Roxborough Village
Metropolitan District
COLORADO

Master Plan

Parks, Recreation, and Open Space

March
2020

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Plan Summary

Plan on a Page

VISION

The Vision for Roxborough Village reflects community input collected throughout the planning process, as well as previous plans and ongoing conversations that reflect the voice of the community. Guided by this vision, the material and recommendations included in the Master Plan for Parks, Recreation and Open Space articulates a range of strategies and concepts. This "plan on a page" illustrates the key priorities and building blocks of the Master Plan that will bolster Roxborough Village as a small community nestled at the footsteps of the Rocky Mountains.

STRATEGIES & PROJECTS

1 Trails & Connectivity

Improve internal and external trail connections and access by working with partners to create continuous bike and pedestrian connections to Waterton Canyon, Chatfield State Park and Roxborough State Parks. Improve internal walkability by adding new paths and pedestrian-priority crossings.

- **Connections to Waterton Canyon, Chatfield State Park and Roxborough State Park**
- **Improved Pedestrian and Bike Crossings on Major Roads**
- **New and Improved Paths**

2 Open Space

Retain open space's natural character by enhancing Little Willow Creek, providing more access to the Dakota Hogbacks and making improvements to areas along Rampart Range Road.

- **Little Willow Creek Greenway - General Improvements**
- **Little Willow Creek - Upper and Lower Pond Crossing and Spillway/Embankment**
- **Rampart Range Road Linear Open Space**
- **Small Neighborhood Open Spaces**

3 Neighborhood Parks

Modernize each neighborhood park as an amenity by adding nature play areas, themed play structures, shade and seating so they can become social and activity hubs for all ages.

- **Chatfield Farms Park**
- **Crystal Lake Parks**
- **Imperial Park**
- **Mule Deer Parks**
- **Airplane Park**
- **Marmot Ridge Park**
- **New Parks and Improved Native Areas**

TRANSFORMATIVE THEMES

The Master Plan intends to bring about tangible change through four major themes: ENHANCE, CONNECT, REINVIGORATE, and IMPLEMENT – which build on the existing character of Roxborough Village while setting a course for the future. Each of the themes work together to form a cohesive, long-term vision for the community.

Recommendations: An array of recommendations, ranging from short-term "quick win" improvements to mid- and long-term improvements, is outlined under each strategy.

4 Programming

Introduce annual programming and organized activities into the open space and parks such as farmer's markets, fairs, festivals, walks/runs, summer concerts that promote community participation, health, wellness and active lifestyles.

- **Programming for the Community Park**
- **Active Events and Programs within the Trails and Open Space**

5 Recreation

Improve, enhance, and build new District recreational facilities by updating frequently used facilities such as the ball field and multi-purpose field, and repurposing underutilized courts such as volleyball and basketball.

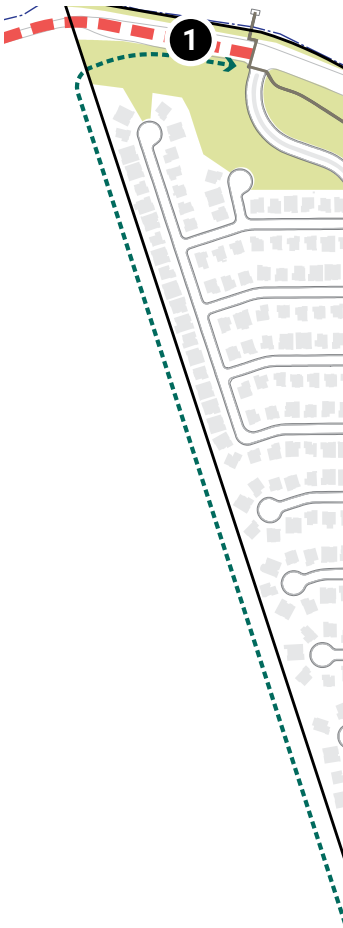
- **Soccer Field Improvement**
- **Softball Field Improvement**
- **Volleyball Court Replacement**
- **Basketball Court Improvement**
- **Skate Park Improvement**
- **Tennis & Pickleball Courts**
- **Bike Pump Track**

6 Community Center and/or Pool

A community center, pool, and gathering place were identified by the community as highly desired amenities. Considerations and further studies are needed to determine locations for a potential community center and/or pool.

- **Considerations and Potential Locations**
- **Community Center and Pool Scenarios for Consideration**

Project Map

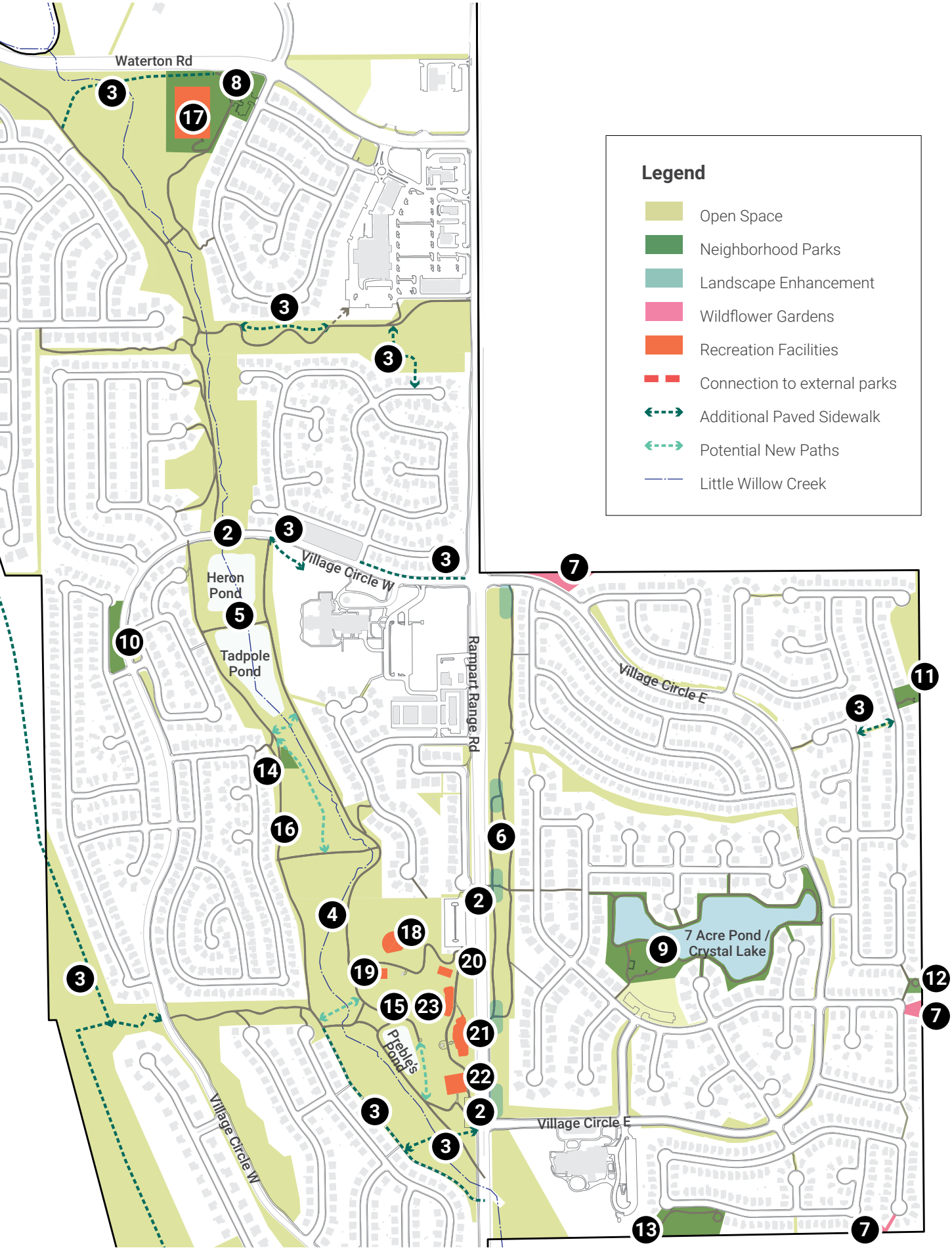


1. Connections to Waterton Canyon, Chatfield State Park and Roxborough State Park
2. Improved Pedestrian and Bike Crossings on Major Roads
3. New and Improved Paths
4. Little Willow Creek Greenway - General Improvements
5. Little Willow Creek - Upper and Lower Pond Crossing and Spillway/Embankment
6. Rampart Range Road Linear Open Space
7. Small Neighborhood Open Spaces
8. Chatfield Farms Park
9. Crystal Lake Park
10. Imperial Park
11. Mule Deer Park
12. Airplane Park
13. Marmot Ridge Park
14. New Parks and Improved Native Areas
15. Programming for the Community Park
16. Active Events and Programs within the Trails and Open Space
17. Soccer Field
18. Softball Field
19. Volleyball Court
20. Basketball Court
21. Skate Park
22. Tennis & Pickleball Courts
23. Bike Pump Track

Others

» Community Center and/or Pool Considerations and Potential Locations

» Community Center and Pool Scenarios for Consideration


Waterton Rd
Heron Pond
Tadpole Pond
Village Circle W
Rampart Range Rd
Village Circle E
7 Acre Pond / Crystal Lake
Preble's Pond
Village Circle E
Village Circle W
Legend
Open Space
Neighborhood Parks
Landscape Enhancement
Wildflower Gardens
Recreation Facilities
Connection to external parks
Additional Paved Sidewalk
Potential New Paths
Little Willow Creek

Introduction

Plan Overview

Purpose

The Roxborough Village Master Plan serves as the guiding document for Roxborough Village Metropolitan District ("RVMD" or "District")* . The ultimate purpose of developing the Master Plan is to outline the vision for the open space, parks and other areas that are within the responsibility of RVMD. The document also outlines recommendations and priorities that will provide for both the community's enjoyment and the management of RVMD's resources. **The plan is advisory, only.**

The master plan provides a conceptual planning framework for setting management priorities and provides direction for RVMD resources. The master plan also:

- Guides management of District assets related to open spaces, parks, programming, maintenance and operations.
- Provides a framework for maintaining and enhancing assets within RVMD.
- Identifies enhancement opportunities including possible upgrades to or new open space and park facilities, recreation, connectivity infrastructure, etc.
- Serves as a guide for future budget allocations.

Implementation of the Roxborough Village Master Plan will assist the RVMD Board in their efforts to maintain and enhance RVMD amenities for existing and future residents. The Board will use the master plan as a working document to evaluate implementation progress during board meetings and on an annually basis.

Project Background

The District has been fairly isolated for the majority of its existence. Due to its geographic isolation, the District has enjoyed its quiet atmosphere as a foothill community. However, with the greater Denver metropolitan population growth and development expansion, two new master planned communities, Sterling Ranch and Solstice, will bring thousands of new residents and brand-new amenities to areas adjacent to the District. To stay proactive to the shifting market and to increase the overall market appeal of the District and

**"RVMD" or "District" refers to Roxborough Village Metropolitan District and its residents . "Community" refers RVMD residents as well as the broader community outside the District boundaries that call Roxborough area home.*

community, the District initiated a planning process and started a community-wide conversation on how the District residents want to move forward and further enhance the District's identity.

Brief Overview of Roxborough Village Metropolitan District

Formed in 1985, RVMD is a governmental entity that provides park and recreation, open space, and streetscape improvements and maintenance. Douglas County is responsible for street and drainage maintenance in RVMD. The District is governed by a Board of five Directors, elected by the residents of the District. The original developer formed the District to issue debt to pay for the District's community's streets, utilities, parks, and other infrastructure, improvements and maintenance.

Since its establishment in the mid-1980s, the District has refinanced its debt several times. The first refinancing came in 1993 after residential lot sales plummeted due to the real estate crash of the 1980s, forcing the District into bankruptcy. The next refinancing occurred in 2004 after the inclusion and development of Chatfield Farms. The final refinance occurred in 2014. The bonds will be fully paid off in December 2021. Residents have seen reductions in their property tax bills over time as tax revenue projections have allowed, and once the debt has been paid in full the debt service mill levy will be retired.

The Board is focused on improving the District's parks, open space, and recreational opportunities, and was excited to hear how residents wanted the District to grow in the future through the Master Planning Process. Through the process, residents were asked if they would like to see additional amenities in the District, such as a pool or community center, improved parks, better pond access, and open space enhancements.

Related documents:

The following list includes documents for previous and relevant improvement and maintenance efforts. These documents have been evaluated to determine potential gaps and need for additional research and discussion.

2006 Parks and Open Space Renovation Master Plan:

In the resident questionnaire, residents desired improvements to streetscapes/entry signage and landscaping along streets, and District residents were generally satisfied with existing trail systems and open space. The questionnaires identified recreational needs from the residents, such as multi-use athletic fields and athletic courts, but the master plan concluded (without providing detailed reasoning) there was no available land suitable for construction of these facilities. For the 2020 master plan, additional feasibility studies may be needed if the residents demonstrate desire for recreational facilities.

2010 Community Park Master Plan:

This Master plan prompted the addition of new amenities such as age separated playground, climbing wall, multi-use field, picnic shelters, boulder amphitheater, overlook deck, inline hockey rink with shade structure, fishing dock, and park entrances signs. The plan also adjusted trail paths to meet American Disability Act (ADA) standards and provided additional trails for access and connection to various programs throughout the park.

2014 Amended Service Plan:

The 2014 Amended Service Plan provided Estimated Costs and Phasing of Improvements for the next 15 years. List of improvements include:

- Replace and improve retaining wall at 7 Acre Pond
- Implement streetscape design
- Imperial Park improvements
- Relocate volleyball court
- Add entrance signs and park entry signs
- Replace existing shelter at Community Park
- Convert asphalt trail to concrete
- Add distance markers to trails
- Design and construct multi-use field, age separated playgrounds, shelters, disc golf and climbing wall at Community Park
- Add fitness course
- Annual irrigation system maintenance and upgrade.

2018 Board Priorities Summary:

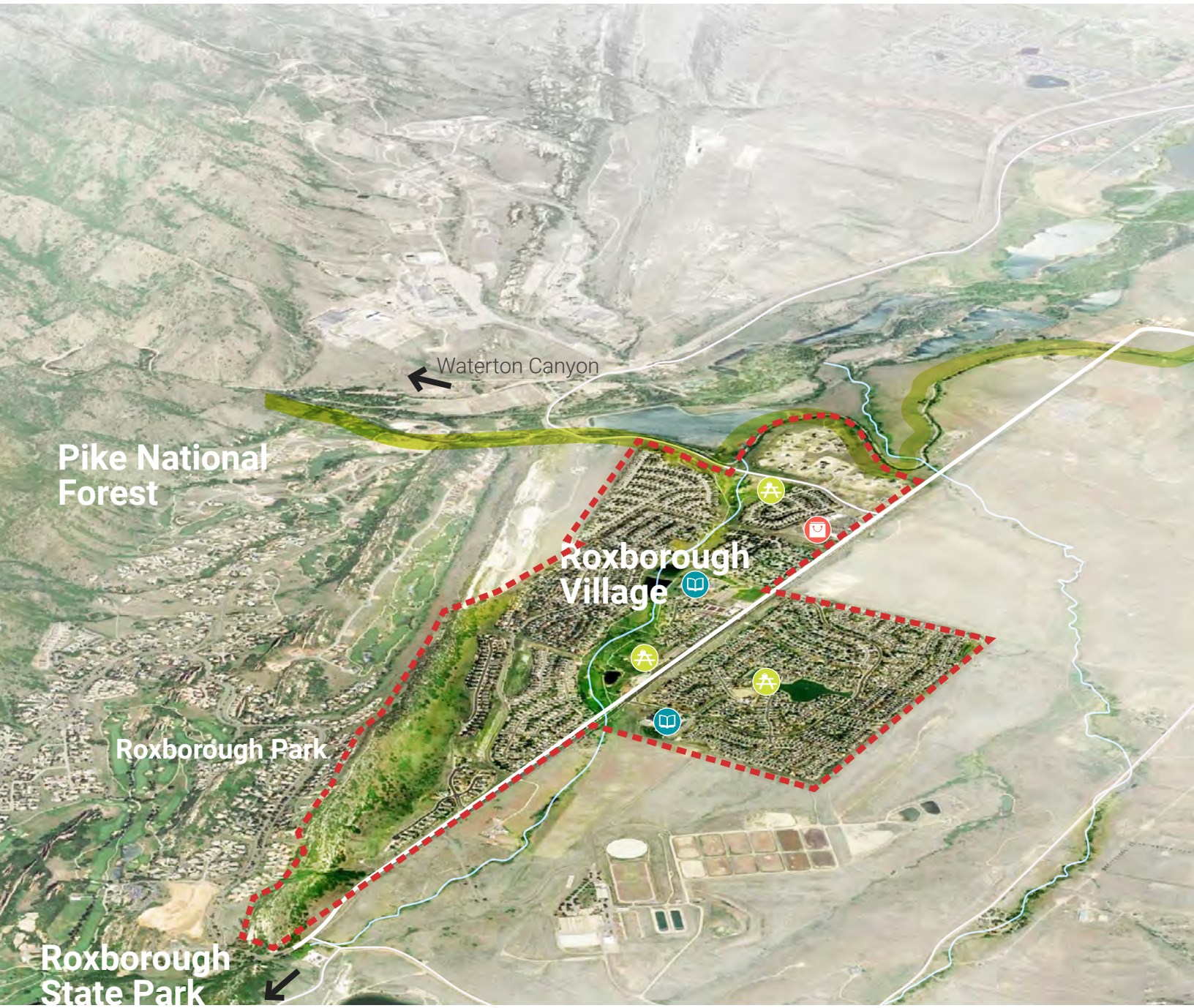
The board envisioned RVMD 2023 as a place for families, with more picnic areas and shade structures for social gatherings. The new Master Plan should capitalize and improve existing open space assets while maintaining the quiet atmosphere of the community. Such improvements include bettering access and connectivity for pedestrians, bicyclists, and vehicular driver, and especially improve connections from opens spaces to schools.

RVMD Context - Today

Current Context Map

RVMD is a 959 acre District, and home to over 6,000 residents. Roxborough Park is neighbor to Roxborough Village and a separately funded entity, though their residents do use Roxborough Village schools, commercial areas, and recreation facilities. With close proximity to two state parks, the regional High Line Canal trail, Waterton Canyon, and the Rocky Mountains, the RVMD is known for its community, nature, and wildlife.

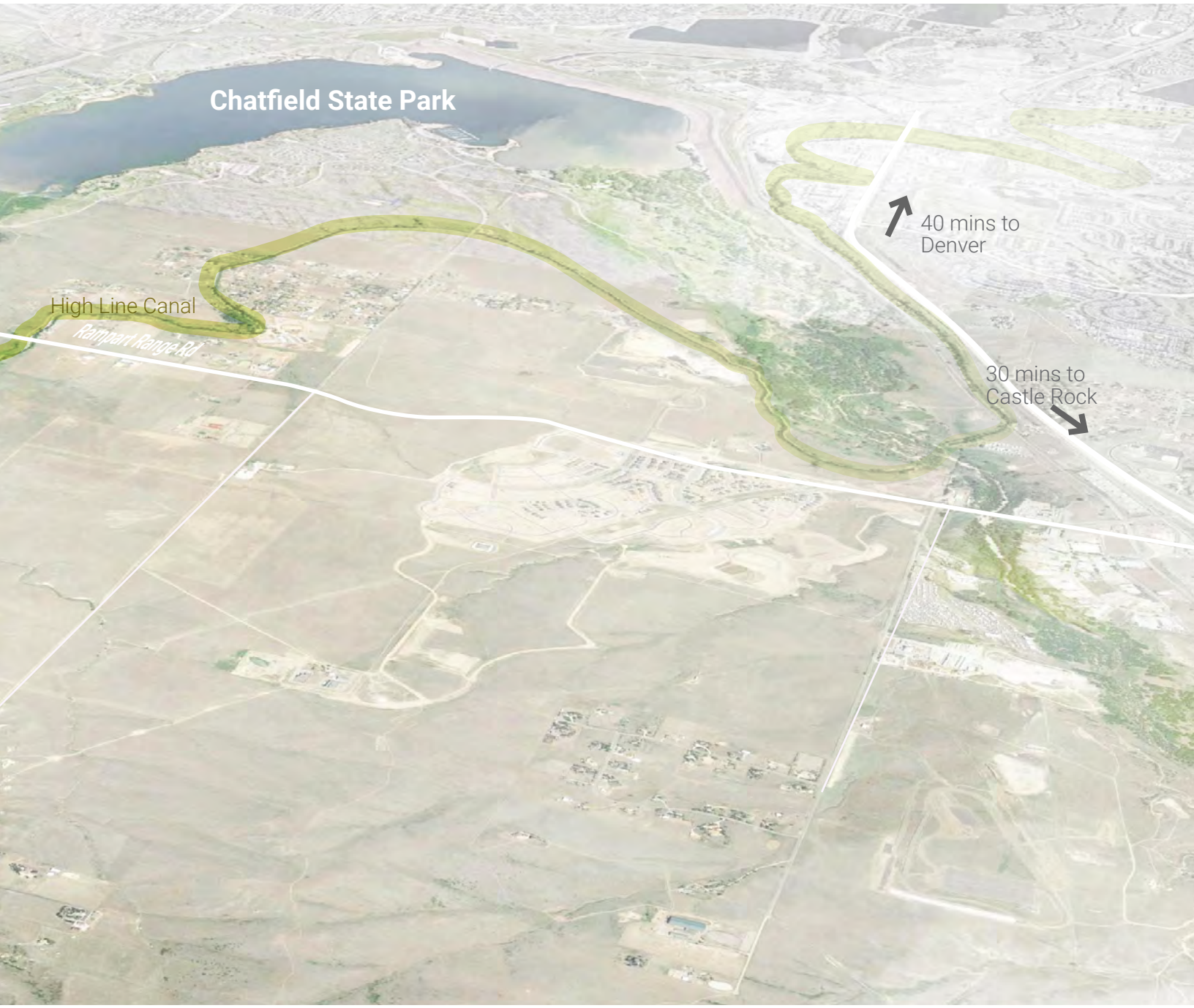
The District has been fairly isolated since its establishment, however, the District and its surrounding experience could change with new adjacent master planned



communities in the near future. It is important for the District to stay proactive in maximizing recreational opportunities for residents and to plan ahead for the future.

Legend

- Community Park
- School
- Retail Center
- District Boundary



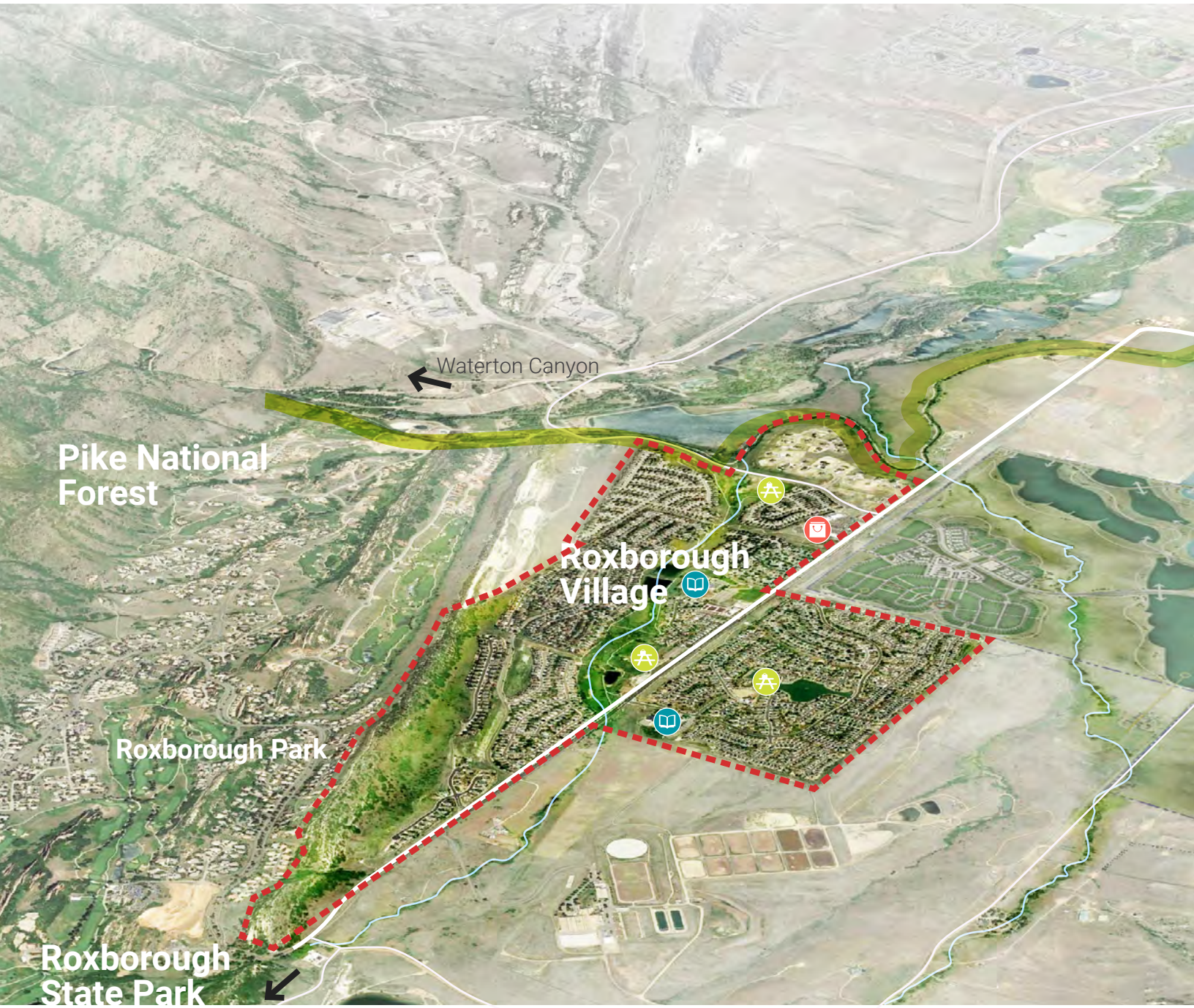
RVMD Context - Future

Future Context Map

With full build-out of two major new master planned communities, Sterling Ranch and Solstice, RVMD will face an influx of new homes and facilities.

At its completion, Sterling Ranch will encompass 3,400 acres and anticipates to have approximately 33,000 residents over the next twenty years. Solstice is a 383 acres development with 1,100 new homes planned.

