

**ROXBOROUGH VILLAGE METRO DISTRICT
REC CENTER FREQUENTLY ASKED QUESTIONS**

If you have submitted a new question to the Metro District, it may have already been answered below, or combined with a similar or closely-related question that is answered below.

For many financial- and design-related questions, final answers may not be available yet—information is evolving and changing as the Metro District board considers options.

Recent questions in this update

What will be the water resource for the proposed facility?

The proposed facility lies within the Roxborough Water and Sanitation District (RWSD) service area. If there is an election and voters approve a rec center finance proposal, the Metro District would work closely with RWSD on all future steps in planning the facility. This includes water and sewer system development and permitting, and incorporating efficient systems to comply with the RWSD's water conservation goals.

If voters approve a facility and—as is likely—the Metro District contracts for the facility's management and operations, what is the typical duration of those management contracts?

Facility management contracts for recreation facilities come in many forms and durations to meet the unique needs of each facility and its partners. Like any special district in Colorado, the Roxborough Village Metro District cannot make a multi-year financial commitment unless it separately allocates the equivalent amount of money—which means that long-term contracts are uncommon.

On financing the proposed facility: is the proposed facility planned to be funded by mill levy increase only, by user fees only, or a combination?

The most recent conceptual model and business plan included a combination of mill levy funding (from Metro District residents) and user fees (primarily through memberships for users who live outside the Metro District). At the Metro District board's July 20 regular meeting, the Board agreed to work with project team to look at hybrid models with a variety of mill levy and user fee combinations. All funding options and revenue sources are still being considered by the Board and subject to change as more information is gathered.

Questions about where did the rec center idea come from?

What is the origin of the Rec Center Study?

The Roxborough Village Metro District developed a Master Plan in 2019-2020 that outlines a long-range vision for the community's parks, recreation and open spaces. (You can find it at [https://masterplan.roxboroughmetrodistrict.org/.](https://masterplan.roxboroughmetrodistrict.org/)) Through hundreds of community touchpoints at in-person public meetings and town halls, and in surveys, residents of all ages identified a community

center and swimming pool as the highest recreational priority. Building on the community's feedback and the recommendations in the Master Plan, the Metro District launched a Feasibility Study in early 2020 to:

- Continue community outreach and engagement to gather feedback and understand residents' programming and facility preferences
- Research the market demand for a new facility
- Identify a preferred location
- Prepare initial design concepts
- Develop financing and cost scenarios

The Feasibility Study is still underway and is anticipated to conclude in June/July when preliminary design, costs and programming are finalized and shared with the community.

How are Roxborough Village residents involved in the process?

Roxborough Village residents expressed their interest in a rec center in surveys and community outreach during the 2019-2020 Master Plan process. To explore options more in-depth, a community Task Force was formed in January 2021, representing the geographic and demographic diversity of Roxborough Village. Meeting monthly, they provide input on facility features, design options, and financing. The Task Force concluded its work in May 2021, and made various recommendations to the Metro District Board. To keep the community informed, the Master Plan and Rec Center Task Force process have been featured in the Metro District newsletters, and all of the Task Force's meeting materials are shared on the Metro District's website, www.RoxboroughMetroDistrict.org/rec-center-task-force.

Why am I just hearing about this? Has the District engaged the community at all before now?

The concept for a recreation center grew out of Roxborough Village feedback from the community Master Plan, which launched in March 2019. In 2019 and early 2020, the Metro District conducted three community events and three online surveys for the Master Plan (read more information on the District's Master Plan community engagement [here](#)). At each step, the desire for a fitness facility, swimming pool and gymnasium were consistent highlights of community feedback. To explore those community priorities, the Metro District began a rec center Feasibility Study in March 2020, which included an online survey that included both Roxborough Village and area residents, as well as the formation of a community [Task Force](#) of Roxborough Village residents between January-May 2021. During the Feasibility Study, there have been rec center updates on the agenda at each monthly public meeting of the Metro District board, and updates have been provided in [Metro District newsletters](#) (mailed to every Roxborough Village household) and on the District's [website](#).

