



Roxborough Village
Metropolitan District
— COLORADO —

Rec Center Task Force Meeting #4 – March 22, 2021



AGENDA

7:00pm (10 mins)	Convene, quick updates (Ben Kelly) Communications & Information-sharing
7:15pm (70 mins)	Design & Programming (Don Detlefs, Steve King - Perkins & Will, Kimberly Armitage) <i>Second floor</i> <i>Child care /community rooms</i> <i>Gym</i> <i>Studios</i> <i>Fitness - equipment</i> <i>Pool</i> <i>Outdoors</i>
8:25pm (5 mins)	Wrap-up, next meeting
8:30pm	Adjourn



TASK FORCE PROCESS

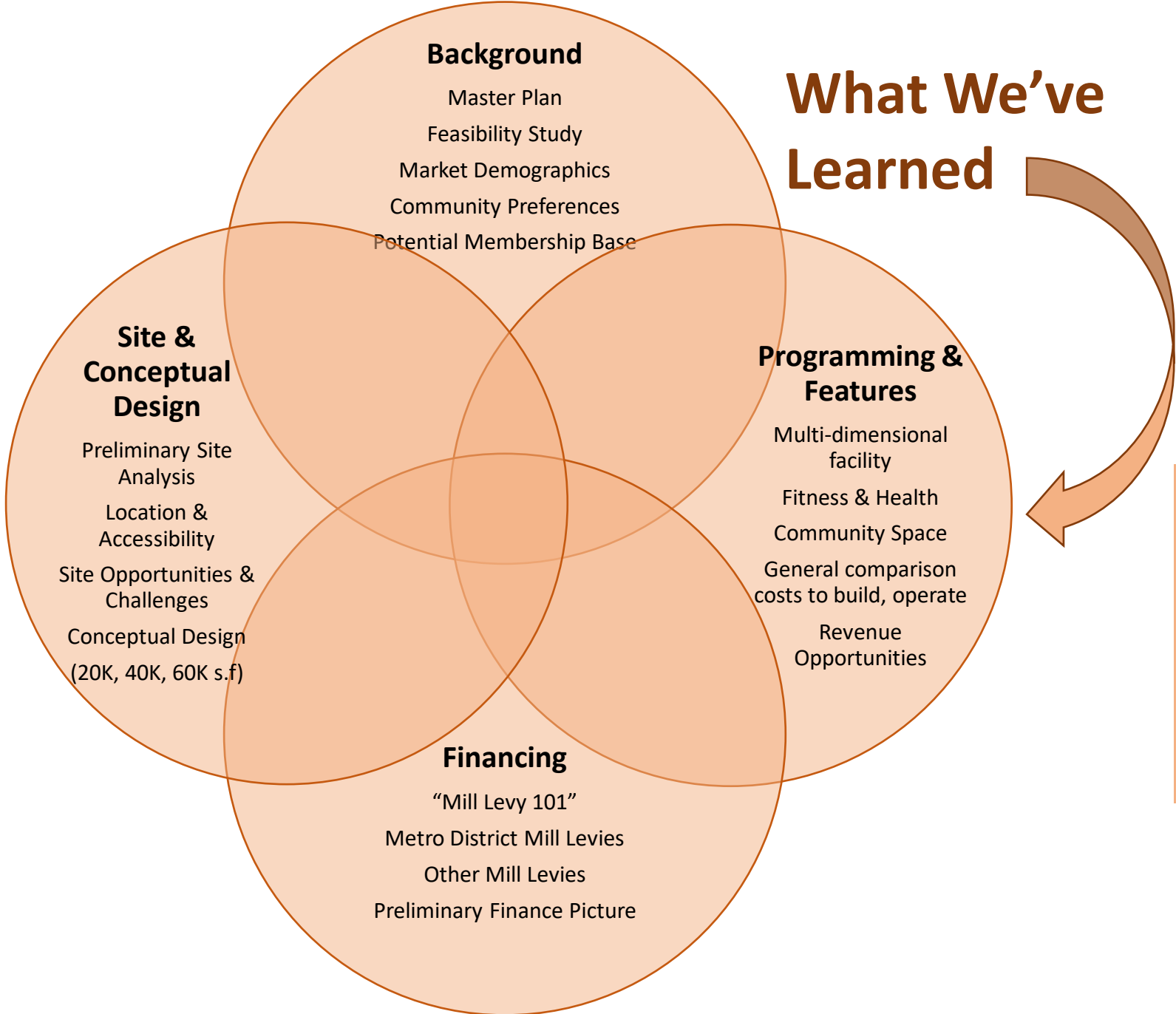
Overview & Orientation	Programming & Facility Options	Design	Financing	Wrap-up & Recommendations	Metro District Board
<i>Introductions</i> <i>Background</i> <i>Work-to-Date</i>	<i>Facility components</i> <i>Costs</i> <i>Revenue opportunities</i>	<i>Preliminary Finance</i> <i>Conceptual design and architecture</i>	<i>Construction costs and operating costs</i> <i>Mill Levy</i> <i>Revenue</i>	<i>Summary</i> <i>Recommendations to RVMD Board</i>	<i>RVMD Board Review</i> <i>Public hearing</i> <i>Decision on TABOR Election</i>
JANUARY 11	FEBRUARY 8	MARCH 1 & MARCH 22 <i>Conceptual design and architecture</i>	APRIL 22	MAY	JUNE & JULY

