

## Roxborough Village Metro District – Rec Center Task Force

### Post-Meeting Task Force Surveys – Responses & Answers

---

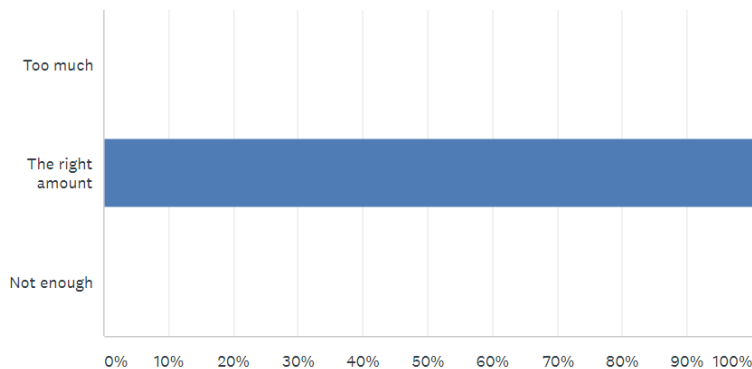
#### OVERVIEW

After each Rec Center Task Force meeting, a brief online survey was sent to the Task Force members with four or five follow-up questions. The survey questions are designed to gather additional insights from the Task Force members, with an emphasis on open-ended questions for Task Force members to relay their views, offer opinions and ideas, ask questions, and expand on comments made during the previous Task Force meeting. The project team used these responses and comments to help guide the overall process.

## MEETING #1 – JANUARY 11, 2021

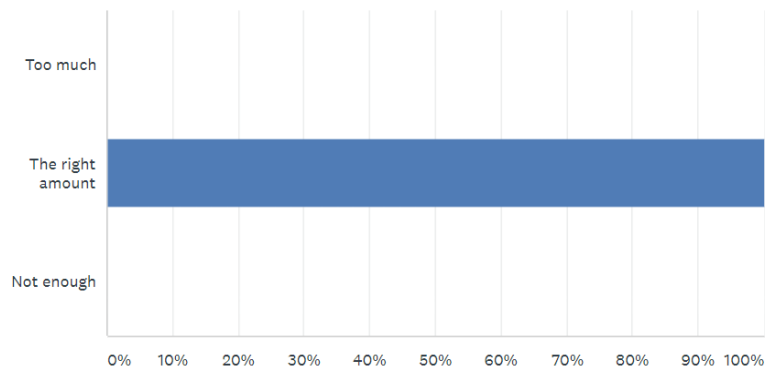
**Q1: The amount of background reading for Meeting #1 was. . .**

Answered: 9 Skipped: 0



**Q2: The amount of time provided for open discussion, questions and comments was. . .**

Answered: 9 Skipped: 0

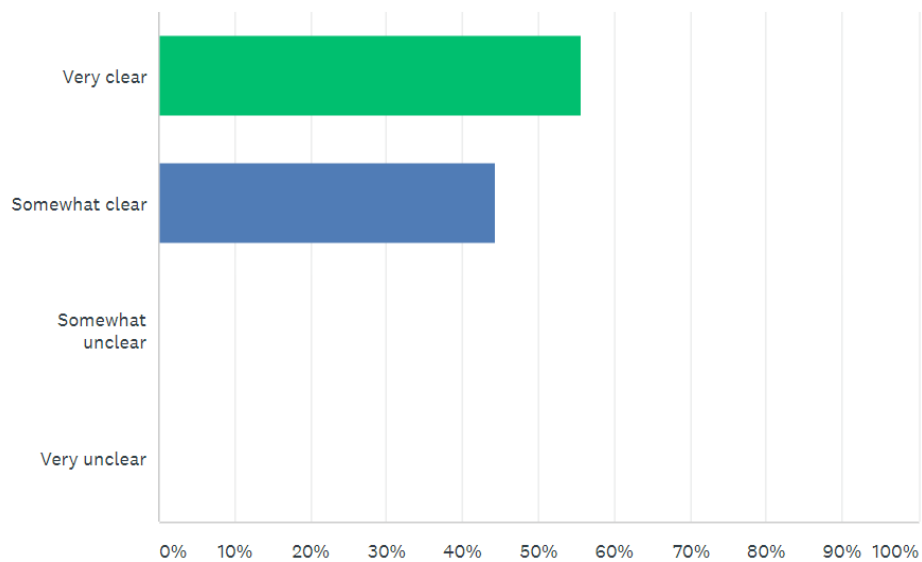


**Q3: Task Force meetings will happen virtually on the Zoom platform for the foreseeable future.  
Please suggest ways to improve the Task Force experience on Zoom.**

- I don't have any suggestions.
- The meeting was very well run, very organized and you provided ample opportunity for people to contribute.
- Nothing off the top of my head
- I you did a great job facilitating and moving the conversation forward. Thanks so much.
- Earlier access to the agenda would better prepare the group for discussions.
- Send out presentation material before the meetings or right at the beginning if not finalized until then.
- I thought that Ben and others in leadership roles did a great job of working to keep the conversation inclusive. It was a good mix of presentation of information and input from the group

**Q4: How clear are the goals and objectives for the Task Force?**

Answered: 9 Skipped: 0



**Q5: Other comments, questions or things we should know? (optional)**

- Answered: 2
- Skipped: 7

Roxborough Village Metro District – Rec Center Task Force  
Post-Meeting Task Force Surveys – Responses & Answers

- I am hopeful that you will be able to send out design concepts, cost analyses etc. about a week prior to our meetings so that we have time to review things prior to the meetings. As we delve deeper in to the nitty gritty details of it all it would be nice to review things prior to the meeting so we have time to process it. Also, it would be nice to hear how the District's tour of other facilities have helped the process along. It was touched on briefly that the District visited Reunion, Brighton Crossings etc.
- Thank you very much for your excellent work and for including me. It is a privilege!

