



**Roxborough Village**  
Metropolitan District  
— COLORADO —

# Roxborough Village Metro District Community Update: Proposed Rec Center July 14, 2021



# OVERVIEW

- Rec Center Process
- Location
- Conceptual design
- Financing
- Next steps



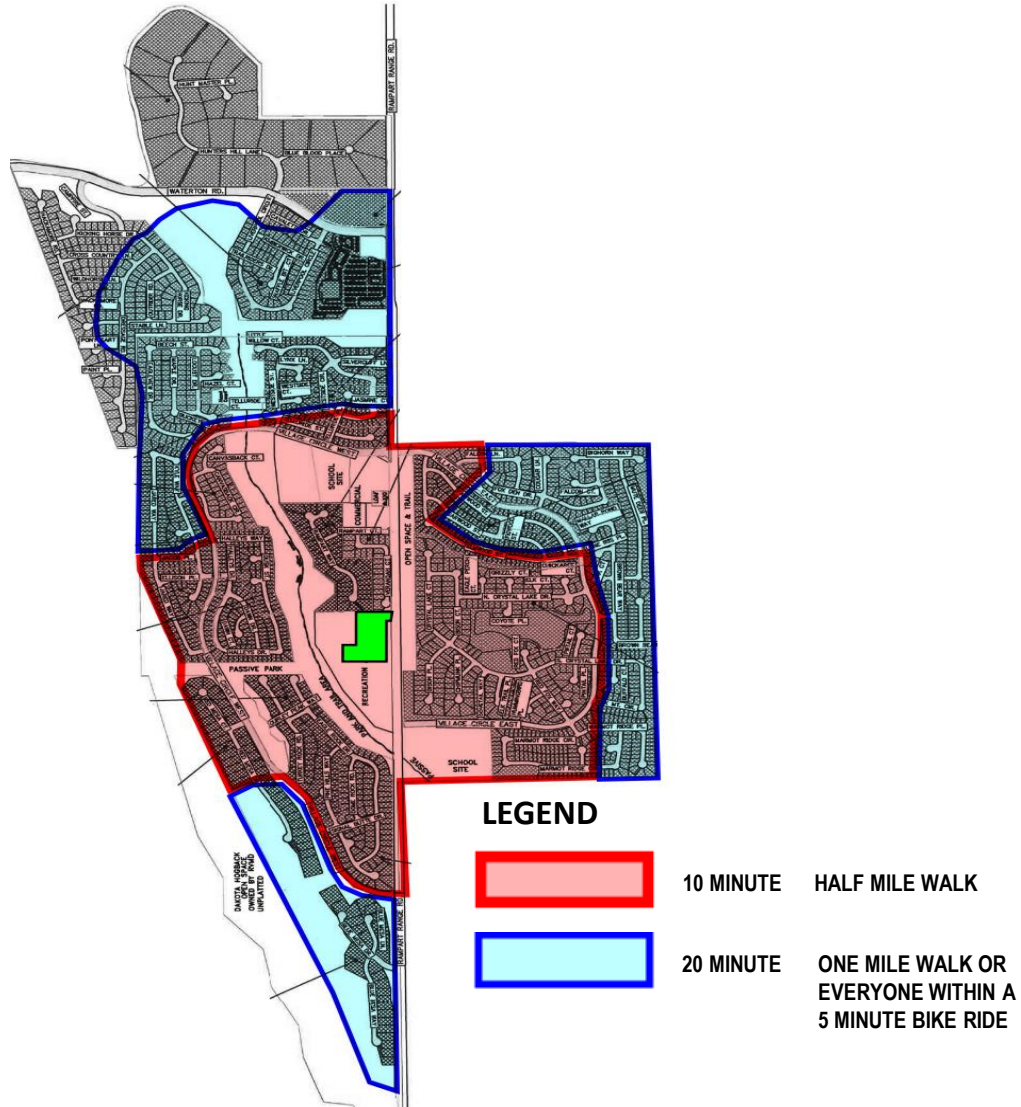
# REC CENTER PROCESS

## BACKGROUND:

- Community Master Plan (2019-2020)
  - A fitness facility, swimming pool and gymnasium were consistent highlights of community feedback
- Metro District board launched Rec Center Feasibility Study in 1Q 2020
- Community Rec Center Task Force January-May 2021
- Current facility concept evolved through summer 2021
  - June: added potential community partnership with Douglas County Libraries
  - Community communications and outreach (newsletter, e-mail, website)
  - Community informational events (June & July)

