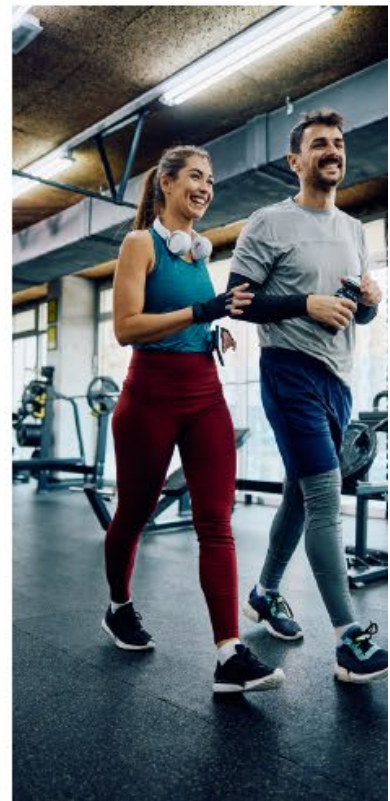
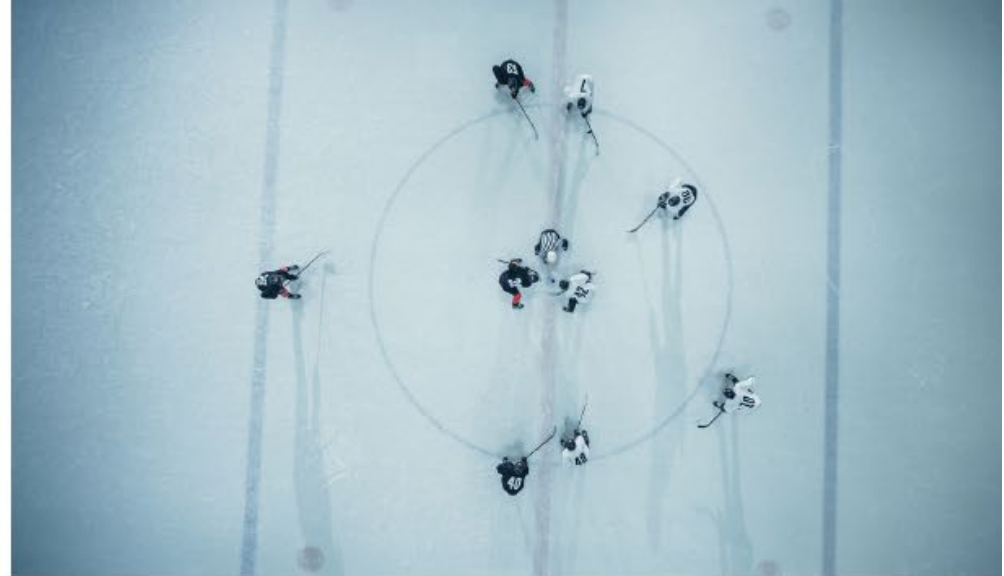
