



Roxborough Village
Metropolitan District
— COLORADO —

Rec Center Task Force Meeting #3 – March 1, 2021



AGENDA

7:00pm (5 mins)	Convene, quick updates
7:05pm (10 mins)	Follow-up on market research & market demand (Kimberly Armitage)
7:15pm (10 mins)	Mill levy revenue potential (Katie James)
7:25pm (10 mins)	Comments, questions
7:35pm (5 mins)	Facility Options: Illustrations & visuals of features (Kimberly Armitage)
7:40pm (35 mins)	Overview of conceptual designs (Perkins & Will)
8:15pm (15 mins)	Comments, questions
8:30pm	Adjourn



Preliminary Finance & Design

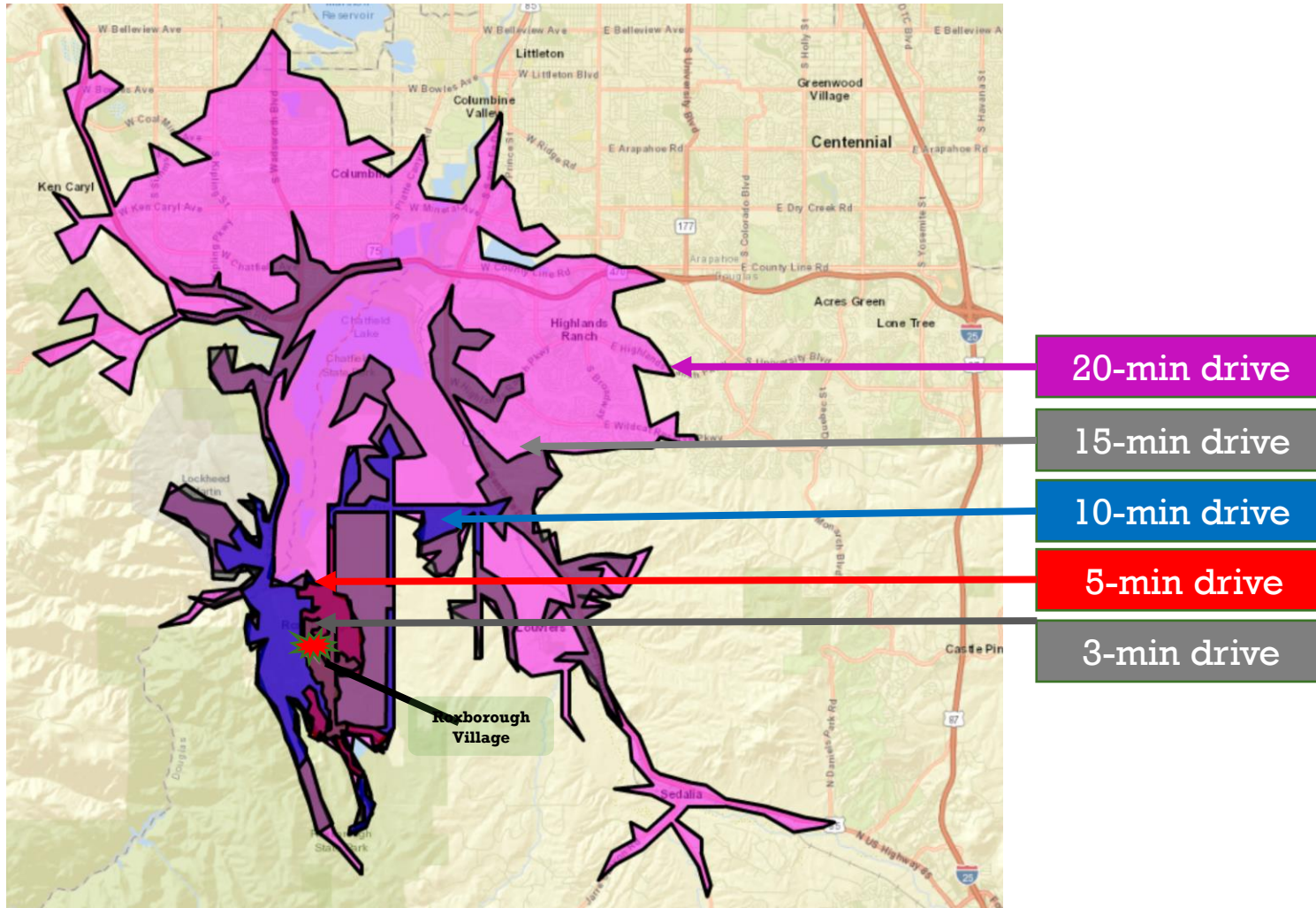
Follow-up on market research & market demand, and mill levy revenue potential

Facility Options: Illustrations & visuals of features

Overview of conceptual designs



Drive Time Increments from Roxborough Village



Follow-up on market research & market demand

	Households Outside Metro District within 5 miles	Population Outside Metro District within 5 miles
2019	10,040 households	29,862 pop.
Projected growth 2024	5%	6%

Key Demographics for Rec & Community Facilities	Population Outside Metro District within 5 miles
Households with children under 18 years	50%
Households with incomes over \$100,000/year	62%

Market Opportunity	Number of Households Outside of Metro District within 5 miles	Market Penetration (% of Households)	Potential Member Households Outside Metro District within 5 miles
Likely to join	10,040	11%	1,100



Demographics – 5-mile radius focus

(Non-Roxborough Village Metro Comm.)

