



Roxborough Village

Metropolitan District

— COLORADO —

FEASIBILITY STUDY

PHASE I ANALYSIS

ROXBOROUGH VILLAGE, COLORADO

presented by:

RICK STANZYK

KIMBERLY ARMITAGE



EXECUTIVE SUMMARY

OVERVIEW

Our team has been engaged to analyze multiple locations throughout Roxborough Village to determine the best possible choice for a future recreation and/or community center. This document consolidates our findings into a recommendation to the Board of Directors and property managers. In the pages that follow, you will see our initial data and reasoning for our recommendation. Multiple factors are involved in this selection, some of which are not fully known or understood at this time. Additional investigation may yield information that effects the basis of this recommendation.

OBJECTIVE

Logically analyze multiple locations to provide a recommendation for a building site within the Roxborough Village District. Aspects including, but not limited to, topography, location, access, view, ownership, infrastructure, neighbors, drainage and zoning.

FINDINGS

Our analysis has resulted in recommending the site referred to as the “Park” for the future recreation center. This central location is currently a recreation area that is owned by the district. This site has risen to the top for several reasons. The most important reason is the overall impact this location can have on the community as a whole.

This site offers physical connections to two schools and most of the residents through an extensive trail system. It also acts as an anchor for a lifestyle of leisure as it is already home to a skate park, ball field, basketball hoop, tennis courts, scenic wetlands, bike trails, open spaces and parking. Advancing the development of this area into a modern recreation facility will ensure the protection of this space and foster a mindset of wellness and happiness throughout the community. These intangible factors, in our opinion, far outweigh quantifiable variations between one site and another.

There are other locations that may present less challenges in topography or have more usable area, but they do not connect to the overall community the way the Park does. Other sites present hurdles related to ownership, drainage, slope, size and zoning. All of these issues can be overcome at the Park.

5 - CHATFIELD FARMS PARK



1 - NORTH

2 - SAFEWAY

3 - PARK

4 - SOUTH

DISTRICT SITE LAYOUT



SITES	PROS	CONS
PARK RECOMMENDED SITE	lot size current recreation area synergy with existing use and functions county zoning & ease of development visibility / view / exposure proximity to neighbors central location adjacent to main thoroughfare district owned access no lost tax revenue return on investment	substantial earthwork requires creative design around existing topography overhead power lines
SOUTH	lot size draws traffic through town access proximity to neighbors no lost tax revenue	not district owned zoned agricultural rezoning required subdivision likely needed not central location drainage / flood plane
NORTH	proximity to neighbors access lot size visibility / exposure / view	potential loss of commercial tax revenue owned by Walgreens relocate existing road zoned commercial rezoning required not district owned considerable earthwork parking
CHAT. FARMS PARK	access lot size return on investment visibility / exposure / view no lost tax revenue	zoned residential rezoning required proximity to neighbors not district owned not centralized wetland / drainage areas flood plane
SAFEWAY	adjacent to established retail traffic utilities nearby	potential loss of commercial tax revenue lot size not district owned zoned commercial rezoning required commercial tax revenue proximity to neighbors considerable earthwork overtake trail system

SITE #3 PARK



STATS

**7673 N RAMPART RANGE RD
LITTLETON, 80125
ROXBOROUGH VILLAGE METRO DIST**

Account Number: **R0357434**
 State Parcel Number: **2355-021-00-005**
 Account Type: **Exempt**
 Actual Value: **\$751,596.00**
 Tax Rate: **11.7765%**
 Legal Description: **TRACT IN E1/2 2-7-69 & S1/2S1/2SE1/4 35-6-69 61.363 AM/L**
 Township & Range: **T7S & R69W**
 Section: **2**

Land Type: **Exempt**
 Class Code: **9139**
 Class Code Descr.: **TOTAL COUNTY - LAND**
 Acreage: **61.363 acres**
 LEA Code: **35211**