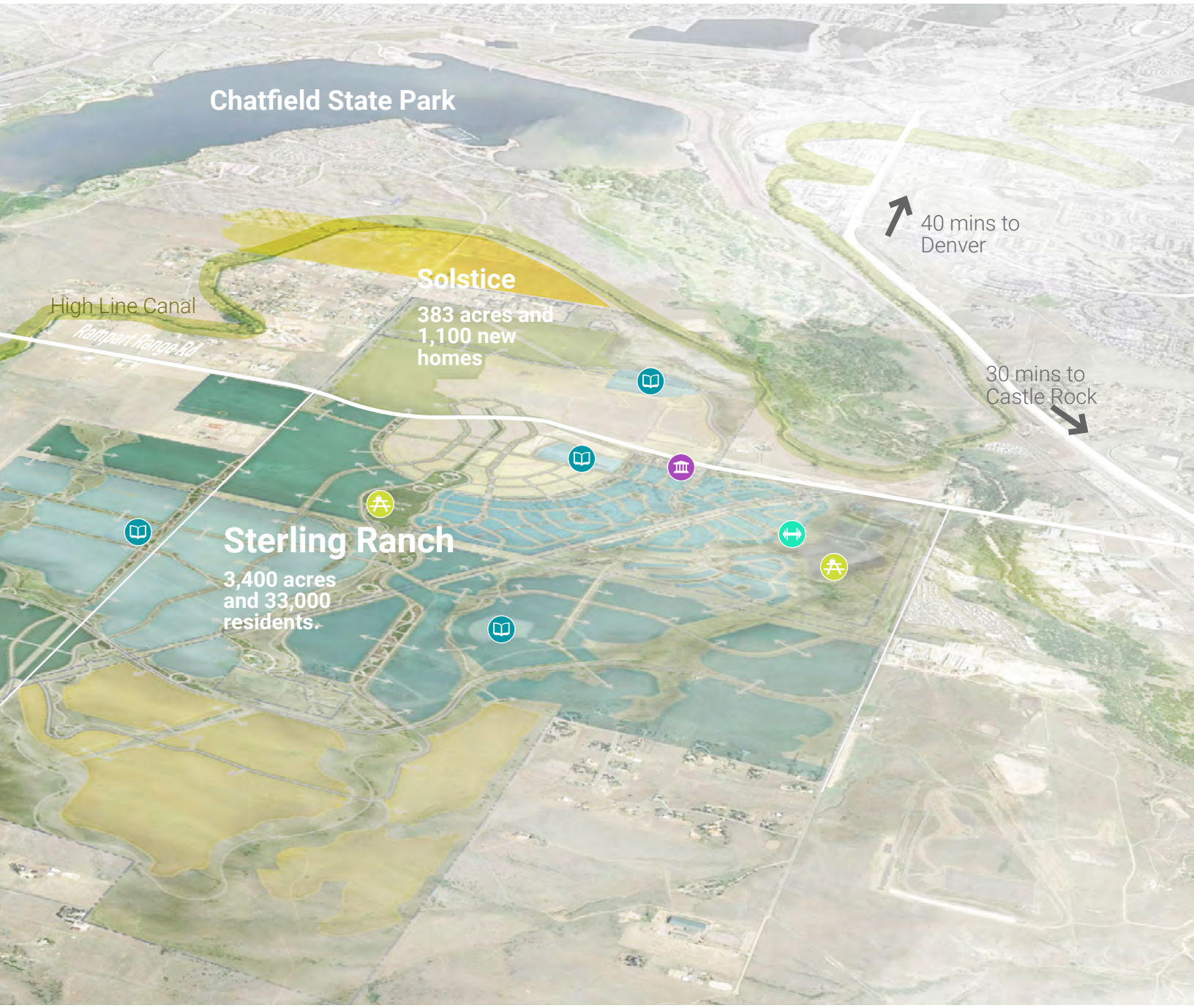
Sterling Ranch will ultimately provide a wide array of amenities, including a mixed use office / retail town center, Civic Center, Rec Center, park and lake, extensive 30 miles trail system, and 4 new schools.



With the addition of its new neighbors, the District faces pressure to stay competitive in the housing market, and the need to re-evaluate its amenities and facilities for the residents.

Legend

- Community Park
- School
- Retail Center
- District Boundary
- Civic Center
- Recreation Center



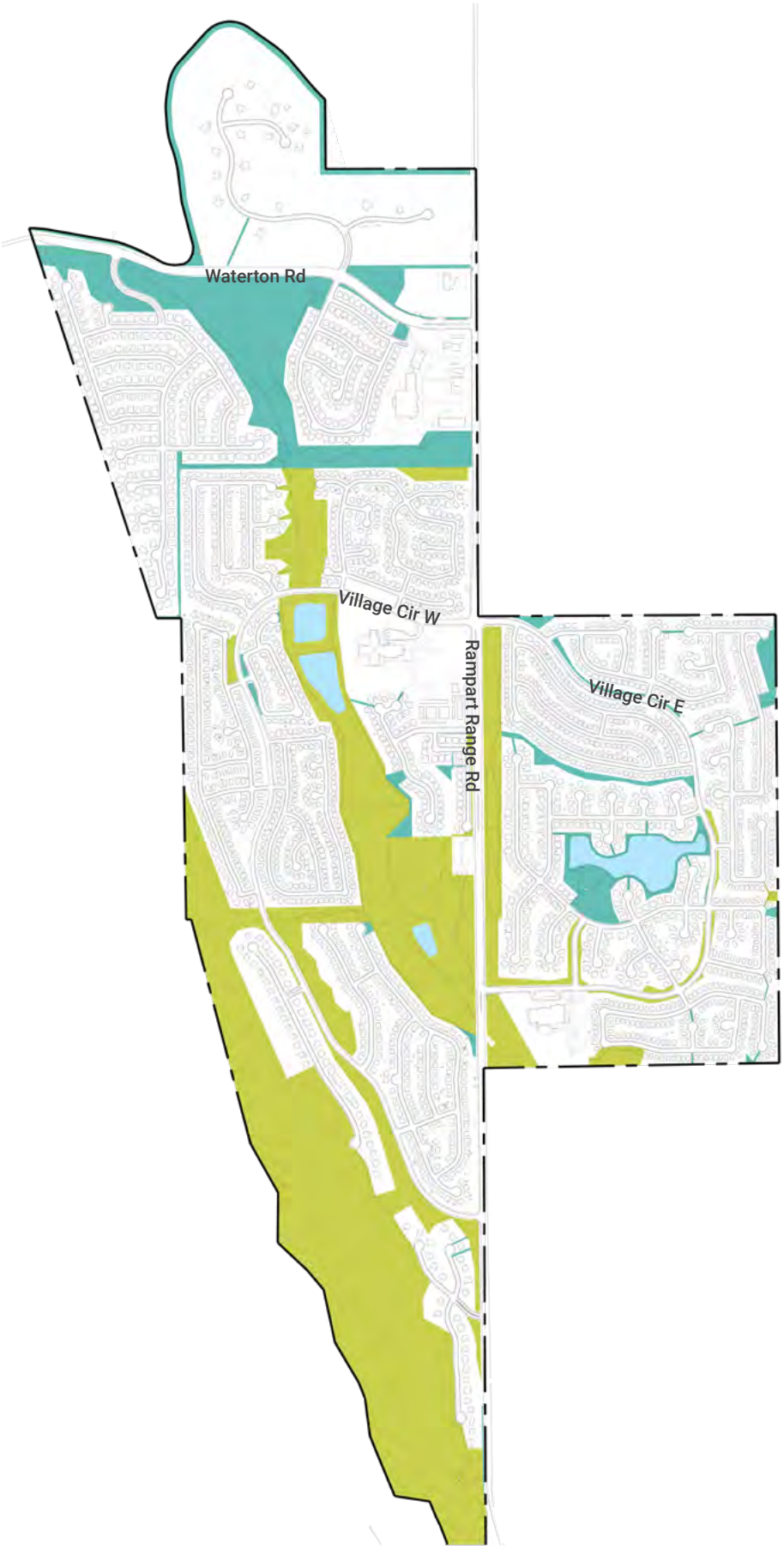
Community Open Space Analysis

Land Ownership

Distribution of RVMD owned land versus land owned by HOAs (Homeowner Association) and other entities.

RVMD has total control to modify, implement, and maintain new facilities inside RVMD owned lands subject to applicable laws. In addition, the District has established agreements with HOAs and other entities to maintain their properties, but the District can only use such land in accordance with an applicable written agreement. The District cannot control programming on such land without future agreement from the landowner.

The maps on the following pages illustrate site constraints such as slope analysis and riparian conservation zones, and help inform potential for programmable land inside the District's open space.

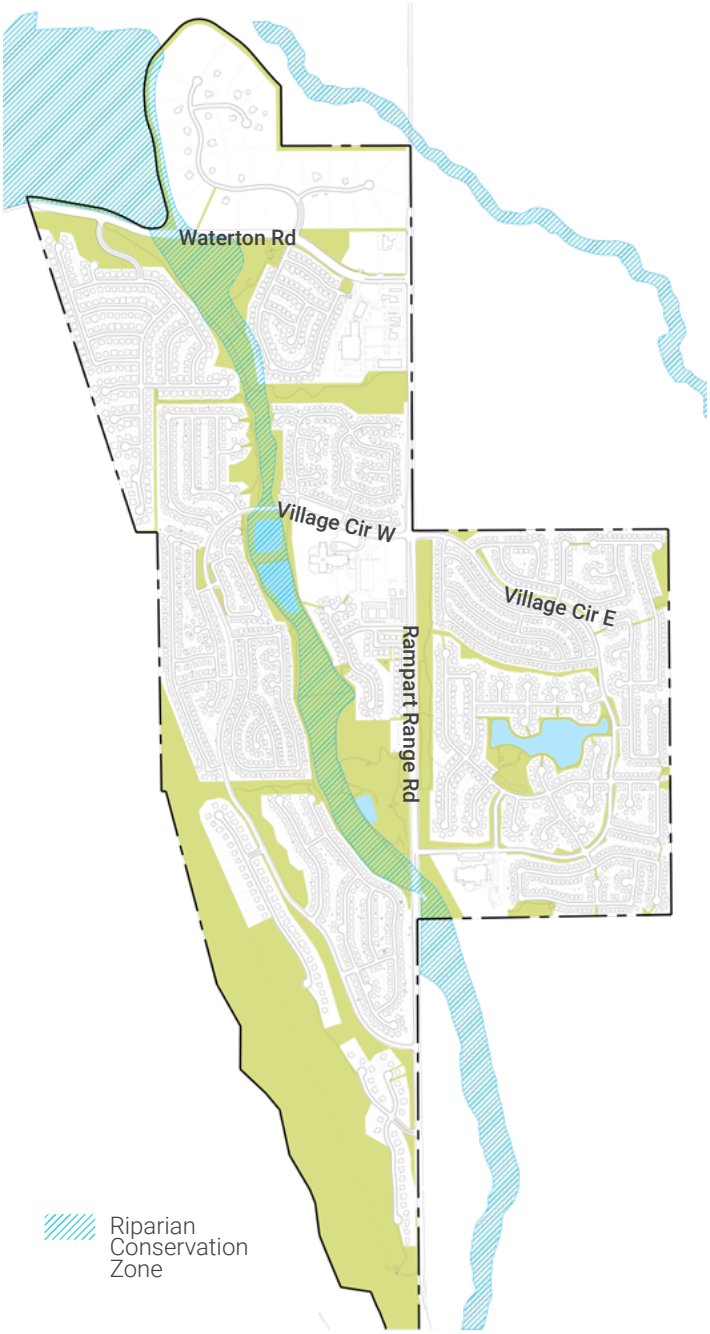


RVMD Land

HOA and others

Slope Analysis

Southwest part of the RVMD owned land is an attractive hogback. However, steep slope limits potential for new facilities other than some passive recreational opportunities.

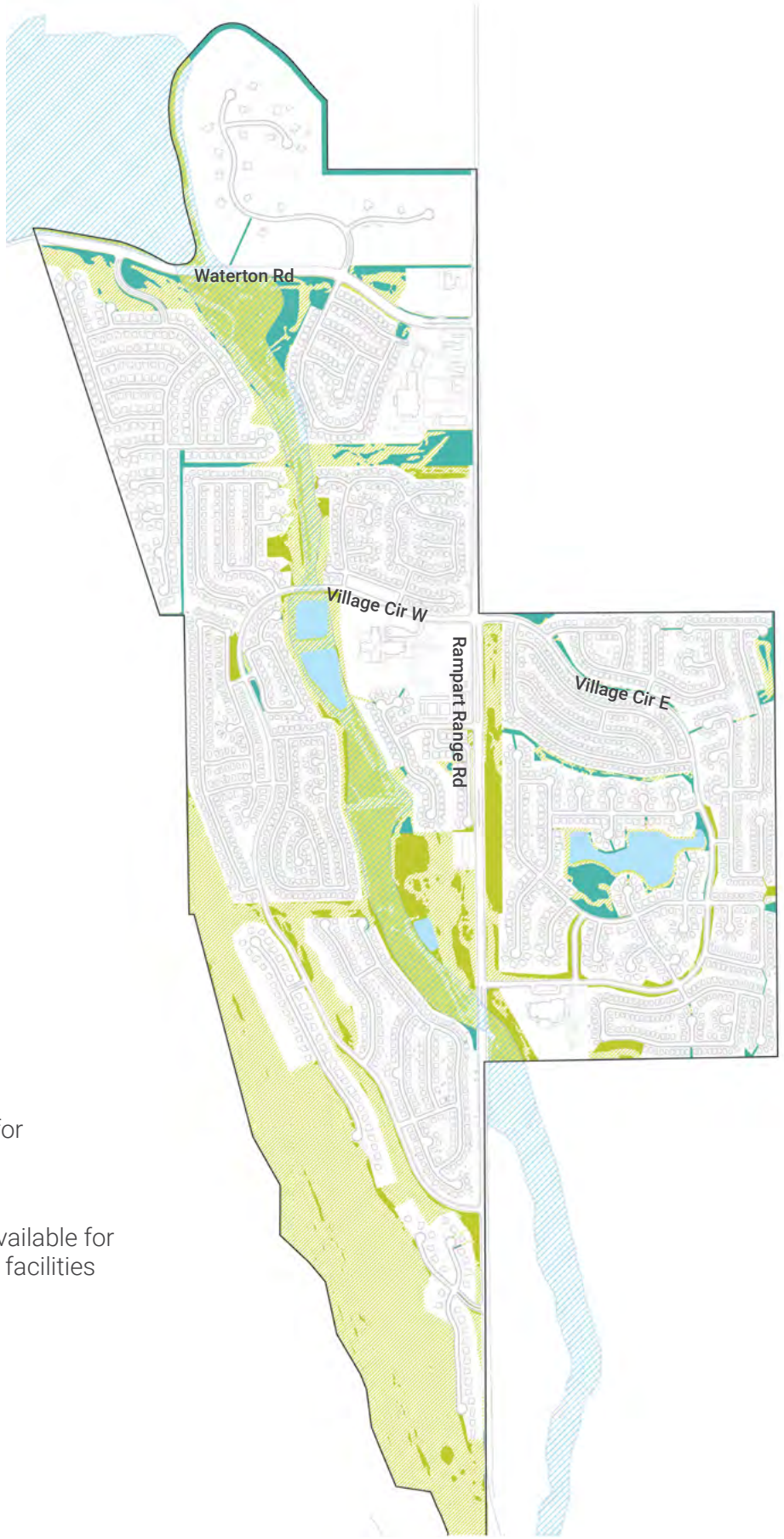


Riparian Conservation Zone

Conservation zone for Preble's meadow jumping mouse, a species listed as threatened under the United States Endangered Species Act. (Refer to Native Ecology and Water Quality section to learn more). While some minor grading and improvements may be permitted in this zone, the riparian zone provides habitat for many species and should be maintained or improved as such.

Programmable Space

After accounting for site constraints, such as steep slope and riparian conservation zone, the following map illustrates available flat areas for potential amenities and activities.



RVMD owned land available for future open space amenities, facilities and programming

HOA and other owned land available for future open space amenities, facilities and programming

Riparian Conservation Zone

Challenging Slope (>8.3%)

Trail Slope & Accessibility

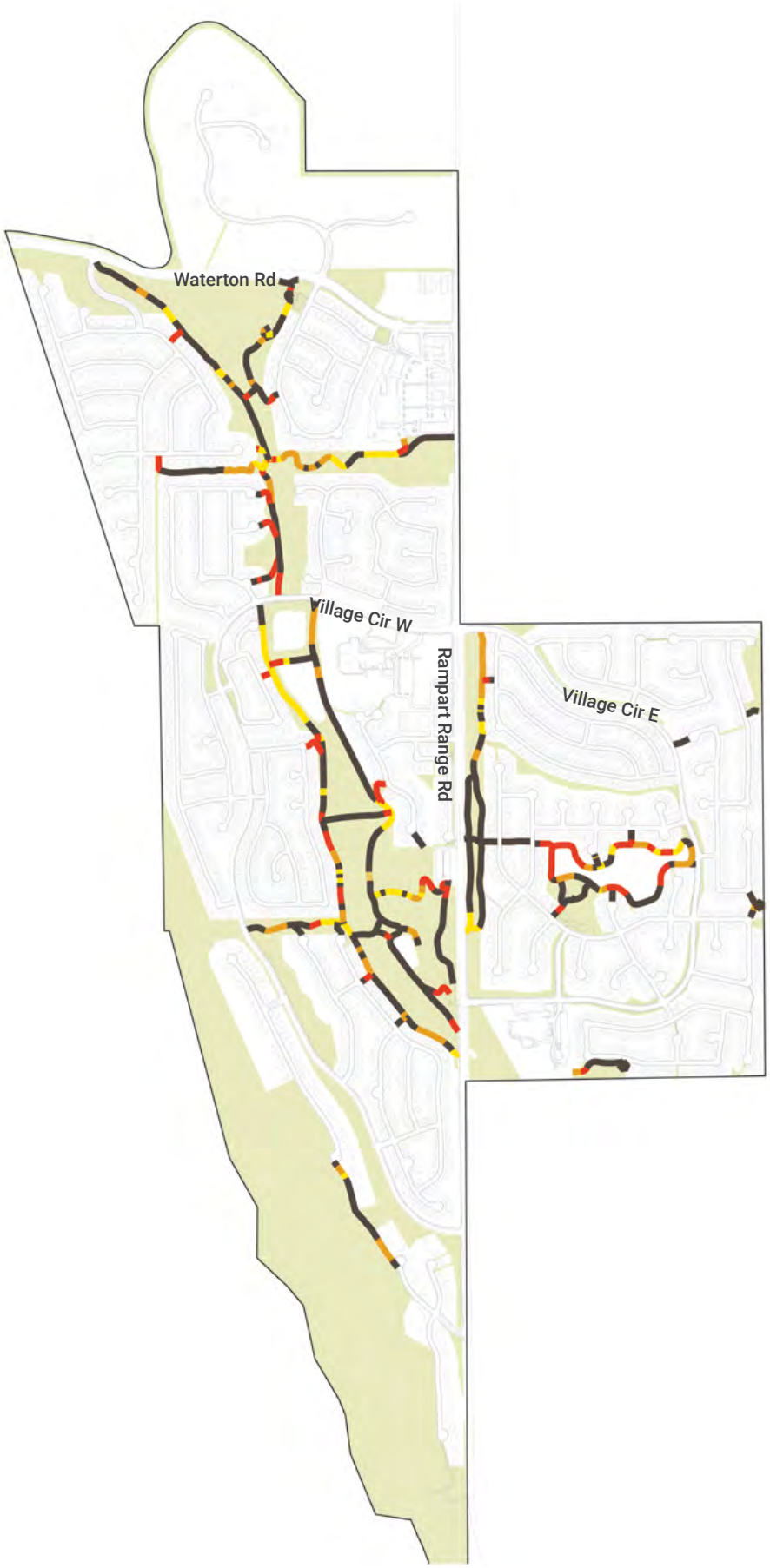
Based on the slope analysis of the District's trail system, the majority of the hiking trail meets American Disability Act (ADA)'s accessible slope definition of less than 8.3%. However, trail entries into open space tend to have steeper slope of greater than 12.5%.

Steep slope impedes accessibility into the open space system, and makes it harder for people with limited mobility, such as the elderly, young children, and people with disabilities access the public spaces.

» 12 out of 17 neighborhood access points into Little Willow Creek greenway are not ADA accessible.

» 4 out of 9 main entries into Little Willow Creek are not ADA accessible.

» 3 out of 5 park access points into Crystal Lake Park are not ADA accessible.



< 8.3% ADA Accessible

8.3 - 10% slope

10% - 12.5% slope

> 12.5% not ADA accessible

Existing Parks Assessment

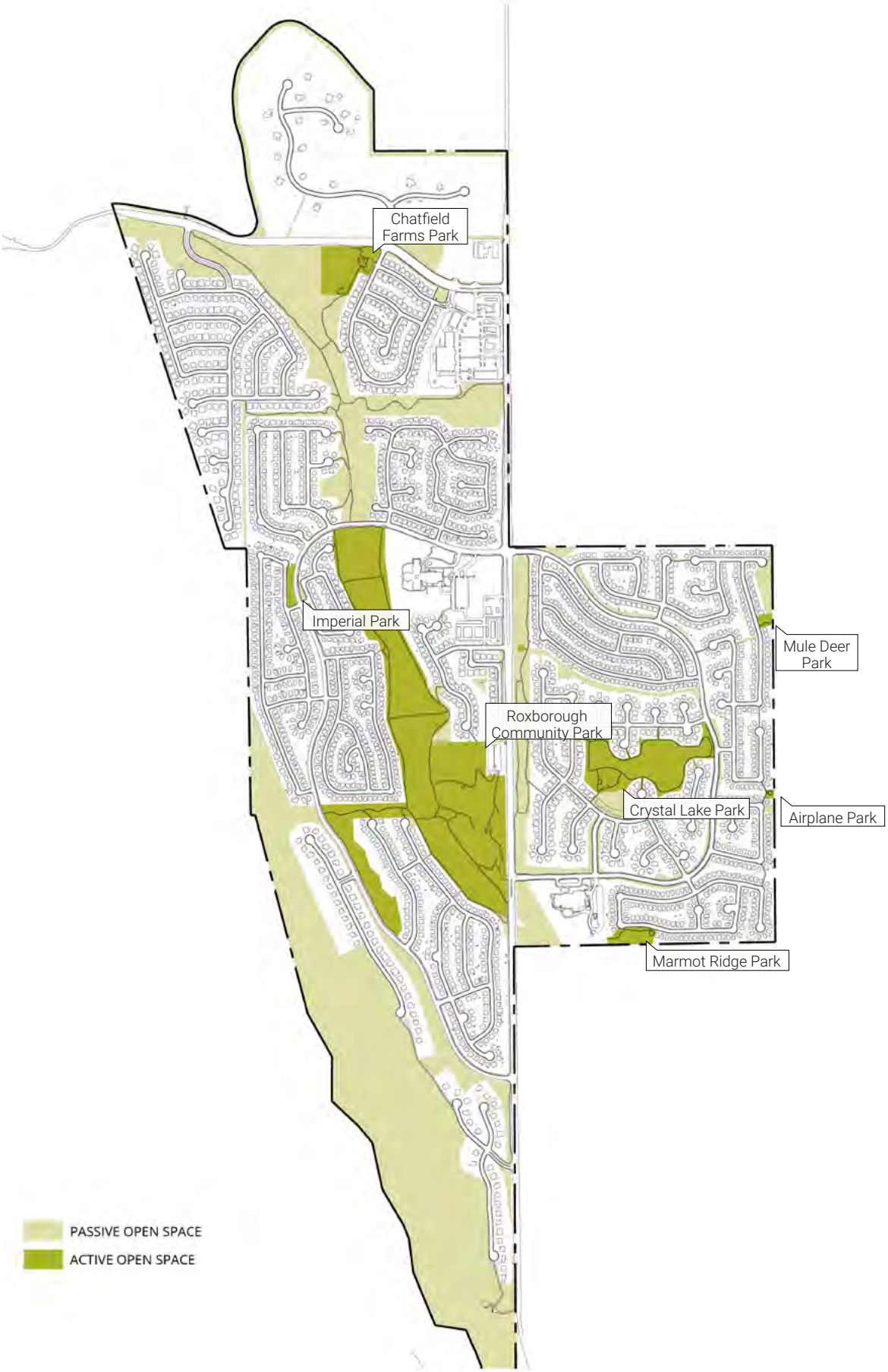
Open Space

Parks

The District currently consists of one large community park, which serves all residents of the District, and six neighborhood parks scattered throughout the District that provide smaller amenities to their closely adjacent homes. Neighborhood parks mostly contain a playground for small children and some seating areas. The parks in the District all have different styles of furnishings and play equipment for singular age groups, and limited access for children with disabilities.

East District has a total of 4 neighborhood parks: Crystal Lake Park, Mule Deer Park, Airplane Park and Marmot Ridge Park. Crystal Lake Park and Mule Deer Park are owned by Arrowhead Shores HOA, whereas Airplane Park and Marmot Ridge Park are owned by the District.

West District has Imperial Park that is owned by the District, and Northern District has Chatfield Farms Park that belongs to Chatfield Farms 1A HOA. While some neighborhood parks are not under direct ownership of the District, the District has formed agreements with the HOAs to maintain all parks in RVMD.


Chatfield Farms Park
Imperial Park
Roxborough Community Park
Mule Deer Park
Crystal Lake Park
Airplane Park
Marmot Ridge Park
PASSIVE OPEN SPACE
ACTIVE OPEN SPACE

Assessment

Roxborough Community Park

Site visit and evaluations were conducted in the Spring of 2019 as part of the master plan process. Each park element is ranked on a 3 star system.

★ Poor condition

★★ Average condition

★★★ Good condition

Roxborough Community Park is a 18 acre park located centrally within the District on Rampart Range Rd. The park includes several active and passive amenities, two parking areas, a small pond, and greenway along Little Willow Creek.

Trails

Condition: ★★☆

Existing Description

Trail surfacing in good condition. Some segments of the trail do not meet ADA requirement.

Furnishing

Condition: ★★½☆

Existing Description

Majority of the benches in decent condition. Picnic tables in poor condition. Various styles of trash receptacles in the park.

Shelter

Condition: ★☆☆

Existing Description

Outdated shade structure in poor condition. Limited visibility looking in and out of the shelter. Picnic tables in poor condition.

Basketball Court

Condition: ★☆☆

Existing Description

Concrete surface in good condition. Ground marking is barely visible. Fencing around the court is too close and may impede user mobility. Bottom of the fence is loose and curls up near basket area.

Playground

Condition: ★★½☆☆

Existing Description

Play structure in decent condition. Playground edging in decent to poor conditions. Inconsistent site furnishing styles.

Softball Field

Condition: ★★☆☆☆

Existing Description

Field and bleachers In good condition. Missing ADA access to the field and bleachers. Storage behind home base is not in good condition and is rusty. Inconsistent trash receptacle styles. Outfield turf has inherent problems and is difficult to maintain in good condition.

Volleyball Court

Condition: ★☆☆☆☆

Existing Description

Court in very poor condition. Missing volleyball net and sand surfacing is covered with vegetation, making the court non-usable.

Skate Park

Condition: ★★★☆☆

Existing Description

In good to decent condition. Some chips in concrete coping. Graffiti writing on the ground.

Tennis & Pickleball Courts

Condition: ★★★☆☆

Existing Description

Court surface, fencing, and net In good condition. Inconsistent site furnishing styles.

Pond

Condition: ★★☆☆☆

Existing Description

Ponds and vegetation in good condition, with some algae visible in the pond.

Assessment

Chatfield Farms Park*

Site visit and evaluations were conducted in the Spring of 2019 as part of the master plan process. Each park element is ranked on a 3 star system.

- ★ Poor condition
- ★★ Average condition
- ★★★ Good condition

Chatfield Farms Park is a 5 acre park located on the north edge of the District on Liverpool Road. This park includes a playground on the upper level, closer to the road and parking lot, and a soccer field at the lower level.

Furnishing

Condition: ★★☆

Existing Description

Benches in good condition. Picnic tables in poor condition. And various styles of trash receptacles in the park.

Playground

Condition: ★★½

Existing Description

Play structure, edging, and surface in good conditions.

Soccer Field

Condition: ★★½

Existing Description

Soccer field in good condition with ADA access to the field.

Shelter and Walls

Condition: ★★☆

Existing Description

Shelter in good condition. Walls are missing facade.

*** Park owned by HOA and maintained by RVMD**

Assessment

Crystal Lake Park**

Site visit and evaluations were conducted in the Spring of 2019 as part of the master plan process. Each park element is ranked on a 3 star system.

★ Poor condition

★★ Average condition

★★★ Good condition

Crystal Lake Park is an 11.6 acre park located on the west side of the District, within Arrowhead Shores HOA. This park surrounds Crystal Lake and has two playgrounds and one shelter.

**** Owned and maintained by HOA, not RVMD.**

Lake

Condition: ★★☆

Existing Description

Lake edges have some erosion. Overall in good condition.

Playground

Condition: ★★½

Existing Description

Play structure, edging, and surface in good conditions.

Shelter

Condition: ★★☆

Existing Description

Shelter in good condition. Surface concrete in decent condition with some cracks.

Park Access

Condition: ★★☆

Existing Description

Trail surface in good condition. Majority of access paths to the park do not meet ADA standards.

Assessment

Imperial Park

Site visit and evaluations were conducted in the Spring of 2019 as part of the master plan process. Each park element is ranked on a 3 star system.

★ Poor condition

★★ Average condition

★★★ Good condition

Imperial Park is a 0.66 acre park located at the northwest corner of Village Circle West and Stacy Place. The park includes one playground and one small seating area. The park is generally flat and consists of irrigated bluegrass turf, with park perimeter surrounded by mature deciduous and evergreen trees.

Furnishing

Condition: ★★☆

Existing Description

Benches in good condition. Various styles of site furnishing.

Playground

Condition: ★★½

Existing Description

Play structure, edging, and surface in good conditions. Grade separation at play structure is not ideal access for children with disabilities.

Park Edge

Condition: ½☆☆

Existing Description

Park surrounded by roads on 3 sides. No fencing around the park.