Population	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Mile Radius
2010	7,325	9,460	24,809	278,099
2019	9,003	11,575	29,862	319,798
2024	9,499	12,216	31,443	333,663
Pop. Growth (2019/2010)	23%	22%	20%	15%
Pop. Growth (2024/2019)	6%	6%	5%	4%

Household Population	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Mile Radius
2010	2,422	3,261	8,252	105,415
2019	3,008	4,030	10,040	122,411
2024	3,208	4,299	10,688	128,927
HH Pop. Growth (2019/2010)	24%	24%	22%	16%
HH Pop. Growth (2024/2019)	7%	7%	6%	5%

Family Dynamics	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Mile Radius
Married w/ Children under 18	46%	41%	44%	31%
Single Parent w/ Children under 18	7%	6%	6%	7%
Non-Family w/ Children under 18	0%	0%	0%	0%
Married w/o Children under 18	29%	36%	34%	32%

Age	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Mile Radius
Median Age	32.9	36.4	37	39.1
Aged 0 to 5 Years	13%	11%	10%	8%
Aged 6 to 11 Years	12%	11%	11%	9%
Aged 12 to 17 Years	9%	8%	11%	10%
Aged 18 to 24 Years	4%	4%	5%	6%
Aged 25 to 34 Years	16%	13%	10%	11%
Aged 35 to 44 Years	21%	19%	19%	16%
Aged 45 to 54 Years	14%	16%	19%	18%
Aged 55 to 64 Years	7%	11%	10%	13%
Aged 65 to 74 Years	3%	5%	4%	6%
Aged 75 to 84 Years	1%	1%	1%	3%
Aged 85 Years and Older	0%	0%	0%	1%

1) Examining the overall size and growth of the market are critical first steps in determining the viability / feasibility of demand before surveying the market.

- Overall population and household size and growth is higher than the minimum 3% needed for sustainability.
- The household size is a primary variable to estimate growth, highlighting

2) Half the households surrounding the community have children under the age 18, further emphasizing the need for youth related activities. (note: a core strength of the Y program area)

Overall the age distribution highlights demographics that are aligned with the Y's target audience.

- Age 11 and Under (21%) – min. 12%
- Age 35 – 54 (48%) – min. 40%
- Age 65+ (5%) – min 6% (just under the minimum we seek)

Demographics – 5-mile radius focus

(Non-Roxborough Village Metro Comm.)

Income Characteristics	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Mile Radius
Median HH Income	\$104,630	\$111,561	\$117,055	\$96,799
Average HH Income	\$116,107	\$121,256	\$136,360	\$119,054
Less than \$15,000	1%	2%	2%	4%
\$15,000 to \$24,999	1%	0%	1%	4%
\$25,000 to \$34,999	6%	4%	4%	5%
\$35,000 to \$49,999	11%	9%	7%	8%
\$50,000 to \$74,999	13%	13%	11%	15%
\$75,000 to \$99,999	15%	15%	14%	14%
\$100,000 to \$124,999	14%	14%	17%	14%
\$125,000 to \$149,999	12%	15%	13%	10%
\$150,000 to \$199,999	15%	15%	16%	12%
\$200,000 and Over	12%	13%	16%	12%

2%
Residin
g in
Poverty

42%

With much of the market earning well over \$50K/yr. combined with an extremely low poverty level, the potential for long-term self-sustainability is strong.

In-School by Type and Grade (Age 3+)	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Mile Radius
Public (grades pre K - 12)	1,481	1,765	5,594	54,086
Enrolled Public Preprimary	10%	8%	6%	5%
Enrolled Public Kindergarten	9%	12%	11%	7%
Enrolled Public Grades 1-4	30%	28%	25%	27%
Enrolled Public Grades 5-8	21%	19%	28%	31%
Enrolled Public Grades 9-12	30%	32%	30%	31%
Private (grades pre K - 12)	369	436	1,162	9,166
Enrolled Private Preprimary	55%	57%	34%	41%
Enrolled Private Kindergarten	4%	8%	5%	6%
Enrolled Private Grades 1-4	22%	19%	29%	17%
Enrolled Private Grades 5-8	14%	12%	21%	19%

With 42% of the children within a 5-mile radius in preprimary to 4th grade further highlights the potential opportunity / need for afterschool youth development programs

Mill Levy & Property Tax 101

- 1) what's a mill levy and how it's calculated
- 2) translating mill levy to property tax
- 3) estimates for a mill levy to finance the potential construction rec/community center based on size and features



Mill Levy & Property Tax 101

Example Source: Douglas County Assessor's Office (<https://www.Douglas.CO.US/Assessor/>)

General Douglas County Example:

Home value	\$400,000
x Current assessment	7.15%
Assessed Value	\$28,600

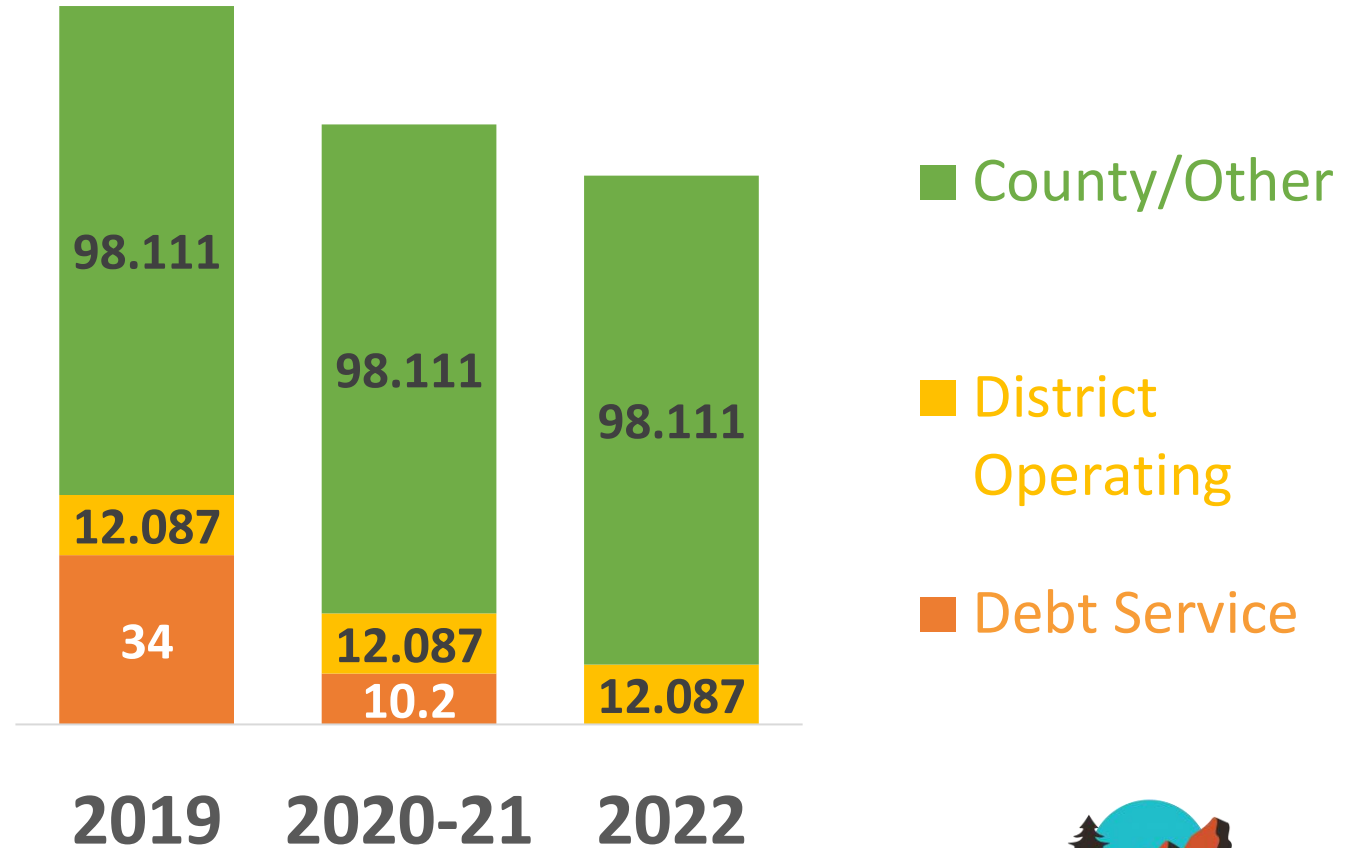
- To determine the property tax, multiply the assessed value times the decimal equivalent of the total mill levy. A mill is equal to 1/1000 of a dollar.
- A tax rate is the mill levy expressed as a percentage.
- Thus 98.42 mills = 9.842%, or 0.09842 as the decimal equivalent.

