the approach that is taken in setting the impact fee, additional funding and partnerships will be necessary to maintain the current level of service for park development.

B. Open Space

The Master Plan map includes existing and zoned open space that will someday be dedicated to the Town or Metropolitan Districts. An important source of revenue for protecting open space has traditionally been the Conservation Trust Fund. The primary sources for this fund are the Town's share of State Lottery proceeds and the share back from the Douglas County open space sales tax. In 2015, the total proceeds to the trust fund are estimated to be approximately \$900,000 or about \$13.5 million by 2030.

Land costs are generally high in Douglas County. It is difficult to derive a per acre benchmark cost since every transaction is different and land costs vary with location, degree of entitlement, landowner interest in conservation, and other factors. The current estimate value of open space property in Castle Rock is approximately \$87,120 per acre, based on a 2008 appraisal and study. On this basis, the \$13.5 million forecasted for the Conservation Trust Fund would allow the purchase of approximately 154 acres of open space if the fund were solely used for open space acquisition. In recent years, the Conservation Trust Fund and Shareback Funds have also been used for capital projects.

Additional funding for open space is also supplemented by grant sources, such as GOCO, potential partnerships with Douglas County and other entities.

Grants

There are a variety of grant sources available for open space and trails projects in Colorado, chief among them the Great Outdoors Colorado program, or GOCO.

Great Outdoors Colorado (GOCO)

Use of these funds has become standard practice for local open space programs. For this reason, a complete discussion of GOCO grant programs will not be provided in this Master Plan. However, it may be useful to summarize key program elements and accomplishments.

GOCO funds a wide variety of parks, open space and trails projects. Since 1994, when GOCO awarded its first grants, the program has committed nearly \$825

million to more than 3,500 projects throughout the state without any tax dollar support. Open space projects have been a major recipient of this funding, resulting in the protection of more than one million acres of open space in perpetuity. Funding for open space projects is now made available once each year with grant monies awarded in early December. GOCO grants are awarded on a competitive basis and require a carefully conceived project plan and a demonstrated ability to implement the project. A key consideration is the fact that awards require a funding commitment from the project sponsors, which often results in a need to match 50% or more of the project costs with matching contributions. One of the advantages of having a dedicated funding source for open space is the ability to demonstrate to GOCO and other grant sources the availability of a funding source that can be used for making the local match and providing funds for long-term maintenance.

In addition to the standard open space grant cycle, GOCO periodically makes funding available for larger scale projects through its legacy program, which are larger scale, multi-year projects of regional or statewide significance.



Philip S. Miller Park Adventure Playground

Although funding levels vary in response to proceeds received from the Lottery and strategic decisions made by the GOCO Board, a good indication of the program's current status and priorities is provided by the recently-approved five-year strategic plan that has three principal goals to protect more land and wildlife habitat, connect people to the outdoors and connect trails, parks and open spaces and inspire Coloradans to get

outside and take care of our great outdoors. As of the most recent grant cycle, GOCO awarded \$15.6 million for outdoor recreation and open space conservation in Colorado.

The Castle Rock Parks and Trails Foundation

Since its founding in 2012, the Castle Rock Parks and Trails Foundation has raised nearly \$50,000. As the Foundation grows, it will become a more important source of fundraising efforts, especially when pursuing matching grant funds.



Other Programs

As noted earlier, a wide variety of grant programs exist at the federal and state levels as well as within the private sector. In most cases, these sources are only able to provide supplemental funding on particular types of projects.

Regardless of the funding strategy selected, it will be essential for the community to leverage available resources through partnerships and the aggressive pursuit of grant assistance.

C. Voluntary Efforts

Both Federal and Colorado tax law provide powerful incentives for landowners to donate conservation easements. This is an increasingly complex area of the law and tax policy, but the basic elements remain straightforward. At the Federal level, the Internal Revenue Service allows a deduction from Federal income taxes if the easement is perpetual and donated "exclusively for conservation purposes" to a qualified conservation organization, usually a land trust. The amount of the tax deduction is determined by the value of the conservation easement, considering fair market value of the property before and after placement of development restrictions placed on the property.

Colorado tax law provides similar benefits on state income tax. It is also one of the few states with a tax credit program. Colorado leads the nation in providing

tax credits for the donation of a conservation easement, allowing a landowner to earn a tax credit valued at up to \$375,000.