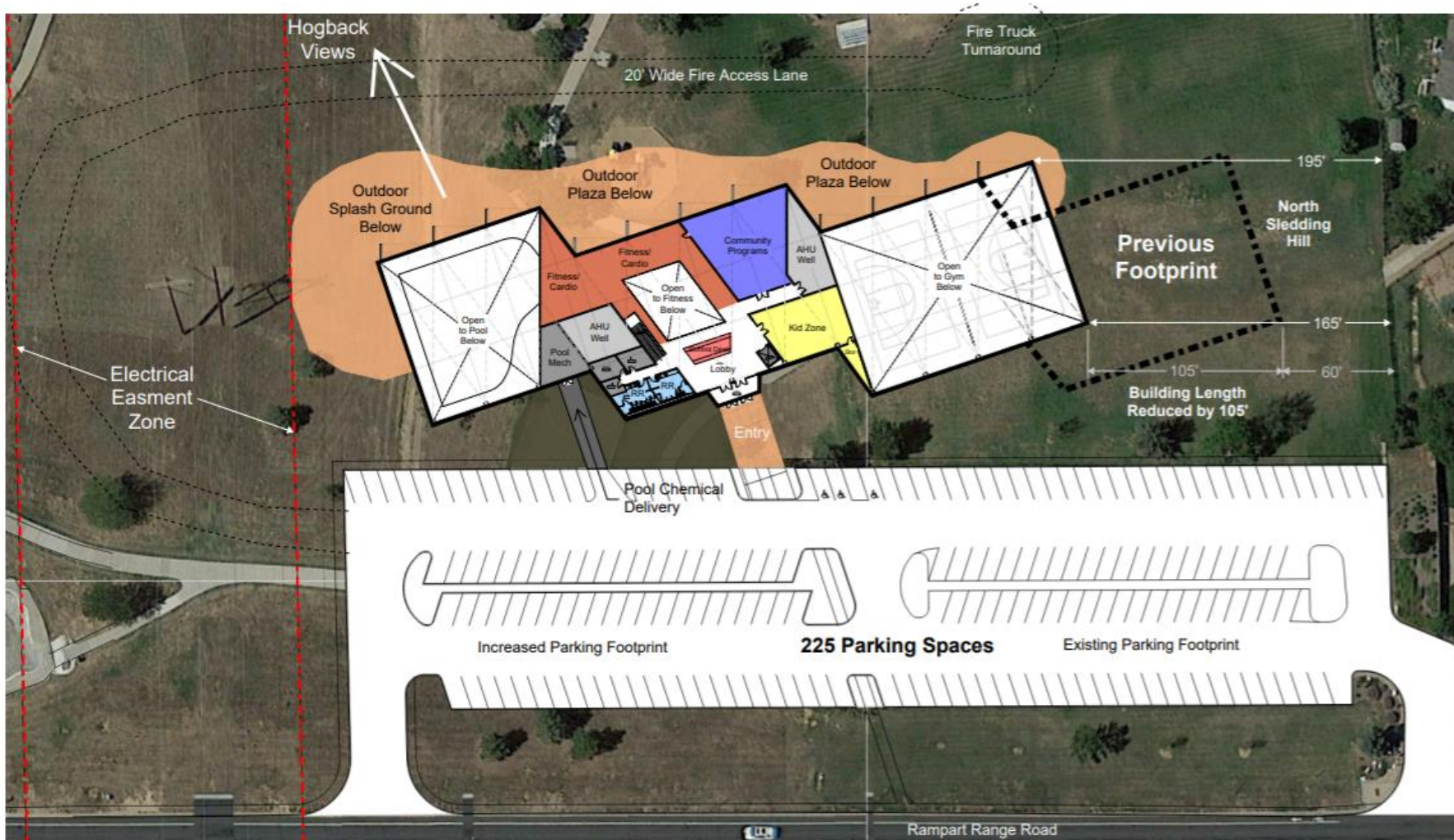


# LOCATION



- Central location for entire community
- Easy to access
- Complements other activity-related uses in Community Park
- Park area can accommodate various sizes of a facility and parking lot
- District-owned, and rec center is already a zoned use





**Perkins&Will**  
May 10, 2021

Site Area Plan  
0 50' 100'