Conceptual design and architecture

↑
We are here



What We've Learned



Next Meeting: April 22

- **Construction costs estimate**
- **Operating costs estimate**
- **Mill levy and estimated cost per average home**
- **Compare scenarios on external revenue**





Getting the Word Out

Metro District Communications

- Newsletter issues (spring & summer)
- E-mail communications
- Community questions & comments: send email to info@RoxboroughMetroDistrict.org
- Website ↓



You're encouraged to:

- Refer neighbors to Rox Village Metro District website for Rec Center Task Force info
- Connect us with HOAs, community groups
- Post links to Rec Center Task Force info on social media

Design & Programming

CONCEPTUAL Design & Programming Presentation

- Second floor
- Child care/community rooms
- Gym
- Studios
- Fitness - equipment
- Pool
- Outdoors

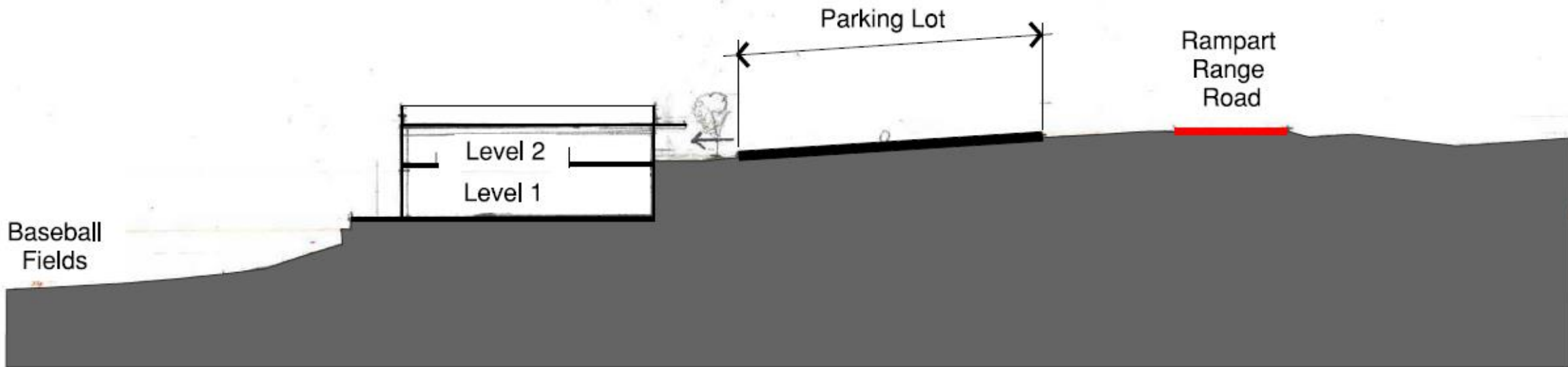


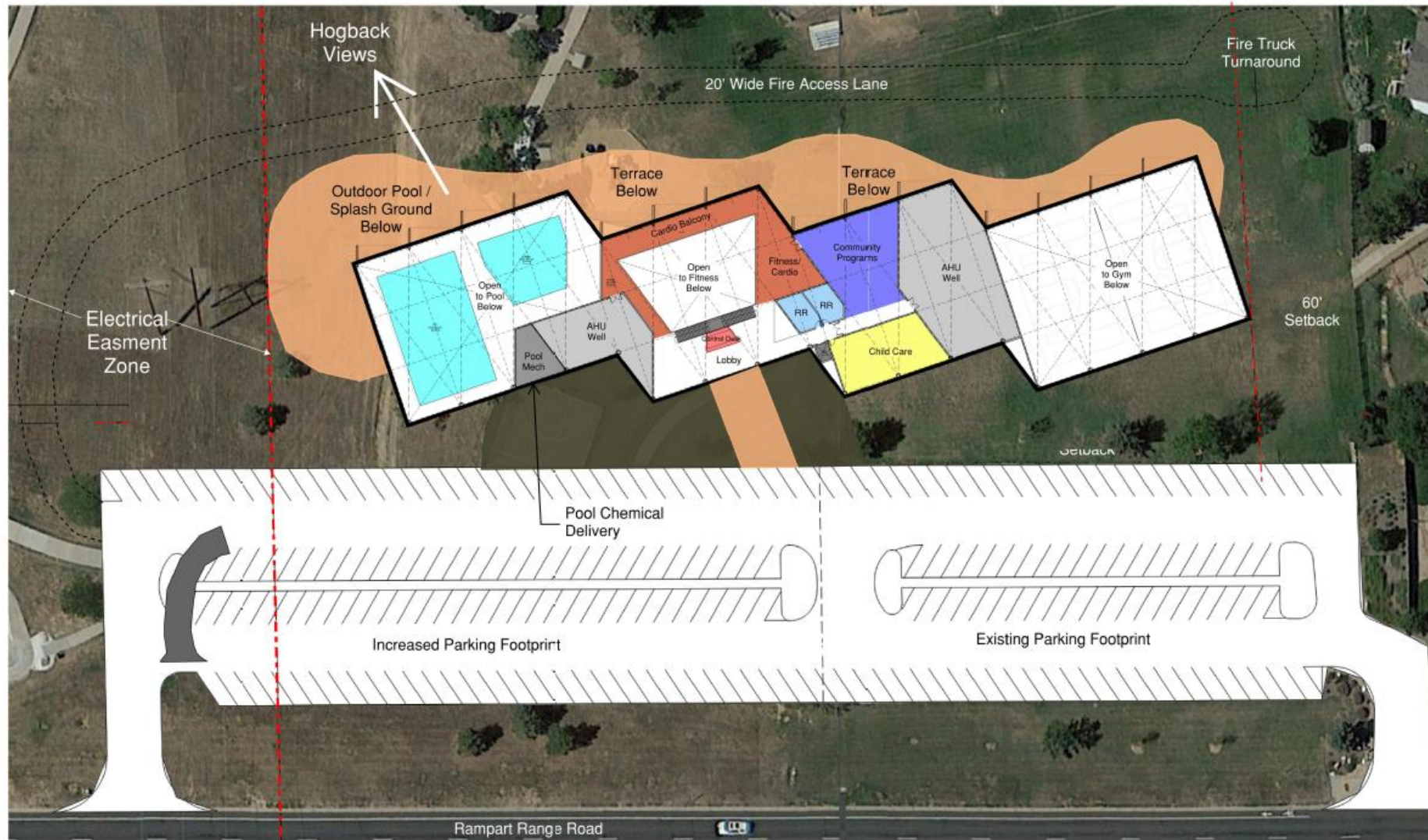
Roxborough Village: Recreation Center			
Meeting: March 22, 2021 Prepared by Perkins&Will			
Review of 4 Major Options			
Existing On Site Parking: 88 spaces at main lot, 19 spaces at tennis lot			
Option 1: The Clubhouse Approximately 20,000 Square Feet	Option 2: Recreation Center Approximately 40,000 Square Feet	Option 3: Larger Recreation Center Approximately 60,000 Square Feet	Option 4: Larger Recreation Center - After Meeting Approximately 55,000 Square Feet
Proposed Parking: 150 spaces	Proposed Parking: 200 spaces	Proposed Parking: 250 spaces	Proposed Parking: 225 spaces
Program Elements			
