



**DOUGLAS COUNTY COMMISSIONERS
ADMINISTRATION MEETING AGENDA
December 17, 2024 – 10:00 a.m.
(In Office and Remote)**

A G E N D A

I. Discussion Items

1. Board of Health Appointments
2. Parks Sales Tax Requests for Consideration to be referred to the Parks Board for further evaluation.
3. Funding Request to Front Design for Proposed Veterans Hall
4. JD23 JSPC Appointments for 2025

II. Legal Items


1. Address any legal matters that require attention or discussion during the meeting.

III. Commissioner Updates/Comments

Memorandum

DATE: DECEMBER 17, 2024

TO: DOUGLAS J. DEBORD, COUNTY MANAGER

FROM: TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT 

CC: NICK GIAUQUE, CPRP, PARKS PROGRAM MANAGER
 STEVE SHOULTZ, CPRE, ASSISTANT DIRECTOR PARKS

SUBJECT: EXTERNAL PARKS FUNDING REQUEST UPDATE

SUMMARY

External park funding request ideas continue to filter into the County. Per the Parks, Trails, Historic Preservation and Open Space strategic master plan process, new ideas are brought forward for consideration and direction of next steps by the Board of County Commissioners (Board).

PROCESS

After receiving ideas from various sources, the first step in the process is bringing them forward to the Board for consideration of next steps and direction. With Board direction, staff will move projects forward through the process, tracking all steps in a master list. Many ideas for projects have been brought forward to staff, and the following requests await Board direction.

1. Legacy Sports Villages - \$170,000 - \$250,000
2. Bike Park with Chair Lift – Amount of request unknown
3. Available Properties for Sports Fields – Amount is dependent on the property selected
4. Mount Montaine Trail – Amount of request unknown
5. Roxborough Park Foundation – Amount of request unknown

NEXT STEPS

Staff will move each project forward in the process with the Board's direction.

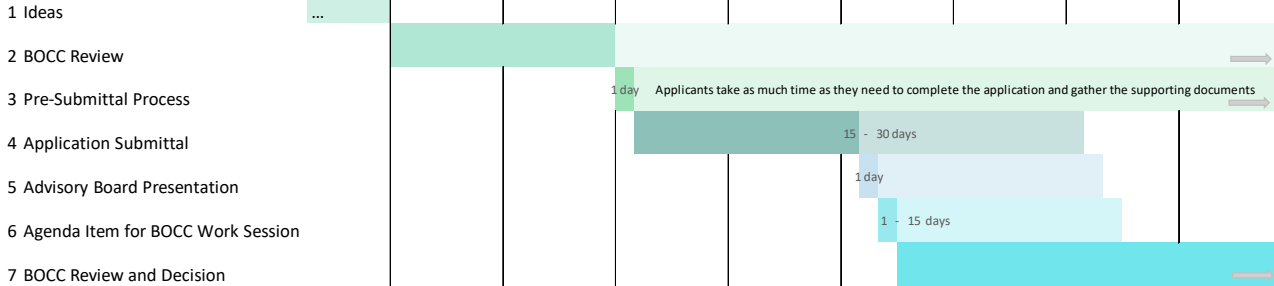
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PARKS INVESTMENT OPPORTUNITIES TIMELINE

Anytime Week 1 Week 2 Week 3 Week 4 Week 5 Week 6 Week 7



- | | | | | | | |
|--|--|---|---|--|--|---|
|  <p>1 Ideas</p> <p>Come from:</p> <ul style="list-style-type: none"> • BOCC • Public • Advisory Board • Other municipalities |  <p>2 BOCC Review</p> <ul style="list-style-type: none"> • Staff collects and provides all incoming ideas to BOCC for review • The BOCC reviews the ideas and decides which projects will proceed to Pre-Submittal meeting |  <p>3 Pre-Submittal Process</p> <ul style="list-style-type: none"> • Applicants meet with staff • Staff provides the application form, assists the applicants with filling it out and explains the scoring criteria • Staff answers any questions the applicants may have and interacts with applicants to set them up for success |  <p>4 Application Submittal</p> <ul style="list-style-type: none"> • Applicants formally submit their applications and supporting documents, including asset details, need, location, budget, partners, timing, economic impact and maintenance costs • Staff reviews the submitted application for completeness and accuracy |  <p>5 Advisory Board Presentation</p> <ul style="list-style-type: none"> • The submitted applications are presented to the Advisory Boards at monthly meetings for review and discussion • The Advisory Boards evaluate the applications based on predetermined criteria • The applications are prioritized according to their alignment with strategic goals and objectives |  <p>6 Agenda Item for BOCC Work Session</p> <ul style="list-style-type: none"> • Staff presents the investment opportunity information in the form of an Agenda Item for BOCC Work Session, accompanied by Advisory Board recommendation, application and supporting documents • Staff provides the updated Investment Master List |  <p>7 BOCC Review and Decision</p> <ul style="list-style-type: none"> • The work session materials are added to a work session agenda • BOCC deliberates and makes a decision regarding the investment request based on strategic goals, objectives and BOCC priorities |
|--|--|---|---|--|--|---|



