

ROXBOROUGH VILLAGE METROPOLITAN DISTRICT
SPECIAL BOARD MEETING/WORK SESSION AGENDA

Board of Directors:

Calvin Brown, President	Term Expires May 2020
Debra Prysby, Vice President	Term Expires May 2022
Ron Bendall, Secretary/Treasurer	Term Expires May 2020
Steven Sherman, Assistant Secretary	Term Expires May 2022
Edward Wagner, Assistant Secretary	Term Expires May 2022

Date: August 15, 2019 (Thursday)

Time: 6:30 p.m.

**Place: Roxborough Library
8357 N. Rampart Range Road, #200
Littleton, CO 80125**

Call in Information: Dial 844-286-0635 Code 391046547

1. CALL TO ORDER
2. DECLARATION OF QUORUM/DIRECTOR QUALIFICATIONS/DISCLOSURE MATTERS
3. APPROVE AGENDA
4. PUBLIC COMMENT and/or GUESTS
Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes. Please sign in.
5. MASTER PLAN
6. OTHER BUSINESS
7. ADJOURNMENT

SCHEDULED BOARD MEETINGS 6:30 P.M.

**West Metro Fire Station 15
 6220 N. Roxborough Park Road
 Littleton, CO 80125
 Roxborough Library
 8357 N. Rampart Range Road, #200
 Littleton, CO 80125**

2019 Meeting Calendar

January						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
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27	28	29	30	31		

February						
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March						
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31						

April						
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May						
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June						
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July						
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August						
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September						
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29	30					

October						
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November						
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December						
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22	23	24	25	26	27	28
29	30	31				

The Following Are Post Packet Items:

Items That Were

Distributed At The Meeting

And Not In

The Original Packet



ROXBOROUGH VILLAGE COMMUNITY MASTER PLAN UPDATE

RVMD BOARD MASTER PLAN WORK SESSION
AUGUST 15, 2019

TODAY'S AGENDA

1. Purpose and Goals (5 minutes)
2. Community Center/Pool Analysis – ArLand (45 minutes)
3. Introduction to Master Plan Strategies and Framework Concepts (45 minutes)
4. Community Meeting #2 (15 minutes)

Purpose & Goals

1) Input on community center/pool scenarios

- Size and program
- Capital cost, partnerships, and mill levy analysis
- Site concepts
- What to bring to the next community meeting?

2) Input on Strategies and Framework Concepts

- Pool (above)
- Little Willow Creek Open Space
- Neighborhood Parks
- Connectivity
- Programming

FUTURE PROGRAMMING

We asked what new amenities the community wants to have access to and below is a compiled list of programs based on their votes.



SPORTS RECREATION ACTIVITIES



OUTDOOR ORIENTED ACTIVITIES



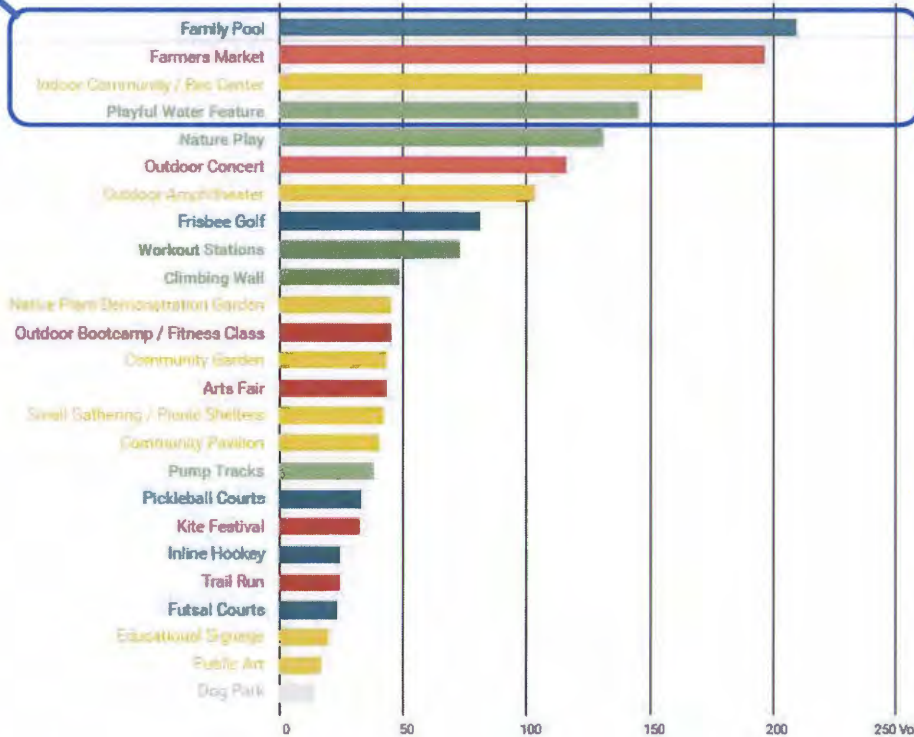
COMMUNITY GATHERINGS AMENITIES



PROGRAMMING AND EVENTS



- 3 out of the 4 top choices desire a pool or community center
- This required a deeper dive to study costs, location and potential mill levy impacts





Roxborough Village Metropolitan District Pool Scenarios

August 15, 2019

ARLAND
Land Use Economics





Outline

- Economic benefits of park and recreation / community facilities
- Case studies
 - Highlands Ranch
 - Reunion
 - Castle Rock
 - Stapleton
 - Roxborough Village
- Demographics
 - Distance, densities and incomes
 - Demand for active recreation facilities
- Scenarios and costs
 - Capital costs
 - Operating costs
 - Average mill per household

Economic Benefit of Community Facilities

- Whole range of park and recreation benefits
 - Environment
 - Visitor Spending
 - Health / Wellness
 - Property Values
- Property value increase
 - 5% increase among properties closest to facilities (500 feet) in Denver, Los Angeles, Colorado Springs studies (Trust for Public Land)
 - In Boulder, the average values of homes next to a greenbelt was 32% higher than those 3,200 feet away (National Recreation and Parks Association)
- Depends on the quality of the park
 - Beautiful natural resource areas with public access, scenic vistas, and bodies of water are markedly valuable.
 - Those with excellent recreational facilities are also desirable, although sometimes the greatest property values are realized a block or two away if there are issues of noise, lights, or parking.
 - Less attractive or poorly maintained parks may provide only marginal value to surrounding property (NPRA)

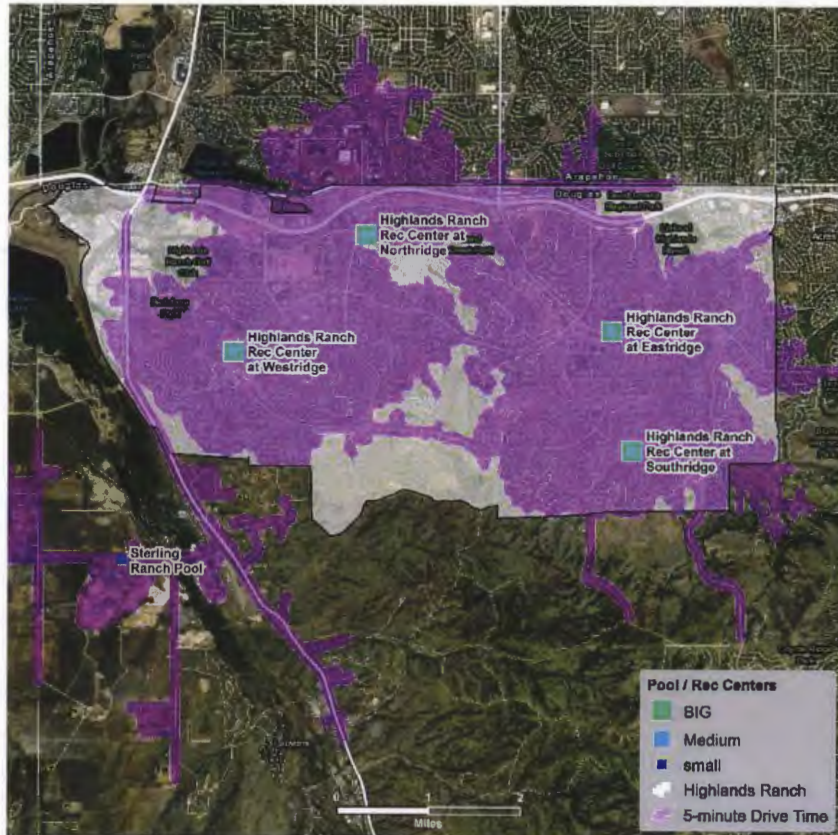


Economic Benefit of Community Facilities

- Aspects of master planned communities attractive to the next generation of buyers :
 - Buyers want environments that are “denser, funner, synergistic.....”
 - Within larger communities, multiple villages are attractive
 - “Engaged with nature, the environment, exercise, community, and education” including clubhouse with fitness and community facilities (UrbanLand, 2014)