Outdoor Pool Outdoor Splash and Play Area	Future Outdoor Pool Option Outdoor Splash and Play Area Oversized 6 Lane Lap Pool	Future Outdoor Pool Option Outdoor Splash and Play Area Oversized 6 Lane Lap Pool Adjacent Leisure Pool Area	Future Outdoor Pool Option Outdoor Splash and Play Area Oversized 6 Lane Lap Pool Adjacent Leisure Pool Area - smaller
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	8-10,000 SF Fitness Center, with Cardio and Strength
Studio/Community Room with attached teaching kitchen (2,500 SF) 1/2 Court Gym	Studio/Community Room with attached teaching kitchen (2,500 SF) High School Gym (50' x 84')	Studio/Community Room with attached teaching kitchen (2,500 SF) High School Gym (50' x 84') Middle School Gym (42' x 74')	Studio/Community Room with attached teaching kitchen (2,000 SF) High School Gym (50' x 84') Middle School Gym (42' x 74')
Small Indoor to Outdoor Locker Room	3 Family Locker Rooms Men's and Women's Locker Rooms	6 Family Locker Rooms Men's and Women's Locker Rooms	6 Family Locker Rooms Men's and Women's Locker Rooms
1 Fitness Studio (1,250 SF)	2 Fitness Studios (1,250 SF each) 2,500 SF Community Programs 2,500 SF Kid Zone	2 Fitness Studios (1,250 SF each) 2,500 SF Community Programs 1,500 SF Child Watch Area	2 Fitness Studios (1,250 SF each) Purposed. 2,500 SF Community Programs Multi-Purpose 1,500 SF Child Zone, no direct terrance playground
Admin Offices	Admin Offices	Admin Offices Physical Therapy/ Wellness Partner (4-5,000 SF)	small offices in active zones
Outdoor Terrace Space with Fire Pit	Outdoor Terrace Space with Fire Pit	Outdoor Terrace Space with Fire Pit	Outdoor Terrace Space with Fire Pit











