

Sports Complex Land Exchange



October 14, 2025
BCC Business Meeting

Dan Avery, Special Projects Manager, Admin.
Tim Hallmark, Facilities Director
Martha Marshall, Budget Director
Caroline Frizell, Communications and Public Affairs
Terence Quinn Community Development Director
Steve Shoultz, Asst. Dir. Parks, Trails, and Building Grounds
Sean Owens, Engineering Special Projects Manager

Parks, Trails, Historic Resources and Open Space Fund

0.17% sales tax

- Approved in 1994
- Extended in 2022 with 87% support

Funding Distribution

- Up to 28% Parks and Trails
- Up to 4% Historic Resources
- 28% Open Space Acquisitions and Trails
- Up to 20% Open Space Operations and Maintenance
- 20% Municipal Shareback to Castle Pines, Parker, Larkspur, Lone Tree and Castle Rock.



Countywide Investment

- \$7.5 million for High Note Regional Park in Lone Tree, which will include two new multipurpose fields.
- \$7.5 million for Salisbury Park, in Parker, funding new softball and baseball fields, soccer fields, and other facilities.
- \$7.5 million for a Gold Crown fieldhouse in Castle Rock



Public Engagement



- Solicitation of Proposals for use of Parks, Trails, Historic Resources and Open Space Fund
- Parks and Open Space Citizen Survey
- Town Halls on the Fairgrounds Master Plan, Parks, Zebulon concept
- Feedback from youth sports community on the need for more active sports fields
- Zebulon Concept exploration
 - Solicitation of Expressions of Interest
 - Solicitation of Design-Build Services, Development Services, Architect Services

Zebulon Vision



Work Streams and Next Steps



Land Acquisition



Infrastructure and Site Development



Partnership Development



Finance



Public Engagement

Partnership Development

- Request for Expressions of Interest
 - 49 responses, including:
 - Potential equity partners
 - Providers of sports programming
 - Operations and maintenance partners
 - General contractors, developers, and design professionals
 - Marketing and event management
- Request for Proposals and Qualifications
 - Design-Build and development services
 - Architect services

Finance Options

Sources of Funding

- Parks, Trails, Historic Resources, and Open Space Fund
- Partnerships
- Road Sales and Use Tax Fund (for infrastructure)

Possible Financing Mechanisms

- Certificates of Participation
 - Examples: Castle Rock Brickyard, Lone Tree Public Safety Facility, Douglas County Miller Building, Larimer County jail (2019) and Event Center, Parker PACE center, Recreation Center
- County Revitalization Area/Tax Increment Financing
 - Example: Castle Rock Brickyard