Assessment

Marmot Ridge Park

Site visit and evaluations were conducted in the Spring of 2019 as part of the master plan process. Each park element is ranked on a 3 star system.

★ Poor condition

★★ Average condition

★★★ Good condition

Marmot Ridge Park is a 1.65 acre park located along the south side of Marmot Ridge Circle. The park includes a playground and a bench. The park is mostly covered with irrigated bluegrass turf.

Trail

Condition: ★★☆

Existing Description

Path ends abruptly and does not go around play structures. Significant cracks on concrete path.

Playground

Condition: ★★½

Existing Description

Play structure, edging, and surface in good conditions.

Assessment

Mule Deer Park*

Site visit and evaluations were conducted in the Spring of 2019 as part of the master plan process. Each park element is ranked on a 3 star system.

- ★ Poor condition
- ★★ Average condition
- ★★★ Good condition

Mule Deer Park is a 0.4 acre park located on the east side of Mule Deer Place. This park includes a playground and a bench.

Furnishing

Condition: ★½☆☆

Existing Description

Signage pealing off. Bench in poor condition and the park does not have a trash receptacle.

Playground

Condition: ★★½☆

Existing Description

Playground in decent condition. Plastic surface is peeling in some area.

Lawn

Condition: ★★☆

Existing Description

Lawn turf in good condition, with some patches of hitchhiker weed.

*** Park owned by HOA and maintained by RVMD**

Assessment

Airplane Park

Site visit and evaluations were conducted in the Spring of 2019 as part of the master plan process. Each park element is ranked on a 3 star system.

- ★ Poor condition
- ★★ Average condition
- ★★★ Good condition

Airplane Park is a 0.15 acre park located between Mountain Circle and Brown Bear Court. This park includes a playground and some benches. The park is set back and surrounded by houses; the park is not visible from the roads.

Trail

Condition: ★★☆

Existing Description

Concrete path in good condition and wraps around play structure for access.

Playground

Condition: ★★½

Existing Description

Play structure, edging, and surface in good conditions.

Master Plan Process & Public Involvement

Engagement Process

The Master Plan Update Process occurred over an 8-10 month timeframe and included four phases of activity: Analysis, Concepts, Draft Master Plan and Final Master Plan. The engagement process included three community events, three online surveys and regular coordination with the RVMD Board. The first public meeting was hosted at Community Park, and the second and third public meetings were hosted at Roxborough Elementary School.

Our Approach

The planning team reached out to the community through three public meeting events, paired with online surveys to allow community members who could not attend to give feedback.

In addition to traditional in-person public meetings and online surveys, each community event featured an innovative outreach that is specifically designed for each stage of the planning process, and provided residents an appropriate platform to give feedback that would guide the planning recommendations to best serve community residents' needs and desires.

Open Space Walk and Talk

The first public meeting featured an Open Space Walk and Talk. The Open Space Walk and Talk offered a way for the community members to share 'in the field' information with each other and the planning team. A member from the planning team led a group of community members on a short stroll around Roxborough Community Park. Through informal conversations and occasional stopping points, community members shared important feedback on what is working and not working in the open space system.

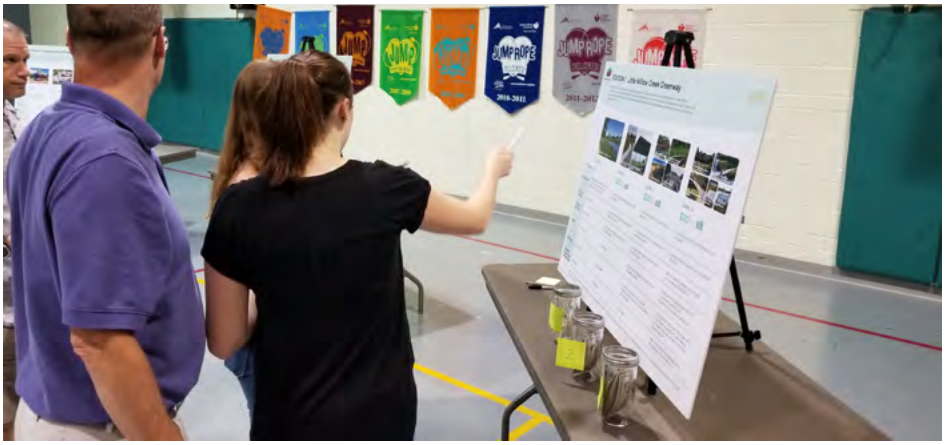
Interactive Game

The second public meeting asked residents to play an interactive game for planners to get feedback on what kind of amenities in which residents want to invest.

Residents received a 'wallet' of RoxBucks, and visited six stations to select their preferences. Each station offered options for various community amenities, funding, and improvements, or the option to withhold funding to keep parks the way they are today.

The stations included:

1. Little Willow Creek Greenway
2. Community Pool
3. Neighborhood Parks
4. Recreation
5. Programming
6. Trails and Connectivity.



Virtual Reality Tour

The third public meeting introduced preliminary detailed recommendations for each of the following categories: trails & connectivity, open space, neighborhood parks, programming, recreation, and potential community center and/or pool locations and scenarios.

To demonstrate potential concept design for neighborhood parks, virtual options featured were play equipments for different age groups, nature play, shade structure, grills, and seating areas. The planning team set up a station to allow community members to tour the future park in virtual reality. Virtual reality model allows community members to have a better understanding of what potential neighborhood parks could look and feel like, and experience the park in real-time before its built.

Community Meeting Feedback Summary

Community Meeting 1

May 18, 2019

The May kickoff event at the Community Park focused on listening and gathering some initial community input. Residents were asked to provide input on their favorite and least favorite outdoor amenities and open space locations, and to share ideas for new amenities, activities and events. For those not able to attend, an online survey was made available.

Survey Summary

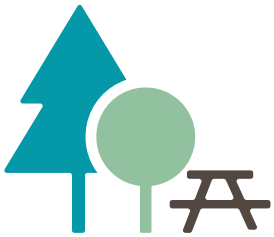
It was clear that residents of the community love their trails, open space, natural beauty, and access to nature, but some believed a few things were lacking. Input received from the first community meeting and the online survey revealed that 60% to 70% of respondents are satisfied with the parks, open spaces, and streets.

It was evident that a vast majority of respondents regularly use the trails along Little Willow Creek and the adjacent parks.

The 265 respondents expressed a strong desire for a pool or community center, water features, nature playgrounds, and new programs, including a farmer's market, and concerts in an outdoor amphitheater.

Respondents also expressed interest in additional shade structures and a variety of play features for all ages. The general theme was interest in programming and amenities that encourage social gatherings, such as concerts, markets, and a potential pool.

View May Survey Summary

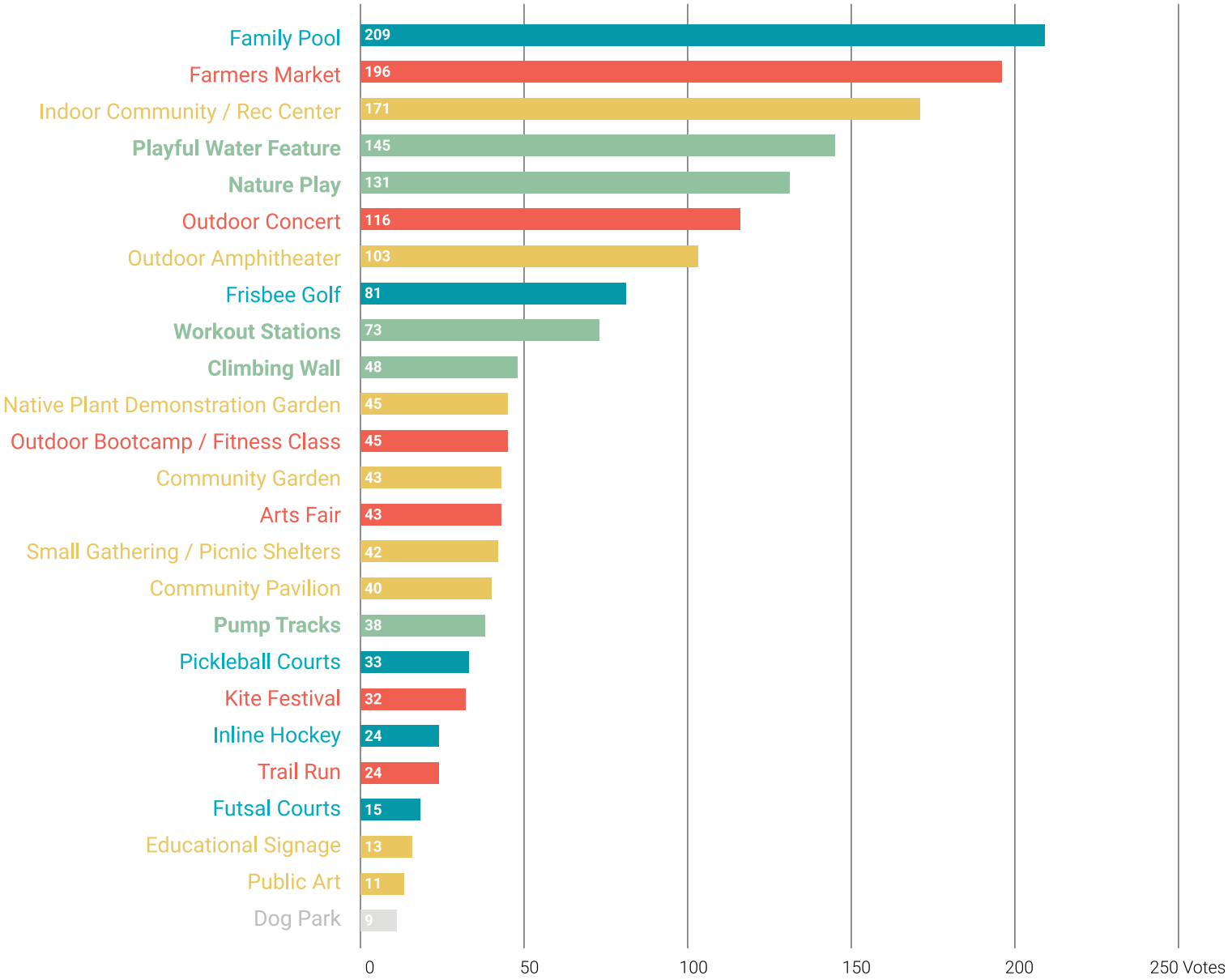


73.21%
of residents are satisfied with existing outdoor community parks and open space amenities

60.38%
of residents are satisfied with existing landscape & fencing along major roadways

Future Open Space Amenities, Facilities, and Programming

We asked what new amenities the community desires and below is a compiled list based on their votes.



Although people use the District's open space regularly, there is a clear desire for a central community hub in the form of a community pool, recreation center, indoor community center.

The community is more interested in programming and amenities that encourage social gathering, such as a farmer's market and outdoor concerts.

Community Meeting 2

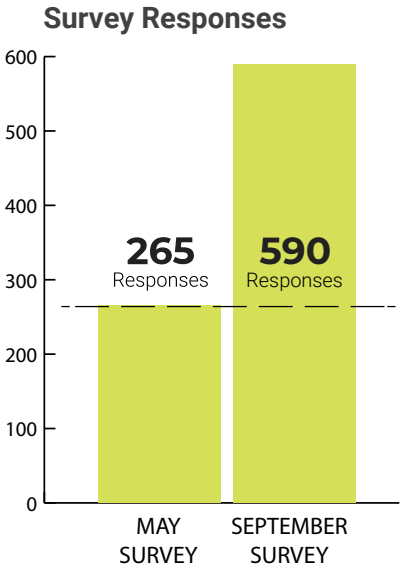
September 5, 2019

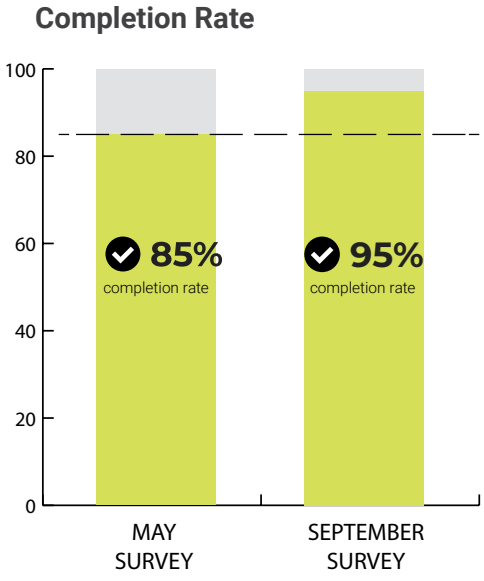
The District hosted a second community meeting to get input. Residents' input from the first community meeting, as well as survey results, indicated the community's interest in a pool, improved playgrounds, enhanced open spaces, and new programs such as a potential farmer's market or community concerts.

The September community meeting featured an interactive exercise where residents were asked to select their preferences for community open space amenities. As part of the exercise, residents were asked to decide if they wanted to invest in a new community pool, neighborhood parks, trail connections, open spaces, and additional community events like the Fall Festival.

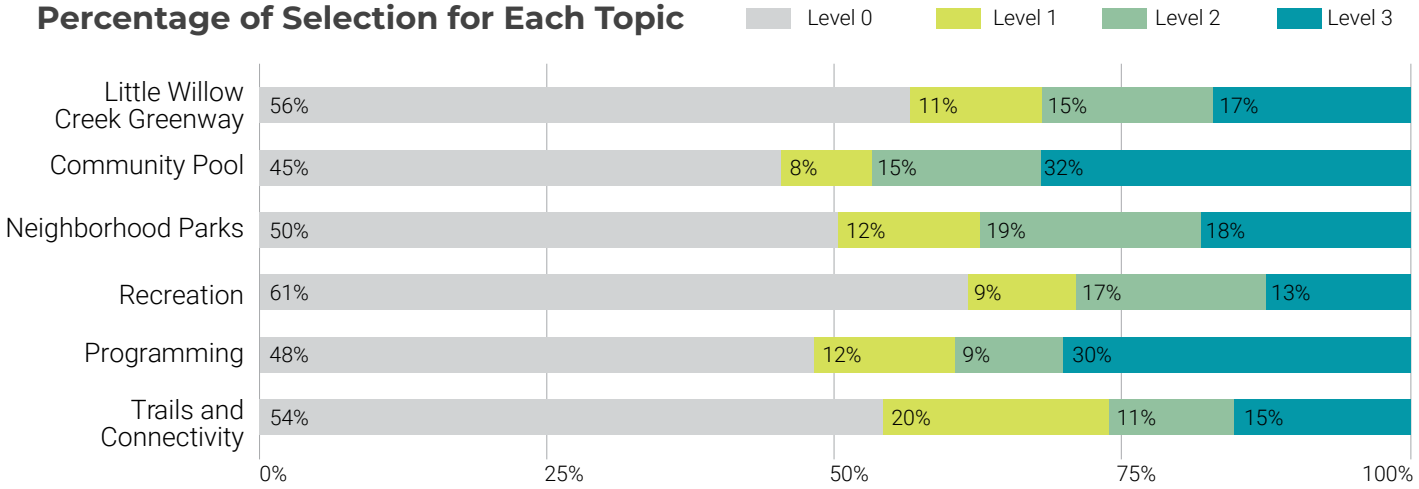
Turnout and feedback was fantastic and the second community survey received 590 responses, which was a 100% increase from the first survey.

View Sept Survey Summary





Percentage of Selection for Each Topic

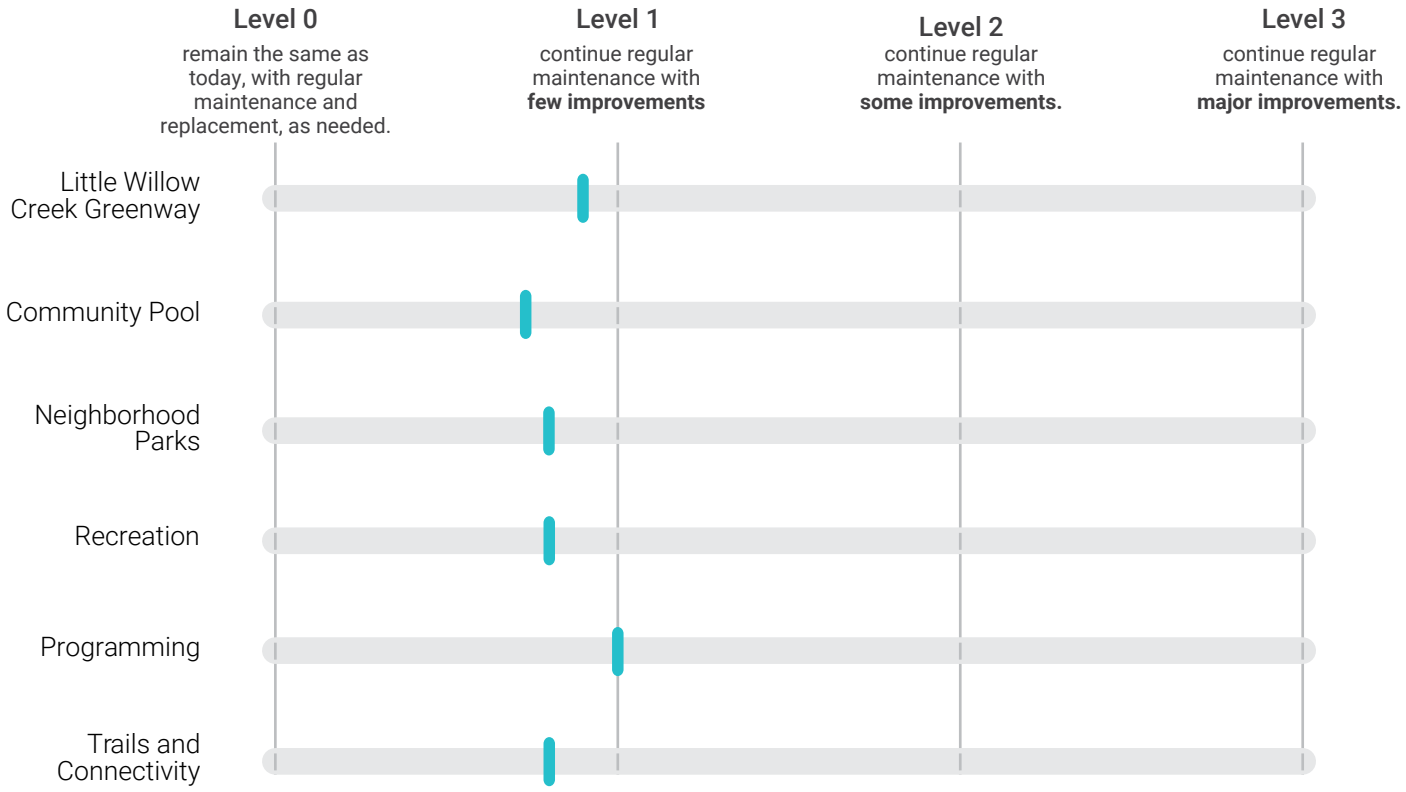


A majority of respondents supported some level of change in three topics: the community pool, programming, and neighborhood parks. More than half of the respondents would prefer to keep the status quo with the remaining topics: Little Willow Creek Greenway, Recreation, and Trails & Connectivity.

Average Selection for Each Topic

After calculating the average funding allocation to each topic (by finding the total sum of each topic and divide by total number of respondents), the community desires a degree of change that is slightly less than level 1 for all categories.

General definition of level of changes below. Improvements vary by topic, refer to survey for more details.



Community Meeting 3

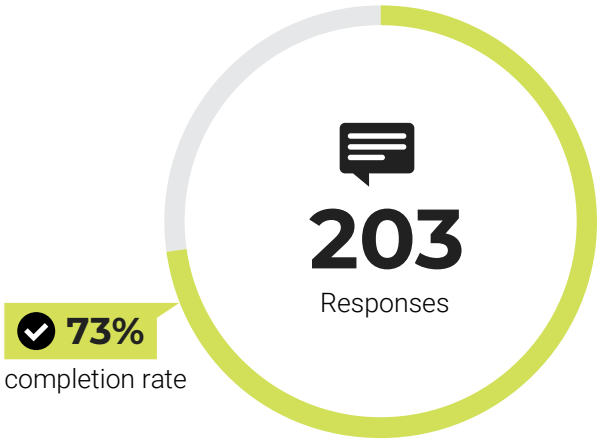
November 7, 2019

The District hosted the final community meeting in November. The meeting included results and summaries from the first and second community surveys, draft recommendations for trail & connectivity, open space, neighborhood parks, programming, recreation, and community center and/or pool locations and scenarios.

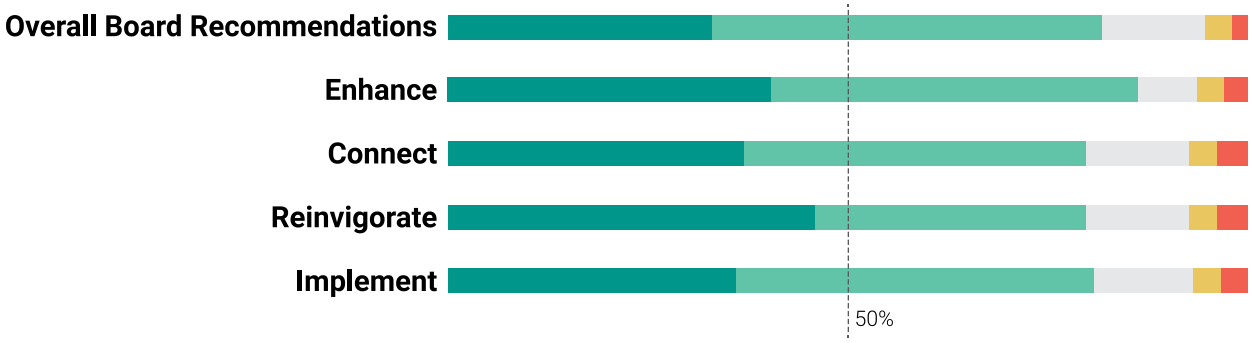
The community residents were asked to rank their level of agreement regarding each recommendation, such as providing trail connection to Chatfield State Park, adding play equipment for various age groups in neighborhood parks, and potential future community center and/or pool locations, so the District Board could better gauge the community's interests.

The third community survey received 203 responses, and offered detailed glimpses into the respondents' desire regarding master plan recommendations.

View Sept Survey Summary



Average Selection for Each Topic

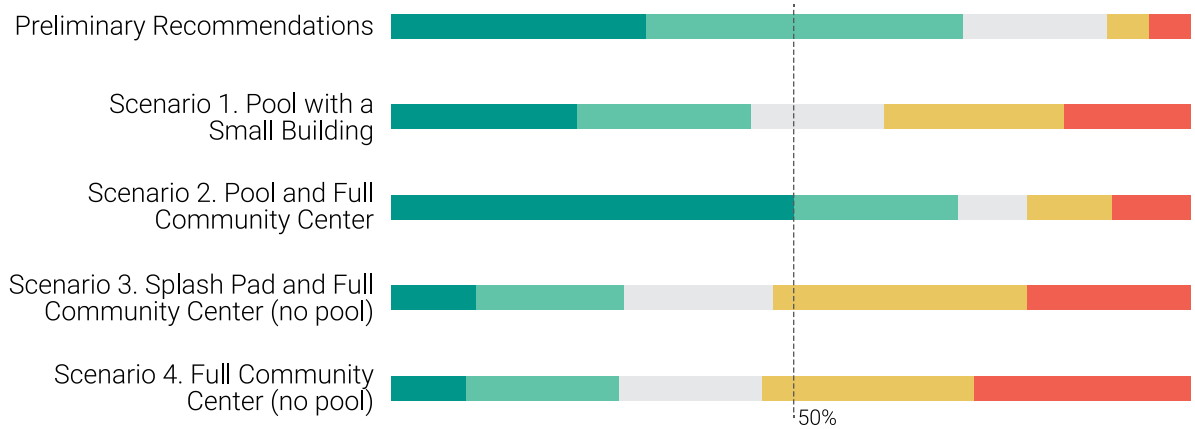


More than 75% of respondents agree with goals & objectives recommendations, and show strong support to enhance, connect, reinvigorate, and implement the District assets.

Community Center and/or Pool Potential sites

Respondents generally agree with preliminary recommendations and both site options. However, there is a stronger disagreement towards placing the pool at Potential Site 2) Open Space South of Safeway.

Community Center and/or Pool Scenarios



More than half of the respondents strongly agree or agree with preliminary recommendations for Community Center and Pool Scenarios, and agree that an additional feasibility study should be completed to determine the preferred size, programming, and site.

In general, respondents supported the scenarios that included a pool over those without a pool. Scenario 2, which provided a pool and full community center, received the greatest support.

Financial Considerations

Demographics

Regional Demographics (2019)

RVMD is situated against the foothills southwest of Highlands Ranch in the growing Denver South Market. There are over 6,000 residents and just over 2,000 households. It is a relatively young community compared to Castle Pines, Castle Rock, and Douglas County. The median age of residents is 36.8 years and 30% of the population is 17 years of age or younger. Located in prosperous Douglas County, RVMD's median household income is approximately $108,000 and its average household income is estimated at $123,000. Almost all (92+%) occupied housing units in RVMD are owner-occupied.

Sales Trends

Since 2014, average single family detached home sales prices in RVMD have steadily increased by more than 7% per year. In 2019, average sales prices were approximately $400,000. Sales prices have remained competitive at about $220 per square foot, higher than the Meadows at Castle Rock development, and just under the average sales price per square foot in Castle Pines. Because RVMD homes are smaller on average (under 2,000 square feet) than other communities analyzed, their overall single family residential sales prices are lower and represent great values for residents.

Active Recreation and Pool Comparison

Residents in successful master planned communities such as Highlands Ranch, the Meadows at Castle Rock, Stapleton, and Reunion, typically have relatively easy access (ie 5 minute drive) to recreation facilities, which may either be provided by the master developer or the local governmental municipality jurisdiction. Stapleton has a number of seasonally-operated neighborhood pools, several of which are within walking distance of residential neighborhoods. In contrast, access is 20 miles away for RVMD residents to Lilley Gulch, Ridge, and Peak Community and Wellness Centers, made available through a partnership with Foothills Park and Recreation District.

According to interviews, Oakwood Homes (the developer of Reunion and Green Valley Ranch) plans for 24 square feet per person of "active" recreational space for their master planned communities. Using this metric, estimated current "active" recreational demand at RVMD is 23,000 square feet which suggests the District could accommodate an additional community recreation facility for area residents.

According to the Trust for Public Land, properties that are within 500 feet of community facilities have a 5% higher value. According to the National Recreation and Parks Association, the average values of homes next to a greenbelt in Boulder, Colorado, were 32% higher than those 3,200 feet away. This direct benefit, however, is dependent upon the quality of the facilities.

Debt Service Overview and Future Resources

The Roxborough Village Metropolitan District's debt service mill levy is expected to be fully discharged in 2021, when the District makes the final payments on its existing bonds.