Legacy Sports Village

The Premier Sports & Entertainment District
For Douglas County

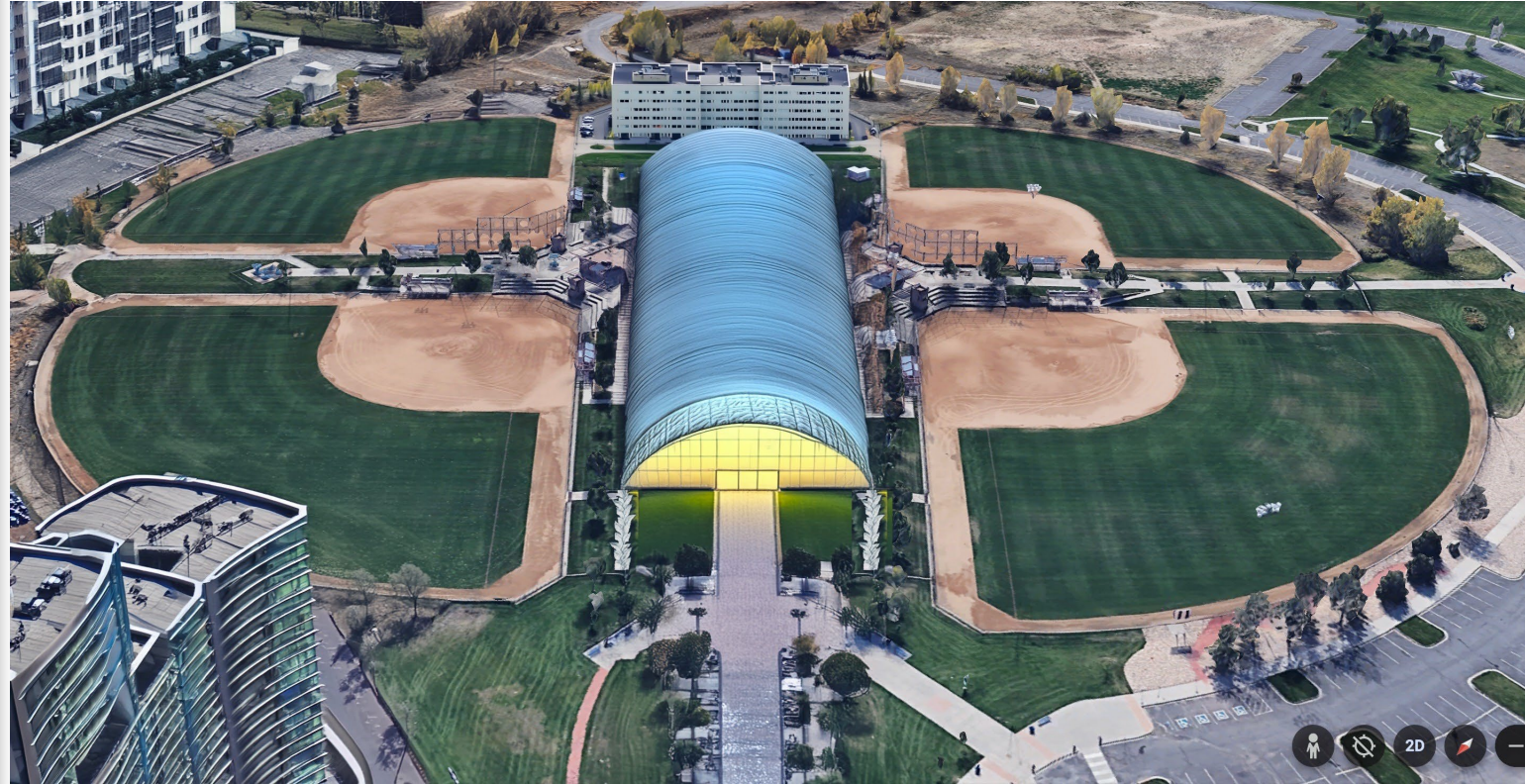
Partnership Overview



Executive Summary

- Access to sports fields and activity centers in Douglas County are significantly restricted due to the volume of adult and youth community members, teams, and under-developed field spaces
- Development of multiple Sports Village will generate revenue for local business and retail sales taxes for Castle Rock, Lone Tree, Parker, Highlands Ranch, and Douglas County
- Drives tourism and extensive regular and new visitors from Northern Colorado to Pueblo and the surrounding Rocky Mountain Region


The Premier Destination for Sports, Retail Shopping, and Restaurants in the Rocky Mountain Region!



Strategic Planning

Requesting partial funding to kickstart planning and development for Legacy Sports Village


Funding Purpose: Partial funding will cover foundational planning tasks, ensuring alignment with the county's vision and community needs.



Proposed Planning Partner: Norris Design will lead research, conceptual planning, and coordination, addressing critical early-stage requirements.



Initial Site Recommendation: Sterling Ranch is proposed as the starting location, though the requirements align across all sites.



Estimated Planning Cost: \$170,000 to \$250,000, reflecting a conservative range for high-quality planning.



Catalyst: Revised Fairgrounds Master Plan with expansion of 4H, rodeo, and other agricultural facilities necessitating the removal of youth sports fields



Key dependency: Fairgrounds Master Plan cannot effectively move forward in public meetings until replacement field are identified and announced



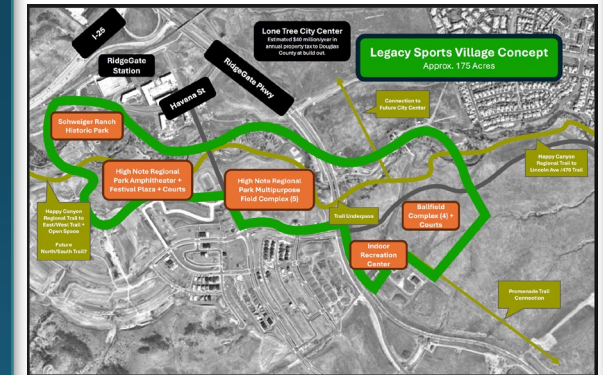
Insight: Existing facilities are underserving the current needs of the community (i.e. waitlists)

Public Private Partnership

- A public-private partnership to invest in the excitement of bringing access to sports fields, tournaments, and large events to towns and cities of Douglas County
- Contribute to the culture of the town, county, and region

Vision

As part of multiple location developments in Douglas County - (1) City Center in Lone Tree, CO (2) Sterling Ranch in Littleton, CO (3) Dawson Trails in Castle Rock, CO (4) Pinery West in Parker, CO - Legacy Sports Village aims to bring the premier sports and entertainment destinations to Douglas County, fostering athletic excellence and community engagement through state-of-the-art facilities and innovative programs





Insight

- Our town and county youth sports leagues are turning kids away (due to existing facility capacity)
- * Pickleball waitlist of 200 community members today

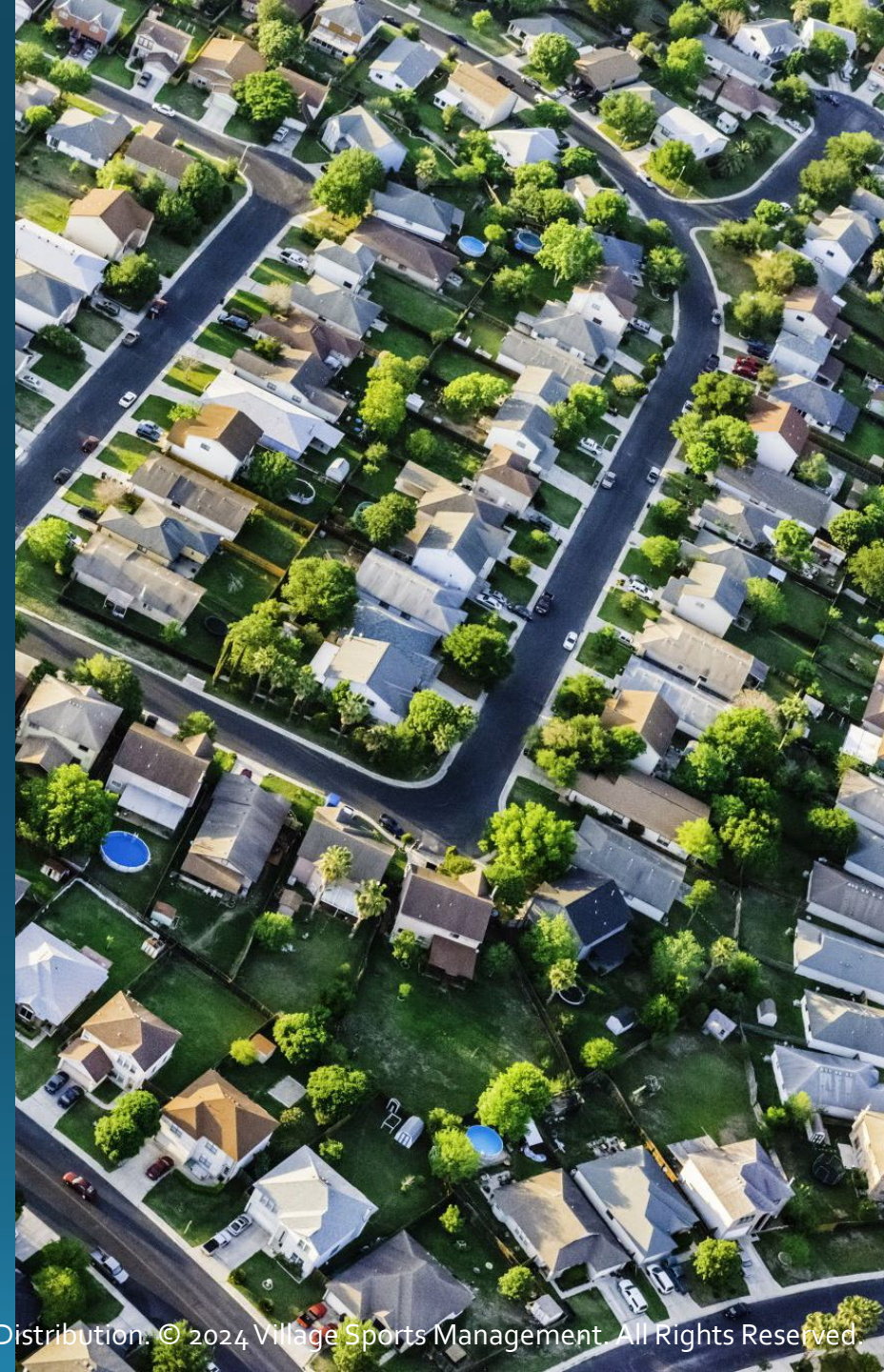
Enhancing Community Recreation and Development

Who will benefit from the proposed investment?

