

Future Neighborhood Park Planning

Neighborhood Park Planning Prioritization Matrix

Rating Factor's Weight in Points	Prioritization Rating Criteria	Terrain Lot 2 10.94 acre site	Castlewood Ranch Tract L 10.75 acre site	Cobblestone Ranch Tract L 190 acre site	Crystal Valley South / Park-School 10 acre site	Meadows F18 Lot 2 5.51 acre site
25	Public amenities within service radius	Sage Canyon Elementary School and Wrangler Park	Flagstone Elementary School	None, but property used by residents for walking	None	Aspen View Academy Charter School
	Existing athletic fields	2	1	0	0	1
	Existing playgrounds	2	1	0	0	1
	Existing pavilions	3	1	0	0	0
	<i>Numeric ranking (unweighted)</i>	1	3	4	5	2
<i>Weighted score</i>	5	15	20	25	10	
15	Private parks within service radius	2	0	2	0	4
	Playgrounds	1	0	2	0	3
	Swimming pools	1	0	1	1	0
	Tennis courts	0	0	3	0	0
	Neighborhood community center	1	0	1	1	0
	Turf play area	0	0	2	0	4
	Dog park	1	0	0	0	0
<i>Numeric ranking (unweighted)</i>	3	5	1	2	4	
<i>Weighted score</i>	9	15	3	6	12	
10	Access to open space and trails within service radius	Planned McMurdo Gulch Trail / trail under power lines	Mitchell Creek Open Space, paved and soft surface trails	Hidden Mesa Open Space, Cherry Creek Front Range Trail and Hidden Mesa trails	Private trail development inside Loop Road	Red Hawk trails, Ridgeline Open Space - paved and soft surface trails
	<i>Numeric ranking (unweighted)</i>	2	4	1	5	3
	<i>Weighted score</i>	4	8	2	10	6
5	Anticipated cost of development	Access road in place, dry utility move required, undisturbed site, two points of access, water and sewer available	Utilities on west edge, fill site, underlying rock	Large site with no infrastructure, access from Castle Oaks Drive, flat and undisturbed	Must coordinate development with future school site which is unscheduled, surrounding infrastructure not in place	Adjacent to Aspen View Academy Charter School, road access in place, overflow parking available, graded site, surrounding trails in place
	<i>Numeric ranking (unweighted)</i>	3	4	2	1	5
	<i>Weighted score</i>	3	4	2	1	5
10	Programming potential	Adjacent to private recreational amenities, larger site for athletic development	Soil conditions provide some limitations	190 acres, flat ground ideal for a sports complex but first phase would be limited due to funding	Joint park / school site, but no schedule for school development	Potential for shared use with Aspen View Academy Charter School's amenities
	<i>Numeric ranking (unweighted)</i>	3	1	5	2	4
	<i>Weighted score</i>	6	2	10	4	8
30	Current density and growth rate	110 active permits - 270 homes, some within Wrangler Park radius	11 active permits - 483 homes, and proposed Rock Canyon and planned development to the north	41 active permits - 763 homes	112 active permits - 278 homes	130 permitted units - 1,182 homes
	<i>Numeric ranking (unweighted)</i>	1	3	4	2	5
	<i>Weighted score</i>	6	18	24	12	30
5	Operating budget impact	Adjacent to Wrangler Park	Distance from maintenance facility	Potential high cost of development to extend infrastructure in to site from Castle Oaks Drive, greatest distance from maintenance facility	Two miles from Rhyolite Regional Park	Overflow parking in place at Aspen View Academy Charter School
	<i>Numeric ranking (unweighted)</i>	4	3	1	2	5
	<i>Weighted score</i>	4	3	1	2	5
	Total Unweighted Score	17	23	18	19	28
	Total Weighted Score	37	65	62	60	76