Assessed Value	\$28,600
x Mill Levy	0.09842
Property Taxes	\$2,814.81



Roxborough Village Mill Levy Amounts

- Roxborough Village Metro District general operating mill levy has been set at 12.087 since 1985
- RVMD mill levy for debt service decreased from 34 mills in 2019 to 10.2 mills in 2020 & 2021
- District’s mill levy for District debt service is scheduled to be fully eliminated in 2022
- A recreation and community center would be financed through a dedicated mill levy, requiring approval of Roxborough Village Metro District voters



Preliminary Financing Summary

Recreation Center Debt/Mill Levy Projections – Draft for Task Force Information

Assumptions:

- 20-year bond repayment (a 30-year repayment period is an option, which lowers the annual homeowner cost about 20%, but adds 10 years to repayment term)
- Interest rate: 5.5%
- Average value per home: \$415,000

Facility size	Rec Center Mill Levy	Annual Cost for Homeowner	Monthly Cost for Homeowner
20,000 square feet	10 mills	\$297	\$25
42,000 square feet	21 mills	\$623	\$52
60,000 square feet	35 mills	\$1,039	\$87



Preliminary Finance & Design

Follow-up on market research & market demand, and Mill levy revenue potential

Facility Options: Illustrations & visuals of features

Overview of conceptual designs



Natatorium



Gymnasium



Cardio and Strength



[VIDEO](#): Watch a computer-generated view of a cardio and strength studio layout (3 minutes)