How much has the Metro District budgeted for the Master Plan and Rec Center Feasibility Study?

For the past three years, the Metro District has included in its adopted annual budget and work plans the development of a long-range Master Plan (2019-20) and the rec center Feasibility Study (2020-21). The total amounts budgeted over these three budget years is \$373,000, which is 3 percent of the Metro District's operating budget in 2019-2021.

Questions about LOCATION?

Why is Community Park the proposed site?

Community Park was identified as the best location in an analysis of several sites. The park is centrally located in Roxborough Village, with enough room to accommodate a recreation and community center facility, along with the required parking. Community Park is also accessible to residents across Roxborough Village through the pedestrian and bike path network. (About 90 percent of Roxborough Village homes are within a one-mile walk or bike ride from Community Park.) The central location and accessibility also positions the Community Park site for the most usage and enjoyment by the community. Importantly, Community Park is the only site in Roxborough Village that is both owned by the Metro District and has zoning in place for a recreation facility.

Were there other sites considered?

The Master Plan reviewed two potential sites: Community Park, and a privately-owned site south of the Safeway. In the subsequent Feasibility Study, three additional sites were analyzed on the northern and southern edges of Roxborough Village, all of which are privately owned. The Community Park site rose to the top of the list because of its central location, its size, and its setting within other park amenities. The site analysis phase of the Feasibility Study can be found at www.roxboroughmetrodistrict.org/rec-center-task-force.

Why wasn't the Metro District owned-property between the Intermediate School and Rampart Range Road considered as a potential site for the rec center?

The Metro District does own the strip of property between the school and Rampart Range Road, but about two-thirds of the property lies in the floodplain (unbuildable property), and the remaining property is too narrow to be developed for any use.

Where is the proposed location within the 18-acre Community Park?

The proposed site is on the slope adjacent to the surface parking lot on the park's east side, off of Rampart Range Road. Community Park is big, but there are several limiting features: the skatepark and the softball field (which will remain), wetlands and flood plain areas to the west and south, and limited options for parking and vehicle access. The park is also bisected by an easement for the power transmission line, beneath which no structures can be built.

The power transmission line and easement that bisects Community Park impacts where the facility can be located. Could the power transmission line be moved?

The power line that crosses Community Park is part of an inter-state transmission line owned by Xcel Energy. There is an easement underneath the transmission line, and all encroachment variances to that easement require Xcel Energy's approval. To re-route the line to the north or south or bury it would cost tens of millions of dollars, which the Metro District would have to pay for. Also, if the line were buried, there still would be an easement on the surface where no structure could be built.

How much parking will be provided?

Currently, the preliminary design plans for 225 parking spaces. This number might change based on Douglas County's requirements.

How were the proposed setbacks to the adjacent residential properties established?

Setbacks in Roxborough Village are established by the Douglas County Zoning Resolution. The setback requirement is at least 50 feet from the northern boundary of Community Park, and the updated

conceptual design ([presented to the Rec Center Task Force on May 10](#)) exceeds that setback by 115 feet for a total proposed setback of 165 feet.

Have any considerations been made about how to mitigate the added noise and traffic to the adjacent houses, including during construction?

Solutions to mitigate noise, dust and traffic impacts will follow standards set in the Douglas County Zoning Resolution.

Was the tennis court area in Community Park considered as the site for the rec center?

The southernmost portion of Community Park is significantly narrower and constrained by Rampart Range Road and the floodplain. Also, the narrowness of that section of the park on the south end makes it too small for a facility with features that the community has indicated they prefer, plus the required parking lot.

Did the project approach and estimated construction costs take the soil conditions and site conditions into account?

Yes. The soils test from the skate park project in Community Park has been a resource in the site planning, conceptual design and construction cost estimate. More detailed soil testing and engineering will be conducted in future project phases, if voters approve funding for the project.