Site Constraints & Limitations

- Electrical easement (to south)
- 60' Setback from north park boundary
- parking footprint
- potential fire access lane

Perkins&Will

March 22, 2021

Conceptual design

Upper Level (Entry)





East Side View
-sunset/late afternoon
-adjacent to Rampart
Range Road, looking
southwest to hogback

Conceptual design



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East Side View
-early morning/sunrise
-adjacent to Rampart
Range Road, looking
southwest to hogback

Conceptual design



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East Side - Entryway
-Sunset
-North-facing rooftop skylights to allow natural light

Conceptual design



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East Side - Entryway
-close-in view of covered
entryway

Conceptual design



East Side - Entryway



Conceptual design





**West Side View from
park baseball field**
-looking southeast
-gymnasium is on the
left, studio/fitness area is
in the middle, swimming
pool is on the far right

Conceptual design



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Gymnasium, west side view
-outdoor terraced area for exercise/training
-natural light access into gymnasium

Conceptual design



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**West side gymnasium
view, looking south**
-terrace area for outside
exercise/activity
-natural light into
gymnasium

Conceptual design



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**West side view –
gymnasium area**
-evening view, looking
southeast

Conceptual design



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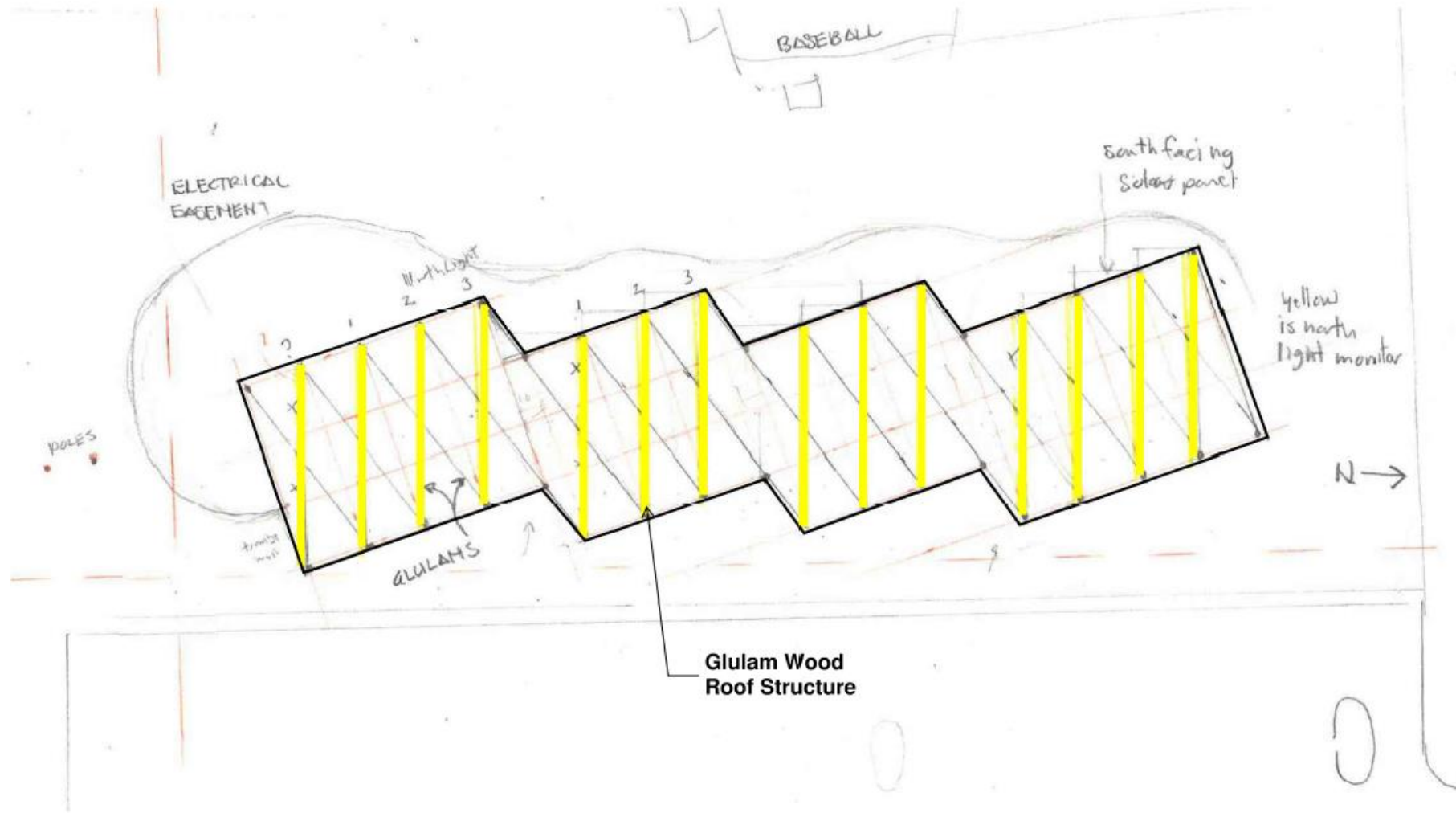


Building interior and fitness area overlook
-north-facing skylights for natural light
-interior wood structure on ceiling, extended throughout facility

Conceptual design



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Conceptual design

**Roof Construction
Concept**

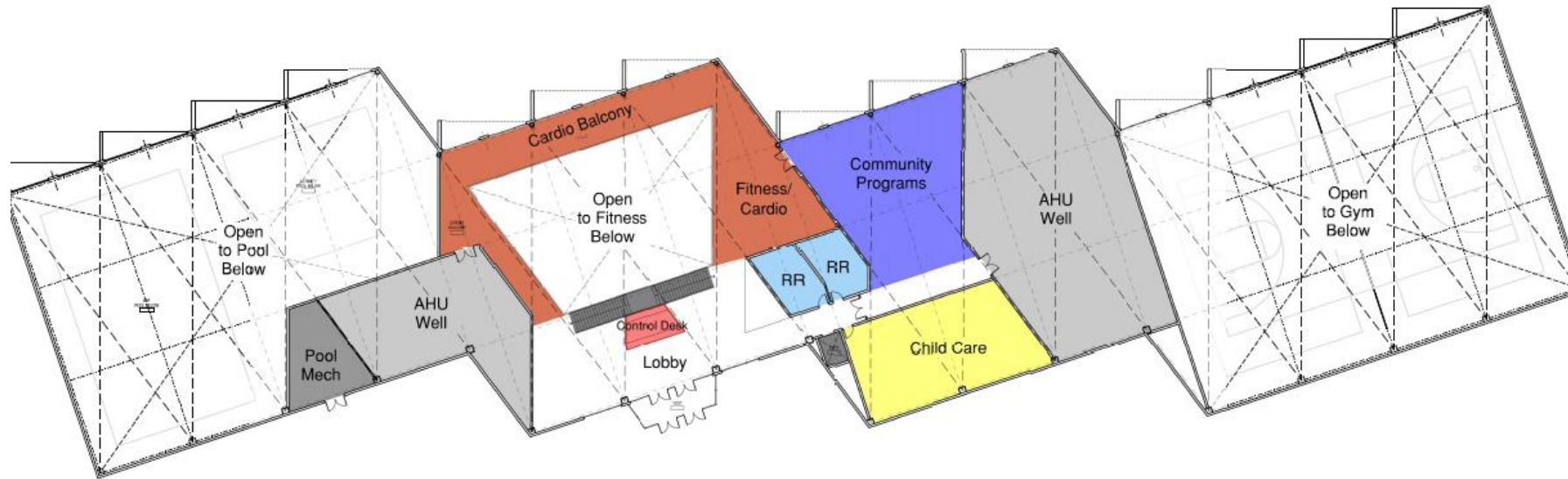


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Area Summary:

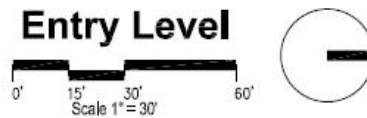
Lower Level 42,432 sf
Upper Level 13,116 sf

Total Area: 55,548 sf



Entry level diagram
-upper floor, with entry way off of the current surface parking lot area
-entry level includes community program space, child care, cardio and fitness balcony, lobby/entry desk
-descend to gym, pool, additional fitness and community spaces
-AHU = air-handling unit (inside building, not on the roof)

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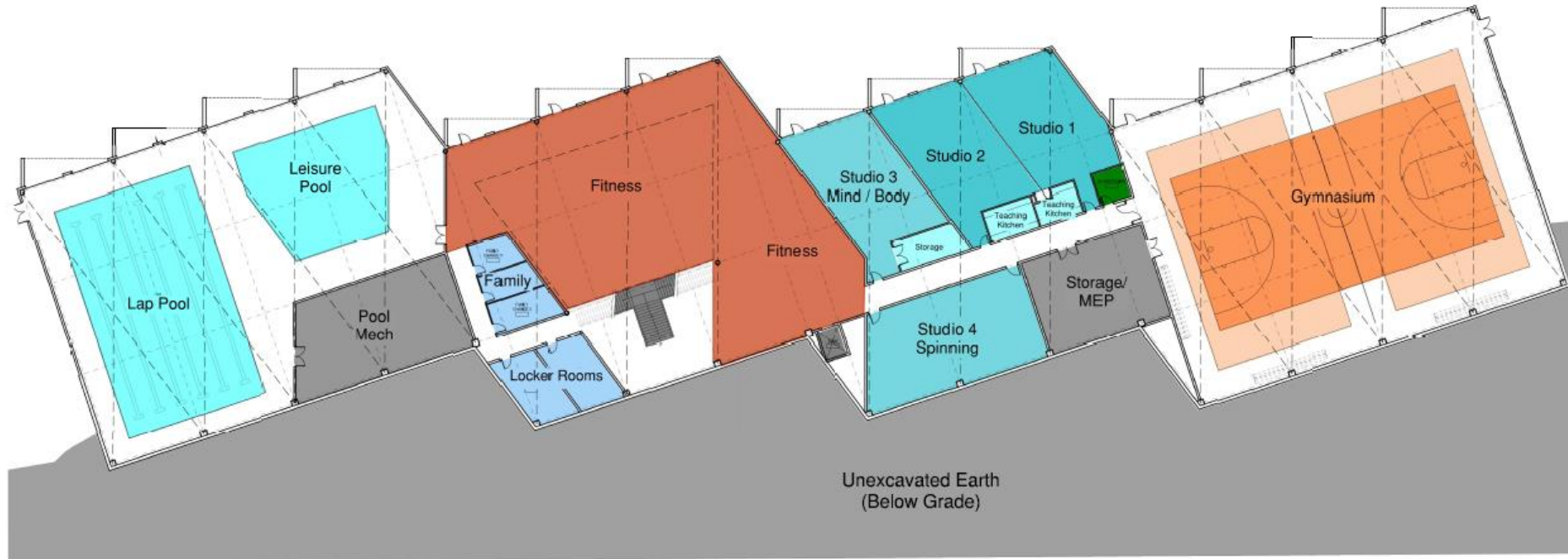
Conceptual design

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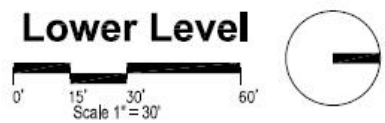
Lower Level diagram
-multi-purpose gymnasium
– HS-sized court (dark) and 2 MS-sized courts (light), with divider curtain. Space allows for 4 volleyball courts, 4 pickleball courts