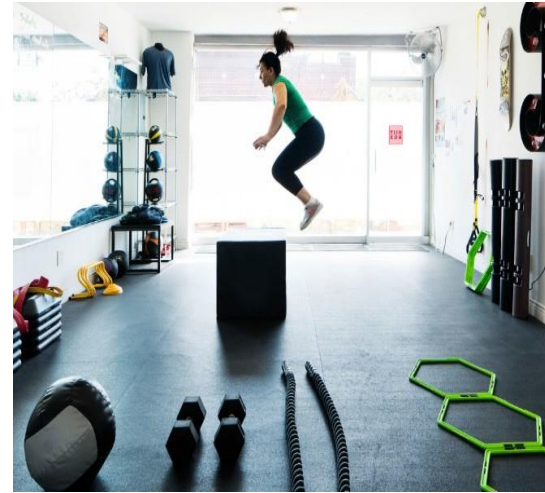


Program Space



Fitness

Mind-body, high-intensity interval training (HIIT), group exercise, spinning



Partnerships

Services with revenue potential: physical therapy, massage, golf training



Preliminary Finance & Design

Follow-up on market research & market demand, and Mill levy revenue potential

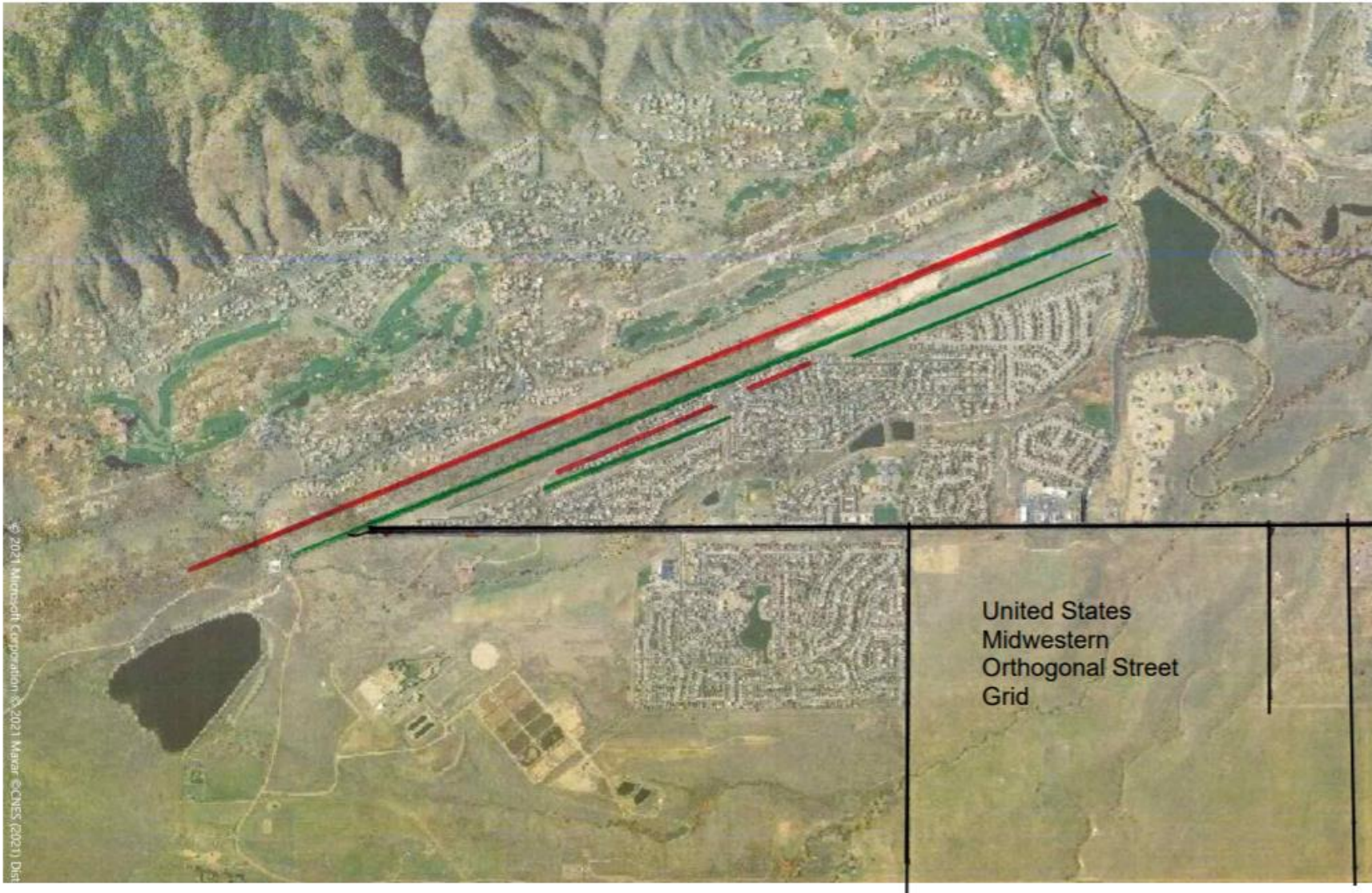
Facility Options: Illustrations & visuals of features

Overview of conceptual designs



Roxborough Village: Recreation Center		
Meeting: March 1, 2021 Prepared by Perkins&Will		
Review of 3 Major Options		
Existing On Site Parking: 88 spaces at main lot, 19 spaces at tennis lot		
Option 1: The Clubhouse Approximately 20,000 Square Feet	Option 2: Recreation Center Approximately 40,000 Square Feet	Option 3: Larger Recreation Center Approximately 60,000 Square Feet
Proposed Parking: 150 spaces	Proposed Parking: 200 spaces	Proposed Parking: 250 spaces
Program Elements		
Outdoor Pool	Future Outdoor Pool Option	Future Outdoor Pool Option
Outdoor Splash and Play Area	Outdoor Splash and Play Area	Outdoor Splash and Play Area
	Oversized 6 Lane Lap Pool	Oversized 6 Lane Lap Pool
		Adjacent Leisure Pool Area
Smaller Fitness Center with Cardio and Strength	8,000 SF Fitness Center, with Cardio and Strength	8-10,000 SF Fitness Center, with Cardio and Strength
Studio/Community Room with attached teaching kitchen (2,500 SF)	Studio/Community Room with attached teaching kitchen (2,500 SF)	Studio/Community Room with attached teaching kitchen (2,500 SF)
1/2 Court Gym	High School Gym (50' x 84')	High School Gym (50' x 84')
		Middle School Gym (42' x 74')
Small Indoor to Outdoor Locker Room	3 Family Locker Rooms	6 Family Locker Rooms
	Men's and Women's Locker Rooms	Men's and Women's Locker Rooms
1 Fitness Studio (1,250 SF)	2 Fitness Studios (1,250 SF each)	2 Fitness Studios (1,250 SF each)
	2,500 SF Community Programs	2,500 SF Community Programs
	2,500 SF Kid Zone	1,500 SF Child Watch Area
Admin Offices	Admin Offices	Admin Offices
		Physical Therapy/ Wellness Partner (4-5,000 SF)
Outdoor Terrace Space with Fire Pit	Outdoor Terrace Space with Fire Pit	Outdoor Terrace Space with Fire Pit