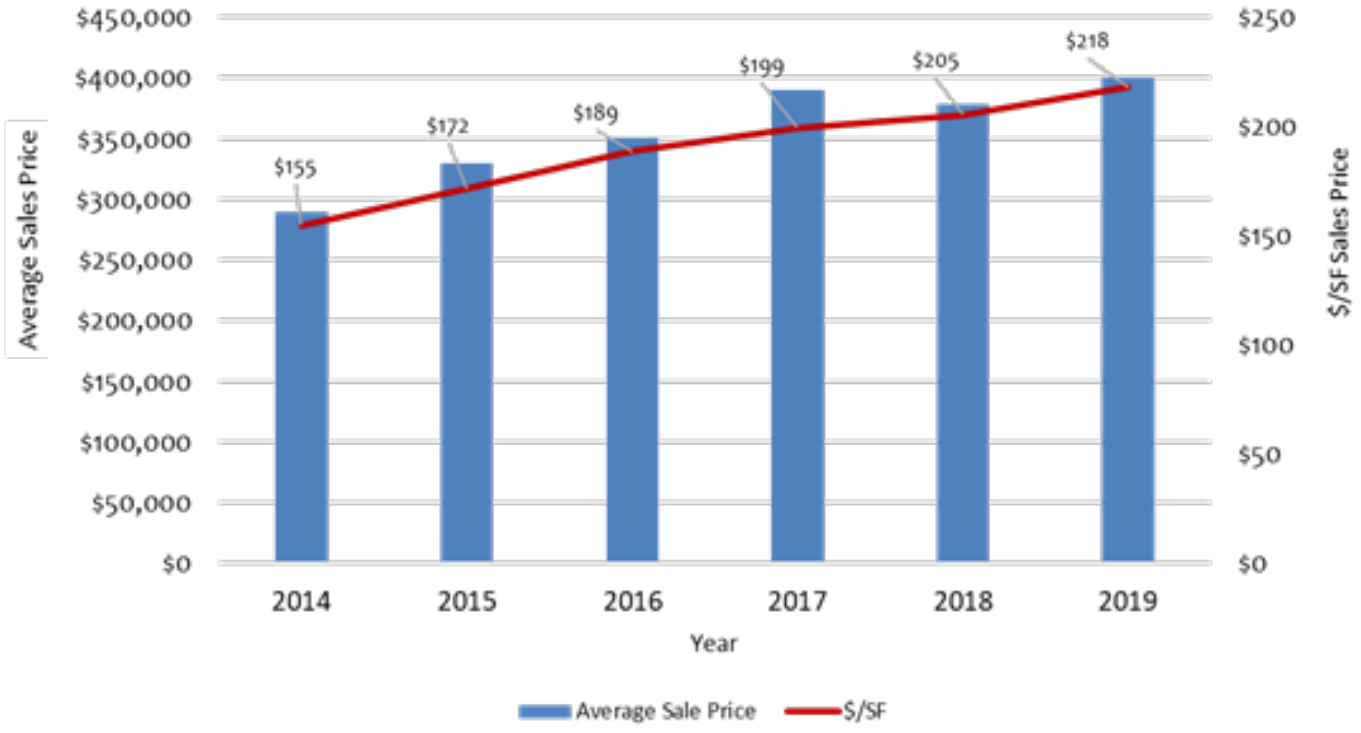
Fortunately, in January 2020, the RVMD Board of Directors was able to lower the district mill levy (property taxes) for debt service, reducing overall Roxborough Village taxes by about 16.5%. This translated to an annual savings of about $650 on a $400,000 home. The District's general operating mill levy will stay at 12.087, as it has been since the District was initially formed in 1985.

The debt service pays off large capital improvements or in the case of RVMD, the 1980s bankruptcy. Debt service is generally financed through bonds. RVMD property taxes have slowly paid back these bonds over many years, and your Board of Directors has worked to progressively refinance and lower the District's debt service mill levy at every opportunity. In 2013, the debt

service mill levy was set at 45 mills, and then was decreased to 34 mills in 2017, and as of January 2020, reduced to 10.2 mills. This was a significant milestone for all residents in Roxborough, ushering in an era of lower taxes for every homeowner in the District.

The recommendation would be to determine the level of interest in a vote to support funding the capital improvements, maintenance and operating needs outlined in the Master Plan. Based on the preliminary financial analysis conducted as a part of this process, an estimated 10.2 mill levy (which would require a vote) would potentially generate a minimum of over $805,000 annually (2020-2021 assumptions) for the Roxborough Village Metropolitan District budget. This could result in enough property tax revenues to pay for capital improvements such as a potential pool and community facilities as well as other capital improvements. Property values have maintained a consistent upward trajectory over time indicating that projected revenues for the district would also rise. At the same time, however, additional capital improvements may trigger the need to examine the General Fund mill levy of 12.087 in order to ensure that the District has enough revenues to pay for ongoing operations and maintenance. In other words, current revenue streams would allow for only smaller improvements, and over a longer period of time.

Roxborough Village Sales Prices, 2014-2019



Vision and Community Priorities

Introduction

The community loves and values the open space, parks, recreational facilities and the trails.

The following major themes were developed by the community, and formed the foundation for overall goals and objectives of the master plan. These goals and objectives further guide specific recommendations and implementation steps throughout the master plan document.

- Improve landscape and planting in open space and parks.
- Build upon the natural beauty of the area and its location at the entrance of the Rocky Mountains.
- Enhance landscape along creeks, drainage and ponds.
- Improve areas for passive recreation and ways to enjoy the open spaces such as adding new shade structures, informal gathering, picnicking and sitting areas.
- Provide additional active recreational enhancements such as frisbee golf, pickleball courts, splash pads and others.

- Improve the trail network to create a better sense of connectivity and mobility throughout the community, with a continued emphasis on connecting schools, neighborhoods and other destinations.
- Improve bike and pedestrian infrastructure and connectivity with improved trails and new regional connections from the District to surrounding amenities, such as Chatfield, Roxborough Sate Park, Waterton Canyon, and the High Line Canal.
- Improve access and connections to Little Willow Creek open space, water, and ponds.

Reinvigorate

- Improve neighborhood parks, including Community Park, Imperial park, Airplane Park, Marmot Ridge Park and Chatfield Farms Park. Amenities and improvements should be planned in order to appeal to all ages and abilities.
- Create a new community amenity, such as a pool or community center, to serve as a main gathering space for all residents to enjoy.

Implement

- Identify “quick wins” that can be built, or created quickly at the conclusion of this master planning effort
- Develop cost and phasing estimates and resource needs for designing and building improvements.
- Explore funding strategies to pay for improvements.
- Continue to be fiscally responsible while maintaining a high quality open space for the community.

Master Plan
Recommendations

Trails & Connectivity

Key Recommendations

1. **Connections to Waterton Canyon, Chatfield State Park and Roxborough State Park**
2. **Improved Pedestrian and Bike Crossings on Major Roads**
3. **New and Improved Paths**

Recommendations

The trails and connectivity provide direct access to nature and promote walking, running, biking and enjoying the outdoors. The community process confirmed that the trails and connectivity are one of the most important amenities of the community. The continuous network provides the most significant central feature of the community, links neighborhoods and reinforces the community's position at the foothills of the Hogbacks and Rocky Mountains. Survey results and feedback from the community reinforced the importance of the trails and open space network as the heart and 'main street' of the community.

In addition to general maintenance and enhancements, the main areas of need identified by the community included:

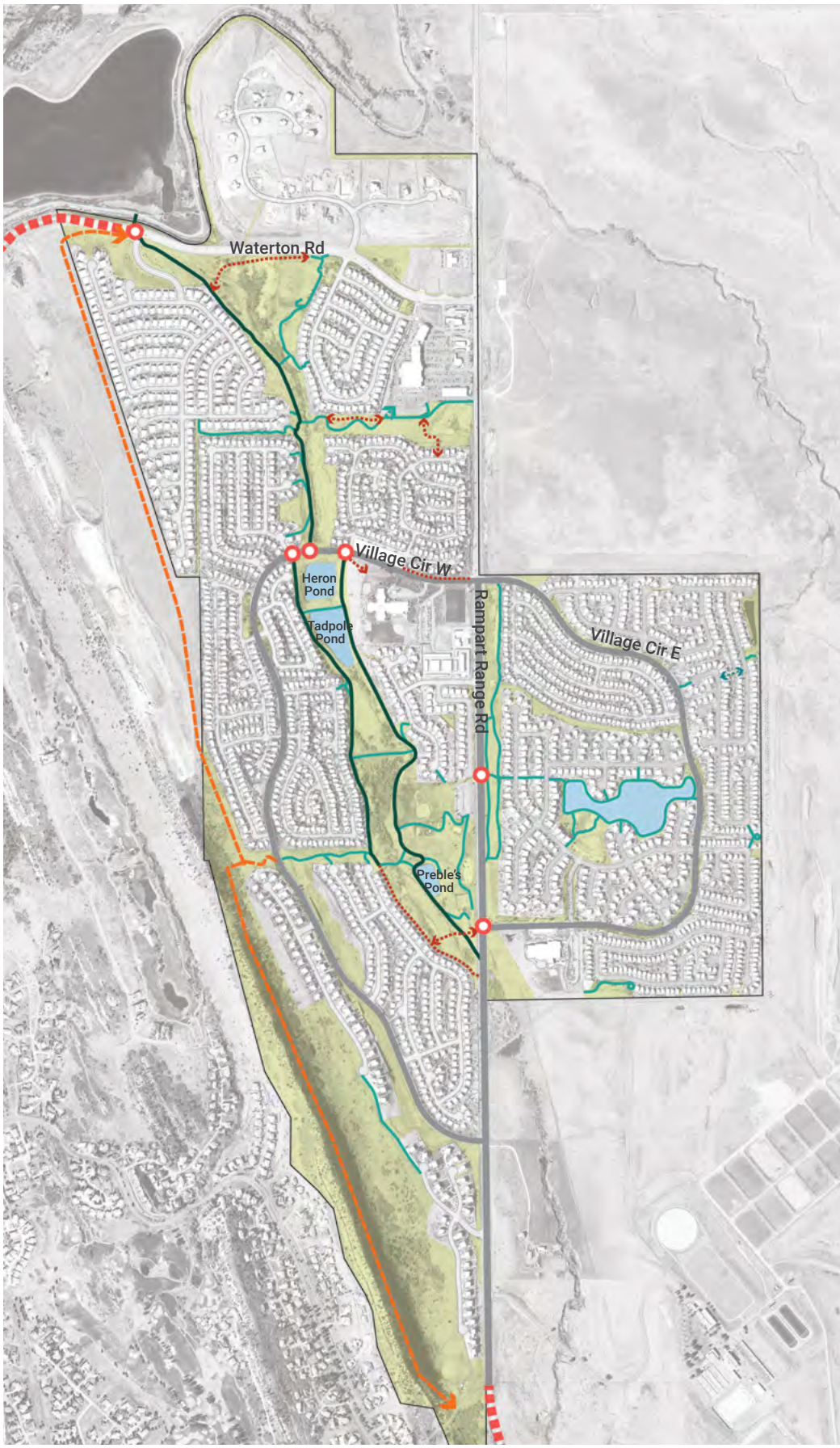
- Improved regional connections, such as access to Chatfield State Park, Roxborough State Park and the High Line Canal Trail.
- Improve trail network segments and pedestrian crossings in key locations to support walking and biking throughout the community.
- Continued trail improvements to keep the network in good condition and adding new connections in key locations to gain access to community destinations and amenities.

RVMD trail network

Trail & Connectivity Map

Map illustrating trail and connectivity recommendations.

To learn more about specific recommendations, please refer to the rest of this section.



Map Legend

- Existing Trail
- Connection to Waterton Canyon, Chatfield State Park, and Roxborough State Park
- Crossing Improvements
- Additional Paved Sidewalks
- Soft Edge Path
- Hogback Ridge Upper Trail
- Minor Neighborhood Trails and Paths

1. Connections to Waterton Canyon, Chatfield State Park and Roxborough State Park

Although the trail network within the Little Willow Creek open space is well connected and continuous, connections north to regional amenities and trails are lacking. To address this, new multi-use trail connections for bikes and pedestrians should be completed so residents can have safe and easy access to Chatfield State Park, Waterton Canyon and other areas north. Since these improvements are outside the purview of the District, the District should work with Douglas County, the High Line Canal Conservancy and other partners to create a paved multi use path connection to the canal and beyond. Specific trail connections include:

- Waterton Road/High Line Canal Connection - Improve pedestrian crossing by alerting approaching vehicles with clear trail crossing signage, and potential traffic calming elements to slow down traffic.
- New multi-use trail along the south side of Waterton Road between Liverpool Circle and Campfire Street. This trail would provide a new direct connection to the High Line Canal trail for residents living in the northeast neighborhoods of RVMD.
- New multi-use trail connection from the High Line Canal Trail along Waterton Road to Waterton Canyon trailhead and parking area. This critical connection will create a continuous multi-use trail from RVMD to two major amenities located to the north: Waterton Canyon and Chatfield State Park.
- Extending the bike lane or creating a multi-use trail on Rampart Range Rd that connects to Roxborough State Park would provide a continuous network for residents to access the State Park safely. Like connections north, the new trail or bike lane cannot be achieved solely by the District and will require coordination and joint partnering connection with Douglas County or Roxborough State Park or others.

2. Improved Pedestrian and Bike Crossings on Major Roads

Improving pedestrian and bike crossings on major roads will promote greater use of the trail network and encourage more use by all residents, especially children and youth. The community

Example of crossing improvement

Example of traffic calming element

already has some crossings along Rampart Range Road, Village Circle West and Waterton Road. However, crossing enhancements and new crossings will improve overall connectivity and safety throughout the community.

» New Crossing at Village Circle West and Westside Street – The intersection currently includes ramps on either side of the road but does not have any crossing markers or pedestrian signs. Intersection improvements that add new crossing markings, pedestrian signs and potential pedestrian-activated crossing signal would create better crossing condition for residents connecting to and from the open space trail network.

» New Crossing at Village Circle West and Buckeye Street – The existing intersection only includes ramps on the Buckeye Street side of the road. New intersection improvements that add new crossing markings, pedestrian signs and potential pedestrian-activated crossing signal would create better crossing conditions for residents connecting to and from the open space trail network.

» Improvements to the existing Village Circle West crossing between Westside St. and Buckeye St. – Although the crossing is marked and has signage today, additional improvements including a pedestrian-activated light, or a pedestrian speed table would slow traffic and promote pedestrians continuing on the open space trail. Additionally, bollards or new open space signage announcing Little Willow Creek would provide additional visual cues that indicate the importance of the pedestrian crossing.

» Improvements to existing crossings at N Rampart Range Rd and Village Cir E and Community Park - Current crossings have pedestrian marking and pedestrian-activated signal. However, due to higher speed on Rampart Range Rd, the crossings would benefit with additional pedestrian speed tables to slow traffic down.

3. New and Improved Paths

New and improved paths within the RVMD open space would provide additional connectivity and promote more pedestrian and bicycle use by residents. The new and improved path recommendations are based on field observations and feedback

Example of paved sidewalk

received from the community residents based on their use patterns and knowledge of the trail system.

Additional Paved Sidewalks

Provide additional paved paths in areas where residents have created informal connections to destinations based on frequency of use.

» Village Circle West to Roxborough Primary School - Add new sidewalk connection from the south side of the intersection of Village Circle West and the north side of Roxborough Primary School. The sidewalk will replace an existing social path created by children and parents walking to school and encourage more walkability. Due to the connection to the school, the project will need to be coordinated with the Primary School and Douglas County School District. Due to the slope and existing topography, the connection will likely require stairs and an evaluation for ADA compliance.

» Village Circle West between Telluride Place and North Rampart Range Road - Add new sidewalk connection on northside of Village Circle West to provide continuous pedestrian experience. Install attached sidewalk and make sure the new sidewalk aligns with sidewalk on west side of Telluride Place.

» Improved Path Connection from Rampart Range Road to Pine Hills Way – An existing social path exists due to students walking to the Roxborough Intermediate School from neighborhoods on the west side of Little Willow Creek open space. To promote more use and address connectivity to the school, the path should be improved to a permanent soft path or concrete sidewalk. Due to grading and slopes, the path route may need to be adjusted so it can be ADA compliant.

» Roxborough Commons South Open Space – The existing paved trails in the linear open space south of Safeway and the commercial shopping center provide a great connection and amenity for residents wanting to walk to places such as the commercial center. After years of use, social paths have been created by residents indicating the need for additional permanent paths that reinforce resident needs. The area should be evaluated to confirm which paths should be improved as either concrete walkways or stabilized crusher fine paths to provide a stable and reliable path for residents. The following connections should be evaluated and improved:

- Connection from Silvercliff Lane to Existing Sidewalk - The new path will provide a direct connection from the neighborhood south of the commercial center to the open space and areas north. The connection can utilize an existing RVMD open space tract between two homes and connect to the trail in the center of the open space.
- Conversion of Social Paths to Concrete or Crusher Fines – Social paths in the open space that have been created by residents should be evaluated to determine which paths can be converted to a permanently stable surface.

Example of soft edge path

Continuous Soft Edge Path

The main trail network around Little Willow Creek remains in good condition and has been improved over the years to provide a consistent multi use trail for the community. The addition of a continuous soft edge along the main trail that loops around the primary Willow Creek space will enhance the trail system and provide a softer surface for running and walking. The soft path can be added to the edges of the existing concrete trail and run along the main loop around the central open space, so users have the option to walk or exercise on a hard or soft surface.

Hogback Ridge Upper Trail

The Dakota Hogback is the dramatic geologic structure that frames the western edge of the RVMD open space area. As a known upland wildlife corridor with a variety of vegetation types, the area provides an opportunity for residents to access and explore the diverse upland species and native plant communities. The 2006 Master Plan suggested the addition of a formalized soft surface trail, and also the creation of a Habitat Conservation Area paired with trail improvements. The area remains an invaluable natural and ecologic resource today.

Based on community feedback, there is a desire by residents to have expanded options to experience the Dakota Hogback with improved trails and signage. In addition to signage improvements at the main access points, a new soft trail should be added from the access point just south of Jared Way and connecting 1.25 miles north to Waterton Road. Since the area is not fully under the authority of RVMD, a partnership and agreement with the owners of the mining property to the west is needed.

Minor Neighborhood Trails and Paths

In addition to the major trail and paths improvements, minor neighborhood connections should be created that provide new short segments of improved paths to replace social trails and dirt paths created by residents over the years. After decades of use by residents, dirt paths and shortcuts have created areas where it is now appropriate to provide permanent paths and trails. These area should be evaluated before improvements are completed to determine the appropriate trail type that provides a stable surface and retains the character of the area, in some cases a soft trail using crusher fines may be appropriate.

Replace Asphalt Trail with Concrete Path

Provide material consistency for trails throughout the open space. Southern trail segments of the community park are currently paved in asphalt and is in poor condition. Replace asphalt trail with concrete to improve trail connectivity.

Photo of Dakota Hogback Ridge

Open Space

Key Recommendations

1. **Little Willow Creek Greenway - General Improvements**
2. **Little Willow Creek - Upper and Lower Pond Crossing and Spillway/Embankment**
3. **Rampart Range Road Linear Open Space**
4. **Small Neighborhood Open Spaces**

Recommendations

The community open space is one of the most defining features of RVMD, as it functions well today and is loved by the community. In almost all cases, it is a reason why people have decided to live here. To reinforce the critical role open space plays in the community, the recommendations focus on: retaining its open space character and fundamental elements, strengthening its role through selective enhancements that improve the natural ecology and drainage function, and providing pleasant user experiences by making areas more accessible and celebrating the natural qualities of open space. The major areas of focus identified by the community include:

- Providing new access and paths along the water, such as Little Willow Creek and the ponds in the central open space area.
- Adding new opportunities for seating, shade, and shelter.
- Increasing and enhancing native vegetation to create a healthier ecological habitat and decreasing demands for maintenance.

Example new trail along the creek

Open Space Map

Map illustrating Open Space recommendations.

To learn more about specific recommendations, please refer to rest of this section.

Map Legend

- RVMD Open Space
- Landscape Enhancement
- Wildflower Gardens
- Existing Trails
- Potential New Paths

1. Little Willow Creek Greenway – General Improvements

As the main feature of the open space network, Little Willow Creek provides an important drainage function and establishes a large habitat corridor that is both celebrated by the residents and critical to local wildlife. Retaining the creek's drainage function should remain a priority. In addition, there is a community desire to bring people closer to the water by adding new access points and side paths, and offering educational opportunities for children to learn about native landscape and vegetation. Specific recommendations include:

» Providing improved seating and shade along the creek so residents have more options to sit, take breaks, and enjoy the natural open space scenery. Although there are some benches for moments to rest and relax, the trail along the creek lacks enough seating and shade. Locations for seating should take advantage of existing trees and views as much as possible. When exposed to the sun, small shade structures should be constructed or benches should be located along edges of tree stands where there is the potential for cooler microclimate conditions.

» Construct new trails, soft paths, and access points to areas along the ponds and creek.

- New access points along the edges of the Upper Pond. These can be designed and implemented with any improvements to the pond edges or existing spillway between the Upper and Lower Pond.
- Soft paths and access points along the south and east edge of the Community Park Pond to allow residents to enjoy the shoreline ecology, flora and fauna.

Example of soft path along pond

Example of path along the ponds

2. Little Willow Creek – Upper and Lower Pond Crossing and Spillway/ Embankment

The Upper and Lower Pond crossing provides a direct and important connection between the eastern and western neighborhoods. The path is an interesting user experience because the path crosses between the two largest water bodies. Although the area is aesthetically pleasing, the engineered ponds and embankment need to be improved due to failing sidewalk areas and erosion control. The future improvements will provide an opportunity to enhance the connection and edges of the Upper Pond, so they provide more access, enhanced natural edges and improved hydrological functions that work with the seasonal flows through the ponds and Little Willow Creek. Specific improvements include:

- Improvements to the sidewalk and spillway between the upper and lower ponds.
- Modifications to the embankment to create a more natural edge with viewing and access to the pond.
- Dredging and reshaping the edge of the pond to support natural ecology and create a less engineered character with improved access and better ecological habitat.
- Constructing new trails and paths to access points along the edges of the water.

Example of natural edge

Example of access points along edges of the water

Example of plant clusters at intersection

Example of plant cluster along road

3. Rampart Range Road Linear Open Space

The Linear Open Space along the east side of Rampart Range Road reinforces the openness of RVMD and provides an opportunity to highlight the natural plantings and landscape of the grasslands of the Chatfield Basin, and potential location for community gardens. The success of the established grasses and open landscape should be expanded to include selective landscape improvements that promote additional enhancements, including native and low-water plant species that reinforce the openness and scenic qualities of the linear open space. The addition of selected areas of plant groupings that are clustered will create planting layers that will improve the visual experience for both drivers and pedestrian while retaining RVMD's commitment to sustainability and low maintenance. Specific recommendations include:

» Improvements to planting and landscape areas near the intersections to create larger planting areas and more extensive massing of plants into larger clusters to match the scale and vast size of the grassland landscape. Planting areas ranging from 100' to 250' in length and 10' to 40' wide will provide the greatest visual effect and be experienced at the scale of the road. Plants should focus on high desert species and large clusters of plantings such as sages, serviceberry, buffaloberry, and prairie-style wildflowers that create seasonal color.

» Tree replacement or new tree plantings should be located near existing trees to create clusters of trees and species rather than in a linear row along the edge of the road. Typical linear street tree planting along Rampart Range Road is not appropriate for the area because of the difficult growing conditions. Furthermore, the formal arrangement of trees equally spaced apart does not reflect the area's natural ecology and tree growth patterns.

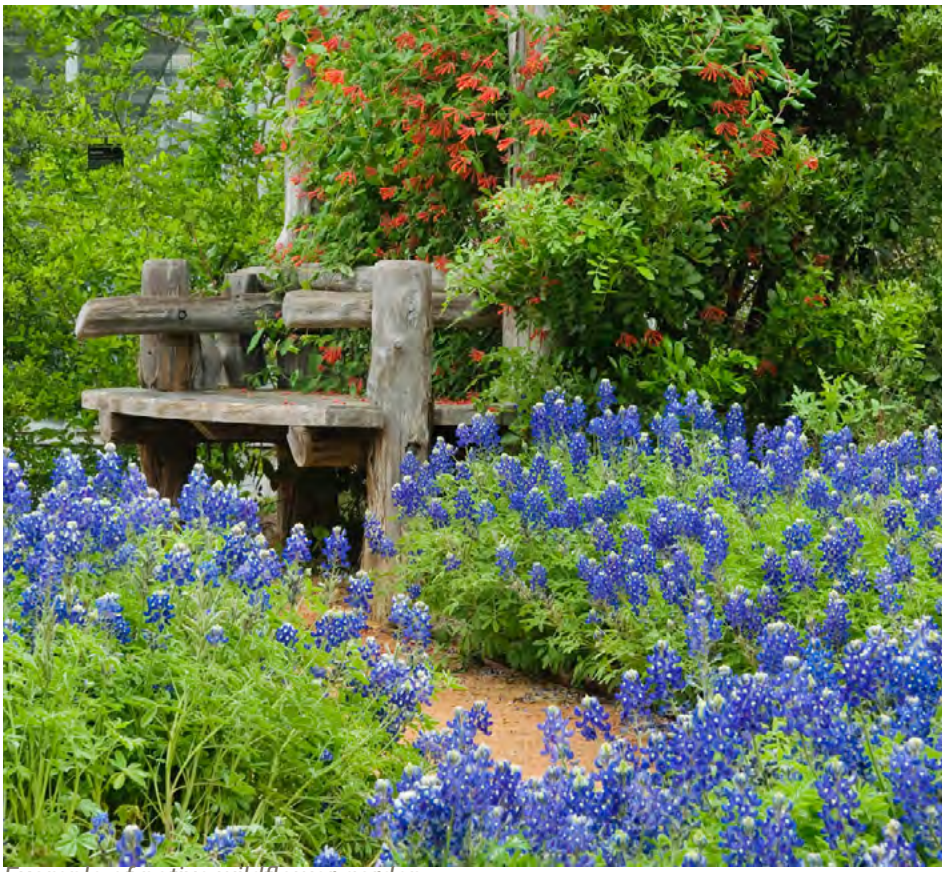
» Potential location for community garden along trail, closer to the homes. Consider use of planting buffers between community garden and Rampart Range Rd to create a sense of place, and locate community garden closer to the trail connecting to Crystal Lake Ct. and Bison Pl. for operational access.

4. Small Neighborhood Open Spaces

The small neighborhood open spaces in the community include small parcels along major roads or next to homes that serve as detention areas, or unprogrammed native grasses spaces with limited or no improvements. Due to regular maintenance, the spaces do not pose a problem today. However, based on community feedback, there is an interest in minor improvements to reclaim these remnant space as small open space enhancements, such as native wildflower gardens or enhanced landscape areas that feature seasonal color and native plants. The following areas have been identified as locations for enhanced landscape improvements:

- Small Parcel at the end of Marmot Ridge Place – Potential for small native wildflower garden with soft path and seating.
- Small Parcel on the East Edge of Elk Mountain Circle - Potential for small native plant garden featuring local plant species with soft path and seating.
- Small Area on Village Circle East near Elmwood Street – Opportunity for expanded wildflower landscape on upper edges of drainage facility.

Example of pollinator garden



Example of native wildflower garden

Neighborhood Parks

Key Recommendations

1. Chatfield Farms Park
2. Crystal Lake Park
3. Imperial Park
4. Mule Deer Park
5. Airplane Park
6. Marmot Ridge Park
7. New Parks and Improved Native Areas

Example of play structure for different age groups.

Recommendations

The neighborhood parks in RVMD offer playgrounds and small outdoor areas for children in each of the various neighborhoods. Set within the various neighborhoods, the parks provide walkable access for families and children and more intimate spaces with playgrounds. Analysis of the parks and community feedback indicate the parks are somewhat outdated with older equipment that is not suitable for a wide variety of age groups. Additionally, the parks all share a consistent character and similar play equipment. Due to age and the need to upgrade several of the park features, there is an opportunity to modernize the parks with new forms of play elements, shade and seating so the parks can become celebrated amenities in each neighborhood. General recommendations and goals related to neighborhood parks include:

- Reinforce the role of each neighborhood park as an amenity destination for the various neighborhoods in RVMD
- Explore improvements that provide play structure for different age groups.
- Provide more options for ADA access around play structures for children with disabilities.
- Strengthen the identity of each park to create a variety of experiences for residents.

Neighborhood Parks Map

Map illustrating Neighborhood Parks recommendations.

To learn more about specific recommendations, please refer to rest of this section.

Map Legend

Neighborhood Park

1. Chatfield Farms Park

The park, located on the northernmost edge of the Little Willow Creek open space, provides the largest multi-use field space, a small playground, and a seating area with parking. The park serves the broader community as well as the immediate neighborhoods due to the combination of the multi-use field space and small playground area. The multi-use field was a successful addition to the park as an outcome of the 2010 Master Plan. Due to recent improvements to the play structure , and due to upkeep of the fields and other areas, the basic condition of the park is in good shape and does not need any major improvements. Beyond the continuation of basic annual improvements, recommendations include:

- Develop an overall character for the park that reinforces its location near the active multi-use field, such as play elements with a sports theme. This can be implemented over time by replacing older park elements with new features that support a sports theme and character.
- Replace the existing picnic tables with a consistent site furnishings package that match the overall park and open space standards included in this document.
- A specific recommended repair to the upper playground and parking area is the addition of a new exterior finish to the existing wall by installing a wall cap and facade which will create more comfortable seating opportunities.

2. Crystal Lake Park

Crystal Lake Park is located on the southern edge of Crystal Lake in the Arrowhead Shores neighborhood. The small 1.3- acre park's recent improvements - including new play area, picnic shelter, open area for gatherings, and improved sidewalks - provide a great amenity for the neighborhoods surrounding the lake. RVMD should continue to coordinate with Arrowhead Shores on the management and programming of the lake area and small park space. The master plan does not make specific recommendations for the parks in Arrowhead Shores as the District does not manage these parks. However, the District does manage the lake and should continue to restore/reinforce its edges and reintroduce native vegetation to help with erosion control.