Yes. Legacy Sports Village will serve school-aged children, seniors, and residents of all ages in the surrounding suburban community. Located near downtown centers, the Village will host baseball, softball, football, soccer, lacrosse, volleyball, basketball, pickleball, and other activities.

How will the improvements enhance accessibility?

Yes. By incorporating artificial turf, the Village will offer increased year-round field access for practices, games, and events, creating one of the largest functional recreational spaces in the region.



Community Impact and Development Benefits

- Would the funds be used in the same planning area or fee area in which they were generated?
 - Funds will be allocated from private investments in partnership with Douglas County Parks, Trails, and Historic Resources, as well as Open Space Fund and Urban Recovery Act grants.
- Would the funds provide for the recreational needs of the residents of the subdivision from which funds were collected, including whether the improvements would be in reasonably close proximity to the subdivision?
 - Legacy Sports Villages will serve as a central hub, supporting recreational needs for nearby residents. The park will accommodate practice and games for various sports such as football, baseball, softball, and more, while also offering space for walking, running, and other community activities
- Is a mechanism for maintenance in place so that after development, the park or recreation area will be adequately maintained?
 - Legacy Sports Villages will ensure ongoing maintenance through Legacy Sports Management, LLC, incorporating feedback from residents and local teams.



Economic Impact of Job Creation

- An estimated **\$2.4 million annually** in wages will be generated through full and part-time jobs across four facilities in Douglas County.
 - **\$600,000 annually per facility** allocated to city and town-level employment.
- **\$500,000 annually** will be dedicated to manager salaries to oversee operations across the enterprise."



Legacy Sports Village Features and Amenities



4 outdoor multi-sport field complex with lights



150,000 square foot dome

2 full size youth baseball and softball fields

3 full size basketball / volleyball / pickleball courts

12 cages for hitting or other turf-based activities

Full field for football, soccer, and lacrosse

Health and wellness center for all age strength and conditioning



The Destination

Host national, regional, and local sports tournaments

Event center for concerts, trade shows, and other large gatherings

Dine - Restaurants

Shop – Costco and other Dawson Trails retail development opportunities

Stay – Hotel complex

Sterling Ranch Location



Sterling Ranch will be anchored by signature retail and neighborhood public spaces that are flexible, scalable, and designed to foster strong placemaking—a perfect alignment with the Sports Village to attract the necessary traffic



200 acres has been identified by Sterling Ranch development team with plans to build sports fields that host many types of sports



CONCEPTUAL LAND USE	
Indoor Sports facility	350,000 sq. ft.
Grocery Anchor	200,000 sq. ft.
Hotel and Convention	225 rooms, 30,000 sq. ft.
Restaurant & Retail	140,000 sq. ft.
Entertainment District	80,000 sq. ft.

Castle Rock Location



Dawson Trails will be anchored by signature retail and neighborhood public spaces that are flexible, scalable, and designed to foster strong placemaking—a perfect alignment with the Sports Village to attract the necessary traffic



44 acres has been identified by Castle Rock Parks and Recreation. The town has reviewed plans to build sports fields that host only baseball but are highly interested in outsourcing the development of a multi sport facility that can accommodate more activities and resident needs.



Lone Tree Location



City Center will be anchored by signature public spaces that are flexible, scalable, and designed to foster strong placemaking—a perfect alignment with the Sports Village to attract the necessary traffic.



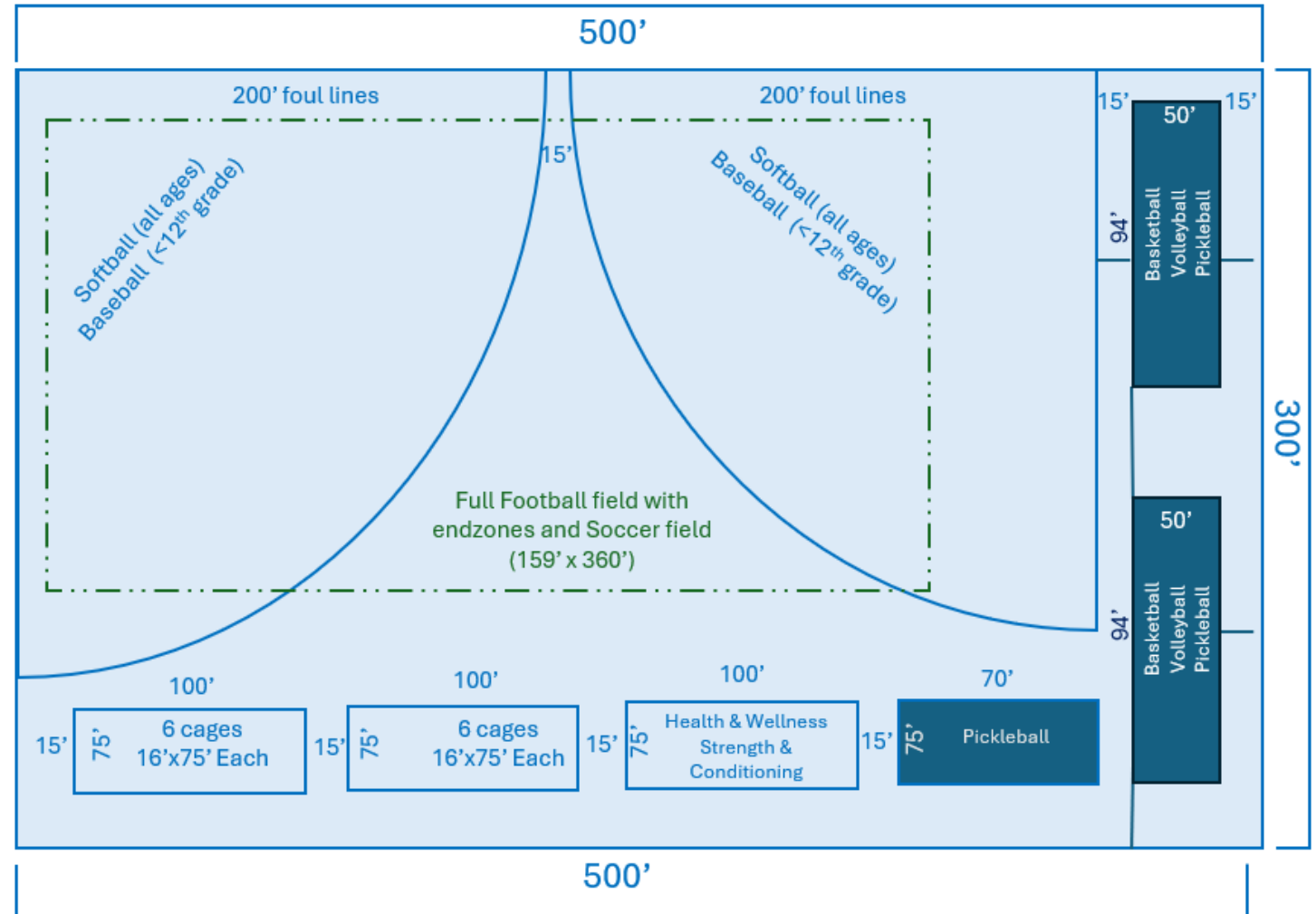
25 acres at High Note Regional Park has been assigned to Village Sports Management from the City of Lone Tree and the South Suburban Recreation District



