

ROXBOROUGH VILLAGE METRO DISTRICT
REC CENTER FREQUENTLY ASKED QUESTIONS

(This FAQ will be updated and posted every Tuesday on the Rec Center Task Force page at www.RoxboroughMetroDistrict.org)

Newly submitted questions in this update

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.

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.

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.

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 www.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.

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.

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.

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 moving the tennis courts 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.

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

We will seek additional information from Xcel Energy, who owns the power transmission line. We will update this question as soon as they provide us the necessary information.

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.

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

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.

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.

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 [here on the District's website](#).

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.

FINANCE

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.

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.

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.

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.

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.