Conceptual Design





**East Side View**

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

Perkins&Will

Conceptual Rendering

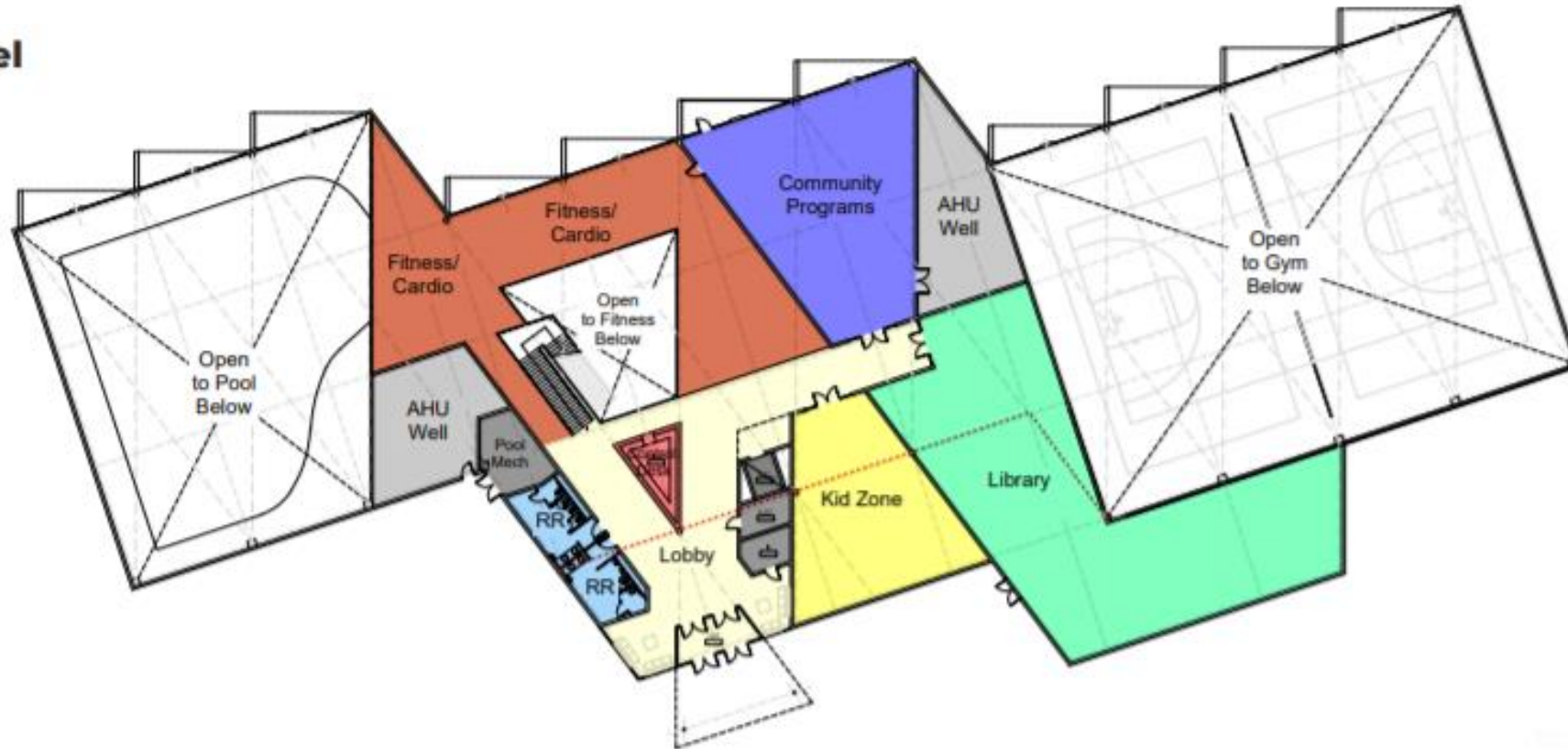
Conceptual Design – June 2021



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## RECREATION CENTER CONCEPTUAL DESIGN

### Entry Level





## Lower Level



Conceptual Design – June 2021





Conceptual Design – June 2021



Conceptual Design – June 2021





# FINANCING

## ESTIMATED FACILITY COSTS

Project Size

**50,000**  
SQ. FT.

Estimated  
Project Cost  
 **\$35.2**  
Million



**\$18.84**  
Monthly Tax Impact  
per \$100,000 Actual  
Residential Value

Project Size

**45,000**  
SQ. FT.

Estimated  
Project Cost  
 **\$32.5**  
Million



**\$17.41**  
Monthly Tax Impact  
per \$100,000 Actual  
Residential Value

## Monthly Tax Impact

See a rough estimate  
of your monthly costs  
based on the Actual  
Value\* of your home:



50,000 SF Rec Center

\$56.52

\$75.36

\$94.20

\$113.04

45,000 SF Rec Center

\$52.23

\$69.64

\$87.05

\$104.46

\*Actual Value is determined by the Douglas County Assessor in accordance with state statute and is not the same as current market value of your home if listed or sold.

