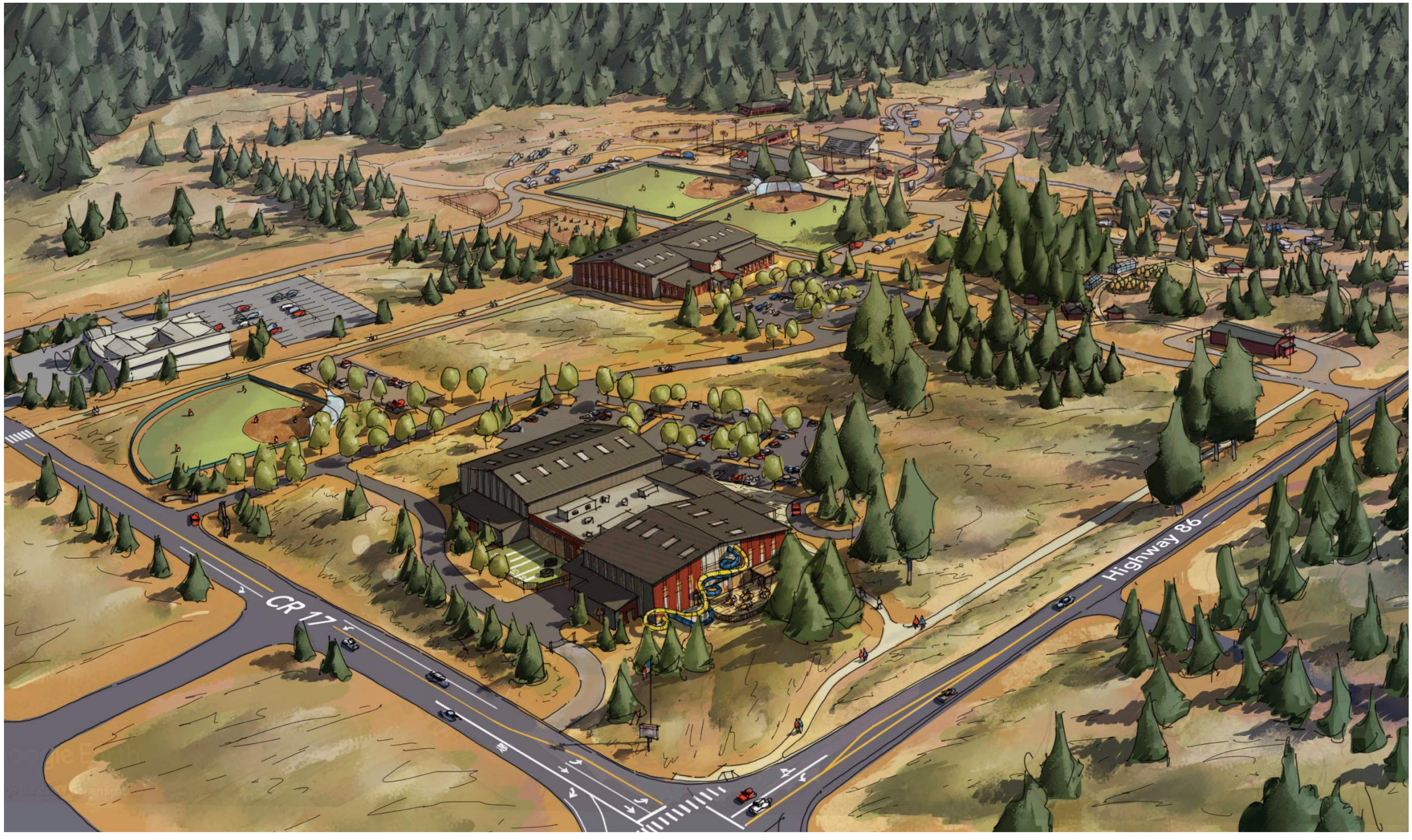
CASEY JONES PARK
MASTER PLAN

FEBRUARY 2022


CR 17
Highway 86

CASEY JONES PARK
MASTER PLAN

Master Plan
February 2022

Prepared by

ACKNOWLEDGMENTS

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INTRODUCTION

The **Casey Jones Park Master Plan** is a comprehensive document that captures the **planning process** and **vision** for this valuable community resource. The Master Plan also **provides a development framework** for the re-imagined park site. The plan capitalizes on existing **opportunities**, proposes **new uses**, and suggests **enhancements** to existing site features. The document is intended to serve as a guide for decision makers to initiate and navigate the implementation process.

This Master Plan details the plans for a new recreation center and field house, enhanced rodeo / equestrian facilities, and expanded recreation opportunities throughout the park. Site accessibility and connectivity within the park has been improved along with adding and reconfiguring parking and entry / exit points. Elements offered in the plan will establish a sense of place for Elizabeth and Elbert County, create a new and distinctive civic identity, and provide public open spaces that can be enjoyed by all District residents while enhancing the user experience for visitors.

The Design Team's goal for the Casey Jones Park Master Plan is to document the evolution of the designs for each program element proposed for Casey Jones Park. The Schematic Design, Conceptual Design , and Preliminary Master Plan products that evolved out of Tasks 1 was refined with the goal of:

- Finalizing the programs and floor plans for the Recreation Center, Field House, Rodeo Arena, and Grandstand and developing illustrative graphics that establish each building's architectural massing and character.
- Establishing vehicular circulation and access plans that anticipate phased construction and accommodates the requirements for emergency access.
- Designing site plans for each park building or amenity that satisfy parking requirements established by building codes and which are consistent with historical use patterns for benchmark facilities. This task also included designating parking for regularly scheduled activities and overflow parking for special events.
- Completing preliminary engineering for each utility system that will be needed to serve the completed park and identifying phasing options for the site's storm water management system.
- Advancing the plans for the park's recreation amenities such as the Campground Expansion, a new Baseball Field, Off-Leash Dog Park, recreational trails, and an on-site Parks Maintenance facility.

Background

With the purchase of 91.3 acres of land in early 2020, the Elizabeth Park and Recreation District (EPRD or District) expanded Casey Jones Park to its current 103-acres. Soon after closing on the land purchase in late March of 2020, the EPRD Board of Directors called on a diverse group of stakeholders to create a vision for how the park property could best serve the community. The Casey Jones Master Plan Committee was formed, and over the next few months the Master Plan Committee completed a visioning process that established the basic program elements for Casey Jones Park. The findings of that planning process were recorded in Community Vision for Future Improvements to Casey Jones Park. In early 2021, the District selected a team of qualified park planners, architects, and engineers (the Design Team) and charged them with carefully evaluating the initial program established by the Master Plan Committee and the District and with creating a master plan for Casey Jones Park (the Master Plan). The Master Plan process started in April of 2021, and this Master Plan report is the final deliverable for the process.

Existing RV campground picnic shelter

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PLANNING PROCESS

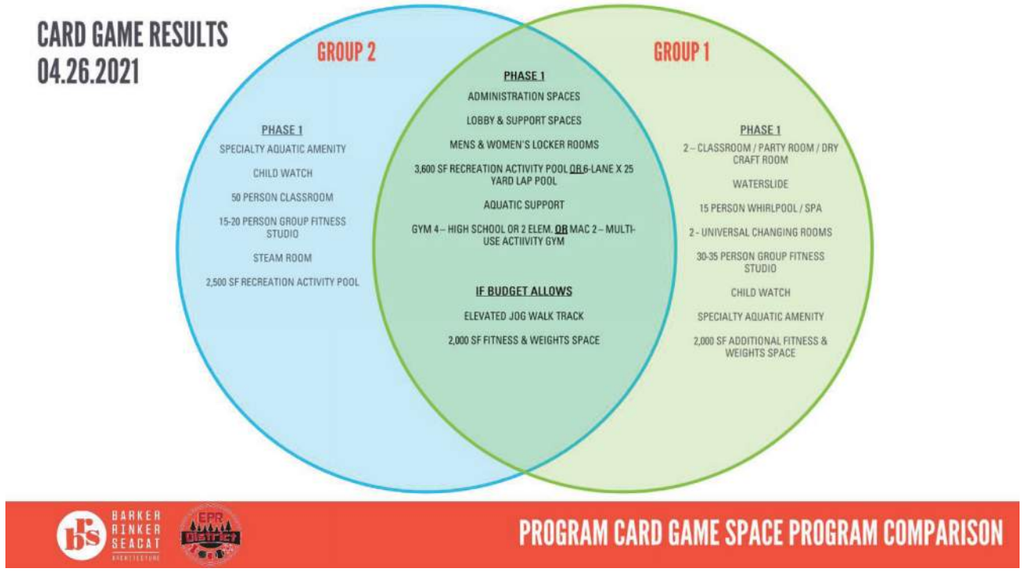
Casey Jones Park's varied terrain and evergreen tree canopy will serve as the foundation for the master plan for this spectacular 103-acre park site. The goal for the Casey Jones Park Master Plan has been to identify the opportunities for new recreation facilities that are and will be needed to meet EPRD residents' recreation needs and how these new facilities can be added to the park while minimizing the impact to the park's naturalized character. These opportunities, as well as the specific programmatic needs, have been carefully considered in each step of the Master Plan process.

Task 1: Programming

Following the Design Team 's review of the existing park property and feedback from key stakeholder groups, detailed programs for each of the proposed recreation facilities were identified -- defining a range of recreation amenities that can be added in the park over the next 15 to 20-years.

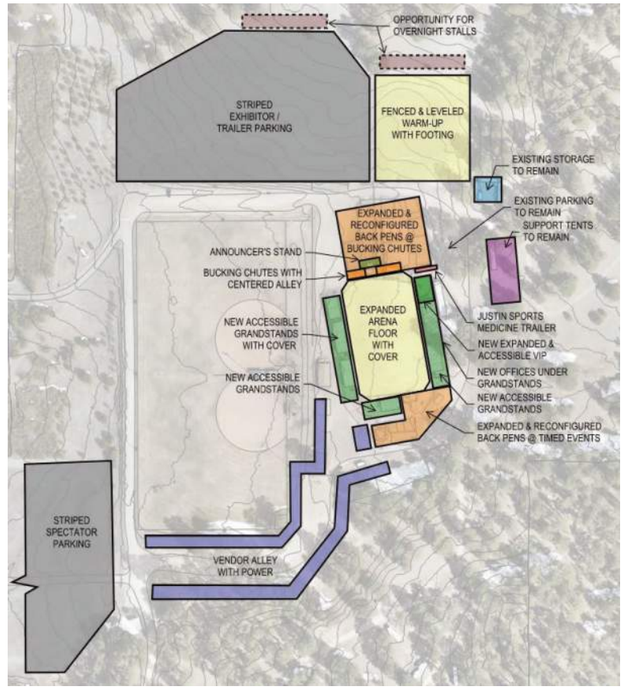
Task 1 was completed in June of 2021 and summarized in the 21-page Task 1 Program Summary. The Program Summary document included an overview of the Task 1 outreach process which included:

- A visioning workshop with the District Board of Directors.
- A Programming Kickoff meeting and two follow-up workshops with the Recreation Building Committee to establish programs for the Recreation Center and Field House.
- Stakeholder interviews with representatives from the Elizabeth Stampede Rodeo, the Elbert County Agricultural Alliance, and with EPRD Park and Recreation staff.



The Task 1 program summaries established the framework that the Design Team used to complete a set of concepts for each of proposed amenities.

The Program Summary also included a detailed description of the process used to develop the preliminary programs for each facility and Program Summary Tables that listed the number of participants / spectators; quantity for each program element; square feet or size; the required supporting infrastructure (access, parking, utility services, etc.), And design notes. Concept diagrams were also provided for the Rodeo and Equestrian uses, the Homestead Education Center, and the southwest quadrant of the site.



Rodeo and Equestrian Facilities Concept Diagram

Task 2: Schematic Design of Specific Facilities

Task 2 kicked off in mid-June and ended with a presentation of the Task 2 deliverables at the Board of Director's August 17th study session. During this task, the Design Team used the approved programs to complete Schematic Design studies for the Recreation Center, Field House, Rodeo Arena and Equestrian Facilities, and the Campground Expansion. In addition, IMEG and MIG worked with GH2 and BRS to develop conceptual site plans for each major facility and illustrating options for locating each facility within the park site.

SITE PLAN CONCEPTS

Throughout the Task 2 design process, the Design Team tested several site plan configurations for each program element. During these early studies and reviews with District Staff, consensus was reached on the locations for several program elements:

- In the Planning Committee's early 2021 report, the Off-Leash Dog Park was sited along a drainage way that runs diagonally through the southwest quadrant of the park. As the conceptual site plans were developed during Task 2, it became clear that a location east of the LDS Church and south of the Jones Road access was a better location as it avoided drainage conflicts and provided more room for other program elements in the southwest quadrant (see diagram below).

Maintenance area and off-leash dog park locations

- In working with the EPRD Parks Maintenance Staff, a site north of the Jones Road entry (below left) was identified as the best location for the Maintenance Yard. This location was central to the existing and proposed uses in Casey Jones Park and provided a direct vehicular connection to Evans Park to the west.
- The Planning Committee's report also identified an area northwest of the existing ballfields as the best location for the Field House. As the floor plan for the Field House evolved and the site design and utility service requirements were established in Task 2, it was determined that the Field House would need to be in the southwest quadrant of the site where there was more room for the building and parking and shorter runs for extending the required utility lines.

These decisions dictated that several of the proposed program elements would need to be in the southwest quadrant of Casey Jones Park. Therefore, that area of the park became the focus of the Design Team's Task 2 site planning efforts. Initially, three site plan concepts were developed. After a site planning workshop with District Staff, it was determined that two concepts (**Concept 1** (upper right) and **Concept 2** (right)) would be advanced and presented the Board of Directors.

Concepts for the Baseball Field, Campground Expansion, Overflow Parking, and a potential Event Shelter were also presented to the Board at the August 17th study session.

Concept 1

Concept 2

RECREATION CENTER AND FIELD HOUSE

At the August 17th Board of Director's meeting, BRS gave an update on the program refinement and conceptual floor plan development for the Recreation Center and the Field House. The Recreation Center floor plan shown in Concepts 1, Concept 2, and the figure to the right, illustrated the Task 2 milestone for that building. This floor plan has since been revised based on the Board's comments during the study session to create the architectural plans shown in this Master Plan document.

Two conceptual floor plans for the Field House were presented to the Board at the end of Task 2. The need for two floor plans was dictated by the two different locations for the Field House shown in the Schematic Design concepts.

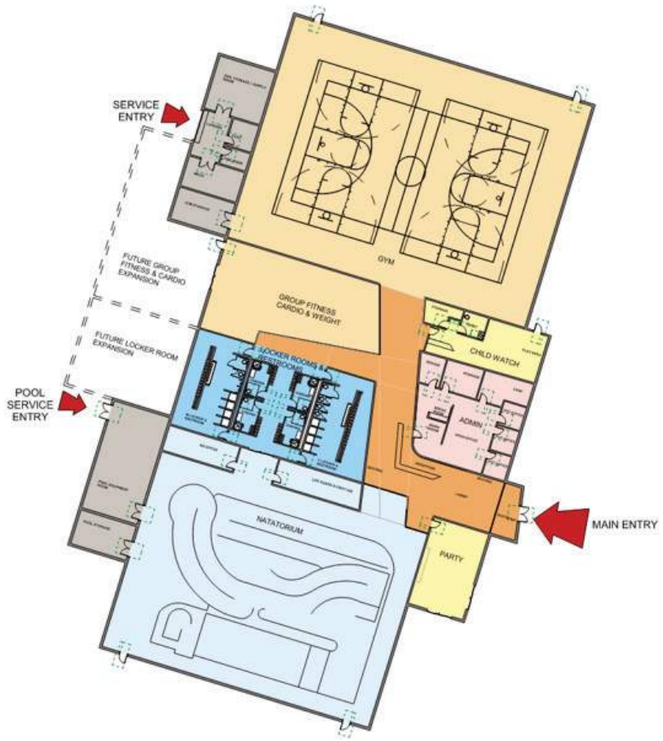
RODEO ARENA AND EQUESTRIAN FACILITIES

GH2 also contributed concept plans for the Rodeo Arena, equestrian facilities, and the associated support facilities for the August 17th presentation. However, the Board opted to review these concepts at a joint meeting with the Elizabeth Stampede representatives and the Board of Directors held early in Task 3. Those concepts have evolved in the current Rodeo Arena and equestrian facility architectural plans presented later in this document.

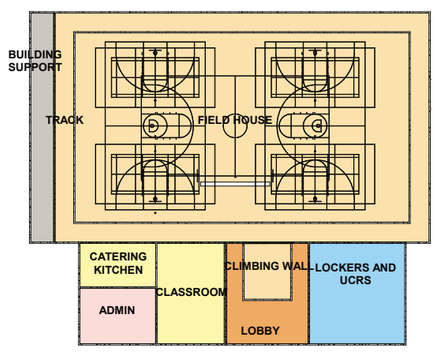
BOARD COMMENTS

During the August 17th study session, the Board of Directors directed the Design Team to:

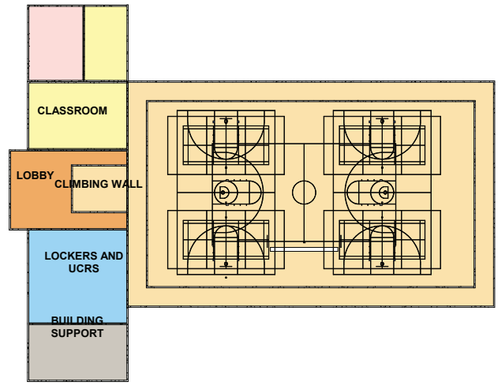
- Develop a new hybrid site plan concept that combined the site plans for the Recreation Center and Baseball Field shown in Concept 1 with the Field House site plan from Concept 2 and that the access roads and Overflow Parking be revised accordingly.
- Work with the Fire District to eliminate an emergency access loop road south of the Recreation Center and to see if the site can be developed without a secondary emergency access road between the Recreation Center Drop-Off and the North/South Park road.
- Continue with the engineering for the Campground Expansion and expedite its implementation. The Board asked the Design Team to provide as many pull-through campsites as possible.
- In addition to the east/west recreational trail option shown on Concepts 1 and 2, look at other options for the trail connection to Evans Park -- specifically an alignment along Jones Road.
- Continue studying concepts for the Homestead Education Center if it moves forward during the Master Plan process. A variation on the site plan shown in Concepts 1 and 2 would be one option to consider.



Recreation Center Schematic Design Floor Plan



FIELD HOUSE OPTION 1



FIELD HOUSE OPTION 2

Room Legend

- LOCKERS/RESTROOMS
- ATHLETIC SPACES
- CIRCULATION
- OFFICE/ADMIN
- GENERAL PURPOSE
- NON-PUBLIC/SUPPORT

Preliminary Master Plan

The **Preliminary Master Plan** planning process began immediately after the August 17th Board study session. Each member of the Design Team continued to refine the programs, architectural plans, and site plans for their area of focus. One of the key meetings during this task was the joint meeting between the representatives from the Elizabeth Stampede and the Board of Directors to review the Task 2 GH2 concepts for the Rodeo Arena, livestock pens, vehicular circulation, participant trailer parking, and equestrian support facilities. GH2 also presented the preliminary architectural plans and sections for the Grandstands that were developed in collaboration with BRS. These plans included program spaces under the Grandstand for offices, meeting rooms, concessions, restrooms, storage, etc.).

TASK 3 MILESTONES

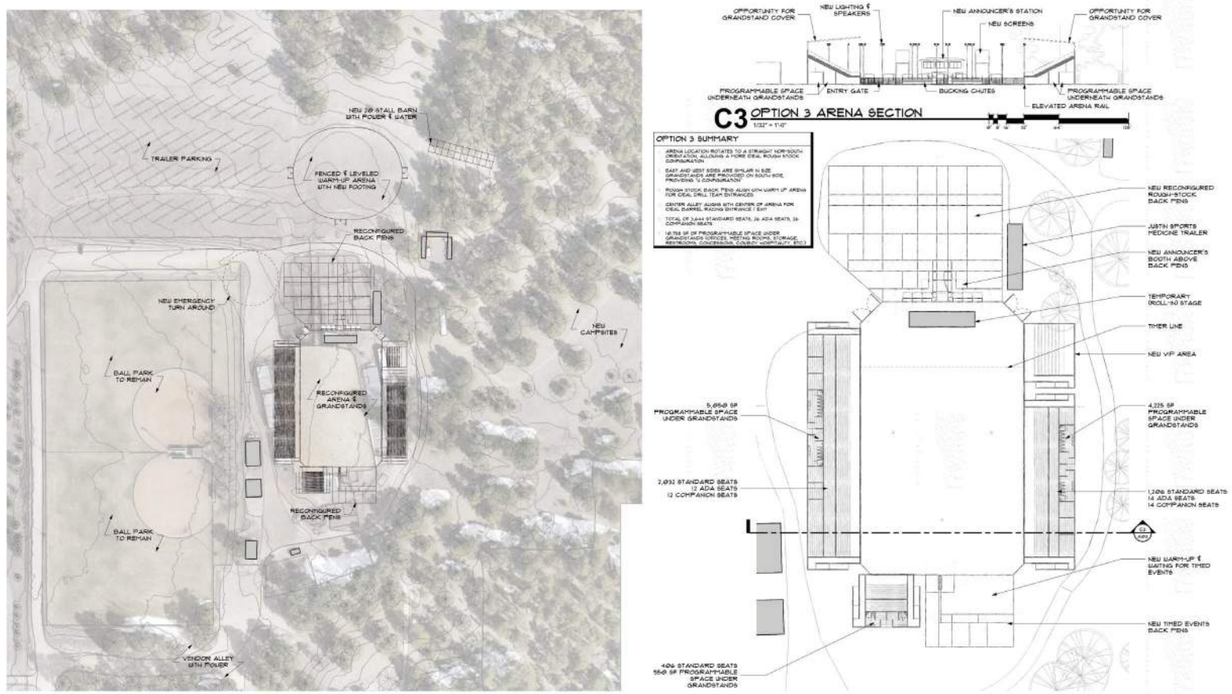
The key Task 3 milestones are show below.