Is there a way to preserve more area on the slope at Community Park for sledding?

A revised conceptual design was presented to the Rec Center Task Force on May 10 ([see the diagrams and visuals here](#)). The new 45,000 square foot conceptual design is 18 percent smaller in size and 100 feet shorter in length, resulting in an increased buffer between the proposed facility and the north boundary line of Community Park—increased from 60 feet to 165 feet—which also increases the available area on the slope for winter sledding.

How many vehicular access points will be required in the parking lot?

The conceptual design includes two auto entrance and exit points at Community Park to accommodate additional parking lot use and to ensure safe car ingress and egress. The current parking lot has one vehicular access point off Rampart Range Road.

Would the development of a rec center at Community Park require a traffic study?

Yes—a traffic study will be required as part of Douglas County’s site plan approval process.

Would the other amenities in Community Park remain—the tennis courts, the skate park and the ballfield?

Yes—if there is a rec center election and voters approve a project, those existing recreation amenities would remain in Community Park.

Questions about PROPOSED FEATURES?

What features are included in the current design?

The conceptual design includes these features:

- Indoor lap pool and a leisure pool (year-round use)
- Gymnasium
- Fitness center with state-of-the-art equipment
- Studios for yoga, pilates, fitness classes

- Community meeting space for clubs, family activities, meetings
- Teaching kitchen
- Family locker rooms
- Child care area

The Metro District and Douglas County Libraries are also in discussions about a potential branch library co-located inside the Metro District facility. In this partnership, Douglas County Libraries would pay rent and common area fees.

What are the proposed swimming amenities?

The conceptual design calls for a leisure pool and a lap pool—paired to meet the needs of the widest range of households and ages—in an indoor facility that the community can use year-round. The current design proposes large rolling doors that open to the outside to create an indoor-outdoor feel. Activities would include a mix of swim lessons, tots-guardian aquatics, water aerobics, lap swimming, and more.

What are the proposed fitness and exercise features?

The proposed design includes fitness studios, spin classes, a fitness area for high-intensity interval training and group exercise, and flexible spaces that can serve multiple health, exercise and fitness functions.

What's included in the proposed gymnasium?

The proposed design features a multi-court gymnasium to allow for flexible programming and different users at one time, including basketball, volleyball, pickle ball, futsal and other sports. Court areas can be separated with curtain dividers.

How will the community spaces be used?

Surveys and community input have indicated that Roxborough Village residents want a community center that offers a wide range of community-building programs and activities, in addition to fitness and swimming. The current design includes the potential for a variety of uses: meeting space for clubs, cooking classes, family activities and community meetings. A multi-purpose room is also proposed that can be rented for special events, meetings and birthday parties—providing a flexible activity space that is not currently available in Roxborough Village.

Will there be space for child care?

The proposed design includes 1,500 square feet area for caregivers to drop off their kids only while they use the recreation facility. As proposed, it would not be a full-day or extended daycare facility.

Why combine swimming, fitness and community activity space in one building?

A guiding principle of the rec center process is to design a facility that meets the community's needs, desires and priorities, while ensuring the building's long-term financial sustainability. A much smaller facility with limited amenities that do not adequately serve Roxborough Village residents presents the risk of diminishing relevance and an eroding user base over time. In contrast, a facility designed to serve the entire community in many ways, and one that offers multiple features for the community to gather and connect, is better positioned to evolve over years, meet the community's changing needs, and respond to trends in health and fitness.

What about sustainability?

The conceptual design prioritizes strategies to make the facility sustainable. More information on sustainability features will be presented as design and financial analysis work continues.

What would be the potential partnership look like with Douglas County Libraries in the proposed rec center?

Douglas County Libraries is exploring potential new space in Roxborough, and have entered into discussions to take space in the proposed rec center. Douglas County Libraries would operate a branch inside the facility, and the library district would support the rec center facility by paying rent and common area fees to the Metro District. If an agreement is reached—and if there is a rec center election and Roxborough Village voters approve the project—then the rec center library branch would replace the current Roxborough branch located on the second floor of the office building in the Safeway shopping area.