**[end of survey #1]**

## **MEETING #2 – FEBRUARY 8, 2021**

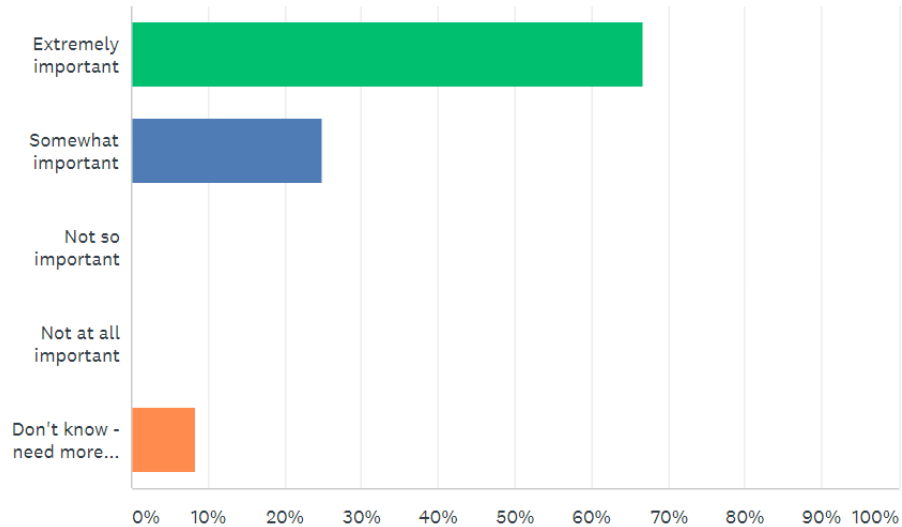
**Q1: We reviewed a list of potential amenities and features for the potential facility. (If you want a refresher, see p. 18 of the meeting slide deck.) Among those, what are your top three priorities? (open-ended question, respondents entered their answers)**

- Answered: 12
- Skipped: 0

| Priority 1  | Priority 2  | Priority 3   |
|---|---|--|
| Lap and kids pool<br>Indoor pool<br>Indoor Pool<br>Pool<br>Indoor Swimming Pool<br>indoor/outdoor pool?<br>Indoor pool<br>Indoor Pool<br>Pool<br>Pool is clearly desired.<br>Indoor sounded like<br>best bet.<br>Pool | Community space<br>Weight Room<br>Social Gathering<br>Gymnasium<br>gymnasium/meeting<br>space<br>Fitness center<br>Gym with second level<br>track<br>Gym<br>Flexible, multiuse space.<br><br>This part of the<br>conversation got<br>muddled for me. I do<br>not think we need<br>weight room b/c of<br>commercial place close<br>by. I think a flexible<br>space for classes of<br>many types would be<br>best.<br><br>Gymnasium | Gymnasium<br>Community gathering place<br>Work Out/Gym Equipment<br>Work-out Facilities<br>exercise equipment<br>Party/meeting space with<br>kitchen<br>Community Space with Kitchen<br>Fitness Center<br>Community room<br>Playground |

**Q2: The discussion on facility programming focused on fitness and health activity amenities, but also on the potential for activity spaces to socialize and to build community. How important are these non-fitness spaces?**

Answered: 12 Skipped: 0



**Comments:**

- There are a lot of ways in which this would prove valuable to the Roxborough community and a good revenue source
- I really like the idea of active and social space
- Ageing, non-driving, single persons need close access to space to meet and socialize
- We have a lot of different organizations that meet/gather and there are not many options to have meetings. Roxborough Park has their community center, but you have to have a Rox Park resident rent the space. It would also be nice to have a space to have parties/get together/parties. Right now people utilize the Rox Library, but they are outgrowing their space and will eventually be leaving. In the future Douglas County Library is hoping to build a stand along branch, at one point it was thought to be in Sterling Ranch, but now the library isn't sure where they might end up.

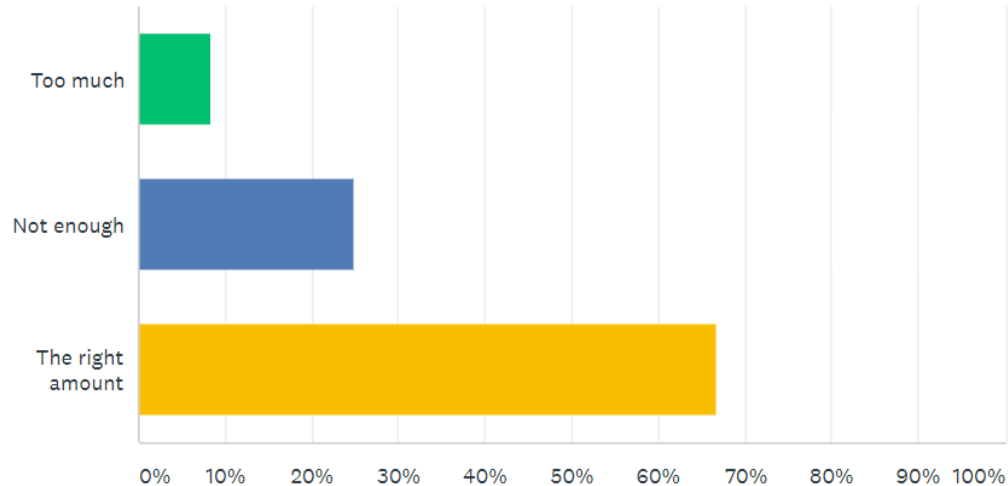
**Q3: Thinking about other community centers and rec centers you have visited in the area, is there something at one of them that's fantastic, something you really enjoy, find memorable, and tell others about? It could be anything—a large or tiny feature, the design, a program or activity, or just the experience of visiting.**

