

**BIG IDEA:**

# The Edge of Our Nature

**A family-focused center of exploration that brings out the playful kid in all of us.**

Cobblestone Ranch Park will be a place where the entire Castle Rock community can enjoy more of what they love about nature, fitness, sports, and recreation. Inspired by the fascinating beauty of the natural world, this park brings the best parts of Colorado right to your neighborhood doorstep.

Go exploring at the edge of the creek.

Hang out together at the edge of the pond.

Nurture your wild side on the forest playground.

Cheer your team on at the edge of the field.

Find your edge with friendly competitions.

No matter where you look or what you do in this all-seasons activity camp, there's always something new to discover.

**CONCEPT CORNERSTONES:**

**Inviting | Playful | Stimulating | Versatile**

**DESIGN PRINCIPLES:**

Inspire curious discovery

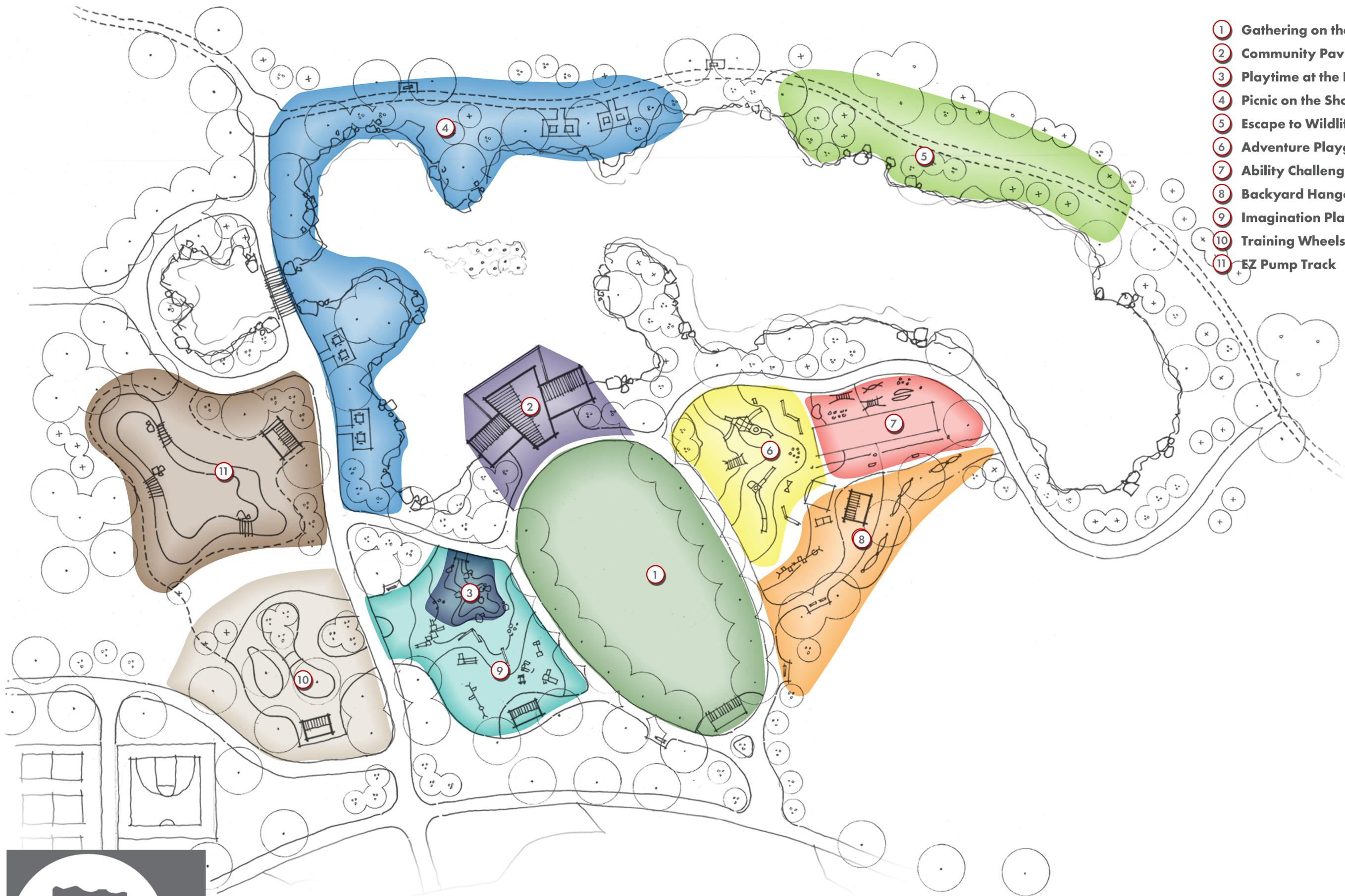
Evoke playful imagination

Balance activity with serenity

Educate about nature

Bring people together

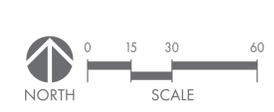




- 1 Gathering on the Family Field
- 2 Community Pavilion
- 3 Playtime at the Brook
- 4 Picnic on the Shore
- 5 Escape to Wildlife
- 6 Adventure Playground (Ages 6-12)
- 7 Ability Challenge Course
- 8 Backyard Hangout
- 9 Imagination Playground (Ages 2-5)
- 10 Training Wheels Track
- 11 EZ Pump Track



- 1 Gathering on the Family Field**
  - Lawn Games & Events
  - Community Gathering Shelter
  - Heart of the Park
- 2 Community Pavilion**
  - Large Community Pavilion Shelter
  - Covered Patio Seating
  - Communal Fire Pit
- 3 Playtime at the Brook**