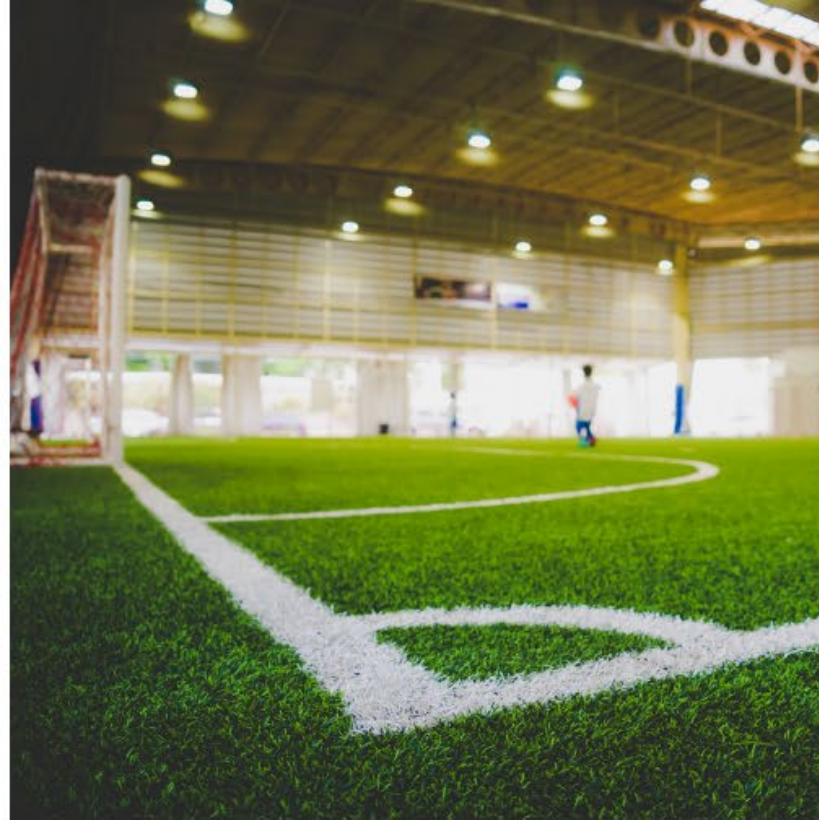
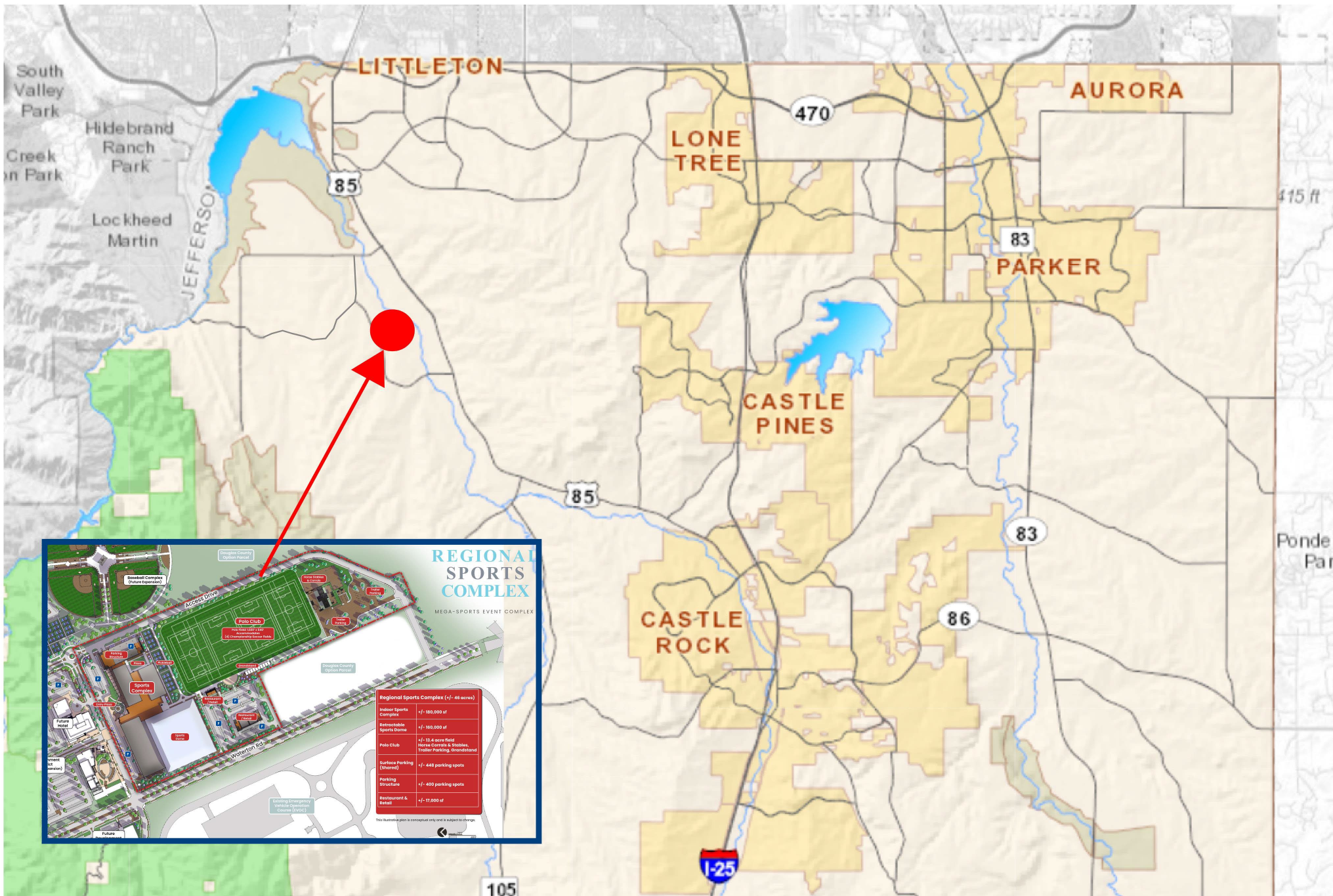