- Answered: 12
- Skipped: 0

- Kids pool
- I like that professional trainers are available at the Foothills facilities. Not just those that teach the classes but 1:1 professionals.
- Outdoor gathering space Upgraded lobby area
- Great room with fireplace for social gatherings
- I think a sauna area is important for workout and pool facilities. I find them to be important for a complete workout and communal aspects of them.
- The indoor pool at Eastridge seems to be designed in a way to maximize use.
- Buck Center therapy pool
- The indoor running track and climbing wall at The Ridge, the indoor track and meeting rooms at the Lone Tree South Suburban Rec Center. The Grange Pools in the Meadows, they have a ton of different options for a variety of ages. The indoor play structure and trampoline play area at Castle Rock Miller Activity Complex.
- The amenities provided at each center. Specifically things like pools, splash pads, gym facilities, availability of machines, classes, open times, ease of access, hours of operation, outdoor activities/playgrounds, etc.
- Have not visited many...just the facility in Evergreen, which is lovely. I do think that having an outdoor space for concerts, farmer's market and other gatherings mentioned would be highly desirable.
- Indoor pool with activity room for birthday parties

**Q4: The time provided for discussion and comments at Meeting #2 was. . .**

Answered: 12   Skipped: 0



**Q5: Finish this sentence: "After the first two meetings, I'm wondering about. . ."**

- Answered: 12
- Skipped: 0

- Some people talk too much :)
- whether the amount of meetings we have planned for this project will be enough. There are a lot of options and potentially competing opinions on what should be included. It just seems like a very big project and wonder if the timeline was overly ambitious.
- Marketing plan
- How big a facility can we build? Is it financially sustainable for the long term?
- Whether the larger group is really on the same page about what "community" the center serves and which other communities outside of RVMD are truly the potential outside users. Financing options will be cloudy and mis-evaluated if everyone isn't on the same page/understanding.
- how to combine desired amenities into multi-use spaces.
- Build out time once recommendations are submitted; realistic completion projection

Roxborough Village Metro District – Rec Center Task Force  
Post-Meeting Task Force Surveys – Responses & Answers

- would like to start diving into the details, both with the market research and with the proposed design and financial implications.
- cost to residents, amenities that will be provided, building timeline, facility mgt plan, building access,
- Pricing for using the facilities

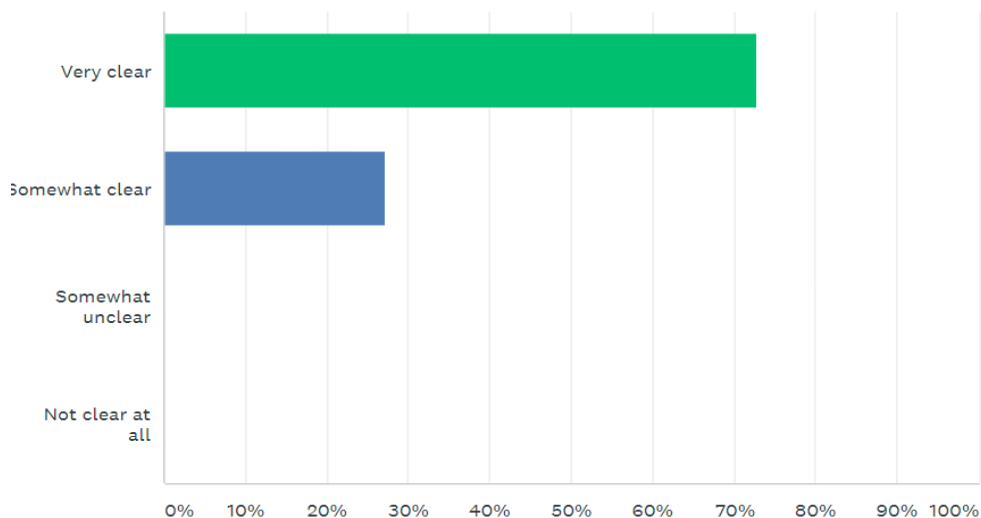
**[end of survey #2]**



## **MEETING #3: MARCH 1, 2021**

**Q1: The March 1 meeting started with a general overview of the Roxborough Village Metro District mill levy (property tax) as the primary financing source for building the potential rec center. (Note: We'll revisit costs, revenue opportunity and financing again on March 22 and in April & May.) Q: How would you rate this information from last Monday's meeting?**

- Answered: 11
- Skipped: 0



### Comments:

- It was very useful information and very well explained.
- The graphics were excellent and made it really easy to understand
- Additional information regarding member costs will be important to discuss later.
- Thanks for covering that. Since that's not something top-of-mind that we deal with on a regular basis, please forgive if questions resurface that we'd already discussed.

**Q2: Three conceptual designs and building programs were presented: a 20,000 square foot "Clubhouse," a 40,000 square foot "Recreation Center," and a 60,000 square foot "Larger Recreation Center." (For specifics, here's a link to the spreadsheet from page 21 in Monday's slide deck.) There was no vocal support for the small "Clubhouse" option, and the 40,000 s.f. option and 60,000 s.f. option provide a slightly different mix of features and amenities. In the space provided below, please tell us features you PREFER and/or DO NOT PREFER for those two options.**

- Answered: 11
- Skipped: 0
  
- Kids pool, gym, community space.
  