** Size of specific outdoor fields may be modified based on detailed measurements of land.

Layout of Dome Activities

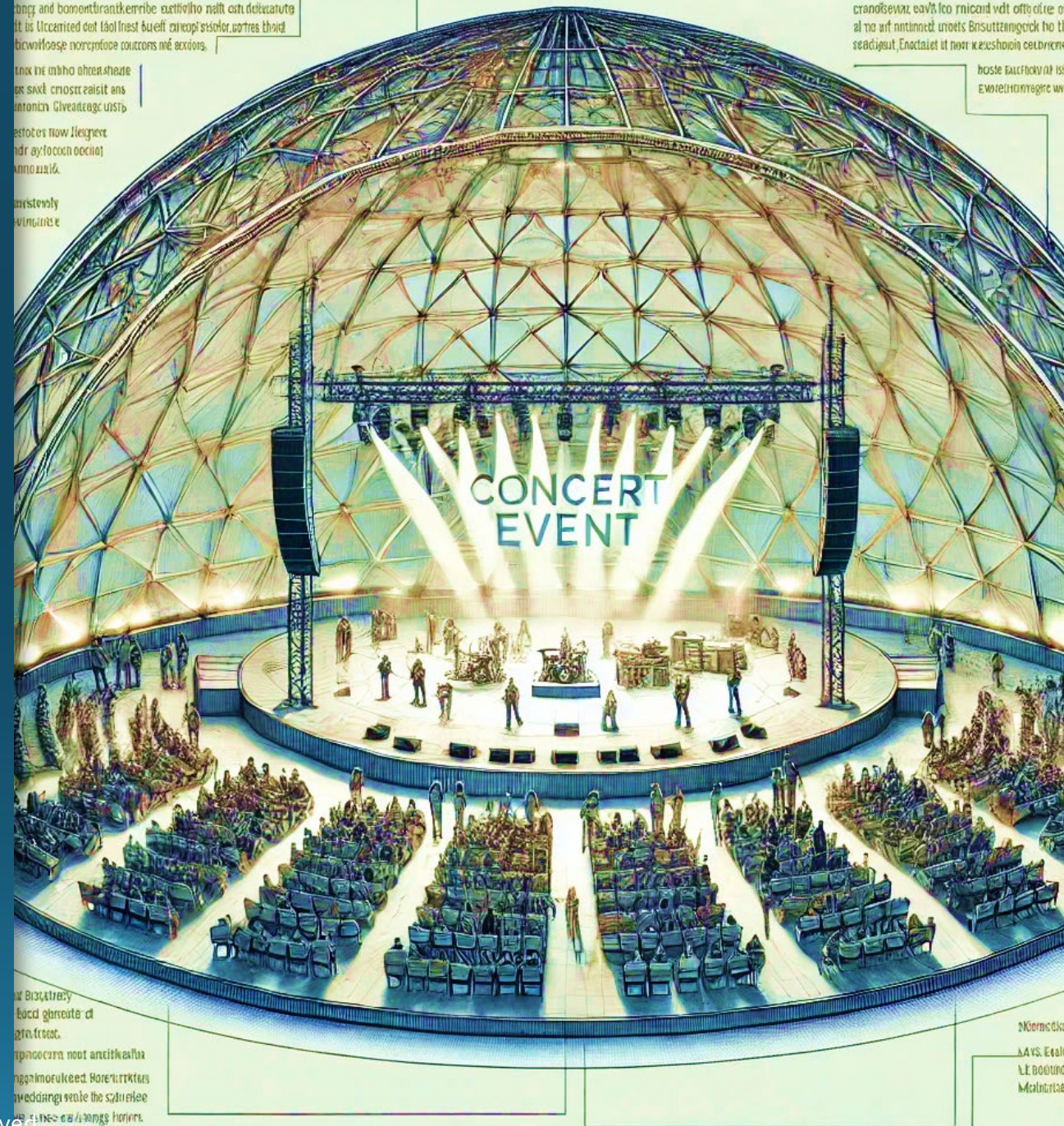
- Programming reflective of the community demand
- Incorporated into Dawson Trails recreation needs
- Supporting Castle Rock and Douglas County teams and recreation programming



*Final version may change based on engineering, planning, zoning, and other approval requirements

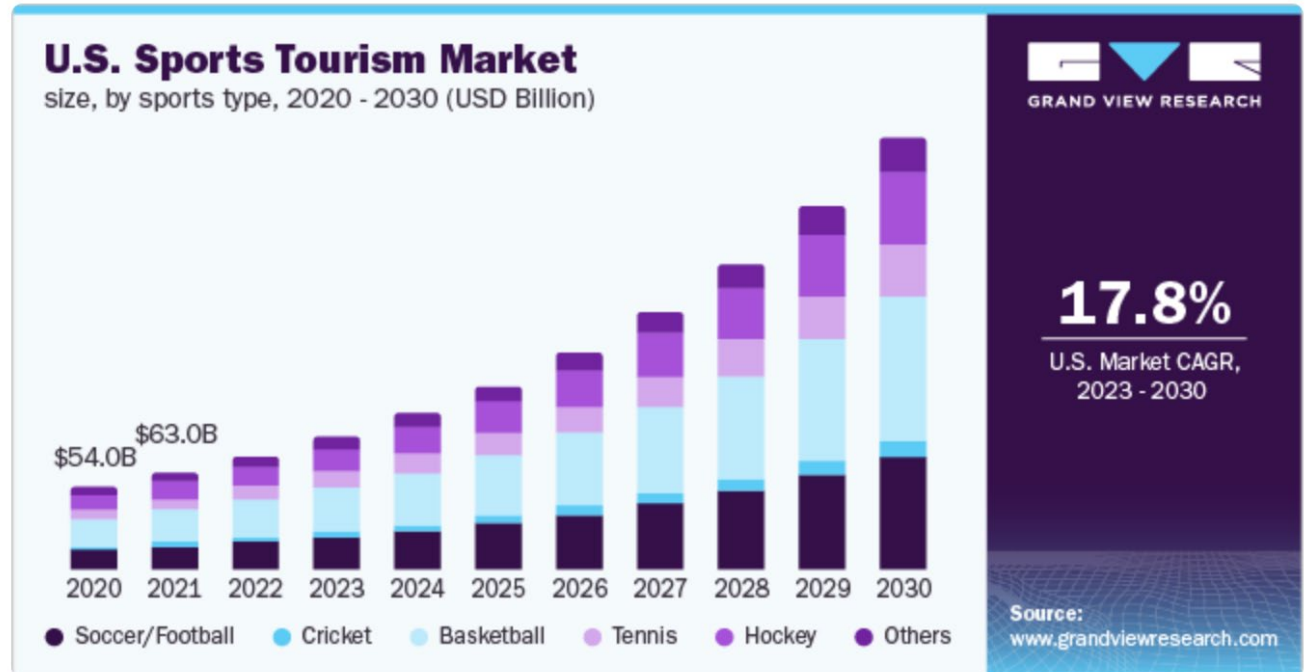
Additional Revenue Opportunities

- Events, trade shows, and concerts are not currently incorporated into the forecast
- High demand for versatile event spaces to attract various events
- Enhanced community engagement through diverse events, fostering stronger community ties



Economic Impact of Hosting Youth Sports Events

Hosting a regional tournament can bring in an **estimated \$1 million to \$5 million** in economic impact for the local community, depending on the size and duration of the event.



Next Steps



Create contracts



Deposit funds



Enjoy facility and
investment

Appendix

Benefits To Youth Playing Sports

Physical Health:

1. Reduced Obesity Rates
2. Improved Cardiovascular Health
3. Stronger Muscles and Bones

Mental Health:

1. Reduced Stress and Anxiety
2. Improved Mood
3. Enhanced Self-Esteem and Confidence

Social Skills:

1. Teamwork and Cooperation
2. Communication Skills
3. Discipline and Responsibility

Academic Performance:

1. Higher Academic Achievement
2. Time Management Skills

Chris Silvaggi: Experience & Expertise

A seasoned executive in the financial services and sports management industries with over 25 years of experience in SaaS, Fintech, and Business Management, specializing in client acquisition, revenue growth, and retention strategies.