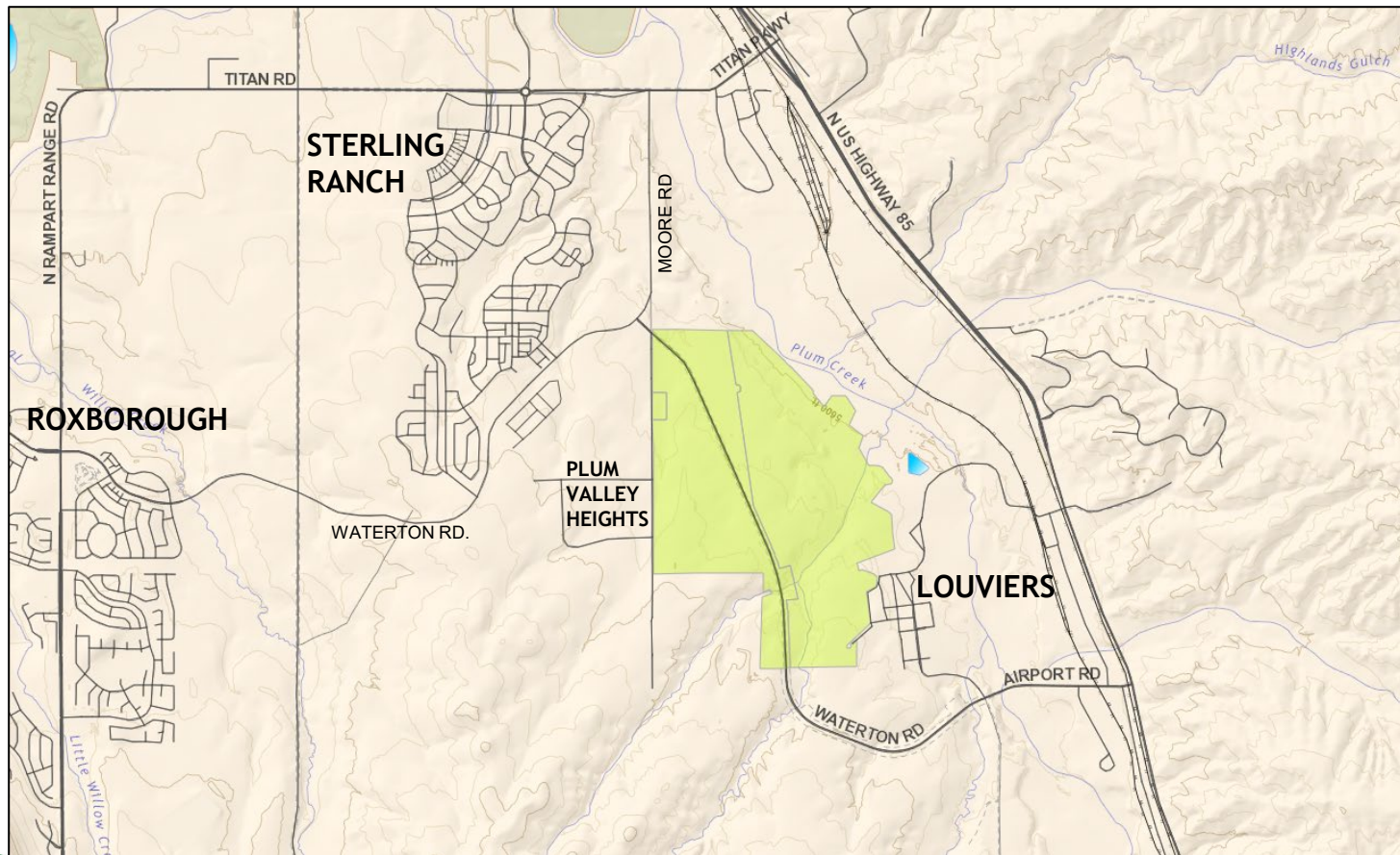
Next Steps

- Retention of Financial Advisor
- Retention of bond counsel

Land Exchange



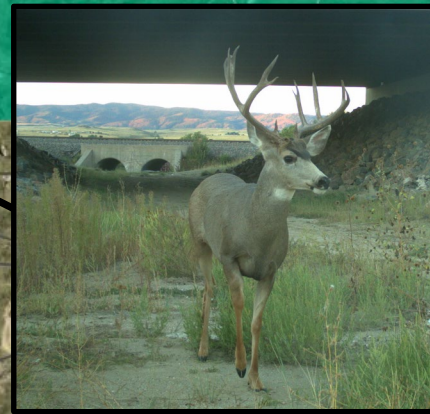
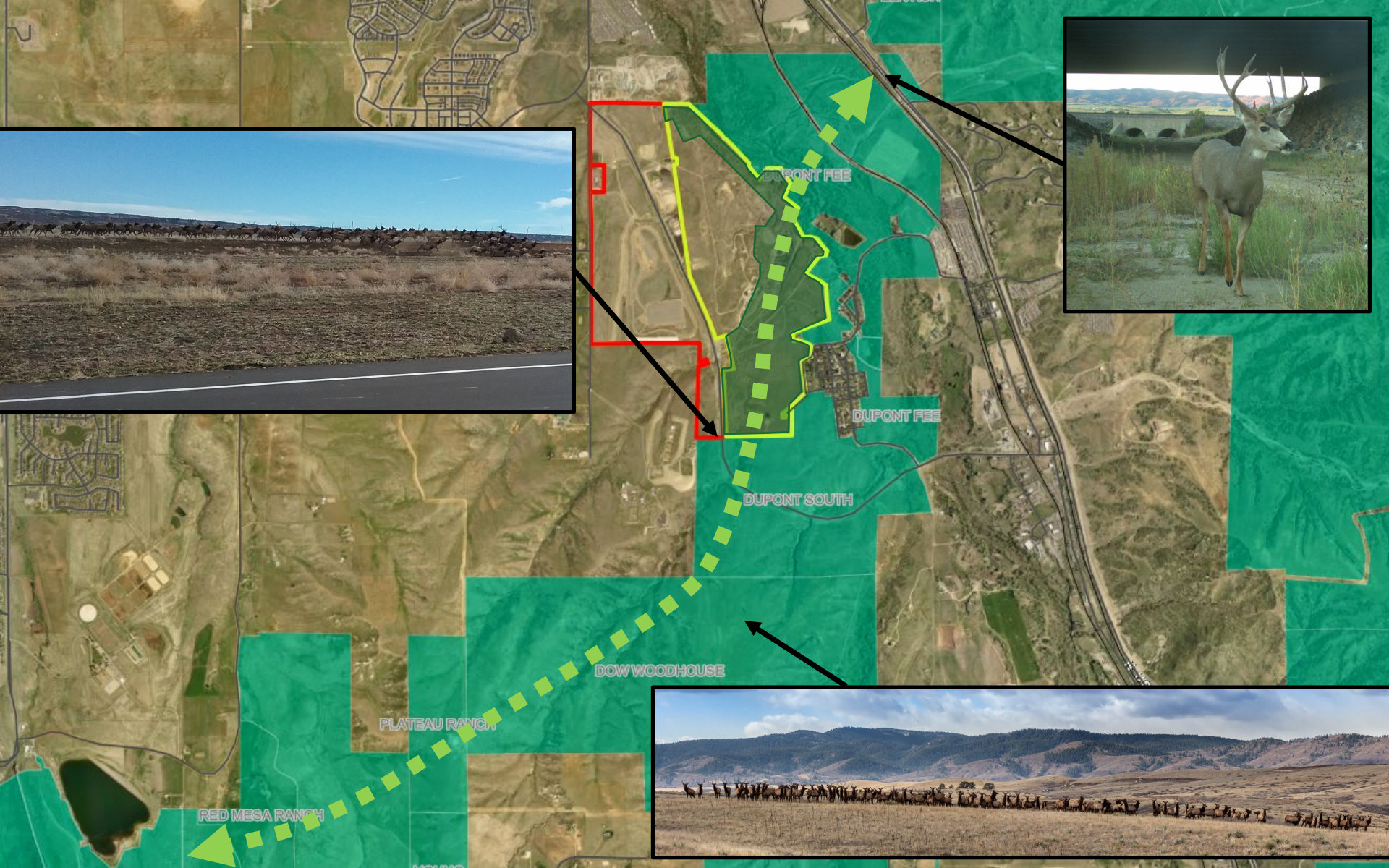
Vicinity Map



Key Provisions

Douglas County will ensure conservation of 185 acres of open space containing and elk migration corridor and a community separation buffer around Louviers.