- I prefer a lap pool and a family pool with a smaller gym. I like (and would prefer) the amenities provided by the 60,000 sf rec center but I'm concerned about the cost when it is time to sell it to the community and the vote.
  
- Prefer: Indoor pool Free and machine weights Gym Community meeting rooms
  
- Prefer: 40,000 sq ft option
  
- The 20,000 concept is too small. I think it's important to have both a lap pool and a kid pool. I also think it's important to have a FULL basketball court. I have walked over to the park three times now the last few days and every time there have been people playing basketball at the existing basketball court. Both with 3v3 or 5v5. I was surprised to see that, but it appears that the existing basketball court gets a fair amount of use. Keeping that recreational option for residents is needed. I also am not convinced that we need as much square footage devoted to exercise equipment, specifically treadmills, recumbent bikes etc. I do wonder if the fitness studios should be moved in the layout where they have windows. Those rooms may seem sort of claustrophobic. I have found when I have taken yoga/Pilates classes it's always nice to be able to see out a window. At other facilities, in the summer months, the instructors are able to turn off the lights and the class environment is a lot nicer being able to use the natural light. I think the 40,000 features are great but possibly up to 50,000, however, I really think it depends on what residents that are taxed, will have to pay for use of the facility. I think a comparison of costs for other locations vs costs for this would be appropriate with the benefit of having it here being an aspect.
  
- I prefer the larger indoor pool area of the splash pad as well as the 3rd party revenue generating area of the 60,000 s.f. option. I like the smaller gym preference of the 40,000 s.f. option as I think it maximizes the needs/wants of the community at cost that pushes out of the community's appetite.
  
- No Not Prefer: Clubhouse  
Most Preferred: 60k facility - long term viability of Roxborough to remain a "nice" place to live

Roxborough Village Metro District – Rec Center Task Force  
Post-Meeting Task Force Surveys – Responses & Answers

really depends on the level of amenities available to the community, a larger center, with more flexibility IMO will go a long ways to keeping Roxborough relevant.

- I do like some of the enhanced features of the 60,000 square foot option. One gentleman mentioned the benefit of having an indoor recreational pool for his children, which I can relate to in having 2 kids of my own. I also think this would be a popular spot for our older kids so the extra gym space would be a great benefit and it would give us an added revenue source through the wellness partnership.
- Prefer high school size gym, indoor pool with outside relationship, would love to see a lazy river type of amenity, fitness center and program space. Do not prefer specific partnership space (unless this could somehow be paid for outside of the bond by the partner), larger gym area.
- Preference for the largest center. Our communities are growing; will eventually have additional grades, even a high school. Increasing population in Rox as well as adjacent communities. A variety of amenities will lessen traffic from Rox and back for families to access activities And amenities that we could provide within our neighbourhood proximity

**Q3: We're halfway through the Task Force process, and we're curious if you have you shared information with your friends, neighbors, and other acquaintances in either Roxborough Village or in neighboring communities. Check all below that apply.**

- Answered: 11
- Skipped: 0

| ANSWER CHOICES–  | RESPONSES–     |
|--|----------------|
| I've informally spoken with individual friends and neighbors about the Task Force                | 90.91%<br>(10) |
| I've spoken about the Task Force with Roxborough Village groups or organizations I'm involved in | 45.45%<br>(5)  |
| I've posted Task Force information on social media   | 9.09% (1)      |
| I've e-mailed the Task Force slide decks and meeting summaries to others                         | 18.18%<br>(2)  |
| I've e-mailed to others the link to the Rec Center Task Force page on the Metro District website | 18.18%<br>(2)  |
| I haven't yet talked to or shared information with friends or neighbors about the Task Force     | 0%<br>(0)      |

**Q4: Additional comments, questions or things we should know?**

- Answered: 5
- Skipped: 6
- Not at this time.
- Lets keep in mind that the average age of Roxborough Park is 50 plus. When we are working on amenities and programming that age group will be a big part of the attendance.
- When we progress further on the financial side of things, it would be nice to discuss cost per square foot and what could be done to reduce the cost per square foot. I also wonder if it would be beneficial for the District and Perkins and Will to meet with County Planning to discuss the parking requirements for the site. If the County is going to hold the District to their parking requirements that will significantly impact the building envelope. Similar with the fire access. The District may be able to provide a two tract roadway along the backside of the building, which would have minimal impact but the grade of that access road may of be concern to West Metro. It is important, from a design standpoint, that the District is being realistic with what the County will approve.
- The last comment from Muriel about Lockheed's utilization of the gym space was interesting. It could be worth chasing down a grant/donation from LMT where they can support their employees in the community and intramural leagues. Potentially they can put funds toward the recreation center that allows for a larger gym and in return LMT gets reserve access on Tuesdays/Thursdays from 6-8pm of the gymnasium or something???
- Excellent job being done to facilitate the meetings and providing professionals to clarify and present options.