Adding to the appeal of the program for landowners is the fact that the tax credit is transferable to a third party. Since many landowners don't have the high-income levels required to take full advantage of an income tax deduction resulting from the donation of an easement with a large dollar value, Colorado law expands the potential group of landowners who can benefit from the program by allowing the sale or exchange of the credit to wealthier individuals who can. These exchanges are usually made through a broker, several of whom operate within Colorado, and the landowner typically receives 80-85% of the value of the donation.

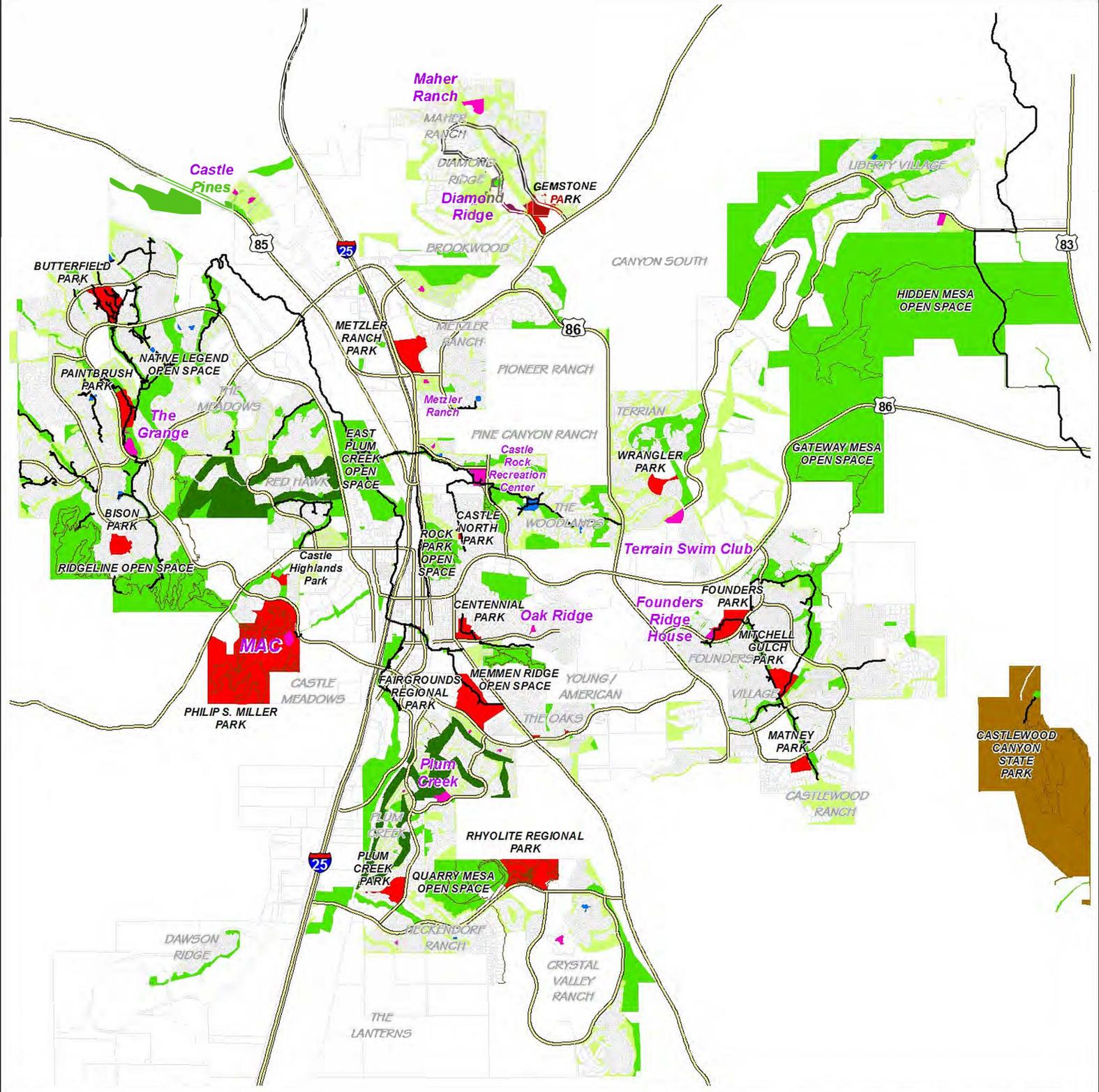
In addition, the donor of a conservation easement will pay lower property taxes, usually based on the assessed value of the property as an agricultural use. Armed with these incentives, land trusts and other organizations have been able to work with landowners to achieve major conservation results.

