

Agenda Item

Date: July 1, 2025 - 1:30 p.m. - Executive Session

To: Douglas County Board of County Commissioners

Through: Douglas J. DeBord, County Manager

From: Terence T. Quinn, AICP, Director of Community Development *TQ*

CC: Curt Weitkunat, AICP, Long Range Planning Manager
Steve Shoultz, Assistant Director of Parks, Trails, Building Grounds & Rueter-Hess Recreation
Nick Giauque, CPRP, Parks Program Manager

Subject: **Zebulon Sports Complex Planning Update**

SUMMARY

On June 17, 2025, Sterling Ranch provided a conceptual plan for the first phase of the Zebulon Sports Complex. Staff would like to review and discuss the latest Zebulon Sport Complex conceptual plan to see if aligns with the Board's expectation and vision.

BACKGROUND

The County is now leading the development of the first phase of the Zebulon Sport Complex. KT Development is no longer an equity partner and is planning to bid on the design-build of the Zebulon Sports Complex. The first phase focuses exclusively on the Zebulon Sports Complex and does not include the other Zebulon components considered at Burns and Providence parks. A County staff-led project will provide greater opportunities to reflect the vision and expectations of the Board.

DISCUSSION

With the shift to a County-led project, the primary focus will be on Phase I of the sports complex to serve as the catalyst for the future phases of development. The following is a summary of the Phase 1 programming as shown on the June 17, 2025 Conceptual Plan.

- ± 54 acres in size
 - ± 5.5 acres of indoor sports complex for basketball and volleyball, including ice rinks and arena
 - ± 3.7 acre sports dome for baseball, football, and soccer
 - ± 28 acres of soccer and baseball facilities
 - Plazas, greenways, paths, circulation, and parking

The County heard from baseball, football, tennis, and swimming organizations who are interested in the programming of Zebulon. The private organizations have funds but not the land to build facilities. The opportunity of privately funded facilities potentially decreases the County's overall expenditure in the Zebulon Sport Complex and would require evaluation to determine the potential impact of the financial participation.

Private sports organizations may have sufficient funding to build a facility, but not to fund its ongoing operations and maintenance. Sports organizations may also limit or eliminate the meaningful opportunities for the public to use the proposed facilities. Public access may be negotiated with the sports organization and may be dependent on the County's participation in the facility. The operation of the facility, either private or public, would need to be negotiated with the sports organization and funded through taxes or facility rental and use fees.

As the first phase of the Zebulon Sports Complex gets under way, other private sports organizations may come forward to participate.

Three separate, but related tasks are in process to support the proposed first phase of the Zebulon Sports Complex.

1. A renegotiated property exchange with SR Acquisitions, LLC for the Chemours parcel
2. Infrastructure and transportation improvements to serve EVOC and Zebulon
3. Location and Extent for DCSO EVOC, Wildfire Heli-Tac, and Search and Rescue facility

NEXT STEPS

Staff is prepared to discuss the expectation and vision for the Zebulon Parks and Phase 1 of the Zebulon Sports Complex.

ATTACHMENTS

Interested Private Sports Organizations list
June 17, 2025 Zebulon Sports Complex Phase 1 Conceptual Plan
Zebulon Conceptual Plan with Overlays

Private Sports Organizations interested in locating in Zebulon Sports Complex as of June 25, 2025

Chris Unruh – Mile High Sports Complex

Looking for land to build an indoor facility that would house a full-size football field and could also be used for soccer and lacrosse making it a multipurpose facility. Stated that he has the funding to build the facility but needs the land to build on.

Jim Bocci and Jerrod Brown – Colorado Aquatics

Looking for land to build an indoor pool facility. Has the ability to get an Olympic sized pool and funding to build facility but needed land to build it on.

Mark Holzemer and Billy Martin – Slammers Baseball

Looking for land to build a baseball/softball complex and indoor training facility. Has funding to build facilities but needed land to build on.