Perkins&Will

Summer View of Site





Perkins&Will

Winter View of Site

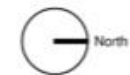
March 1, 2021

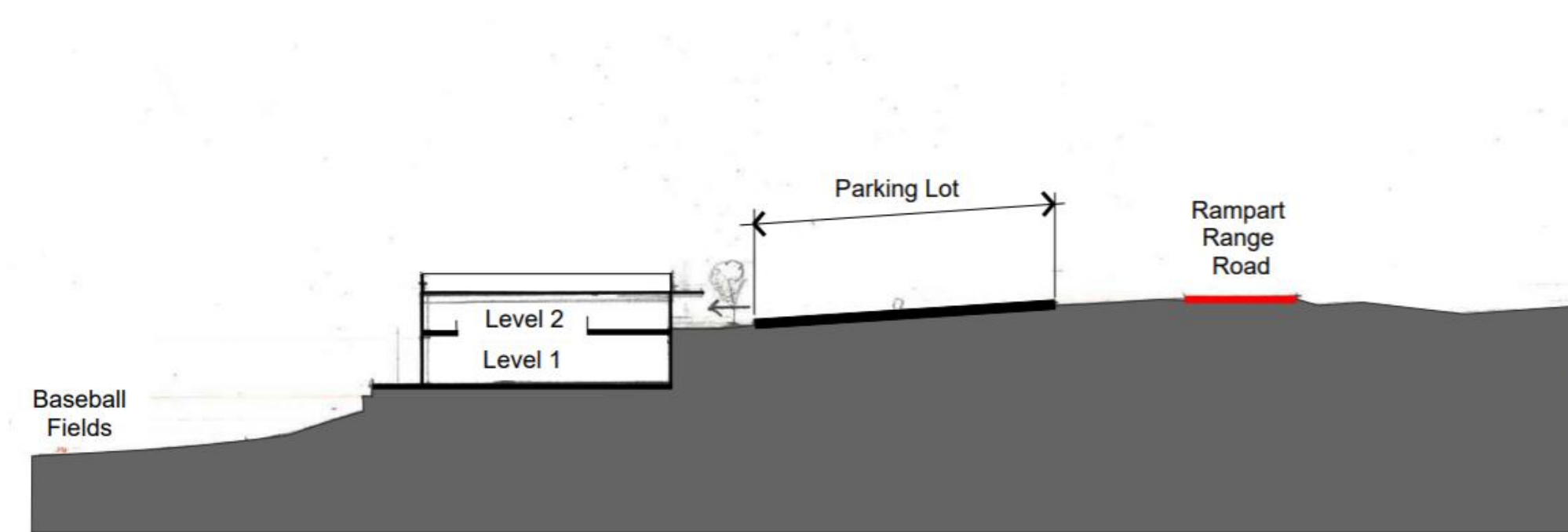


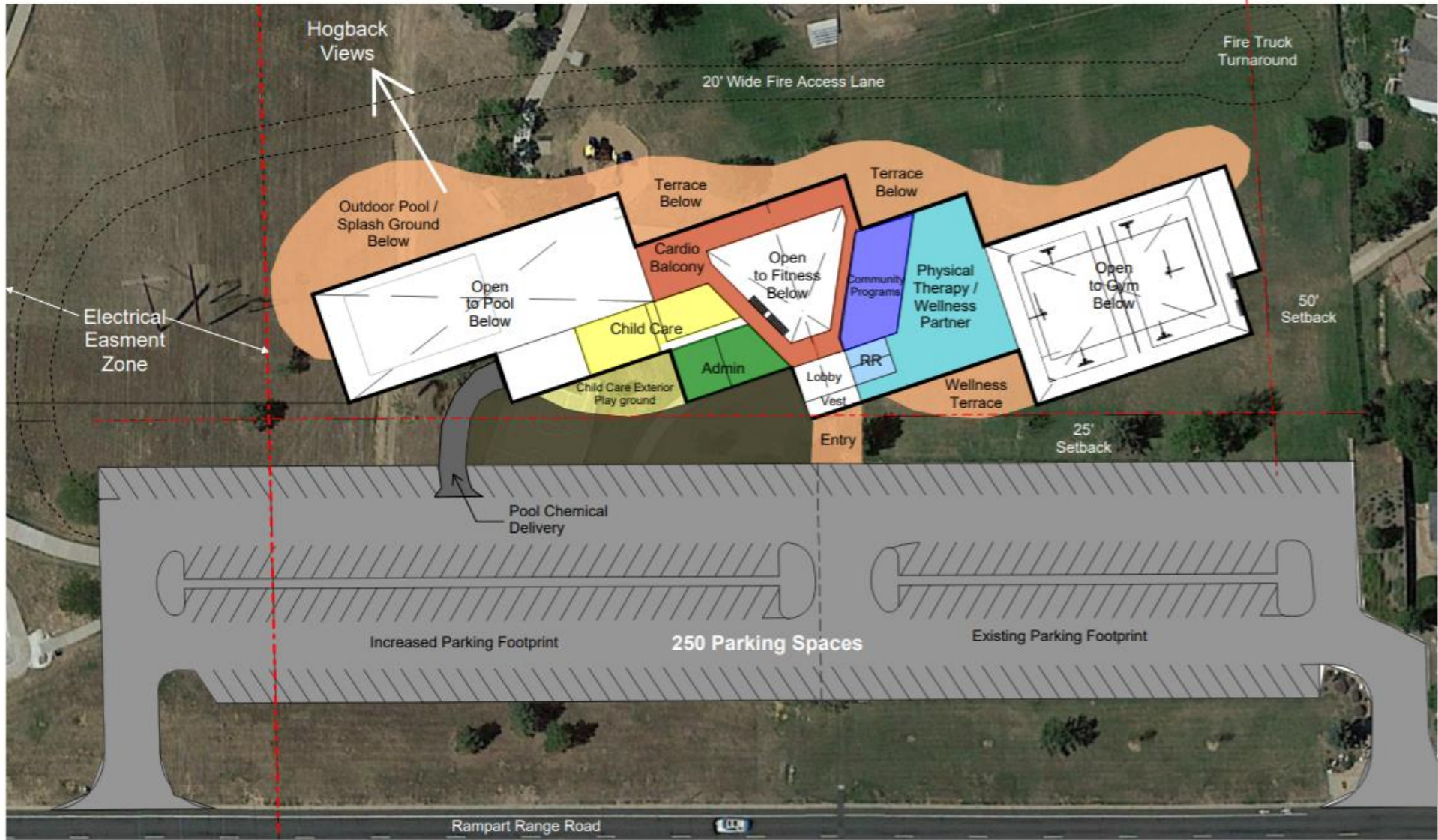


Perkins&Will

Site Access / Parking
Expansion







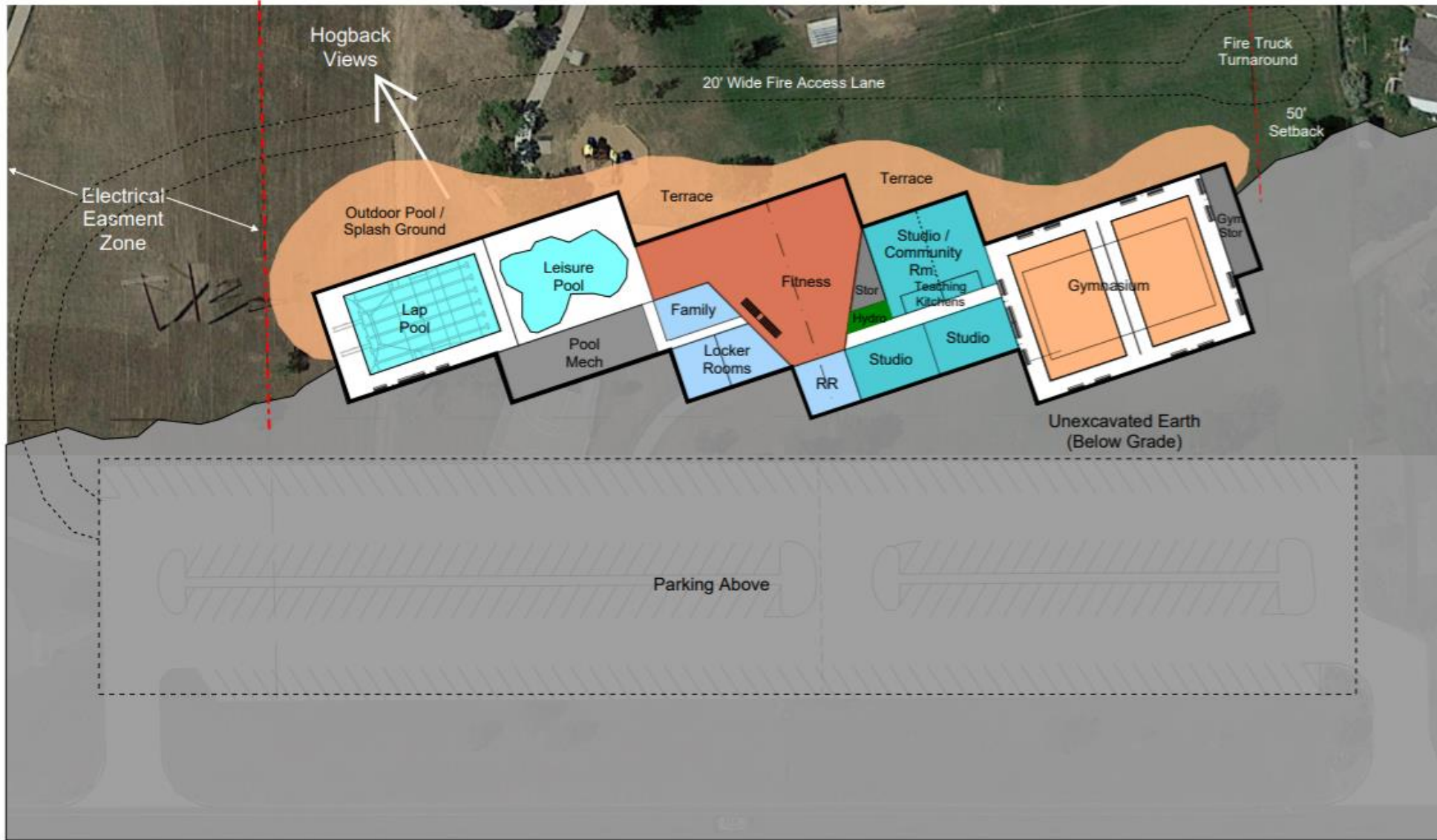
Perkins&Will