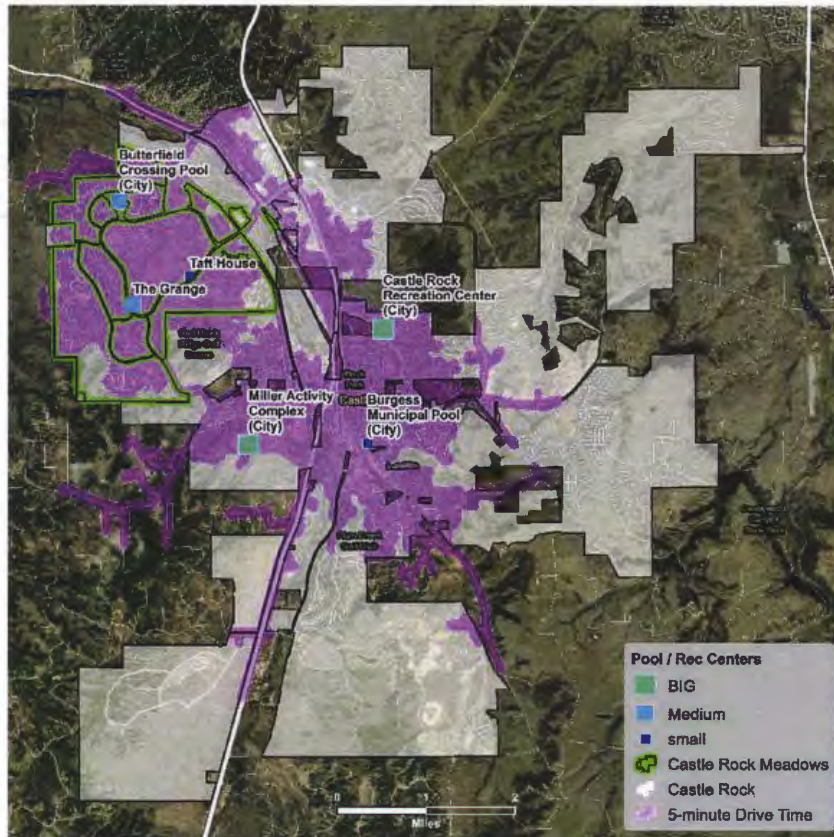


Highlands Ranch



- Older and built out master planned community
- 4 large rec centers
- Distances (miles) between:
 - Westridge to Northridge – 2
 - Northridge to Eastridge – 3
 - Eastridge to Southridge – 1.5
 - Westridge to Southridge – 5
- Most of Highlands Ranch is within 5 minutes driving distance of a large recreation facility

Meadows – Castle Rock



- Meadows residents have access to Meadows facilities and nearby City facilities
- In addition to the Taft House and the Grange, City-owned full-service recreation facilities and pool in close proximity
- Driving distance (miles) between
 - Grange and Taft House- 1.5
 - Grange and Butterfield-1.8
 - Grange and Miller AC-3
 - Grange and CR Rec-5
- Number of residents in Grange's
 - ½ mile radius – 3,480 persons
 - 1 mile radius – 10,800 persons
 - 1.5 mile radius – 17,200 persons

Meadows – Castle Rock

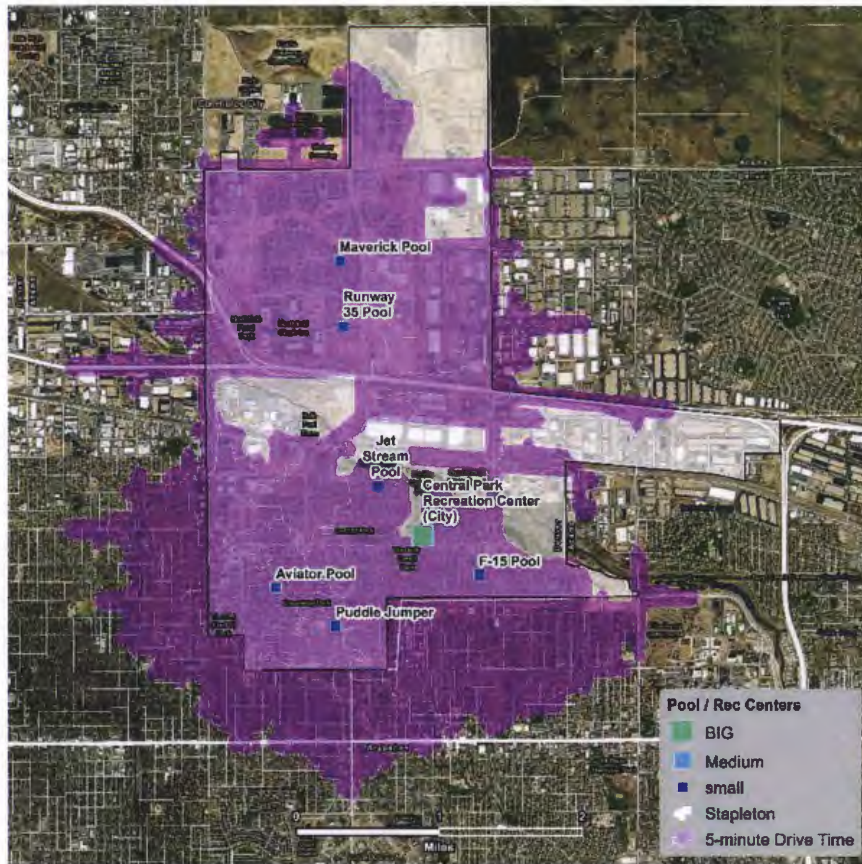
Taft House – pool, clubhouse



The Grange – 2 outdoor pools, community center



Stapleton



ArLand Land Use Economics

- Stapleton residents have access to small pool facilities and large (City operated) Central Park Recreation Center
- Driving distance (miles) between
 - Maverick and Runway35- .75
 - Jet Stream and Aviator- 1
 - Aviator and Puddle Jumper-.9
 - Puddle Jumper and F15-1.4
- Each has a “role”
- Number of residents in Maverick
 - ½ mile radius – 3,900
 - 1 mile radius – 5,200
- Number of residents in Jet Stream Pool
 - ½ mile radius – 2,500
 - 1 mile radius – 10,800

Stapleton



Maverick

Jetstream



Reunion

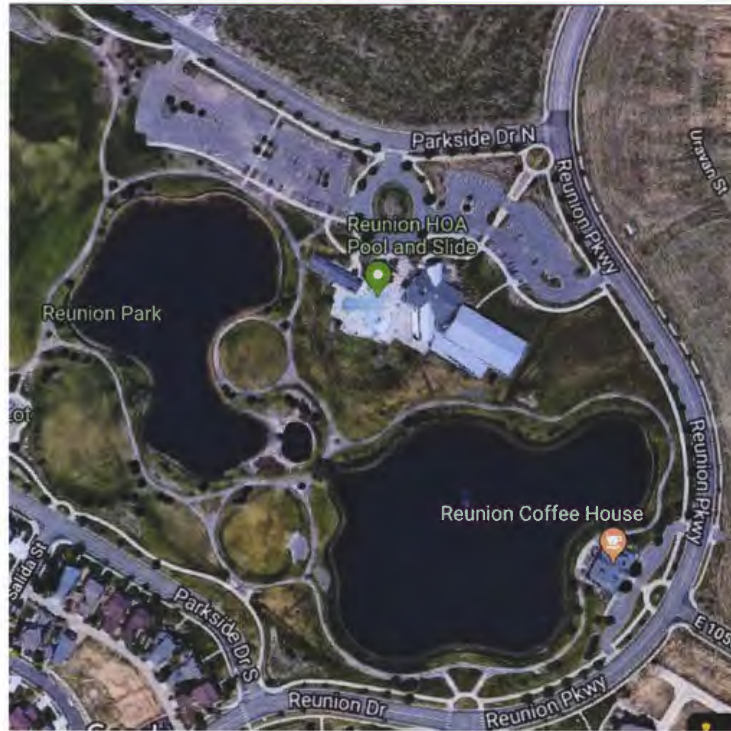


- Southlawn Pool currently under construction
- Reunion is growing community
- Driving distance (miles) between
 - Reunion Rec Center and Southlawn - 1
- Number of residents in Reunion Rec Center
 - ½ mile radius – 2,800
 - 1 mile radius – 7,100
- Number of residents in Southlawn Pool
 - ½ mile radius – 2,200
 - 1 mile radius – 7,000