- August 23rd workshop with BRS and the Recreation Building Committee.
- September 2nd presentation by GH2 to a joint meeting of the representatives from the Elizabeth Stampede and the Board of Directors
- September 13th workshop with IMEG, BRS, MIG, and District Staff to review the opinion of cost estimates for the Recreation Center (1A and 1B), Field House, and the infrastructure systems required to construct these facilities.
- September 21st District Staff update for the Board of Directors regarding the opinion of cost.

DRAFT AND FINAL MASTER PLAN

The first step in the Draft and Final Master Plan process (Task 4) began with a presentation to the Board of Directors during the October 19, 2021 Study Session. The October 19th Board Study Session Meeting Notes provided a summary of the discussion points and Board comments from the meeting. The Draft Master Plan report followed in mid-November 2021 and incorporated the Board's design direction and suggestions into the plans, architectural drawings, and utility plans for the park site.

Sections 3 through 9 of this Final Master Plan that follow provide a detailed summary of the current architectural plans, site plans, roads and access plans, infrastructure systems, and recreation amenities proposed for Casey Jones Park.



Rodeo Area Schematic Plan

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ILLUSTRATIVE MASTER PLAN

The Illustrative Master Plan drawing included in this section of the report shows all the facilities included in the Master Plan program within the context of the full 103-acre Casey Jones Park property. This illustrative plan will give the EPRD residents, the Board of Directors, and District Staff a comprehensive picture of the careful planning and design that has gone into the Master Plan.

The Illustrative Master Plan also shows how the Design Team has worked to preserve the character of Casey Jones site. Even with the addition of the new buildings and amenities, most of the park site will remain as unprogrammed open space with large areas of the exiting pine forest and highest quality grasslands undisturbed.

- The Baseball Field and Field House in north half of the southwest quadrant are in open areas of the park that are currently being used for a small dog park and overflow parking, therefore, only one or two existing trees will be impacted. The existing native grass stands are already disturbed by the overflow parking for special events, and at some point in the future, the District should implement a dryland grass restoration effort.
- The Campground Expansion has been carefully engineered to preserve as many existing trees as possible and RV pad sites located to take advantage of the afternoon shade from the large existing pine trees.
- Except for the extreme southwest corner of the site, the entire Highway 86 frontage of the park will be undisturbed. This includes the existing campground, the Casey Jones Pavilion and Prairie Lawn, and the open space between the North/South Park Road and the Recreation Center. The Homestead Education Center's structures will be carefully constructed within the stands of existing pines to minimize the impact on existing trees.
- The proposed improvements for the Rodeo Arena, livestock pens, Grandstand, and Warm-up Arena can all be constructed within the current footprint for those facilities -- minimizing the impacts on the adjacent open space.
- The Off-Leash Dog Park and the Maintenance Yard can both be constructed within or adjacent to the existing evergreen tree stands with minimal impact on existing trees.
- Some existing pine stands will be impacted by the construction of the Recreation Center. Where possible, the existing tree stands will be preserved though careful grading. However, impacts to some stands of pines in this area is unavoidable due to the scale of the building and the required parking. It is worth noting that many stands of pines in the Recreation Center site are so densely planted that their ability to grow as healthy specimens is questionable without significant thinning. District Park Maintenance Staff is discussing the possibility of relocating many of the healthiest of these pine trees to other locations within the park before construction on the Recreation Center would begin.

Existing dog park and site for new Baseball Field

Prairie lawn looking southeast

Existing rodeo arena

Legend

1. Entry and Gateway Signs
2. Recreation Center
3. Drop Off/Entry Plaza
4. Parking Lot
5. Proposed Baseball Field
6. Baseball Parking (Roadbase)
7. Overflow Parking Area
8. Field House
9. Extended Vendor Alley
10. Dog Park
11. Maintenance Yard
12. Existing Baseball Fields
13. Trailer Parking
14. Rodeo Warm Up Area
15. Back Pens
16. Expanded Rodeo Arena
17. West Grandstand Bleachers
18. East Grandstand Bleachers
19. Existing Restroom Building
20. Campsites and Yurts
21. Fire Pit
22. Existing Campsites
23. Vendor Alley
24. Prairie Lawn
25. Event Shelter
26. Parking for Recreation Center Phase 2
27. Existing Campground Shelter
28. Overnight Barn

Restored Dryland Grasses

ECAA Homestead Education Center (HEC)

29. Elbert County Heritage Education Space
30. Food Forest and Greenhouse (Typ.)

HEC Learning Kiosk

Paved Park Road / Parking Lot

Park Road / Head - in Parking (Road Base)

Service / Emergency Access Drive

Concrete Sidewalk

Soft Surface Park Pathway

0 60' 120' 240'

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PARKING AND ACCESS

Casey Jones Park is being planned as a regional destination that will support a wide range of recreational uses with varying needs for access, parking, and circulation. This Master Plan documents access needs by events, general use, and site-specific development requirements.

Access and Circulation Plan

Events

Casey Jones Park hosts a wide range of events throughout the year. Smaller events may see under 100 participants with larger events bringing thousands of spectators and participants. The access and parking demands for each type of event is summarized below.

SPECIAL EVENTS

The primary special events scheduled at Casey Jones Park include the Elizabeth Stampede Rodeo, the Celtic Festival, farmers markets, local concert events, and private events/ parties. These types of activities will attract users to the park at various levels of demand with the highest attendance estimated at approximately 3,500 people per day during the Elizabeth Stampede.

Special event parking needs vary with the Elizabeth Stampede Rodeo seeing greatest demand for parking on the site. Strategies for overflow parking for large events include using the existing dry-land grass field located west of the Rodeo Arena and south of the adjacent church property. The efficiency of the overflow parking area could be improved by adding features that create a uniform and repeatable parking plan for special events. This approach may include a combination of permanent markers and movable barriers such as parking stops, bollards, fencing, or marker blocks with temporary rope placement during events. The intent is to identify a repeatable, efficient overflow parking pattern while preserving the natural appearance of the open field. In addition to delineating the open field for overflow parking, drainage mitigation improvements may be warranted to limit the transport of sediment during runoff events. This will allow vegetation to become better established and in a more maintainable condition when not in use.

REGULAR EVENT USES

Regular events include league play for team sports, farmers markets, and private party events. Access and parking for regular events in the Master Plan will include a series of permanent parking areas located around the site that accommodate the needs for each event and that can be phased as site development occurs. Regular event parking needs are identified in three areas: the North Lot, the West Lot (the Baseball Field lot), and the Prairie Lawn Parking Area (Vendor Alley).

Planning for regular use events could ultimately include three outdoor sports fields (two existing baseball fields and a new baseball field) that will be used for baseball/softball league play and other outdoor recreation opportunities. The phasing for the three regular use lots is described as follows.

- **North Lot:** The North Lot is a proposed upgrade to the access road located along the north side of the existing baseball fields. Improvements to the North Lot include a reconfiguration at the east end to support a proposed fire district turnaround (see Fire District Requirements below), and an upgraded parking area along the north side of the baseball fields. This lot will accommodate regular event needs and have flexible uses during special events. The refurbishment of this area would include replacing native material with road base material in the existing drive and parking areas. Approximately 70, 90-degree head-in spaces would be established along the north fence line of the baseball field and used for regular events and as an upgraded parking facility. It is worth noting that modifications to the north lot may be required when the Rodeo Arena improvements are implemented to support ADA parking, grade adjustments, or emergency service needs. This could include temporary stall markings and an accessible walkway that would allow the spaces to be used for Handicap Parking.
- **West Lot:** The West Lot is a new parking area proposed for permanent parking adjacent to the proposed Baseball Field expansion located in the southwest quadrant of the park. The new Baseball Field is proposed adjacent to CR 17. 50 parking spaces will be needed to support the new Baseball Field.
- **Prairie Lawn Parking Area:** The Prairie Lawn Lot is a proposed upgrade to the existing access located along the south side of the existing Baseball Fields. Improvements to the Prairie Lawn Lot include a reconfiguration to support an upgraded parking area located between the existing baseball fields and the Prairie Lawn. This area is also identified as the “Vendor Alley” during special events. The surface for this area would include an upgrade to the existing travel way with grade and drainage improvements allowing for approximately 60 parking spaces.

The total permanent parking for regular use events would include approximately 290 spaces constructed in phased increments as each new use is implemented. The surface for these lots is proposed as a class 6 road base for drainage control, ease of maintenance, and to meet fire district requirements for an all-weather surface.

Counts for the gravel parking areas are based on an assumed parking space dimension of 20’x10’ per space with a 25’ drive aisle. There is no plan to provide striping for these spaces, however parking blocks or logs may be used to confine vehicles to the defined area as the site uses evolve. ADA parking will need to be developed for each new parking area and to comply with ADA guidelines based on lot counts. ADA parking will include a hardened surface and signage in designated areas.

DAILY USE DEMANDS

Daily use demands for the park are expected to include trail access, dog park access, and drop-in equestrian uses. Parking for these uses include:

- Between 10 and 20 parking spaces should be provided for the Off-Leash Dog Park. This parking will be provided in the North Lot, north of the existing ballfield.
- Trail access parking will be provided at two locations: The north trail-head users would park in the North Parking Lot. The expanded Campground access will require a reconfiguration of the existing pedestrian trail-head to accommodate campsite access to the expanded area. This means that the second trail-head parking point will now be located in the Prairie Lawn / Vendor Alley Parking lot.
- Two groups of four head-in guest parking spaces have been added in the center of the Campground Expansion loop road.

Drop-in equestrian users would have the option of using the vendor trailer parking area or the north parking lot depending on demands at the time of their visit to the park.

Overflow parking during Elizabeth Stampede

Major Facility Use Demands

Access, circulation, and parking for the major indoor recreation facilities will be specifically developed with each use described below:

RECREATION CENTER

For the Recreation Center, site development is based on the square footage needs of two phases of development: Phase 1 and a Phase 2 future addition. Parking for the Recreation Center is proposed at a ratio of 3.5 spaces per 1,000 sf of building. However, reductions in parking may be considered depending on the projected occupant load for each use. Parking required for the Recreation Center will be contained on the Recreation Center site and is presented in the table below. Phase 2 parking could potentially be shared with the Baseball field parking to the north or overflow parking to the east.

Phase	Building Area	Required Parking
Phase 1	36,000-38,000 SF	126-133 Spaces
Phase 2	4,000-5,000 SF	14-18 Spaces
Total	40,000-43,000 SF	140-151 Spaces

Material for the Recreation Center parking lot is expected to be asphalt or concrete pavement with curb and gutter where appropriate to be determined at the time of final design.

FIELD HOUSE

A multi-use Field House is proposed for the park although it should be noted that the planning and programming for this facility is at a more conceptual level of design than the Recreation Center. It is envisioned that the Field House will include an area for indoor field sports and court sports and that it has the capability to be converted to use as exhibit space or performances during special events. The Field House is shown in the east end of Overflow Parking area, west of the North/South Park Road. Parking requirements, based on historic use for similar recreation facilities are shown below. Parking requirements may need to be adjusted or modified based on any potential shared use with a large performance event or in conjunction with Elizabeth Stampede days.

Phase	Building Area	Required Parking
Base Program	30,000-32,000 SF	105-112 Spaces
Total		105-112 Spaces

Homestead Event & Education Center Program

FACILITIES:

- Educational areas, restrooms, and open-flexible spaces
- Greenhouses
- Fiber Arts (Shearing, Cleaning, Weaving, Storing Wool of Alpaca, Sheep, etc.)
- Wood Shop (Hand & Machine tools for Carving, Timber Framing, etc. projects)
- Blacksmithing Education (Forge, Welding, etc.)
- Livestock Education
- Open Pavilion - Open Patio
- Scattered & Covered Gazebos throughout the Wooded Conservation Area
- Raised Gardens
- Food Forest

HOMESTEAD EDUCATION EVENT CENTER

The Homestead Education Event Center (HEC) includes a series of phased uses listed in the table below. Assumptions for parking needs are presented based on the type of space assuming maximum occupancy. In their site plans, the Elbert County Agricultural Alliance (ECAA) has assumed that a small amount of parking would be provided near the HEC and additional parking accommodated in other lots provided in the park.

Phase	Building Area		Required Parking
Greenhouse	3,240 SF	2 per 1,000	7 Spaces
Education Center	6,910 SF	3 per 1,000	21 Spaces
Total	10,150 SF		28 Spaces

Refinements to these assumptions may be developed as the program for the HEC becomes more defined.

Site Circulation and Emergency Access

Access to the property is proposed at five locations which will be sufficient to meet fire district requirements for emergency service and public park access. Access to the site is proposed from County Road 17 at three locations and at State Highway 86 at two locations.

Access locations will be installed or upgraded in phases as facility development creates the need for access improvements.

County Road 17:

Access from County Road 17 is proposed in two primary locations:

- **Jones Road:** The Jones Road access is an existing intersection with CR 17 that is a shared use with the adjacent Latter-day Saints church site. This access is proposed as a gravel drive extending from the church's east parking lot entrance to the intersection with the North/South Park Road. This section is proposed as a 20' wide gravel road with roadside swales to convey local runoff along its existing flow path. Improvements to Jones Road will also include an extension of eastbound lane to provide a southbound turn radius to the North/South Park Road sufficient for emergency vehicles.
- **Central Access:** The Central Access represents a relocation of the existing access south of the church site. Placement of this intersection will be coordinated with the location of the proposed Baseball Field and the Recreation Center and extend east to the North/South Park Road. This entrance will also provide access to the Casey Jones Pavilion, Prairie Lawn, and the Rodeo Arena. The Central Access will be constructed in phases:
  - Phase One will provide access to the Recreation Center with a fully developed road section (asphalt or concrete driving surface and curb and gutter) to just east of the Recreation Center access drive. A temporary connection will be made from the Phase 1 Central Access to the existing drive connection at the North/South Park Road. This surface may be native material if the road is maintained at the existing elevations.
  - In Phase 2, the developed road section will be extended east to provide access to the Field House parking lot. Beginning at the eastern parking lot access for the Field House, a road base surface will be used to extend the Central Access to the North/South Park Road.
  - In each phase, roadside drainage improvements will be provided to manage concentrated flows from the eastern areas of the site.
  - A third access location may be provided to support emergency access only from the Recreation Center service area at the southeast corner of the building to County Road 17. This location is subject to approval through the fire department and Elbert County.

State Highway 86 Access.

Access locations for State Highway 86 include two points that will remain in their current locations. These entry points are controlled by an existing CDOT access control plan. In the CDOT plan, the ultimate condition for the Highway 86 access locations is presented as "Right-in Right-out" movements with a median to be constructed at such time as warrants are met.

Under Initial conditions, these intersections will be updated to accommodate culvert restoration for local drainage improvements, trail updates for pedestrian safety along the highway segment, and possible lighting or signage to improve the intersection safety under existing conditions for left turn movements in and out of the property.

The westernmost location is the existing access to the Casey Jones Pavilion and the North/South Park Road. This access will serve as the primary access for the Pavilion, the HEC, and as a secondary access to the Rodeo Arena and existing ballfields.

The easternmost location is the primary access to the existing and proposed campgrounds. Under ultimate conditions, the access control plan identifies this intersection as being converted to a right in right out access. At such time as the warrants are met and this existing access becomes restricted at Highway 86 (right-in / right-out), an alternative route may be considered for camper circulation in and out of the campgrounds. Until that time, full movement will be maintained at the campground entrance.

FIRE DISTRICT REQUIREMENTS

Internal circulation roads for the park site will be updated in phases based on the implementation plan for each of the planned facilities. The guidelines used by the Elizabeth Fire Protection District (EFPD) for access and site circulation roads include a requirement for a 20-foot wide all weather surface. In areas of the park that will be used for fire access, the native material on site will be removed and updated with a Class 6 aggregate road base having an approximate thickness of 6-inches to accommodate the operational requirements for the Fire District. In areas that could see high level of daily use such as the Recreation Center or a Field House, a paved surface is warranted.

There are two internal circulation improvements that have been requested by the Fire District.

- A southbound movement for the eastbound Jones Road to the North/South Park Road. This improvement will be necessary when the next habitable structure is constructed on site in either the Campground area or for the Rodeo Arena improvements.
- The second improvement is a 100' diameter turnaround for fire truck movement. This turnaround will also be required with the next permanent habitable structure constructed in the Campground area or the Rodeo Arena. This 100' turnaround is shown on the Master Plan just west of the Rodeo Arena's Back Pens.

Vehicular access from Highway 86 is controlled by CDOT

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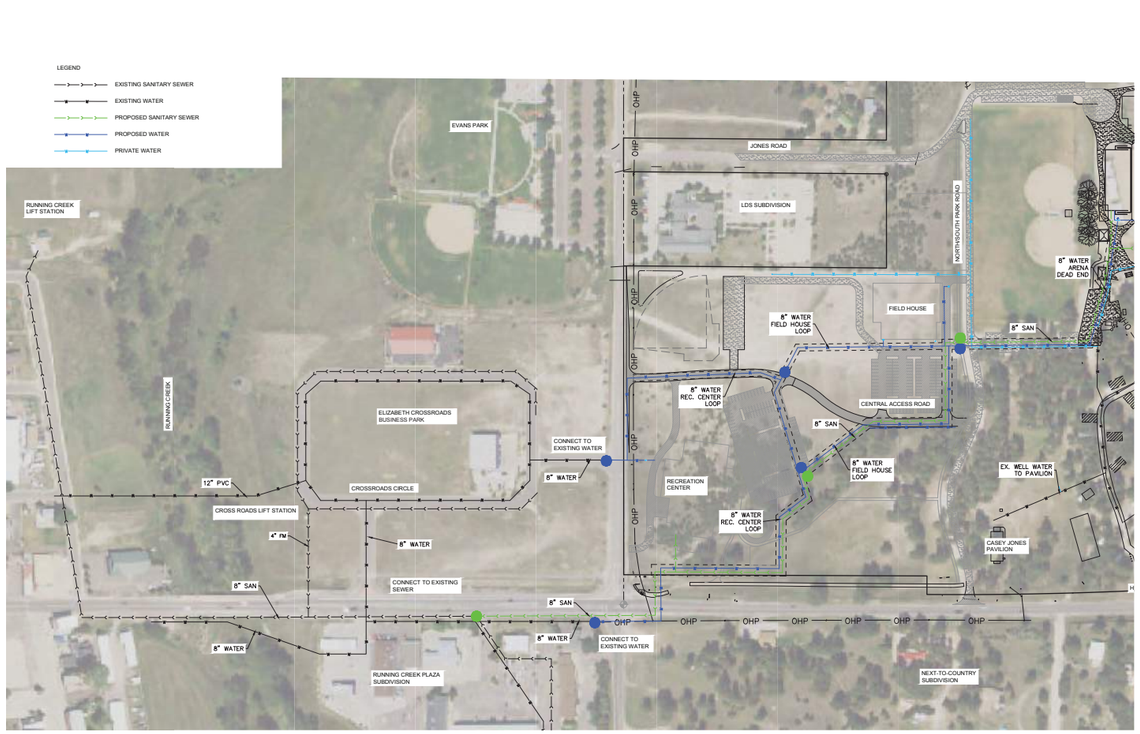
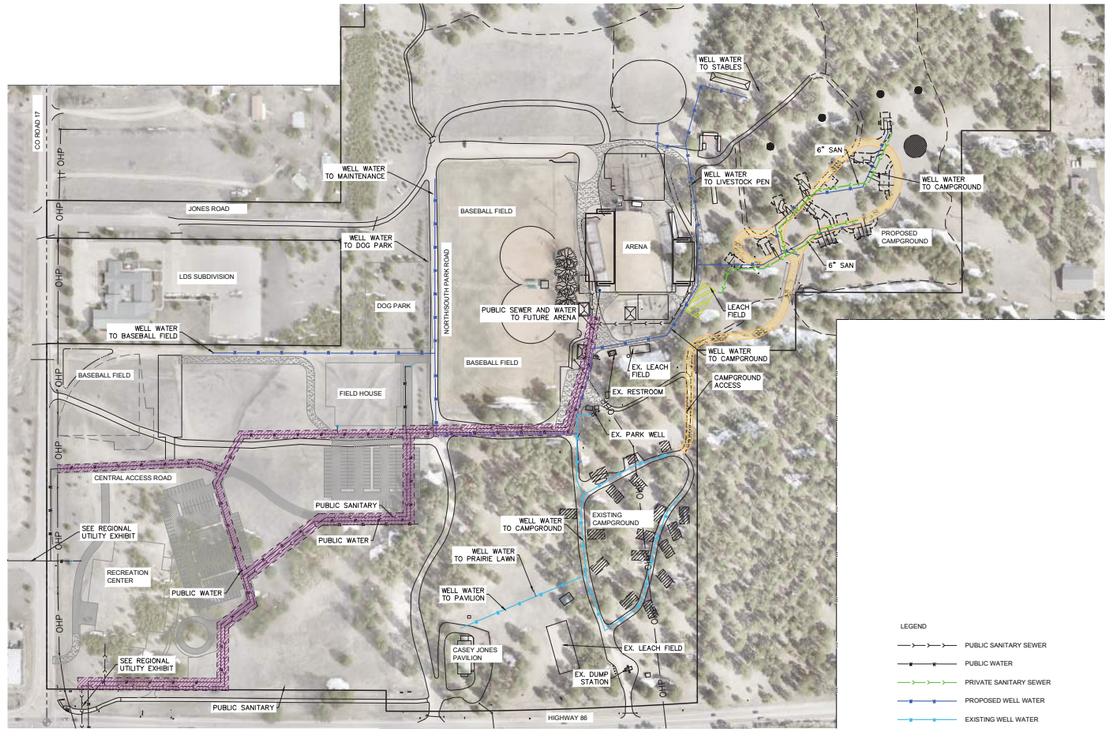
UTILITY SERVICE SUMMARY

Utility services associated with expanding the infrastructure system to accommodate new facilities in Casey Jones Park are being planned anticipating supply and service based on specific demand. The utility site plan configuration is oriented to allow for the maximum benefit of Town supplied water and sewer service with limited impact on the requirements for extension of the utilities in the park. By concentrating municipal services on site, the existing irrigation facilities can be used to their maximum benefit while conserving treated water.