Sports



Investment
Management



Marketing
Leader



- Owner and Operator of Castle Rock based Sandlot Sports Academy
- Managing Member of the Rocky Mountain Fastpitch League and The Alliance Fastpitch
- Former State Commissioner of USA Softball

- Series 7 FINRA licensed
- Nearly 30 years of client investment experience as a registered investment advisor and member of large wire house firms

- Served as head of business development for GoldStar Trust. Led the development of the SaaS mutual fund investment platform and go-to-market strategy and execution
- Managed Fintech platforms for asset acquisition of investment managers and banks
- Held various leadership roles at Empower Retirement and Morgan Stanley including Head of Wealth Management, Personal Retirement Business Development and National Sales Manager for the Corporate Retirement Director team



Max Brooks: Experience & Expertise

Marketing & Advertising Executive with decades of driving business growth and brand success. Passionate about developing and executing innovative marketing strategies that resonate with target audiences and deliver tangible results. A creative visionary and collaborative leader adept at integrating multiple platform solutions to achieve and exceed marketing goals through analyzing multiple comparative data points.

Sports

Volunteered many years as a youth baseball coach, including freshman coach at Columbine High School and served as a member of the board of directors of the Douglas County Dolphins youth baseball program

Emcee of the Douglas County Fair and Rodeo parade with commitment to fostering community spirit and celebrating the traditions that make Castle Rock and Douglas County unique

Sales & Marketing

Worked for KOA-AM radio for two decades, traveling with the Colorado Rockies baseball club and, later, in sales management including Political Sales Manager for all eight Clear Channel-owned radio stations in the Denver market

Community Service

- Castle Rock Town Council Member, Candidate CO House (45)
- Current liaison to several Douglas County and Castle Rock boards and commissions, including the Douglas County Housing Partnership, Douglas County Homeless Initiative, and the Cherry Creek Basin Water Quality Authority
- An alternate on the Douglas County Water Commission and serves on the Castlewood Ranch Metropolitan District Board of Directors
- Chairman of the Castle Rock Planning Commission. Vice Chair of the Design Review Board and Town's Water Commission. Served as the first President of the Castlewood Ranch Homeowners Association

NEWS: OUTDOORS

Jefferson County commissioners deny permit for lift-served bike park

Following more than 20 hours of testimony from opponents, both Jefferson County's planning and county commissioners rejected plans for a lift-served bike park near Conifer

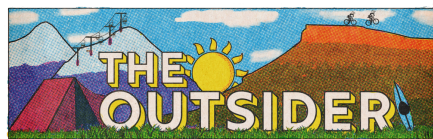


Jason Blevins

3:50 AM MST on Nov 18, 2024



Two mountain bikers want to develop Colorado's first-ever lift-served mountain bike park -- seen here in a computerized rendering -- near Conifer. The Jeffco planning board recommended that county commissioners reject the plan. The commissioners in November denied a permit for the bike park. (Courtesy)



The Jefferson County Board of Commissioners last week denied a **proposed lift-served mountain bike park** atop Shadow Mountain Drive near Conifer, agreeing with dozens of vocal residents who opposed the project.

The county's planning commission last month recommended that the commissioners deny the permit application for the **Shadow Mountain Bike Park**, which would have been the first lift-served mountain bike park in Colorado that is not part of a ski resort.

A **well-organized group of local residents** — many of them neighbors of the would-be park — voiced vehement opposition to the project, showing up by the dozens to testify at the planning and county commissioner meetings. They collected more than 5,800 signatures and 700 letters from residents and groups opposed to the plan. They urged county leaders to consider impacts to wildlife, habitat, water, potential wildfire, strains on local emergency services and traffic on the two-lane, home-lined Shadow Mountain Drive.

Ultimately, county officials decided the project was not compatible with the agricultural and residential zoning around the property and rejected the developers' request for a special permit. The agricultural zoning allows one home for every 10 acres in the area, so the 230-acre parcel could accommodate 23 homes.

“This is a tremendous project. There is no question about it. There is no question about the positive economic impact it would have on Conifer. However, there are so many other factors that really lift up this question of compatibility,” Jefferson County Commissioner Lesley Dahlkemper said.

 **READ MORE**

Denver is modifying landmark greenhouse gas rules after landlord protests

4:08 AM MST on Dec 12, 2024

What is behind the high-stakes standoff over the Colorado River's future? State negotiators have their say.

4:03 AM MST on Dec 12, 2024

Safeway owner breaks off merger with Kroger which would have impacted 105 grocery stores in Colorado

8:09 AM MST on Dec 11, 2024

The project's backers, Jason Evans and Phil Bouchard, spent four years working on the bike park plan. The 230-acre property is owned by the Colorado State Land Board, which is tasked with generating money for schools from leases on its land. The pair of mountain bikers had inked a tentative, revenue-based longterm lease with the board that would have delivered annual rent payments of \$241,000 to \$572,000. The developers said the lift-served bike park could host as many as 70,000 visitors on about 16 miles of trails, generating up to \$12 million a year in revenue when fully built.

After several public meetings to vet their plan, Evans and Bouchard had agreed on a five-month seasonal closure of the park to protect wildlife. They had developed a parking reservation system to encourage carpooling and reduce traffic near the park. They planned to have their own emergency services — like a ski patrol. They said they would limit the width of trails and cap the total mileage of singletrack.

“We have been incorporating community input for four years,” Evans told the commissioners Tuesday. “We are trying to build something that is really awesome for our community.”

Bouchard and Evans said their plan would address trail crowding and meet a growing demand for mountain bikers who like to ride fast downhill, which has raised issues in recent years on crowded Jefferson County bike trails.

“The Front Range of Colorado absolutely needs not just one but several of these bike parks. Absolutely,” said Commissioner Andy Kerr, who serves on the board of Bicycle Colorado but cited wildlife and residents’ concerns in his vote against the development on Shadow Mountain Drive.

For a second there, as Kerr spoke at the Tuesday meeting following several hours of opposition testimony, Bouchard thought the commissioner might support the bike park. (The vote was 2-1, with commissioner Tracy Kraft-Tharp voting to approve the special-use permit and a rezoning that would allow the chairlift-anchored park in a zone that does not allow mechanized recreation.)

Bouchard on Wednesday expressed frustration with the approval process. He and Evans spent four years working with a team of consultants and county planning staff to build **a 436-page application** that addressed wildlife, emergency services, water, traffic and community concerns. The Stop The Bike Park’s presentation opposing the project **spanned 380 pages**.

“I think there were things going on behind the scenes,” Bouchard said Wednesday. “We built an application that was as close as possible to perfect and was really only nonconforming because of a land use recommendation that is 10, maybe 15 years old. And it’s supposed to be a guiding document, a recommendation. I don’t know if it was a threat of litigation against the county or people’s political future that ultimately kept it out of the approval category.”

Bouchard said county leaders say they want to expand recreation in Jefferson County but “if you look at a map of the county, of all the places that would allow any type of recreation and that are zoned for recreation, you will get nothing because there is nothing left. It’s all already developed or conserved as open space,” he said. “If you want to expand recreation in Jefferson County, you need to update land use code or treat land use recommendations for what they are: recommendations.”

From: [Steve Shoultz](#)
To: [BOCC](#)
Cc: [Terence T. Quinn](#); [Doug DeBord](#); [Nick Giaouque](#)
Subject: RE: Shadow Mountain Bike Park Denial - Potential Douglas County Partnership
Date: Thursday, November 14, 2024 10:39:52 AM

Thank you again!