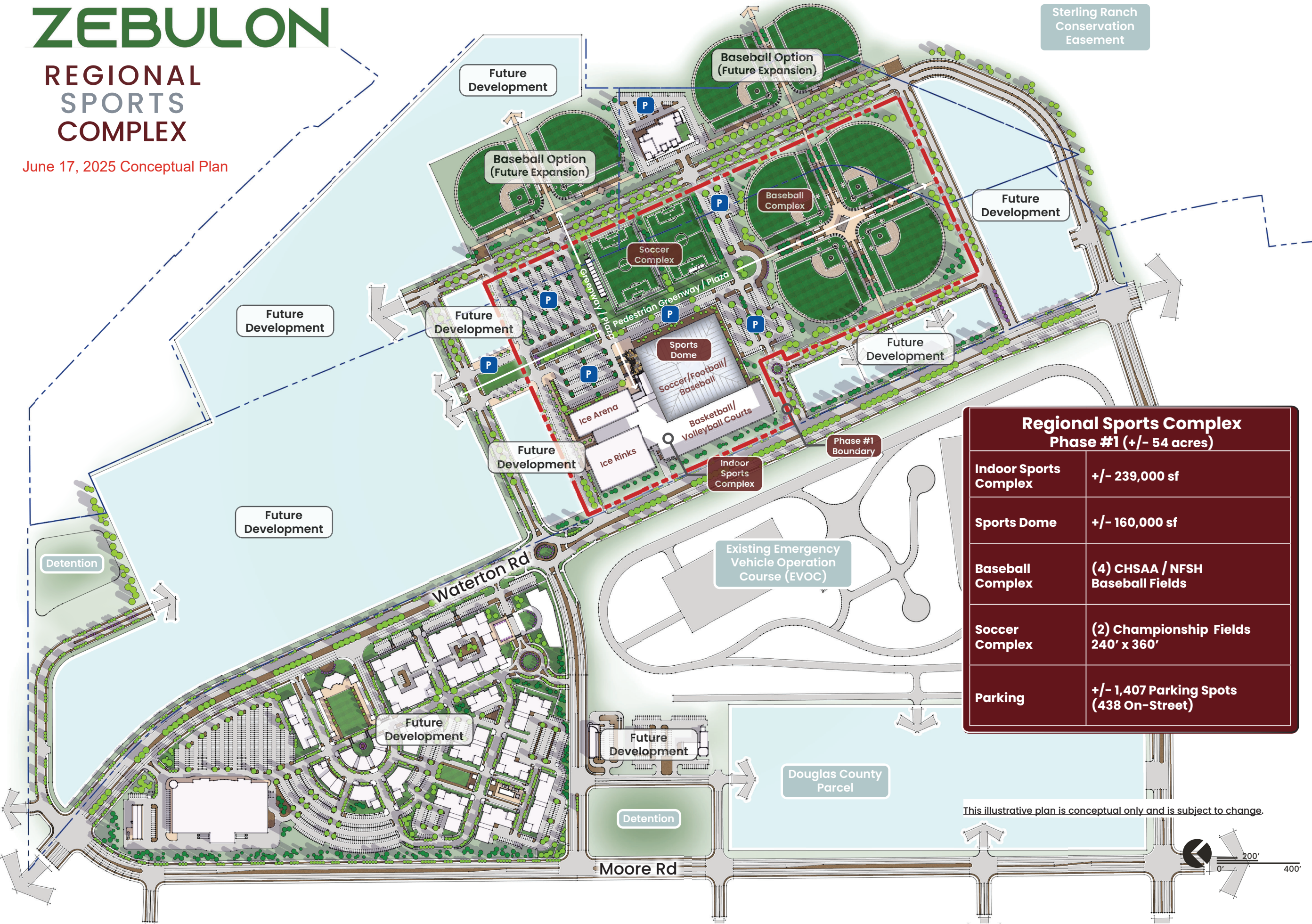
Ed Stein – United States Tennis Association

Looking for land to build tennis complex for 6 indoor and 6 outdoor courts. Stated he has funding from USTA for tennis complex design cost.

ZEBULON

REGIONAL SPORTS COMPLEX

June 17, 2025 Conceptual Plan



Regional Sports Complex Phase #1 (+/- 54 acres)	
Indoor Sports Complex	+/- 239,000 sf
Sports Dome	+/- 160,000 sf
Baseball Complex	(4) CHSAA / NFSH Baseball Fields
Soccer Complex	(2) Championship Fields 240' x 360'
Parking	+/- 1,407 Parking Spots (438 On-Street)

This illustrative plan is conceptual only and is subject to change.

ZEBULON SPORT COMPLEX PROPOSAL as of 06-17-2025