REGIONAL SPORTS COMPLEX

MEGA-SPORTS EVENT COMPLEX

Douglas County's Premier Legacy Sports Village
On +/- 46 Acres





REGIONAL SPORTS COMPLEX

MEGA-SPORTS EVENT COMPLEX

Regional Sports Complex (+/- 48 acres)	
Indoor Sports Complex	+/- 180,000 sf
Retractable Sports Dome	+/- 160,000 sf
Polo Club	+/- 11.4 acre field Horse Corral & Stables Trailer Parking, Grandstand
Surface Parking (Shared)	+/- 648 parking spots
Parking Structure	+/- 400 parking spots
Restaurant & Retail	+/- 17,000 sf

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

Luke Taylor

- KT Development
- 30+ years of sports facility experience
 - Development
 - Construction
 - Operation



RECENTLY COMPLETED ENGINEERED & ENTITLEMENT PROJECTS

Retail & Commercial

• Shopping Center - Commerce, CO
• Retail Center - Commerce, CO
• Full-Court Center - Aurora, CO
• Safety Centers - Aurora, CO
• Retail Center - Aurora, CO
• Retail Center - Aurora, CO
• Retail Center - Aurora, CO
• Retail Center - Aurora, CO
• Retail Center - Aurora, CO
• Retail Center - Aurora, CO

Public Infrastructure & Facilities

• Denver International Airport Concessions Expansion
• Denver International Airport Concessions Expansion
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RECENTLY COMPLETED CONSTRUCTION PROJECTS

Retail & Commercial

• Shopping Center
• Retail Center
• Retail Center
• Retail Center
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• Retail Center
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• Retail Center
• Retail Center
• Retail Center