Reunion

Reunion Recreation Center

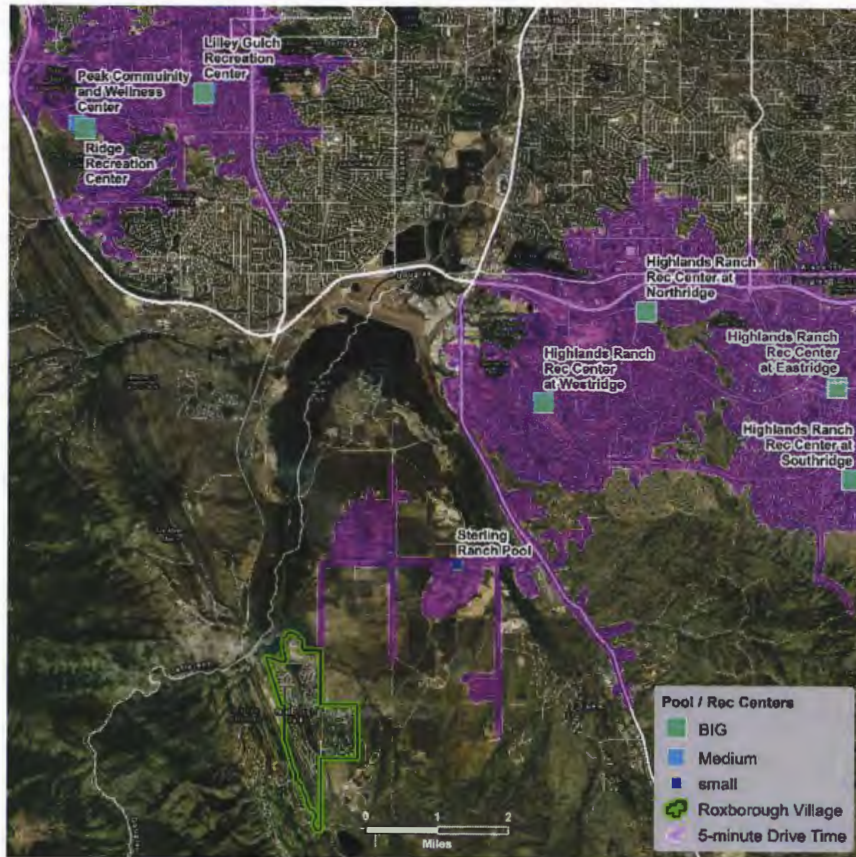
Reunion Recreation Center



Southlawn Pool

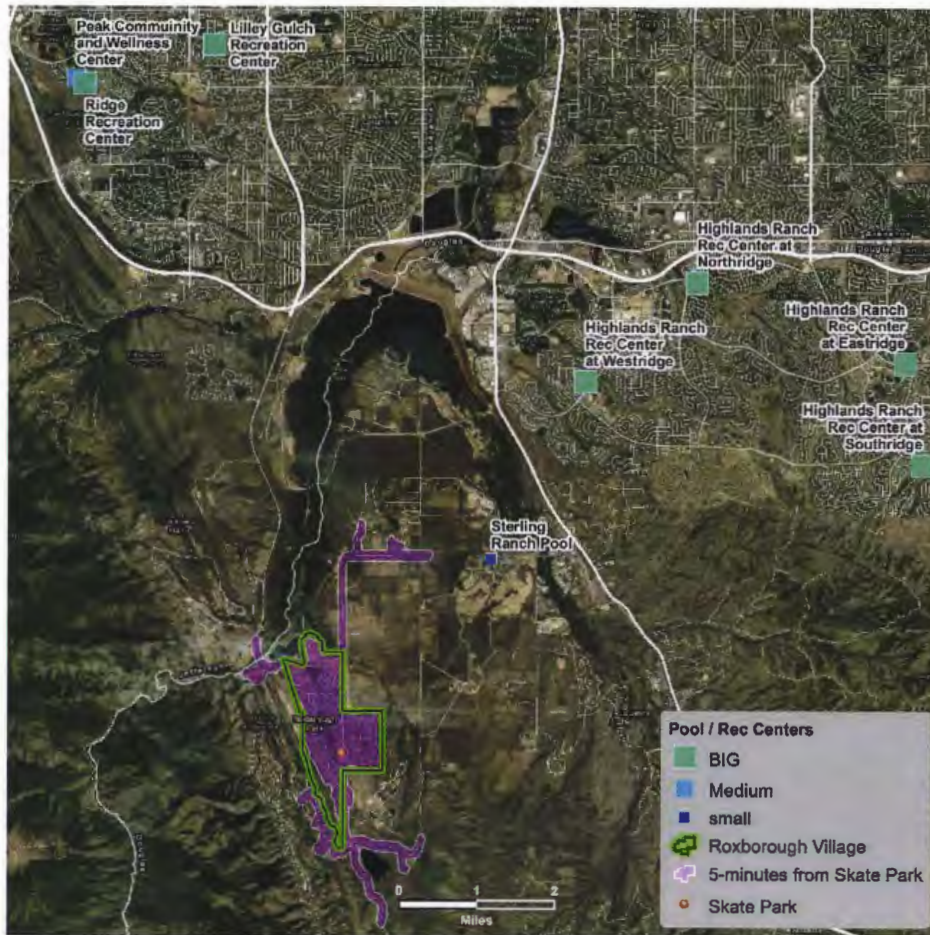


Roxborough Village



- Existing Pool Coverage
 - Roxborough Village residents have access to Lilley Gulch, Ridge, and Peak Community and Wellness Centers about 20 minutes away
- Driving distance (miles) between
 - Roxborough Village and Ridge Recreation Center – 13
 - Roxborough Village and Sterling Ranch – 3.5

Roxborough Village



- A pool near the skate park is within 5 minutes driving distance of the entire Roxborough Village community
- Estimated number of residents in Roxborough Village (skate park)
 - ½ mile radius – 3,400
 - 1 mile radius – 8,200
 - 1.5 mile radius – 9,900
 - 3 mile radius – 10,700
 - 5 mile radius -14,200

Summary Population

Radius Distance	Rox - borough Village	Meadows - Grange	Meadows - Taft House	Stapleton - Maverick	Stapleton - Jet Stream	Reunion Rec Center	Reunion Southlawn
.5 mile	3,400	3,480	2,800	3,900	2,500	2,800+	2,200+
1 mile	8,200	10,800	8,400	5,200	10,800	7,100+	7,000+
1.5 mile	9,900	17,200	19,700	6,600	29,700	11,200+	12,900+
Category		Medium	Small	Small	Small	Medium	Small

Active Recreation Demand

At Green Valley Ranch, Oakwood Homes programs 24 square feet per person of “active” recreational space.

Using this metric, estimated “active” recreational demand at Roxborough Village is 23,000 square feet.

	Area of Active Recreation Facilities (sq. ft.)
Community Park	53,302
Playground	1,606
Tennis	13,920
Volleyball	2,400
Softball	13,198
Basketball	4,250
Skate Park	17,928
Crystal Lake Park	11,097
Playground	11,097
Chatfield Farms Park	66,075
Playground	975
Soccer	65,100
Imperial Park	2,914
Playground	2,914
Marmot Park	1,732
Playground	1,732
Airplane Park	1,164
Playground	1,164
Deer Mule Park	1,080
Playground	1,080
Total Active Facilities Area	137,363
Roxborough Village Metro District P	6,700
Square Feet Per Person	20.50
Est. "Active" Recreation Demand	23,437



Capital and Operating Costs



Southlawn

- Under construction
- Intended to be neighborhood “walk-up” pool
- The Southlawn Pool will feature a “beach entry”, swim lanes, wood dock and baja step with lounge chairs
- The Recreation area will have a full patio, restrooms/changing areas and a sport court
- Estimated capital cost of up to \$1.75 to \$2 million. YMCA to provide limited management services for pool only at \$60,000 annually

Capital and Operating Costs



Oakwood Project

- \$4 Million capital cost
- \$270,000 annual operating costs (including grounds / parking)

Tallyn's Reach, Aurora

Summer only pool;
year round
clubhouse



Expenses	Budgeted Amount
Grounds expense	\$750,000
Recreation Expense (pool repairs, chemicals, equipment, management, security, janitorial)	\$200,000
Utilities (water/sewer, gas/electric)	\$435,000
Reserves for repairs (current year only and contingencies)	\$350,000

Pool Scenarios

	GO ALONE	BUILD & PARTNER	NO BUILD & FULL PARTNERSHIP	PARTIAL BUILD AND POOL USE
Description	RVMD builds, operates and maintains a larger new facility in perpetuity Capital Build - RVMD Operations & Programs - RVMD	RVMD builds and maintains a medium-sized facility, but partners with another organization on all operations and programs Capital Build - RVMD Operations & Programs - YMCA?	RVMD provides funding to another local partner to gain access to their pool and amenity facilities Capital Build - Other Operations & Programs - Other	RVMD builds, operates and maintains a small community pool facility Capital Build - RVMD Operations & Programs - YMCA?
Site and Building Program	<ul style="list-style-type: none"> • Large Pool with Splash Area for Children and 7-lane Lap Area • Large Community and Pool Building • Community Room/Great Room • Fitness Room • Outdoor Seating/Small Event Areas Building Size - Approx 6,000 s.f. Pool Size - Approx 7,000 s.f.	<ul style="list-style-type: none"> • Medium Pool with Splash Area for Children and 3-lane Lap Area • Medium Community and Pool Building • Community Room/Great Room • Outdoor Seating/Small Event Areas Building Size - Approx 4,500 s.f. Pool Size - Approx 6,500 s.f.	TO BE DETERMINED BY OTHERS	<ul style="list-style-type: none"> • Small Pool with 2-lane Lap Area • Small Pool Building • Outdoor Seating/Small Event Areas Building Size - Approx 3,000 s.f. Pool Size - Approx 6,000 s.f.
Site Location Assumptions	Roxborough Community Park	Roxborough Community Park	TO BE DETERMINED BY OTHERS	Roxborough Community Park
ROM (Rough Order of Magnitude) Capital Cost Assumptions	\$4,000,000	\$3,750,000	TO BE DETERMINED BY OTHERS	\$2,500,000
ROM Annual Operating Cost Assumptions	\$270,000	\$270,000	TO BE DETERMINED BY OTHERS	\$168,750
Debt Service Mill Levy Required*	4.5 mills per year over 30 years	4.25 mills per year over 30 years		2.75 mills per year over 30 years
Operating Mill Levy Required**	4.5 mills per year over 30 years	4.5 mills per year over 30 years	3 mills per year over 30 years?	2.5 mills per year over 30 years + 2 mills extra to pay for access to partner facilities
Cost to Residential Household Assumptions***	\$225 per year for \$350k home over 30 years (amount will increase as property value increases)	\$210 per year for \$350k home over 30 years (amount will increase as property value increases)	\$75 per year for \$350k home over 30 years	\$180 per year for \$350k home over 30 years (amount will increase as property value increases)
* Based on total capital cost assumptions				
** Based on additional operating cost assumptions				
*** Based on current average assessed value - approximately \$350,000				