Public Utility Exhibit



Private Utility Exhibit

WATER SUPPLY

Water supply for Casey Jones Park is proposed using two sources of water. Currently the Elizabeth Parks and Recreation District uses a well water for irrigation and campground uses. This system can be expanded to provide service to additional campground areas along with service needs for additional irrigation and continued use by the Rodeo Arena, Grandstand, and supporting facilities. In addition, the Town of Elizabeth will provide a secondary water supply for planned uses including the Recreation Center, Field House, the Rodeo Arena, and renovated Rodeo Arena and Equestrian facilities.

Water Supply From Existing Well

Currently the Elizabeth Park and Recreation District (EPRD) operates their park irrigation, campsite services, the existing Casey Jones Pavilion, and limited water service for livestock needs associated with the Elizabeth Stampede from an on-site water well. The Public and Private Utility Exhibits includes a proposal that this water supply remains intact as a part of the development of the Master Plan for Casey Jones Park. Planned improvements for the park will warrant a supplemental water supply to provide for domestic service and fire protection as phases of the project develop.

Town of Elizabeth Water Supply

The Utility Master Plan includes a proposal to extend the Town of Elizabeth water system into the park for specific uses described in this section. Each new building would include a phased expansion of the water system to maintain two points of connection to the Town of Elizabeth water supply and maintain the require fire flow capacity for each planned use.

The Town of Elizabeth water supply option may include agreements between the Town and the Elizabeth Parks and Recreation District that utilize an intergovernmental agreement or similar legal instrument. A water and sewer agreement would allow Casey Jones Park to remain in unincorporated Elbert County which would limit the impact of urban zoning requirements and design standard on the character of the park. This solution also defines discrete boundaries within dedicated easements that would provide clear definitions for operation and maintenance obligations by the Town for water and sewer facilities.

The terms and conditions of an intergovernmental agreement could be negotiated as a master park agreement or managed in phased increments as the park improvements are implemented.

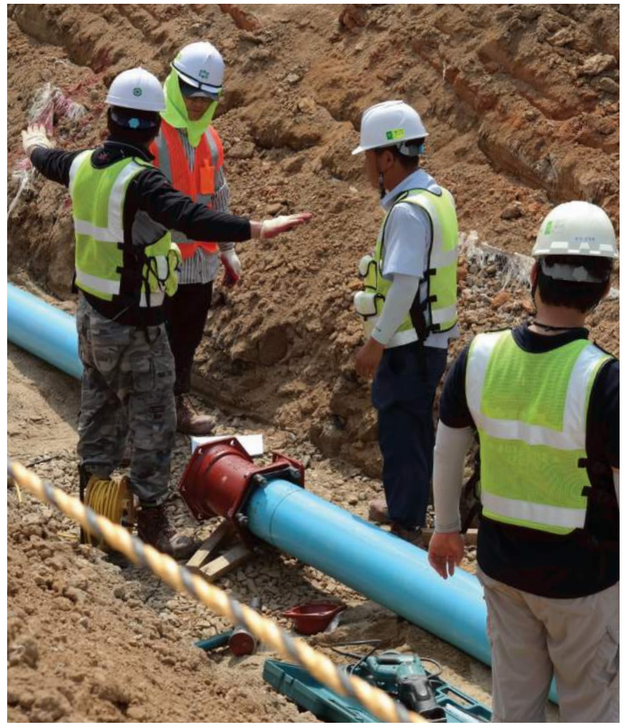
The Town currently delivers water at pressures between 115 psi to 130 psi at the planned connection. Water consumptive use assumptions are presented for each use. Estimated water demands are based on the Town of Castle Rock's standards which was selected as a comparable criterion for water use for the proposed park facilities

ELECTRIC SUPPLY

Currently Casey Jones Park is served by Inter-Mountain Rural Electric Association (IREA). The park's electrical infrastructure will need to be expanded to support the new facilities described below. There is currently a 3-phase overhead utility line on the west side of the property, that may be moved underground depending on availability of funding and could be used for IREA to extend their services into the site. The overall estimated electrical demand for the master plan improvements is 1,600kVA.

GAS SUPPLY

New gas services will need to be provided to support the master plan improvements described below. The overall estimated gas demand for the master plan improvements is 12,500,000 BTUH. Per discussions with Black Hills Energy a gas main extension will be required to serve the site. Also, per conversations with Black Hills Energy medium pressure (2 PSI) gas is available to be brought to the site.



RECREATION CENTER

The Recreation Center is a planned facility that could be developed in multiple phases depending on the final program and funding. At full build out, the facility could include approximately 41,000 square feet of gross floor area. Included in that area is roughly 3,600 square feet of community pool and related aquatic uses. Assuming a Type II construction, the potential fire flow is 4,250 GPM according to Uniform Fire Code Table A-III-A-1. If the building is fully sprinkled, the fire district may allow up to a 75% reduction in total fire flow capacity with a minimum required fire flow of 1500 GPM.

Domestic water needs for the Recreation Center will ultimately depend on the final program for the structure. For the purposes of estimating impact to the water system, we anticipate a domestic tap of 2 ½" to support the facility water needs. A fire service would also be provided that is between 4" and 6", depending on the ultimate fire suppression zoning needs of the building. In addition to the domestic demands, the site area would include an independent irrigation tap with sufficient capacity to support 20% of the site in landscaped open space. For this evaluation, we have assumed a 1" irrigation tap.

Average daily water use is estimated as presented in the table below:

Phase	Building Area	Average Daily Demand per Unit	Average Daily Demand
Phase 1	37,000 SF	0.5 GPD per SF	18,500 GPD
Phase 2	4,000 SF	0.5 GPD per SF	2,000 GPD
Total			22,500 GPD

Note: Square foot estimates have been rounded up for demand calculations.

Sanitary sewer service for the Recreation Center would be accommodated through the Town of Elizabeth system. The sewer extension would involve a connection to the existing 8" sewer located near the intersection of East Kiowa Avenue and Crossroads Circle. This line continues west along Kiowa Avenue crossing Running Creek and the continues north approximately ¼ mile to the existing Running Creek Lift Station.

Sewer services will bypass the existing crossroads Business Park at the northwest corner of Hwy 86 and CR 17 to avoid impacting the existing Crossroads lift station located at the southwest corner of the development. The Crossroads lift station has insufficient capacity for off-site tributary sewer flows.

FIELD HOUSE

The Field House would be served via a looped water line extension from the Recreation Center's service line. The Field House is currently proposed as a 32,000 square foot structure with indoor turf, court space, meeting rooms, and a commercial kitchen. Assuming Type I and Type II construction, the potential fire flow is 3,500 GPM. The fire district may allow a reduction of up to 75% or 1500 GPM minimum for a fully sprinkled building.

Domestic water needs for the Field House will ultimately depend on the final program for the building and site. For the purposes of estimating impact to the water system, we would anticipate a domestic tap of 1 ½" to support the facility water needs. A fire service would also be provided between 4" and 6" depending on the ultimate fire suppression zoning needs of the building. In addition to the domestic demands, the site area would include an independent irrigation tap with sufficient capacity to support 20% of the site in landscaped open space. For this evaluation, we have assumed a 1" irrigation tap.

Average daily water use is estimated as presented in the table below:

Phase	Building Area	Average Daily Demand per Unit	Average Daily Demand
Base Program	32,000 SF	0.5 GPD per SF	16,000 GPD
Total			16,000 GPD

Note: Square foot estimates have been rounded up for demand calculations.

Sanitary sewer service for the Field House would be accommodated through the Town of Elizabeth system. The sewer extension would involve a connection to the 8" sewer extended as part of the Recreation Center construction.

The electrical service for the Field House would be accommodated by providing a new IREA pad mounted utility transformer. The estimated design load at 208Y/120V, 3-phase is 355kVA and would require a 1000A service.

The gas service for the Field House would be accommodated by providing a new gas line and meter from the Black Hills Energy gas main. The estimated gas load for the Field House is 3,500,000 BTUH. This gas loads assumes a gas load for a kitchen of 2,000,000 BTUH. If the gas load for the kitchen is more or less than this assumed value, the total gas load for the Field house will be revised.

HOMESTEAD EDUCATION CENTER (HEC)

The HEC includes a series of phased uses that would be supported from a combination of water sources. This utility analysis assumes that the HEC would be constructed near the Casey Jones Pavilion. Facilities proposed with the HEC requiring fire protection would be supported with the Town of Elizabeth water supply. Amenities associated with the HEC that are specifically related to outdoor community activities, or demonstration gardens could be supported from the existing park water well. This approach preserves treated water supplies and maximizes the opportunity to use well water when feasible.

The HEC facility will be served via the on-site well and leach fields. The HEC total planned area includes approximately 6,910 SF Assuming Type II construction, the potential fire flow for the HEC's facilities is 2,750 GPM. The fire district may allow a reduction of up to 75% or 1500 GPM minimum for a fully sprinkled building.

In addition, there is a proposed greenhouse with 3,240 sf that may be able to be served with park water well as an untreated source.

Domestic water needs for the HEC will ultimately depend on its final program. A chemical or inert gas fire suppression system will be needed depending on the ultimate fire suppression zoning needs of the building. In addition to the domestic demands, the site landscape areas would be irrigated by the on site well.

Average daily water use is estimated as presented in the next table.

Sanitary sewer service for the HEC would be accommodated through a leach field system.

The electrical service for the HEC area would be accommodated by providing one or more new IREA pad mounted utility transformer(s). The estimated design load at 208Y/120V, 3-phase is 340kVA and would require a 1,000A service overall. If the buildings will be multiple standalone buildings, then multiple smaller services would be the desired distribution strategy.

Proposed Use	Building Area	Average Daily Demand per Unit	Average Daily Demand
Greenhouse	3,240 SF	0.086 GPD per SF	280 GPD
Education Center	6,910 SF	0.2 GPD per SF	1,382 GPD
Total	10,150 SF		1,662 GPD

The gas service for the multiple buildings that are part of the Homestead Education Center will be accommodated by providing a new gas line and meter from the Black Hills Energy gas main for each building. The estimated gas load for each building is listed below:

- Green House: 200,000 BTUH per building
- Classrooms: 100,000 BTUH per building

CAMPGROUNDS

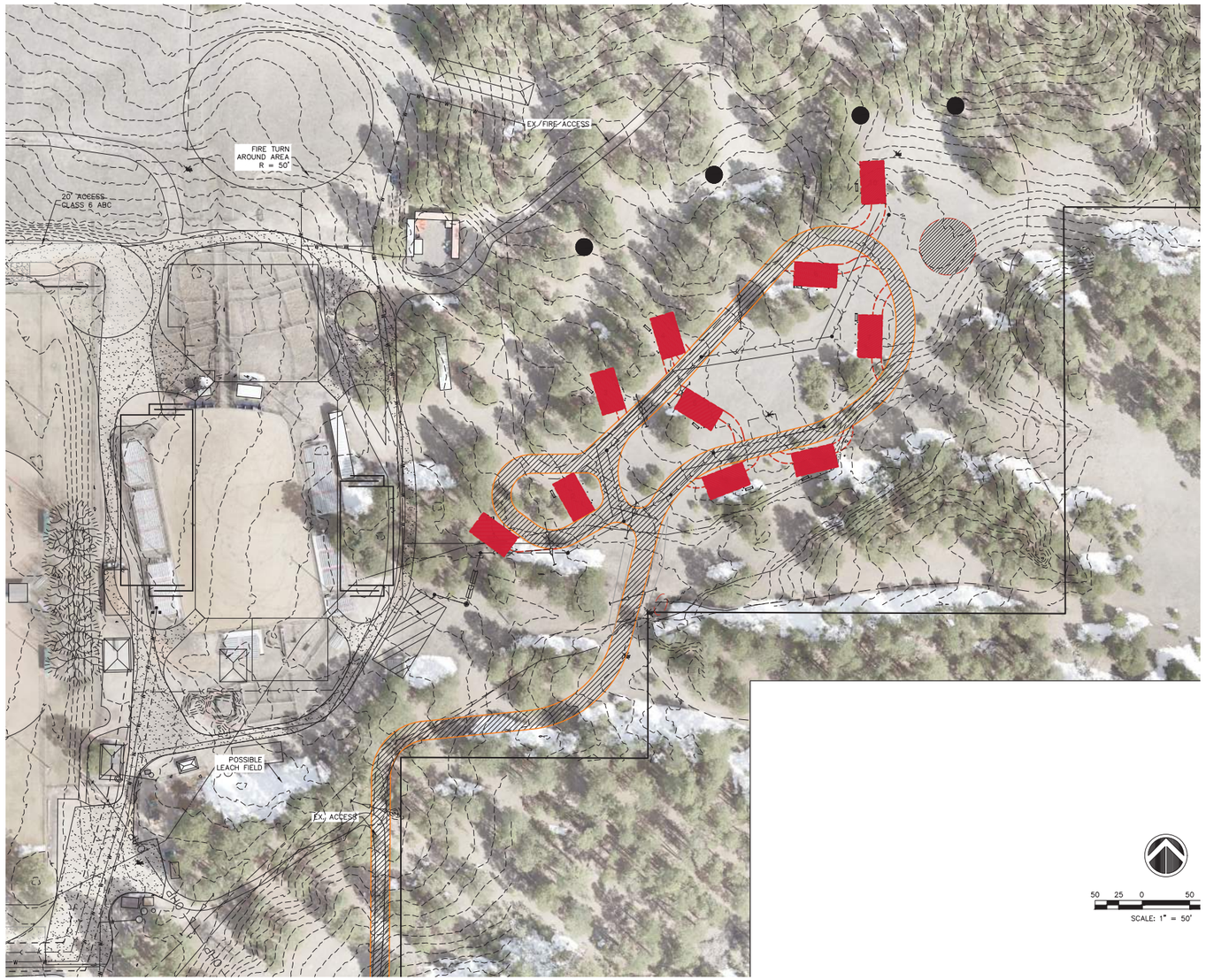
The existing campground is currently served from the on-site park water well. This supply will remain intact and be expanded to serve the 10 new campsites proposed in the initial phases of the Master Plan.

In addition to the campground, there is a proposal to construct overnight horse stalls for campers who travel with livestock. If the horse stalls are constructed, the well system would need to be extended to provide public hydrants for livestock housed in the stalls.

Sanitary sewer service for the existing campsites is accommodated at an existing waste station with a septic system and leach field near the campground entry off Hwy 86. The proposed 10-site campground expansion will include a sewer service connection to each campsite with a new septic and leach system.

The electrical service for the Campgrounds would be accommodated by providing a new IREA pad mounted utility transformer. The estimated design load at 120/240V, 1-phase is 84kVA and would require a 400A service.

Gas service is not anticipated for the Campgrounds.



Casey Jones Park RV Campground Expansion Plan will be served by the well and a leach field

MAINTENANCE FACILITY

The proposed Maintenance Facility included in the Master Plan will include a storage yard in the initial phase. A secondary facility may be included with the Arena upgrades as part of the Grandstand construction and will provide additional indoor or fenced/secure storage. The location for the Maintenance Yard in the park master plan is currently north of the Jones Road entry.

If electrical service is needed for the indoor or fenced/secure maintenance storage proposed under the Grandstand, it would be accommodated by providing a new IREA pad mounted utility transformer. The estimated design load at 120/240V, 1-phase is 25kVA and would require a 100A service.

The gas service for the Grandstand Maintenance Facility would be accommodated by providing a new gas line and meter from the Black Hills Energy gas main. The estimated gas load for the Maintenance Facility (under grandstands) is 300,000 BTUH.

DOG PARK

The Dog Park improvements will include a yard hydrant with service from the park well water system for users, water for animals, and for cleaning and maintenance activities. If the Dog Park is constructed in an area adjacent to the areas annexed by the Town of Elizabeth, alternatives for water service by the Town of Elizabeth may be an option.

There are no sanitary, electrical, or gas services planned for the Dog Park.

HIKING TRAILS

There are no water, sanitary sewer, electrical, or gas services proposed for the park's hiking trail system.

RODEO ARENA, GRANDSTAND, AND SUPPORTING FACILITIES

The existing Rodeo Arena, grandstand and support facilities are served from the Town of Elizabeth water supply which is used for Arena maintenance, spectators / participants, and restroom and concession facilities. Water for livestock pens will continue to be supported through the park water supply system. This system will be maintained and enhanced as the equestrian facility upgrades are planned and implemented. The current Park Master Plan includes a new grandstand with offices, concessions, and restrooms; new livestock pen facilities; upgrades to the Rodeo Arena and grandstand infrastructure for electrical systems, PA systems, and lighting for the spectator areas; and perhaps domestic water for the rodeo exhibitor / trailer parking.

Sanitary sewer service for the Rodeo Arena will include an extension of the town sewer system to support the arena improvements. The recently renovated restroom south of the Arena and temporary facilities (portable toilets) for individual events will remain in use for off season use and supplemental sanitary facilities for larger events.

The electrical service for the Arena and supporting facilities would be accommodated by providing a new IREA pad mounted utility transformer. The estimated design load at 208Y/120V, 3-phase is 432kVA and would require a 1200A service. This service would provide power to the upgraded LED arena lighting, along with power for general loads and a trailer-mounted concert stage.

BASEBALL FIELDS

The two existing Baseball fields are irrigated from the park well water. This will continue for the new Baseball field that is proposed in the Park Master Plan. This additional field will be served via an extension of the park water well system to provide irrigation water if natural turf is used, or a well hydrant for washing and maintaining the field if artificial turf is used. There are no fire flows or concession demands anticipated for the new Baseball field.

The existing Baseball field complex will continue to use the recently renovated restroom facilities that are south of the Rodeo Arena that are also serve the Campgrounds. A portable restroom in a small shelter or a composting restroom building may be used to provide sanitary services for the new Baseball field.

Electrical improvements are not anticipated for the new Baseball Field.

Gas service is not anticipated for the Baseball Fields.

The arena floor can accommodate a portable stage for concerts

6

RODEO ARENA, EQUESTRIAN FACILITIES, AND GRANDSTANDS

The Casey Jones arena has been home to "Cowboy Gatherings" (what would later be known as rodeos) since 1919, and home to the iconic Elizabeth Stampede since 1966. Since then, the arena and its surrounding grounds have undergone many face lifts and renovations, including a large capitol improvement project in 2012.

With the need for another large-scale capitol improvement project, the Casey Jones Board, the Elizabeth Stampede Rodeo, and the Design Team have been engaging to develop a master plan that honors the historic significance of the Casey Jones Arena, while creating a flexible space to welcome a variety of different events, and continue forward as an established regional destination. The key theme from the Master Planning effort for the Rodeo grounds is to create a safer, more functional facility throughout, with the ability to continue expanding, thereby expanding the Elizabeth Stampede Rodeo.

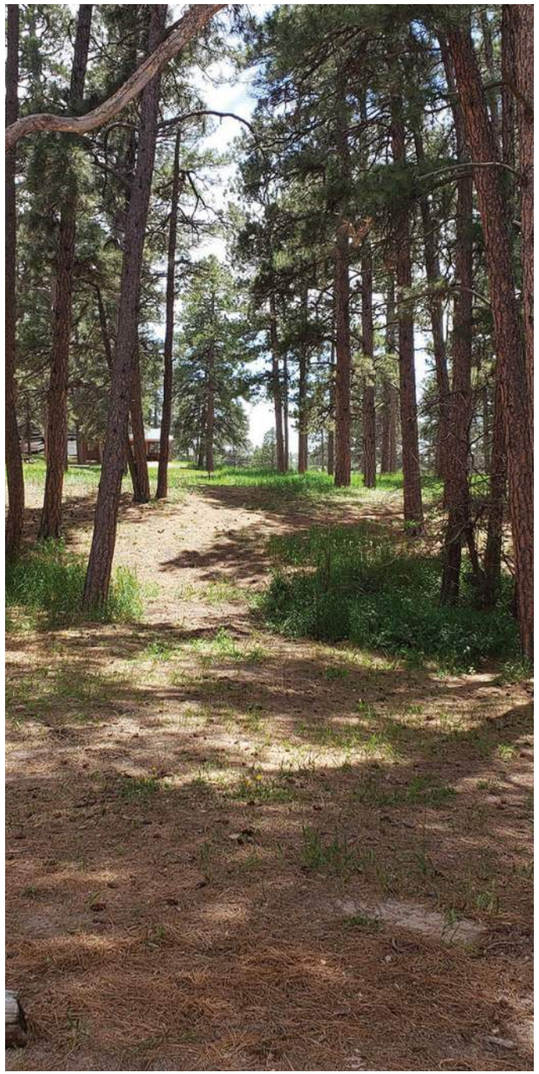
Existing Conditions

The existing rodeo grounds center around an Arena, approximately 145' x 250', serving various events including rodeos, gymkhanas, mounted shooting, and livestock events. Existing Arena Support Spaces include:

- Second-hand Grandstands, with limited ADA seating
- Un-fenced Warm-up area
- Trailer Parking
- Rough Stock Pens and Chutes
- Timed Event Back Pens and Squeeze Chutes
- Announcer's Stand
- VIP Crow's Nest Viewing Area
- Score Board
- Offices and Meeting Areas in second-hand Trailers
- Limited Storage

The existing facilities have supported the Elizabeth Stampede and amateur rodeos since their inception; however, to expand the facility and increase the number and types of events held, the Arena and Support Spaces require improvement and expansion.