Option 3 - Larger Recreation Center 60,000 sf

March 1, 2021

Upper Level (Entry)



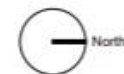
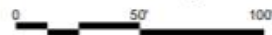


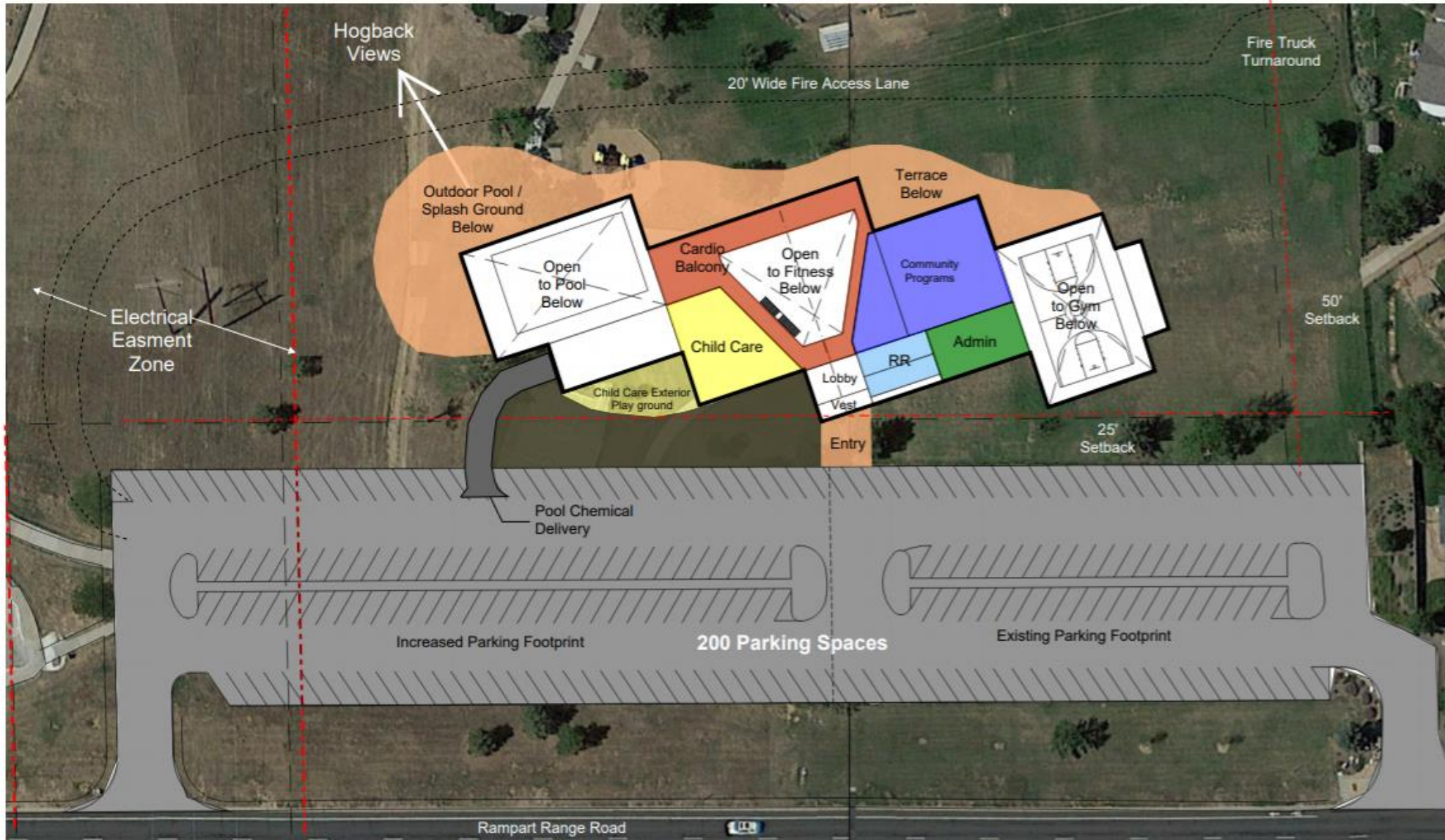
Perkins&Will

Option 3 - Larger Recreation Center 60,000 sf

March 1, 2021

Lower Level (Walk Out)