-3 fitness studios
-1 spinning studio
-fitness/cardio/weights

6-lane lap pool
Leisure pool with zero-entry

Locker rooms, restrooms, storage

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Conceptual design

Child & youth space



Illustrative examples





**Community space-
multipurpose**
-community programs
-teaching kitchen
-flexible for fitness,
meetings, events, classes



Community Space- multipurpose



Illustrative examples

Community Lounge space



Community Lounge Space
-comfortable waiting, reception, small group meeting space

Conceptual design



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Gymnasium

- 1 HS-sized court combined with 2 MS-sized courts
- divider for multi-purpose programming
- overhead-mounted gym equipment

Illustrative examples





Multipurpose rooms

Multi-purpose rooms
 -flexible spaces for fitness, cardio, yoga, meetings, events (weddings, graduation parties, receptions)



Illustrative examples



Fitness, cardio space
-balcony space with cardio equipment (bottom left)
-natural light

Fitness / Cardio



Illustrative examples

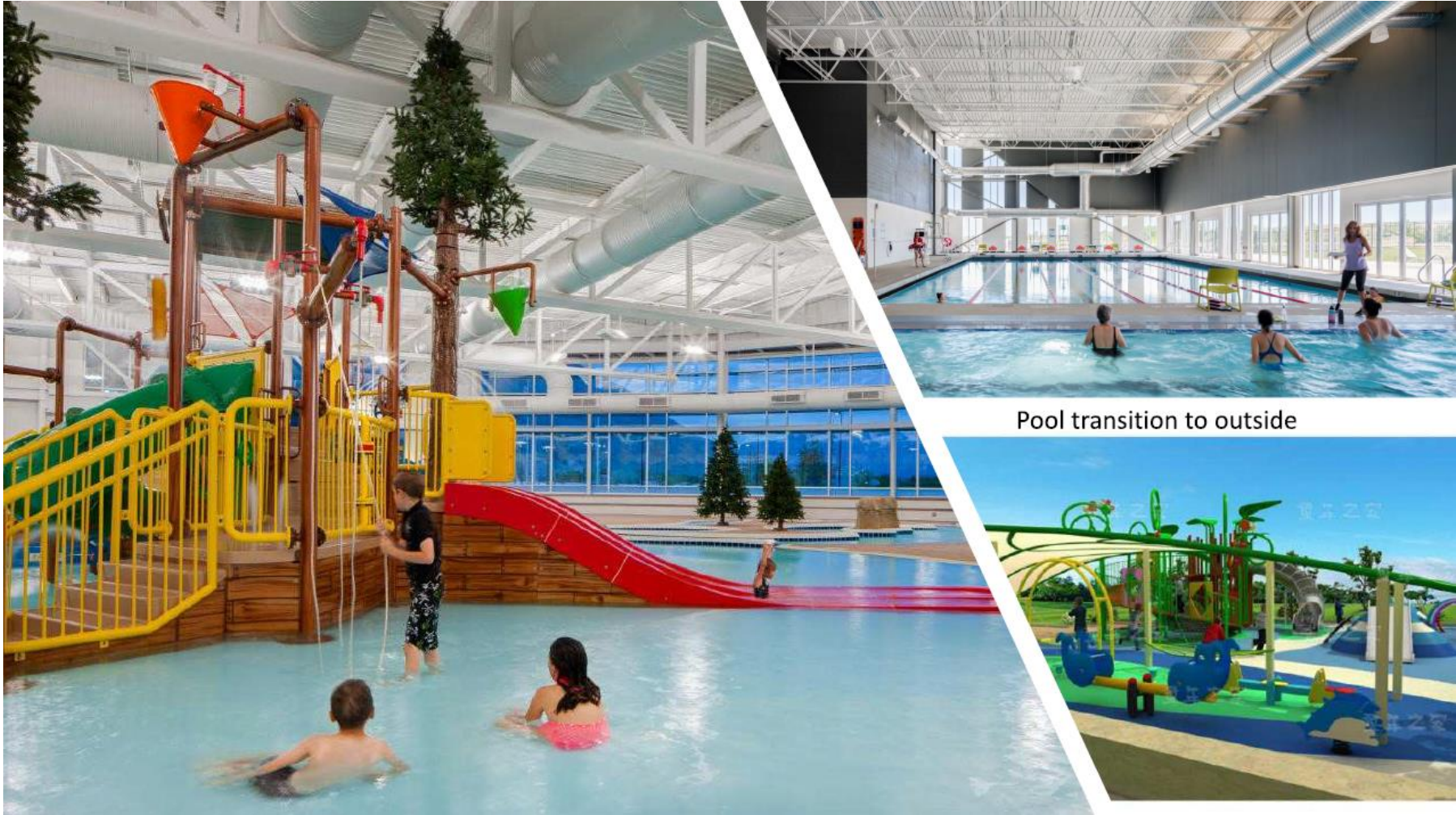




