

Municipal Shareback Request Staff Report

DATE:**TO:** DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS**THROUGH:** DOUGLAS J. DEBORD, COUNTY MANAGER**FROM:** TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT **CC:** LUKE THORNTON, PARKS PROGRAM COORDINATOR
NICK GIAUQUE, CPRP, PARKS PROGRAM MANAGER
STEVE SHOULTZ, CPRE, ASSISTANT DIRECTOR OF PARKS, TRAILS, AND BUILDING
GROUNDS**SUBJECT:** TOWN OF PARKER MUNICIPAL SHAREBACK REQUEST FOR \$8,710,539

BOARD OF COUNTY COMMISSIONERS MEETING:**November 4, 2024 @ 1:30 PM**

I. EXECUTIVE SUMMARY

The Town of Parker (Parker) is requesting the balance of their municipal shareback funds from the Parks, Trails, Historic Resources, and Open Space, Sales and Use Tax in the amount of \$8,710,539 for the construction of Salisbury Park North.

II. BACKGROUND

In 2022, voters approved the Parks, Trails, Historic Resources, and Open Space, Sales and Use Tax (Douglas County Resolution R-022-085), an extension of the previous voter approved tax in 1994, (Douglas County Resolution R-994-062). The resolutions provide for a portion of the net proceeds from the tax to be attributable to each municipality located wholly within Douglas County and are referred to as 'municipal shareback funds.' Municipal shareback funds build annually, beginning in 1994, and are used at discretion of the municipalities. Municipalities may request a portion or all their shareback funds at any time. The request is reviewed and recommend by the Parks Advisory Board (PAB) to the Board of County Commissioners.

On September 11, 2024, Parker presented their request to the PAB for the balance of their municipal shareback funds. The funds will be used towards the construction of Phase 1 at Salisbury Park North. Phase 1 will include four lighted baseball/softball fields, two lighted synthetic multi-use fields, parking, landscaping, and restrooms. The full scope of the construction depends on available funding. Salisbury Park North is directly north of Salisbury Equestrian and Sports Complex on the east side of Motsenbocker Road in Parker. The PAB voted unanimously, (8-0) to recommend the request.

III. RECOMMENDED ACTION

The Parks Advisory Board recommends that the municipal shareback funds in the amount of \$8,710,539, for the Town of Parker be allocated by the Board of County Commissioners in accordance with the approved tax resolutions.

ATTACHMENTS

Town of Parker – Letter of Request Salisbury Park North Shareback Funds
Salisbury Park North Concept



Your kind of place.

August 15, 2024

Steve Shoultz
Douglas County
9651 S. Quebec Street
Littleton, CO 80130

RE: Request for Open Space Shareback Funds for Salisbury Park North

Dear Mr. Shoultz,

The Town of Parker has an exciting opportunity to partner with Douglas County on a brand new regional park in the Town of Parker and Douglas County. Salisbury Park North is a 91.3-acre property centrally located within the Town of Parker. The town acquired the property in 2009 for park and open space purposes. It is zoned as a public facilities, which allows for a wide variety of uses, including parks, recreation, and open space. The site is within Commissioner District 1 and is vacant, relatively flat and undisturbed, with the Cherry Creek drainage area and the Cherry Creek Regional Bike Trail crossing through the northeast portion of the property (see the attached location map). This portion of the property is also encumbered by the 100-year floodplain and the Town's Riparian Conservation Zone (R.C.Z.) protection standards. The R.C.Z. is an area that protects the Prebles Meadow Jumping Mouse habitat, a threatened species, under the United States Endangered Species Act. Motsenbocker Road borders the property on the west and provides vehicular access. Other surrounding uses include parks, open space, landscape nurseries, R.V. storage, and single-family residential neighborhoods. The park is directly adjacent to 156.5 acre Salisbury Park Equestrian Park and Sports Complex. The existing park has four baseball/softball fields, two multi-purpose fields, two playgrounds, open space and an equestrian center.