Bond Worksheet

Total Bonds	Assumptions	Amount
Bond Proceeds		\$5,000,000
Capitalized Interest	0 months	\$0
Bond Reserve Fund	1 year debt service	\$65,000
Formation and Insurance Costs	9%	\$90,000
Total Bond Size		\$1,155,000
Estimated Annual Bond Costs		
Estimated Gross Debt Service		\$65,000
Estimated Annual Administrative Costs	2.5%	\$2,000
Delinquency Coverage	12%	\$8,000
Total Annual Bond Costs		\$75,000
Assumptions		
Interest Rates	5%	
Bond Term (30 years)	360	
Annual Bond Costs / Bond Proceeds		7.5%
Current Estimated Total Assesed Valuation		\$69,677,340
1 mill: residential only		\$69,677
2 mill: residential only		\$139,355
5 mill: residential only		\$348,387
10 mill: residential only		\$696,773



References

- Urban Land November 2014. Kathleen McCormick. “MPCs are bouncing back, adding health and a sense of place”
- National Recreation and Park Association. <https://www.nrpa.org/About-National-Recreation-and-Park-Association/>
- Trust for Public Land Research Library. <https://www.tpl.org/how-we-work/research-library>



Questions?

Arleen Taniwaki

ArLand Land Use Economics

720.244.7678



POOL SITE CONCEPT STUDIES



POOL SIZE COMPARISON STUDIES

Rec Center Precedents

scale 1" = 100'

Arrowhead Shore Pool, Roxborough

population: 9,000



Building Area: 3,000 sq ft.

Pool Area: 3,200 sq ft.

Amenities: pool and restroom

Maverick Pool, Stapleton

population: 19,500



Building Area: 3,000 sq ft.

Pool Area: 7025 sq ft.

Amenities: pool and restroom

The Grange, The Meadows

population: 23,230
dwelling units: 10,800



Building Area: 11,700 sq ft.

Pool Area: 8,100 sq ft.

Amenities: three outdoor swimming pools, splash pad, restroom, event space for meetings and dancing, coffee shop

POOL SIZE COMPARISON STUDIES

scale 1" = 100'

Lincoln Park Pool, Lincoln Park Metro District

population: 3,100



Building Area: 4,200 sq ft.

Pool Area: 5,800 sq ft.

Amenities: pool and restroom

Westridge Rec Center, Highlands Ranch

population: 3,100



Building Area: 54,000 sq ft.

Pool Area: 4,300 sq ft.

Amenities: pool and restroom, fitness center, meeting rooms, nursery, indoor pool, running track, spa, 3 gymnasiums, indoor turf, studio cycling

Oakwood Project

population: ?



Building Area: 5,700 sq ft.

Pool Area: 6,100 sq ft.

Amenities: pool, restroom, great room for gathering, fitness room

POOL SITE CONCEPT STUDIES

POOL SCENARIO 1 – GO ALONE



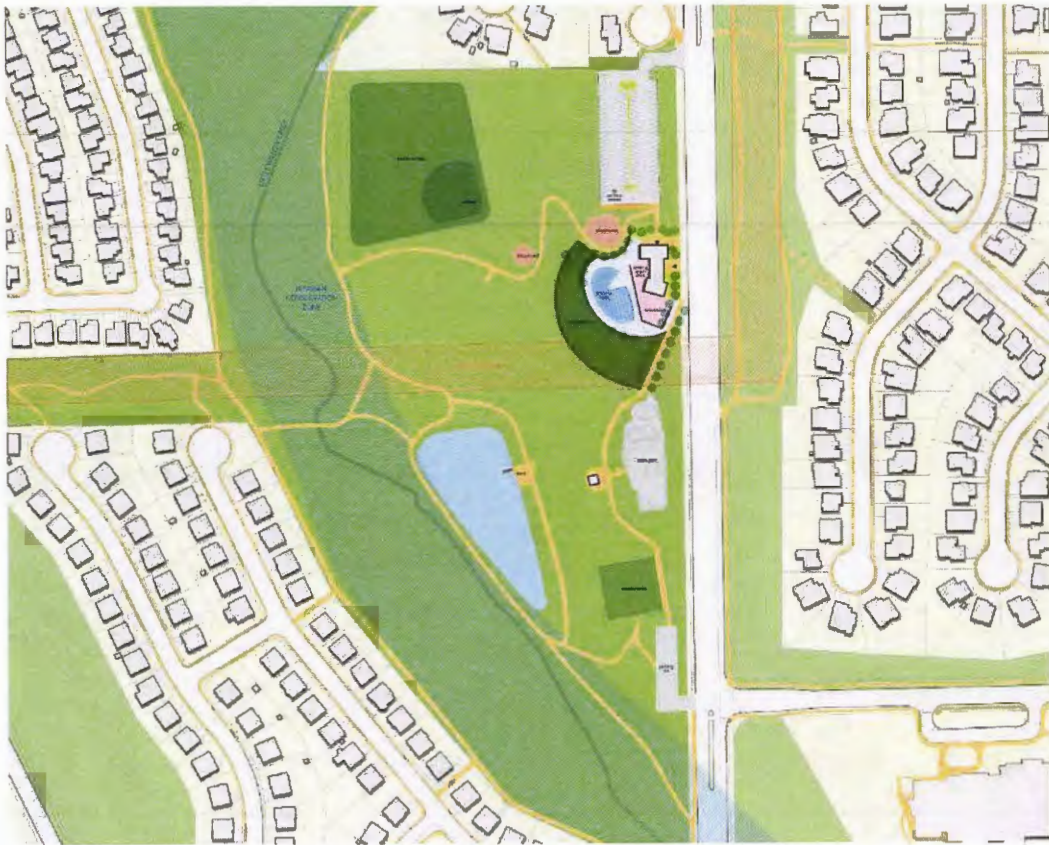
- Large Pool and Splash Area for Children + 7-lane Lap Area
- Large Community and Pool Building
- Community Room/Great Room
- Fitness Room
- Outdoor Seating/Small Event Areas

Building Size - Approx 6,000 s.f.

Pool Size - Approx 7,000 s.f.

POOL SITE CONCEPT STUDIES

POOL SCENARIO 2 - BUILD AND PARTNER



- Medium Pool with Splash Area for Children and 3-lane Lap Area
- Medium Community and Pool Building
- Community Room/Great Room
- Outdoor Seating/Small Event Areas

Building Size - Approx 4,500 s.f.

Pool Size - Approx 6,500 s.f.

POOL SITE CONCEPT STUDIES

POOL SCENARIO 4 – PARTIAL BUILD AND POOL USE PARTNERSHIP



- Small Pool with 2-lane Lap Area
- Small Pool Building
- Outdoor Seating/Small Event Areas

Building Size - Approx 3,000 s.f.

Pool Size - Approx 6,000 s.f.

POOL SITE CONCEPT STUDIES

Rec Center Scenerios

scale 1" = 200'



SCENERIO 1

- COMMUNITY BUILDING (6,000 SF): INDOOR SPA, RESTROOM, COMMUNITY ROOM / GREAT ROOM, FITNESS ROOM
- 7-LANE LAP POOL WITH KIDS SPLASH AREA (7,025 SF)
- OUTDOOR SEATING



SCENERIO 2

- COMMUNITY BUILDING (4,500 SF): RESTROOM, COMMUNITY ROOM / GREAT ROOM
- 3-LANE LAP POOL WITH KIDS SPLASH AREA (6,500 SF)
- OUTDOOR TERRACE FOR EVENTS AND SEATING



SCENERIO 4

- COMMUNITY BUILDING (3,000 SF): RESTROOM, POOL BUILDING
- FAMILY POOL WITH LIMITED LAP AREA (6,000 SF)
- OUTDOOR SEATING



Ough Village
 3114th District
 COLORADO

INTRODUCTION TO MASTER PLAN STRATEGIES & FRAMEWORK CONCEPTS

Context Map

- Community Park
- Civic Center
- School
- Recreation Center
- Retail Center



Context Map

Roxborough Village is known for its community, nature, and wildlife. With close proximity to two state parks, regional High Line Canal trail, Waterton Canyon and Rocky Mountains

Two major new communities, Sterling Ranch and Solstice, coming online near historically geographically isolated Roxborough Village, bringing new amenities and competition for housing

Sterling Ranch provides wide array of amenities, including a mixed use office / retail town center, Civic Center, Rec Center, park and lake, extensive 30 miles trail system, and 4 new schools.

- Community Park
- School
- Retail Center
- Civic Center
- Recreation Center



FUTURE PROGRAMMING

We asked what new amenities the community wants to have access to and below is a compiled list of programs based on their votes.