Questions about USERS AND MEMBERSHIPS?

Who would be able to use it?

The financial analysis on construction and operations, including the estimated costs for Roxborough Village homeowners and potential outside memberships, is all underway and will be presented in the next two months to the Task Force, Metro District Board of Directors and the community.

Has any polling been done of Sterling Ranch, area employees, or residents of surrounding communities to gauge their interest in memberships at a Roxborough facility?

As part of the Feasibility Study for the rec center, a survey was conducted of residents both in Roxborough Village and outside the metro district (in a 5-mile radius) to gather data on their preferences and interest in membership. Among those who live outside Roxborough Village, the market research and survey results indicate potential high levels of interest in a multi-functional community and recreation facility. Additionally, the rec center Feasibility Study team has been in contact with Sterling Ranch staff and area non-profit organizations to discuss the potential for cooperative agreements and partnerships that might be explored in the future.

Questions about DESIGN?

What would the rec center look like?

The conceptual building design—which is not final and will evolve as the Task Force, Metro District board and the community weigh in—takes advantage of the slope of Community Park so the two-story building does not block views from the east. The low-slung building has three main sections: the swimming pool area to the south, the fitness and community meeting spaces in the middle (along with the main entry), and the gymnasium on the north. The conceptual design includes rooftop skylights to allow for significant natural lighting, plus openings and windows to the west to take advantage of views of the hogback and foothills. The building orientation and design features are focused on mitigating the visual and noise impacts on surrounding neighborhoods. Preliminary designs can be found at <https://www.roxboroughmetrodistrict.org/rec-center>.

Is the architecture and floor plan finalized?

No, the architecture and floor plans at this phase are conceptual and not final. If Roxborough Village voters approve financing the facility, which is required before any financing could be obtained, architects will complete the design for the building interiors and exteriors, a process that will include

additional community feedback and guidance. All site plans would need to be approved by Douglas County.

How long would it take to build?

If approved by voters, the timeline for design and construction would be approximately two to two-and-a-half years.

Will the proposed facility include renewable energy features?

The Metro District Feasibility Study has not included technical analysis on potential renewable energy features, such as rooftop solar panels. There is interest in exploring more detailed consulting and analysis on renewable energy options, if there is an election on a proposed facility and voters approve it at the ballot box.

<p>Questions about FINANCE?</p>
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How would the rec center construction be paid for?

The primary source of funding to build the facility would be an increased mill levy (a property tax) paid by Roxborough Village residential and commercial property owners. This mill levy increase requires voter approval among Metro District residents.

How much would it cost Roxborough Village Metro District homeowners?

The financial analysis on construction and operations, including the estimated costs for Roxborough Village homeowners and potential outside memberships, is all underway and will be presented in the next two months to the Task Force, Metro District Board of Directors and the community.

How does this relate to the property taxes levied by the Metro District?

The Metro District's mill levy for general operations has been set at 12.087 mills since the District's inception. Metro District homeowners have paid 34 mills for debt service as recently as 2017. The debt service mill levy was reduced to 10 mills last year (2020) and to 9 mills this year (2021). The existing debt service mill levy will be fully paid off at the end of 2021, creating the unique opportunity—if voters approve—to invest that revenue in an asset that has been identified by the community as a top priority.

Who will own the facility?

The facility would be owned by the Roxborough Village Metro District, and the Metro District Board of Directors would have oversight on all operations.

What are the estimated operating costs (itemized) for the conceptual designs?

Financial information will continue to evolve as RVMD board considers options. The Feasibility Study includes a "Demographic and Competition Analysis" that outlines the revenue and expense analysis. The revenue analysis is categorized across membership, programs, personal training and fitness, swim lessons, day camps, sports programs, and non-physical classes. The expenses are categorized across wages and salaries, and various operating overhead items (utilities, legal and accounting, supplies, landscaping and snow removal, insurance, and more). These estimates are available in the [June 9, 2021 Metro District board meeting packet](#) (pages 6-22).