Steve Shoultz, CPRE | Assistant Director of Park, Trails & Building Grounds
Douglas County Department of Community Development
Parks, Trails & Building Grounds Division
Address | 9651 S. Quebec St., Littleton, CO 80130
Phone | Office [720-733-6987](tel:720-733-6987)
Email | sshoultz@douglas.co.us

From: BOCC <BOCC@douglas.co.us>
Sent: Thursday, November 14, 2024 9:47 AM
To: Steve Shoultz <sshoultz@douglas.co.us>
Cc: Terence T. Quinn <TQuinn@douglas.co.us>; Doug DeBord <DDebord@douglas.co.us>
Subject: FW: Shadow Mountain Bike Park Denial - Potential Douglas County Partnership

Another request for your list...

From: Phil Bouchard <phil@shadowmountainbikepark.com>
Sent: Wednesday, November 13, 2024 12:17 PM
To: BOCC <BOCC@douglas.co.us>
Subject: Shadow Mountain Bike Park Denial - Potential Douglas County Partnership

Good Afternoon Commissioners,

I'm hoping a member of your staff will receive this note and forward it along to you.

For the last four years Jefferson County has been evaluating a proposal created by my company to bring chairlift-accessed mountain biking closer to Colorado's front range mountain biking population.

Our land partner in the proposal was the Colorado State Land Board, and together our organizations were proposing to site 16 miles of mountain bike trails on 250 acres of land in Conifer, Colorado, with a chairlift to give visitors access to the trails.

The project started years ago when my business partner and I grew tired of the overcrowded trail infrastructure in Denver's front range and the user conflicts that come with it. We decided to come up with a solution that would open additional forest and trail mileage to front range recreators, provide valuable stewardship of land, give mountain bikers a dedicated place to enjoy their sport, and deliver tons of downstream community / economic benefits to the Conifer Area.

Unfortunately, after years of evaluation and revision to our concept Jefferson County's

Board of County Commissioners voted 2-1 to deny the proposal yesterday afternoon. The Colorado State Land Board does not have the authority to overturn the decision and given the lack of land availability in Jefferson County we will not be able to site our project there.

That said, we feel that our concept is very strong and would deliver serious value to a community that is willing to embrace it. We have a robust team and the means to raise capital around sighting our bike park in a different place but would need to find a community partner that is as passionate about the project as we are.

I'm curious if Douglas County would be interested in a conversation about a potential partnership. Feel free to email me back, my cell phone number is also below.

Thanks,

--

Phil Bouchard

603-660-6604

phil@shadowmountainbikepark.com

From: [Steve Shoultz](#)
To: [Nick Giaugue](#)
Subject: FW: Douglas County land for sports facilities use?
Date: Thursday, November 14, 2024 10:40:25 AM

Another one to add to the list!

Steve Shoultz, CPRE | Assistant Director of Park, Trails & Building Grounds
Douglas County Department of Community Development
Parks, Trails & Building Grounds Division
Address | 9651 S. Quebec St., Littleton, CO 80130
Phone | Office [720-733-6987](tel:720-733-6987)
Email | sshoultz@douglas.co.us

From: BOCC <BOCC@douglas.co.us>
Sent: Thursday, November 14, 2024 9:26 AM
To: Steve Shoultz <sshoultz@douglas.co.us>
Cc: Doug DeBord <DDebord@douglas.co.us>; Terence T. Quinn <TQuinn@douglas.co.us>
Subject: FW: Douglas County land for sports facilities use?

From: Remington, Abigail (GE Vernova) <abigail.remington@ge.com>
Sent: Wednesday, November 13, 2024 10:23 AM
To: BOCC <BOCC@douglas.co.us>
Subject: Douglas County land for sports facilities use?

Hi Commissioner Laydon, Commissioner Thomas, Commissioner Teal,
Hope your week is going well.

I wanted to ensure you are aware of these land properties for sale in Castle Rock in case this helps Douglas County develop additional soccer and/or basketball facilities.

We have been residents of Douglas County since 2013 and we have two children ages 12 and 10.

Both of our kids participate in soccer and basketball and it is wonderful for Douglas County kids and families to have athletic opportunities close to home.

Our family would love to be able to attend kids soccer tournaments in Douglas county if possible ...we have driven to Aurora Sports Park and Thornton for soccer tournaments **many times** and I know other Douglas county families would love to have more Douglas county sports facilities which are fundamental for supporting youth physical health, youth mental health, and social skills development including teamwork.

We would also love to have more basketball facilities in Castle Rock and/or Douglas county. Currently we have to drive to Lakewood for our 12 year olds' basketball games and basketball tournaments.

Thank you for your consideration of these comments.

97 acres <https://www.loopnet.com/Listing/6233-Crowfoot-Valley-Rd-Parker-CO/26685398/>
78 acres <https://www.loopnet.com/Listing/4865-N-Crowfoot-Valley-Rd-Castle-Rock-CO/29961602/>
32 acres <https://www.loopnet.com/Listing/Maher-Ranch-Castle-Rock-CO/32987701/>
10 acres <https://www.loopnet.com/Listing/Meadows-Pkwy-Lombard-Ln-Castle-Rock-CO/27937224/>
1.61 acres <https://www.loopnet.com/Listing/Bilberry-Castle-Rock-CO/32618165/>

Our family does love to hike as do many Douglas County families, and it's great to have public lands for hiking such as Dawson Butte, Spruce Mtn, Lost Canyon Ranch, etc. However, sports facilities are great for families as well .

Best regards,
Ty and Abby Remington
Parents of Tyson and Corinna Remington
Castle Rock, CO 80109
720-287-9897

Nick Giaque

From: Steve Shoultz
Sent: Monday, December 9, 2024 7:33 AM
To: BOCC; Terence T. Quinn
Cc: Abe Laydon; Doug DeBord; Nick Giaque
Subject: RE: Mount Montaine Trail Request

It's added. Thank you, Dru.

Steve Shoultz, CPRE | Assistant Director of Park, Trails & Building Grounds
Douglas County Department of Community Development
Parks, Trails & Building Grounds Division
Address | 9651 S. Quebec St., Littleton, CO 80130
Phone | Office [720-733-6987](tel:720-733-6987)
Email | sshoultz@douglas.co.us

From: BOCC <BOCC@douglas.co.us>
Sent: Sunday, December 8, 2024 2:43 PM
To: Steve Shoultz <sshoultz@douglas.co.us>; Terence T. Quinn <TQuinn@douglas.co.us>
Cc: Abe Laydon <alaydon@douglas.co.us>; Doug DeBord <DDebord@douglas.co.us>
Subject: FW: Mount Montaine Trail Request

Hi Steve,
To add to your list!!
Dru

From: b.garretson@comcast.net <b.garretson@comcast.net>
Sent: Saturday, December 7, 2024 10:05 AM
To: BOCC <BOCC@douglas.co.us>
Subject: Mount Montaine Trail Request

Hello Abe and All,

I am writing to find out what the process is to advocate for a trail to be developed going up to the top of Mount Montaine from the Regency/Vista Montaine neighborhoods on the south side of Castle Rock. Toll Brothers and our HOA said I needed to reach out to the Town of Castle Rock or Douglas County. I know Abe and family from Cherry Hills Community Church, so I thought I would begin here. Please direct me as to what next steps are.

Thank you.

Sincerely,
Susan Garretson

Nick Giaouque

From: Steve Shoultz
Sent: Friday, December 6, 2024 7:39 AM
To: Holly Carrell
Cc: Lynne Ann Wilson; Maryna Sheveria; Nick Giaouque
Subject: RE: Questions about needs for Roxborough Park

Hey Holly,

We've had previous conversations with Roxborough about the playground. They are on our list of things to take to the Board for consideration when they have a specific ask, but we haven't heard back from them in a while. We will reach out to Bob and check in on 6 and 7. We are ready whenever they are to move forward.