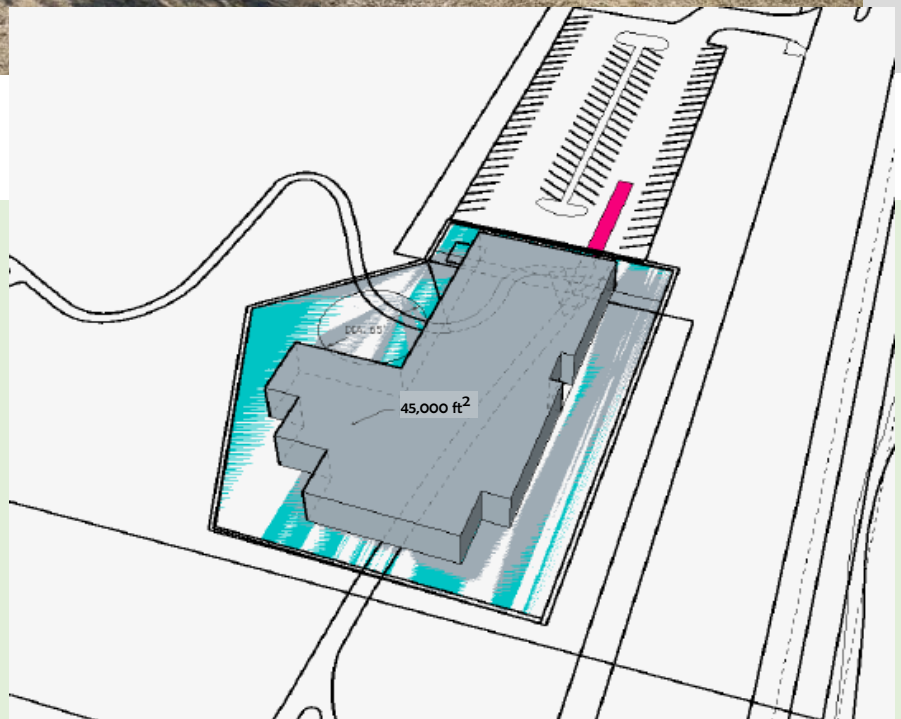
Land Valuation
 Actual Value: **\$736,356**



POSSIBILITIES

BUILDING CLASS: 5/5
 SERVICES: ALL
 FEASIBILITY RANKING: 4/5
 COMPLEXITY RANKING: 5/5
 FINANCIAL SUSTAINABILITY RANKING: 4/5
 NON-DISTRICT USAGE: TBD
 MEMBERSHIP: TBD
 INDOOR / OUTDOOR SPACE USAGE: TBD

LEGEND OF SERVICES:
 G=gym, P=pool, F=fitness, SF=sports field,
 W=wellness, PC=park connectivity, OA=outdoor activities



SITE #4 SOUTH



STATS

NO ADDRESS
STEVE SMITH & MICHELLE SMITH

Account Number: **R0021151**
 State Parcel Number: **2355-013-00-007**
 Account Type: **Agricultural**
 Actual Value: **\$813.00**
 Tax Rate: **8.1901%**
 Legal Description: **N1/2SW1/4SW1/4 1-7-69 19.395 AM/L 237-722 LSP 3537**
 Township & Range: **T7S & R69W**
 Section: **1**

Land Type: **Agricultural**
 Class Code: **4142**
 Class Code Descr.: **GRAZING AG**
 Acreage: **19.395 acres**
 LEA Code: **9CC**