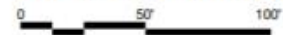


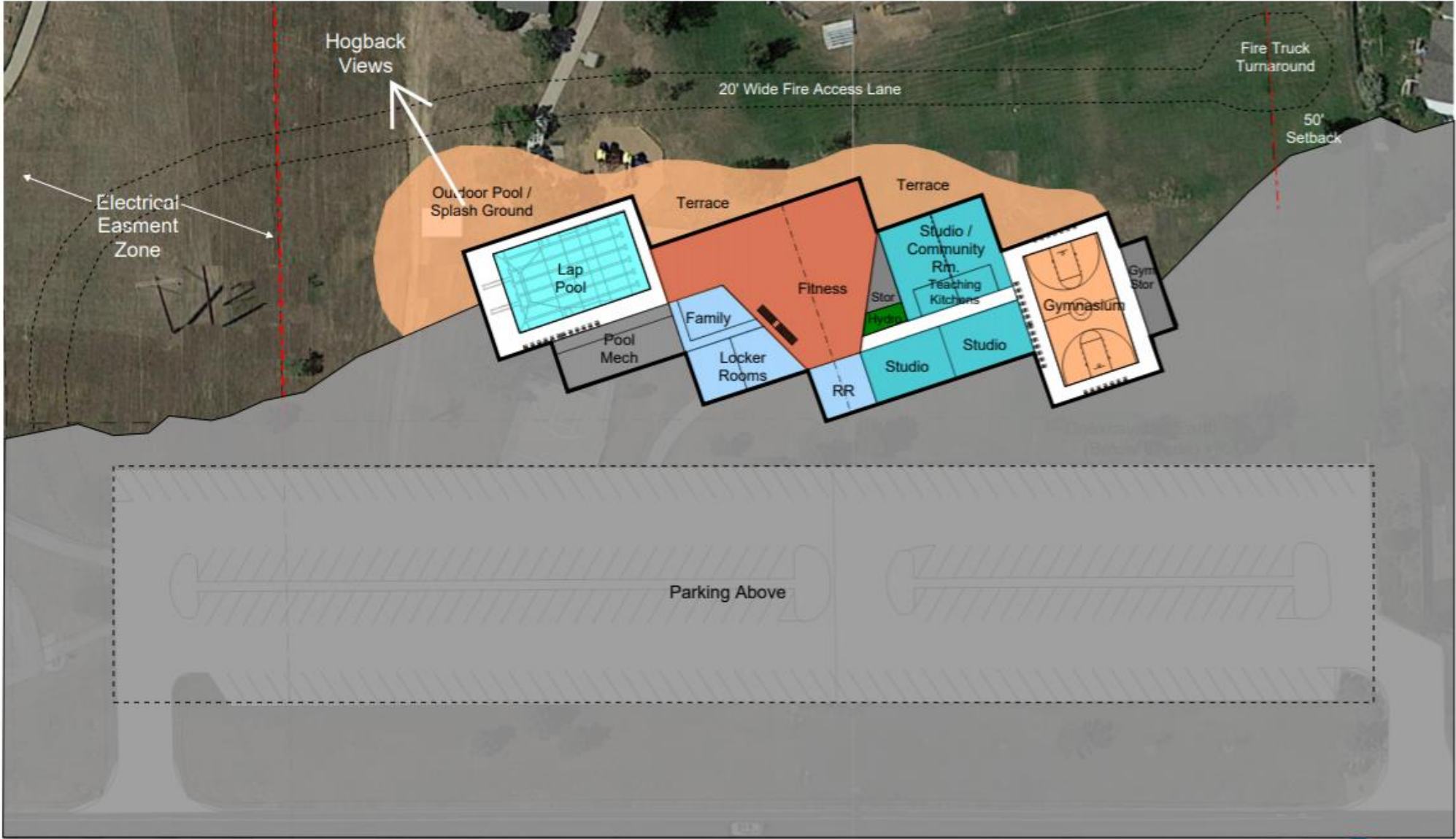
Perkins&Will

Option 2 - Recreation Center 40,000 sf

March 1, 2021

Upper Level (Entry)