Maintaining the historic integrity and character of the Casey Jones Arena is critical, as exhibitors and visitors are attracted to well-maintained and authentic spaces. Of the utmost importance, the Casey Jones Facility will maintain local rodeo feel, and remain the "Rodeo in the Trees."



Existing Arena and surrounding grounds

Precedents

Several local precedents were used for the arena and surrounding grounds. All of the rodeo grounds used as Precedents compete for local amateur and high school rodeo.

PROWERS COUNTY

The Prowers County Fairgrounds in Lamar, Colorado hold many high school rodeos throughout the year. The grounds have extensive stalls available for use, both covered and uncovered.

GREELEY STAMPEDE

The Greeley Stampede Arena brings patrons from across Colorado. Although the arena is a larger scale than Casey Jones, key elements still apply. Guests are comfortable in the covered bench seating surrounding the arena, feeling like they are part of the action.

ESTES PARK RODEO ARENA

The Estes Park Rodeo Arena is on a similar scale to Casey Jones. The Grandstands are made of mostly concrete, with aluminum bench seating. Additionally, the Grandstands are covered, offering protection from the elements.

Greeley Stampede Arena

Estes Park Rodeo Arena

EXISTING CONDITIONS ANALYSIS

The Arena in its current state is functional and works fairly well. The rail is safe and secure, the lighting is sufficient, gates and stocks are secure and functioning, and the general flow works fairly well. The 145' width is smaller than ideal, causing barrel patterns to be run at an angle. The arena has a gradual slope toward the main in-gate, allowing footing to drain into the parking lot. The footing is worn and needs to be replaced.

The existing rough stock back pens are functional, however, are not in an ideal configuration. Significant re-work is required to make them safe and efficient. The existing capacity also needs to be expanded. The center alley needs to be realigned to be centered on the arena.

The existing timed events back pens also require significant re-work. The pens are not currently of an adequate capacity. Additionally, there is no warm-up area for horses before they compete. In the current condition, horses trot back and forth adjacent to where patrons queue for the portable restrooms, creating a potential safety issue.

The Announcer's Stand is current of an appropriate size and ideal location. This area may be moved with reconfiguring the Rough Stock area. The relationship to the Bucking Chutes should remain.

The Warm-Up area is currently not fenced, nor level, with native ground. The area should be leveled with appropriate footing installed, and a 5' tall fence added.

The existing Grandstands were purchased second-hand. They are made of wood and metal, and in desperate need of repair. ADA seating is limited (not per building code), and capacity should be expanded.

VIP seating is currently provided adjacent to the Rough Stock Chutes, with a covered bar area. This is a fun environment that patrons truly enjoy. This area should be expanded, to allow more VIP sales.

MASTER PLAN IMPROVEMENTS

The general Master Plan and Programming efforts placed an emphasis on the Rodeo Grounds through the exhibitor- and public-experience; seeking to celebrate the site's history while improving existing facilities and adding additional structures and site amenities to increase seating and event capacity, improve safety, and ease operation and maintenance.

This Master Plan suggests new Grandstands on both the West and East sides, maintaining the current "not a bad seat" feel. These are made of primarily concrete, with aluminum bench seating. ADA seating is provided throughout. The Grandstands are shown to be elevated 4'-0", with a mesh rail in the front. This allows for better viewing for spectators, and keeps spectators safe from the arena rail. Approximately 4'-0" is shown between the Grandstands and the arena, providing a safe space for spectators needing to exit the arena. The Grandstands are shown to have a future cover that can be added when funds allow.

VIP seating is shown on the west side, which is a more preferred location than the east side. This area is significantly larger than the current VIP tent, with an upgraded bar, seating area, as well as grandstand-style seating.

Ample space is shown under the Grandstands for Concessions and Restrooms, as well as flexible functions such as Offices, Meeting Rooms, and Storage. This space will be fully sprinklered to meet Building Code. Enough toilet fixtures are provided for full occupancy of the Grandstands. When the facility is used for functions that utilize occupancies on the Arena floor (i.e., Concerts), additional portable restrooms will be required.

The Master Plan suggests the Arena and Grandstands be reoriented to a true north-south orientation. This allows the West Grandstand to expand as much as needed, providing 2/3 the capacity on the West side and 1/3 capacity on the East side. This also allows the back pen configurations on both the north and south sides to be of an adequate capacity and layout.

The Arena would be expanded to 155'x250', with new footing. This slightly larger size allows for an ideal PRCA Barrel Racing Pattern. Footing should be specified for rodeo, gymkana and cattle events. The arena should have a slight slope of 2% from the center of the arena, allowing for proper drainage without loosing footing.

New lighting and speakers are shown around the arena and grounds for optimal viewing and guest experience.

The Rough Stock Back Pens are expanded, with a center alley connecting from the Warm-Up Arena to the Rodeo Arena. The south Back Pens are expanded, with a safe Warm-Up area provided within.

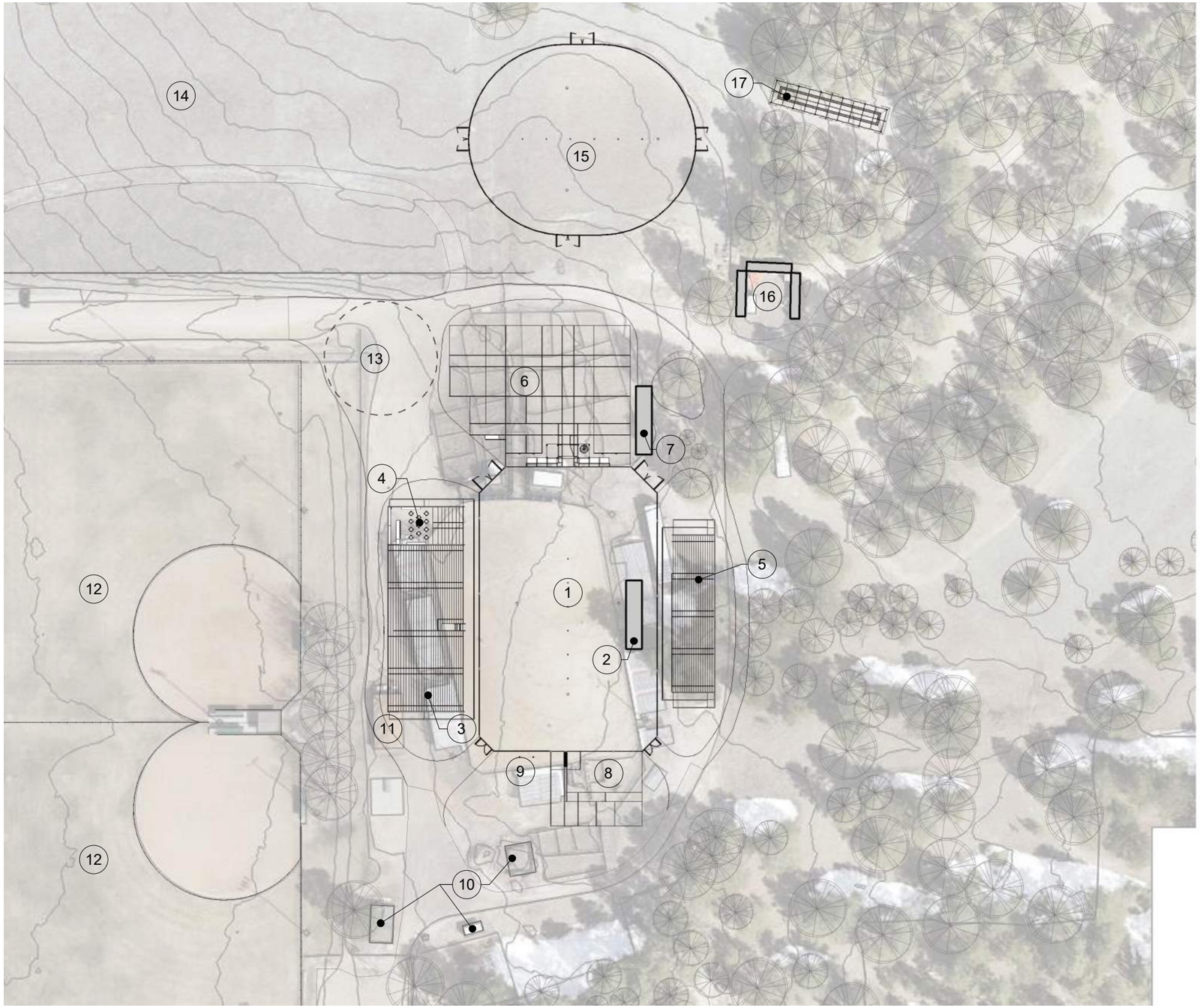
A new Announcer's Stand is shown at 500 square feet. This is the maximum size allowed per International Building Code. Windows are shown on all sides, allowing views to the arena and back pens.

PHASING

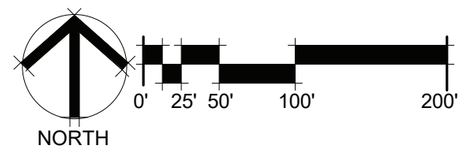
Although a phasing plan has not been established, any element of the Rodeo Master Plan can easily be phased, as funds become available.

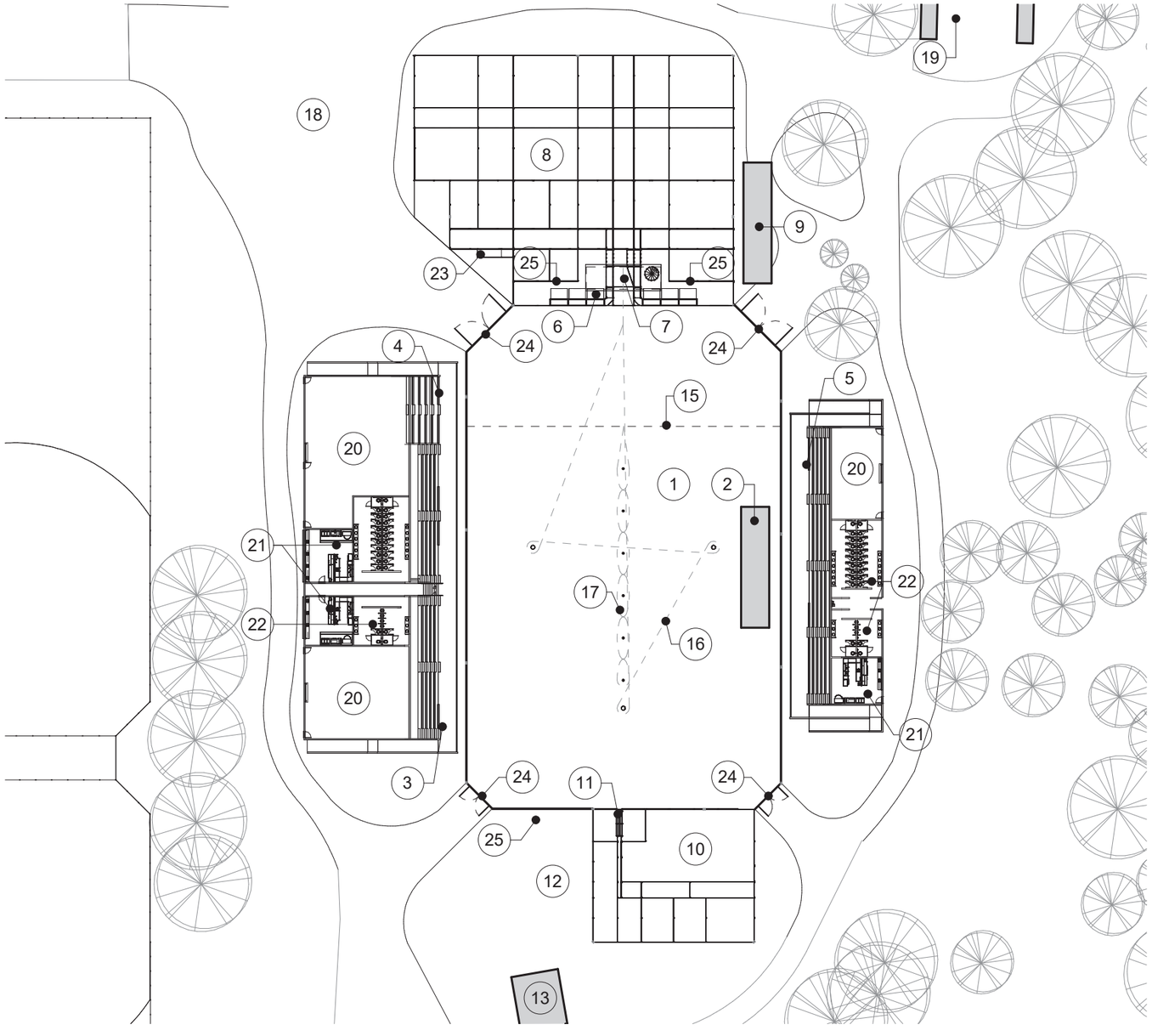
EQUESTRIAN FACILITY PROGRAM

Facility	Size	Notes
Arena	38,750 sf (155' x 250')	Provide 6' climbable rail throughout arena, with gates on each corner (4 total). Provide arena lights and speakers throughout. Arena to be multi-purpose and available to the community. Provide footing appropriate for rodeos, gymkanas, mounted shooting and various cow events. Arena is sized accordingly to accommodate Barrel Racing and Pole Bending activities. Arena to be graded at 2% slope from center of arena to east and west.
Rough Stock Back Pens & Chutes	18,400 sf	Provide 6 rough stock bucking chutes, with 3 of each hand. Provide 6' tall rough stock back pens in accordance with PRCA and PBR regulations. Align center alley with center of arena for Barrel Racing entry / exit.
Timed Events Back Pens & Chute	5,300 sf	Provide squeeze chute and back pens in accordance with PRCA regulations. Provide safe space for warm-up of horses within fenced area.
Announcer's Stand	500 sf	Provide Announcer's Stand above rough stock chutes. Limit to 500 sf per International Building Code.
Warm-Up Arena	27,550 sf	Provide 5' fence around re-graded Warm-Up area. Provide 2% slope from center point. Provide gates on each end, as well as north and south sides, aligned with center alley of back pens. Arena is sized accordingly to accommodate Pole Bending activities.
Grandstands	3,500 seats (17,300 sf)	Provide elevated concrete grandstands with bench seating on east and west sides of arena. Provide approximately 2/3 of seating on west side and approximately 1/3 of seating on east side. Provide opportunity for cover over grandstands in the future. Provide guardrail that is see-through, allowing optimal viewing for spectators.
Toilet Rooms, Concessions, Flex Space	9,500 sf	Provide toilet rooms and concessions for arena activities, as well as use during baseball activities. Provide additional space that can be reconfigured as needed. Potential uses include Offices, Meeting Rooms, and Storage. Fixture count to be enough for grandstands, but not when arena floor is occupied (i.e. during concerts).
Overnight Stalls	2,500 sf	Provide (20) 10'x10' covered stalls with power and water for overnight stays.

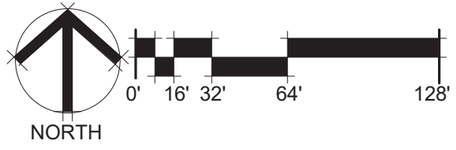


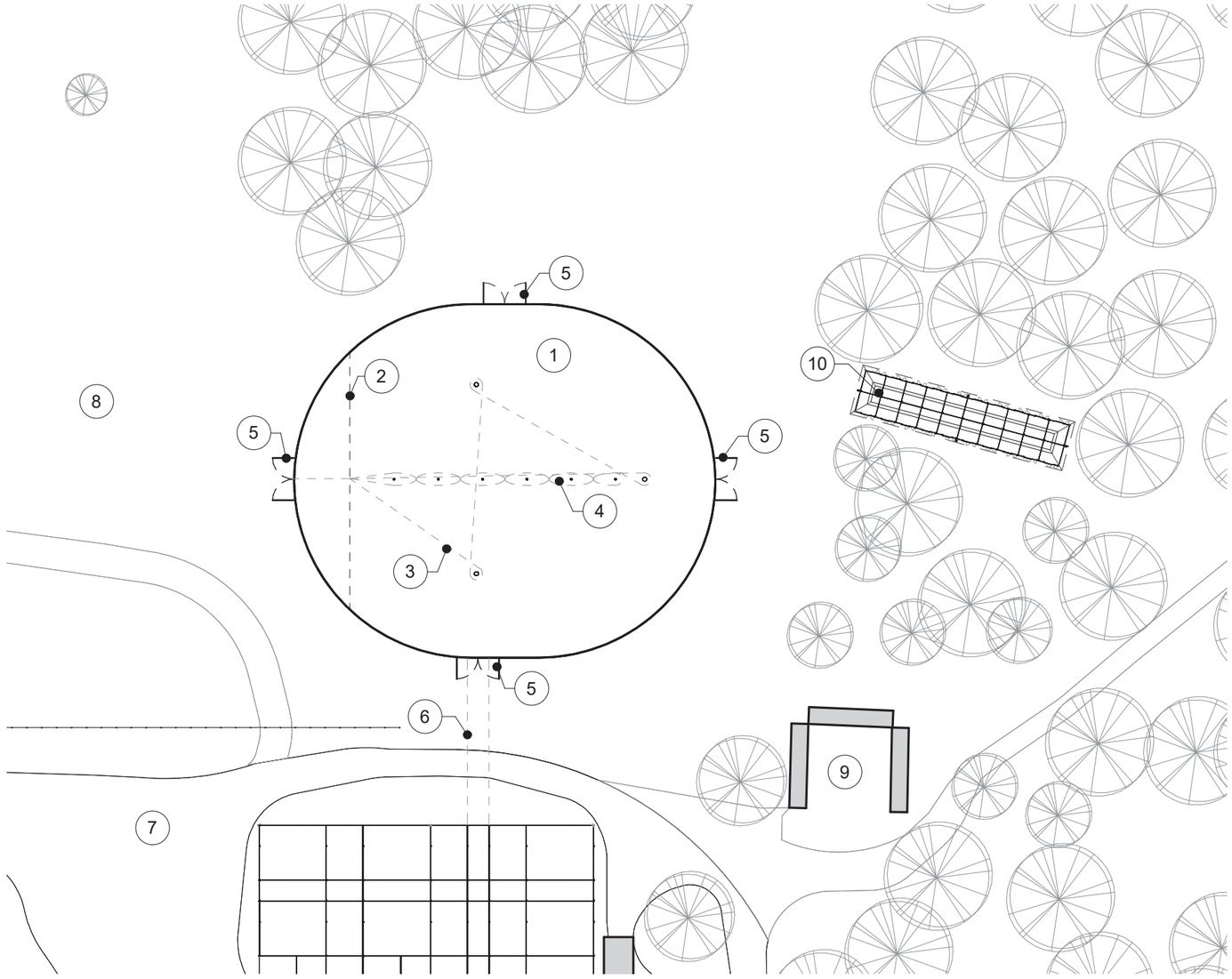
1. NEW ARENA WITH 6' CLIMBABLE FENCE, NEW FOOTING, AND LIGHTS & SPEAKERS
2. TEMPORARY STAGE, TO BE BROUGHT IN WHEN NEEDED
3. WEST GRANDSTANDS (2,234 SEATS)
4. VIP GRANDSTANDS / SEATING (150 SEATS)
5. EAST GRANDSTANDS (1,116 SEATS)
6. ROUGH STOCK BACK PENS WITH CENTER ALLEY
7. JUSTIN SPORTS MEDICINE TRAILER
8. TIMED EVENTS BACK PENS WITH WARM-UP AREA
9. BEER GARDEN
10. EXISTING BUILDING TO REMAIN
11. EXISTING BUILDING TO BE DEMOLISHED
12. EXISTING BALL FIELDS TO REMAIN
13. EXPANDED FIRE DEPARTMENT TURN AROUND
14. EXISTING TRAILER PARKING TO REMAIN
15. NEW WARM-UP ARENA, LEVELED WITH NEW FOOTING
16. EXISTING STORAGE TO REMAIN
17. NEW (20) STALL BARN WTIH 10'x10' STALLS