• Sport Stable Superior, CO

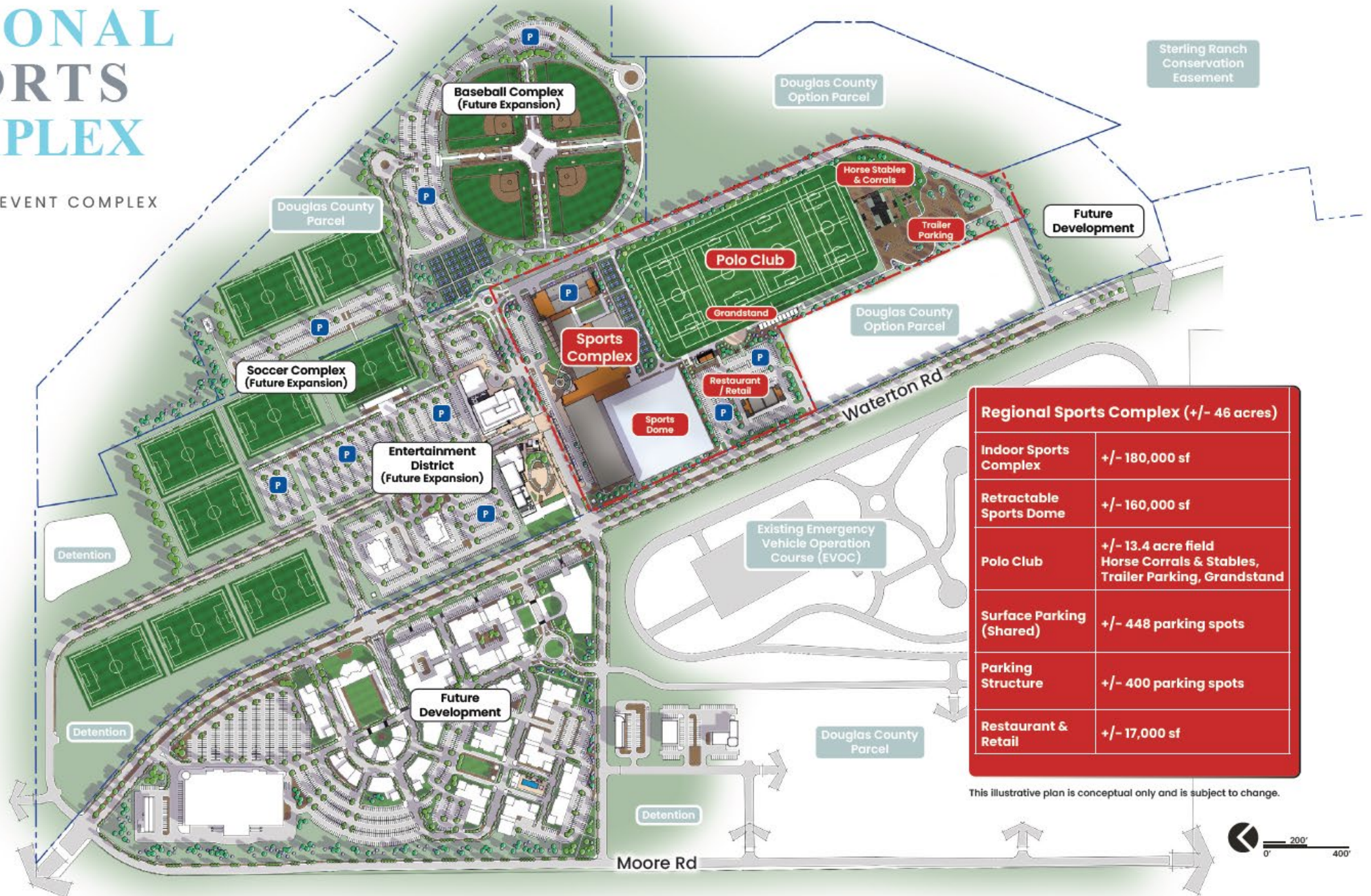


• BluHawk Overland Park, KS



REGIONAL SPORTS COMPLEX

MEGA-SPORTS EVENT COMPLEX



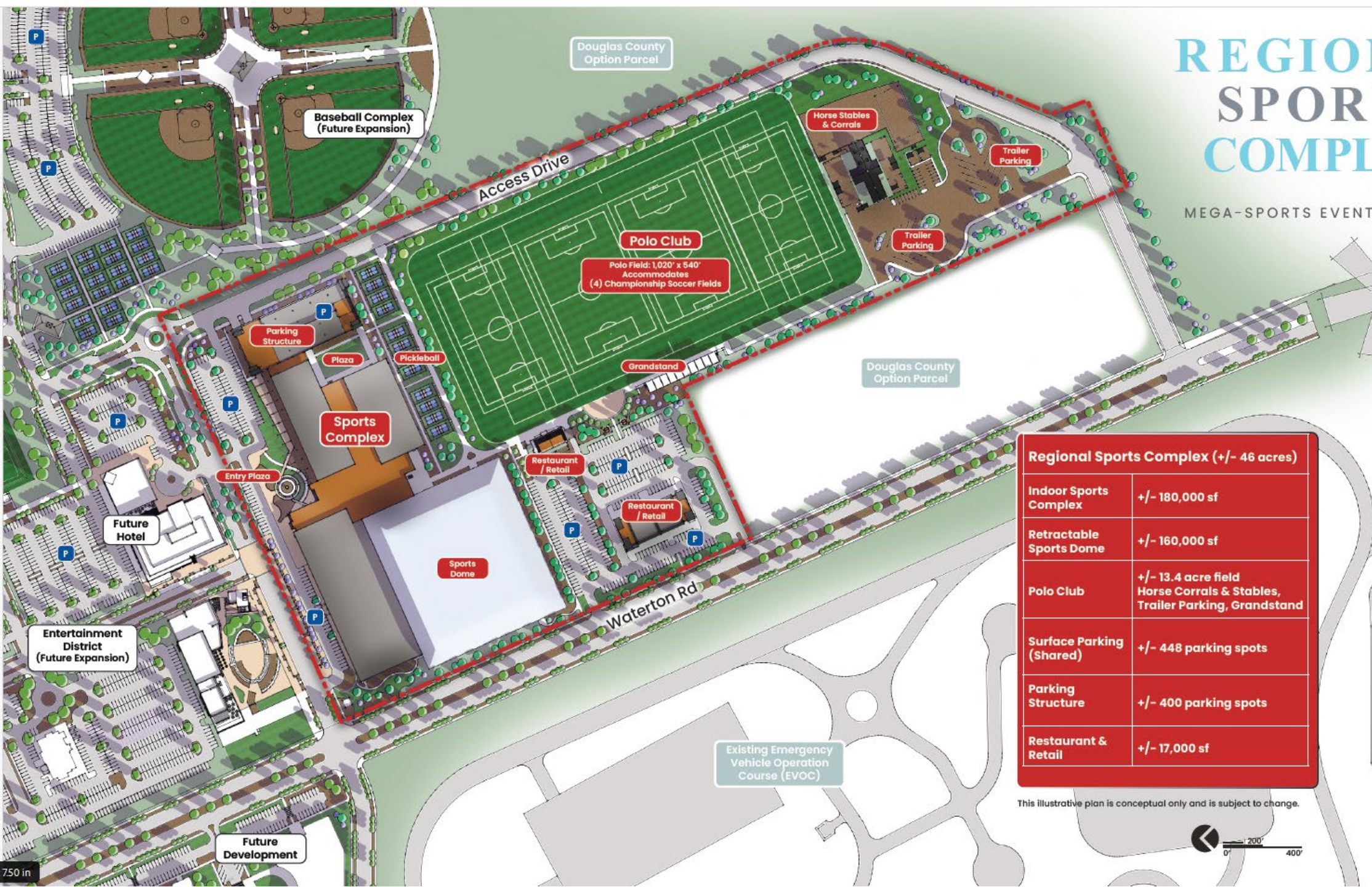
Regional Sports Complex (+/- 46 acres)	
Indoor Sports Complex	+/- 180,000 sf
Retractable Sports Dome	+/- 160,000 sf
Polo Club	+/- 13.4 acre field Horse Corrals & Stables, Trailer Parking, Grandstand
Surface Parking (Shared)	+/- 448 parking spots
Parking Structure	+/- 400 parking spots
Restaurant & Retail	+/- 17,000 sf