SPORTS RECREATION ACTIVITIES



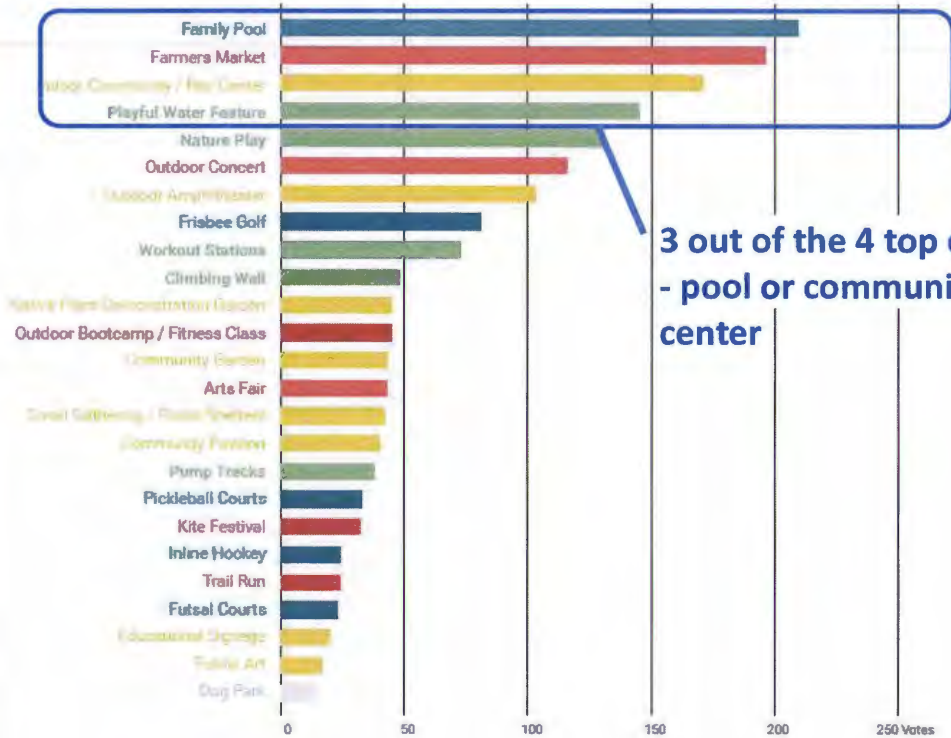
OUTDOOR ORIENTED ACTIVITIES



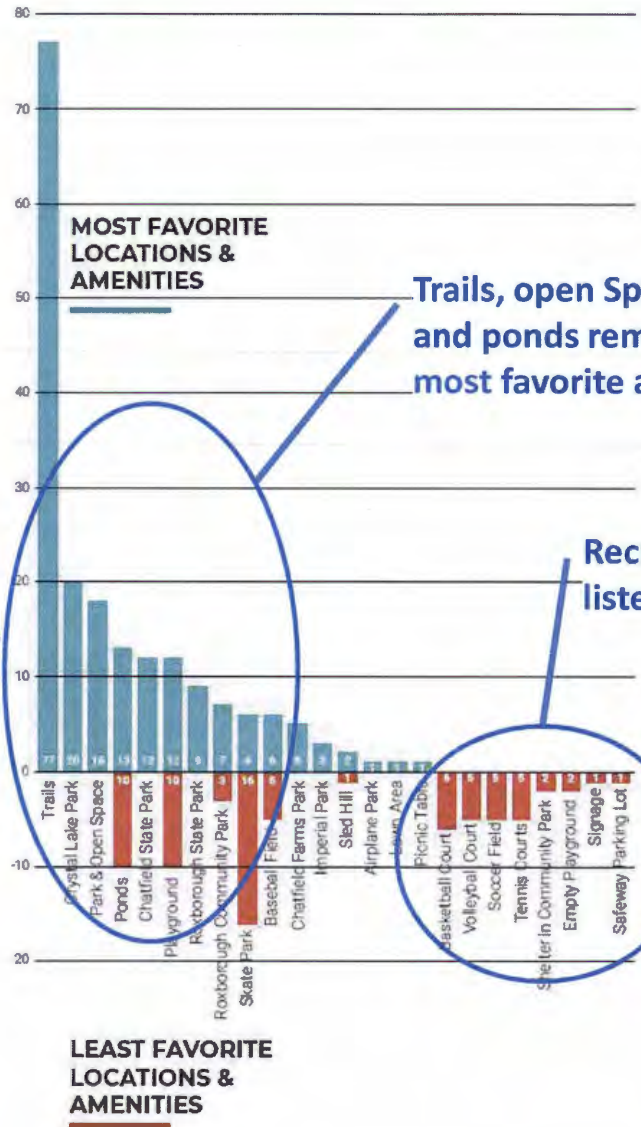
COMMUNITY CENTER AMENITIES



PROGRAMMING AND EVENTS



3 out of the 4 top choices - pool or community center



MOST FAVORITE LOCATIONS & AMENITIES

Trails, open space, parks and ponds remain the most favorite amenities

Recreation facilities were listed as least favorite

LEAST FAVORITE LOCATIONS & AMENITIES



Strategies and Preliminary Concepts

- 1. Review of the Overall Strategies**
- 2. Review Three Framework Concepts**

All scenarios are organized in the following way:

- List of Main Amenities**
- Framework Concept Diagram**
- Rough Order of Magnitude Cost Summary (for discussion purposes only)**

FRAMWORK CONCEPTS

STRATEGIES

- 1 GREEN SPINE**
 - Little Willow Creek open space is the **outdoor main street** of the community with the highest level of use and activity.
- 2 CONSTELLATION OF NEIGHBORHOOD PARKS**
 - Focuses on the community's desire for better playgrounds and builds on the existing network of parks by reinforcing their roles as **centers of the neighborhoods**.
- 3 CONNECTIVITY**
 - Addresses the desire for improved connectivity to nearby recreation areas and natural amenities.
- 4 PROGRAMS**
 - Satisfies a desire for more seasonal events, programs and activities, and provides more opportunities for community gathering.
- 5 GENERAL MAINTENANCE**



FRAMEWORK CONCEPTS - OVERVIEW

CONCEPT 1

*Major investments along Willow Creek including a community pool. Themed enhancements throughout all neighborhood parks as well as **robust programming.***

CONCEPT 2

Focused investments for a *community pool, basic improvements* throughout the community parks and *minimal programming*

CONCEPT 3

Major investments along Willow Creek including a community pavilion and outdoor amphitheater. Basic neighborhood park investments and minimal programming

FRAMEWORK CONCEPTS

CONCEPT 1

1

GREEN SPINE

- New Community Pool
- Little Willow Creek MAJOR Enhancements

2

CONSTELLATION OF NEIGHBORHOOD PARKS

- Enhanced Themed Parks

3

CONNECTIVITY

- Regional Connections
- Trail Improvements

4

PROGRAMS

- Annual Programming Schedule
 - Events/Festivals
 - Concerts
 - Classes

5

GENERAL MAINTENANCE

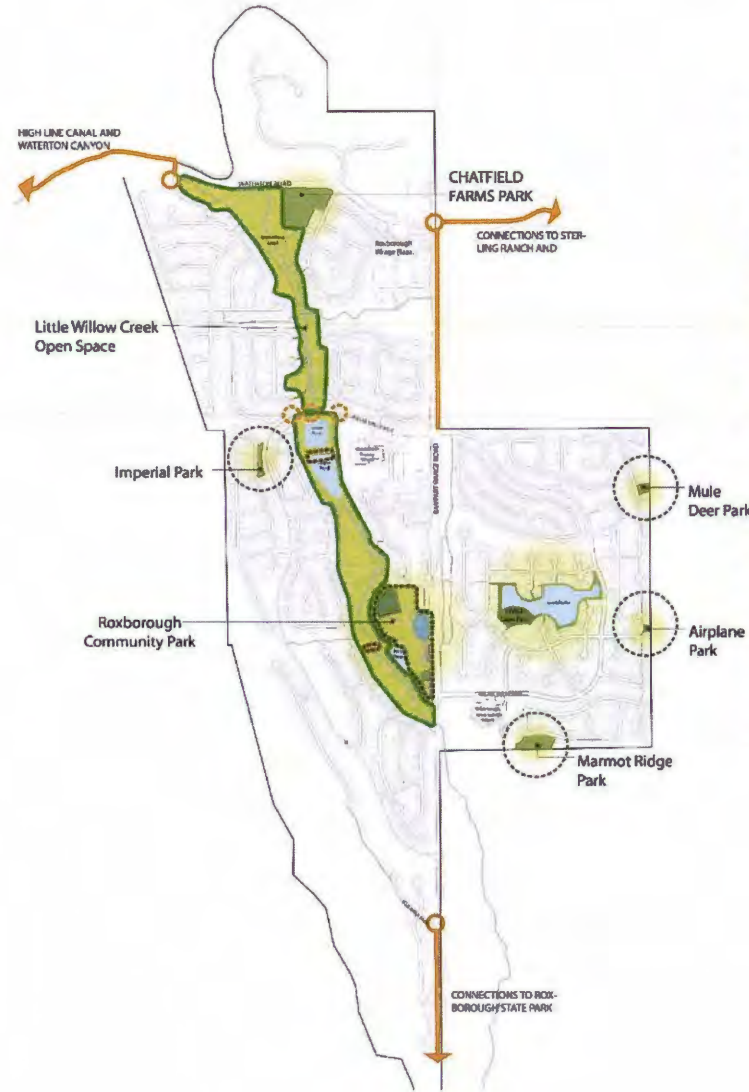
- Trails
- Landscape
- Etc.