Pool indoor leisure with lap pool to maximize Activities

- Swimming**
- year-round
 - 6-lane lap pool and leisure pool combination
 - natural light/views
- Roxborough concept calls for sliding glass doors opening to outdoors terrace area

Illustrative examples



Swimming pool
 -year round
 -play structure in zero entry leisure pool
 -natural light/views
 -pool transition to outside thru glass sliding doors

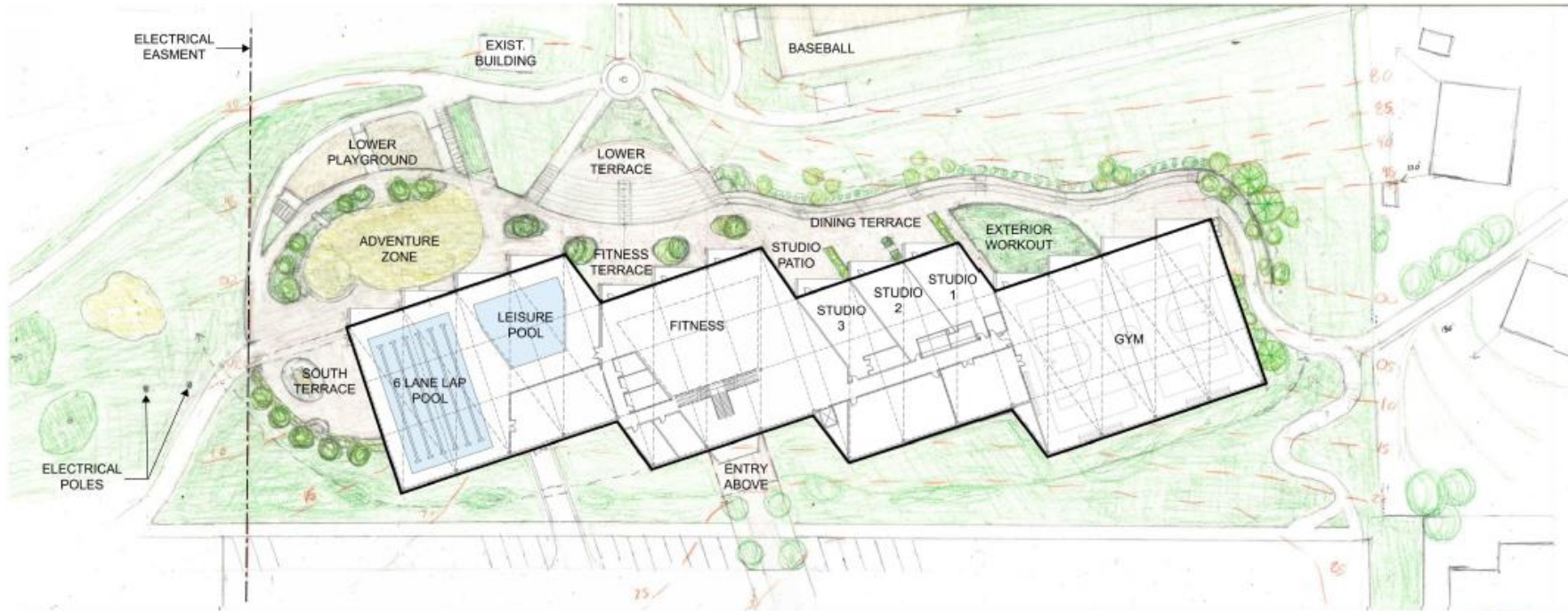
Pool transition to outside

Illustrative examples





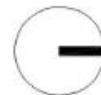
Conceptual site plan
 -potential outdoor uses
 -Community Park
 baseball field remains
 intact



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 March 22, 2021

Conceptual design

Site Plan



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 navigation links: 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 title "Recreation Center Task Force". The text below the title 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 with text about the district's Master Plan process and community interest, and a final paragraph about preliminary studies authorized by the board of directors.