  - Shallow Channel with Water Weirs
  - Boulder Edges with Push Button Boulder Mistlers
  - Nature-Inspired Poured-in-Place Patterning
- 4 Picnic on the Shore**
  - Small Group Spaces
  - Picnic Tables
- 5 Escape to Wildlife**
  - Bird-Watching
  - Scavenger Hunt Pieces
- 6 Adventure Playground (ages 6-12)**
  - Large Nature-Inspired Play Pieces
  - Lookout Tower with Morse Code
  - Mixed Swing Types
  - Earth & Water-Inspired Poured-in-Place Patterns
  - Scavenger Hunt Pieces
- 7 Ability Challenge Course**
  - All-Ages Agility Course
  - 30 - Yard Dash
  - Tug-Of-War
- 8 Backyard Hangout**
  - Hammock Lounge
  - Giant Outdoor Games
  - Seating and Tables
- 9 Imagination Playground (Ages 2-5)**
  - Imaginative Nature-Inspired Play Pieces
  - Steppingstones & Balance Logs
  - Small Lookout Tower with Morse Code
  - Mixed Swing Types
  - Animal-Themed Springer Toys
  - Water-Like Poured-in-Place Patterns
  - Musical Elements
  - Playground Sculptures
  - Scavenger Hunt Pieces
- 10 Training Wheels Track (Ages 2-5)**
  - Stryder Bike Loop
  - Flat Learning Space
- 11 Ez Pump Track (Ages 6-12)**
  - Paved Path
  - Raised "Jumps" & Curved Berms



# Gathering on the Family Field



Pop-Up Events



Large Gathering Lawn

# Community Pavilion



Pond Side Pavilion



Communal Fire Pit

# Playtime at the Brook



Push Button Misters



Water Weirs

## Picnic on the Shore



Picnic Table Areas



Passive Picnic Areas

## Escape to Wildlife



Bird Watching



Scavenger Hunt

## Site Amenities



Concrete Trails



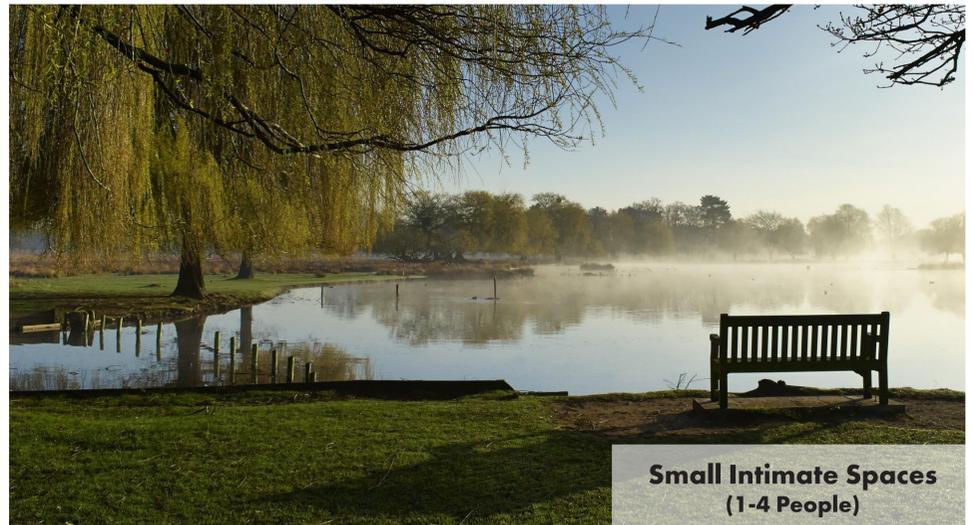
Crusher Fines Trails



Shade Shelters



Educational Signage



Small Intimate Spaces (1-4 People)