## Find My Home's Actual Value\*



To find your home's Actual  
Value, go to the Douglas  
County Assessor:  
[https://www.douglas.  
co.us/assessor/#/](https://www.douglas.co.us/assessor/#/)

## Primary Financing Sources:

- Mill levy for capital construction – requires Metro District election
- Membership revenues – out-of-District households
- Activity and program fees
- Event rentals
- **Business model projections:**
  1. facility revenues will offset operating costs
  2. Metro District residents pay mill levy and no member fee



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# FINANCE WORKSHEET

**Roxborough Village Metro District Homeowner  
Rec Center Projected Cost Worksheet**

The best way to calculate the estimated cost is with your official Assessed Home Value. To find this, visit the Douglas County Assessor website and enter your address here: <https://www.douglas.co.us/assessor/#/>. Estimates from Zillow or Redfin give you an estimate of a home's estimated market value, but the Douglas County Assessor does not use market value estimates. Your property taxes are calculated with your Assessed Home Value from the DougCo Assessor, so that's the number you need for an accurate estimate.

**EXAMPLE** Calculating a home valued by the Douglas County Assessor at \$550,000, and a mill levy of 30 mills.

**Example Part 1**  
HOME ACTUAL VALUE: \$550,000 ← Example home actual value determined by DougCo Assessor  
RESIDENTIAL ASSESSMENT RATE (7.15%)  $\times 0.0715$  ← Multiply Assessor's actual home value by the 7.15% tax rate  
\$39,325.00 ← This is the assessed home value

**Example Part 2**  
ASSESSED HOME VALUE: \$39,325.00 ← Example assessed home value (same number as above)  
REC CENTER MILL LEVY  $\times 0.030$  ← Multiply by 0.030 (30 mills)  
\$1,179.75 ← Example annual cost of a 30 mill levy, or \$98.31/month, on a home with an Assessor's Actual Value of \$550,000

**WHAT'S YOUR ESTIMATE?**  
The Metro District Rec Center Feasibility Study has narrowed down a conceptual design to two scenarios: (A) 45,000 sq. ft. design, and (B) a 50,000 sq. ft. design. The projected mill levy to build Scenario A is 29.219 mills, and 31.622 mills to build Scenario B, based on the current assessed value for the entire district and assuming a 30-year financing term.

REC CENTER CAPITAL COST - SCENARIO A	REC CENTER CAPITAL COST - SCENARIO B
45,000 sq. ft., projected construction cost of \$32,500,000 results in debt service mill levy of 29.219 mills	50,000 sq. ft., projected construction cost of \$39,200,000 results in debt service mill levy of 31.622 mills. (Additional space could accommodate partner organization. The Metro District is in preliminary discussions with Douglas County Libraries.)
<b>Part 1</b> HOME ACTUAL VALUE: \$..... $\times$ RESIDENTIAL ASSESSMENT RATE: $\times 0.0715$ ASSESSED HOME VALUE: \$..... ↓	<b>Part 1</b> HOME ACTUAL VALUE: \$..... $\times$ RESIDENTIAL ASSESSMENT RATE: $\times 0.0715$ ASSESSED HOME VALUE: \$..... ↓
<b>Part 2</b> ASSESSED HOME VALUE \$..... $\times$ REC CENTER MILL LEVY $\times 0.029219$ YOUR ESTIMATED REC CENTER CAPITAL MILL LEVY: \$.....	<b>Part 2</b> ASSESSED HOME VALUE \$..... $\times$ REC CENTER MILL LEVY $\times 0.031622$ YOUR ESTIMATED REC CENTER CAPITAL MILL LEVY: \$.....
Monthly cost, divide by 12 $\div 12 = \$.....$	Monthly cost, divide by 12 $\div 12 = \$.....$

**WHAT ABOUT OPERATING COSTS?**  
The Feasibility Study projects that the memberships and facility revenues result in positive net income in Year 1 of operations—which means the operating costs would be paid for by facility users, not by a tax on Metro District homeowners. However, if the Metro District had to fund some of the operating costs through a mill levy, to cover \$500,000 of net operating costs would result in a levy of approximately 6 mills and an annual tax impact of \$42.90 (\$3.58 per month) for each \$100,000 in home value.

- Available to download at <https://www.roxboroughmetrodistrict.org/rec-center> (click on "Financial Worksheet")
- Find your Assessed Home Value at Douglas County Assessor's Office website
- Calculate homeowner's potential property tax cost to build conceptual design facility



# NEXT STEPS

- Community information source:  
[www.RoxboroughMetroDistrict.org/rec-center](http://www.RoxboroughMetroDistrict.org/rec-center)
- Metro District board meetings
  - July 20
  - August 17
- If Metro District board refers financing questions to the ballot,  
Roxborough Village Metro District voters are the final decision-makers
  - 2021 Election: November 2, 2021