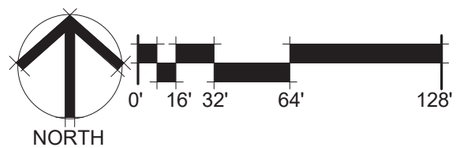


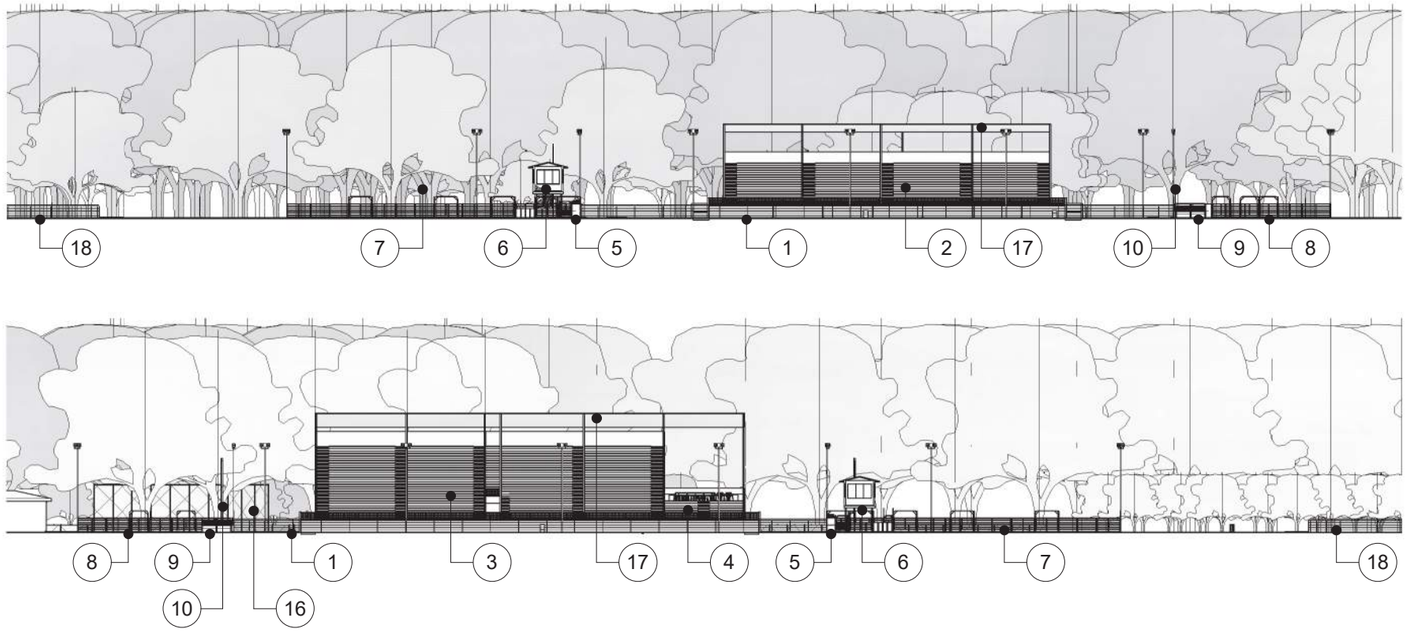
1. NEW ARENA WITH 6' CLIMBABLE FENCE, NEW FOOTING, AND LIGHTS & SPEAKERS
2. TEMPORARY STAGE, TO BE BROUGHT IN WHEN NEEDED
3. WEST GRANDSTANDS ABOVE (2,234 SEATS)
4. VIP GRANDSTANDS / SEATING ABOVE (150 SEATS)
5. EAST GRANDSTANDS ABOVE (1,116 SEATS)
6. ROUGH STOCK BUCKING CHUTES
7. ANNOUNCER'S STAND ABOVE
8. ROUGH STOCK BACK PENS WITH CENTER ALLEY
9. JUSTIN SPORTS MEDICINE TRAILER
10. TIMED EVENTS BACK PENS WITH WARM-UP AREA
11. SQUEEZE CHUTES
12. BEER GARDEN
13. EXISTING BUILDING TO REMAIN
14. EXISTING BUILDING TO BE DEMOLISHED
15. TIMING LINE
16. BARREL RACING PATTERN
17. POLE BENDING PATTERN
18. EXPANDED FIRE DEPARTMENT TURN AROUND
19. EXISTING STORAGE TO REMAIN
20. FLEX SPACE
21. CONCESSIONS
22. RESTROOMS
23. CATTLE RAMP
24. NEW GATES
25. NEW SCREEN / SCORE BOARD ABOVE



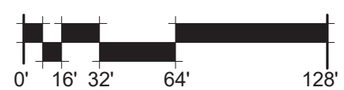


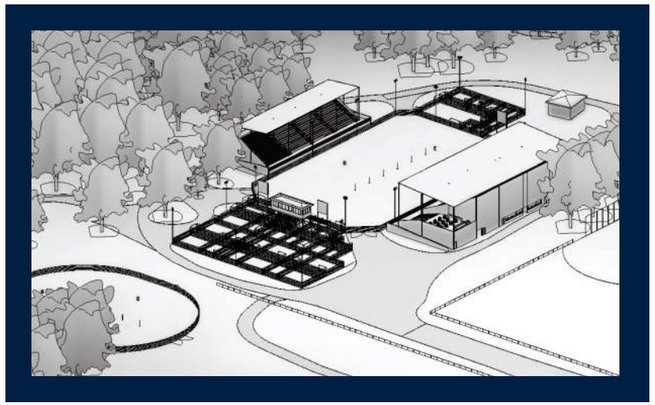
1. NEW WARM-UP ARENA, LEVELED WITH 5' FENCE, AND NEW FOOTING
2. TIMING LINE
3. BARREL RACING PATTERN
4. POLE BENDING PATTERN
5. NEW GATES
6. CONNECTION ROUGH STOCK BUCKING CHUTES CENTER ALLEY
7. EXPANDED FIRE DEPARTMENT TURN AROUND
8. EXISTING TRAILER PARKING TO REMAIN
9. EXISTING STORAGE TO REMAIN
10. NEW (20) STALL BARN WITH 10'x10' STALLS, WATER AND POWER





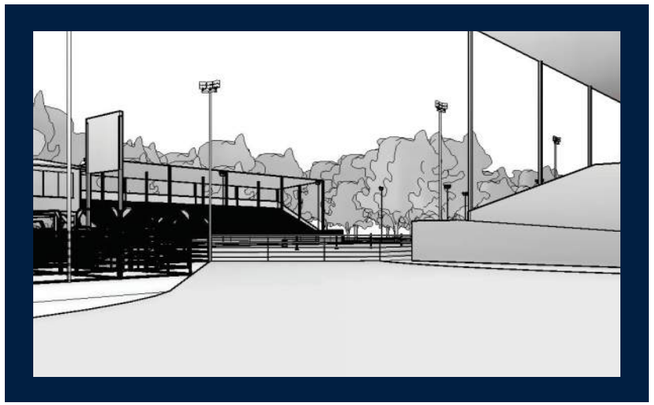
1. NEW ARENA WITH 6' CLIMBABLE FENCE, NEW FOOTING, AND LIGHTS & SPEAKERS
2. ELEVATED EAST GRANDSTANDS (1,116 SEATS
3. ELEVATED WEST GRANDSTANDS (2,234 SEATS
4. ELEVATED VIP GRANDSTANDS / SEATING (150 SEATS)
5. ROUGH STOCK BUCKING CHUTES
6. ANNOUNCER'S STAND
7. ROUGH STOCK BACK PENS WITH CENTER ALLEY
8. TIMED EVENTS BACK PENS WITH WARM-UP AREA
9. SQUEEZE CHUTES
10. NEW SCREEN / SCORE BOARD ABOVE
11. FLEX SPACE
12. CONCESSIONS
13. RESTROOMS
14. CATTLE RAMP
15. NEW (20) STALL BARN WITH 10'x10' STALLS, WATER AND POWER BEYOND
16. EXISTING BALL FIELDS TO REMAIN
17. FUTURE GRANDSTAND COVER
18. NEW WARM-UP ARENA, LEVELED WITH 5' FENCE, AND NEW FOOTING



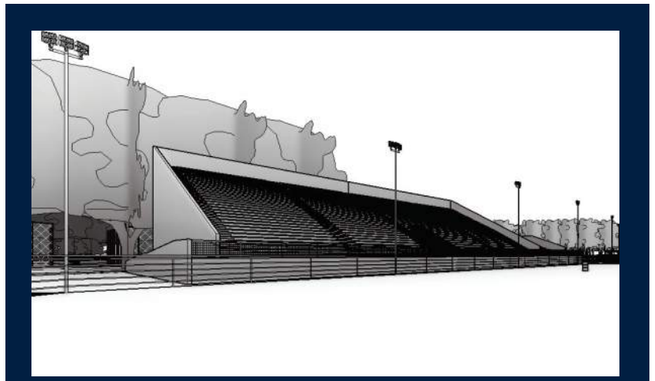


Overall Aerial with future Grandstand Cover

New 20-Stall Barn

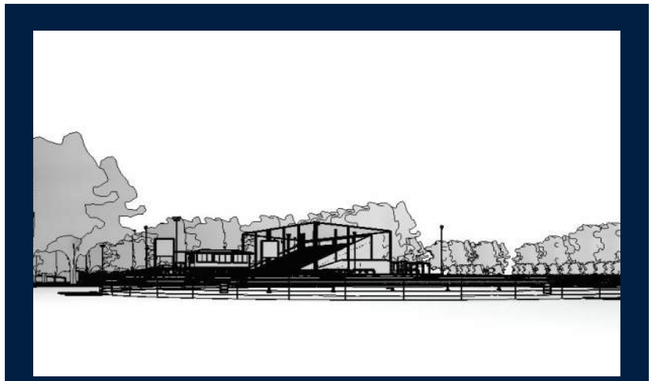


View from In-Gate



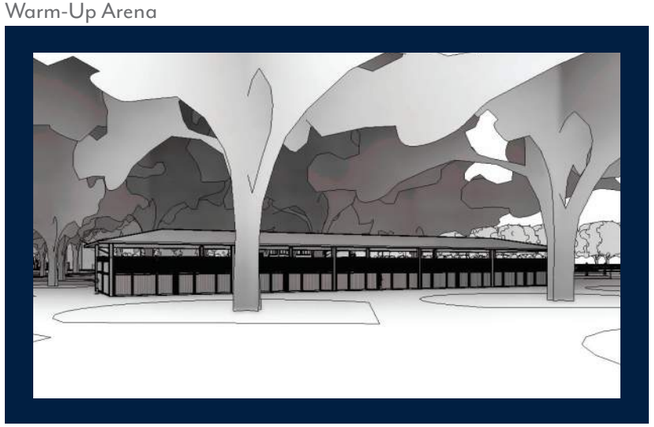
West Grandstands

East Grandstands



Warm-Up Arena

View from Announcer's Stand with Future Grandstand Cover



New 20-Stall Barn

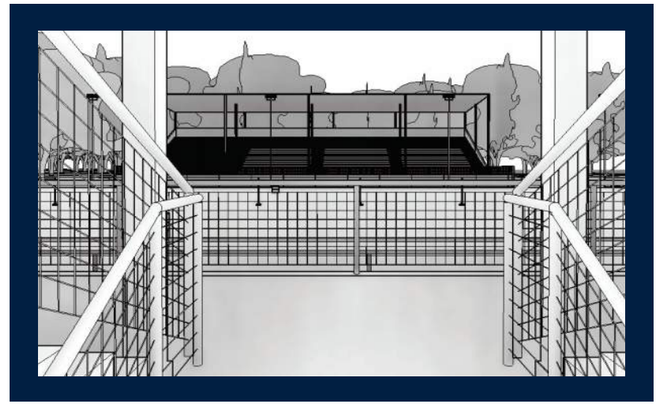
View from Northeast

View from Vendor Alley

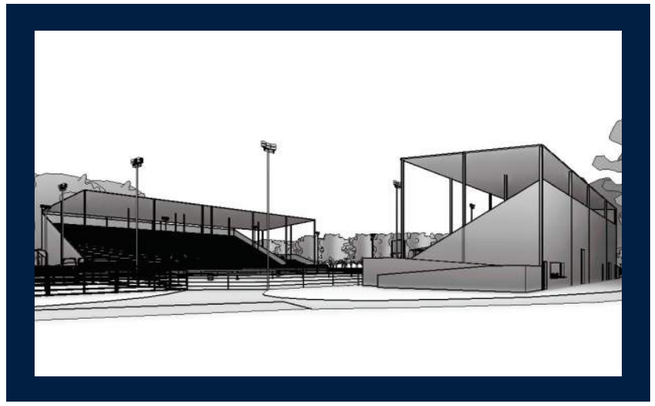
View from Timed Event Back Pens

Concessions

View From VIP Area



View from West Grandstands



View from Southeast

View from East Grandstands

Squeeze Chutes and Back Pens

7

RECREATION CENTER AND FIELD HOUSE

The Town of Elizabeth, CO has slowly been growing from a quiet, rural farming community to an ever expanding bedroom community for the neighboring towns of Parker and Castle Rock. With this growth and change, new and longtime residents are having to go elsewhere for their indoor recreation and community gathering needs.

As part of this Master plan, the EPRD Board and recreation building committee identified the indoor recreation buildings as one of the highest priorities for the community and further development on the Casey Jones Park site.

With the ranging demographics within the district, it is critical that the recreation facility be a place for all ages and activities. The recreation center must provide a place for the community's youth to go play and hang out after school, on the weekends, and during inclement weather. The center should also be a welcoming setting for older adults to exercise and connect with community members during non-recreation activities.

"Maximizing Participation" was an underlying theme which guided the planning for the indoor recreation facilities.

Casey Jones Park is a special and unique place in the community. In addition to the indoor space needs identified for the recreation buildings, preservation of the unique nature park was also an important goal for the project. The development of this master plan shall honor the history of the park and the pine forest landscape that makes it distinctive among so many other parks in the region.

Elizabeth Town Hall

Main Street

Casey Jones Pavilion in Casey Jones Park

Historic Bank Building

Design Threads

A Design Thread is a big idea or concept represented by images, words, and experiences. They are used to identify aesthetic, organizational and conceptual themes unique to a project and place. These concepts could potentially be incorporated into the project at various levels of discernment.

Design Threads are less about architectural design than the underlying message about the experience felt within a space and the story the facility will tell. The Casey Jones Design Threads emerged from community engagement and understanding of a sense of place. They will continue to evolve through the design process and help inform and give structure to design, programming, operations, and marketing decisions through Opening Day and beyond.

Bucolic

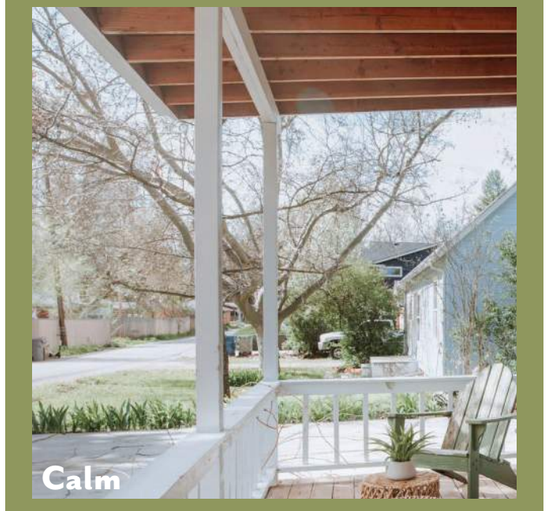
Agrarian. Rural. Relating to the pleasant aspects of the countryside: wide open vistas, small town charm. We seek to preserve what makes Elizabeth, Elizabeth. Maintaining a connection to the vistas and complementing the existing architecture of the historic town.

Inclusive

Welcoming. A space to gather. Warm and friendly to all, old and young, native and new. With the rapid increase in housing, Elizabeth is growing quickly. This space is a common ground for all where neighbors can meet and gather.

Hometown Heart

Independence. Pride. Pride for their town and their origins. Elizabeth is not trying to compete with or be like any other of their neighboring towns. Elizabeth, Colorado is true to itself.



Calm

Leisurely. Quiet. At an unhurried, relaxed pace, with time to enjoy the fresh air all around. Thinking about the pace is an important part of the context: the people, the pace, and the place.

Architectural Precedents

Taking cues from a type of contemporary farmhouse style of architecture, we are looking at starting with a simple form and add these different elements to create a recreation center and field house that belong in Elizabeth, Colorado.

COLOR

Color is a simple way to add an energy and wayfinding to a building with otherwise traditional materials. We noticed that there are many buildings in Elizabeth that use traditional construction but use color in an untraditional way.

TEXTURE

Texture and materiality, whether its metal panel, brick, wood, or another material, can add a contextual connection to an otherwise simple form. For instance, juxtaposition of wood or brick against metal panel can add a sense of warmth and human scale to pre-engineered metal buildings.

TRANSPARENCY

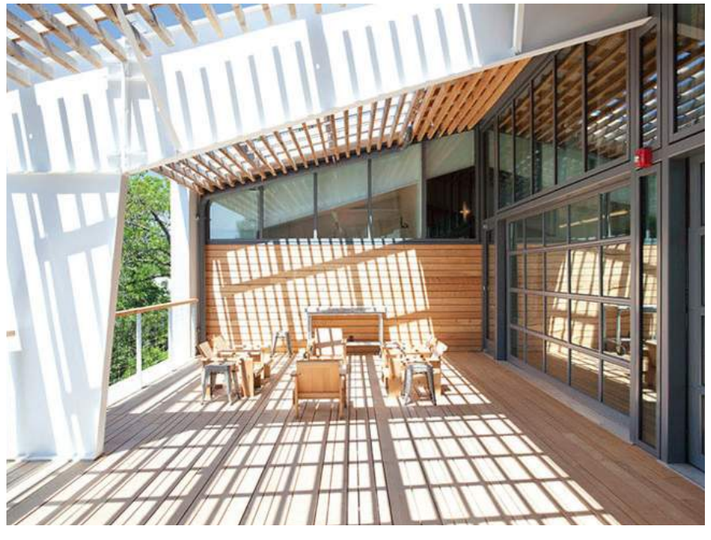
Transparency is an important part of creating a visual indoor-outdoor relationship. It also adds interest from the exterior by allowing one on the outside to get glimpses of the activity on the interior.

SOLID/VOID

By playing with a simple volume by pushing and pulling sections of the volume in or out we can create spaces for unique conditions while preserving the overall form.

INDOOR/OUTDOOR

By incorporating garage doors and/or shaded patios that connect to the building we can encourage a direct physical relationship between the inside and the outside, increasing the flexibility and size of the usable space.



RECREATION CENTER

View of the Recreation Center from just East of the intersection of Highway 86 and CR 17

Casey Jones Park Master Plan Recreation Center Facility Program & Budget

	PHASE 1			PHASE 2			TOTAL			
	Average Cost/ SF $ 414 Total Gross Area 37,011 Total Budget $ 15,336,092		Return on Operations BASE WEIGHTED	Average Cost/ SF $ 392 Total Gross Area 4,101 Total Budget $ 1,608,000		Return on Operations BASE WEIGHTED	Average Cost/ SF $ - Total Gross Area 41,112 Total Budget #VALUE!		Return on Operations BASE WEIGHTED	
Program Space	Gross Area	Budget		PHASE 2	Budget		Gross Area	Budget		Notes
Administration	1,931	$ 587,000		-	$ -		1,931	$ 587,000		4 private offices & 6 programmer workstations
Lobby and Support Spaces	2,964	$ 944,263		-	$ -		2,964	$ 944,263		
Locker Spaces	2,589	$ 1,277,829		-	$ -		2,589	$ 1,277,829		4 unisex & family changing rooms
Child Watch	1,065	$ 390,000		-	$ -		1,065	$ 390,000		
Multi-Purpose Group Fitness and Events Room	-	$ -		1,076	$ 319,000		1,076	$ 319,000		
Party Room / Classroom / Craft Room / Multi-Use Room	936	$ 280,000		-	$ -		936	$ 280,000		
Gym 4 - High School or 2 Elem. School	12,487	$ 2,822,000		-	$ -		12,487	$ 2,822,000		1 High School & 2 Elem. School Courts
2,000 Fitness & Weights	2,551	$ 852,000		2,551	$ 852,000		5,101	$ 1,704,000		
Aquatics Support	749	$ 229,000		-	t		749	#VALUE!		
3,600 Recreation Activity Pool	9,261	$ 6,280,000		-	$ -		9,261	$ 6,280,000		336 Bather Load
Add Alternate for 3rd - 25 yard Lap Lane	1,258	$ 700,000		-	$ -		1,258	$ 700,000		32 Bather Load
Water Slide(s)	474	$ 437,000		474	$ 437,000		947	$ 874,000		
Spa (Whirlpool) - 10-12 Person	749	$ 537,000		-	$ -		749	$ 537,000		15 Bather Load

	PHASE 1			PHASE 2			TOTAL		
Recreation Uses	26,778	$ 11,628,000		3,024	$ 1,289,000		29,802	$ 12,917,000	
Percent	72%			74%			72%		
Community Uses	2,001	$ 670,000		1,076	$ 319,000		3,077	$ 989,000	
Percent	5%			26%			7%		
Other Uses	-	$ -		-	$ -		-	$ -	
Percent									
Support Uses	8,232	$ 3,038,092		-	$ -		8,232	#VALUE!	
Percent	22%						20%		
Total	37,011			4,101	$ 1,608,000		41,112	#VALUE!	

** Gross Area includes walls, stairs, halls, elevator, mech, etc.*

Recreation Center Code Summary

Construction Type: IIB

Number of Stories: 1

Occupancy Types: A-3, B, S-2 (Building will be classified as an A-3 building)

The Recreation Center will be a single story, fully sprinkled building with full building frontage increase.

Allowable area: 45,125 s.f.

Actual Building area: 42,000 s.f. Full Build-Out

- Phase 1: 37,000 s.f.
- Phase 2: 4,000 s.f.

Building Occupant load:

- Phase 1: 810
- Phase 2: 60

Egress: The Gymnasium and Natatorium spaces will require 2 exits from those individual spaces.