Example of family of furnishing

3. Imperial Park

Imperial Park is situated along Village Circle West at the corner of Stacy Place and Kyle Way. The park currently includes some standard play equipment with soft surfaces and a couple of areas for seating. Based on field observations and conversations with community residents, the park represents an opportunity for RVMD to pilot new playground elements that will modernize the park and make it more attractive to residents and children of all age groups. Using the park as an opportunity to pilot new nature play elements will provide new forms of interactive and immersive play experiences. Adding shade and small shelter for birthday parties, gatherings and celebrations will make it more comfortable and appealing to all age groups. In addition to the basic improvements just mentioned, recommendations include:

- Addition of barriers between the park and adjacent roads to prevents children from running off to the road. Such barrier could be densely planted shrubs or other landscape area or some form of vertical barrier.
- Replacing the existing play structure with natural play elements as mentioned above.
- Providing gathering areas for different age groups, including hang out spaces for teenagers and play elements for infants, toddlers and young children.
- Add more shade, seating and gathering areas so the park is more comfortable and allows residents to socialize and linger.

Conceptual renderings of Imperial Park

4. Mule Deer Park

Located in the northeastern neighborhood along Mule Deer Place, this small park includes a flexible open lawn area and a small traditional playground with minimal seating. Although the park is used by residents, public input indicated the park is outdated and needs an upgrade. Its size and location suggest an opportunity for new playground elements that feature a theme that celebrates the local native wildlife and outdoor play, including the potential for some naturalistic rock climbing features. In addition to basic improvements, recommendations include:

- Replace signage and park bench and add a new trash receptacle to the park.
- Add shading element and consider replacing play structure with a themed play element featuring animals and nature play.
- Consider adding a concrete path around play structure area.
- Improve turf by removing noxious weeds in the lawn area and consider adding native low water use plants to the sloped lawn area.

5. Airplane Park

The park represents an opportunity for new playground features that carry an aeronautical theme to reinforce the park's name. In addition to basic improvements, recommendations include:

- Providing a new themed play structure or elements for different age groups, including infant, toddler and youth age ranges.
- Adding shade and additional seating for relaxing and gathering.
- Adding playful graphics or art to support the aeronautical theme.
- Landscape enhancements that add native low-water use plants to create more of a garden feeling.

Example of themed play element featuring animals and nature play

Example of nature play

» Potential partnership with Lockheed Martin with aeronautical theme.

6. Marmot Ridge Park

The 1.25-acre park represents another opportunity for new nature play experience featuring climbing elements and other natural features. It currently includes a small playground, soft surface, standard bench and some hilly open turf area to the south of the play area. The standard play elements and benches are in good condition but need upgrading to modernize the park. Serving residents in the surrounding neighborhood, the park can be improved by integrating new features that take advantage of the sloping area to the south and provide new nature play experiences featuring hill climbing and slides along the slope and other natural features. In addition to the foregoing improvements, recommendations include:

» Updating the park design to provide an experiential series of play elements that promote climbing and exploring a sculpted landscape that's integrated with landforms and creative play structures that emphasize the local native landscape.

» Long term improvements to include adding a continuous concrete path around playground area.

» Modifying the park planting to add native plants and pollinators on sloped lawn area with educational signage for children to learn about native plants and pollinators.

7. New Parks and Improved Native Areas

In addition to the existing parks, RVMD can expand its park amenities by adding a new neighborhood park and small local gardens. While a new park can expand the active programming and play areas in the community, small native gardens featuring wildflowers and grasses can offer ecological habitat and tranquil spaces for residents to enjoy the native landscape. Recommendations for a new park and improved native areas include:

» New Little Willow Creek Playground and Play Area – A new playground is proposed in the Little Willow Creek open space area just south of the two ponds that are south of Village Circle West. The playground should be integrated with the trail and pond improvements so residents can have a place for children to play and explore in the center of Little Willow Creek. The central site also provides a great opportunity for immersive play experiences that promote exploration and adventure in children.

Example of playful graphic

Example of playground integrated with landforms and native plants

Programming

Key Recommendations

1. **Programming for the Community Park**
2. **Active Events and Programs within the Trails and Open Space**
3. **Additional Programs and Activities with Other Partners**

2019 Roxborough Village Metrodistrict District Fall Festival

The small-town rural feel and the tight-knit community are the main appeals for RVMD but, the aging parks and dated facilities present a challenge for the community to overcome. Trends in parks, open space, and amenities have shifted since the community was master planned in the mid 1980's. And although some modifications to parks and programming have been made over time, the way in which people use parks and open spaces today really has changed from their traditional functions. While fields and various sports courts are still common, new programmed spaces are more frequently integrated into park design. Opportunities for performance areas, open markets/ halls, and outdoor gathering spaces, are now commonplace for hosting community gatherings and events. And in Colorado, the desire to enjoy our outdoor lifestyle has only grown. Coloradans are seeking more ways to experience our beautiful climate and get immersed in nature while being close to their home.

Current Programming and Events

The history of the District's involvement in programming and events is very limited. Other than the recent 2019 Fall Festival, which featured a community fireworks display, there have been very few community-wide programs or events led by the District. This may be a new area of responsibility for the District.

New Programming Opportunities

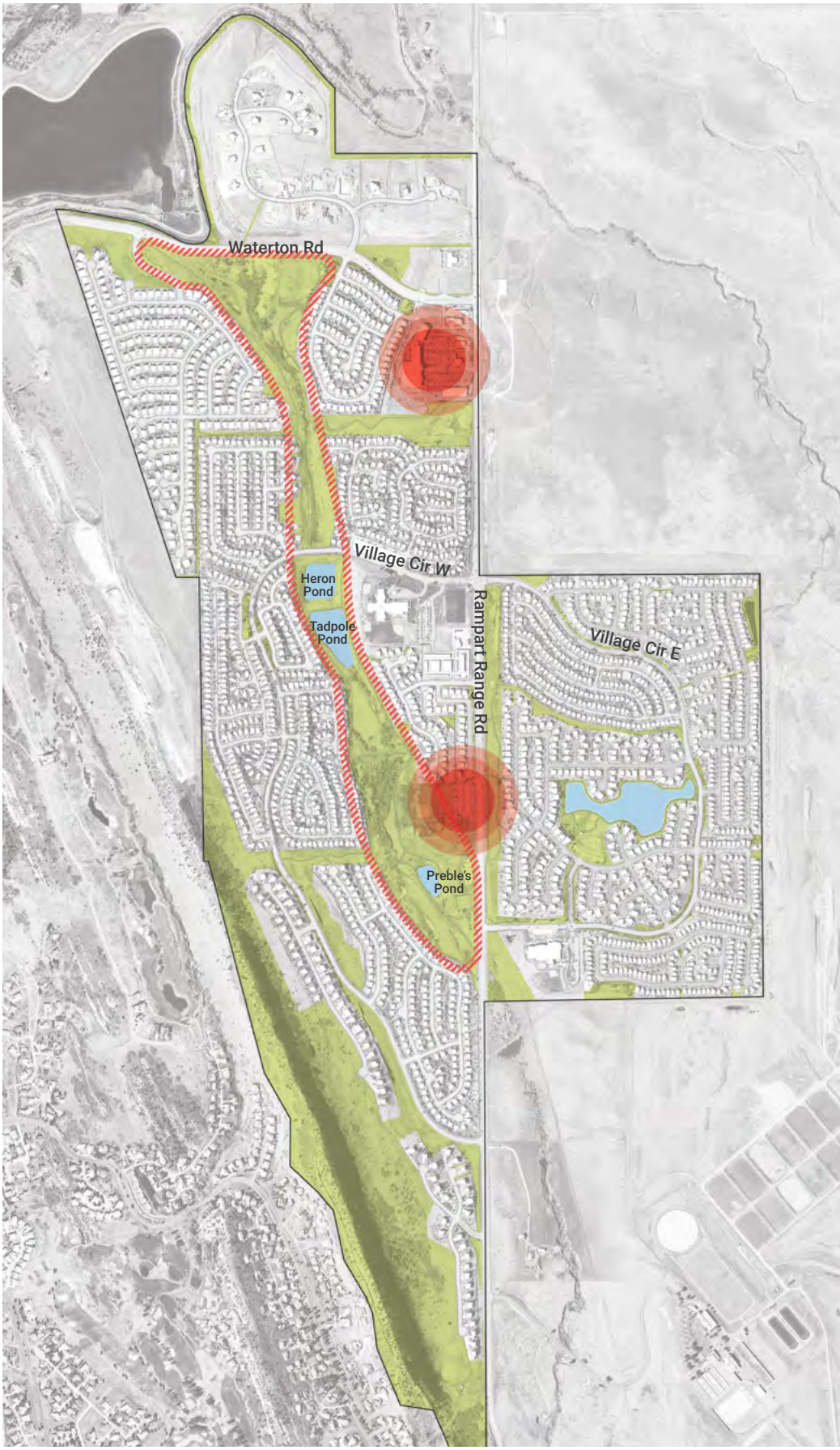
Based on community feedback, residents expressed a desire both to modernize the physical character of the smaller neighborhood parks, and to support new programming that provides additional events and activities not currently offered. Although this would be a new area of responsibility for the District, it would address a community need and provide an expanded range of outdoor activities and events. The general recommendations related to programming include:

- Establishing an annual goal to expand activities and programs offered to residents, since there is a strong demand for the District to organize and provide financial support for seasonal events and/or festivals.
- Continue to offer programming opportunities that started in 2019, including the continuation of the fall festival, while planning and budgeting for other programs such as open-air market, fairs, or potential community concerts.
- Explore opportunities to partner with other organizations or institutions on events or activities that are supported and desired by the community.

Programming Map

Map illustrating Programming recommendations.

To learn more about specific recommendations, please refer to rest of this section.



Programming Node

Programming Zone

Recommendations

1. Programming for the Community Park

New community events and programs in the community park can provide seasonal and periodic programming activities to support the community's desire for more activities for families, youth, and all residents. In addition to the recently implemented Fall Festival, the District should consider park programming including:

» Organizing more festivals, in addition to the Fall Festival, based on community input and desires. Some potential festivals can be organized around various themes like kites or hot air balloons, cultural, arts or craft fairs, etc.

» Organizing and arranging a potential local farmer's market like others throughout the region. These typically require partnerships with organizers who regularly run and coordinate farmer's markets.

» Consider hosting summer concerts or outdoor movies, including a potential summer series. Any new programming or concert should be coordinated with Arrowhead Shores HOA and their existing summer concert series.

2. Active Events and Programs within the Trails and Open Space

The trail and open space network provide an opportunity for community events that promote health, wellness and active lifestyles. Events utilize the open space and can highlight Roxborough's beautiful natural setting. Potential programming includes:

» Organized runs, walks and other events supporting various community organizations, such as 5k or 10k walk/runs or cross-country running events. This includes pursuing a sanctioned 5k or 10k run that can become a potential regional event.

» Annual youth fishing derby or day with representatives from local outdoor organizations.

» Outdoor yoga.

3. Additional Programs and Activities with Other Partners

Other programs and activities are possible through creative partnerships with other organizations and facilities. Potential programs and activities include:

» Day camps, or youth and teen recreation clubs.

» Senior recreational clubs and organized activities.

» Arts and crafts for children.

» Aerobic fitness for youth and adults.

» Strength and flexibility training classes or seminars.

Example of kite festival

Example of outdoor movie

Examples of farmer's market

Example of outdoor yoga

Recreation

Key Recommendations

1. **Soccer Field**
2. **Softball Field**
3. **Volleyball Court**
4. **Basketball Court**
5. **Skate Park**
6. **Tennis & Pickleball Courts**
7. **Bike Pump Track**

Recommendations

The community has a variety of recreational facilities of which some need more repair or replacement than others. Recent trends in parks and recreation planning indicate a shift from traditional recreational activities to other forms of outdoor recreation that encourages inclusive play.

The general recommendations related to recreation include:

» Long-term improvements include providing improved ADA access to all recreation facilities and making select major improvements to some recreational fields.

» Continue annual repair and maintenance of existing recreation facilities.

» Consider replacing or removing some recreational facilities that are underutilized or outdated.

1. Soccer Field

The multi-use field at Chatfield Farms Park is in good condition and does not appear to require any major improvements other than annual maintenance of soccer field, goals, and turf areas.

2. Softball Field

The softball field has been maintained over the years and is in relatively good condition. In addition to ongoing maintenance and repair, recommended improvements include:

» Regrade outfield lawn to address drainage issues and ponding. Replace the turf as needed.

» Long term improvements should also include improving ADA access to the field and bleachers, and providing consistent site furnishings.

3. Volleyball Court

The existing volleyball court in the Community Park is in poor condition and rarely used. With weeds growing out of the sand surface, the volleyball court is currently undesirable to use. The recommendation is to remove the volleyball court and reimagine the space along with any updates to the park.

4. Basketball Court

For the near-term, the basketball court should be maintained annually to keep it in good working condition. Based on potential locations for a possible community center and/or pool, the basketball court may need to be removed or relocated.

5. Skate Park

The skate park is a very successful recreational amenity for the community and the region. Maintain and evaluate skate park for annual improvements, so it can continue to remain a highly active destination for skateboarders. Some near-term improvements include:

» Maintain coping and concrete pavement annually.

» Annual removal of graffiti and/or working with local artists to integrate creative murals or artwork into the park.

6. Tennis & Pickleball Courts

The tennis courts are in good condition and are popular community amenities. The recent addition of pickleball courts will provide another option for community members interested in racket sports. No major improvements are recommended other than regular maintenance, including:

» Maintain the court surface and net annually.

» As needed, replace site furnishings with consistent collection of seating and trash receptacles.

7. Bike Pump Track

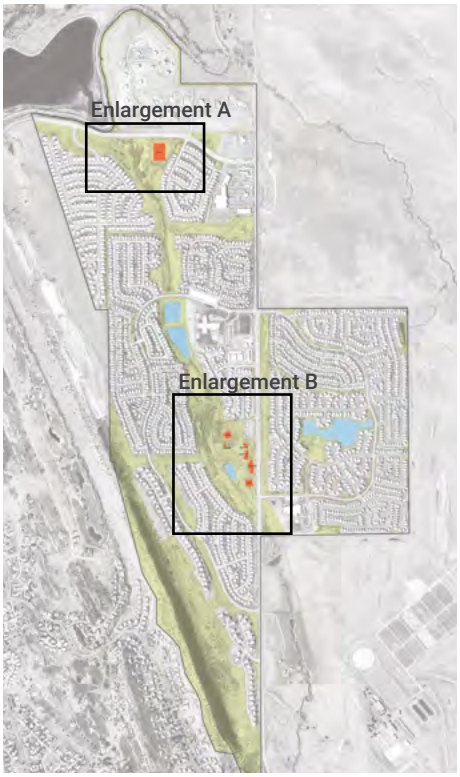
Consider adding new pump track in Roxborough Community Park to provide activities for bikers of all skill levels. Design pump track to include series of trails and features of varying sizes and difficulty.

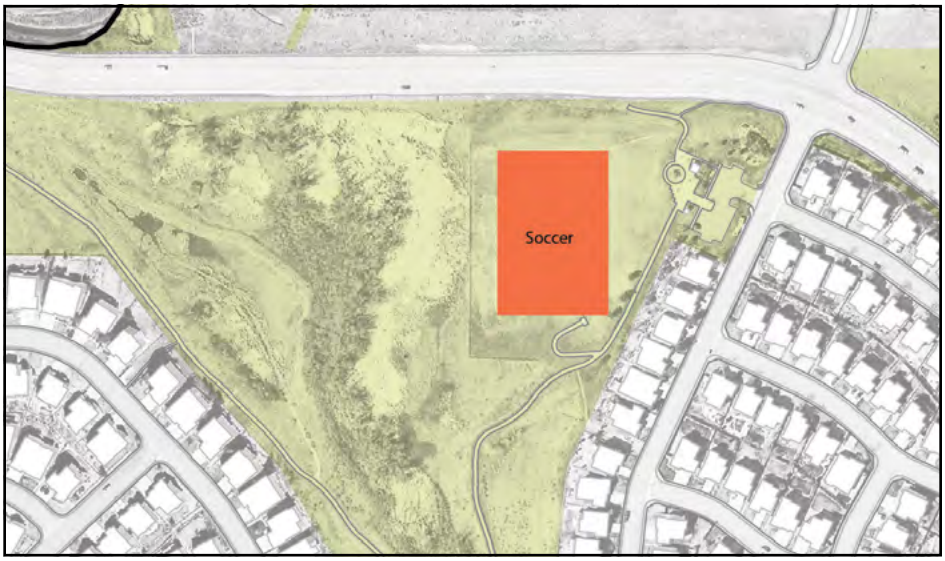
Recreation Map

Map illustrating Recreation recommendations.

To learn more about specific recommendations, please refer to rest of this section.

Recreation Facilities





Enlargement A

Enlargement B

Community Center and/or Pool

Key Recommendations

Considerations and Potential Locations

1. **Community Park**
2. **Open Space South of Safeway**

Community Center and Pool Scenarios for Consideration

1. **Pool with a Small Building**
2. **Pool and Full Community Center**
3. **Splash Pad and Full Community Center (No Pool)**
4. **Full Community Center (no pool)**

Background and Community Conversation

The community's desire for a central community center or pool was a common theme throughout the planning process. A community center, pool, and gathering place were identified as highly desired amenities. Based on the feedback, residents believe a pool and community building provides an attractive amenity for all ages. Currently, residents must travel 30 minutes or more to Foothills Recreation Centers, where the RVMD subsidizes rates so that District residents can pay in district rates like Foothills residents.

After 30 years of development, RVMD is just about fully built out, leaving limited space for a new facility like a community center or pool. The analysis of the sites was conducted to determine potential locations for a new building with additional space for parking, access to utilities and main roads, and connections to the trail network. The analysis indicated that there is not a clear choice, but the following sites were identified as potential locations to be studied as a part of the future feasibility study.

Considerations and Potential Locations

An in-depth analysis was conducted to determine potential location for a new community center and pool. The analysis included a preliminary evaluation of property owned by the District with enough space and infrastructure to accommodate a 2-4-acre area for a building, pool, parking, access and opportunities for utility connections. Since RVMD is almost 100% built out and a specific site was not set aside in the original planning for a facility this size, only two locations were possible within the District. Other offsite locations were also considered but they pose another set of challenges that may limit their feasibility. The potential sites and areas for consideration include:

1. Community Park

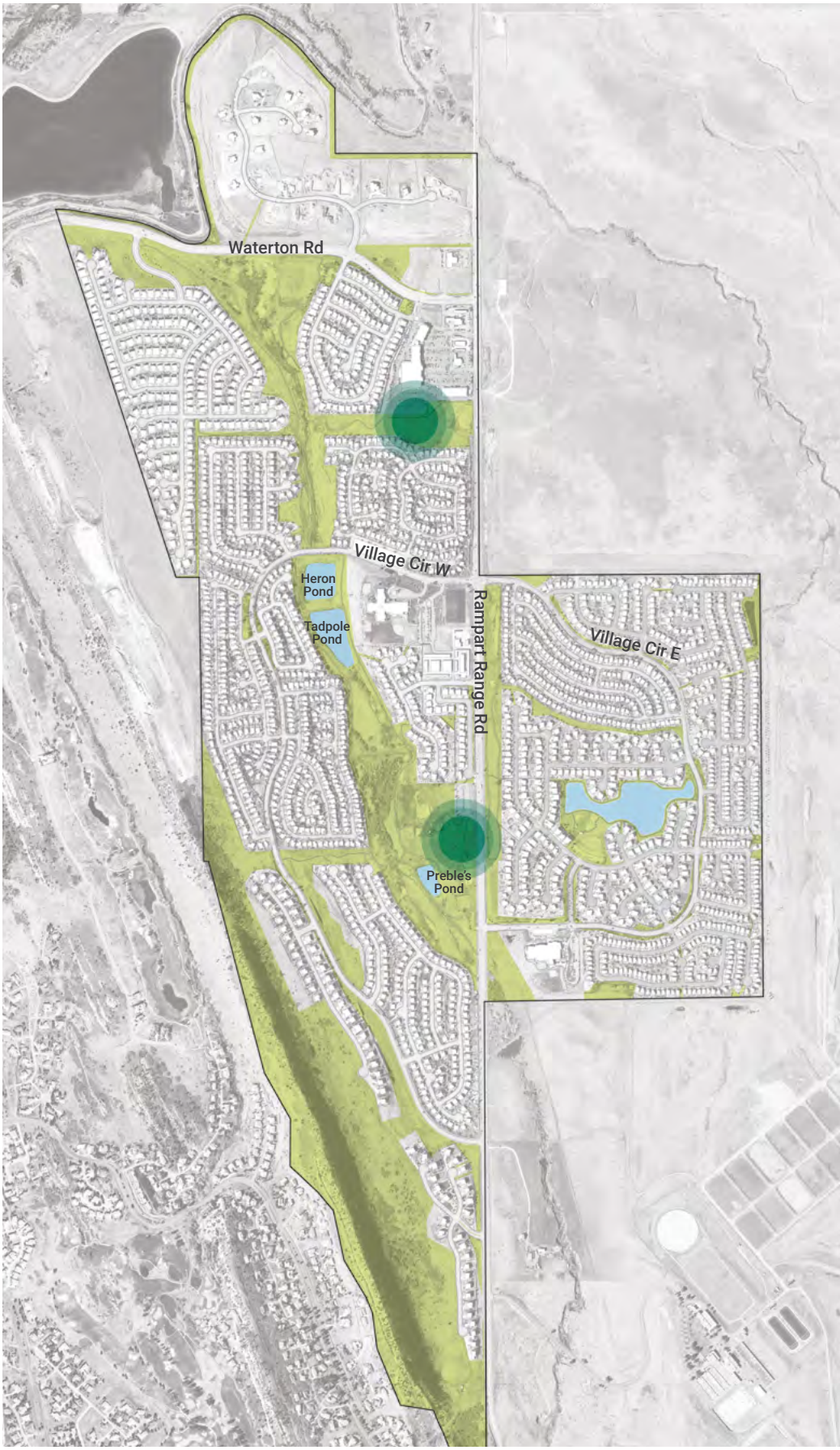
The area in the Community Park just to the south of the parking lot is a potential location large enough to accommodate a new facility with good access to roads and the trail network. Site observations include:

Community Park as potential location for community center and/or pool

Potential Community Center and/or Pool Locations

Map illustrating potential community center and/or pool locations.

To learn more about specific recommendations, please refer to rest of this section.



Potential locations

» Good location in the heart of the community with spectacular views and great access.

» Provides additional activities and a destination in the Community Park

» Existing utility connections nearby

» Would require the demolition and/or redesign of the basketball court, existing pavilion and trails near Rampart Ridge Road.

» Grading, slope and soils will need additional evaluation

2. Open Space South of Safeway

The open space area just south of Safeway also has the potential to accommodate a facility. Another central location along the major open space spine, the site can benefit from proximity to the commercial area and provide an amenity in a convenient location that is already a destination. Site observations include:

» Good convenient location next to the existing commercial center with existing parking and trail access points

» Provides additional activities and another destination in the commercial center

» Would likely require the coordination with commercial center to potentially address parking and access.

» Existing utility connections nearby

» Grading, slope and soils will need additional evaluation

Other Sites in the Community but not Owned by RVMD

There is the potential to look at other sites within the District that are not currently owned or controlled by the District. These sites include undeveloped property near the intersection of Waterton Road and areas along Rampart Range Road. Although these sites offer potential locations for a new facility due to their location and proximity to District's residents, the lack of ownership by the District presents a challenge that would need to be addressed through land acquisition or potential expansion of the District's boundary. Due to the complexity of these sites and the uncertainties related to property ownership, none of these sites were evaluated for the initial studies. Going forward, the District may decide to study these sites as a part of the subsequent feasibility study.

Community Center and Pool Scenarios for Consideration

The size and programming of a potential pool and/or community center will require additional study and discussions with the community. Three potential combinations of pool and community center facilities have been discussed. Due to the complexity of the facility, the master plan documented multiple scenarios so additional studies can be completed as a part of a recommended feasibility study in 2020.

1. Pool with a Small Building

This scenario emphasizes the pool and only provides a small or medium sized building for seasonal use. Potential program includes:

» Medium or large sized pool

» Building with bathroom and changing room

» Small community space or great room

» Outdoor seating

2. Pool and Full Community Center

This scenario includes a pool and a full community center with space for weekly programs, services, and activities. This scenario would likely require partnerships with other organizations to achieve. Potential program includes:

» Medium or large sized pool

» Full community center with various programs and activities

» Weight room, gym or other active fitness spaces

3. Splash Pad and Full Community Center (No Pool)

This scenario is the same as Scenario 2 but replaces the pool with a splash pad. It would also require partnerships with other organizations. Potential program includes:

» Interactive splash pad

» Full community center with various programs and activities

» Weight room, gym or other active fitness spaces

Example of pool with a small building

Example of pool and full community center

Example of splash pad and full community center (no pool)

Example of full community center (no pool)

4. Full Community Center (no pool)

This scenario emphasizes the community center and does not include a pool or splash pad. Similar to Scenarios 2 and 3, this would require partnerships with other organizations. Potential program includes:

- Full community center with various programs and activities
- Potential weight room, gym or other active fitness spaces

Recommendations

Based on the community's desire for a new facility and the need for additional project feasibility study, the recommendation is to proceed with an additional community center/pool feasibility study in 2020. The feasibility study will continue the conversation with the community and conduct a comprehensive feasibility analysis of the potential sites, partnerships, programs and costs.

Due to the complexity of the project, the subsequent feasibility study will allow enough time to thoroughly evaluate the feasibility of the project, including exploring financing scenarios and partnerships to assist with operations and programming.

Native Ecology and Water Quality

Current Condition

The stunning natural context provides an outdoor playground that is the envy of many. A mere stone's throw away, Chatfield Reservoir, Waterton Canyon, Roxborough State Park and the Dakota Hogback Open Space offer unprecedented natural open space and recreational opportunities. More proximate, the open space areas, trail network, playgrounds and community amenities within the District offer other opportunities to enjoy the beautiful Colorado outdoor lifestyle.

The ecology and environmental areas that make up the open space system include three major categories: 1) the Dakota Hogback, 2) Little Willow Creek drainage, and 3) ponds, creek, and wetlands, which create a diverse environment and habitat for the various species that inhabit the area. From the riparian areas to the upland zones and dramatic Hogback, residents and wildlife enjoy a rich array of habitat zones and landscape experiences.

Major Landscape Categories

Dakota Hogback

The dramatic and rugged terrain of the Hogback area is an unique amenity and hiking area for residents of RVMD. The vegetative cover varies from forested areas with ponderosa pine to shrublands with Gambel oak that transitions to grasslands on the lower edges where residents can access the trailheads. The overall ecologic health of the Hogback ridge is in good condition due to the ongoing efforts to conserve and protect the area as a designated open space with limited use by residents. Areas to the south between Roxborough Park and RVMD provide a healthy ecological corridor with sustained plant and tree growth, while areas north near the mining operations to the west of RVMD become more fragmented and somewhat bare.

Recommendations and Maintenance Needs

» Continue to promote the conservation, protection, and preservation of the natural terrain and plants.

Aerial photography of the Dakota Hogback

» Provide signage, trail maps and markings to signify trails and notify hikers to stay on the designated paths and protect the native landscape.

» Provide new designated access points and trails where residents have created social paths or shortcuts.

» Partner with Roxborough Park and others to create educational material and signage that informs users of the sensitive landscape, special geology, and habitat areas.

Little Willow Creek

Little Willow Creek originates near Roxborough State Park flows through the District, and into the High Line Canal. The riparian habitat corridor includes willow and broadleaf cattail, and grasses and understory shrubs. Large trees form the overstory, which includes peachleaf willow and plains cottonwood. The creek and corridor provide habitat for small mammals, songbirds, and waterfowl. Regular use by deer, small rodents, coyote, fox, skunk, beaver and raccoon indicates that opens space is a healthy ecological corridor that connects to the larger network and supports a healthy animal community. The Preble's meadow jumping mouse, which is common to Little Willow Creek, is discussed in the latter part of this section.