# Adventure Playground (Ages 6-12)



Tower and Slides



Large Play Structure



Large Tower Structure



Challenge Pieces



Group Rope Swing



Nature Play Pieces

# Ability Challenge Course



Family and Friends Challenge Course



30 Yard Dash



Tug-of-War

# Imagination Playground (Ages 2-5)



Imaginative Play



Adventure / Discovery



Musical Exploration



Fort Inspired Play Features



Balance and Agility



Play Sculptures



Springer Play Equipment



Multi-use Swing Set



Large Embankment Slide

# Backyard Hangout



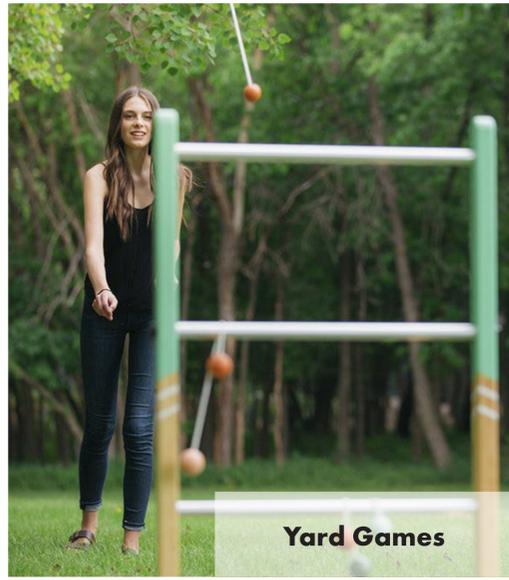
Bag Toss



Four Square



Game Tables



Yard Games



Twister



Giant Chess Board



Tightrope



Lounging Hammocks



Table Sports

# Training Wheels Track



2-5 yr. Children's Learning Course

# EZ Pump Track



5-12 yr. Pump Track

# Sport Games



Soccer / Multi-use fields



Half-Court Basketball



Pickleball



Baseball / Softball

# COBBLESTONE RANCH PARK | INFRASTRUCTURE LAYOUT

03/10/2020

## LIST OF ASSUMPTIONS

1. Please note this concept is subject to change.
2. All of the cost ranges provided for the largest site program elements are typically turnkey pricing.
3. Does not account for any over-excavation costs.
4. Though the numbers provided are conservative, they do not take into consideration the rate of inflation for construction costs.
5. Storm infrastructure costs are not reflected in these numbers.
6. Does not include contingency. (10% recommended).
7. All costs are preliminary and subject to change.
8. Costs for earthwork account for rough grading only, does not include pond excavation.

## PRELIMINARY BUDGET RANGES

- ① Earthwork / Erosion Control **\$520K**
- ② Sanitary Connection **\$145K**
- ③ Roadway and Parking **\$600K**
- ④ Electrical Service **\$45K**
- ⑤ Potable Water Connection **\$365K**

**Subtotal \$1,675,000**



# COBBLESTONE RANCH PARK | OVERALL CONCEPT ESTIMATE

03/10/2020

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7. All costs are preliminary and subject to change.

## PRELIMINARY BUDGET RANGES

- ① Pond **\$1.8M**
- ② 6-12 Playground **\$550K**
- ③ Family Lawn **\$215K**
- ④ Community Pavilion **\$250K**
- ⑤ 2-5 Playground **\$500K**
- ⑥ Bridge Crossing **\$250K**
- ⑦ Bike Pump Tracks **\$120K**
- ⑧ Half Court Basketball **\$275K**
- ⑨ Pickleball **\$330K**
- ⑩ Temporary Dog Park **\$60K**
- ⑪ Maintenance Facility **\$65K**
- ⑫ Artificial Turf Soccer Field **\$925K**
- ⑬ 10' Concrete Trails **\$750K**
- ⑭ Artificial Turf Softball Field **\$850K**
- ⑮ 12' Concrete Trail / EVA **\$150K**
- ⑯ 6' Crusher Fines Trail **\$60K**
- ⑰ Native Seed Lawn **\$0K**
- Infrastructure **\$1.7M**
- Pedestrian Lighting **\$90K**
- Subtotal \$8,940,000**



# COBBLESTONE RANCH PARK | PHASE ONE CONCEPT 1

03/10/2020

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5. Storm infrastructure costs are not reflected in these numbers.
6. Does not include contingency. (10% recommended).
7. All costs are preliminary and subject to change.