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



REGIONAL SPORTS COMPLEX

MEGA-SPORTS EVENT COMPLEX

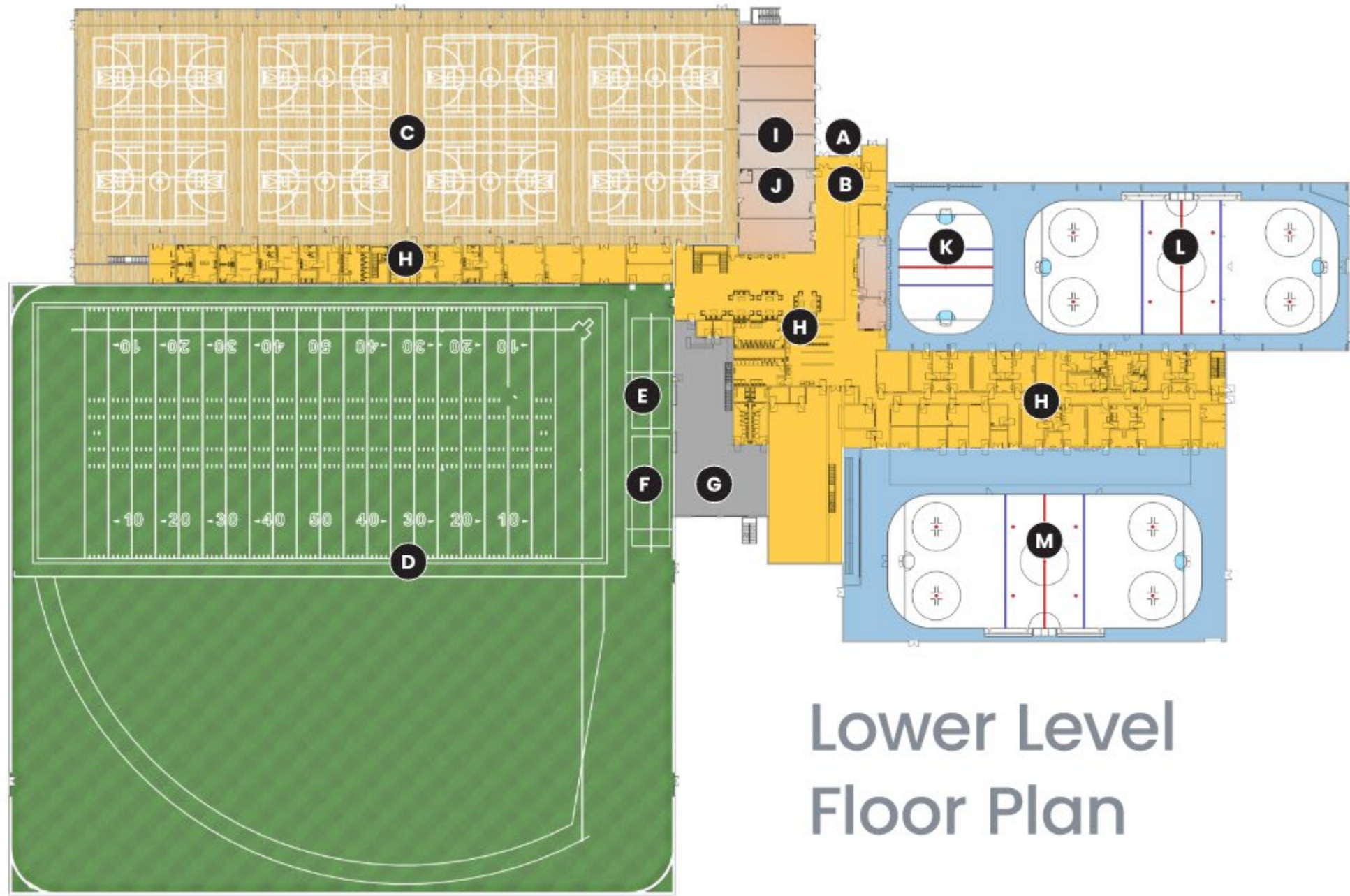


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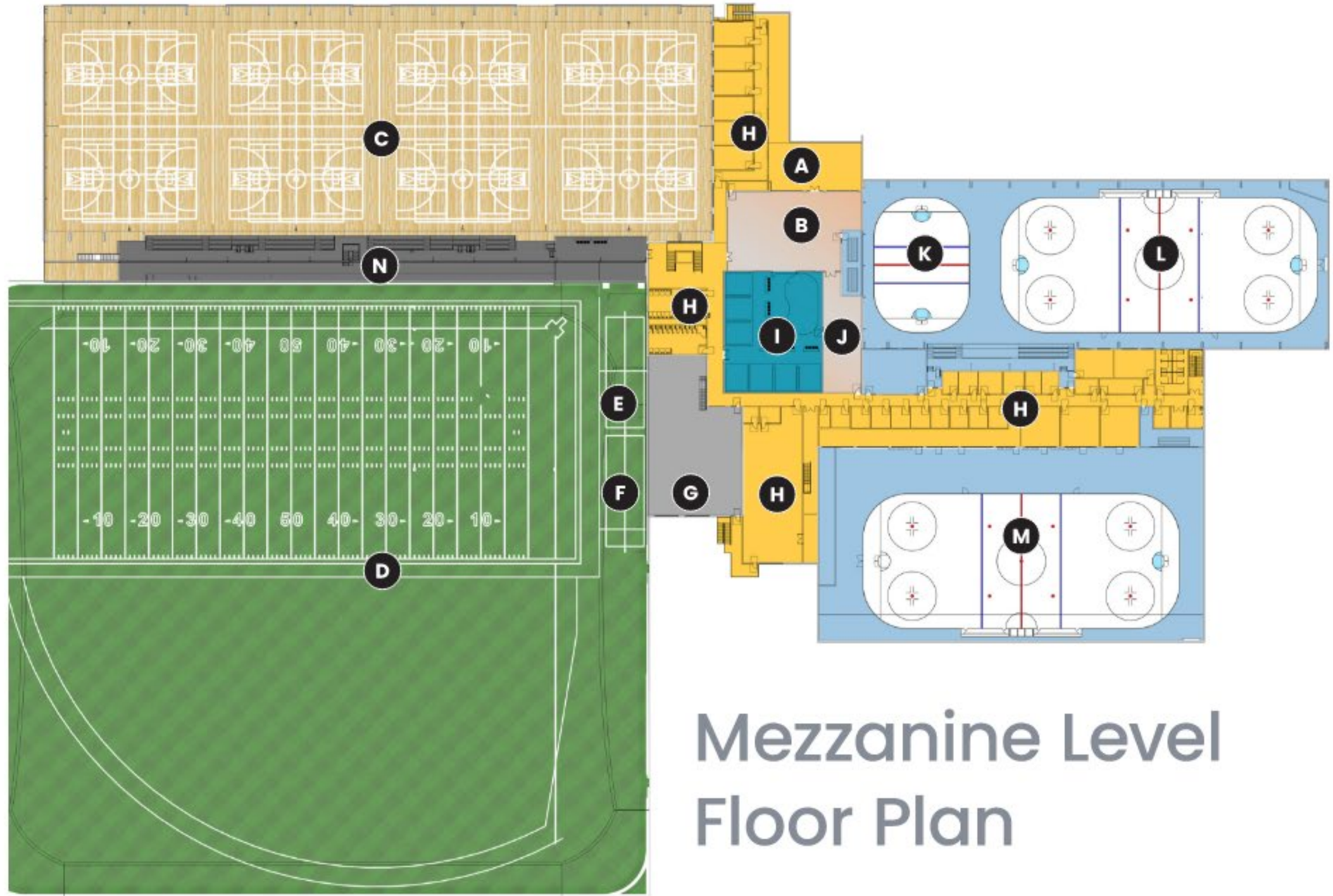


- A** MAIN ENTRY
- B** LOBBY
- C** BASKETBALL/VOLLEYBALL COURTS
- D** SPORTS DOME TURF FIELDS (FOOTBALL / BASEBALL)
- E** TURF AREA
- F** BATTING CAGES
- G** IMPACT SPORTS
- H** COMMUNITY / FACILITY / ADMIN / CIRCULATION
- I** RETAIL
- J** DAYCARE
- K** PRACTICE ICE / SKILLS PAD
- L** ICE RINK
- M** ICE ARENA