Recommendations and Maintenance Needs

» Enhance and naturalize the landscape and improve native habitat along the creek by bringing on an ecologist to conduct an annual evaluation. Develop a set of recommendations for the creek corridor.

» Conduct a corridor study to prevent creek degradation and erosion along its edges. Evaluate potential creek improvements, including adding check dams, weirs, and other devices to mitigate erosion during major storm events.

Ponds and Water Quality

7-Acre Pond at Arrowhead Shores | Crystal Lake

Crystal Lake at Arrowhead Shores functions as a primary storage area for irrigation and the main aesthetic amenity for the community. Although the District does not own the lake, it is the District's responsibility to maintain the facility under an easement agreement with Arrowhead Shores HOA, and it has overseen annual improvements related to water quality and stabilization along the lake's edges. While these incremental improvements have helped sustain the water quality and the edges of the lake, a longer-term strategy to improve the overall health and natural qualities of the lake edges could reduce annual maintenance costs.

While the overall aesthetic of the lake is pleasing, its engineered shape, edges, and function related to water storage for irrigation creates inherent challenges to establish a natural condition for good water quality, and to reduce erosion along the lake's edges.

The District addressed water quality and erosion through additional engineered solutions, such as the installation of aerators and large boulders along the lake edge to mitigate erosion. Although these measures have worked, they often create recurring annual maintenance needs that proved to be costly over time.

Recommendations and maintenance needs:

» Continue to focus on stabilization of the shoreline but the District should evaluate the feasibility of using emergent wetland plants. Use of riprap has proven to be generally effective, but several boulders area already beginning to move which exposes areas for continued erosion.

» Study improving the slope of the bank, so that slopes are no more than 3 to 1 (3 feet of width for every foot in height). This may be challenging due to the

Little Willow Creek Drainage

water volume requirement in the pond. However, the District can work with the HOA to determine if there are locations where the pathway can be shifted to allow room for more gentle slopes.

Little Willow Creek Upper Pond and Lower Pond | Heron and Tadpole Ponds

Heron and Tadpole Ponds are located on the northern section of Little Willow Creek, and provide a two-tier pond system originally engineered for detention purposes. The engineered shapes and elevated walkway/spillway between the two ponds reflect their functions as devices to detain and control the release of water before it travels offsite to areas north of the District. Although the two ponds have historically required minimal maintenance, the facilities need improvements to enhance the water quality, remove sediment, and repair the riprap and spillway structure between the two ponds. The need for future improvements provides an opportunity for the District to enhance the ponds so they can offer improved amenities that function better hydraulically and ecologically.

Recommendations and maintenance needs:

» Remove and replace the existing sidewalk and repair/replace the riprap on the earthen barrier between the two ponds.

» Dredge the ponds to remove sediment that has built up over time and create varying areas of depth so that the ponds create healthy aquatic habitat.

» Reshape the edges of the Heron Pond as a part of the dredging process to create more natural edge condition that works with the hydrologic flows moving through the pond.

Preble's Pond provides habitat to Preble's meadow jumping mouse

» Enhance the native species around the ponds, including trees, shrubs, grasses, and other herbaceous vegetation. The native aquatic vegetation will enhance the ecological habitat.

Community Park Pond | Preble's Pond

Preble's Pond provides a water amenity near the Community Park and is a popular place for fishing. With naturalized edges and wetland plantings, the pond is visually the most natural-looking of all the ponds in the community. Located at a lower area near Little Willow Creek, residents enjoy the pond as they walk along the multi-use trails, spend time in the park or when using the recreational fields and courts. Today, the pond is naturally filled by rainwater and drainage along the corridor.

Recommendations and maintenance needs:

» Continue to maintain and enhance the aquatic and wetland habitat along the pond's edges

» Provide controlled access points, docks or boardwalks to protect plants and edges of the pond from erosion and damage from residents fishing.

Preble's meadow jumping mouse

Preble's meadow jumping mouse (Preble's) is listed as a threatened species under the federal Endangered Species Act by the U.S. Fish and Wildlife Service (the Service). Preble's lives primarily in thick vegetation along stream corridors, adjacent uplands, and ditches in the Front Range of Colorado. Its diet consists of insects, seeds, fungus, fruit and more. Due to the climate becoming drier in the Front Range of Colorado and foothills of Wyoming, Preble's habitat shrank and were confined to riparian systems where moisture is abundant.

In Colorado, Preble's are distributed throughout Adams, Arapahoe, Boulder, Denver, Douglas, El Paso, Elbert, Jefferson, Larimer, and Weld counties. Rapid growth and development in Colorado have impacted the Preble's habitat.

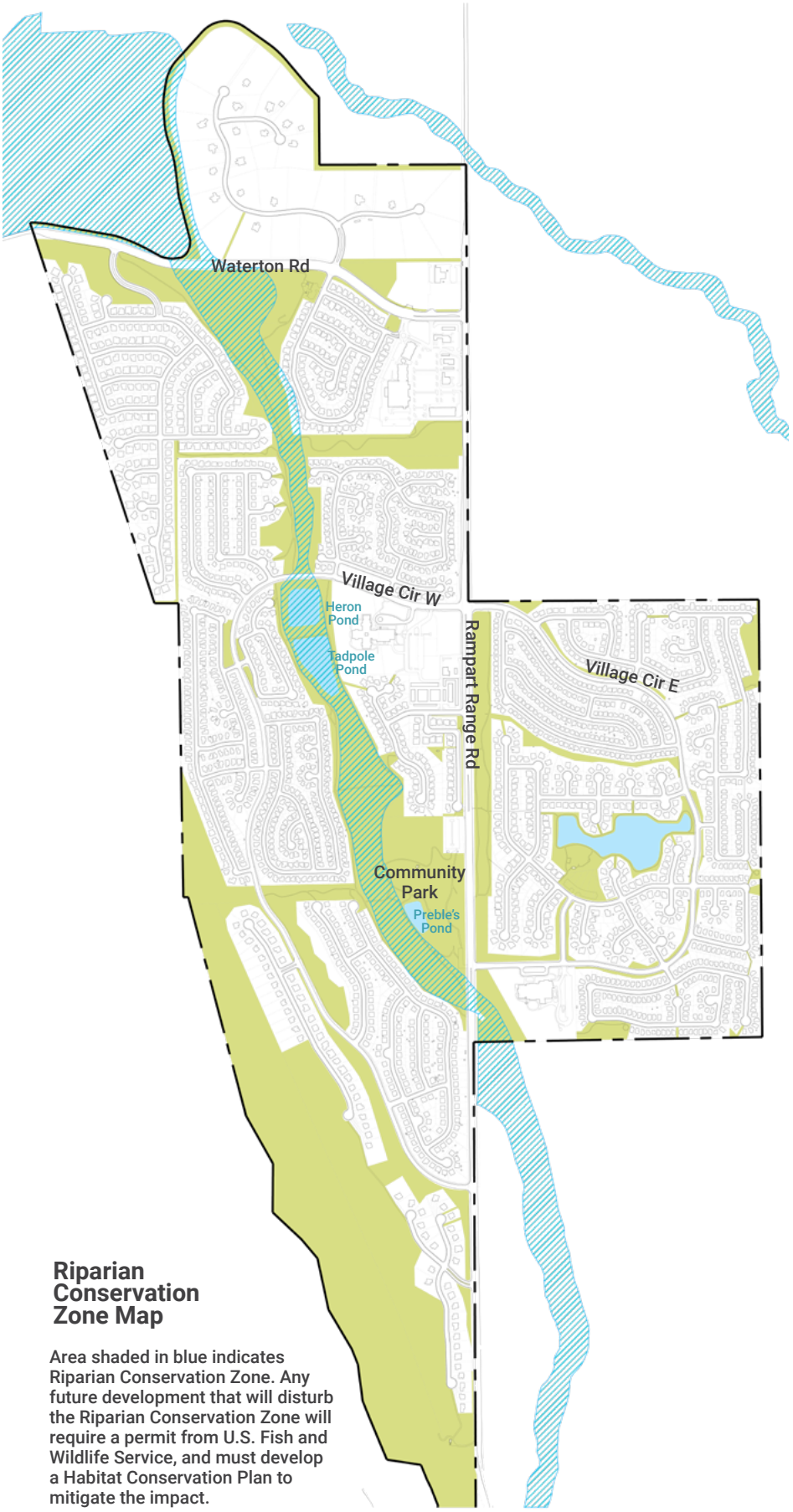
Recommendations

Little Willow Creek is identified as a habitat corridor for Preble's meadow jumping mouse. Preble's habitat zone is protected under the Riparian Conservation Zone

defined by Douglas County. (Shown in map).

If the District continues current maintenance practice, no action is needed.

If the District decides to make any temporary or permanent changes to the land within the Preble's habitat's zone, such as dredging, filling in streams or wetland, new construction, significant changes to surface landscaping, or increased usage by humans or domestic animals, a permit is required from the Service. To obtain a permit, the District will need to develop a Habitat Conservation Plan that outlines actions to minimize and mitigate disturbances to the Preble's habitat during proposed activities. Consult the Service to learn more about permit application process.



Riparian Conservation Zone Map

Area shaded in blue indicates Riparian Conservation Zone. Any future development that will disturb the Riparian Conservation Zone will require a permit from U.S. Fish and Wildlife Service, and must develop a Habitat Conservation Plan to mitigate the impact.

Median Landscape and Fences

Median & Edge Landscape

The median and edge landscape create continuous visual landscape character along all the streets and major roadways in RVMD.

Rampart Range Road

With most of the District's visitors coming from the north and entering the District through Rampart Range Rd, northern medians along Rampart Range provide a great opportunity to instill a positive first impression to the visitors, and to speak to the District's brand as a natural and small-town community.

Careful treatment and intentional plant materials in the median landscape can help craft user experience on the road as visitors enter the District, and this can work as a quick-win for the District to implement.

Based on community feedback, residents are satisfied with the current state of the median and edge landscape in RVMD. Medians are generally in good condition and do not have major renovation needs. The current median holiday lighting program has been very successful and should be continued.

The median along Roxborough Primary School currently has a healthy mix of plants, with different plant massing and colors that provide interest along Rampart Range Rd. However, medians at the northern segment of Rampart Range Road are sparse and mostly covered with gravels and crusher fines.

Recommendations

Consider adding large plant clusters throughout the Rampart Range Rd median. Due to fast car traveling speeds along the road, large clusters of woody shrubs, tall grasses, and trees can help create a sense of place and provide visual interest to the users. Considering the width of the road and vastness of the contextual landscape, planting clusters should be at least 5ft to 10ft wide, and at least 30ft to 40ft long to provide substantial visual impact to the vehicular users. Use of native plants in road medians will conserve water use.

Example of median planting

Edge landscape along Village Circle East and Village Circle West

Edge landscape is defined as the landscape between fences and curb line within neighborhoods. Edge landscape width and dimension vary depending on the location and may require different design strategies in different locations.

Most of the edge landscaping along Village Circle West and Village Circle East is currently in good condition, with bluegrass turf as the dominant landscape. Southern segment of Village Circle East does not contain any groundcover and is covered with gravels. Consider converting bluegrass turf and gravel to native plant species to provide visual interest and conserve water needs.

Recommendations

In addition to continuing current maintenance regime, the District can look for opportunities to reduce bluegrass turf areas and increase native landscape areas to mitigate maintenance needs and water use.

Consider phasing in enhanced landscape and plantings using native plants. At key intersections, such as Rampart Range Rd and Village Circle East, the District has installed native plants and perennials to signify entrance into the neighborhoods. Some intersection patches remain empty and covered in gravels, such as northern intersection between Rampart Range Rd and Village Circle West. Consider adding enhanced landscape featuring xeric and native plants to signal entrances into the neighborhoods.

When replanting or installing enhancements, arrange plants in large masses to reflect the scale of the road and create a visual effect for drivers passing by at higher speeds.

Enhanced Signage and Seasonal Lighting in Key Locations

Use flowering perennials and shrubs to accentuate major intersections and entry signs. Include planting colors as wayfinding signals and to further enhance the District's natural brand.

Continue to use large slabs of rocks that reflect the hogback geology as signage and as visual features at key locations.

Use seasonal lightings in the medians to celebrate special holidays and events. Install new programmable lights that can change for different seasonal events and effects.

Examples of enhance landscape along edge landscape and intersections

Fencing

Currently, there are a total of 6 HOAs within the District. Not all HOAs have active governing Boards. Each HOA implements different fence styles, resulting in inconsistent fencing along Rampart Range Rd, the main vehicular road through the District.

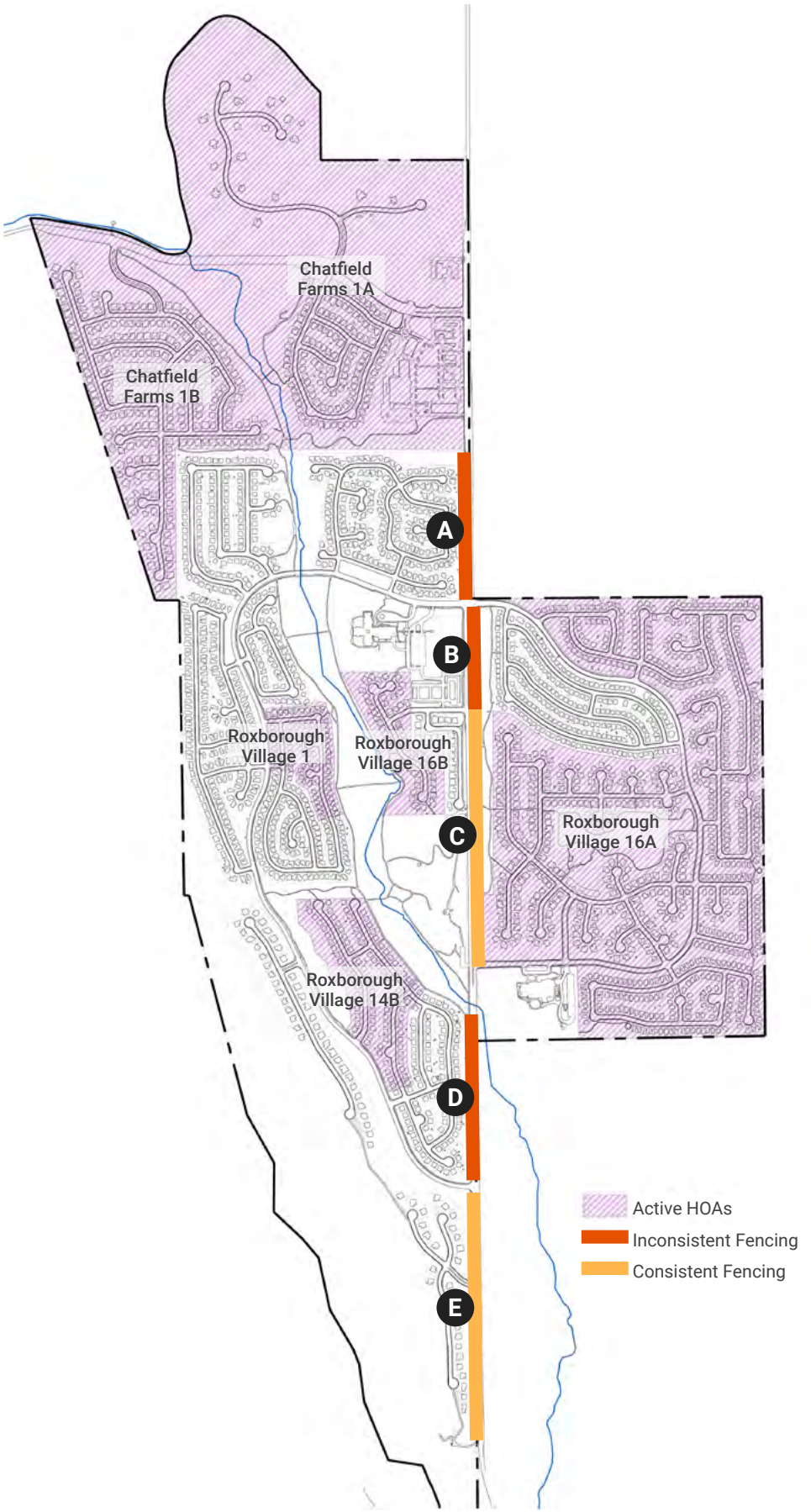
In addition, years after initial installment, the fences experienced normal wear and tear, causing fencing qualities to vary greatly from segment to segment due to the different maintenance regime from different neighborhoods and HOAs.

Based on site observations, neighborhoods without active HOAs tend to have more variety in their fencing.

Recommendations

The various fencing presents incoherent identity to the people visiting the District. In order to provide consistent and strong District identity, the master plan recommends planting woody and perennial species in front of fences to provide consistency throughout the area. Consider working with HOAs and non-active HOA tracts along Rampart Range Rd to install similar family of fencing styles.

The following map and images illustrate existing fencing conditions and active HOAs within the District.



A Fencing varies by property

Fencing varies by individual properties. It will be difficult to coordinate consistent fencing with individual property owners.

Recommend using woody shrubs in front of fences to provide a consistent entrance experience.

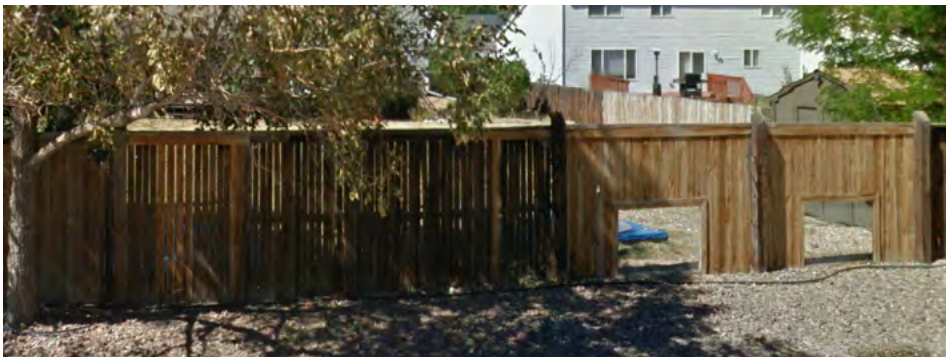
B Fencing varies by property

Fencing varies by individual properties. It will be difficult to coordinate consistent fencing with individual property owners.

Recommend using woody shrubs in front of fences to provide consistent entrance experience.

C Consistent 3-Rail fencing

Opportunity to convert turf area into native plants to reduce maintenance and water needs. Plant clusters of native plants in front of fences.



D Consistent Board on Board fencing with little variety

Opportunity to convert gravel into native plants area to provide more visual interest. Introduce woody shrubs in this zone in front of fences to establish a consistent look.

E Consistent 2-Rail fencing

Plant clusters of woody shrubs and native plants in front of fences.

Design Guidelines & Standards

To best reflect the natural context of RVMD and to build on the District's brand of natural and rustic qualities, site furnishings should use and/or contain raw materials found in nature, such as wood and boulders The following are recommended character standards for various open space and park elements..

Trails & Paths

Trails and paths within the District should be ADA (American Disability Act) compliant. Trail surface materials, width, and grade should be designed to accommodate people of all ages and abilities.

The main trail should have concrete surface to match existing trails on site, and provide emergency vehicle access.

Signage

Provide signage and wayfinding to strengthen the District's identity, and provide educational opportunities for residents to understand the unique ecological landscape in which they live.

Signage can help guide users throughout the open space system, and offer informational insights into the District's fauna and flora. For example, provide information on the endangered species, Preble's meadow jumping mouse living within the Little Willow Creek corridor.

Consider using raw materials, such as wood and boulders to align with the natural context.

Seating

A variety of seating exists throughout the District. Each park and open space has picnic tables and benches with inconsistent styles, colors, and materials.

Consistent seating and site furnishing can strengthen the District's brand, and enhance human experience in the open space. A family of seating is recommended to provide a sense of place when people enter the parks.

Structures

Provide shade structure for gathering and areas to rest. Structure materials should align with the District's brand and use wood or stone. Images here show options for rustic or modern character.

Native Plants

Due to Little Willow Creek's designation as Riparian Conservation Zone by Douglas County, and the District's proximity to the Rocky Mountains, the following plant species have been selected by their characteristics, water needs, wildlife attraction, and availability at local plant nurseries to ensure the District has access to them. The list is intended to be a selection of preferred plant species and not a comprehensive list of all plant material.

Riparian

Plants selected for the riparian zone can withstand occasional water inundation after storm events.

Bottlebrush Sedge
Carex hystericina

Height: 3 feet
Width: 24 inches
Water Use: High
Exposure: Full Sun
Plant Type: Rush / Sedge

Nebraska Sedge
Carex nebrascensis

Height: 3 feet
Width: 30 inches
Water Use: High
Exposure: Full Sun
Plant Type: Rush / Sedge

Red Twig Dogwood
Cornus sericea var. coloradensis

Height: 10 feet
Width: 10 feet
Water Use: Medium
Exposure: Full Sun, Part Shade
Plant Type: Shrub

Drummond's Willow
Salix drummondiana

Height: 13 feet
Width: 13 feet
Water Use: High
Exposure: Part Shade
Plant Type: Shrub

Dewystem Willow
Salix irrorata

Height: 50 feet
Width: 50 inches
Water Use: High
Exposure: Full Sun, Part Shade
Plant Type: Tree

Water Birch
Betula occidentalis

Height: 35 feet
Width: 30 feet
Water Use: Medium or High
Exposure: Full Sun
Plant Type: Tree

Upland

Upland plants were selected based on their minimal water requirement, thus reducing the need for irrigation.

Leadplant
Amorpha canescens

Height: 3 feet
Width: 24 inches
Water Use: Low to Medium
Exposure: Full Sun
Plant Type: Shrub

Fragrant False Indigo
Amorpha nana

Height: 12 inches
Width: 24 inches
Water Use: Low to Medium
Exposure: Full Sun, Part Shade
Plant Type: Shrub

Littleleaf Mountain Mahogany
Cercocarpus intricatus

Height: 5 feet
Width: 4 feet
Water Use: Low to Medium
Exposure: Full Sun, Part Shade
Plant Type: Shrub

Yellow Rabbitbrush
Chrysothamnus viscidiflorus

Height: 5 feet
Width: 5 feet
Water Use: Low to Medium
Exposure: Full Sun
Plant Type: Shrub

Western Sandcherry
Prunus pumila var. besseyi

Height: 6 feet
Width: 6 inches
Water Use: Low to Medium
Exposure: Full Sun, Part Shade
Plant Type: Shrub

Three-leaf Sumac
Rhus trilobata

Height: 7 feet
Width: 10 feet
Water Use: Low to Medium
Exposure: Full Sun, Part Shade
Plant Type: Shrub

One-Seed Juniper
Juniperus monosperma

Height: 23 feet
Width: 20 feet
Water Use: Low to Medium
Exposure: Full Sun, Part Shade
Plant Type: Tree

Black Chokecherry
Prunus virginiana

Height: 30 feet
Width: 20 inches
Water Use: Low to Medium
Exposure: Full Sun
Plant Type: Tree

Gambel Oak
Quercus gambelii

Height: 60 feet
Width: 60 feet
Water Use: Low
Exposure: Full Sun
Plant Type: Tree

Irrigation & Maintenance

Irrigation

The irrigation system in Roxborough Village is supported by water supplied by the Roxborough Park Metropolitan District that is then stored in the 7-acre pond and used for irrigation purpose throughout the District. Due to the extent and complexity of the irrigation system, the District conducts annual assessments to identify and address maintenance needs.

The District retained the services of Hydrosystems KDI to conduct a full review of all irrigation controllers on site to determine their condition and confirm the number of zones on each controller. The evaluation includes meetings with the District's maintenance contractor and District's management representative to review the problem areas, confirm issues and repair needs and determine maintenance cost of repairs to each location.

Hydrosystems KDI provided written report summarizing their evaluation and prioritizing areas for future phased improvement needs based on their evaluation of the condition of the existing irrigation controllers and systems, repair costs and potential cost savings following upgrades.

Refer to the Hydrosystems KDI report included in the appendix of this document for additional information.

Maintenance Strategies

Maintenance of the District occurs on an annual basis in four primary categories: Landscape, Snow Removal, Irrigation, and General Repairs & Replacement. As an important part of the annual activities and budgeting, maintenance activities are managed and undertaken throughout the year during the seasonal windows for each category. To prevent excessive maintenance costs, the District Board regularly evaluates maintenance needs and methods to develop cost-effective approaches that works within the annual budget parameters and sustains a well-maintained open space system.

For the purposes of the Master Plan, the following category summary and recommendations have been developed to inform maintenance discussions and budget decisions. In addition, the material included herein, maintenance budget projections have been included in the Implementation Strategy (p. 95) section of this document.

Landscape

Landscape and tree care have been consistently maintained over the years to retain the high-quality planting throughout the District, and modifications have been made to the original design to reduce the maintenance and irrigation needs.

Annual seasonal activities include the following:

» Tree Pruning and touch up around sidewalks and streets, and dead tree removal due to storm damage.

» Deep Root Fertilization except fruit trees and cottonwoods. This typically occurs once in March-April and once in Sept-October.

» Conifer Protection Program to treat spruces and pines for Mountain Pine Beetle, Ips Beetle, Zimmerman Pine Moth, and Spruce Gall, which typically includes three treatments in March-April, June-July, and again in August-September.

» Targeted general Spray Program on selected trees for aphids, mites, caterpillars, and leaf feeding beetles. The trees treated depend on the pest present. The program typically includes three treatments done in April-May, June-July, and August-September.

» Emerald Ash Borer Trunk Injection where all ash trees are trunk injected with Arbormectin (Ammamectin Benzoate) for Emerald Ash Borer, Lilac Ash Borer, Redheaded Ash Borer, and Ash Bark Beetle. This treatment is typically done from April-June after leaf emergence and lasts two years.

» Warranty Tree Planting which replaces trees that did not survive from the previous year. Planting typically takes place in March-April.

Based on budget tracking over a 10-year period, the annual landscape maintenance budget averages approximately $280,000. This includes maintenance for all general landscape areas, weed control, and tree maintenance, spraying and replacement.

As reflected in the Implementation Strategy section, the District should maintain this level of landscape maintenance and plan for an increase in maintenance costs due to annual escalation.

Irrigation

The irrigation system used to water and sustain the plants is one of the most complicated maintenance areas due to the extent of the piping, plumbing, pumps and overall system controls required to keep the system running effectively. Conversely, snow removal needs, which are much less complicated, vary year to year based on snowfall and weather conditions. Lastly, general repairs and replacement of District assets include the neighborhood parks and playgrounds, benches, trash receptacles and any other repairs required to retain high-quality equipment in the open space areas and recreational facilities within the District.

Based on budget tracking over a 10-year period, the annual irrigation maintenance budget averages approximately $150,000. This includes maintenance for general maintenance of the system, upgrades, and replacement.

As reflected in the Implementation Strategy section, the District should maintain this level of irrigation maintenance and plan for an increase in maintenance costs due to annual escalation. In addition, the District should carry a specific reserve fund for any unanticipated capital costs such as an irrigation pump replacement or repairs to the 7-acre storage pond.

Snow Removal

Annual snow removal is an ongoing District responsibility that varies from year-to-year. Based on budget tracking over a 10-year period, the annual maintenance budget averages approximately $23,000. As reflected in the Implementation Strategy section, the District should maintain this level of snow removal maintenance and plan for an increase in maintenance costs due to annual escalation.

General Repairs and Replacement

All other maintenance areas fall within the General Repair and Replacement category, which includes amenities such as the skate park and softball field, as well as functional items like the parking lot at the Community Park. Although the annual maintenance of each specific item may vary from year-to-year, establishing an overall maintenance budget based on historic data helps provide a baseline for ongoing budgeting.

Based on budget tracking over a 10-year period, the annual general maintenance budget averages approximately $80,000. This include all general repairs and maintenance, weed control, skate park maintenance, playgrounds, softball field, trails and bike paths, and the parking lot at the Community Park.

As reflected in the Implementation Strategy section, the District should maintain this level of general maintenance and plan for an increase in maintenance costs due to annual escalation.

Implementation Strategy

Implementation Strategy

Implementation Approach

RVMD has many tools available that can be used to implement several of the recommendations in this plan. The annual budget is managed effectively, and the District is in a good position to maintain existing assets and work through phased implementation over the next 10+ years, including incremental improvements to trails, open space, neighborhood parks and annual maintenance needs. However, as an outcome of the planning process and based on community input, there are a couple of major needs and considerations that would likely require new tax revenue. The major areas of need identified by the community include: 1) new community center and/or pool and 2) major enhancements and upgrades to Little Willow Creek and the large ponds.