Let me know if you need any other info,

Thank you,

Steve Shoultz, CPRE | Assistant Director of Park, Trails & Building Grounds
Douglas County Department of Community Development
Parks, Trails & Building Grounds Division
Address | 9651 S. Quebec St., Littleton, CO 80130
Phone | Office [720-733-6987](tel:720-733-6987)
Email | sshoultz@douglas.co.us

From: Holly Carrell <HCarrell@douglas.co.us>
Sent: Friday, December 6, 2024 7:34 AM
To: Steve Shoultz <sshoultz@douglas.co.us>
Cc: Lynne Ann Wilson <LWilson@douglas.co.us>; Maryna Sheveria <msheveria@douglas.co.us>
Subject: FW: Questions about needs for Roxborough Park

Good morning~

Please see below. Are #6 & 7 anything that we could assist with? If there's a process where they would present to the PAB or the BCC please advise.

Thanks
Holly

From: Robert Byrne <rmichaelbyrne@yahoo.com>
Sent: Tuesday, December 3, 2024 6:39 PM
To: Holly Carrell <HCarrell@douglas.co.us>
Subject: Questions about needs for Roxborough Park

Holly,

I am on the Long Range Planning Committee for the Roxborough Park Foundation (HOA). Primarily, I am dealing with fire mitigation planning for mitigation, education, preparedness, and succession of the Fire Mitigation Committee. The other members are dealing with other aspects of maintaining, enhancing, and preserving our community.

In the action items of the other committee members, there are a number of things I wondered if Douglas County could help us with to keep our assessments to the community affordable. With increased taxes, insurance, and cost to maintain an HOA, any sources of assistance are considered.

In a recent community survey, it was found that 36.2% of our residents are 51 to 65 and 50% are 66 and older.

Here is a list of items that we have identified:

1. Cellular phone signal boosters for the community to improve AT&T and Verizon service.
2. Replacement of bus shelters for school kids.
3. Radar speed control signs (displays speeds above posted limits. Our are old and need replacement.
4. Cross walk flashing light systems.
5. Traffic control signs, posts, etc.
6. Playground equipment.
7. Outdoor fitness stations to place along hiking/walking paths in one or more of our parks.

Are any of these potentially available through the county? Could the county help us source the lowest cost suppliers? Is there surplus or underutilized county assets available that we could purchase, rent, or refurbish?

Thank you for any help you can provide. If you need more details, I would be happy to provide.

Bob
941-218-3224

Agenda Item

DATE: 12/12/2024
TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER
FROM: TIM HALLMARK, DIRECTOR, FFESS

SUBJECT: Funding Request for Heroes Hall Architectural Design and Construction Documents

SUMMARY

The Heroes Hall Foundation has been established and is currently in the initial stages of fundraising for the construction of this facility. A critical factor for the project's success is the development of comprehensive site and facility construction documents. These documents are essential for effectively presenting the project to potential donors and will enable the establishment of a more precise fundraising goal. This goal will go beyond the current statement of probable cost (\$15,300,000.00), which was developed based on renderings and general space planning generously provided pro bono by DLH Architecture.

DISCUSSION

We are seeking funding to support the development of construction documents for this project. Two options are available for consideration:

- **Preferred Option 1:** Comprehensive construction documents encompassing both site and facility design, fully prepared for contractor bidding, at an estimated cost of \$850,000.
- **Option 2:** Development of "Bid Pack A," which includes site development plans only, without vertical structure design, at an estimated cost of \$400,000.

STAFF RECOMMENDATION

Approval of funding to complete the design and construction documents for the Heroes Hall Project from available one-time funds.

Heroes' Hall
 Architectural Services Fee Compilation
 Through Construction Documents Only



65% of a Total Fee

10/30/2024	Construction Budget	\$	12,000,000.00			
	Anticipated Fee %		5.9%	to		7.2%
	Fee Range Should Be	\$	702,000.00	to	\$	858,000.00

Architectural:							
	Hours	Rate		Extended			
Prelim Design							
Principal	40.00	\$	210.00	8,400.00			
PA	42.00	\$	182.00	7,644.00			
Technical	44.00	\$	115.00	5,060.00	\$	21,104.00	5.25%
Schematic Design							
Principal	120.00	\$	210.00	25,200.00			
PA	168.00	\$	182.00	30,576.00			
Technical	130.00	\$	115.00	14,950.00	\$	70,726.00	17.59%
Design Development							
Principal	80.00	\$	210.00	16,800.00			
PA	320.00	\$	182.00	58,240.00			
Technical	270.00	\$	115.00	31,050.00	\$	106,090.00	26.38%
SDP Approval							
Principal	12.00	\$	210.00	2,520.00			
PA	120.00	\$	182.00	21,840.00			
Technical	64.00	\$	115.00	7,360.00	\$	31,720.00	7.89%
Construction Drawings							
Principal	40.00	\$	210.00	8,400.00			
PA	510.00	\$	182.00	92,820.00			
Technical	620.00	\$	115.00	71,300.00	\$	172,520.00	42.90%
CMGC / Bidding							
Principal		\$	210.00	-			
PA		\$	182.00	-	\$	-	0.00%
Contract Administration							
Principal		\$	210.00	-			
PA		\$	182.00	-			
Technical		\$	115.00	-	\$	-	0.00%
Project Close Out							
Principal		\$	210.00	-			
PA		\$	182.00	-			
Technical		\$	115.00	-	\$	-	0.00%
	2,580.00	Total Hours				Total %	
Architectural Subtotal				\$	402,160.00		47.34%
Engineering Consultants							
HCD Engineering		Structural		\$	47,280.00		5.57%
Envsion		Mechanical		\$	52,160.00		6.14%
Envsion		Plumbing		\$	40,000.00		4.71%
PK Electrical		Electrical		\$	49,000.00		5.77%
AE Engineering		IT / Security		\$	33,500.00		3.94%
Thomas Ricca		Kitchen		\$	19,500.00		2.30%
Michelle Albers		Specifications		\$	4,500.00		0.53%
Natural Design Solutions		Landscape Architecture		\$	18,900.00		2.22%
Collins Engineering		Civil		\$	95,800.00		11.28%
Subtotal				\$	360,640.00		42.45%
15% Consultatnt Coordination				\$	54,096.00		6.37%
Overall Project Fee Subtotal				\$	816,896.00		
Insert any special Insurance Costs				\$	-		
Margin	4.00%			\$	32,675.84		3.85%
				7.08%	\$	849,571.84	100%
Proposed Fee				\$	850,000.00		

Heroes' Hall

Architectural Services Fee Compilation

Through Bid Pack A - Site Development Only

of a Total Fee



11/18/2024	Construction Budget	\$	4,000,000.00		
	Anticipated Fee %		9.3%	to	11.0%
	Fee Range Should Be	\$	370,000.00	to	\$ 440,000.00