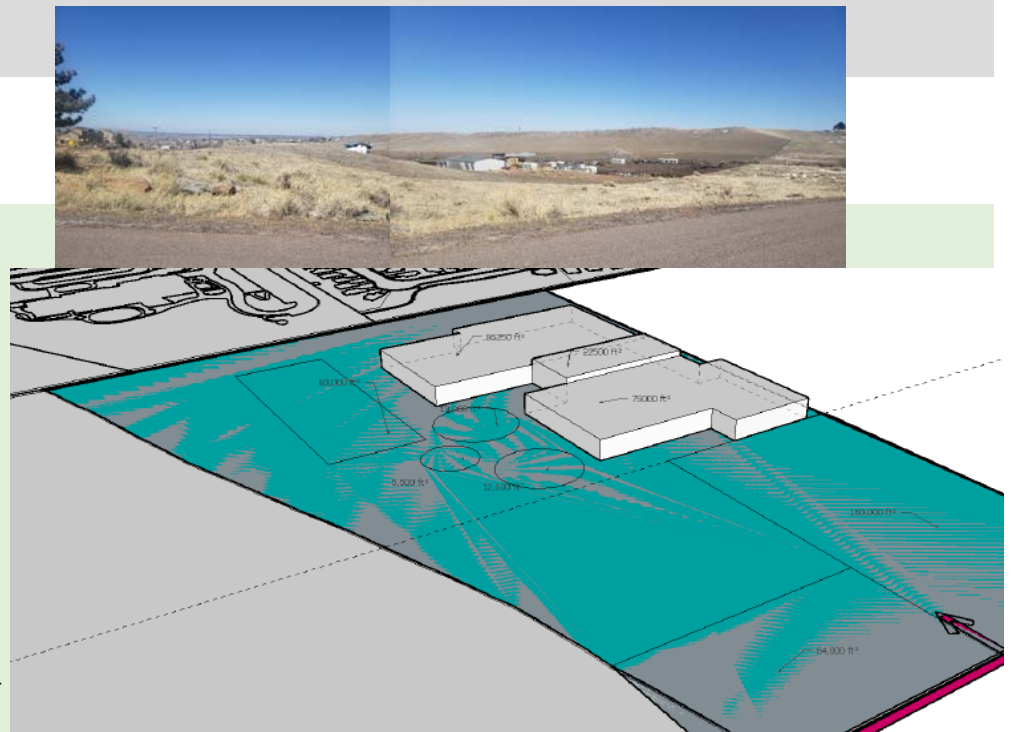
Land Valuation
 Actual Value: **\$813**



POSSIBILITIES

BUILDING CLASS: 5/5
 SERVICES: ALL
 FEASIBILITY RANKING: 1/5
 COMPLEXITY RANKING: 5/5
 FINANCIAL SUSTAINABILITY RANKING: 3/5
 NON-DISTRICT USAGE: TBD
 MEMBERSHIP: TBD
 INDOOR / OUTDOOR SPACE USAGE: TBD

LEGEND OF SERVICES:
 G=gym, P=pool, F=fitness, SF=sports field,
 W=wellness, PC=park connectivity, OA=outdoor activities



SITE #1 NORTH



STATS

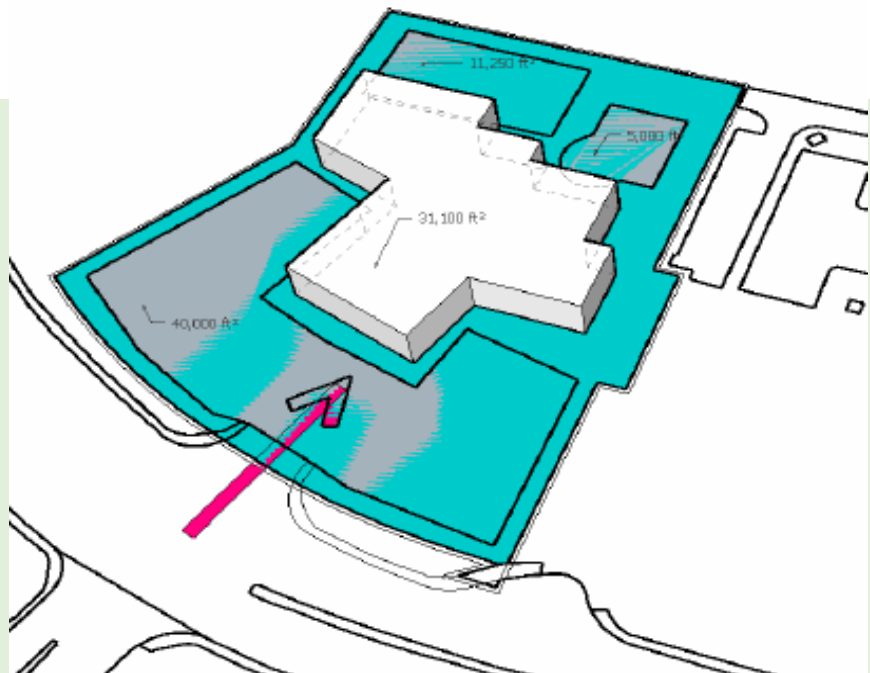
NO ADDRESS LAND SECURITIES INVESTORS LTD	
Account Number: R0461072	Land Type: Commercial
State Parcel Number: 2227-351-01-041	Class Code: 0200
Account Type: Vacant Land	Class Code Descr.: COMMERCIAL VACANT LOTS
Actual Value: \$514,160.00	Acreage: 3.050 acres
Tax Rate: 11.7765%	LEA Code: 3521104
Legal Description: LOT 119A-3 CHATFIELD FARMS 1-A 3RD AMD 3.05 AM/L	Land Valuation
Township & Range: T6S & R69W	Actual Value: \$514,160
Section: 35	