The implementation strategy is organized to allow the District to phase implementation on an annual basis. Envisioned as a working advisory document, the implementation section provides a tool to plan, act and monitor phases of implementation over time.

Due to the complexity of implementation and the community's desire to see improvements immediately while following through on the long-term vision of the plan, the implementation strategy is broken down into three main phases:

- "Quick Wins"
- Short-term
- Mid-term
- Long-term

Phase 1 implementation includes "Quick Wins" and Short-term projects that can be completed in a 1-3-year timeframe.

"Quick Win" Projects include:

- New Community Events in the Community Park
- Addition of paved sidewalks on paths created by residents
- Softball Field Improvements
- Imperial Park Improvements

Short-term Projects include:

- Improve crossings at Village Circle West
- Connection to Mule Deer Park from Brown Bear Way
- Seating and shade structures along Little Willow Creek
- Sidewalk improvement between upper and lower ponds
- Modification of pond embankment
- Access to ponds

Phase 2 implementation includes Mid-term projects that can be completed in a 4-5-year timeframe.

Mid-term Project include:

- Connection to Chatfield State Park
- Improve crossing to High Line Canal Trail
- Bike lane connection to Roxborough State Park
- Continuous soft paving edge along main walking path
- Educational signage along Little Willow Creek
- Educational signage near hogback
- Mule Deer Park Improvements
- Marmot Ridge Park
- Active Events and Programs within the Trails and Open Space
- Volleyball Court Improvements
- Basketball Court Improvements

Phase 3 implementation includes Long-term projects that can be completed in a 5 or more-year timeframe. Due to the large size and scope, a number of the Long-term projects will take multiple years to plan, design and implement.

Long-term Project include:

- New trails at Hogback Ridge
- Little Willow Creek drainage and erosion improvements
- Landscape enhancement along Rampart Range Road
- Chatfield Farms Park Improvements
- Airplane Park Improvements
- New Park in Little Willow Creek Open Space
- Additional Programs and Activities with Other Partners (TBD)
- Skate Park Improvements
- Community Center and/or Pool

Maintenance and Ongoing Service Needs

District maintenance of the parks and open space assets is essential to facilitate the evolution of the RVMD as a premier location for living and celebrating the outdoor lifestyle of Colorado. Ongoing maintenance increases property values as well as provides safety and security to the residents. Annual O&M (Operations and Maintenance) costs include planning, design, and implementation, programs, communications and community outreach, administrative and finance, recreation, property ownership and stormwater facility management. These functions are essential to achieving the long-term vision both in implementing this plan and maintaining the integrity of the vision in the future.

Table 1. Annual Operations and Maintenance Targets

CATEGORY	PAST / HISTORIC	FUTURE	PERCENT CHANGE
LANDSCAPE			
General Maintenance	$181,468	$208,688	15%
Improvements	$36,159	$41,583	15%
Weed Control	$27,710	$31,867	15%
Tree Maintenance	$16,460	$18,929	15%
Tree Spraying	$12,436	$14,301	15%
Tree Replacement	$10,564	$12,149	15%
IRRIGATION			
Maintenance	$59,476	$68,397	15%
Upgrades & Replacement	$95,120	$109,388	15%
Irrigation Pump/Large Pond*	$35,000*	N/A	
SNOW REMOVAL	$22,121	$25,439	15%
GENERAL REPAIRS & MAINT.	$37,837	$43,513	15%
SKATE PARK MAINT.	$11,428	$13,142	15%
PLAYGROUNDS	$6,073	$6,984	15%
SOFTBALL FIELD	$17,872	$20,553	15%
TRAILS & BIKE PATHS	$3,108	$3,574	15%
PARKING LOT*	$103,109*	N/A	
COMMUNITY CENTER / POOL FACILITY **	$0	$250,000	
PROGRAMS **	$0	$125,000	
COMMUNICATIONS/OUTREACH **	$0	$25,000	
OTHER/CONTINGENCY	$0	$25,000	
Total	$537,832	$1,043,507	94%

* Identified as occasional cost and not an annual cost

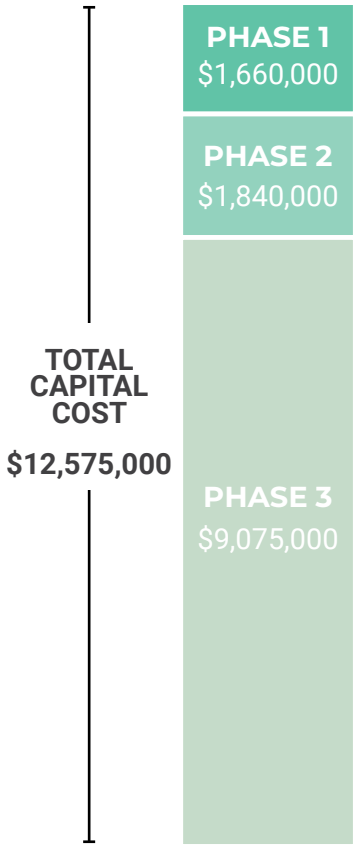
** Identified as new or potential areas of operations and maintenance based on community and Board input.

Implementation Strategy

Capital Costs

Capital costs are the one-time, up-front costs to design and construct the major amenities or improvements in the plan. This implementation plan includes only prioritized projects identified in the recommendations. Although additional improvements may be contemplated after this plan is complete, for the purposes of projecting capital costs, we have chosen to prioritize the major improvements based on community and Board input.

Capital Cost by Phase

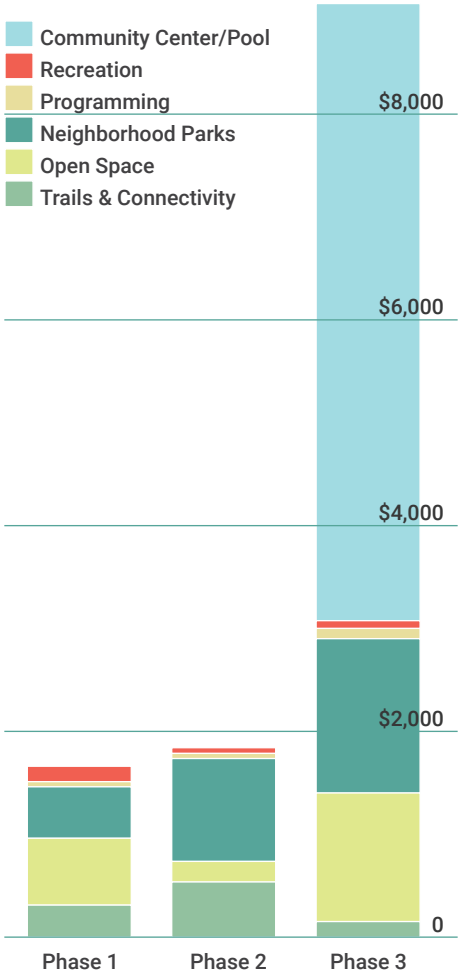


Master Plan Recommended Capital Investments

Over the next 15 years, the recommended enhancements to RVMD will result in better open space, trails and connectivity, neighborhood parks, recreational facilities, new programs and the potential for a new community facility.

The Capital Investments are broken into three phases:

Capital Cost Phasing Categories



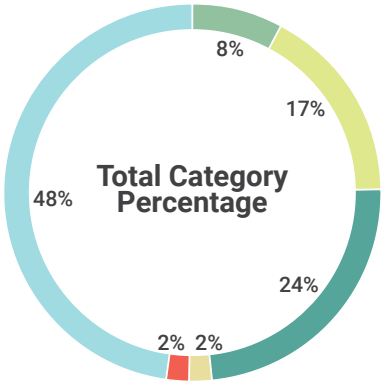
Phase 1 - Near term projects amounting to an estimated $1.6 million in capital improvements

Phase 2 - Medium term projects amounting to an estimated $1.84 million in capital improvements

Phase 3 - Long term projects amounting to an estimated $9 million in capital improvements

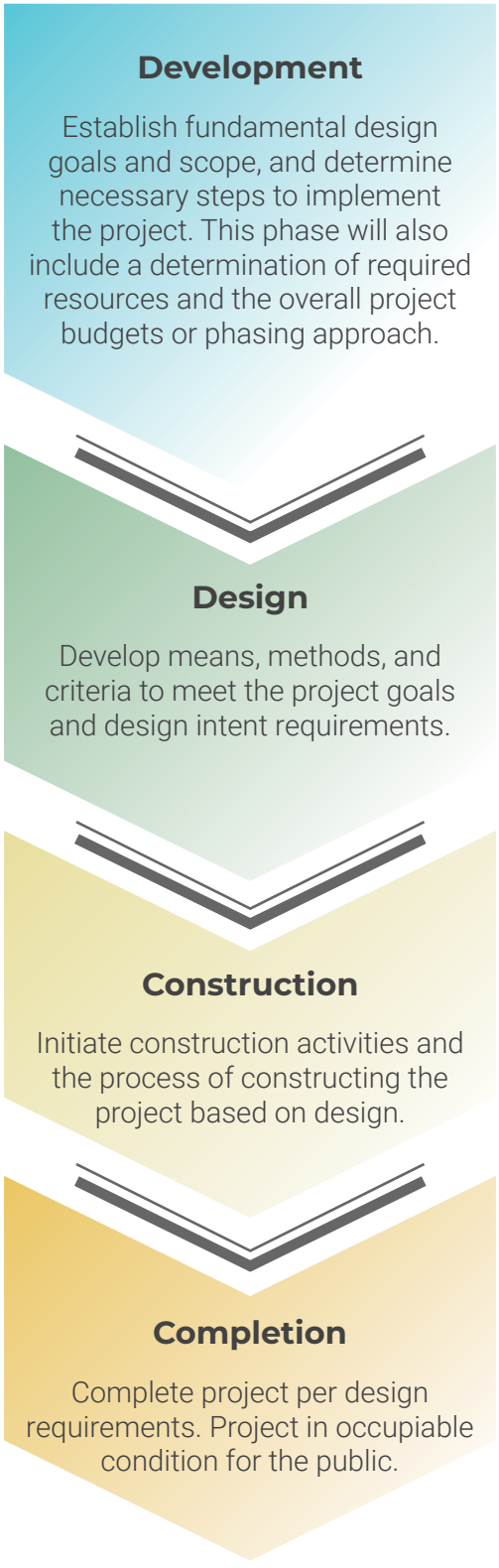
Phase 1 includes short-term and quick-win projects. These are projects that have already been completed or for which the District can use the current annual budget model to complete the work. Both Phase 2 and 3 would likely require a public vote by District residents to approve an increase in property taxes in order to raise the funds necessary for implementation.

In all cases, other than the potential community center and/pool facility, recommendations in this plan can be scaled or modified to work within the budget parameters determined by the Board and District residents. Depending on the scope and magnitude of the improvement, implementation may take longer but the project can still proceed and deliver on the recommendations set forth in the plan.



Project Life Cycle

The Project Life Cycle is an implementation tracking tool that outlines the general project phases from inception to completion. The tool is intended to track progress of plan implementation and communicate the status of projects on an annual basis. The speed of implementation often corresponds to the complexity of each project, so some projects may move directly into construction while other may require more time in the preliminary phases of Development and Design.



Implementation Matrix

PROJECT NAME	DESCRIPTION	PROJECT STATUS: Development	Design	Construction	Completion
PHASE 1					
Neighborhood Parks Imperial Park Improvements	Add barriers between parks and adjacent roads to prevent children from running into the road. Replace existing play structure with natural play elements. Provide play opportunities for different age groups. Provide more shade and a gathering area for birthday parties and celebrations.	○	○	○	○
Trails & Connectivity Improve crossings at Village Circle West	Align pedestrian crossings on both side of the street, and make clear where pedestrians can cross. Improve overall bike lane and crossings with enhanced signage, striping and painting, and safety improvements.	○	○	○	○
Trails & Connectivity Additional of paved sidewalks on paths created by residents	Provide additional paved paths in areas where residents have created informal connections to destinations based on frequency of use.	○	○	○	○
Trails & Connectivity Connection to Mule Deer Park from Brown Bear Way	Sidewalk connection to Mule Deer Park from Brown Bear Way to Mule Deer Place.	○	○	○	○
Open Space Seating and shade structures along Little Willow Creek	Provide improved seating and shade along Little Willow Creek so residents have more options to sit, take breaks and enjoy the natural open space scenery.	○	○	○	○
Open Space improvement between upper and lower ponds	Improvements to the walking path between the two ponds.	○	○	○	○
Open Space Modification of pond embankment	Dredging and reshaping the edge of the pond to support natural ecology and create a less engineered character.	○	○	○	○
Open Space Access to Tadpole Pond and Preble's Pond	Constructing new trails and paths to access points along the water.	○	○	○	○

PROJECT NAME	DESCRIPTION	PROJECT STATUS (Development / Design / Construction / Completion)
Programming New Community Events in the Community Park	New community events in the community park can provide seasonal and periodic programs that support the community's desire for more activities for families, youth, and all residents. In addition to the recent Fall Festival, potential programming includes: Summer concerts or outdoor movie series, various festivals based on community input and desires (kite, cultural, arts and crafts, etc.), and potential local farmer's market similar to others throughout the region.	○ ○ ○ ○
Recreation Softball Field Improvements	Revegetate lawn and regrade outfield to address drainage and ponding issues. Long term improvements should also include improving ADA access to the field and bleachers, and provide consistent site furnishings.	○ ○ ○ ○
PHASE 2		
Trails & Connectivity Connection to Chatfield State Park	Improvements to bike and pedestrian connections to Chatfield State Park, Waterton Canyon and areas north by working with Douglas County, the High Line Canal Conservancy and other partners to create paved multi use path connections to the canal and beyond.	○ ○ ○ ○
Trails & Connectivity Improve crossing to High Line Canal Trail	Improve pedestrian crossing by alerting approaching vehicles with clear trail crossing signage, and potential traffic calming elements to slow down traffic.	○ ○ ○ ○
Trails & Connectivity Bike lane connection to Roxborough State Park	Extend bike lane on Rampart Range Rd to connect towards Roxborough State Park. The connection is not the sole responsibility of RVMD and will require coordination and partnering with Douglas County.	○ ○ ○ ○
Trails & Connectivity Continuous soft paving edge along main walking path	Provide a continuous soft path and edge along the primary trail throughout the open space so users have the option to walk on a hard or soft surface.	○ ○ ○ ○
Open Space Educational signage along Little Willow Creek	Provide educational opportunities for all ages to learn about native landscape and vegetation.	○ ○ ○ ○
Open Space Educational signage near hogback	Provide educational signage to highlight the Hogback's geologic and ecological importance.	○ ○ ○ ○

PROJECT NAME	DESCRIPTION	PROJECT STATUS (Development / Design / Construction / Completion)
Neighborhood Parks Mule Deer Park Improvements	Replace signage and park bench and add a new trash receptacle to the park. Add shading element and consider replacing play structure with a themed play element featuring animals and nature play. Look into adding a concrete path around play structure area to provide ADA accessibility. Improve turf by removing noxious weeds in the lawn area, and consider adding native low-water use plants to the sloped lawn area.	○ ○ ○ ○
Neighborhood Parks Marmot Ridge Park	Long term improvement to add continuous concrete path around playground area for ADA access. Consider adding native plants and pollinators on sloped lawn area with educational signage for children to learn about native plants and pollinators.	○ ○ ○ ○
Programming Active Events and Programs within the Trails and Open Space	The trail and open space network provides an opportunity for community events that promote health, wellness and active lifestyles. Consider events utilizing the open space and highlighting Roxborough's beautiful natural setting. Potential programming includes: Organized runs, walks and other events supporting various community organizations, such as 5k or 10k walk/runs or potential cross country running events. Other examples include annual youth fishing derby, day with representatives from local outdoor organizations, or outdoor yoga.	○ ○ ○ ○
Recreation Volleyball Court Improvements	The existing volleyball court in the Community Park is in poor condition and rarely used. The recommendation is to remove the volleyball court and integrate the space with any updates to the park.	○ ○ ○ ○
Recreation Basketball Court Improvements	For the near-term, maintain basketball court annually to keep it in good working condition. Based on potential locations for a possible community center and/or pool, the basketball court may need to be removed or relocated.	○ ○ ○ ○
PHASE 3		
Neighborhood Parks New trails at Hogback Ridge	Provide access and trails east of Hogback Ridge.	○ ○ ○ ○
Open Space Little Willow Creek drainage and erosion improvements	Provide drainage and erosion control enhancements along Little Willow Creek between the Community Park and the Upper Pond.	○ ○ ○ ○

PROJECT NAME	DESCRIPTION	PROJECT STATUS Development / Design / Construction / Completion
Open Space Landscape enhancement along Rampart Range Road	Enhance open space through selective landscape improvements that promote native and low-water plant species, create planting layers and clusters, and improve the visual experience for drivers and pedestrians.	○ ○ ○ ○
Neighborhood Parks Chatfield Farms Park Improvements	Develop and overall character for the park that reinforces its location near the active multi-use field, such as play elements with sports theme. Replace picnic tables and select consistent site furnishings that reinforce an overall theme. Finish repairs to existing wall by installing a wall cap and facade to provide seating opportunities.	○ ○ ○ ○
Neighborhood Parks Airplane Park Improvements	Providing a new themed play structure or elements for different age groups, including infant, toddler and youth age ranges. Adding shade and additional seating for relaxing and gathering. Adding playful graphics or art to support the aeronautical theme. Landscape enhancements that add native low-water use plants to create more of a garden feeling.	○ ○ ○ ○
Neighborhood Parks New Park in Little Willow Creek Open Space	Add a park in area south of upper pond in Little Willow Creek Open Space area.	○ ○ ○ ○
Programming Additional Programs and Activities with Other Partners (TBD)	Alternative programs and activities through creative partnerships with other organizations and facilities. Potential programs and activities include: Day camps, youth and teen recreation clubs, Senior recreational clubs, organized activities, arts and crafts for kids and aerobic fitness for youth and adults. Such as strength and flexibility training classes or seminars.	○ ○ ○ ○
Recreation Skate Park Improvements	The skate park is a very successful recreational amenity for the community and the region. The skate park should be maintained and evaluated for annual improvements, so it can continue to remain a highly active destination for skateboarders. Some near-term improvements include: Maintaining coping and concrete pavement annually. Annual removal of graffiti and/or working with local artists to integrate creative murals or artwork into the park.	○ ○ ○ ○
Community Center and/or Pool Community Center and/or Pool	Possible new community center and pool facility with all required site improvements, including utilities, etc.	○ ○ ○ ○

Appendix

Acknowledgment

Roxborough Village Metropolitan District Board of Directors

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Meredith Wenskoski

Yishuen Lo

ArLand Land Use Economics

Arleen Taniwaki

Financial Technical Memorandum

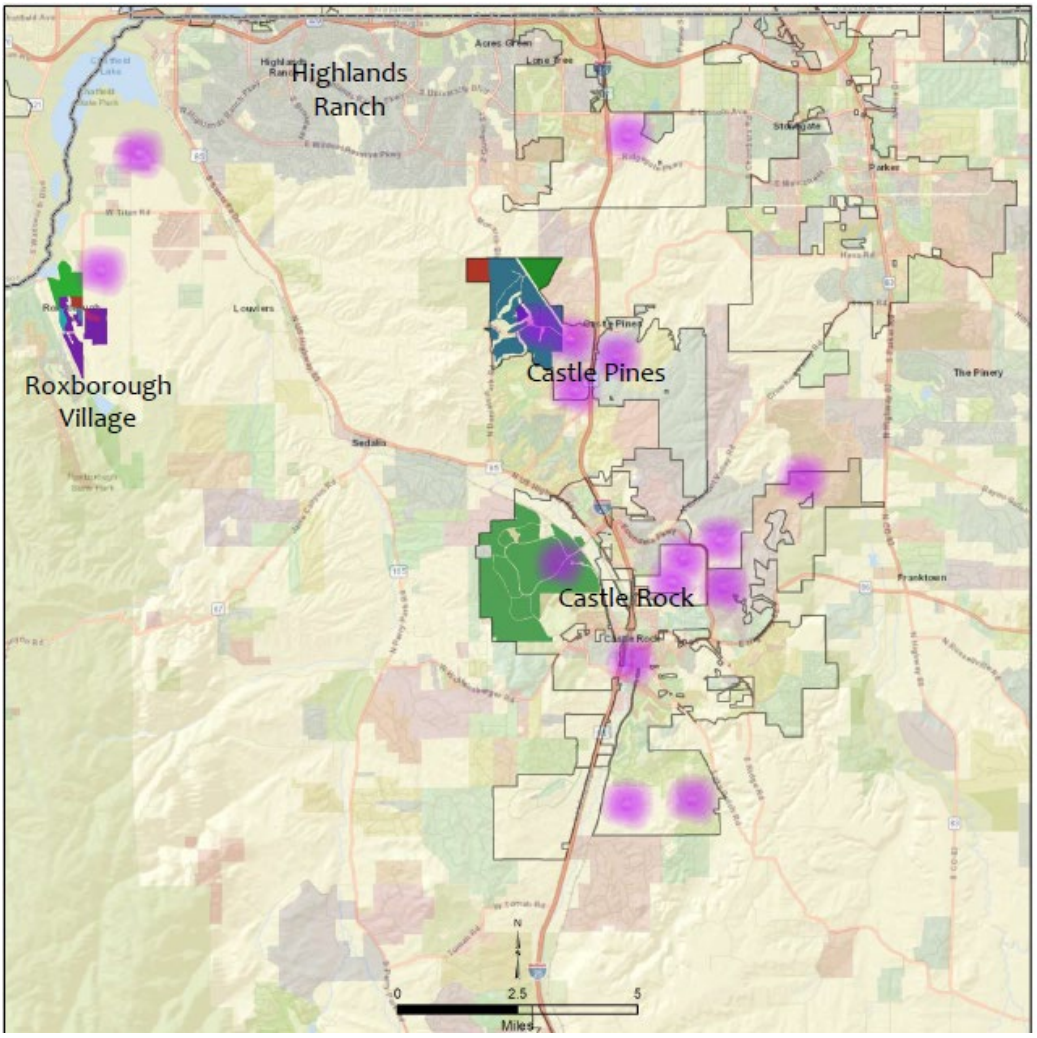
I. Regional Demographic Summary

Overview

Roxborough Village is located in northwest Douglas County, Colorado, approximately 1.5 miles south of Chatfield State Park along the eastern face of the Dakota Hogback. It is adjacent to Roxborough and Chatfield State Parks.

Roxborough Village is part of the growing "South Suburban Market" which can be generally defined as the greater Denver metropolitan area south of C-470. Much of the area west of Roxborough Village is designated open space.

Figure 1.
South Suburban Market



Source: ArLand

Figure 1 depicts (in pink) the large number of developing communities in the area. Sterling Ranch and Solstice are two growing communities north of Roxborough Village. There are a number of communities in Castle Pines and Castle Rock along I-25 in the process of being developed. An important consideration for Roxborough Village is ensuring that its community amenities maintain their relevancy, in light of considerable new area competition.

Population and Households

Table 1 shows Roxborough Village and area communities depicted in Figure 1. Roxborough Village's current estimated population is approximately 6,700 residents. Castle Pines has more than twice the residents while Castle Rock is much larger.

Table 1.
2019 Population and Household Estimates

Place	2019 Estimated Population	2019 Estimated Households	Persons per Household
Roxborough Village	6,700	2,150	3.10
Castle Pines (CDP)	15,750	5,490	2.87
Castle Rock	63,800	22,300	2.86
Douglas County	345,400	125,740	2.75

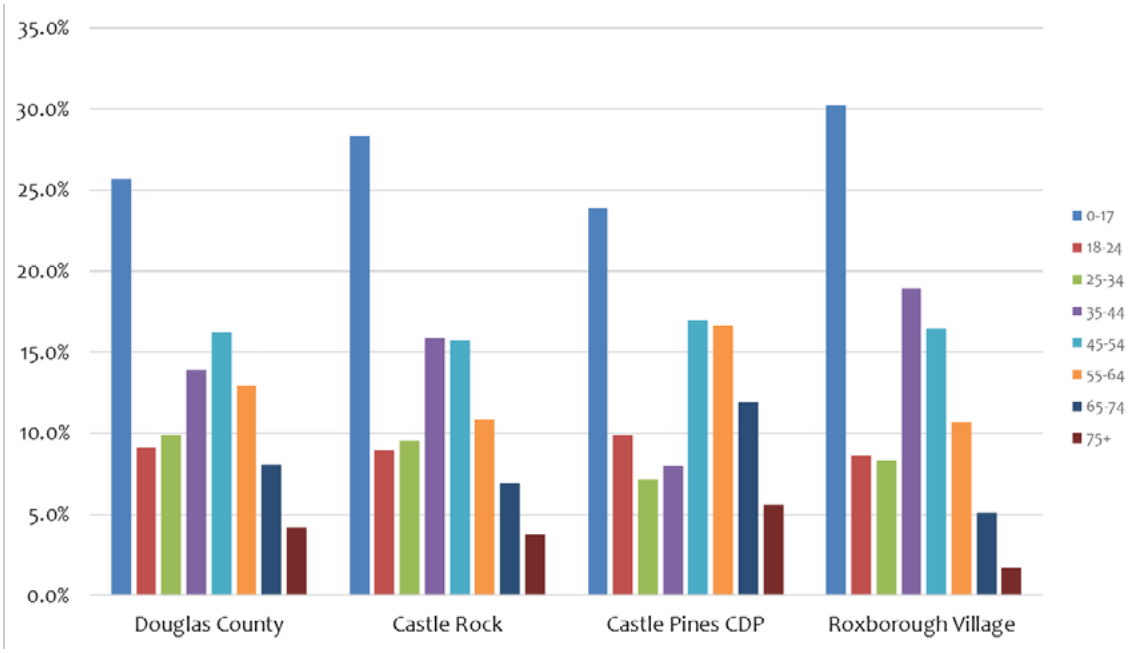
Source: Claritas, ArLand

The average household size in Roxborough Village is about 3.1 persons per household, which is larger than that of Castle Pines, Castle Rock and Douglas County. The county has the lowest household size of the four at about 2.75 persons per household.

Age Distribution

Roxborough Village is a younger community than the three comparison areas. The median age in Roxborough Village is the youngest of the four areas examined at 36.8 years while the oldest is Castle Pines at 45.8 years. The age distribution of Roxborough Village relative to Douglas County and nearby communities shows a higher percentage of the population ages 17 or under (30%) and a lower percentage at 65+ years than comparison areas. Only about 7% of Roxborough Village is 65+, whereas all other comparison areas are 10%+. Castle Pines CDP is about 18%.

Figure 2.
2019 Estimated Population by Age



Owner Occupied Housing

Housing in Roxborough Village is almost exclusively occupied by owners (92+%). The homeownership rate is the highest in Roxborough Village, relative to the three comparison areas as seen in Table 2.

Table 2.
2019 Estimated Owner-Occupied Housing Units

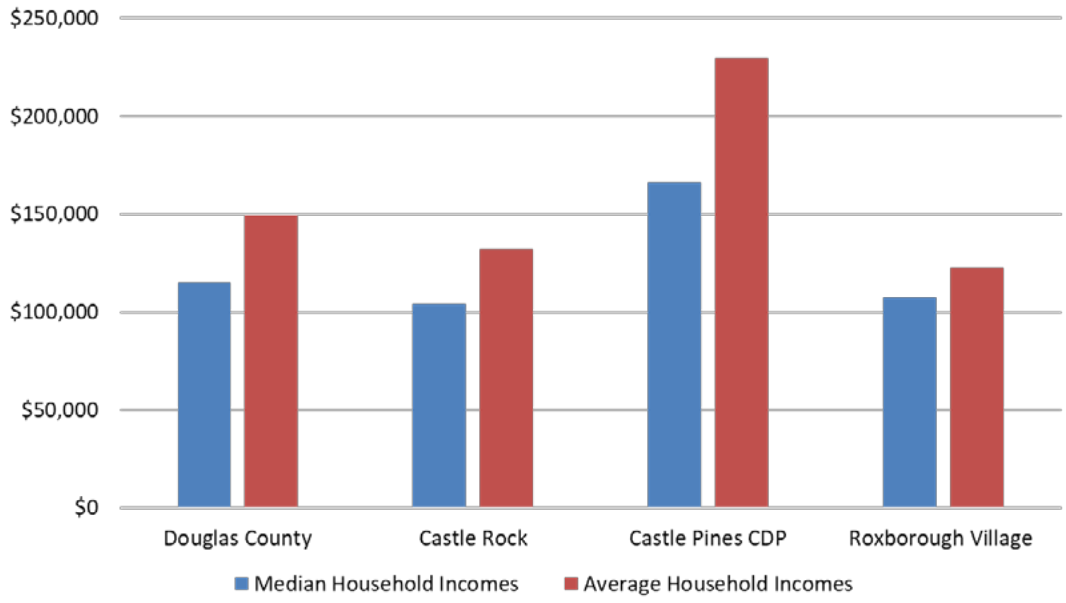
Place	Owner Occupied
Roxborough Village	92.4%
Castle Pines CDP	87.9%
Douglas County	79.7%
Castle Rock	78.9%

Source: Claritas, ArLand

Household Incomes

Household incomes in Roxborough Village are relatively high at an estimated median household income of $108,000 and an average household income of $123,000 in 2019 as seen in Figure 2. Castle Pines CDP has the highest household income figures with a median of about $166,000 and an average of $230,000.