**[end of survey #3]**

## **MEETING #4 – MARCH 22, 2021**

**Q1: Following is a list of the main features from the current conceptual design. Please mark how important each one is, whether you think you'd use it or not. In other words, how important or unimportant is each one for a successful facility for Roxborough Village?**

- Answered: 9
- Skipped: 0

|   | VERY<br>IMPORTANT– | SOMEWHAT<br>IMPORTANT– | NOT THAT<br>IMPORTANT– | NOT<br>IMPORTANT AT<br>ALL– | UNSURE/<br>DON'T KNOW– |
|---|--------------------|------------------------|------------------------|-----------------------------|------------------------|
| Outdoor Splash and play area  | 37.50%<br>3        | 50.00%<br>4            | 12.50%<br>1            | 0.00%<br>0                  | 0.00%<br>0             |
| 6-lane lap pool - indoor  | 50.00%<br>4        | 50.00%<br>4            | 0.00%<br>0             | 0.00%<br>0                  | 0.00%<br>0             |
| Leisure pool area - indoor  | 62.50%<br>5        | 37.50%<br>3            | 0.00%<br>0             | 0.00%<br>0                  | 0.00%<br>0             |
| 8,000 - 10,000 square foot<br>fitness center, with cardio and<br>strength                     | 62.50%<br>5        | 25.00%<br>2            | 0.00%<br>0             | 12.50%<br>1                 | 0.00%<br>0             |
| 2 fitness studios (1,250 square<br>foot each)   | 37.50%<br>3        | 50.00%<br>4            | 12.50%<br>1            | 0.00%<br>0                  | 0.00%<br>0             |
| Studio Mind/Body (e.g., yoga,<br>pilates)   | 25.00%<br>2        | 37.50%<br>3            | 12.50%<br>1            | 25.00%<br>2                 | 0.00%<br>0             |
| Studio – spin cycling   | 0.00%<br>0         | 25.00%<br>2            | 50.00%<br>4            | 12.50%<br>1                 | 12.50%<br>1            |
| Multi-purpose gym (combined<br>high school and middle school<br>courts, with divider curtain) | 62.50%<br>5        | 37.50%<br>3            | 0.00%<br>0             | 0.00%<br>0                  | 0.00%<br>0             |
| Men's and women's and family<br>locker rooms  | 75.00%<br>6        | 12.50%<br>1            | 12.50%<br>1            | 0.00%<br>0                  | 0.00%<br>0             |
| Studio/community room with<br>attached teaching kitchen<br>(2,000 s.f.)                       | 25.00%<br>2        | 25.00%<br>2            | 25.00%<br>2            | 12.50%<br>1                 | 12.50%<br>1            |
| 2,500 square foot community<br>program multi-purpose space                                    | 37.50%<br>3        | 37.50%<br>3            | 0.00%<br>0             | 25.00%<br>2                 | 0.00%<br>0             |
| 1,500 square foot child zone<br>(space for child care while<br>caregivers use facility)       | 0.00%<br>0         | 62.50%<br>5            | 25.00%<br>2            | 12.50%<br>1                 | 0.00%<br>0             |
| Outdoor terrace space with fire<br>pit  | 25.00%<br>2        | 25.00%<br>2            | 25.00%<br>2            | 25.00%<br>2                 | 0.00%<br>0             |

Roxborough Village Metro District – Rec Center Task Force  
Post-Meeting Task Force Surveys – Responses & Answers

COMMENT:

- Can we add a Sauna somewhere?? I'm not sure the outdoor terrace space and fire pit is attractive on it's own due to many people having them incorporated in their homes/neighbors. It works with a community multi-space or if you have a weekend food truck thing.

**Q2: Thinking of just you and your household, list your TOP 3 priority features, in order:**

- Answered: 8
- Skipped: 1

| TOP PRIORITY 1   | TOP PRIORITY 2  | TOP PRIORITY 3  |
|--|---|---|
| Leisure Pool<br>Childrens indoor and outdoor pools<br>Pool -kids<br>Lap Pool<br>Weight room<br>Multi-purpose Gym<br>Leisure pool<br>Fitness center | Fitness center<br>Recreation space for organized sports<br>Yoga Area<br>Leisure Pool<br>Gym<br>Community Program Multi-purpose Space<br>Cardio-strength<br>Leisure pool | Multi-purpose gym<br>Workout Space for year round access<br>Pool Lap<br>Cardio Equipment<br>Lap Pool<br>2 Fitness Studios<br>Gymnasium<br>Gym |

**Q3: Thinking of just you and your household, list your LOWEST 3 priority features, in order:**

- Answered: 9
- Skipped: 0

| LOW PRIORITY 1   | LOW PRIORITY 2  | LOW PRIORITY 3  |
|--|---|---|
| Studio-Spin<br>Community Space<br>Terrace<br>Teaching Kitchen<br>outdoor splash pad<br>Fitness Center with cardio and strength<br>Child care<br>Child zone | Studio Mind/Body<br>outdoor firepit<br>Gym<br>Multi-purpose space<br>Spin Studio<br>Splash pad<br>Outdoor splash area | Outdoor terrace<br>wellness areas<br>community space<br>Studio/Mind-Body<br>Outdoor Terrace<br>Studio mind/body<br>Teaching kitchen |

**Q4: After the two meetings on design, please share your thoughts on the conceptual architecture and building design. For example: materials, outdoor spaces, roof features, size, etc. Here's the link again to the meeting presentation with images and diagrams. (Comments in general, and on specific details, are both OK.)**