The park's amenities are designed to cater to a wide range of populations, ensuring that everyone can find something that suits their needs. From adult and youth softball, lacrosse, soccer, pickleball, tennis, basketball, outdoor fitness, and bike park skills, to youth baseball and football, the park offers something for everyone. The inclusion of a universally accessible play area with features for individuals with disabilities, including autism, auditory, ambulatory, mental, and visual limits, further underscores the park's commitment to inclusivity. The ample gathering areas, walking trails, and opportunities for non-programmed activities also ensure that the park will serve the general population, making it a truly inclusive space for all.

The Salisbury Park North Master Plan, a result of a thorough public input process, was approved by the Town Council in 2014. This transparent and community-involved approach ensures that the park's amenities, including two lighted synthetic turf multi-purpose fields, four lighted natural grass multi-purpose ballfields, 21 lighted pickleball courts, two lighted tennis courts, two lighted basketball courts, two inclusive play areas, an outdoor fitness area, three bike park areas, four pavilions, open non-programmed grass area, three restroom buildings, parking, landscape, and irrigation, meet the needs and desires of the community. The addition of Salisbury Park North will create a 247.8-acre regional park complex that will be one of the largest active and passive parks in Douglas County.

The park will have amenities for all ages and interests, but the primary intent is to address the shortage of quality youth sports fields and pickleball courts in Douglas County. Building four additional programmable youth baseball/softball fields and providing a pedestrian connection to the existing four youth baseball/softball fields offers a unique opportunity for programming tournament play, day-to-day practices and leagues. Two lighted synthetic multi-purpose

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fields with blended lines will allow for longer playing time into the evening and extended play throughout the year. With 21 pickleball courts available, the opportunity for more significant tournament play will be available to Douglas County, which doesn't exist. The additional courts will also provide more drop-in play and practice opportunities at prime playing times.

The property is owned by the Town of Parker and is platted and ready for a Site Plan approval by the Planning Commission and Town Council. The project is currently in the design phase and conceptual, schematic, and design development drawings are complete. The next step is the completion of construction drawings, which will allow for the submittal of the Site Plan in November of 2024. Water and electrical service design is underway with Parker Water and Sanitation District and CORE Electric. Easements for their utilities will be granted by Town Council after the Site Plan Approval.

The Town of Parker is requesting the full balance of the Municipal Shareback Funds collected by Douglas County for the project, which will need to be built in four or more phases depending on available funding. The four phases are shown below, but each scope may need to be adjusted based on actual costs when the project phases are bid and available funding. The requested shareback funds will be used for the Phase 1 project, estimated to be between \$36,000,000 and \$42,000,000.

- Phase 1 in (2025)
 - Ballfields/Multi-use fields
 - Scope depends on available funding
- Phase 2 (2026)
 - Pickleball/Tennis
 - Scope depends on available funding
- Phase 3 (2028)
 - Community Hub Pavilion
 - Fitness Area
 - Inclusive Playground
 - Scope depends on available funding
- Phase 4 (2029)
 - Bike Park
 - Overlook Pavilion
 - Scope depends on available funding

The Town and Douglas County have had great success and partnerships on large regional projects that serve the South Metro area, and we look forward to continuing this relationship with the construction of the Salisbury Park North Project.

Sincerely,



Mary Colton
Director of Parks, Recreation and Open Space

COMMISSIONER DISTRICTS

Douglas County, Colorado

Passed and Adopted: Sept 28, 2021

BOCC Resolution: R-021-110

Precincts Passed and Adopted: January 18, 2022

BOCC Resolution No. R-022-005

Merlin Klutz, Clerk and Recorder

- Commissioner District I
- Commissioner District II
- Commissioner District III
- Precincts
- Townships
- Sections
- Parcels
- Municipalities
- Parks
- Pike National Forest
- Lakes
- Intermittent Lakes

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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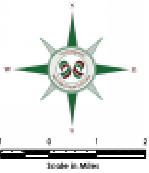
Commissioner Districts

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- Commissioner District II
- Commissioner District III