Plumbing Requirements (IPC)

	W.C. / Urinals	Lavatories	Showers
Required	11	6	0
Provided	12	10	12

Plumbing Requirements (CO Pool Code)

	W.C. / Urinals	Lavatories	Showers
Required	13	0	11
Provided	13	10	12

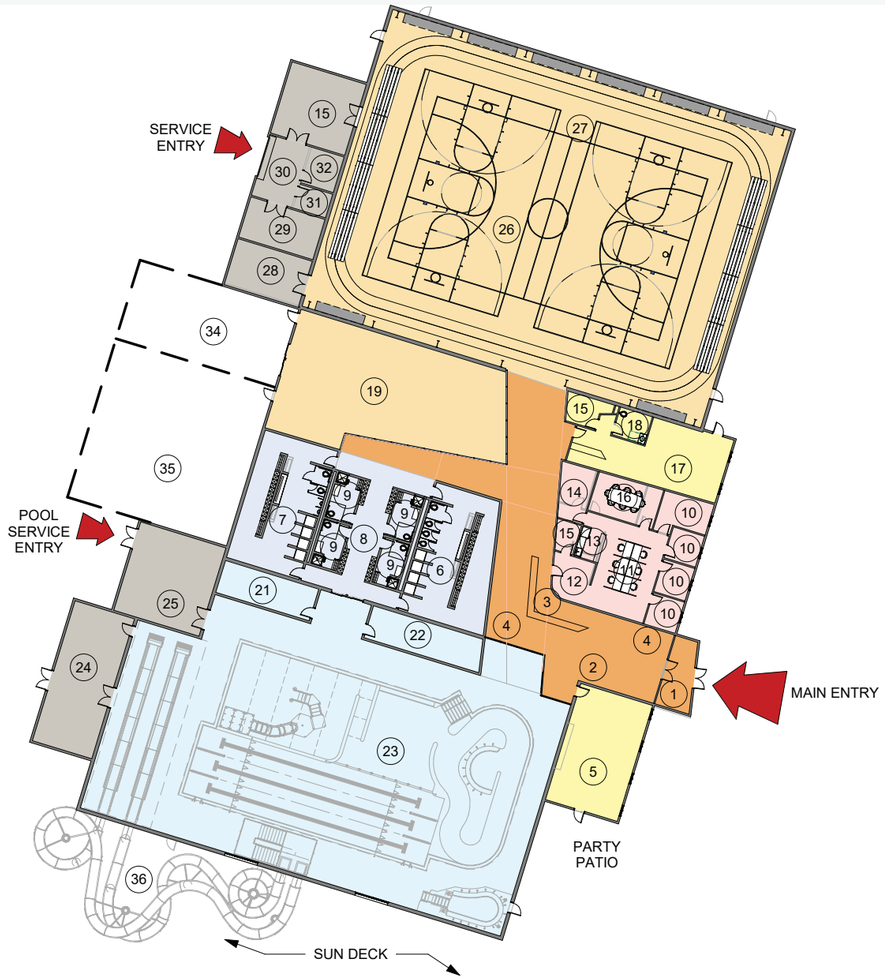
Recreation Center Program

The Recreation Center facility program was based on the feedback provided by the EPRD board and the selected Recreation Center building committee. The Board established a goal of issuing a Bond in May of 2022, with construction to take place starting in 2023. With this information the committee developed the space program for the building after playing a x programming card game. Two group within this committee each identified their highest priority spaces and amenities that they felt were required to be included in the final design and were within a relative 2024 escalated facility budget range. A compilation of these space priorities was discussed and agreed upon which created a Phase 1A, 1B and Phase 2 building program. After further project development and discussion with the Board, they decided that the base facility program spaces needed to include all spaces identified within the Phase 1A & 1B programs.

The final recreation facility program was then broken into a Phase 1 and Phase 2 design concept illustrated within this report. Phase 1 will include the highest priority spaces identified by the committee including an indoor warm water pool, a high school sized gymnasium, a party room & community gathering space. The secondary spaces within Phase 1 that the committee and board ultimately felt should to be included within the project were a short term Child Watch space as well as a base level of Fitness & Weights zone.

Phase 2 would primarily expand the Fitness & Weights area in addition to more Group Exercise Rooms and Meeting Space. The facility would be designed to include a second Water-slide in the future if desired.

Estimated building construction costs identified on this page are based on Q3 2021 pricing.



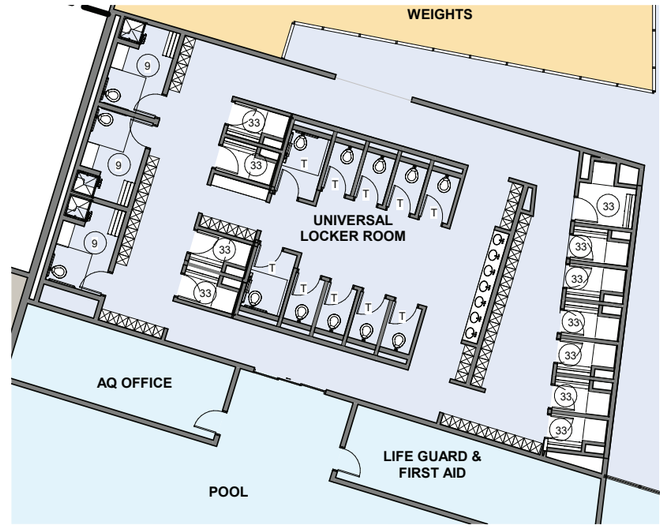
RECREATION CENTER PHASING & LOCKER ROOM LAYOUT

The colored spaces shown in the recreation center plan diagram to the left, are all a part of the first phase of construction. The Phase 1 program includes an indoor leisure and activity pool/ natatorium, a gymnasium with a two-lane surface walk/ jog track, a weights and cardio fitness equipment area, a party room, staff offices, a child watch area and all the building support spaces.

Phase 2 (shown dashed) will be completed later and includes and expansion of the weights and cardio area, a new group exercise classroom/ meeting room and a second water slide.

The base building diagram illustrates a more conventional approach to the locker room layout. This conventional layout includes both a men's, and women's locker room that have separate men's and women's toilets and showers, changing areas and locker areas. A central family/ unisex locker zone consists of 4 changing cabanas which include a shower and toilet in each area. These are accessed off a shared locker space. The EPRD recreation building committee also expressed interest in understanding what a "Universal Style" changing and locker room facility may look like.

The inset plan layout below, illustrates a more progressive approach to a locker room layout. This layout eliminates men's and women's locker rooms all together and instead provides universal toilet rooms, universal changing cabanas, changing rooms with showers only, and shared sink vanities and grooming counters. The toilet and shower fixture counts would be the same for each locker room options to meet the current IPC code requirements. The main difference is all the toilets and showers are accessible to everyone in the "universal style", as used of each element is not limited by sex, making the overall space more efficient and economical.



Rec Center Enlarged "Universal Style" Locker Room Option

ROOM LEGEND

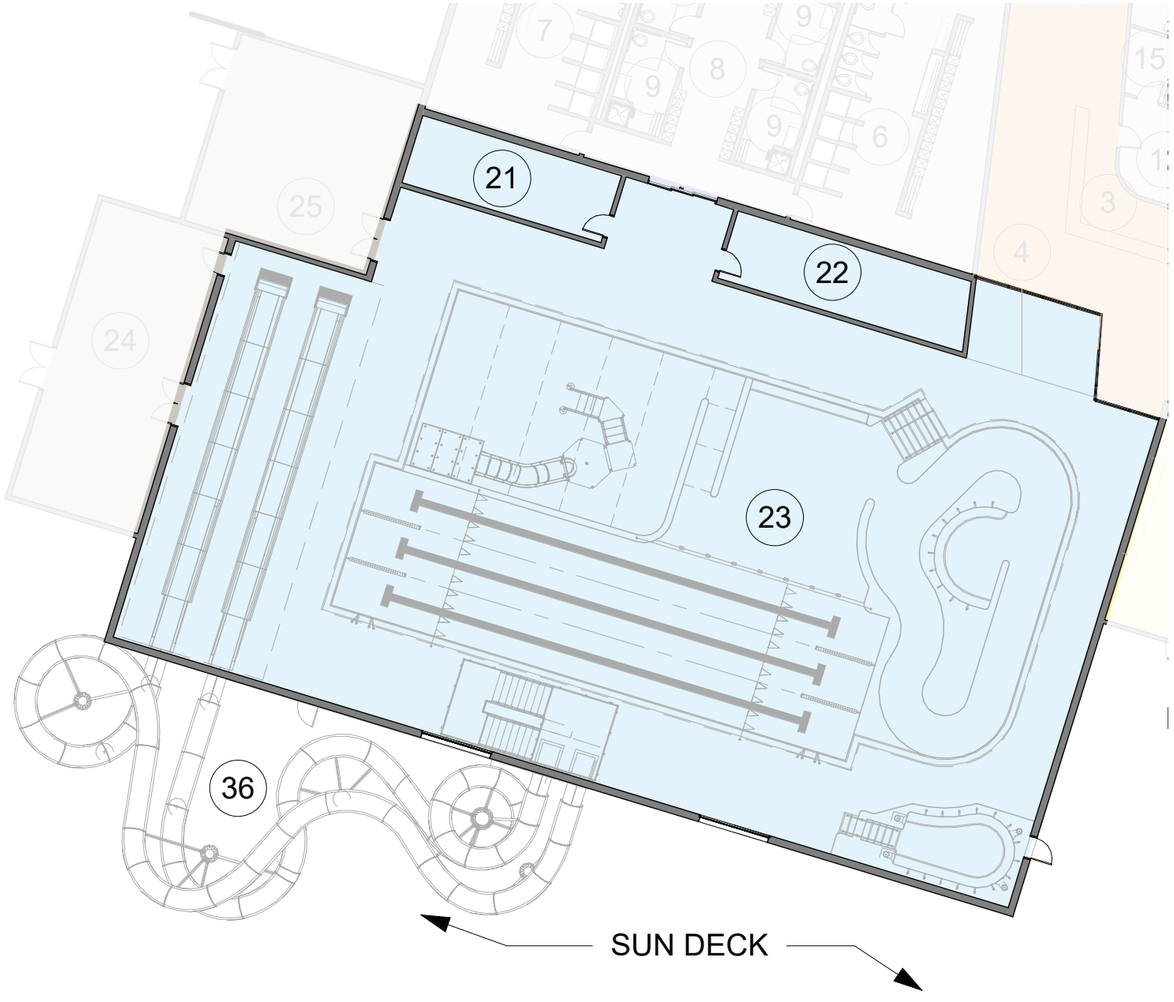
1 VESTIBULE
2 LOBBY
3 RECEPTION
4 LOUNGE SEATING
5 PARTY ROOM
6 WOMEN
7 MEN
8 UNIVERSAL LOCKER ROOM
9 UNIVERSAL CHANGING CABANAS
10 PRIVATE OFFICE
11 OPEN OFFICE
12 WORK ROOM
13 BREAKROOM
14 SERVER ROOM
15 STORAGE/ BUILDING SUPPORT
16 CONFERENCE ROOM
17 CHILDWATCH
18 TOILET
19 CARDIO, FITNESS & WEIGHTS
20 NATATORIUM- LEISURE POOL
21 AQUATICS SUPERVISOR
22 LIFEGUARD AND FIRST AID
23 LEISURE POOL
24 POOL STORAGE
25 POOL EQUIPMENT
26 GYMNASIUM
27 TRACK
28 GYM STORAGE
29 MECHANICAL ROOM
30 RECEIVING/ LOADING
31 FIRE RISER ROOM
32 ELECTRICAL ROOM
33 UNVERSAL CHANGING ROOM W/ SHOWER

PHASE 2
34 FITNESS/ WEIGHTS EXPANSION
35 GROUP EXERCISE/ MEETING ROOM SPACE
36 SECOND WATER SLIDE

REC CENTER-FLOOR PLAN

0 16' 32' 64'

PROJECT TRUE



Enlarged Natatorium Plan

AQUATIC SPACE REFINEMENT – CONCEPT AREA PROGRAM

ITEM	AREA	TEMPERATURE	WATER DEPTHS
• Zero Depth Area	700 sf	84 to 86 F	0’ to 2’-0”
• Warm Water Program	590 sf	84 to 86 F	2’ to 3’-6”
• Current Channel	870 sf	84 to 86 F	3’-6”
• Lap/Program Area*	1,200 sf	84 to 86 F	3’-6” to 6’-0”
• Pool Area	3,360 sf		
• Whirlpool	250 sf	95 to 100 F	18” to 3’-6”
• Total Water Area	3,610 sf		
• Natatorium Area	7,610 sf	86 F	
• Usable Deck Area	~4,000 sf		

*Lap/Program area is 2 lanes - 75’ by 18’ or 3 lanes - 60’ by 20’
2 Water slides included as part of the conceptual building plan and budgeting. 1 of the water slide could be phased in the future if desired.

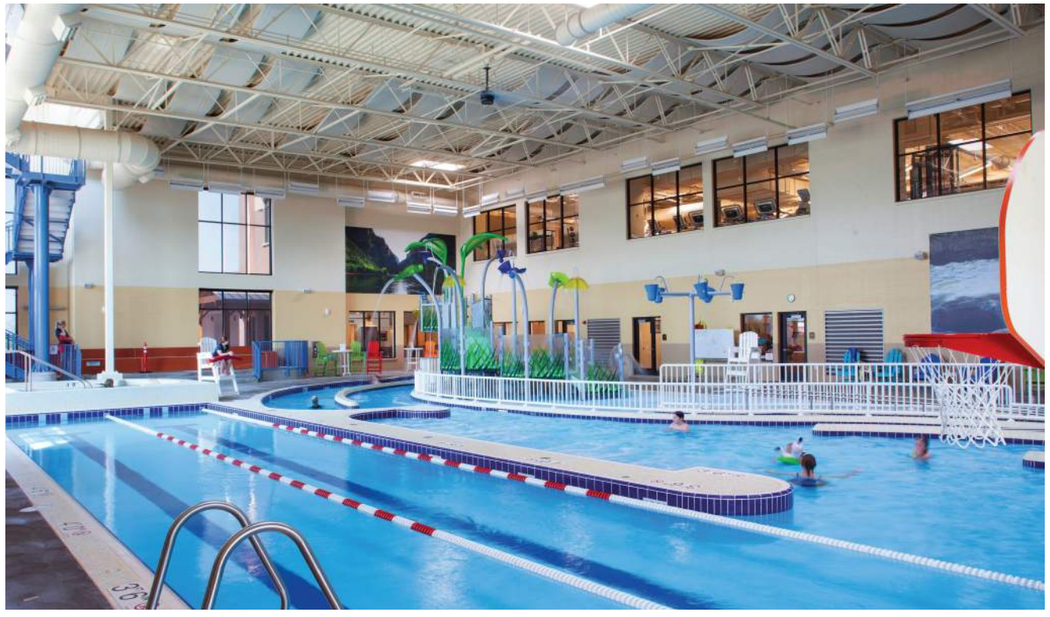
AQUATIC SPACE REFINEMENT – CONCEPT USER PROGRAM METRICS

• Warm Water Lifestyle Pool Area	3,360 sf
• Total Pool Maximum Capacity	224 Users
• Sensible Capacity	70 Users

Lifestyle/Lap Pool	Area sf	Water Depths	Limited Activity 36 SF/USER	Dynamic Activity 70 SF/USER	Learn to Swim	Lap Swimmers
Shallow Water	700	0 to 3’-0”	-	-	-	-
Social/Program Area	590	3’-6”	16	8	TBD	
Current River	870	3’-6”	-	12	TBD	
Lap/Program Water	1,200	3’-6” to 6’-0”	33	17	20	3 to 9

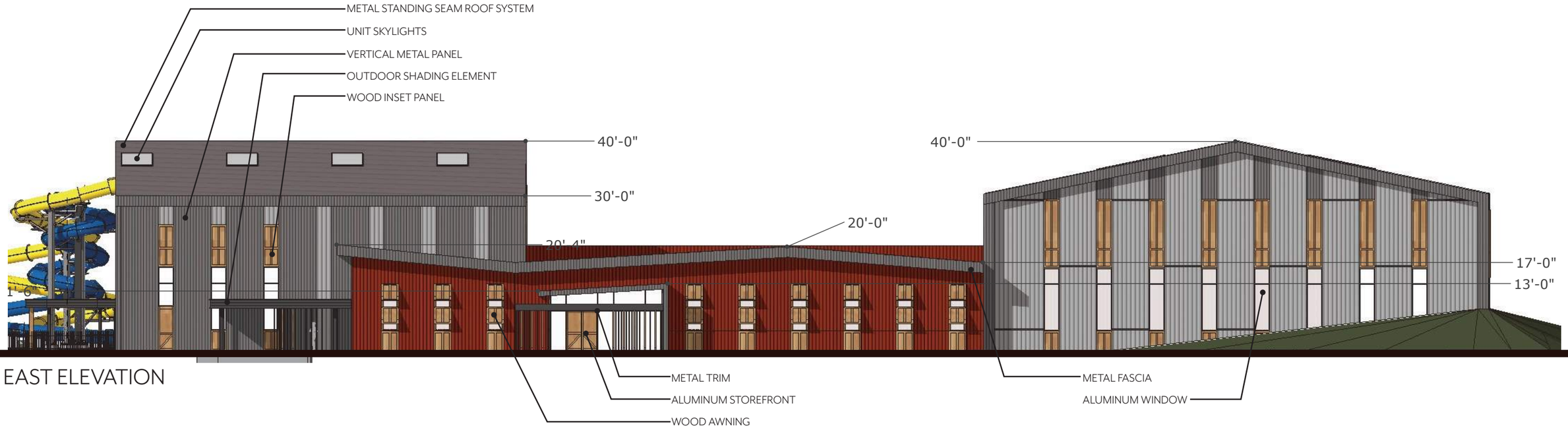
CURRENT CHANNEL/ LAZY RIVER

ZERO DEPTH YOUTH ENTRY AND PROGRAM ACTIVITY SPACE

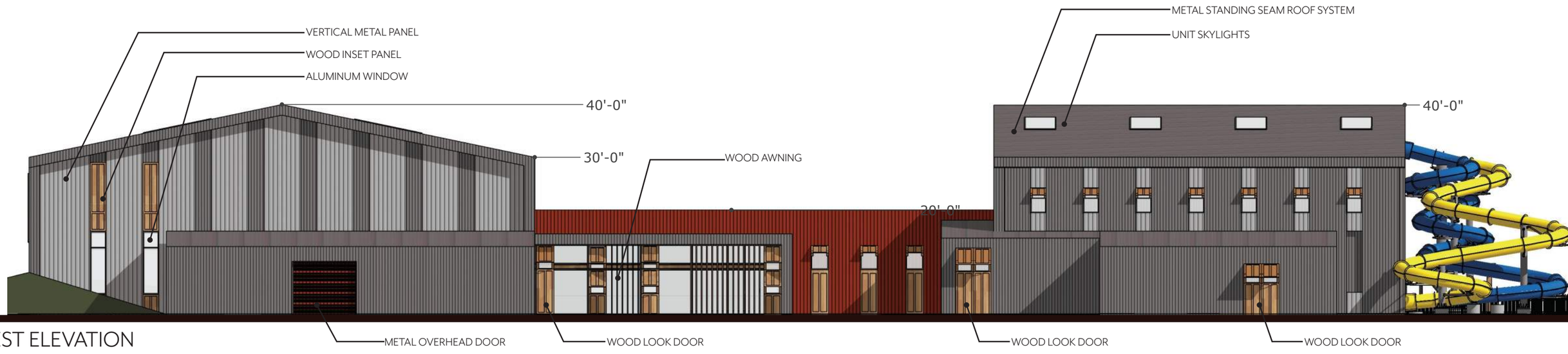


RECREATIONAL 25 YARD LAP LANES

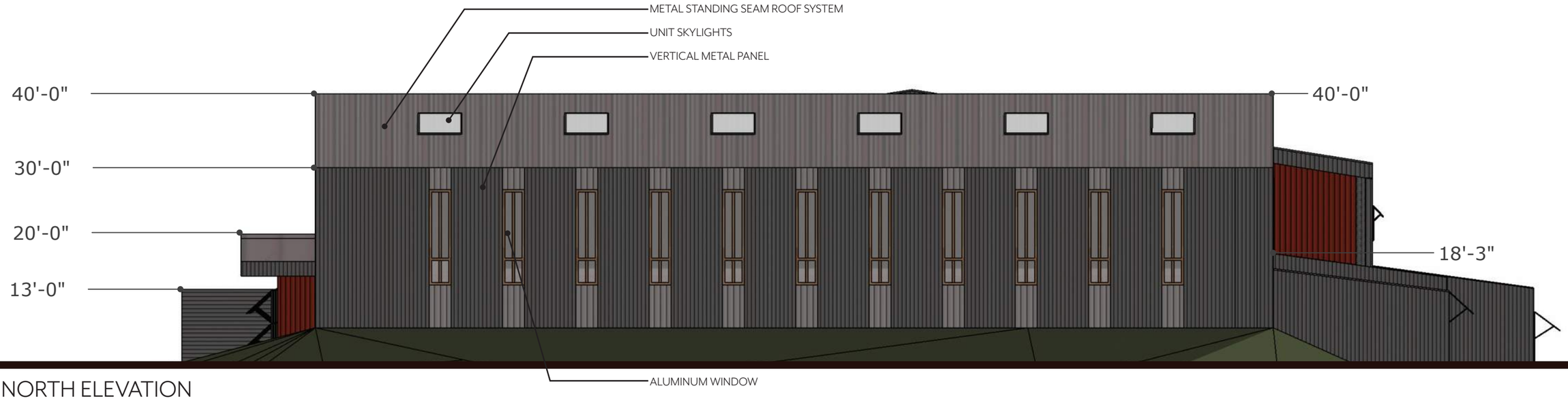
BODY FLUME WATER SLIDES



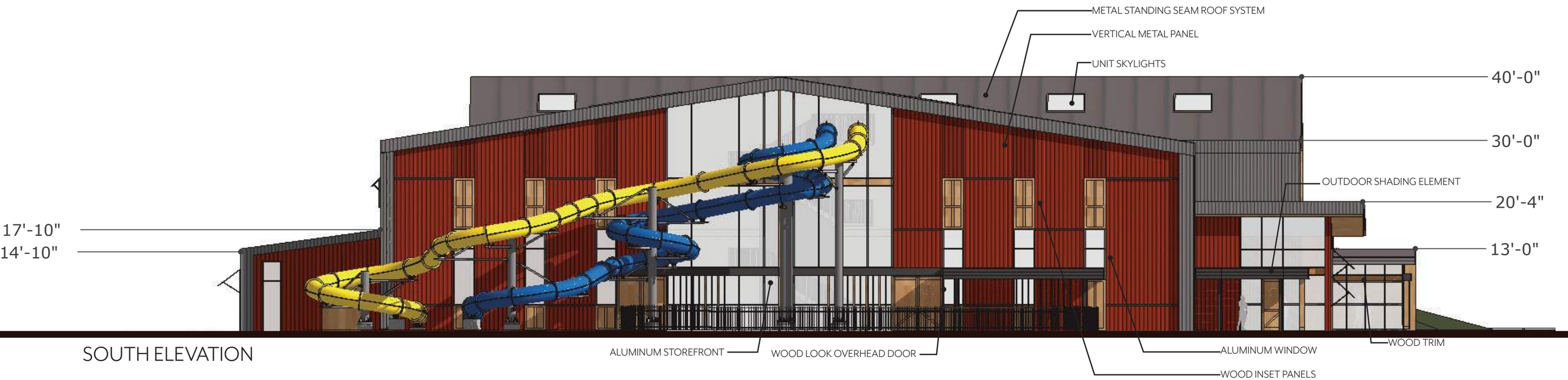
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