- Answered: 9
- Skipped: 0

- Phenomenal Design. Well thought out. I like the recessed HVAC unit area is a great design point to go along with the alignment to the hogback. Roof window monitors are a good idea.
- I do not like the building or interior designs at all, they are too modern for our area and stick out like a sore thumb. Both interior and exterior designs should compliment our mountain landscape. For those homes directly adjacent to the facility we also need to consider the lighting impact as well as HVAC (noise etc). I though the deign was poorly displayed to be honest.
- I think it looks great
- Overall the aesthetics of the building are excellent, truly unique and visionary. Main concern (which I THINK we're ok with) is fire access. If the fire department would require a circular access around the building, it would be completely infeasible due to the grades (unless they could drive on the terrace). Given this, the building would have to shrink in that case.....Might be best to simply submit a quick site plan to West Metro Fire Department for a cursory review to confirm.
- I love the 55,000 square foot concept
- By aligning the building with the Orthogonal Street Grid, from the renderings, the building presence from the street seems somewhat overpowering. I wonder if there is a way to further stack the uses within the building so it doesn't appear to be so large/long? Also, the uniformity of the street side façade I didn't love. It is a lot a stone and nothing really to break it up. For some reason I was thinking architecturally it would be similar to the Roxborough Park Community Center with more of a mountain/rustic feel to the exterior. The building looks pretty modern and doesn't really tie into the architecture in the area. I didn't love the modern appearance to the back of the building and do wonder about the reflectivity of the metal treatment on the back of the building. I also think when you walk into the building it would be nice to take advantage of the amazing views out the back of the building rather than looking at exercise bikes/equipment. I am a little concerned how the scale of the building will feel for people down at the baseball fields or walking on the trails. With 15' retaining walls in sections, this could feel a little overpowering. I don't think providing a fire pit outside is the best idea given our winds and dry open space areas. Having a restroom near the gym I think would be nice to have.

Roxborough Village Metro District – Rec Center Task Force  
Post-Meeting Task Force Surveys – Responses & Answers

- Love the design and architecture. In favor of the natural stone exterior. Especially like the rtu well to keep the roof clean looking and low. Light registers look great.
- It really looks like a beautiful building, though I'm questioning in my mind how much the outdoor spaces outlined would be used. Are we the kind of community that would utilize an amphitheater area? Or golf features (as much as I personally would love it)?

**Q5: Additional comments, questions or things we should know?**

- Answered: 4
- Skipped: 5
- Just to hint back to the sledding hill a bit more. As described, it is a pretty big attraction for the community and it would be best if we could preserve an area that would have this use specifically in mind (and adequate space to support the 100+ folks who go sledding at peak times.
- Don't forget we have a 50 plus population to consider when looking at clientele
- A lot of people that I have been talking with have expressed concern about the size of the facility, it being too big for what our community needs. My six year old son is in tears after seeing the rendering showing the sledding hill going away. He wanted me to include his feelings on this survey. I think it would be helpful to look at cost analyses for this building, looking at if we remove or add X, this will increase or decrease the cost by X amount.
- The size and amenities are what I think is appropriate but I am concerned that we are at or above the cost tolerance for the community. Looking forward to the financials.

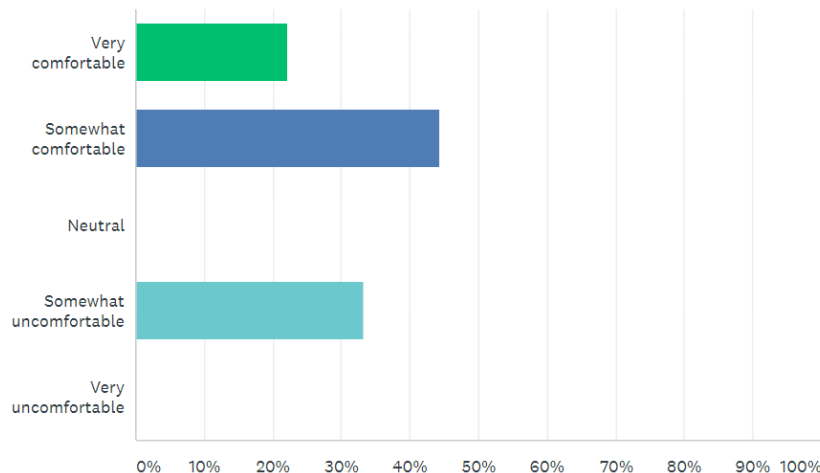
**[end of survey #4]**



## **MEETING #5 – APRIL 22, 2021**

**Q1: Describe your own personal feeling about the financial scenarios presented in the April 22 meeting materials, specifically the information that brought together the projected mill levies for the facility and operations, with the latter one potentially offset in large part with projected revenue. Are you:**

Answered: 9   Skipped: 0



- I would have liked to know what the district has been paying to Foothills to allow discounts to residents as mentioned in the first presentation
- The financial scenarios were well explained.
- I'm uncomfortable with the scenario because I feel we're towards a peak in real estate and there's a moratorium on foreclosures. I think we're standing on a base of cards right now and the financial scenario for the rec center becomes very bleak if home prices lose 20% of their value.
- I wasn't able to be on the call, but the numbers seemed to make sense when I talked to Ben tonight. This is where most of the negativity in the community forum stems from, so a very strong campaign to dispel myths will be necessary.
- I think the operations mill is critical to people's decisions since if it is offset, the cost of the rec center is more in-line with taxes people experienced recently. If it is not offset by

