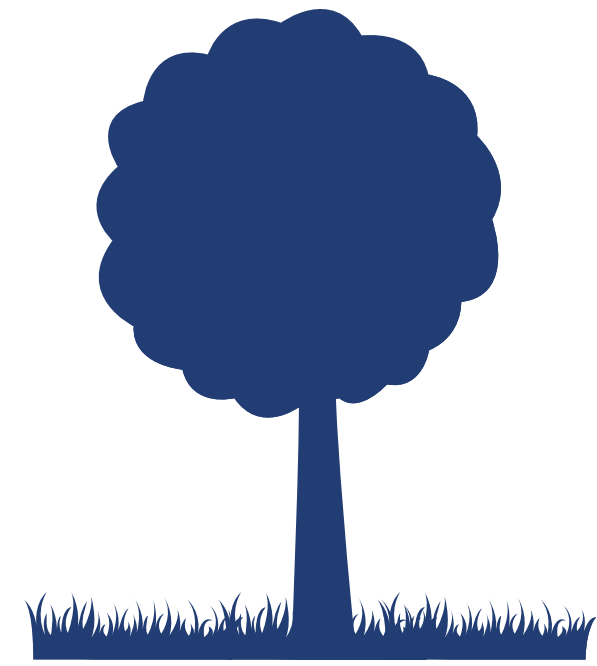


Potential Site: Cobblestone Ranch Tract L

Future Neighborhood Park Planning



Park Size

190 acres



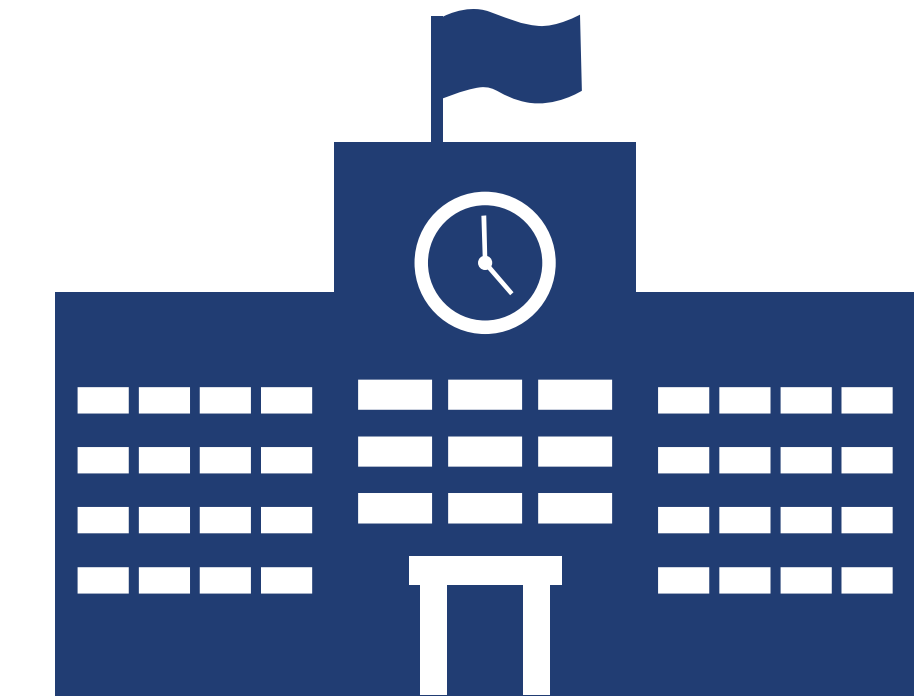
Population Served

763 homes + 41 active permits



Programming Considerations

Flat ground ideal for sports complex, but first phase would be limited due to funding



Public Amenities within 1/2 Mile

None, but property is currently used as walking path by residents



Trails and Open Space Access within 1/2 Mile

- Hidden Mesa Open Space
- Cherry Creek Front Range Trail
- Hidden Mesa Trails



Cost Considerations

- Large site with no infrastructure
- High cost of development to extend infrastructure in to site from Castle Oaks Drive



Existing Amenities within 1/2 Mile

- 2 private parks
- 2 private playgrounds
- 1 private swimming pool
- 3 private tennis courts
- 1 neighborhood community center
- 2 private turf play areas



Location