FRAMEWORK CONCEPTS

CONCEPT 2

- 1 GREEN SPINE**
 - **New Community Pool**
- 2 CONSTELLATION OF NEIGHBORHOOD PARKS**
 - **Some Park Improvements**
- 3 CONNECTIVITY**
 - **Regional Connections**
 - **Trail Improvements**
- 4 PROGRAMS**
 - **1-2 Annual Programs per Year**
- 5 GENERAL MAINTENANCE**
 - **Trails**
 - **Landscape**
 - **Little Willow Creek Improvements**
 - **Etc.**



FRAMEWORK CONCEPTS

CONCEPT 3

- 1 GREEN SPINE**
 - Community Pavilion and Amphitheater
 - Little Willow Creek MAJOR Enhancements
- 2 CONSTELLATION OF NEIGHBORHOOD PARKS**
 - General Park Improvements
- 3 CONNECTIVITY**
 - Regional Connections
 - Trail Improvements
- 4 PROGRAMS**
 - 1-2 Annual Programs per Year
- 5 GENERAL MAINTENANCE**
 - Trails
 - Landscape
 - Etc.



FRAMEWORK CONCEPTS - SUMMARY

CONCEPT 1

- 1** GREEN SPINE
 - New Community Pool
 - Little Willow Creek MAJOR Enhancements
- 2** CONSTELLATION OF NEIGHBORHOOD PARKS
 - Enhanced Themed Parks
- 3** CONNECTIVITY
 - Regional Connections
 - Trail Improvements
- 4** PROGRAMS
 - Annual Programming Schedule
 - Events/Festivals
 - Concerts
 - Classes
- 5** GENERAL MAINTENANCE
 - Trails
 - Landscape
 - Etc.

\$7.25M-8.75M

CONCEPT 2

- 1** GREEN SPINE
 - New Community Pool
- 2** CONSTELLATION OF NEIGHBORHOOD PARKS
 - Enhanced Park Improvements
- 3** CONNECTIVITY
 - Regional Connections
 - Trail Improvements
- 4** PROGRAMS
 - 1-2 Annual Programs per Year
- 5** GENERAL MAINTENANCE
 - Trails
 - Landscape
 - Little Willow Creek
 - Etc.

\$4.15M-5.65M

CONCEPT 3

- 1** GREEN SPINE
 - Community Pavilion and Amphitheater
 - Little Willow Creek Major Enhancements
- 2** CONSTELLATION OF NEIGHBORHOOD PARKS
 - Basic Park Improvements
- 3** CONNECTIVITY
 - Regional Connections
 - Trail Improvements
- 4** PROGRAMS
 - 1-2 Annual Programs per Year
- 5** GENERAL MAINTENANCE
 - Trails
 - Landscape
 - Etc.

\$5.75M

FRAMEWORK CONCEPTS

CONCEPT 1

	ITEM	ESTIMATED COST [ROM]	
1	GREEN SPINE <ul style="list-style-type: none"> New Community Pool Little Willow Creek MAJOR ENHANCEMENTS 	\$5-6.5M	
2	CONSTELLATION OF NEIGHBORHOOD PARKS <ul style="list-style-type: none"> Enhanced Themed Parks 	\$1.5M	
3	CONNECTIVITY <ul style="list-style-type: none"> Regional Connections Trail Improvements 	\$500k	
4	PROGRAMS <ul style="list-style-type: none"> Events/Festivals Concerts Classes 	\$250k (Annual)	
5	GENERAL MAINTENANCE <ul style="list-style-type: none"> Trails Landscape Little Willow Creek Etc. 	Annual Budget	
	TOTALS	\$7.25M-8.75M	

FRAMWORK CONCEPTS

CONCEPT 2

	ITEM	ESTIMATED COST [ROM]	
1	GREEN SPINE • New Community Pool	\$2.5-4.0M	
2	CONSTELLATION OF NEIGHBORHOOD PARKS • Some Park Improvements	\$1M	
3	CONNECTIVITY • Regional Connections • Trail Improvements	\$500k	
4	PROGRAMS • 1-2 Annual Programs per Year	\$150k (Annual)	
5	GENERAL MAINTENANCE • Trails • Landscape • Little Willow Creek • Etc.	Annual Budget	
	TOTALS	\$4.15M-5.65M	

FRAMWORK CONCEPTS

CONCEPT 3

	ITEM	ESTIMATED COST [ROM]	
1	GREEN SPINE <ul style="list-style-type: none"> Community Pavilion and Amphitheater Little Willow Creek Major Enhancements 	\$4.5M	
2	CONSTELLATION OF NEIGHBORHOOD PARKS <ul style="list-style-type: none"> General Park Improvements 	\$600K	
3	CONNECTIVITY <ul style="list-style-type: none"> Regional Connections Trail Improvements 	\$500k	
4	PROGRAMS <ul style="list-style-type: none"> 1-2 Annual Programs per Year 	\$150k (Annual)	
5	GENERAL MAINTENANCE <ul style="list-style-type: none"> Trails Landscape Etc. 	Annual Budget	
	TOTALS	\$5.75M	

COMMUNITY MEETING #2



Roxborough Village
Metropolitan District
— COLORADO —

COMMUNITY MEETING #2

Date: Thursday, September 5th
Time: 5:30-7:30 pm
Location: Roxborough Primary School
Format: Open House

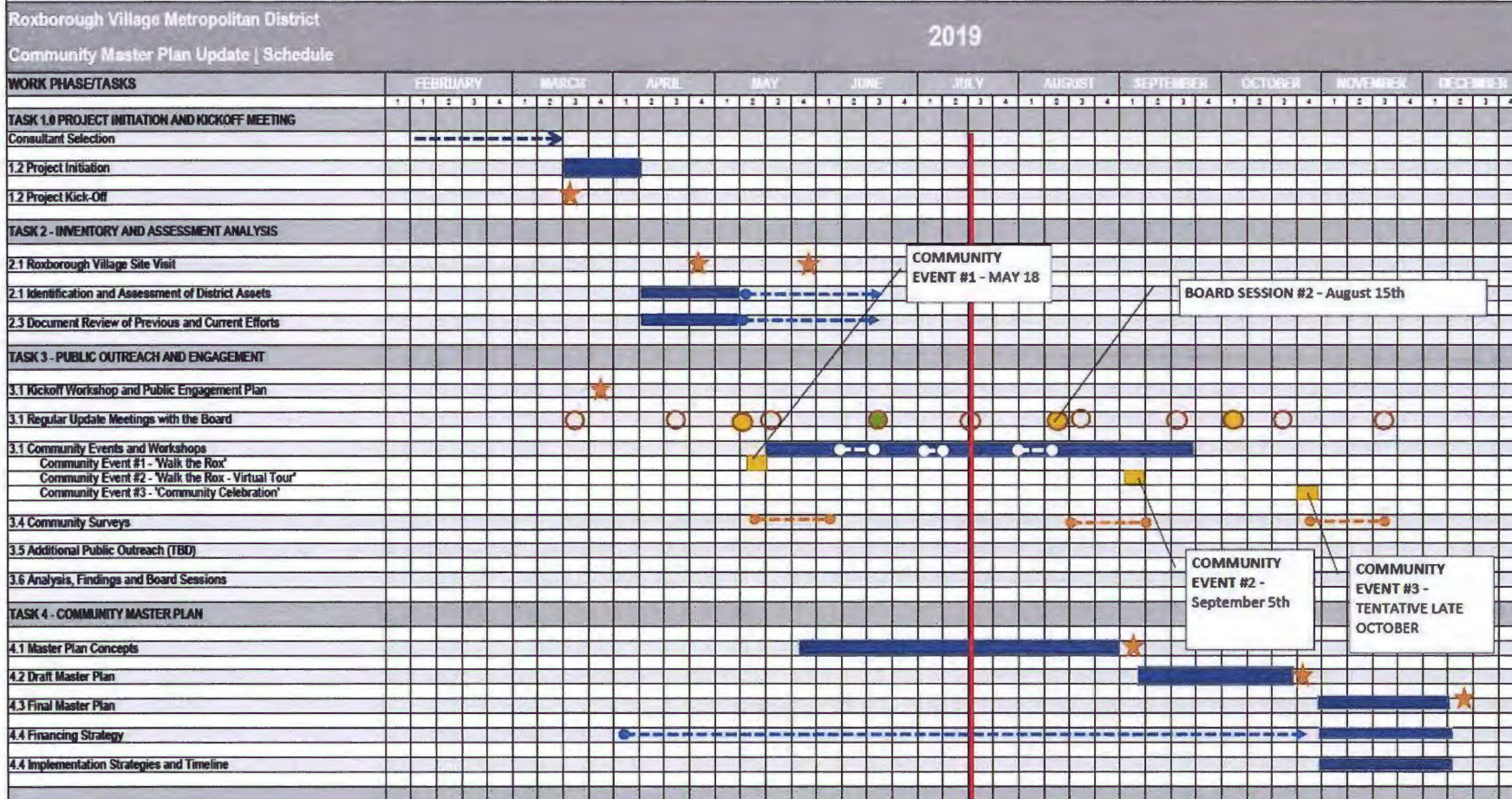
Stations:

- #1 - Welcome/Sign-in**
- #2 - General RVMD and Master Plan Information**
- #3 - Community Survey Results**
- #4 - Framework Concepts**
- #5 - Pool Preference**
- #6 - Amenity and Improvement Preference**

Thoughts on Community Survey #2:

- Input on framework concepts**
- Input on amenity and improvement preferences**





- ★ Key Meeting or Milestone
- Community Event
- Board Update

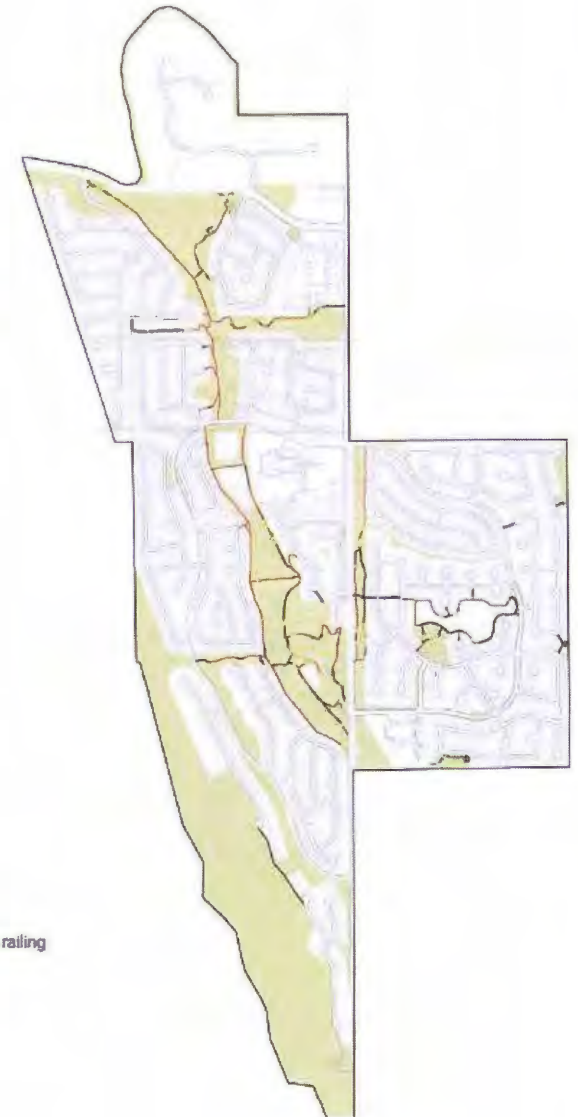


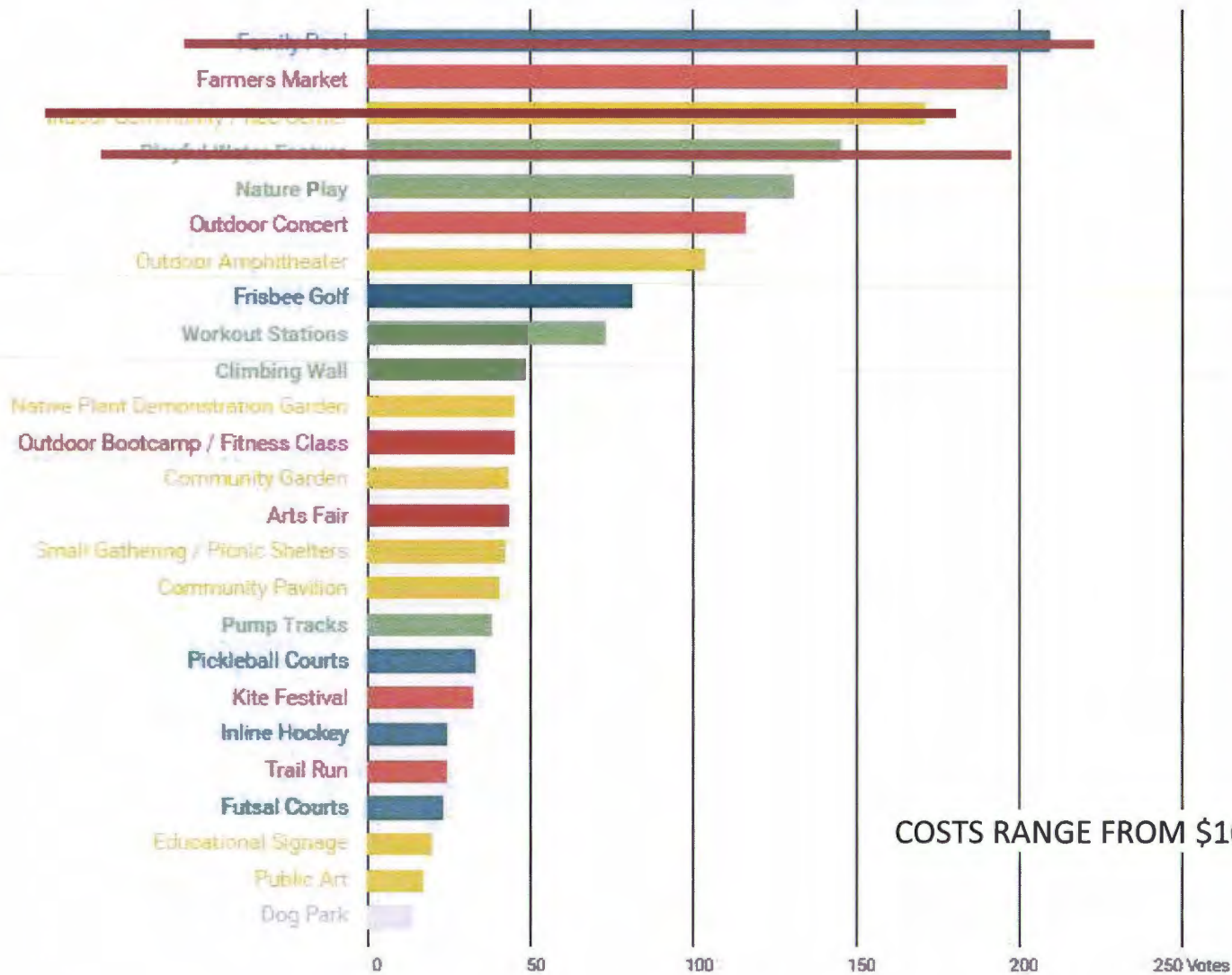
Trail Connectivity & Access



Trail network Slope and Accessibility

- < 5% ADA Accessible
- 5.1% - 8.3% Ramp slope without railing
- >8.3% not ADA accessible





COSTS RANGE FROM \$10K TO \$250K

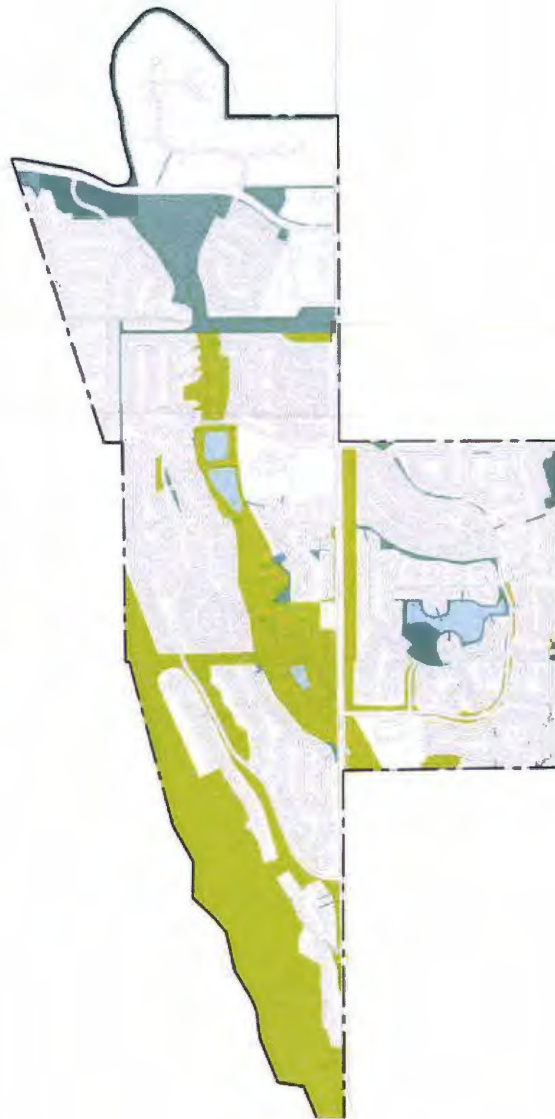
Parks & Open Space

Open Space Land Ownership

Distribution of RVMD owned land versus land owned by HOAs and others entities.

RVMD has total control to modify, implement, and maintain new programs inside RVMD lands, and established agreements with HOAs and other entities to maintenance their properties, but does not have the power to implement and/or modify their programs.

The maps in following pages illustrate site constrains such as slope analysis and riparian conservation zone, and help inform programmable land inside RVMD open space.



Slope Analysis

Southwest part of the RVMD land has significant slope challenge and implementation of programs in this area will be difficult and limited.



Riparian Conservation Zone

Conservation zone for Preble's meadow jumping mouse, a species listed as threatened under the United States Endangered Species Act. No grading change and permanent structures are allowed in the zone.