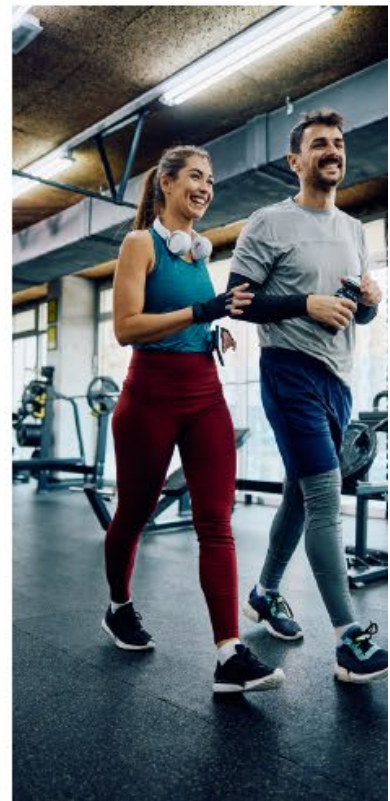
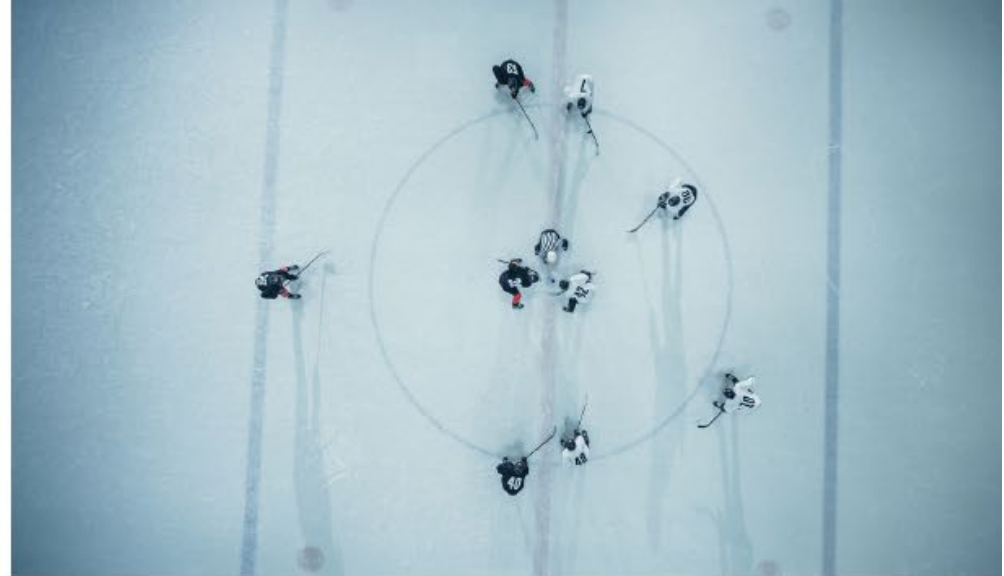
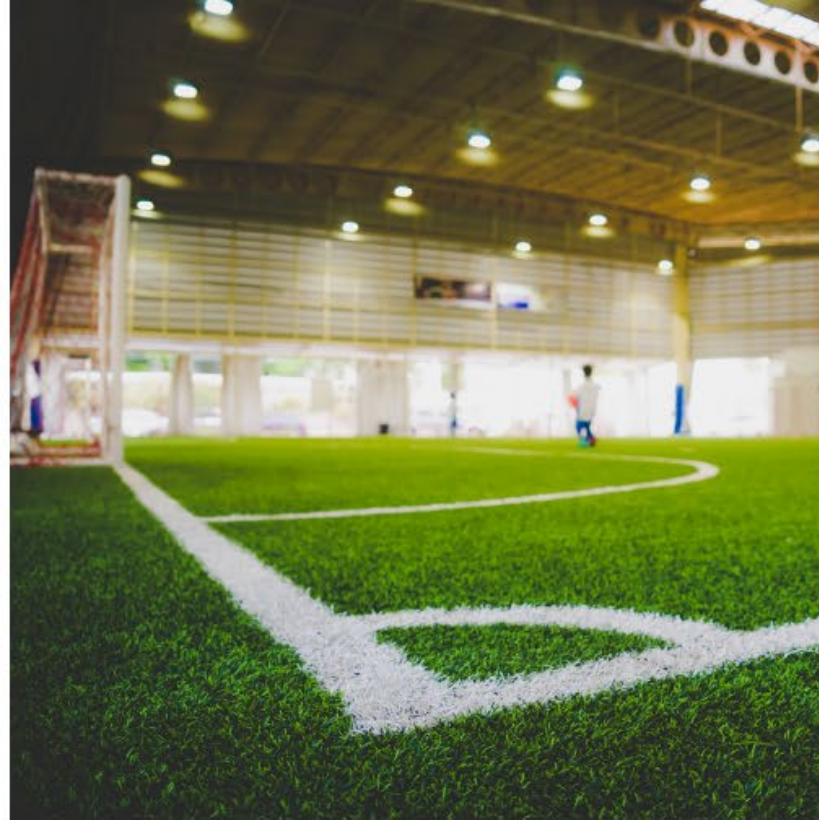
Lower Level
Floor Plan

- A** PATIO
- B** RESTAURANT
- C** BASKETBALL/VOLLEYBALL COURTS
- D** SPORTS DOME TURF FIELDS (FOOTBALL / BASEBALL)
- E** TURF AREA
- F** BATTING CAGES
- G** IMPACT SPORTS
- H** COMMUNITY / FACILITY / ADMIN / CIRCULATION
- I** GOLF SIMULATOR
- J** KITCHEN
- K** PRACTICE ICE / SKILLS PAD
- L** ICE RINK
- M** ICE ARENA
- N** SPECTATOR MEZZANINE