Questions about OPERATIONS?

Who would operate the facility?

The Metro District would most likely contract with a management entity to operate the facility, instead of the District taking on the operations. The process to contract this service would be addressed by the Metro District after an election if the election is successful and financing the facility is approved.

How much would it cost to operate?

The construction and operations analysis, including the estimated costs for Roxborough Village homeowners and potential outside memberships, is all underway and will be presented in the next two months to the Task Force, Metro District Board of Directors and the community.

Have considerations been made for potential evening rentals for events (anniversary, birthday, small wedding) in the design and location of kitchen, multipurpose rooms and outdoor space?

Yes. The opportunity for event rentals is part of the design, facility programming and financial planning process. The research conducted for the rec center Feasibility Study indicates there is high demand for community group and private event rental space.

What kind of budget is planned for capital repairs and replacements (HVAC, pool renovations, exercise equipment updates, roof replacement, etc.) that become more costly as the building ages?

The budget for capital improvements is unknown because the Feasibility Study is still underway to determine the proposed size, features, programming and operating details. The operating plan for a proposed facility will consider capital repairs, maintenance, replacements and upgrades.

What is the planned life of the building based on construction quality?

The proposed design of the building structure and the exterior walls anticipates a life span of at least 100 years. The building would also be designed so that as materials and equipment—such as roofing or air handlers—reach the end of their useful life, they can be replaced or refurbished. Also, the building would be designed so that as trends evolve in facility programming and usage over the years, the building has the flexibility to accommodate those evolving uses.

What would be the operating hours of the proposed rec center?

Decisions on operating hours would be determined by the Metro District board of directors in coordination with the management entity that runs the facility day-to-day. In the Feasibility Study, the proposed hours (which are not final, but used for the project's financial modeling) are outlined as 5:30am to 10pm on Mondays-Thursdays, 5:30am to 9pm on Fridays, 7am-5pm on Saturdays, and 10am-5pm on Sundays. These operating times are in line with those of other recreation and community centers in Highlands Ranch and Foothills Recreation District.

One of the Rec Center Feasibility Study's consultants is affiliated with the YMCA. Does that mean the Roxborough rec center would be operated by the YMCA?

One of the consultant team members is a staff member for the YMCA who serves as a subcontractor to Evolution Builders, the contractor the District has engaged to perform the Feasibility Study. The YMCA frequently contracts with local governments, recreation districts, HOAs and communities of all sizes across the Front Range to analyze their recreation assets, develop strategies to build and operate their facilities, and conduct market analysis and economic modeling. The consulting contract for the Metro District's Feasibility Study does not mean that the facility will be operated by the YMCA. The Feasibility Study consulting work that's now underway—and the potential management contract for a recreation

facility—are two separate and distinct services and contracts. The Metro District would most likely contract with a management entity of some kind to operate the facility, instead of the District taking on the operations directly. The process to contract these services would be addressed by the Metro District board of directors after the election, if they refer a proposal to the ballot and Roxborough Village voters approve the project.

Questions about DIDN'T ROXBOROUGH USED TO HAVE A POOL?

Wasn't there already a swimming pool and clubhouse at Arrowhead Shores that didn't work out for the community?

The Arrowhead Shores HOA had a clubhouse and outdoor swimming pool that was built by the Arrowhead Shores developer. The facility was small, designed solely for Arrowhead Shores HOA resident use, and the HOA members were the only source of revenue to fund the facility. It also housed a day care center for a short time. As the costs mounted to maintain and repair the facility, the developer proposed transferring ownership to the Arrowhead Shores HOA for HOA-wide use, but the proposal was rejected by the Arrowhead Shores HOA members. With significant repairs clouding the pool's long-term viability, the developer removed the clubhouse and pool a couple years ago and converted the property to homesites.

