



Project Data

Key Scope Items:

- Recreation Center Market Analysis
- Comparable Facility & Site Analysis
- Amphitheater Feasibility

HSP Professionals Involved in Project: Rob Hunden, Rob Smitherman, Evan Holmes

Time of Service: 2010 – 2011

Recreation Center and Amphitheater Feasibility

Castle Rock, Colorado

Hunden Strategic Partners teamed with Sink Combs Dethlefs to work with the Town of Castle Rock to undertake two studies: the determination of a financially self-sustaining recreation center model as well as an amphitheater feasibility study. This was a unique study, as most recreation centers are developed as public amenities with significant operational losses, however in this case an enterprise model was created that resulted in a facility model that attempts to break even on operations. Comparable facilities and operational models were studied and a recommendation for a development and operating model of the facilities was developed for the next 20 years.

The study confirmed the community’s need for a recreation complex. The findings suggested that the community build the facility in two phases, first as a fieldhouse recreation facility (basketball courts, locker rooms, fitness center, baseball fields and multi-purpose field) followed by a traditional full-service recreation center in 2021.