ISOMETRIC VIEW

VIEW TOWARD NATATORIUM & PARTY ROOM PLAZA

FIELD HOUSE

Casey Jones Park Master Plan Field House Facility Program & Budget

	PHASE 1		
	Average Cost/ SF	$ 249	Return on Operations
	Total Gross Area	32,609	BASE
	Total Budget	$ 8,131,762	WEIGHTED
Program Space	**Gross Area**	**Budget**	**Notes**
Field House Administration	1,039	$ 308,000	2 private offices & 2 programmer workstations
Lobby and Support Spaces	3,058	$ 973,263	
Locker Spaces	3,324	$ 1,643,498	4 unisex & family changing rooms
50 Person (Multiple) Classroom Space	1,697	$ 498,000	
Commercial Kitchen	1,732	$ 631,000	Includes systems for full commerical Kitchen equipment
Open Field House Space	20,941	$ 3,891,000	
10-12 Person Climbing Wall	819	$ 187,000	Pinnacle climbing wall
		PHASE 1	
Recreation Uses	25,994	$ 4,193,000	
Percent	71%		
Community Uses	1,697	$ 498,000	
Percent	5%		
Other Uses	-	$ -	
Percent			
Support Uses	9,152	$ 3,555,762	
Percent	25%		
Total	36,843		

** Gross Area includes walls, stairs, halls, elevator, mech, etc.*

Field House Code Summary

Construction Type: IIB

Number of Stories: 1

Occupancy Types: A-3, B, S-2 (Building will be classified as an A-3 building)

The Field House will be a single story, fully sprinkled building with full building frontage increase.

Allowable area: 45,125 s.f.

Actual Building area: 32,600 s.f.

Building Occupant load: 1,185

Egress: The Open Field House Space and Large Classroom will require 2 exits from those spaces.

Plumbing Requirements (IPC)

	W.C. / Urinals	Lavatories	Showers
Required	15	6	0
Provided	16	12	4

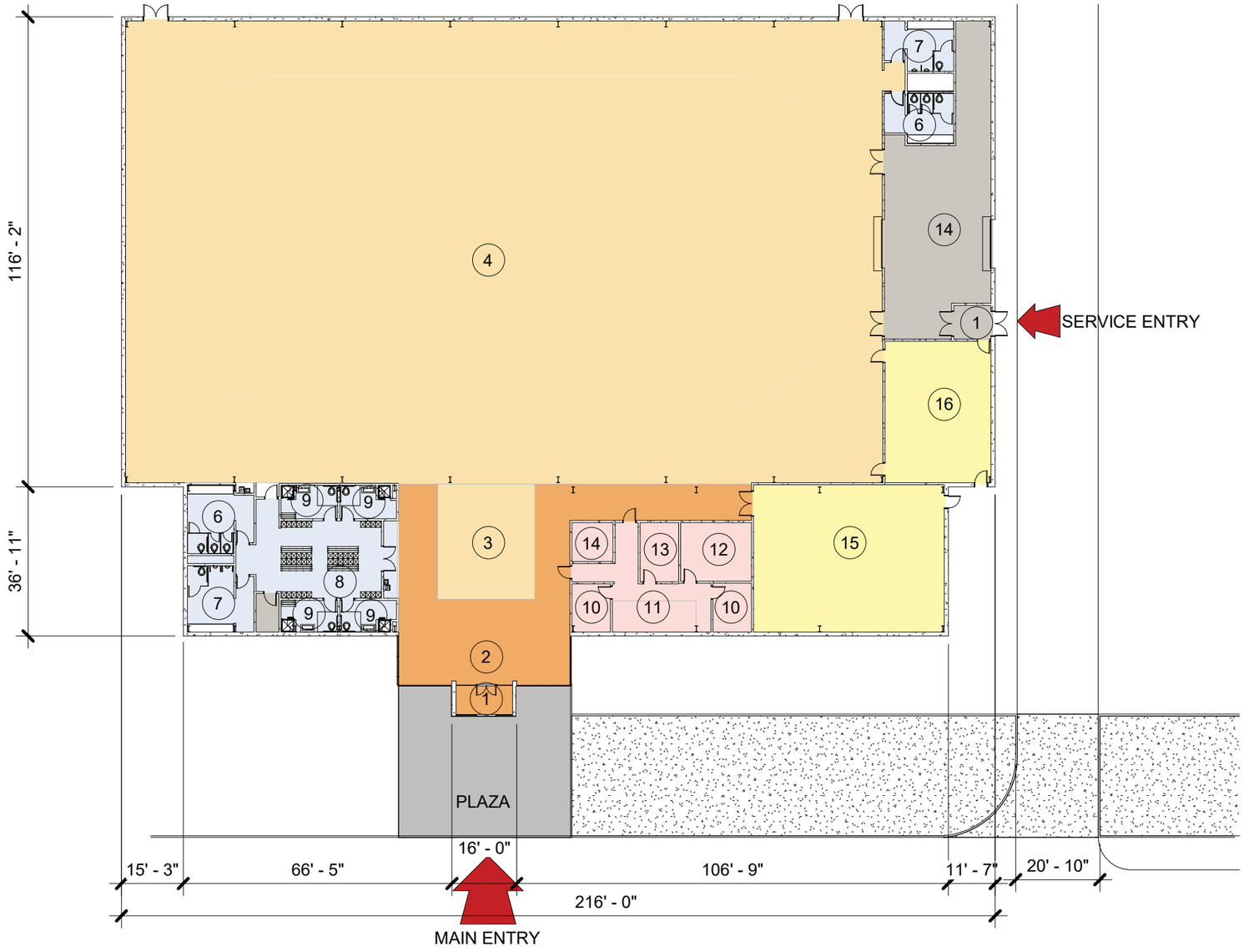
* plumbing counts are based on a traditional A-3 recreational use. Large spectator or special events may required additional temporary facilities.

Field House Program

The Field House was identified as a future amenity within the overall master plan. The facility program was established based on building committee feedback to balance the overall spaces and amenities included within the Recreation Center as well as shared uses of the park and Rodeo Grandstand facility. The rodeo committee felt a strong need for a commercial kitchen space to provide their food service needs during large rodeo events. These needs are currently being fulfilled from another town. This amenity may be reconsidered in the future depending on shared funding or if similar amenities are provided elsewhere in town, before the Field House is constructed.

The Field House program was developed with these long term and shared considerations in mind. The concept developed for this facility in the following sections are based on these overall park master plan goals.

Estimated building construction costs identified on this page are based on Q3 2021 pricing.



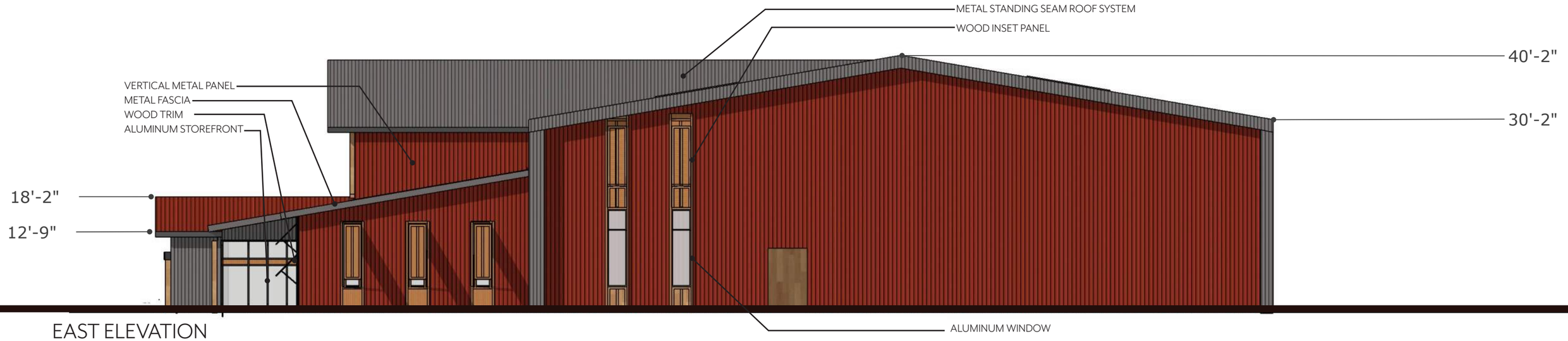
ROOM LEGEND

1. VESTIBULE
2. LOBBY
3. CLIMBING WALL
4. FIELD HOUSE
5. TRACK - NOT USED -
6. WOMEN
7. MEN
8. SHARED LOCKER ROOM
9. UNIVERSAL CHANGING ROOMS
10. PRIVATE OFFICE
11. OPEN OFFICE
12. BREAKROOM
13. SERVER ROOM
14. STORAGE/ BUILDING SUPPORT
15. CLASSROOM
16. CATERING KITCHEN

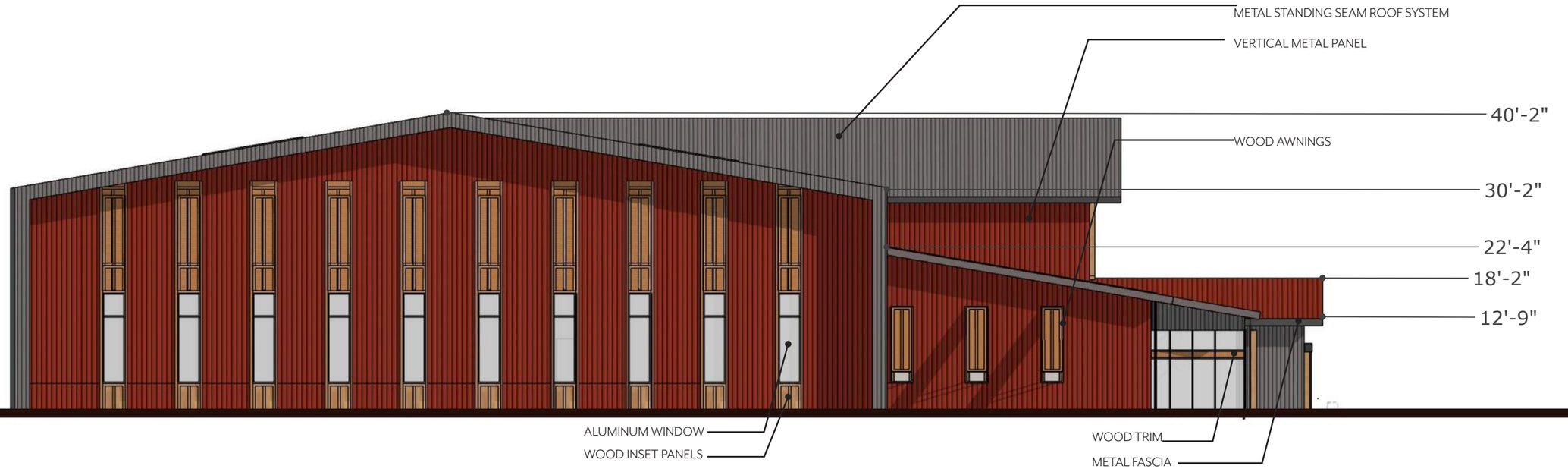
FIELD HOUSE FLOOR PLAN

0 16’ 32’ 64’

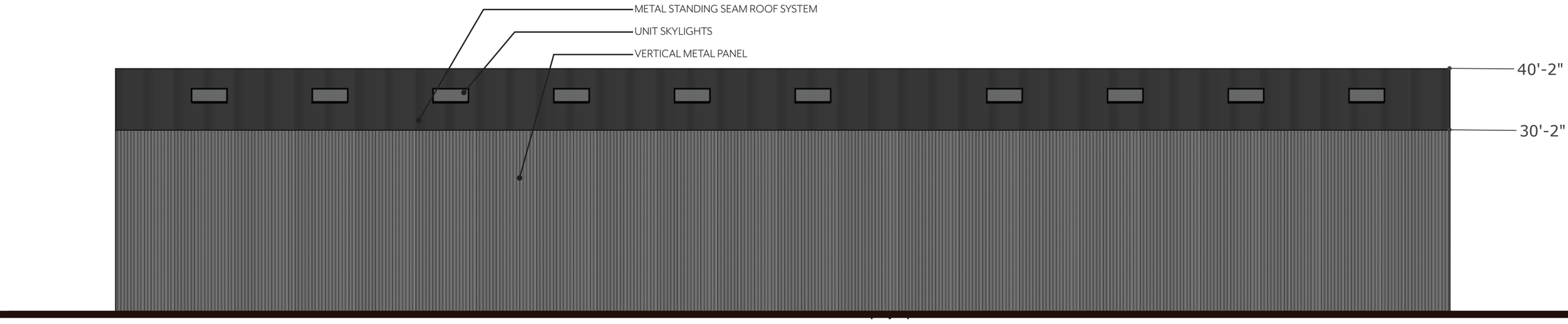
PROJECT TRUE



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION

ISOMETRIC VIEW

VIEW TOWARD FIELD HOUSE ENTRY

8

CAMPGROUND EXPANSION/ PARK AND RECREATION FACILITIES

The program for Casey Jones Park developed during Task 1 included expanding the recreation vehicle (RV) camping facilities in the park, adding new park and recreation amenities, and adding an on-site maintenance facility. The Campground Expansion is the first Master Plan project the District will construct in Casey Jones Park with the goal of adding 10 additional RV camping sites in the first half of 2022. The remaining park and recreation amenities described in this section will be added to the park as funding allows.

RV CAMPGROUND EXPANSION

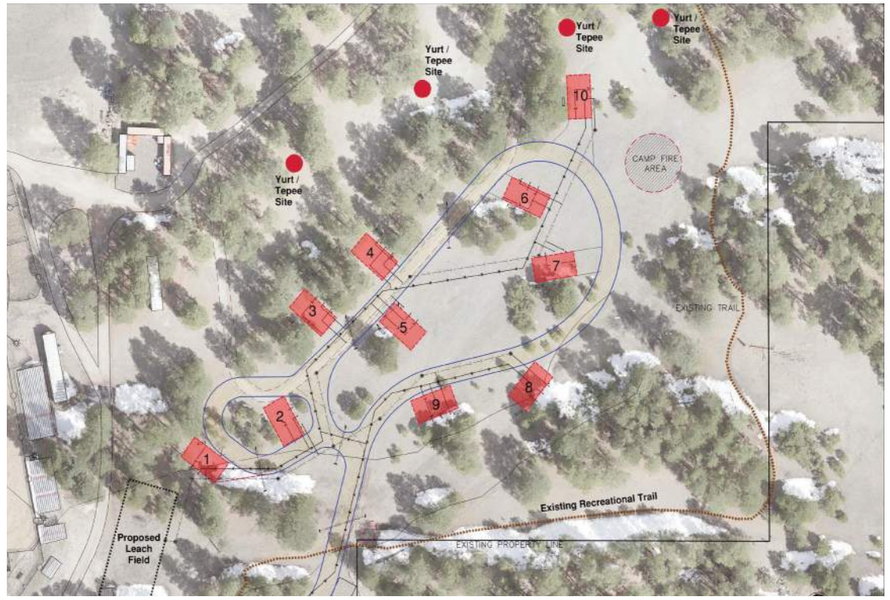
The 24-recreation vehicle (RV) camp sites in Casey Jones Park are very well used throughout the spring, summer, and fall with lower levels of use during the winter months. It's not surprising that RV camping is so popular at Casey Jones Park given the easy access from Highway 86 and the fact that the sites are located within a mature Ponderosa Pine forest. Given the demand, the District has identified a need to add at least 10 new RV camp sites and four yurt/tepee sites north and east of the existing campground. The new RV camp sites are to have a character that is similar to the 24-existing camp sites

As part of the Campground Expansion design process, field visits were made to determine the optimal location for each RV pad site. Pad site locations were selected to take advantage of afternoon shade from existing large pine trees, to avoid drainage ways, provide a sense of privacy, and facilitate vehicle flow. The plan graphic included here illustrates the 30% Design Plan. This plan will be refined during Final Design including optimizing for pull-through pad sites where possible.

The design objectives for the Campground Expansion include:

- Protecting existing trees.
- Adding 10 new RV pad sites along a compacted road base loop road. This new loop road connects to the north end of the existing campground road system. The new pad sites will also be constructed using compacted road base and are at a similar density to the existing campground. A secondary emergency vehicle access will be extended south from the service road north of the Rodeo Arena and livestock pens.
- Installing a water source (yard hydrant), an electrical panel, and a sanitary sewer connection for each pad site. Protecting utilities from damage with bollards.
- Providing a campfire amenity area / gathering space. This is envisioned as a propane gas fire source (with a remote propane tank) within a natural stone, circular fire pit. The fire pit would be set within a crusher fine ring with natural wood seating.
- A new leach field to serve the new RV sites (southeast of loop road).
- Providing adequate setbacks for camp sites from the existing recreational trails.
- Plans for four yurts or tepees on raised wooden decks. These are shown in the vicinity of the RV pad sites in the current plan but can be sited in more remote locations.
- The existing 20' x 20' restroom facility south of the Rodeo Arena has been upgraded to a full facility with standard lavatory fixtures and showers. A vault toilet is an alternative if additional restroom facilities are needed in the future.

Existing Casey Jones Park RV campsite



Case Jones Park Campground expansion

BASEBALL FIELD

District Sports Programming staff initially identified the need for one to two baseball fields in Casey Jones Park that would be designed to accommodate needs of t-ball, coach pitch baseball, and girls' softball programs. The District is currently experiencing growth for these age groups that exceeds the capacity for the District's existing ballfields.

A two-field "multi-use" complex with an expanded outfield area was studied during the Task 1 Programming phase. District Staff has reached consensus that a single dedicated baseball field for t-ball, coach pitch baseball, and girls' softball will better meet the District's needs This field will be constructed using a synthetic turf system that would be available for use in all weather conditions. This will also allow the outfield to be cross-striped for younger youth sports such as soccer or flag football.

The design objectives for the Baseball Field include:

- A single, synthetic turf baseball infield with 200' fully fenced chain link outfield and fenced foul lines. The infield and foul ball areas will have an "infield mix" color for its synthetic turf.
- Two dugouts (+/- 12' x 30') with a roof or shade cover, a chain link enclosure on all sides to protect players, player's benches, and amenities such as shelves and bat racks.
- 25' to 30' tall backstops extending to dugouts.
- Concrete slab behind the dugouts and backstop for metal bleachers or camp chairs.
- Restrooms could be either a portable toilet in a small shade shelter on a concrete slab or fully enclosed masonry unisex composting restroom building.
- Yard hydrants to maintain / wash-down the turf.
- Site furnishing such as trash receptacles, bike rack, and benches.
- A scoreboard would be optional amenity to be studied during final design.
- A 50-space parking lot with a compacted road base surface. Concrete bumper stops could be used to define the parking spaces. Concrete or asphalt surfacing will likely be required for the two to three accessible parking spaces (per ADA).

Baseball Field Site Plan

OFF-LEASH DOG PARK

The Planning Committee summary document identified a need for an off-leash dog park and suggested that it be located along the shallow drainage way that runs from northeast to southwest just east of the Recreation Center site in the southwest quadrant. During Task 2, it was determined that the 1.6-acre area that is just east of the LDS Church site and south of the Jones Road entry drive was a more desirable location. This will replace the temporary dog park that is located south of the church property near CR 17.

The new Off-Leash Dog Park will be a fully fenced facility, with one to two entry vestibules, and perhaps dog play and exercise events.