Majority of RVMD land falls under riparian

Parks & Open Space

Open Space

Site Constrains

Site summary with slope constrains, riparian conservation zone, and land ownership overlays.

- A** Majority of RVMD owned land has either slope and/or riparian conservation zone constrains, resulting in limited program uses.
- B** Areas without slope and riparian conservation constrains tend to be narrow, smaller areas with limited

-  RVMD Land
-  HOA and others
-  Riparian Conservation Zone
-  Challenging Slope (>8.3%)



Open Space

Programmable Areas

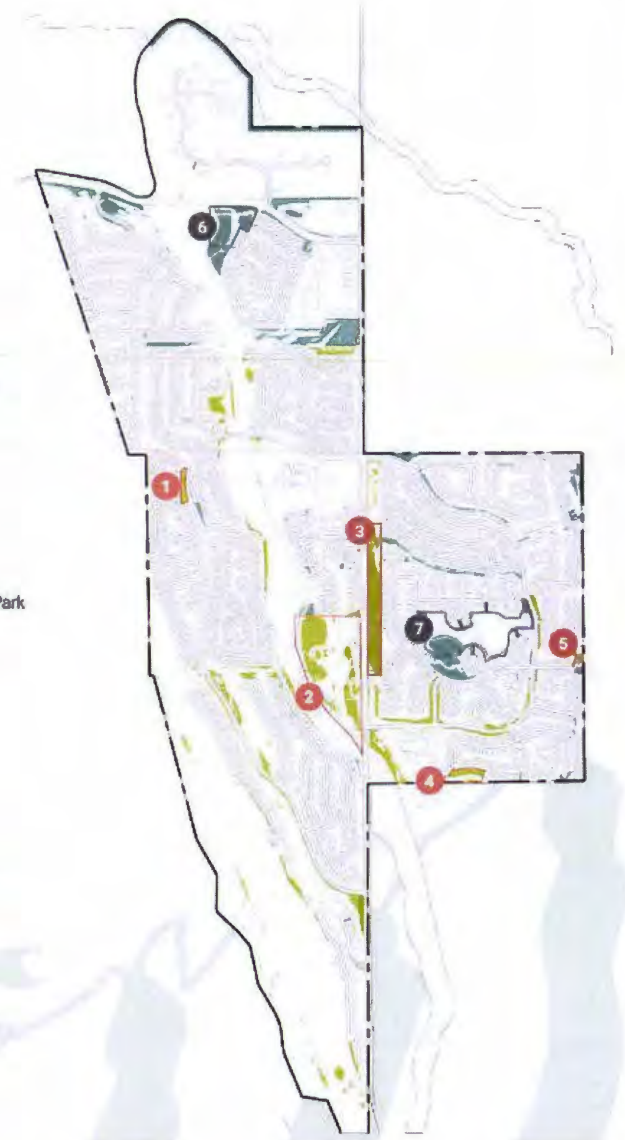
After taking away site constrains, the map on the right demonstrates RVMD owned land that can be programmed and developed.

Parks within RVMD

- 1** Imperial Park
0.64 Acres / 0.66 Acres
- 2** Roxborough Village Community Park
6.00 Acres / 17.64 Acres
- 3** Rampart Range Linear Park
5.2 Acres / 6.5 Acres
- 4** Marmot Ridge Park
0.9 Acres / 1.65 Acres
- 5** Airplane Park
0.22 Acres / 0.22 Acres

Parks outside of RVMD

- 6** Chatfield Farms Park
2.71 Acres / 5.13 Acres
- 7** Crystal Lake Park
2.44 Acres / 11.64 Acres





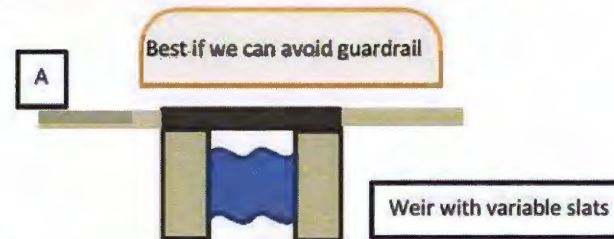
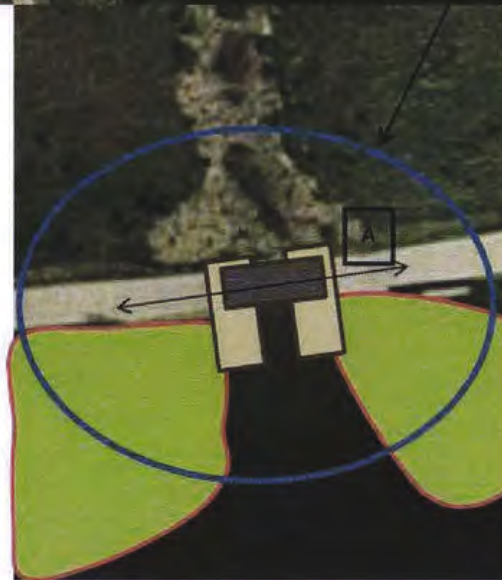
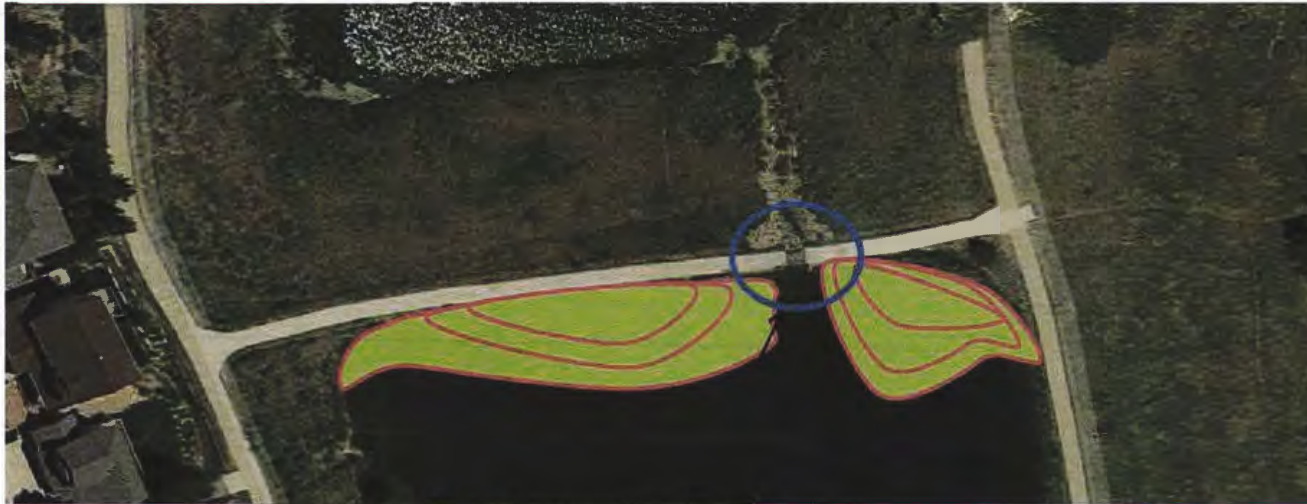
Maverick Pool, Stapleton



The Grange, The Meadows



Gleneagles Rec Center



Ideas:

Along every shore of the pond we need to dredge existing muck into pond "shoulders"

Spillway needs to be substantial to allow for control of water level and have standing places off the main path to pause and view. Bridge must be flat and safe so that kids can still ride over it at top speed.

7/25/2019

PROGRAM ITEMS	VOTES	Unit	QTY	ESTIMATED COST		
				UNIT COST	SUBTOTAL COST	Annual Cost
farmers market	196	EACH	1		\$0	\$150,000
nature play	131	EACH	1	\$250,000	\$250,000	\$10,000
outdoor concert/movie	116	EACH	1		\$0	\$25,000
Outdoor amphitheater	103	EACH	1	\$500,000	\$500,000	\$10,000
Frisbee golf	81	EACH	1	\$10,000	\$10,000	\$1,000
workout stations	73	EACH	1	\$50,000	\$50,000	\$5,000
climbing wall	48	EACH	1	\$50,000	\$50,000	\$5,000
native plant demonstration garden	45	EACH	1	\$150,000	\$150,000	\$10,000
outdoor bootcamp / fitness class	45	EACH	1		\$0	\$25,000
community garden	43	EACH	1	\$150,000	\$150,000	\$10,000
arts fair	43	EACH	1		\$0	\$25,000
small gathering / picnic shelters	42	EACH	10	\$50,000	\$500,000	\$5,000
community pavilion	40	EACH	1	\$150,000	\$150,000	\$5,000
pump tracks	38	EACH	1	\$250,000	\$250,000	\$5,000
pickleball courts	33	EACH	1	\$10,000	\$10,000	\$1,000
kite festival	32	EACH	1		\$0	\$10,000
inline hockey	24	EACH	1	\$250,000	\$250,000	\$5,000
trail run	24	EACH	1		\$0	\$15,000
futsal courts	15	EACH	1	\$50,000	\$50,000	\$5,000
educational signage	13	EACH	15	\$5,000	\$75,000	\$2,500
public art	11	EACH	1	\$25,000	\$25,000	\$500
dog park	9	EACH	1	\$250,000	\$250,000	\$5,000
				\$2,200,000	\$2,720,000	\$335,000