Mezzanine Level
Floor Plan





Timeline

2025

2026

2027

March 2025 – December 2025

Public/Private Partnership

- Design, Architecture, Review, Permitting

October 2025 – October 2026

Land Development

- Earthwork, Utilities, Pavement, Landscape

August 2026 – August 2027

Vertical Development

- Building Construction, Interior Finish



SIGNAGE



SIGNAGE

SIGNAGE

SIGNAGE

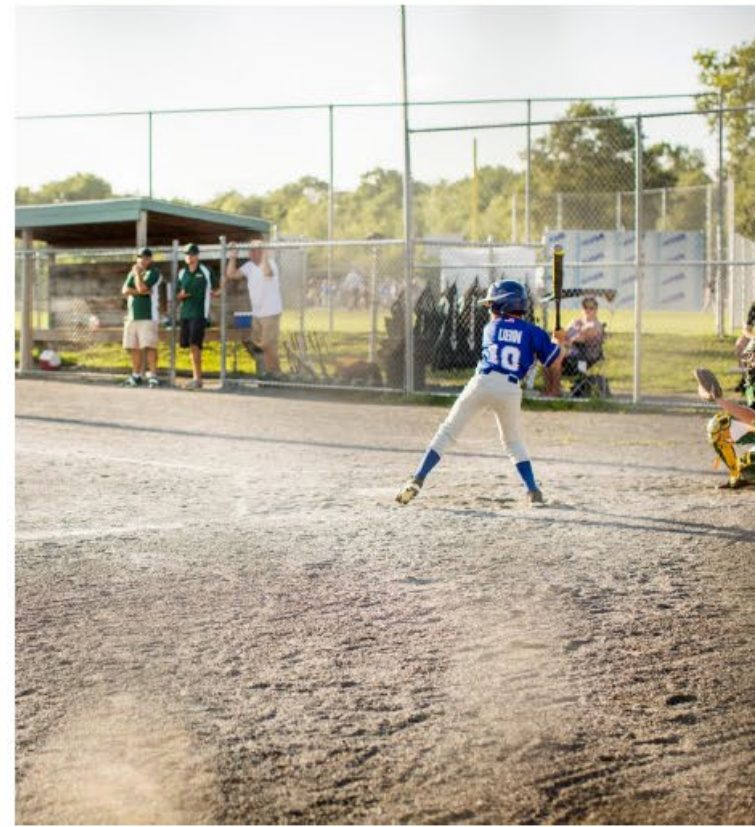
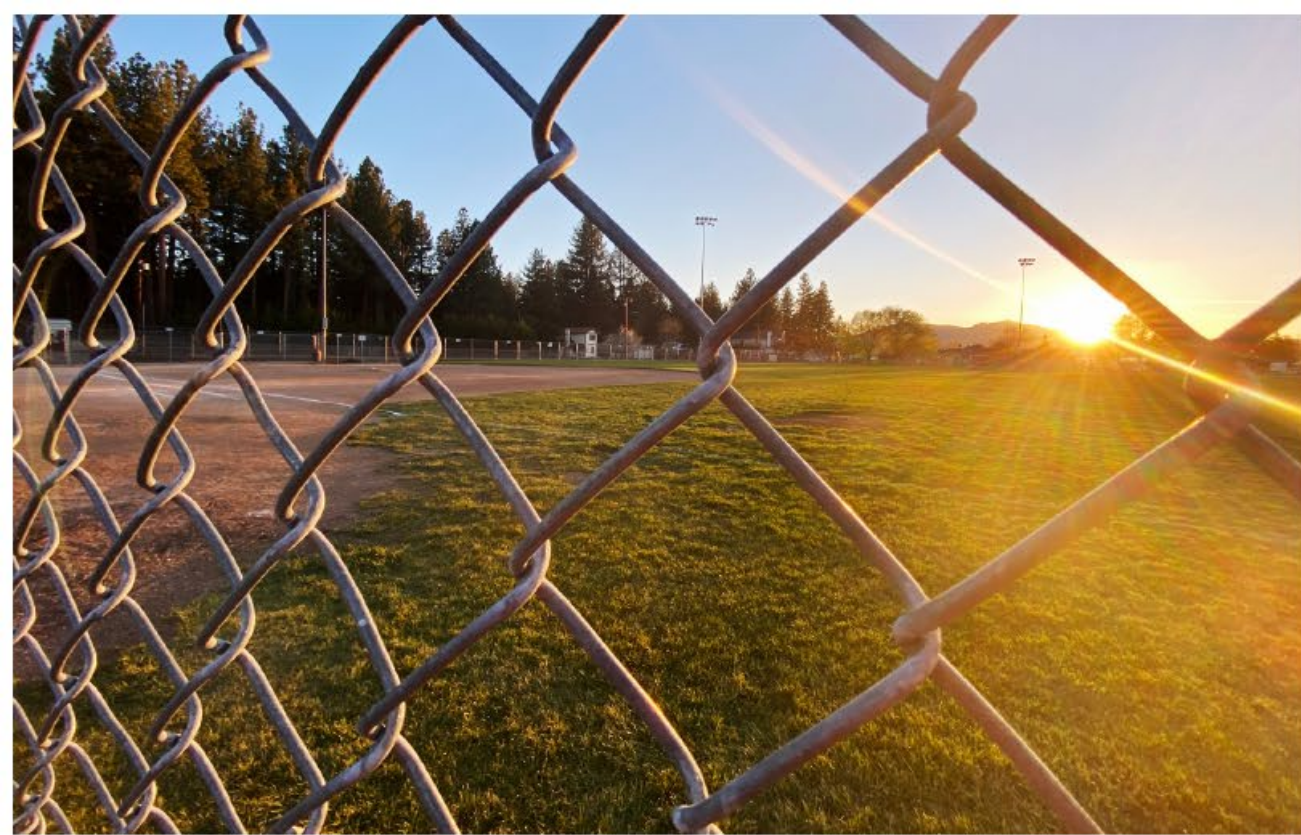
BLUHWK SPORTS PARK



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Generic





Thank you for your
time and input

Zebulon Next Step
Douglas County Parks Board