D. Regulatory Tools

Regulatory tools already play an important role in open space conservation in the Town of Castle Rock. These range from basic flood plain regulations that limit building in the 100-year floodplain to requirements that planned development set aside a minimum of 20% of the site as open space. The ridgeline protection ordinance is another important tool. In light of the effective regulatory structure the Town has already adopted, this Master Plan makes no further recommendations on needed improvements or new regulatory tools.

E. Trails

For planning purposes, the Town uses an average cost of \$750,000 per mile to construct paved, multi-use off-street trails. At the current funding rate of \$500,000 per year, up to 10 miles of trails and sidewalk projects can be funded over the next 15 years. This estimate does not include supplemental funding from State Trails Grants, nor does it include costs for related infrastructure costs, such as additional under and over-passes and enhanced street crossings.



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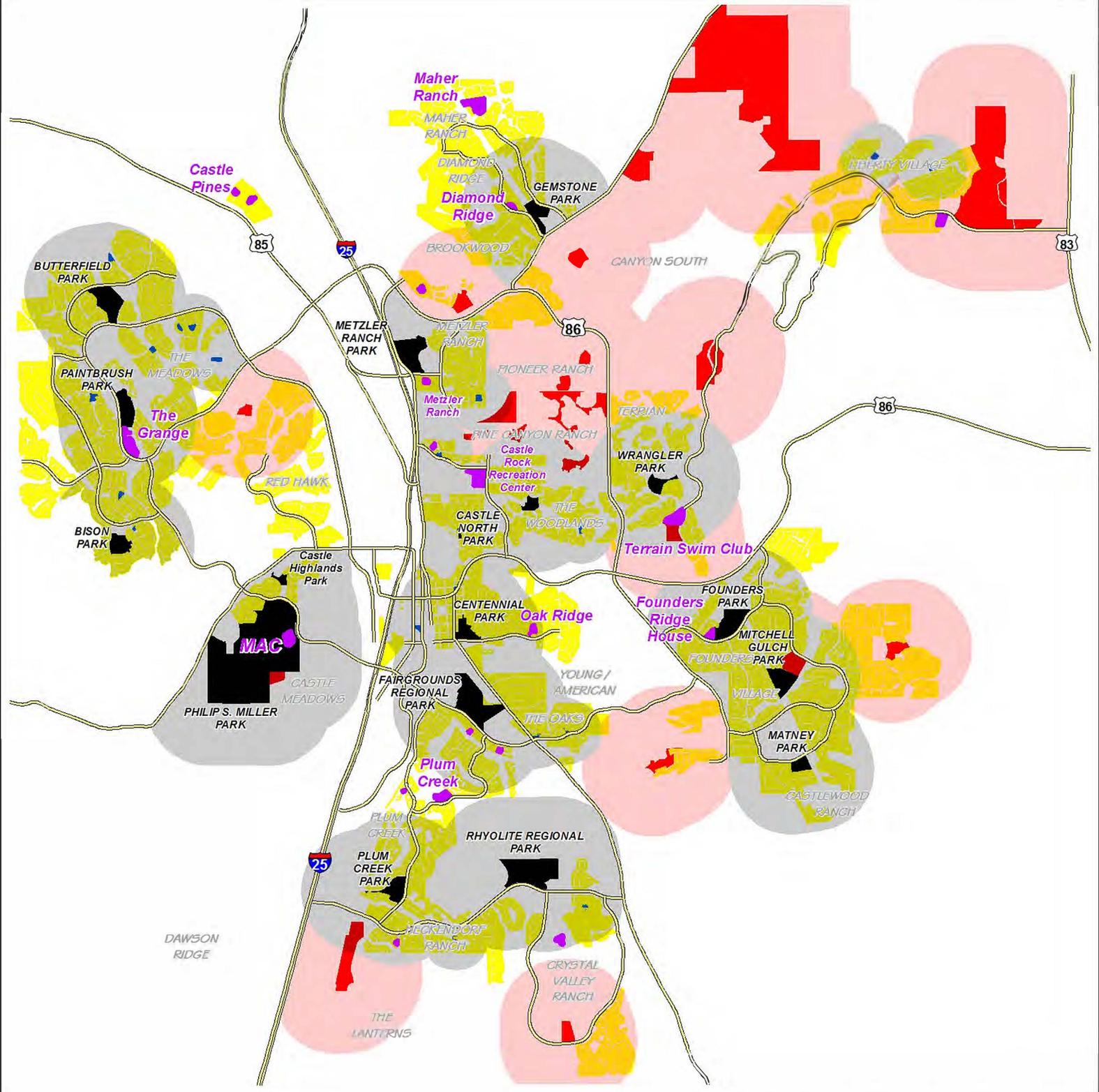
- Parks
- Pocket Parks
- Recreation Centers
- Existing Public Open Space
- Existing Private Open Space
- Golf Course