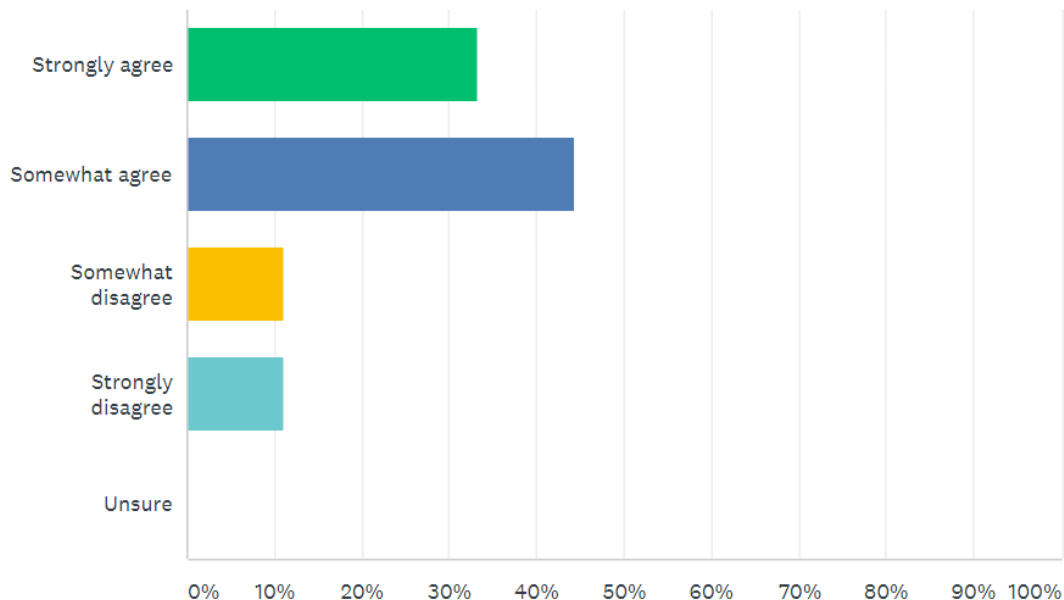
Roxborough Village Metro District – Rec Center Task Force  
Post-Meeting Task Force Surveys – Responses & Answers

membership, the tax is 50% higher or so.

- I am not completely convinced of our ability to generate the revenue to maintain the facility will work. There are a lot of ifs.
- Higher cost than anticipated considering the initial size scale down. Still hopeful it could pass.
- I'm comfortable as I understand the financial picture. However, the info has to be brought down many notches for the lay person to understand and what financial impact (raw dollars) the average person will understand and not put up a fearful negative shield

**Q2: The financial presentation offered an estimated range of annual costs in mill levy for Roxborough Village residents. (Here's a link - see page 21 for a refresher.) Tell us whether you agree or disagree with this statement: "As a Roxborough Village resident, the proposed facility's features and programs offer a good value for the proposed costs."**

Answered: 9 Skipped: 0



- I would have liked to know what Sterling Ranch was going to charge their residents for their limited location if that is available.
- I believe that if we can get operational costs covered by outside revenue it is a very good value.
- I think the costs are a bit high for the average family. If we think about it in terms of percentage of family recreational expenses then \$1200 is probably 50% of the average

Roxborough Village Metro District – Rec Center Task Force  
Post-Meeting Task Force Surveys – Responses & Answers

family's recreational budget spend. I think that's too high of an ask for people to add to their recreational family spend or to take away their recreational spend to accommodate their budget.

- I think the overall cost is going to well exceed the amenities provided. For my home situation based on what was presented we would pay over \$2000 a year for this which I think is unreasonable.
- I'm not completely sure. It all depends on what the community members would have to pay for membership, which I know is not yet determined.
- I personally am not in favor of the kitchen area in the rec center but recognize many community members might enjoy that amenity.
- There are a lot of programming options that would be good for the community, however I think it would be important to explore other financing options to bring the costs down.
- As in the previous. Folks who use out-of-area rec centers and related services may be receptive. Folks who don't will need more info, property value appreciation, access to meeting and congregational opportunities, including opportunities for religious services meeting areas.

**In the following questions, please suggest your recommendations and insights to the Metro District board in the following categories: 1) Finance, 2) Site/Location, 3) Design/Architecture, 4) Programming/Features/Operations, and 5) other things not covered in those 4 categories.**

**Q3: First, your recommendations and insights on FINANCE?**

Answered: 9    Skipped: 0

- Marketing the information. I think people will want to know many details before being asked to vote.
- Show based on experience how the Operational Cost was estimated on the low end and in the experience of the people estimating how often Operational Costs are not met in other Rec Centers.
- I think the current financing is a book-end "worst case" scenario. I think we need to raise additional capital through grants or sponsorships (Lockheed) to offset some of the cost and lower the price. Another option would be to spread the capital cost with the Roxborough Park metro district people.
- We need to explore ways to reduce the cost whether that be through partnership agreements, reduction in size and or facilities.

Roxborough Village Metro District – Rec Center Task Force  
Post-Meeting Task Force Surveys – Responses & Answers

- Ben and I had a really good conversation tonight about voting laws. I'm willing to bet that a lot more people like the concept of a rec center than dislike it, assuming the price is right. I was hoping the ballot could be worded in a way that it was "all or nothing", but it doesn't sound like the law allows that.
- I think the financing means is reasonable, however, I hope the ultimate cost could be reduced to lessen the burden on many community members.
- The mill levy increase is hard to agree with since many of the potential monthly memberships that outside visitors would be paying are less. Unfortunately, I am not sure if there is an appetite within Roxborough to cover this venture financially. I have talked to many homeowners that have thought out taxes would remain the same with this venture, 10 mills, not increase significantly.
- Find ways to communicate the operating mill levy so that voters understand it is variable and likely much less than what is on the ballot. Selling the possibility of the combined maximum mill levy could be the most difficult hurdle.
- As stated in previous response. [previous response: *Folks who use out-of-area rec centers and related services may be receptive. Folks who don't will need more info, property value appreciation, access to meeting and congregational opportunities, including opportunities for religious services meeting areas.*]

**Q4: Your recommendations and insights on SITE/LOCATION?**

Answered: 9    Skipped: 0

- None
- I believe the location works, however there is a vocal group in the community that believe this is not the right location because they believe it will impact their view and do not want to see anything there. I believe that there should be a summarized factual discussion of all options and then show how this is the most accessible location.
- It's the best location in the community. Site and location makes sense.
- I still think the site works, but I would be curious how the cost varies with other sites that are available.
- I know this is a sticky point for many in the community. However, even though I'm a parent myself, the "sledding hill" argument falls on deaf ears for me. My kids would get a heck of a lot more out of a rec center there than the once or twice per year they might sled on the hill, which is pretty well carved up before they get to it anyway.
- I like the site location!
- I think the site is centrally located and would create a great location for the community. I do see adjacent homeowner's being concerned about it's close proximity to their homes

Roxborough Village Metro District – Rec Center Task Force  
Post-Meeting Task Force Surveys – Responses & Answers

and wonder if the footprint could be reduced some and shifted to minimize those impacts.