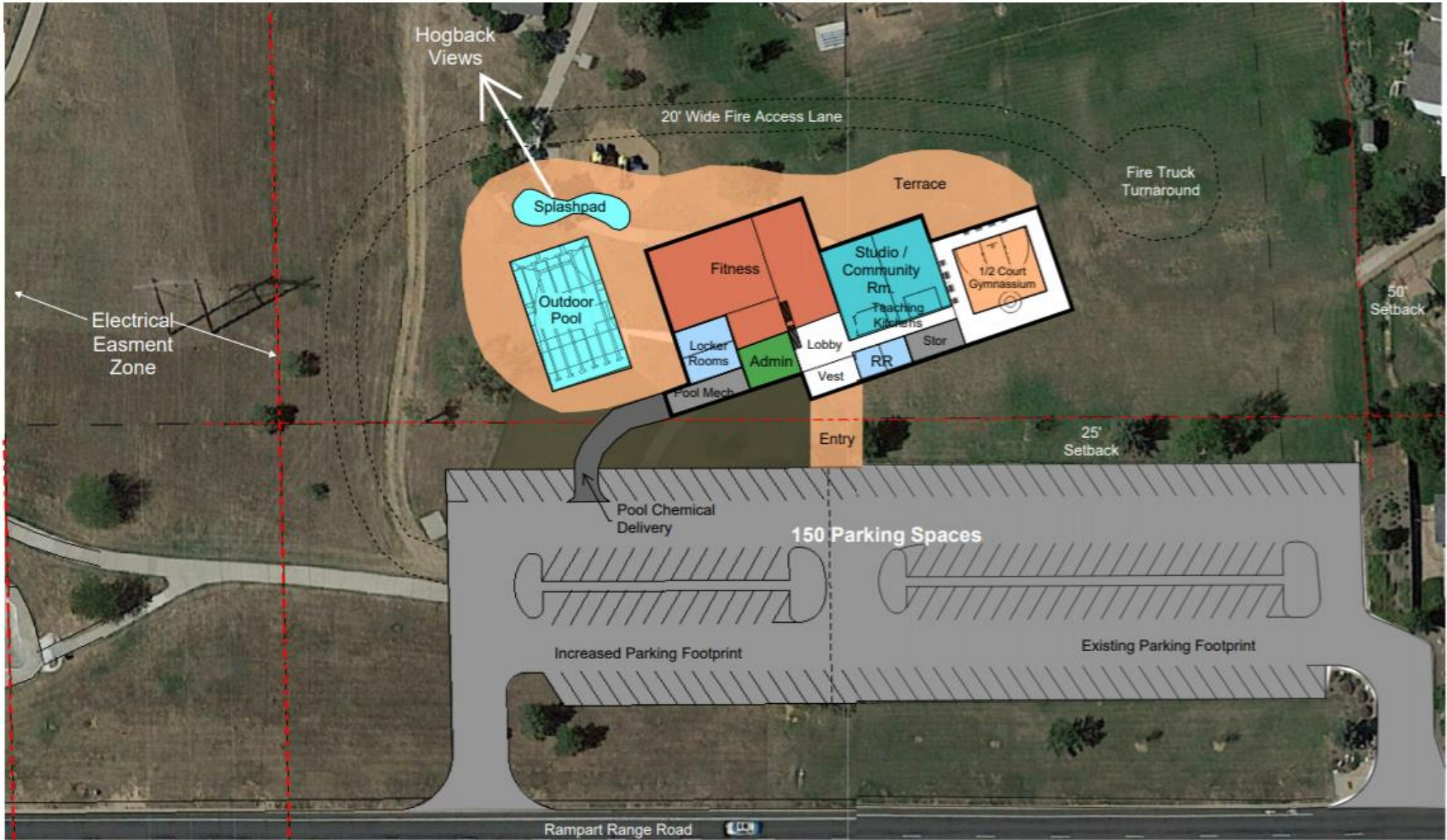
Perkins&Will

Option 2 - Recreation Center 40,000 sf

March 1, 2021

Lower Level (Walk Out)





Perkins&Will

Option 1 - The Clubhouse 20,000 sf

March 1, 2021

Upper Level (Entry)



NEXT STEPS

- Meeting feedback and follow-up
 - Task Force post-meeting survey
 - Meeting summary to post/share/circulate
- Refer neighbors to Roxborough Village Metro District website for information →
- Community questions & Comments: send email to info@RoxboroughMetroDistrict.org



The screenshot shows the website for Roxborough Village Metropolitan District. The header includes the title and a navigation menu with links for ABOUT, RESIDENT RESOURCES, MEETINGS, MASTER PLAN, DISTRICT DOCUMENTS, and CONTACT US. Below the navigation is a large image of hands stacked together. The main content area has a blue background with the heading "Recreation Center Task Force". The text below the heading states: "The application period for the Roxborough Village Rec Center Task Force closed on November 13th. The community-based Recreation Center Task Force will meet several times between January-May 2021, and provide their recommendations on a rec center that meets the community's needs and vision." It also includes a "Background:" section that mentions the district's long-range Master Plan process from 2019-2020 and community interest in exploring a recreation facility.

Appendix: Certificate of Roxborough Village Metro District Property Tax Mill Levies

4109 County Tax Entity Code DOLA LGID/SID 18855 / 1

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of DOUGLAS COUNTY, Colorado.

On behalf of the ROXBOROUGH VILLAGE METRO DISTRICT (taxing entity)^A
 the BOARD OF DIRECTORS (governing body)^B
 of the ROXBOROUGH VILLAGE METROPOLITAN DISTRICT (local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: \$ 80,342,990 (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 80,342,990 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57) USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/01/2020 for budget/fiscal year 2021 (no later than Dec. 15) (mm-dd-yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	12.087 mills	\$ 971,106
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	12.087 mills	\$ 971,106
3. General Obligation Bonds and Interest ^J	9.200 mills	\$ 739,155
4. Contractual Obligations ^K	_____ mills	\$ _____
5. Capital Expenditures ^L	_____ mills	\$ _____
6. Refunds/Abatements ^M	_____ mills	\$ _____
7. Other ^N (specify): _____	_____ mills	\$ _____
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	21.287 mills	\$1,710,261

Contact person: Gigi Pangindian Daytime phone: (303) 779-5710
 Signed: Gigi Pangindian Title: Accountant for the District

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.
² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's FINAL certification of valuation).

DLG 70 (Rev.6/16)

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS¹:

- Purpose of Issue: Refunding
 Series: 1993B
 Date of Issue: 9/1/1993
 Coupon Rate: 10.41%
 Maturity Date: 12/31/2021
 Levy: 2.228
 Revenue: \$179,004
- Purpose of Issue: Refunding
 Series: 2014
 Date of Issue: 10/24/2014
 Coupon Rate: 2.03%
 Maturity Date: 12/1/2021
 Levy: 6.972
 Revenue: \$560,151

CONTRACTS²:

- Purpose of Contract: _____
 Title: _____
 Date: _____
 Principal Amount: _____
 Maturity Date: _____
 Levy: _____
 Revenue: _____
- Purpose of Contract: _____
 Title: _____
 Date: _____
 Principal Amount: _____
 Maturity Date: _____
 Levy: _____
 Revenue: _____

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

DLG 70 (Rev.6/16)