The design objectives for the Off-Leash Dog Park include:

- Preserve existing evergreen trees.
- A fully fenced off-leash run area with rounded wood or steel T-posts and wire-mesh fence fabric. Entry vestibules will be needed to create a double gate system that allow leashes to be removed before dogs enter the park.
- The surface is to be determined but assumed to be native/dryland grasses.
- One or two picnic tables on crusher fine pads could be added. Site furnishings such as trash receptacles, bike rack, and benches should also be provided.
- Provide domestic water with a yard hydrant or off-the-shelf water jug and dog bowl filler.
- 10 to 12 parking spaces will be provided in the North Lot, north of the existing ballfield. Concrete or asphalt surfacing will likely be required for one accessible parking space (per ADA)
- Adding double-leaf ranch gates in the north and south fence lines would allow the dog park to be closed during the Stampede and used for trailer parking for rodeo participants.
- District staff will implement the dog park using an approach that keep costs to a minimum. This will include purchasing fencing materials and site furnishings and using volunteer groups or Colorado Youth Corp workers to build the park. Some small improvements such as crusher fine paths and pads for picnic tables may be built by local site contractors. Adding a water source to the dog park could come in a later phase as the on site water well services are extended

Amenities such as benches make dog parks more comfortable for users

MAINTENANCE YARD

Though not part of the program included in the Planning Committee's Summary Report, the District has identified a need for an on-site maintenance facility in Casey Jones Park. Staff envisions a fenced storage yard that has an all-season surface. A location on the north side of the Jones Road entry (north of the dog park) has been designated as the preferred location for the Maintenance Yard.

The fenced storage yard would be used to store irrigation equipment like pipe and other weather-resistant materials and some maintenance equipment. The surface for the storage yard will need to be determined but compacted road base or asphalt millings will be the most cost-effective surface.

When the Grandstands for the Rodeo Arena are constructed there is an opportunity for a park maintenance area below the seating. This could be a fully enclosed facility or a storage area secured with chain link fencing. It will primarily be used for storing and maintaining equipment (mowers, backhoe, and other park maintenance equipment), and for storage.

- The park site maintenance yard should be fully fenced (6' tall chain link) with a large gate (16' to 20' double leaf or cantilever gate) to facilitate vehicle and equipment access. Security lighting for the storage yard should also be studied during final design.
- The maintenance facility will not need an on-site fueling tank. Staff will bring in gas cans for the day's activities or refuel off-site.
- The size of an under-seating maintenance facility and number of bays/overhead doors would need to be determined. It could be heated with electrical power and indoor storage capabilities for materials, equipment, and parts. The ventilation system will also need to consider the types of materials to stored and anticipated maintenance activities.
- The need for office space or break-rooms should be studied during final design and could be added to the footprint of the under-seating maintenance facility as the design progresses and budget allows.

Opportunity for future maintenance facility under the Grandstands

OVERFLOW PARKING

The central area of the southwest quadrant will continue to be used for overflow parking. In the current Master Plan, the north Overflow Parking area is flanked by the Baseball Field on its west side, the Field House on the east side, and the Central Access Road on the south side. The open space area south of the southwest quadrant's drainage way and West of the North/South Park road is also available for overflow parking.

Overflow parking is primarily used during the week of the Elizabeth Stampede Rodeo and, to a lesser degree, the Celtic Festival. Because parking areas and drive aisles are not defined, the existing open field is often parked inefficiently when used for overflow parking -- reducing the number of vehicles that can be accommodated. The grass cover is sparse in some areas and there are isolated areas that see drainage problems and erosion. Based on the current Master Plan concept, it's estimated that the current Overflow Parking area configuration could accommodate:

- Two opportunities north and south of the Central Access Road that could provide 310 parking spaces (275 and 35)
- 225 parking spaces in the open space area along Highway 86.
- It is assumed that during large special events, the 113-space parking lot for the Field House and the 50-space lot for the baseball field would also be available for overflow parking
- This would provide a total of approximately 700 parking spaces for special events. The efficiency of the Overflow Parking area could be improved by adding features that create a uniform and repeatable parking plan for special events. This approach may include a combination of permanent markers and movable barriers such as parking stops, bollards, fencing or fence posts, or marker blocks with temporary rope placement during events. The intent is to identify a repeatable, efficient overflow parking pattern while preserving the natural appearance of the open field.
- No utilities are anticipated but it will be necessary to plan drainage control for sediment transport and possible water bars for erosion and vegetation improvements.
- Native/dryland grasses are to be used for the overflow parking surface, which will be acceptable only if used for parking two to three times per year. With more use, it may be necessary to look for ways to improve the dryland grass coverage and to enhance durability by over-seeding existing grasses in the spring or fall.

Overflow Parking during the Stampede

Overflow Parking Diagram

PARK PEDESTRIAN WALKWAYS TRAIL PLAN

At 103 acres, Casey Jones Park offers District residents an exceptional opportunity for a special recreational trail experience. The park's rolling terrain and wooded character provide a trail experience that is unlike most settings on Colorado's Front Range. Expanding the park's trail system should be an on-going priority for the District.

Currently Casey Jones Park features a +/- ¾ mile trail segment that begins at the trail-head at the northwest corner of the existing ballfields then loops north and east / west through the pine forest at the north end of the park. The trail then turns south, running along the east property line and then west to a point just south of the Rodeo Arena. The full length if this trail is through established pine forest and surfaced with compacted native soils.

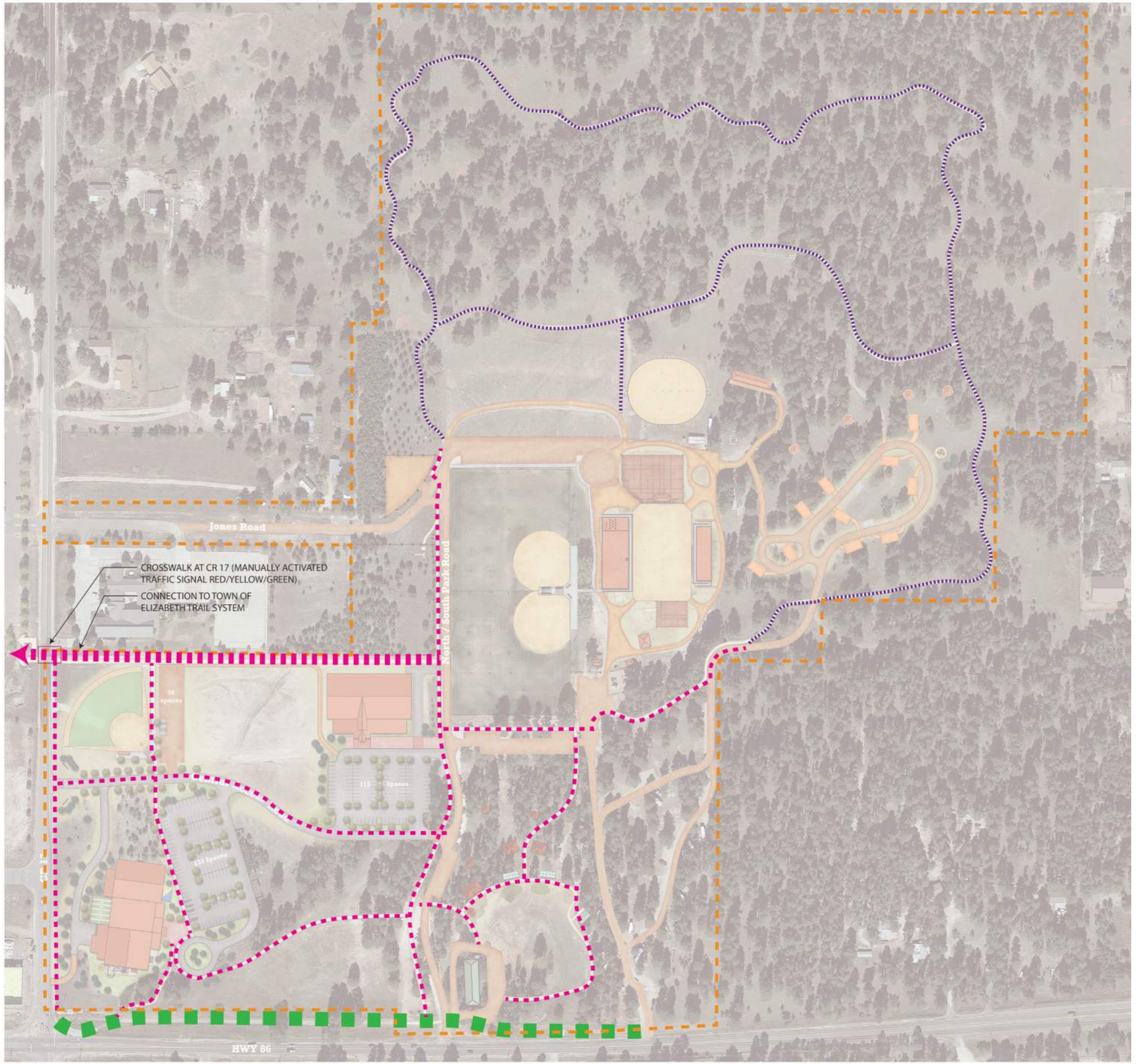
Starting at the intersection of Highway 86 and CR 17 there is also an existing 900' asphalt trail segment running east to west within the Highway 86 ROW. This trail's asphalt surface is beginning fail and should be replaced in the future. There are smaller trail segments throughout the park that connect to existing facilities and some social trails, all of which are compacted native soils.

The Park Pedestrian Walkways Trail Plan, that follows this section, illustrates a system of interconnected trails throughout the park. The goal of this plan is to create walkable routes between each destination in the park, to provide a continuous looped trail system for pedestrians walking for exercise, and to connect to Evans Park to the west.

The design objectives for the Park Pedestrian Walkways Trail Plan include:

- Establish a recreational trail connection between Casey Jones Park and Evans Park. The Town of Elizabeth's 2040 Transportation Plan shows a connection between the Town's trail system and Casey Jones Park that crosses CR 17 at a point that is south of the LDS Church property, then extending east into Casey Jones Park. During the August 17th Board presentation, the merits of a trail connection along the Jones Road entry was also discussed. After additional study by the Design Team and discussion with District Staff, the southwest quadrant alignment was selected as it connects to the full list of facilities proposed in this Master Plan and provides a direct connection to the Town's trail system. The Design Team felt grade differences can be resolved and that, with the 25-mph speed limit and with a properly marked crossing point at CR 17, the trail crossing did not need to be at an intersection. The Design Team is recommending a manually activated red/green/yellow pedestrian crossing signal at the CR-17 crosswalk. Naturally, any pedestrian crossing for CR-17 would have to be approved by the Town/County.
- Other proposed trails include:
  - A trail on the west side of the North/South Park Road that connects to Hwy 86 and provides a pedestrian path from the south Overflow Parking lot to the Rodeo Arena complex.
  - A trail that connects the Recreation Center to the Hwy 86.
  - A loop trail that runs through the southeast quadrant of the site and connects the existing recreation trail that ends near the Rodeo Arena.
  - Other smaller trail segments that create connections between existing and proposed facilities.
  - Given the park's sandy soils, compacted site soils should work well of the park's pathways.
  - Concrete sidewalks are shown for the Recreation Center and Field House sites due to anticipated high levels of use and the need to shovel the walks in the winter.

Trail-head for existing north trail segment



LEGEND

- PROPERTY LINE
- EXISTING TRAIL SYSTEM
- PROPOSED TRAIL CONNECTIONS
- PROPOSED TRAIL CONNECTION TO TOWN OF ELIZABETH TRAIL SYSTEM
- EXISTING ASPHALT TRAIL

0 60' 120' 240'

PRECEDENT IMAGERY

The existing character of Casey Jones Park is unique among parks along Colorado's Front Range. As this master plan evolves and when detailed plans are developed in the future, it will be essential the design, materials, and details for new park and recreation facilities are compatible. Images showing the park's existing character and precedents for selected facilities are shown as potential design references.

9

OPINION OF PROBABLE COST

The opinion of probable cost summary that follows has been developed by the Design Team so the District can begin the process implementing the Master Plan recommendations based on the District's available funding. It has been formatted with phasing in mind, based on our understanding of the District's priorities and the goal of securing the support of the community to fund major facilities such as the Recreation Center or Field House.

Each facility or amenity studied during the Master Plan process is shown as a complete project, including the "hard" construction costs as well as "soft" costs such as contingencies and escalation factors. This will allow the District to prioritize implementation with an understanding of what will be needed to complete construction. The opinion of cost for each facility includes:

- Allowances for extending utilities. In the first phase of construction this will be a significant investment as it will be necessary to extend Town of Elizabeth services from existing lines west of the Casey Jones site. For other facilities, these service connections can be made on site over much shorter distances. It is also worth noting that if the Recreation Center or Field House is constructed as the first phase, it will need to include the cost of the East/West Access Road (or a portion of it) as this will be required to accommodate emergency services.
- Other infrastructure costs such as grading, storm drainage facilities, and drives and parking.
- Site improvements such as plazas, patios, and sidewalks.
- A construction contingency to cover unexpected costs during constructions due to unforeseen field conditions, owner requested changes, etc.
- A project/owner's contingency. This contingency is typically highest at the beginning of project design (e.g., a master plan) and is reduced as detailed design is completed and the full scope of the project is better understood.
- Soft costs. This factor accounts for a wide range of project costs such as public art, funding an owner's representative during construction, pre-construction services, professional design fees, entitlement / municipal project costs such as taps, geotechnical services and testing during construction, commissioning costs for major building startup, etc.
- Furniture, fixtures, and equipment (FFE) which for a public facility includes the furniture and equipment needed for the building to function.
- An escalation factor to account for inflation.

Recreation Center Phase 1		
Description	**%**	**Estimated Cost**
Rec Center SF		$15,336,000.00
Recreation Center FFE		$511,800.00
Rec Center Water Subtotal		$442,700.00
Rec Center Sanitary Subtotal		$110,800.00
Rec Center Storm Sewer Subtotal		$340,000.00
Rec Center Paving Subtotal		$464,500.00
Rec Center Dry Utility Subtotal		$109,600.00
Entry Plaza Subtotal		$52,200.00
Sun Deck Sub-total		$108,400.00
Party Room Patio Sub Total		$77,700.00
Trail & Walk Subtotal		$146,200.00
Landscape Sub Total		$486,100.00
Child Watch (Equipment/Surface) Sub Total		$205,600.00
Construction Total		$18,391,600.00
Construction Contingency	10%	$1,839,160.00
Project/Owner Contingency	10%	$1,839,160.00
Soft Cost Total (See Page 3)	16.0%	$2,942,656.00
Total Project Cost Q3 2021		$25,012,576.00
Escalation/Inflation (5% annually)	5%	$2,813,914.80
Est. Time for Construction	2.3 yr	
Total Project Budget		**$27,826,490.80**

FFE includes: Site& Building Fixtures, Furniture, Loose Equipment

Field House		
Description	**%**	**Estimated Cost**
Field House Building Costs		$8,131,800.00
Field House FFE Costs		$1,077,300.00
Field House Water Subtotal		$417,200.00
Field House Sewer Subtotal		$88,200.00
Field House Drainage Subtotal		$349,500.00
Field House Paving Subtotal		$379,200.00
Field House Dry Utility Subtotal		$144,700.00
Field House Trail & Walk Subtotal		$117,800.00
Field House Landscape Sub Total		$204,000.00
Construction Total		$10,909,700.00
Construction Contingency	10%	$1,090,970.00
Project/Owner Contingency	10%	$1,090,970.00
Soft Cost Total (See Page 3)	16.0%	$1,745,552.00
Total Project Cost Q3 2021		$14,837,192.00
Escalation/Inflation (5% annually)	5%	$1,706,277.08
Est. Time for Construction	2.3 yr	
Total Project Budget		**$16,543,469.08**

Field House FFE includes: Site & Building Fixtures, Furniture, Loose Equipment + Commercial Kitchen Equipment + Climbing Wall

Rodeo Arena		
Description	**%**	**Estimated Cost**
Main Arena		$203,500.00
Rough Stock Back Pens		$172,500.00
Timed Event Back Pens		$514,000.00
Grandstands		$5,371,500.00
Warm-Up Arena		$114,500.00
Arena Water Subtotal		$227,300.00
Arena Sanitary Sewer		$115,100.00
Arena Drainage Sub Total		$150,400.00
Arena Access and Paving Subtotal		$55,900.00
Arena Dry Utility Subtotal		$75,000.00
Arena Plaza Subtotal		$39,500.00
Arena Trail & Walk Subtotal		$112,200.00
Arena Landscape Sub Total		$19,000.00
Construction Total		$7,170,400.00
Construction Contingency	10%	$717,040.00
Project/Owner Contingency	10%	$717,040.00
Soft Cost Total	16.0%	$1,147,264.00
Total Project Cost Q3 2021		$9,751,744.00
Escalation/Inflation (5% annually)	5%	$2,925,523.20
Est. Time for Construction	6.0 yr	
Total Project Budget		**$12,677,267.20**

Stall Barn		
Description	**%**	**Estimated Cost**
Permanent Stall Barn		$200,000.00
Stall Barn Water Subtotal		$15,400.00
Stall Barn Drainage Subtotal		$5,500.00
Stall Barn Access Subtotal		$2,700.00
Stall Barn Dry Utility Subtotal		$3,000.00
Construction Total		$226,600.00
Construction Contingency	10%	$22,660.00
Project/Owner Contingency	10%	$22,660.00
Soft Cost Total	16.0%	$36,256.00
Total Project Cost Q3 2021		$308,176.00
Escalation/Inflation (5% annually)	5%	$46,226.40
Est. Time for Construction	3.0 yr	
Total Project Budget		**$354,402.40**

Campground		
Description	**%**	**Estimated Cost**
Campground Water Subtotal		$44,200.00
Campground Sanitary Subtotal		$105,300.00
Campground Drainage Subtotal		$38,100.00
Campground Access Subtotal		$96,200.00
Campground Dry Utility Subtotal		$120,500.00
Campground Amenities Subtotal		$47,500.00
Campground Landscape Subtotal		$35,900.00
Construction Total		$487,700.00
Construction Contingency	10%	$48,770.00
Project/Owner Contingency	10%	$48,770.00
Soft Cost Total	16.0%	$78,032.00
Total Project Cost Q3 2021		$663,272.00
Escalation/Inflation (5% annually)	5%	$16,581.80
Est. Time for Construction	0.5 yr	
Total Project Budget		**$679,853.80**

Baseball Field		
Description	**%**	**Estimated Cost**
Baseball Field Subtotal		$669,500.00
Baseball Field Water Subtotal		$20,500.00
Baseball Field Drainage Subtotal		$68,700.00
Baseball Field Access Subtotal		$25,000.00
Baseball Field Utility Subtotal		$15,200.00
Construction Total		$798,900.00
Construction Contingency	10%	$79,890.00
Project/Owner Contingency	10%	$79,890.00
Soft Cost Total	16.0%	$127,824.00
Est. Time for Construction		
Total Project Cost Q3 2021		$1,086,504.00
Escalation/Inflation (5% annually)	5%	$122,231.70
Est. Time for Construction	2.3 yr	
Total Project Budget		**$1,208,735.70**

Entry Road		
Description	**%**	**Estimated Cost**
Highway 86 Access		$25,600.00
Entry Road Dry Utility Subtotal		$18,000.00
Entry Road Landscape Subtotal		$77,400.00
Construction Total		$121,000.00
Construction Contingency	10%	$12,100.00
Project/Owner Contingency	10%	$12,100.00
Soft Cost Total	16.0%	$19,360.00
Total Project Cost Q3 2021		$164,560.00
Escalation/Inflation (5% annually)	5%	$8,228.00
Est. Time for Construction	1.0 yr	
Total Project Budget		**$172,788.00**

Dog Park		
Description	**%**	**Estimated Cost**
Dog Park Landscape Subtotal		$8,700.00
Dog Park Water Subtotal		$5,500.00
Dog Park Grading Subtotal		$2,700.00
Construction Total		$16,900.00
Construction Contingency	5%	$845.00
Project/Owner Contingency	5%	$845.00
Soft Cost Total	10.5%	$1,774.50
Total Project Cost Q3 2021		$20,364.50
Escalation/Inflation (5% annually)	5%	$1,018.23
Est. Time for Construction	1.0 yr	
Total Project Budget		**$21,382.73**

Maintenance Facility		
Description	**%**	**Estimated Cost**
Maintenance Facility Landscape Subtotal		$58,100.00
Maintenance Grading Subtotal		$23,800.00
Maintenance Dry Utility Subtotal		$20,000.00
Construction Total		$101,900.00
Construction Contingency	5%	$5,095.00
Project/Owner Contingency	5%	$5,095.00
Soft Cost Total	12.0%	$2,028.00
Total Project Cost Q3 2021		$114,118.00
Escalation/Inflation (5% annually)	5%	$5,705.90
Est. Time for Construction	1.0 yr	
Total Project Budget		**$119,823.90**

Project Summary		
Recreation Center Phase 1		$27,862,490.80
Field House		$16,543,469.08
Rodeo Arena		$12,677,267.20
Stall Barn		$354,402.40
Campground		$679,853.80
Ball Fields		$1,208,735.70
Entry Road		$172,788.00
Dog Park		$21,382.73
Maintenance Facility		$119,823.90
Master Plan Grand Total		**$59,604,213.61**

The District should be aware that this opinion of probable cost:

- Represents the Design Team's best judgment as design professionals regarding the projected project budget for implementing the Master Plan and is intended to help guide the District in planning that process.
- Has been developed based on preliminary design concepts (master plan level of design) and will be refined as detailed design is complete for each program element.
- Is based on the Design Team's recent experience, input from Front Range contractors, and adjusted to accommodate the factors we are aware of at the time it was prepared.
- May contain costs that vary from actual bids or cost of construction as we have no control over the cost of labor and material, competitive bidding, or market conditions.

CASEY JONES PARK
MASTER PLAN

FEBRUARY 2022