Has the Metro District factored into its Feasibility Study the swimming pool and clubhouse that used to be in Arrowhead Shores that was closed and removed?

Yes—the analysis on the size and features for a new rec center has looked at the facility at Arrowhead Shores, which had a clubhouse and outdoor swimming pool built by the Arrowhead Shores developer. The facility was small, designed solely for Arrowhead Shores HOA resident use, and the HOA members were the only source of revenue to fund the facility. It also housed a day care center for a short time. As the costs mounted to maintain and repair the facility, the developer proposed transferring ownership to the Arrowhead Shores HOA for HOA-wide use, but the proposal was rejected by the Arrowhead Shores HOA members. With significant repairs clouding the pool's long-term viability, the developer removed the clubhouse and pool a couple years ago and converted the property to homesites.

Questions about OTHER AREA FACILITIES?

Are the clubhouse and outdoor pool facilities at Sterling Ranch accessible to Roxborough Village residents?

The outdoor pool and clubhouse at Sterling Ranch is available to non-Sterling Ranch residents. To access that facility, you must join as a non-resident member, or be a guest of a Sterling Ranch resident. The cost of a non-resident membership at Sterling Ranch's rec facility is \$1,105 per person (not per household or per family, but per person) annually. Source: <https://sterlingranchcab.com/309/Non-Resident-Memberships>

Roxborough Village residents currently get in-district rates to use Foothills Recreation District facilities. What is the plan for this partnership if there is a new Roxborough Village recreation center?

No changes in the partnership between the Metro District and Foothills have been contemplated at this time. It would ultimately be up to the Metro District board to continue subsidizing in-district rates at Foothills facilities if Roxborough Village voters approve a Metro District rec center.

Do we know the types of fitness facilities planned at Sterling Ranch?

The Sterling Ranch developers have not announced their plans for their fitness facilities over future years. The first clubhouse and pool at Sterling Ranch has been completed—a 5,000-square foot clubhouse with a few exercise machines and weights, and a 6-lane lap pool. To access that facility, Roxborough Village residents must be a guest of a Sterling Ranch resident, or they can pay for a non-resident membership which is \$1,105 per person (not per household or per family, but per person) annually. Source: <https://sterlingranchcab.com/309/Non-Resident-Memberships>

Why not seek out a 24-Hour Fitness or similar for-profit gym to partner with the Metro District?

The goal of the Metro District has been to design a community-oriented facility with fitness and swimming uses, combined with flexible spaces for meetings, gatherings and small events for the community to use. This combination would be unique in the surrounding area (and thus increase the facility's usage). Also, it would also be incompatible to co-locate a for-profit fitness business with the community uses and programs in a District-owned building. And importantly, the longer operating hours of 24-Hour Fitness, fitness franchises or similar providers may be incompatible with nearby neighbors.

Questions about an ELECTION?

If there's an election, who can vote and when would it be?

If the Metro District Board of Directors sends the proposal to the ballot, ballots will arrive in Roxborough Village mailboxes around the third week of October, and voting will continue through Election Day, November 2, 2021. Only registered voters in the Metro District will vote on the measure, and it must be approved by a majority of votes cast in the election.

Who decides if there will be an election to finance a rec center?

The Metro District board of directors makes the decision on referring the required ballot questions to Roxborough Village voters.

MORE INFO

Where can I learn more?

The Metro District's website—www.RoxboroughMetroDistrict.org—has more information, including the materials, studies and data reviewed by the Metro District and the Rec Center Task Force. More information will be shared in the weeks ahead in newsletters, email updates and community events.

How can I share my input?

The Metro District welcomes all comments and questions on the rec center concept. Please send us an e-mail at info@RoxboroughMetroDistrict.org, and we will reply within one business day. Questions will

be routed to the appropriate person for answers and many questions will be combined into the FAQs for greater dissemination of information to the public. Also keep an eye out for community events and Metro District Board of Directors meetings where the rec center will be discussed.