- Major Roads
- Existing Paved Trails
- Existing Soft-surface Trails

Map 1: Existing Parks, Trails, Open Space and Recreation Centers

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Parks and Recreation
Master Plan





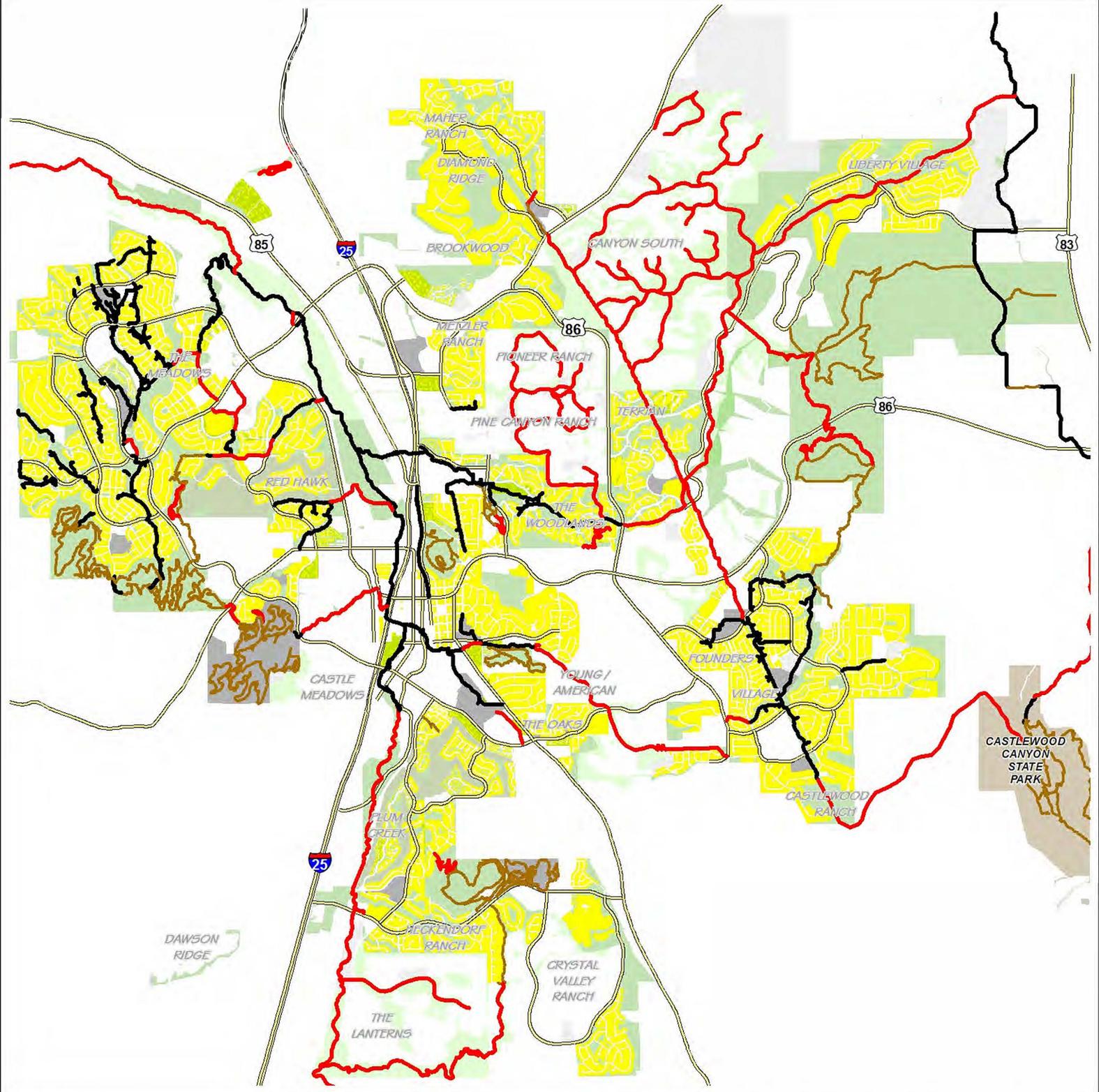
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-  Existing Parks
-  Future Parks
-  Recreation Centers
-  Residential
-  Existing Park Service Area (1/2 Mile)
-  Future Park Service Area (1/2 Mile)
-  Major Roads