- Love the site
- Now that weather is warming, offer an opportunity for an on-site visit/board displays/opportunity for input and questions. Folks who have not kids, g/kids probably aren't even aware that the skate park exists.

**Q5: Your recommendations and insights on DESIGN & ARCHITECTURE?**

Answered: 9    Skipped: 0

- None
- Love the design. Will need to maintain a portion of the sledding hill for the community to give this a chance. In my opinion I've never used the area or the sledding hill but I have heard from other members of the community that this is a concern.
- Phenomenal. I think the design and architecture meet the meld the site location and community wants well to minimize the negative impact to homeowners.
- I did not like the design, I feel ad though it's too modern. I like to see something that better matches our community.
- I shared in our meeting last month that I thought the outside amenities were overly ambitious for a community our size. We don't need an amphitheater or even a golf area, as cool as that would be to have.
- I think the grade separated crossing should be a mandatory feature included with this project due to the improvement in safety it would provide.
- The architecture seems to be out of place (too modern) as compared to the surrounding architecture. I think setting the facility into the hill is good and helps to minimize visual impacts to the neighbors to the east. But I am concerned how the building will appear to the neighbors to the west. I am somewhat concerned about the reflectivity of the metal on the back of the building along with light trespass from the building.
- Design is good
- Have visual boards available for review of conceptual design, with professional input for response to questions

**Q6: Your recommendations and insights on FACILITY FEATURES, PROGRAMS AND OPERATIONS?**

Roxborough Village Metro District – Rec Center Task Force  
Post-Meeting Task Force Surveys – Responses & Answers

Answered: 9    Skipped: 0

- Concerned about the free daycare. This is a cost for all in the area of operations and especially if it's from out of district folks, but will only benefit some.
- I like the options. I believe we need to emphasize the benefits to our neighbors without kids and to the senior members of our community as it was mentioned in the last meeting by one of the task force members.
- I think it covers the majority of what potential users of the facility are looking for. I think it has enough feature and programs that it will be utilized all day long and continue to bring people in.
- Nothing here.
- I don't have much to offer here.
- As mentioned above, I'm not really a fan of the kitchen learning center but understand if that's a desire by enough community members that it should be considered.
- I think the facility features, programs and operations are good for the community needs. I do think another bathroom should be provided on the ground floor near the gym. I do wonder if the fitness facility is too large for the needs of the community.
- I love the features that have been included
- Highlight features, etc., for the social, emotional and physical health benefits that would be available with proximity to Rox residents. Invite users of existing rec centers to share their enjoyment and benefits they derive

**Q7: Additional recommendations and insights in topics separate from the prior questions?**

Answered: 6    Skipped: 3

- The Metro District needs to pay more attention to social media and have more of a presence in order to get the right message and out there. People are still not understanding the financial aspect of this.
- I'm struggling to really see how the out-of-district assumptions come to fruition. Having a membership fee that seems to fall short (1200 households has to be all family 2 adult memberships to make \$1.25M) then throwing additional fees for specific activities on top of it. I'm not sure if we'll attract the people with that. Those costs quickly escalate beyond competitors if we're not careful.
- I'm sure you saw my email, that pretty much sums it up!

Roxborough Village Metro District – Rec Center Task Force  
Post-Meeting Task Force Surveys – Responses & Answers

- N/A
- The Board and/or the consultant team needs to be more transparent and willing to engage with the community. The special session that was held a few weeks ago was very hard to watch. I know that the board was not prepared for people to show up to that meeting, but ignoring the chat (ie. not responding to questions) and not allowing residents to provide input after the rec center was presented has fueled the flames for a US versus THEM mentality. Granted in these situations there will always be people that want to yell and cannot be pleased. But there is a silent majority out there that are being swayed by misinformation. It would be a HUGE waste of the District's money to get this far and then not make an effort to get in front of homeowners to get the information out there. I know there are plans to meet with the HOAs, and get the word out, but if the board is not willing to do the work to meet with people to discuss this, they shouldn't spend the money to put this on the ballot. The Board needs to be willing to hold at least one town hall and let homeowners engage with the consultant team. It's supposed to be a community center and there needs to be community buy-in. I VERY much would like to see a rec center built in our community, I just am very concerned about how we are going to be able to maintain the facility 10-20 years down the road. I do wonder if the District would be willing to put out a survey monkey poll on their website asking whether people would support this amount of a mill increase, have people enter their address so the District can be sure all respondents are truly within the District and are responding once. Maybe asking residents now, if they are willing to take on this debt. A lot of people want a rec center, but I don't think they are willing to foot a \$150/ month (max) \$83 (min) bill.
- The facility will be an easy sell to households who already participate in rec programs; a hard sell to those who are not and will resent costs, no tax reduction, and feel they probably will “never” avail themselves of opportunities and services.

**[end of survey #5]**