POSSIBILITIES

BUILDING CLASS:	4/5
SERVICES:	G,P,F,W
FEASIBILITY RANKING:	3/5
COMPLEXITY RANKING:	3/5
FINANCIAL SUSTAINABILITY RANKING:	4/5
NON-DISTRICT USAGE	TBD
MEMBERSHIP	TBD
INDOOR / OUTDOOR SPACE USAGE:	TBD

LEGEND OF SERVICES:
 G=gym, P=pool, F=fitness, SF=sports field,
 W=wellness, PC=park connectivity, OA=outdoor activities



SITE #5 CHATFIELD FARMS PARK



STATS

NO ADDRESS
CHATFIELD FARMS NO 1A HOA

Account Number: **R0439943**
 State Parcel Number: **2227-351-04-001**
 Account Type: **HOA**
 Actual Value: **\$0.00**
 Tax Rate: **11.7765%**
 Legal Description: **TRACT B CHATFIELD FARMS FILING 1-A 5.13 AM/L**
 Township & Range: **T6S & R69W**
 Section: **35**

Land Type: Residential
 Class Code: 0100H
 Class Code Descr.: HOMEOWNERS RESIDENTIAL VACANT LAND
 Acreage: 5.130 acres
 LEA Code: 9BB

Land Valuation

Actual Value: \$0



POSSIBILITIES

BUILDING CLASS: 5/5
 SERVICES: ALL
 FEASIBILITY RANKING: 4/5
 COMPLEXITY RANKING: 3/5
 FINANCIAL SUSTAINABILITY RANKING: 4/5
 NON-DISTRICT USAGE: TBD
 MEMBERSHIP: TBD
 INDOOR / OUTDOOR SPACE USAGE: TBD

LEGEND OF SERVICES:

G=gym, P=pool, F=fitness, SF=sports field,
 W=wellness, PC=park connectivity, OA=outdoor activities



SITE #2 SAFEWAY



STATS

NO ADDRESS SUSO 4 ROXBOROUGH LP	
Account Number: R0460307	Land Type: Commercial
State Parcel Number: 2227-354-07-146	Class Code: 2130
Account Type: Commercial	Class Code Descr.: COMMERCIAL SPECIAL PURPOSE - LAND
Actual Value: \$351,135.00	Acreage: 1.390 acres
Tax Rate: 11.7765%	LEA Code: 35211
Legal Description: LOT 117B CHATFIELD FARMS FILING 1-A 2ND AMD 1.39 AM/L	Land Valuation
Township & Range: T6S & R69W	Actual Value: \$302,742
Section: 35	

POSSIBILITIES

BUILDING CLASS:	2/5
SERVICES:	P, F, W
FEASIBILITY RANKING:	2/5
COMPLEXITY RANKING:	4/5
FINANCIAL SUSTAINABILITY RANKING:	2/5
NON-DISTRICT USAGE	TBD
MEMBERSHIP	TBD
INDOOR / OUTDOOR SPACE USAGE:	TBD

LEGEND OF SERVICES:
 G=gym, P=pool, F=fitness, SF=sports field,
 W=wellness, PC=park connectivity, OA=outdoor activities