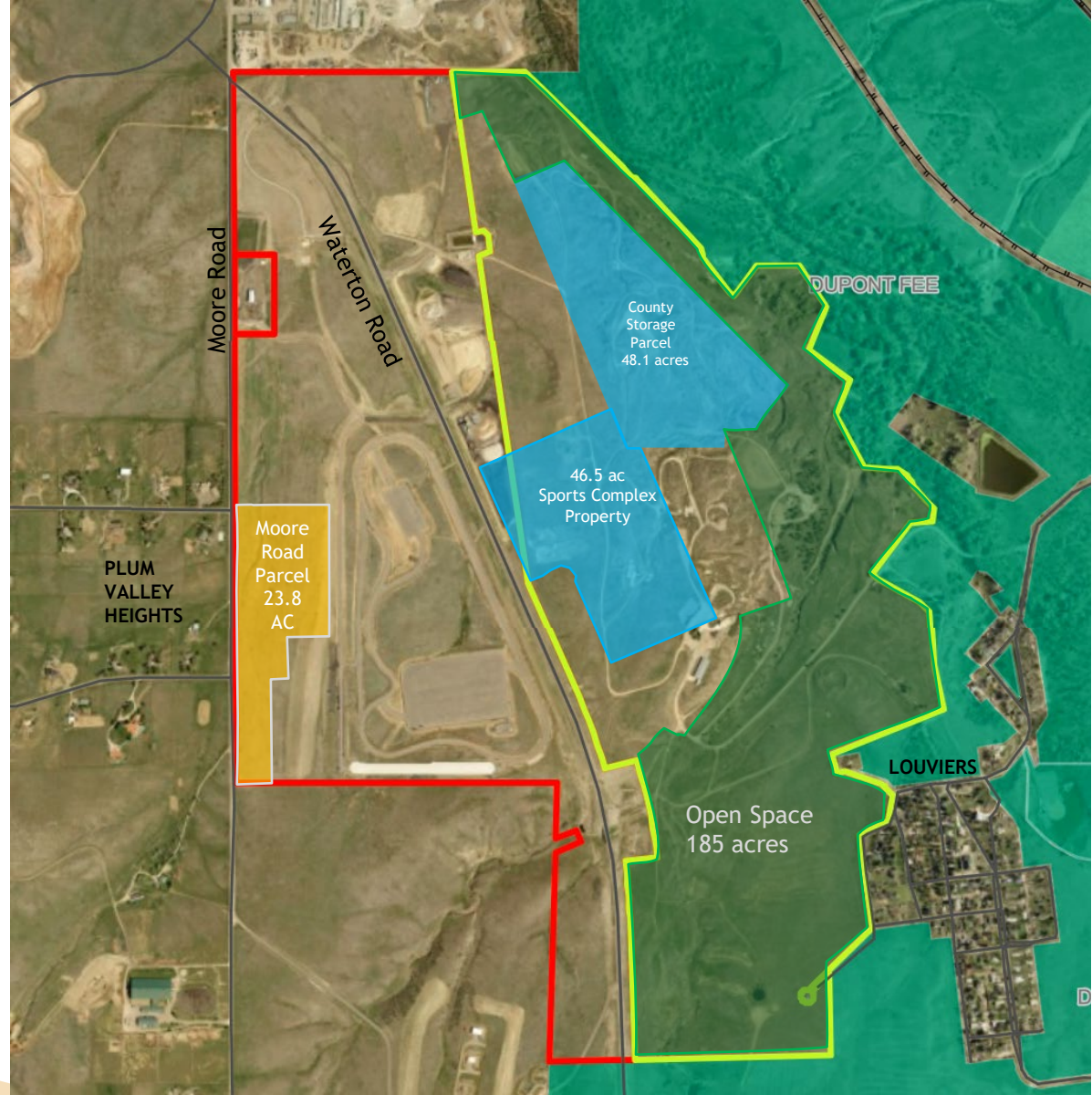
Key Provisions

Douglas County receives an additional 34.2 acres, totaling 46.5 acres of land in a configuration that enables development of a sports complex adjacent to Waterton Road.



Proposed Exchange:

- County receives:
 - 34.2 more acres than previously agreed, totaling 46.5 acres.
- SR receives:
 - 23.8 additional acres on Moore Road.
 - Recreational use rights for CAB



Other Terms and Conditions

- Requires a budget allocation of \$5M for the project.
- Public Improvement Fee Covenant.
- Post-Occupancy Agreement.
- Restrictive Covenant and Right of First Refusal.
- Step in Right for future financing.
- Options on County Storage and Sports Complex Property.

Environmental Overview



Applicable Environmental Documents

Conditional Closure and Termination of Compliance Order

- “The contaminants of concern at the Site, when coupled with placement and compliance with an approved institutional control for the Site, do not pose a threat to human health and environment.”

Notice of Environmental Use Restrictions

- Areas within the Sports Complex Parcel are unrestricted use locations and may be used for residential, commercial, or industrial use.

Materials Management Plan

- “Earth moving activities conducted outside use restricted SWMUs do not require any special precautions to be taken.”

Summary

The amendment provides Douglas County with an additional 34.2 acres of land in a configuration that is intended to facilitate development of a sports complex adjacent to Waterton Road in exchange for County-owned land on Moore Road.

Board Action

The Board may approve, approve with conditions, table, continue, propose amendments to or deny the first amendment to the contract.