Map 2: Existing & Proposed Park Service Areas and Recreation Centers

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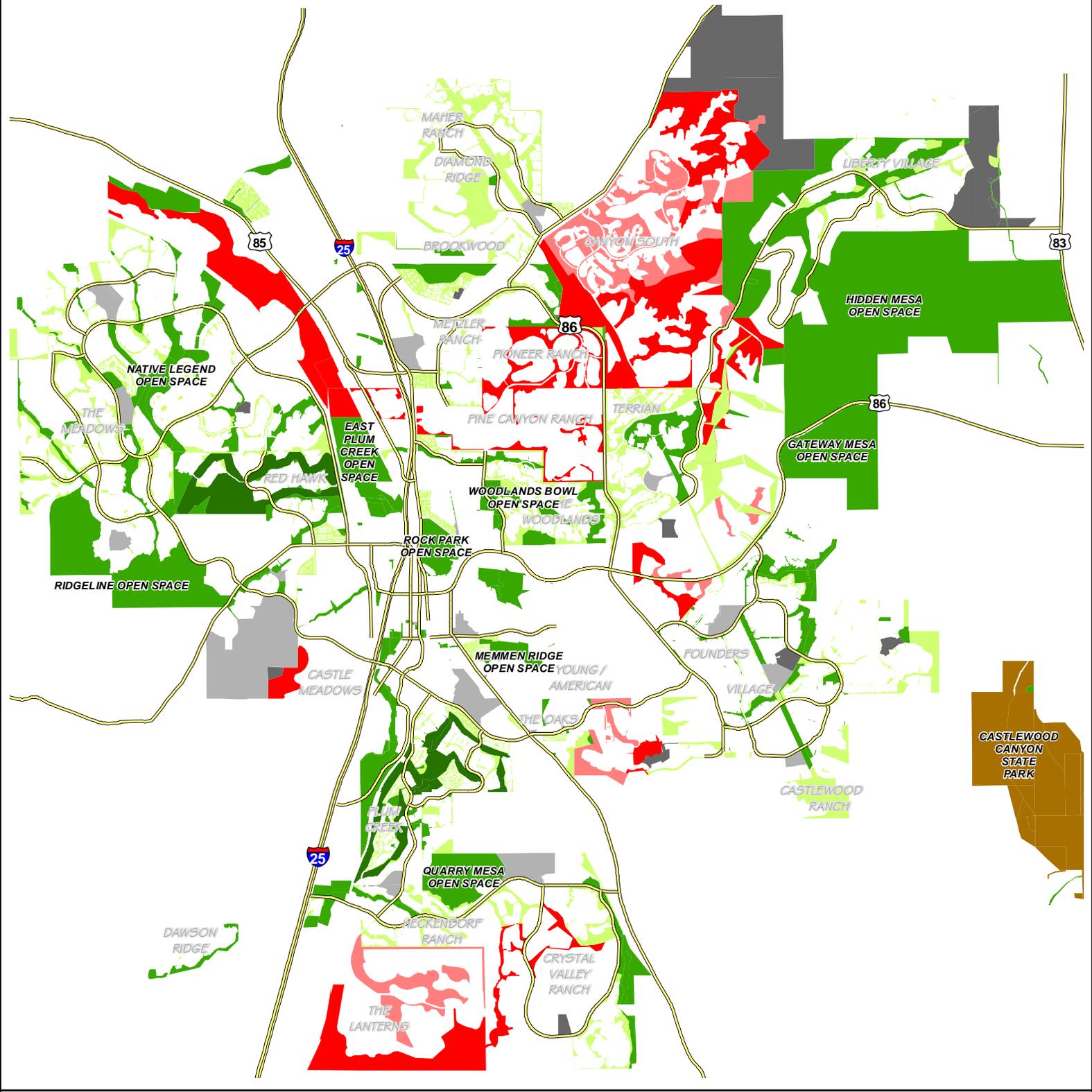
-  Existing Open Space
-  Residential
-  Future Open Space
-  Golf Course
-  Existing Parks
-  Future Parks

-  Major Roads
-  Existing Paved Trails
-  Existing Soft-surface Trails
-  Future Trails

Map 3: Existing & Proposed Trails

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Map 4: Existing & Proposed Open Space

LEGEND

-  Existing Public Open Space
-  Existing Private Open Space
-  Existing Parks
-  Proposed Parks
-  Future Public Open Space
-  Future Private Open Space

 Major Roads

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