Architectural:								
	Hours	Rate		Extended				
Prelim Design								
Principal	40.00	\$	210.00	8,400.00				
PA	42.00	\$	182.00	7,644.00				
Technical	44.00	\$	115.00	5,060.00	\$	21,104.00	9.19%	
Schematic Design								
Principal	120.00	\$	210.00	25,200.00				
PA	168.00	\$	182.00	30,576.00				
Technical	130.00	\$	115.00	14,950.00	\$	70,726.00	30.80%	
Design Development								
Principal	80.00	\$	210.00	16,800.00				
PA	320.00	\$	182.00	58,240.00				
Technical	270.00	\$	115.00	31,050.00	\$	106,090.00	46.20%	
SDP Approval								
Principal	12.00	\$	210.00	2,520.00				
PA	120.00	\$	182.00	21,840.00				
Technical	64.00	\$	115.00	7,360.00	\$	31,720.00	13.81%	
Construction Drawings								
Principal	40.00	\$	210.00					
PA	510.00	\$	182.00					
Technical	620.00	\$	115.00		\$	-	0.00%	
CMGC / Bidding								
Principal		\$	210.00	-				
PA		\$	182.00	-	\$	-	0.00%	
Contract Administration								
Principal		\$	210.00	-				
PA		\$	182.00	-				
Technical		\$	115.00	-	\$	-	0.00%	
Project Close Out								
Principal		\$	210.00	-				
PA		\$	182.00	-				
Technical		\$	115.00	-	\$	-	0.00%	
		2,580.00	Total Hours				Total %	
Architectural Subtotal					\$	229,640.00	57.27%	
Engineering Consultants								
HCDCA Engineering	Structural						0.00%	
Envsion	Mechanical			\$	15,648.00		3.90%	
Envsion	Plumbing			\$	12,000.00		2.99%	
PK Electrical	Electrical			\$	14,700.00		3.67%	
AE Engineering	IT / Security			\$	-		0.00%	
Thomas Ricca	Kitchen			\$	5,850.00		1.46%	
Michelle Albers	Specifications			\$	1,350.00		0.34%	
Natural Design Solutions	Landscape Architecture			\$	14,175.00		3.54%	
Collins Engineering	Civil			\$	71,850.00		17.92%	
Subtotal					\$	135,573.00	33.81%	
15% Consultatnt Coordination					\$	20,335.95	5.07%	
Overall Project Fee Subtotal					\$	385,548.95		
Insert any special Insurance Costs					\$	-		
Margin					4.00%	\$	15,421.96	3.85%
Proposed Fee					10.02%	\$	400,970.91	100%
Proposed Fee						\$	400,000.00	

Colorado Judicial Branch – 23rd Judicial District



December 5, 2024

To: Douglas County Board of County Commissioners

Ryan Stuart
Chief Judge

Carol Rigato
Court Executive

Clerks of Court

Andrea Truett
Clerk of Court
Douglas County

Gina Parker
Clerk of Court
Elbert County

Kimberly Graham
Clerk of Court
Lincoln County

Dear County Commissioners:

As the 23rd Judicial District Administrative Judge, and with cooperation and direction from participants of the 23rd Judicial District Juvenile Services Planning Transition Committee, I am requesting a recommendation for the 23rd Judicial District Juvenile Services Planning Committee (JSPC) Members. The JSPC provides oversight for the local Colorado Youth Detention Continuum (CYDC) Programs. CYDC offers alternatives to detention for juvenile offenders by providing community resources. The program includes Detention Screening and Assessment, Detention Bed Management, and Pre-Trial Release Supervision. The program also provides funding for Mental Wellness Services, Truancy, and support for Community Partners.

Per C.R.S. § 19-2.5-302, each fiscal year the JSPC shall meet to devise a plan to allocate resources and services for detention alternatives in the 23rd Judicial District. The oversight and authorization of funds for the fulfillment of CYDC's mission is also pursuant to C.R.S. § 19-2.5-302. The Division of Youth Services (DYS) has final authority over the budget and contracts for the CYDC program.

The JSPC is further required to:

- Implement the CYDC Plan after approval from the CYDC Statewide Advisory Board.
- Facilitate interagency collaboration and ownership of the local CYDC Program.
- Provide oversight of delivery of services and expenditures.
- Serve as the central planning committee for suggestions and formulation of proposals concerning the future of local CYDC Programs.
- Select a local fiscal agent.

The JSPC required members pursuant to C.R.S. § 19-2.5-302 are representatives from each of the following:

- County Department of Human Services
- Local School District
- Local Law Enforcement
- Local Probation Department
- The Division of Youth Services
- Private Citizens
- The District Attorney's Office
- The Public Defender's Office
- Community Mental Health Center
- County/Municipality Government

JSPC members shall serve at the pleasure of the 23rd Judicial District Chief Judge via the County Boards of Commissioners and may be removed with or without good cause shown by action of the Chief Judge.

Attached is a list of proposed JSPC Members for the 23rd Judicial District's Juvenile Services Planning Committee. Please inform me by Dec. 17, 2024, should you wish to provide input on the attached list. It is anticipated that the formal appointments can be completed on December 18, 2024. Thank you for your time and consideration.

Sincerely,



Ryan Stuart
Administrative Judge
23rd Judicial District

Juvenile Services Planning Committee Members

23rd Judicial District: Douglas, Elbert, and Lincoln Counties

Updated December 2024

Juvenile Services Planning Committee Members

** Denotes mandated member pursuant to C.R.S. § 19-2.5-302 (1)*

***County Department of Human or Social Services:**

- **Lincoln County:** Andy Lorensen, Lincoln County Human Services Director,
Andrew.Lorensen@state.co.us
- **Douglas County:** Ruby Richards, Douglas County Human Services Director,
Rarichar@douglas.co.us
 - *Proxy:* Michelle Bradley, Douglas County Human Services Ongoing Supervisor,
MBradley@douglas.co.us
- **Elbert County:** Misty Callahan, Elbert County Human Services Protective Services
Administrator, Misty.Callahan@state.co.us
 - *Proxy:* Darcy Bolding, Elbert County Human Services Director,
Darcy.Bolding@state.co.us

***Local School District Representative:**

- **Douglas County School District:** Dr. Janet Laning-Krug, Director of Student
Assistance, Janet.Laning@dcsdk12.org
 - *Proxy:* Luke Simington, At Risk Consultant and Court Liaison,
Luke.Simington@dcsdk12.org

***Law Enforcement Representative:**

- Douglas County Sheriff's Office: Darren Weekly, Sheriff
PROXY FOR DCSO - CAPT DAN McWILLAN

***Probation Department Representative:**

- Lori Griffith, 23rd Judicial District Chief Probation Officer,
Lori.Griffith@judicial.state.co.us
 - *Proxy:* Ted Romero, Probation Supervisor, Ted.Romero@judicial.state.co.us

*** Division of Youth Services Representative:**

- Tammy Schneiderman, Director Central Region, Tammy.Schneiderman@state.co.us
 - *Proxy:* Nicole Chamblin, Program Manager, Nicole.Chamblin@state.co.us

***Private Citizens:**

- Dr. Laurie Cruz, LaurieCruz63@gmail.com
- Melissa Reynolds, MelBaHaus@yahoo.com

***District Attorney's Office Representative:**

- Kristine Rolfes, Senior Deputy District Attorney, KRolfes@coda18.gov
 - *Proxy:* Chelsea Koch, Deputy District Attorney, CKoch@coda18.gov

***Public Defender's Office Representative:**

- Emily Valdez, Supervising Attorney, Colorado State Public Defender (Douglas, Elbert, and Lincoln Regional Office), Emily.Valdez@coloradodefenders.us
 - *Proxy:* Elizabeth Jones, Deputy Public Defender, Elizabeth.Jones@coloradodefenders.us

***Community Mental Health Representative:**

- **AllHealth Network:** Sarah Gohn, Clinical Director Child and Family Services, SGohn@AllHealthNetwork.org
 - *Proxy:* Ali Moaddeli, AllHealth Criminal Justice Administration Officer, amoaddeli@AllHealthNetwork.org

***County/Municipal Government Representative:**

- **Douglas County Community Justice Services:** Allison Heemer, Supervisor, Aheemer@douglas.co.us

23rd Judicial District Trial Court Representative:

- Honorable Rebecca Moss, District Court Magistrate, Rebecca.Moss@judicial.state.co.us
 - *Proxy:* Honorable Donna Stewart, District Court Magistrate, Donna.Stewart@judicial.state.co.us

Douglas County Criminal Justice Services Representative:

- **Scott Matson, Director of Community Justice Services,** SMatson@douglas.co.us

Additional Members:

- Tanya Anglemeyer, TJAnglemeyer@dcsdk12.org
- Vicki Capps, VCapps@da18.state.co.us