## PRELIMINARY BUDGET RANGES

- 1 Pond **\$1.8M**
- 2 6-12 Playground **\$550K**
- 3 Family Lawn **\$215K**
- 4 Community Pavilion **\$250K**
- 5 2-5 Playground **\$500K**
- 6 Bridge Crossing **\$250K**
- 7 Bike Pump Tracks **\$120K**
- 8 Half Court Basketball **\$275K**
- 9 Pickleball **\$330K**
- 10 Temporary Dog Park **\$60K**
- 11 Maintenance Facility **\$65K**
- 12 Artificial Turf Soccer Field **\$925K**
- 13 10' Concrete Trails **\$500K**
- 14 Artificial Turf Softball Field **\$850K**
- 15 12' Concrete Trail / EVA **\$85K**
- 16 6' Crusher Fines Trail **\$60K**
- 17 Native Seed Lawn **\$52K**
- Infrastructure **\$1.7M**
- Pedestrian Lighting **\$90K**
- Subtotal \$4,287,000**



# COBBLESTONE RANCH PARK | PHASE ONE CONCEPT 2

03/10/2020

## LIST OF ASSUMPTIONS

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4. Though the numbers provided are conservative, they do not take into consideration the rate of inflation for construction costs.
5. Storm infrastructure costs are not reflected in these numbers.
6. Does not include contingency. (10% recommended).
7. All costs are preliminary and subject to change.

## PRELIMINARY BUDGET RANGES

- ① Pond **\$1.8M**
- ② 6-12 Playground **\$550K**
- ③ Family Lawn **\$215K**
- ④ Community Pavilion **\$250K**
- ⑤ 2-5 Playground **\$500K**
- ⑥ Bridge Crossing **\$250K**
- ⑦ Bike Pump Tracks **\$120K**
- ⑧ Half Court Basketball **\$275K**
- ⑨ Pickleball **\$330K**
- ⑩ Temporary Dog Park **\$60K**
- ⑪ Maintenance Facility **\$65K**
- ⑫ Artificial Turf Soccer Field **\$925K**
- ⑬ 10' Concrete Trails **\$475K**
- ⑭ Artificial Turf Softball Field **\$850K**
- ⑮ 12' Concrete Trail / EVA **\$150K**
- ⑯ 6' Crusher Fines Trail **\$60K**
- ⑰ Native Seed Lawn **\$255K**
- Infrastructure **\$1.7M**
- Pedestrian Lighting **\$90K**
- Subtotal \$4,505,000**



# COBBLESTONE RANCH PARK | PHASE ONE CONCEPT 3

03/10/2020

## LIST OF ASSUMPTIONS

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4. Though the numbers provided are conservative, they do not take into consideration the rate of inflation for construction costs.
5. Storm infrastructure costs are not reflected in these numbers.
6. Does not include contingency. (10% recommended).
7. All costs are preliminary and subject to change.

## PRELIMINARY BUDGET RANGES

- ① Pond **\$1.8M**
- ② 6-12 Playground **\$550K**
- ③ Family Lawn **\$215K**
- ④ Community Pavilion **\$185K**
- ⑤ 2-5 Playground **\$500K**
- ⑥ Bridge Crossing **\$250K**
- ⑦ Bike Pump Tracks **\$120K**
- ⑧ Half Court Basketball **\$275K**
- ⑨ Pickleball **\$330K**
- ⑩ Temporary Dog Park **\$60K**
- ⑪ Maintenance Facility **\$65K**
- ⑫ Artificial Turf Soccer Field **\$925K**
- ⑬ 10' Concrete Trails **\$750K**
- ⑭ Artificial Turf Softball Field **\$850K**
- ⑮ 12' Concrete Trail / EVA **\$150K**
- ⑯ 6' Crusher Fines Trail **\$60K**
- ⑰ Native Seed Lawn **\$0K**
- Infrastructure \$1.7M**
- Pedestrian Lighting \$90K**
- Subtotal \$4,115,000**