- Precincts
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Roads

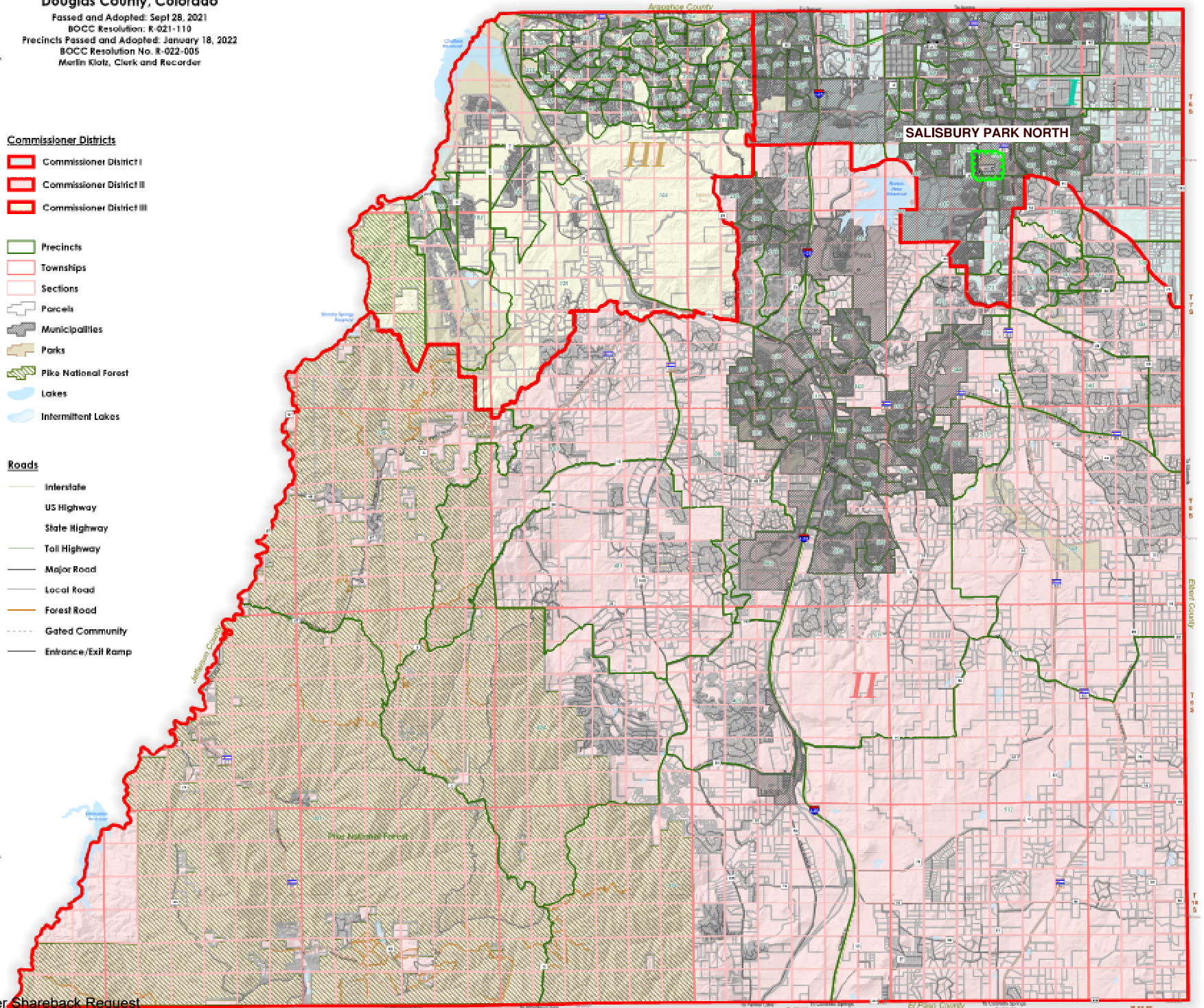
- Interstate
- US Highway
- State Highway
- Toll Highway
- Major Road
- Local Road
- Forest Road
- Gated Community
- Entrance/Exit Ramp



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Douglas County GIS Services
 Attention: Bob De Witt, GIS
 2000 West 10th Avenue, Suite 100
 Golden, Colorado 80401



VICINITY MAP



**ABOVE IMAGE NOT TO SCALE*