Figure 3.
2019 Estimated Median and Average Household Incomes



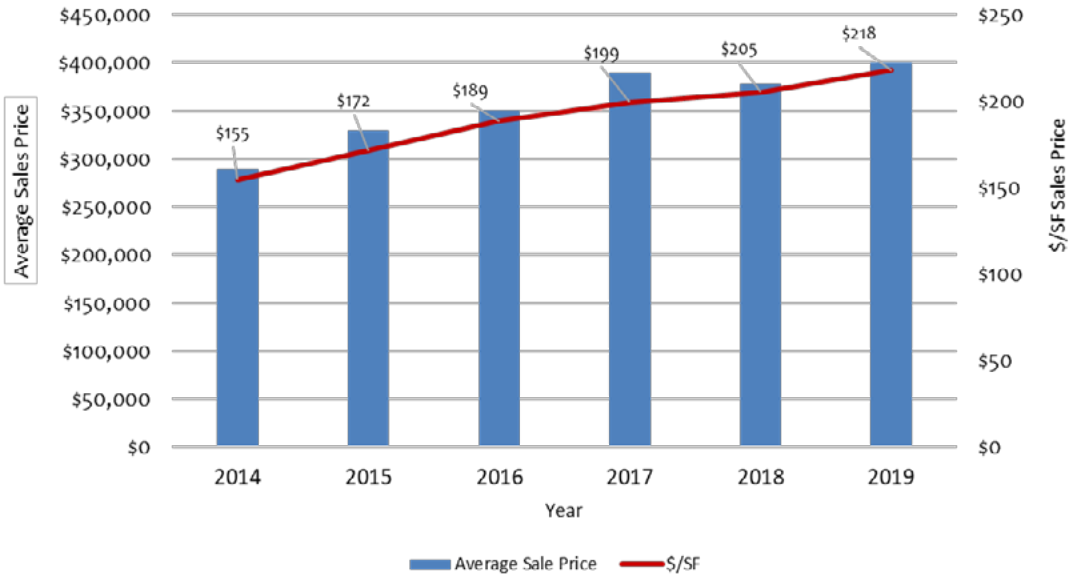
Source: Claritas, ArLand

II. Residential Homes Sales Trends

Sales Prices

Home sale prices in Roxborough Village have steadily increased since 2014, as seen in Figure 3. In 2014, the average homes price was under $300,000. It has risen to about $400,000 as of the first quarter of 2019, more than a 30% increase. The same trend holds for the sales price per square foot, which has increased from $155 per square foot to nearly $220 per square foot during the same time period.

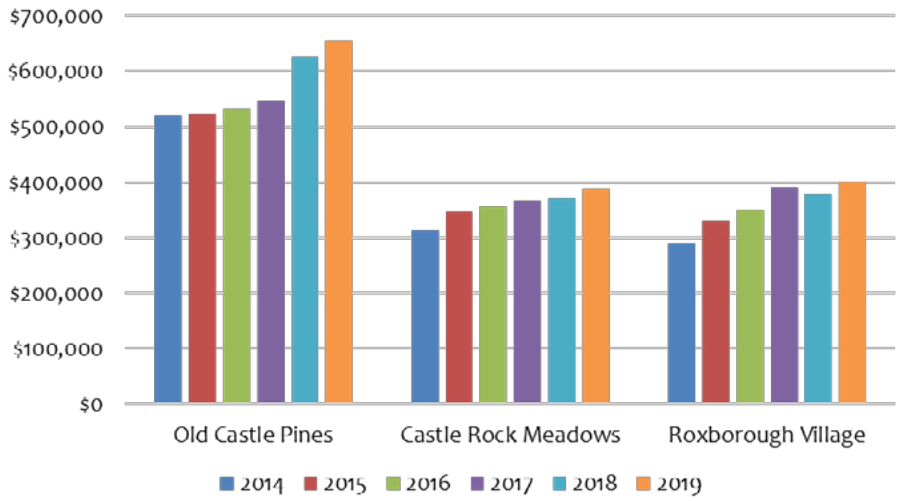
Figure 4.
Roxborough Village Sales Prices, 2014-2019



Source: Douglas County Assessors' Office

An analysis of sales prices in comparison communities over time relative to Roxborough Village show that Roxborough Village prices are similar to Castle Rock Meadows, but lower than Old Castle Pines (the older part of Castle Pines excluding new subdivisions as recent information was unavailable). As seen in Figure 5, Old Castle Pines homes, on average, are well over $600,000, significantly higher than Castle Rock Meadows or Roxborough Village at or just under $400,000.

Figure 5.
Average Single Family Residential Sales Prices, 2014-2019

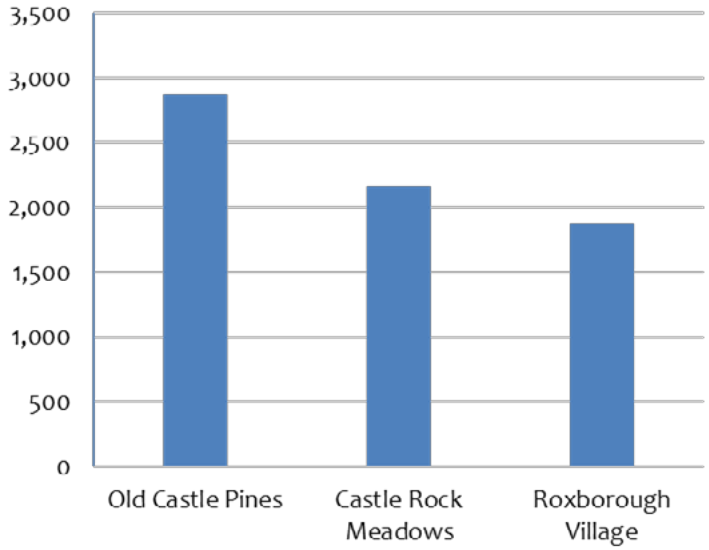


Source: Douglas County Assessors' Office

Home Size

However, as seen in Figure 6, the average size of a single family home in Roxborough Village is smaller than the average in Castle Rock Meadows or Old Castle Pines. Roxborough Village homes are under 2,000 square feet on average while Old Castle Pines homes are approaching 3,000 square feet.

Figure 6.
Average Single Family Square Footages, 2014-2019

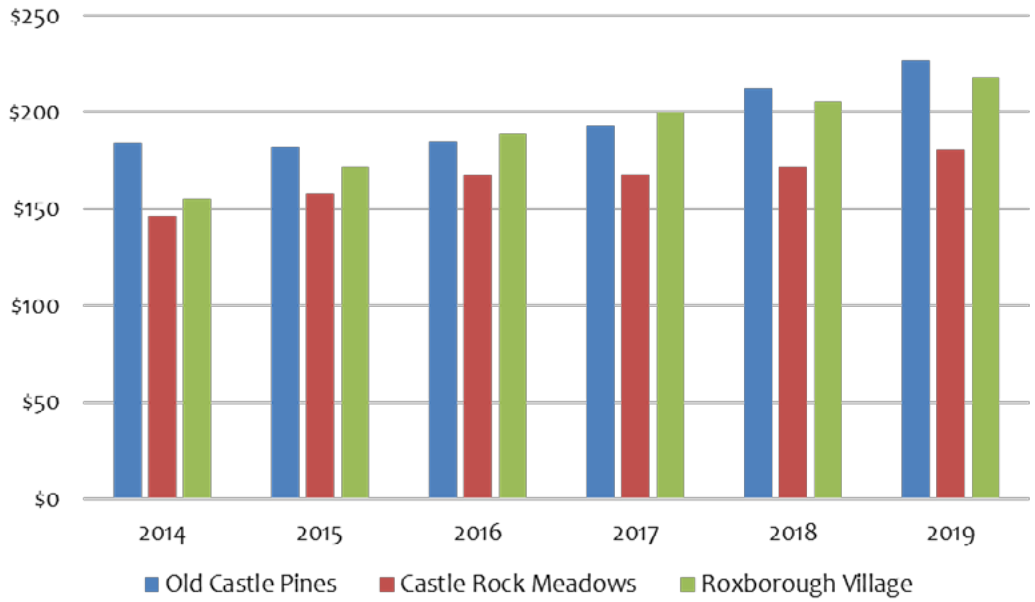


Source: Douglas County Assessors' Office, ArLand

Average Price Per Square Foot

Despite Roxborough Village having smaller homes on average than Castle Rock Meadows and Old Castle Pines, Roxborough Village homes are maintaining their value on a square foot basis relative to these other communities (Figure 7). The average price per square foot of almost $220 is higher than in Castle Rock Meadows at $180 per square foot. It is slightly lower than in Old Castle Pines ($227 per square foot), despite an average home size difference of about 1,000 square feet.

Figure 7.
Dollar Per Square Foot Sales Prices, 2014-2019



Source: Douglas County Assessors' Office, ArLand

III. Comparison Communities

Within these comparison areas, research was conducted on five specific communities to highlight how Roxborough Village compares across numerous variables. The variables examined were the estimated size of the development, the number of residents or dwelling units approved, the recreational amenities, the metropolitan district mill levy, and home prices. The communities, including Roxborough Village, are as follows:

- Roxborough Village
- Sterling Ranch
- Castle Pines Valley
- The Canyons
- The Meadows

Roxborough Village

Image Credit: Roxborough Village Metro District

Roxborough Village is 959 acres in size. It is home to traditional recreational facilities, primary and intermediate schools, and community events. Current community recreational amenities include the following:

- Six playgrounds
- Tennis court
- Soccer field
- Softball field
- Basketball court
- Volleyball area
- Skate park

Homes in Roxborough Village range from about the mid $300,000's to $400,000's. In 2019, the total mill levy is 144.198, which includes the 46.087 mills attributable to the metropolitan district.

Total Mill Levy (including metro district)	**144.198**
Total Metro District Mill Levy	46.087
Debt	34.000
Operating	12.087

Sterling Ranch

Image Credit: Sterling Ranch

Unlike Roxborough Village, which is built out, Sterling Ranch is a community with an estimated 20-year buildout time horizon. It is currently under construction and at full build out will consist of about 3,400 acres, more than three times the size of Roxborough Village.

The community will consist of homes, thousands of acres of designated open space, 30 miles of interconnected trails, an amenitized town center, large civic gathering space, schools and a recreation center. The recreation center is slated to open in 2020. Schools have yet to be announced. Early entry businesses include a craft coffee shop (Atlas Coffee), a brewery (Grist Brewing), and a credit union (Ent Credit Union).

Residents of this community will not only have access to the amenities listed above, but will be able to take advantage of gigabit internet as Sterling Ranch is slated to be the first all gigabit community in Colorado. Residents will also be provided a State Parks pass to take advantage of nearby State Parks and those across Colorado.

Homes prices in the community span a relatively wide range. Currently, they range from the mid $400,000 to the $600,000 range. Most single-family homes, however, are in the $500,000's. Households in Sterling Ranch will have a total mill rate of 165.542, which is inclusive of the 88.444 mills applicable to the metropolitan district in Sterling Ranch.

Total Mill Levy (including metro district)	**165.542**
Total Metro District Mill Levy	88.444
Debt	55.278
Operating	33.166

Solstice

Solstice is a community situated east of Chatfield State Park and close to Sterling Ranch and Roxborough Village. Land preparation and infrastructure installation is currently underway and the first homes (1,100 lots) are anticipated to be available in 2020. At buildout, this community will be about 384 acres in size, at least 80 of which will be parks, open space, trails, and recreational amenities. A new school will be constructed in this community, which will be part of the Douglas

County School District. The community will be connected to Sterling Ranch by road, integrating these communities into the broader transportation network of the area.

Recreational amenities will include the following:

- High Line Canal Linear Park
- Neighborhood Park
- Equestrian Trail
- Pedestrian Trail

At the time of this report, the price points of homes in Solstice was unknown.

Castle Pines Valley

Comprised of only 249 acres, Castle Pines Valley in the Castle Pines area is the smallest of the comparison communities. It is currently under construction and home to the American Academy Charter School, which was completed in 2009. Eagle Ridge Park was completed in 2011, and is a facility maintained by the City of Castle Pines and situated next to the charter school. The park's features are as follows:

- Playground
- Climbing wall
- Water play fountain
- Walking trails and maze
- Picnic pavilions
- Multi-purpose synthetic turf field
- Art features and fun educational features to learn the early history of Colorado

Image Credits: Anthony Raynor, Maggie Gagnon

At full buildout, the Castle Pines Valley community will include an additional elementary school, three neighborhood parks, 76 acres of open space, trails, civic uses, and community uses. Currently, the community's top priority is building a recreation center.

Home prices in this community range from the mid $500,000's to the low $700,000's. The total estimated mill levy is 148.781, with 65 mills attributable to the metropolitan district in Castle Pines.

Estimated Total Mill Levy (including metro district)	**148.781**
Total Metro District Mill Levy	65.000

The Canyons Castle Pines

Land preparation and infrastructure installation for this community is already underway. At buildout, this community will be about 1,270 acres in size, and slightly larger than Roxborough Village. This community will be home to 15 miles of paved and dirt trails, recreational facilities and community events, and amenities including:

- Ramble Park
- Wild Oak Park
- The Lawn (with a three-season pavilion)
- Canyon House & adjacent amenities
    - Resort Pool, Family Pool
    - Fitness Center
    - Bar & Lounge
    - Event Space, Kid's Zone
- The Green at Canyon Village
    - Events, summer music, picnics, etc.

Image Credit: The Canyons, The Plan

Homes in this community were in the presale stage beginning in the summer of 2019. Prices range across a wide spectrum – from the $400,000's to the upper $900,000's. The mill levy is set at 152.781 with 69 mills attributable to the metro district in the Canyons.

Total Mill Levy (including metro district)	**152.781**
Total Metro District Mill Levy	69.000

The Meadows

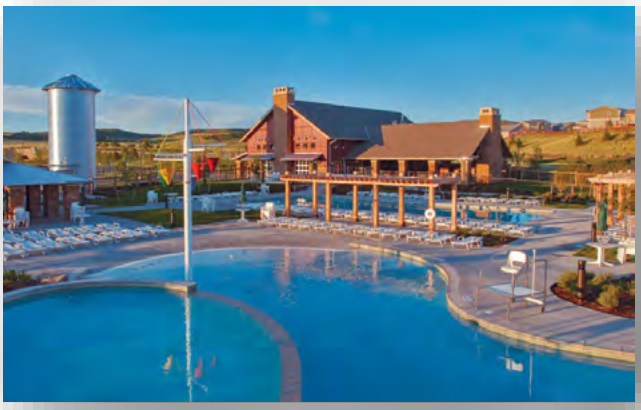


Image Credit: The

The Meadows, in Castle Rock, is an established community, although buildout is ongoing. At full buildout, it will comprise about 2,700 acres, which is smaller than Sterling Ranch but almost three times the size of Roxborough Village.

Almost half of this acreage (1,100 acres) is slated for or already comprised of public uses, trails and open space. The community currently has six schools – four elementary, one middle school, and one high school. Two additional schools are planned.

The community has numerous recreational and community facilities, as listed below.

- The Grange Cultural Arts Center
- The Grange Pool (some HOA's pay membership fee)
- Taft House and Pool
- Four named parks with a wide variety of recreational opportunities
    - Playgrounds
    - Organized sports
    - Music in the Meadows (summer concert series)

Image Credit: The Meadows

Most single-family homes in the Meadows are priced in the $400,000's. The community does have some duplex units, which are priced in the mid $300,000's. Home prices go up to about $640,000. The mills levy is 105.21 with 35 mills attributable to the metro district in the Meadows.

Total Mill Levy (including metro district)	**105.210**
Total Metro District Mill Levy	35.000
Debt	28.619
Operating	6.381

Summary

Overall, Roxborough Village is competitively positioned with other comparison communities examined in the area as shown in Table 3. It current total assessed mill rate is on par with that of Castle Pines Valley and less than that of Sterling Ranch and The Canyons. Homes prices are very

competitive with comparison communities, despite being relatively small on an average square foot basis.

Table 3.
Comparison Community Summary

Community	Est. Size (acres)	Residents/Units	Metro District Mill Levy	Total Mill Levy	Prices
Roxborough Village	959	6,900	46.087	144.198	Mid $300's to $400,000's
Sterling Ranch	3,400	31,000 (build out)	88.44	165.542	Mid $400,000's to the $600,000's, with most SF homes in the $500,000's.
Castle Pines Valley	249	231 SF; 400 MF	65	148.781 (est)	Mid $500,000's to low $700,000's
The Canyons	1,270	Approved for 2,500 DU's	69	152.781 (est)	From $400,000's to upper $900,000's
The Meadows	2,700	Approved for 10,800 DU's	35	105.21	Mid $300,000's to mid $600,000's, with most SF homes in the $400,000's

Source: ArLand

IV. Active Recreation Demand

Based on community feedback conducted during the course of the planning process, there is strong support for community recreation facilities. Newer communities intentionally program "active" recreation space for future residents. Oakwood Homes in Green Valley Ranch, for example programs 24 square feet of active recreation space per resident. Table 4 below calculates the size of active recreation facilities in Roxborough Village by facility – Community Park, Crystal Lake Park, Chatfield Farms Park, etc. Total active square feet (by facility) in Roxborough Village is estimated at 137,363 square feet or approximately 21 square feet person. Using the metric of 24 square feet person indicates that an additional 3 square feet per person of active recreation space or about 23,000 additional square feet would be potentially supportable.

Table 4.
Active Recreation Demand, Roxborough Village

	Recreation Facilities (sq. ft.)
Community Park	**53,302**
Playground	1,606
Tennis	13,920
Volleyball	2,400
Softball	13,198
Basketball	4,250
Skate Park	17,928
Crystal Lake Park	**11,097**
Playground	11,097
Chatfield Farms Park	**66,075**
Playground	975
Soccer	65,100
Imperial Park	**2,914**
Playground	2,914
Marmot Park	**1,732**
Playground	1,732
Airplane Park	**1,164**
Playground	1,164
Deer Mule Park	**1,080**
Playground	1,080
Total Active Facilities Area	**137,363**
Roxborough Village Metro District P	6,700
Square Feet Per Person	20.50
Est. "Active" Recreation Demand	**23,437**

Economic and Community Benefits

There are a variety of economic, environmental and health benefits associated with community facilities.

- *Increased Property Values*: According to the Trust for Public Land, properties that are within 500 feet of community facilities have a 5% higher value. According to the National Recreation and Parks Association, the average values of homes next to a greenbelt in Boulder, Colorado, were 32% higher than those 3,200 feet away. This direct benefit, however, is dependent upon the quality of the facilities.

  Other findings, according to the National Recreation and Parks Association report, are as follows:
  - Beautiful natural resource areas with public access, scenic vistas, and bodies of water are markedly more valuable.
  - Those with excellent recreational facilities are also desirable, although sometimes the greatest property values are realized a block or two away if there are issues of noise, lights, or parking.
  - Less attractive or poorly maintained parks may provide only marginal value to surrounding property.

- *Attractive to the next generation*: A close look at master planned communities by UrbanLand in 2014 noted what aspects of these communities are attractive to the next generation of buyers. They found that:
  - Buyers want environments that are "denser, funner, synergistic……"
  - Within larger communities, multiple villages are attractive.
  - "Engaged with nature, the environment, exercise, community, and education" including clubhouse with fitness and community facilities.[1]

Several of the more prominent and successful metro area master planned communities and their recreation facilities were examined, in order to derive "lessons learned" about how each provides recreational activities and amenities to area residents. Communities examined include:

- Highlands Ranch
- Meadows at Castle Rock
- Stapleton
- Reunion
- Roxborough Village

[1] National Recreation and Park Association. https://www.nrpa.org/About-National-Recreation-and-Park-Association/

Trust for Public Land Research Library. https://www.tpl.org/how-we-work/research-library

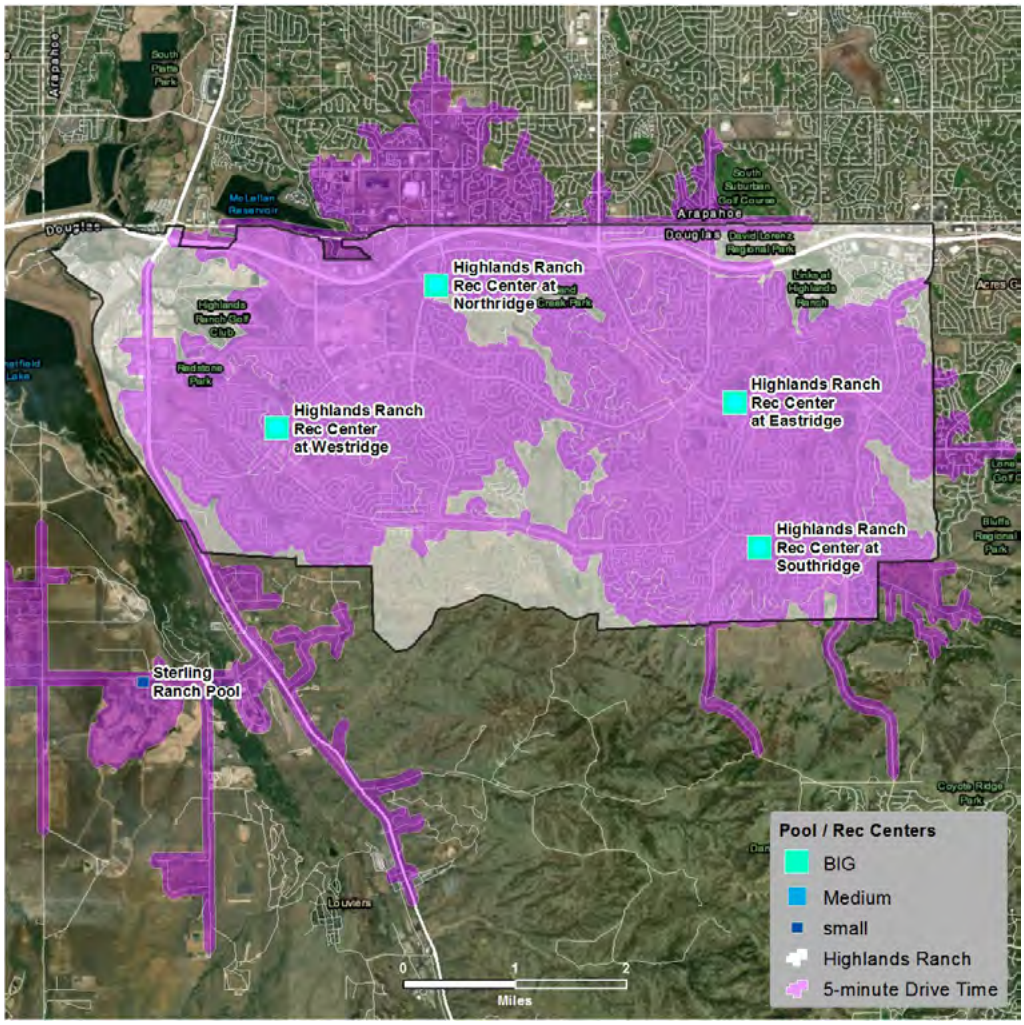
Urban Land November 2014. Kathleen McCormick. "MPCs are bouncing back, adding health and a sense of place"

Comparison Communities

Highlands Ranch

Highlands Ranch is a very well known, albeit older, master planned community that is essentially built out. It has four very large recreation centers located within a 5 minute driving distance of the majority of residents. These facilities are located approximately 1.5 to 5 miles from each other. The biggest gap is between the Westridge and Southridge facilities which are about 5 miles from each other. The distance between the Eastridge and Southridge facilities is only 1.5 miles.

Figure 8.
Highlands Ranch Recreation Centers

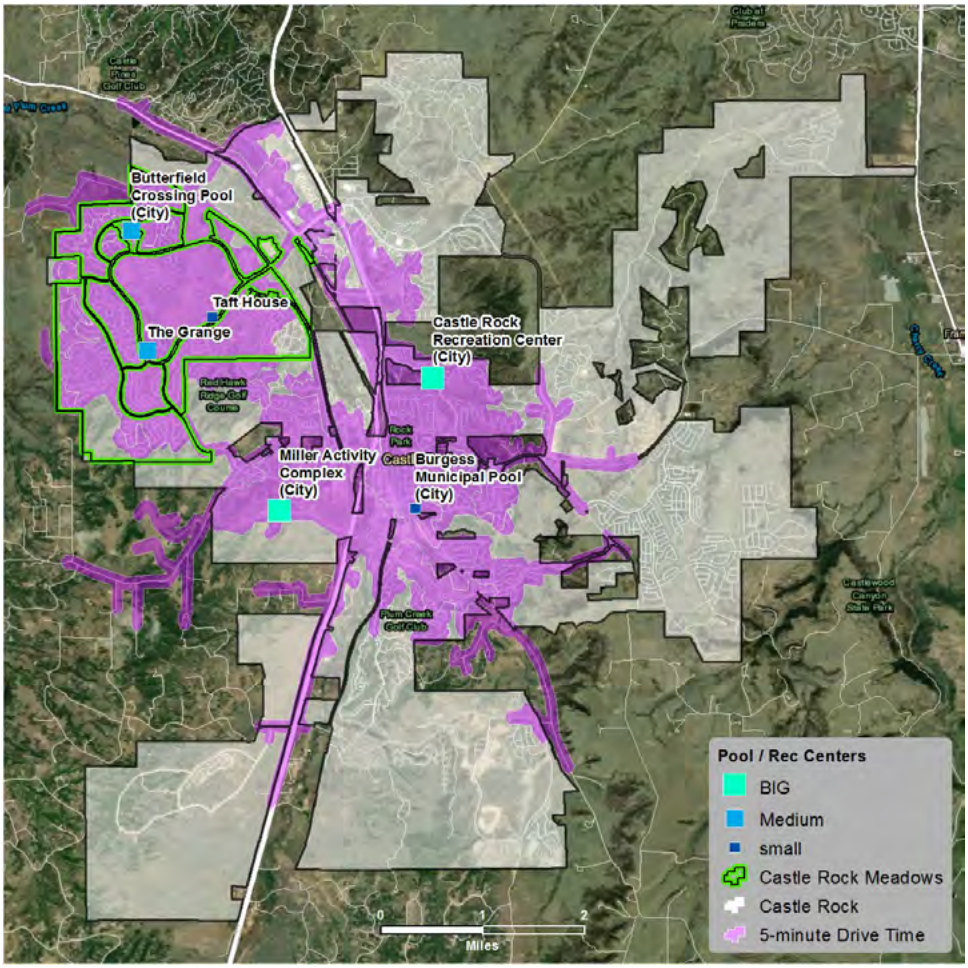


Source: ArLand

Meadows – Castle Rock

There are a variety of recreation facilities that are a part of the Meadows community, such as the Taft House and the Grange. Meadows residents also have access to nearby City facilities like the Castle Rock Recreation Center, the Miller Activity Complex, and the Burgess Municipal Pool. The facilities vary in size and level of amenities, offering area residents a wide variety of potential recreation choices. The largest and most comprehensive facilities are owned and operated by the City of Castle Rock (Castle Rock Recreation Center and the Miller Activity Center). To provide a sense of distance, the Grange and the Castle Rock Recreation Centers are about 5 miles apart.

Figure 9.
Castle Rock Recreation Centers



Source: ArLand

The two Meadows recreational facilities are the Taft House and The Grange.

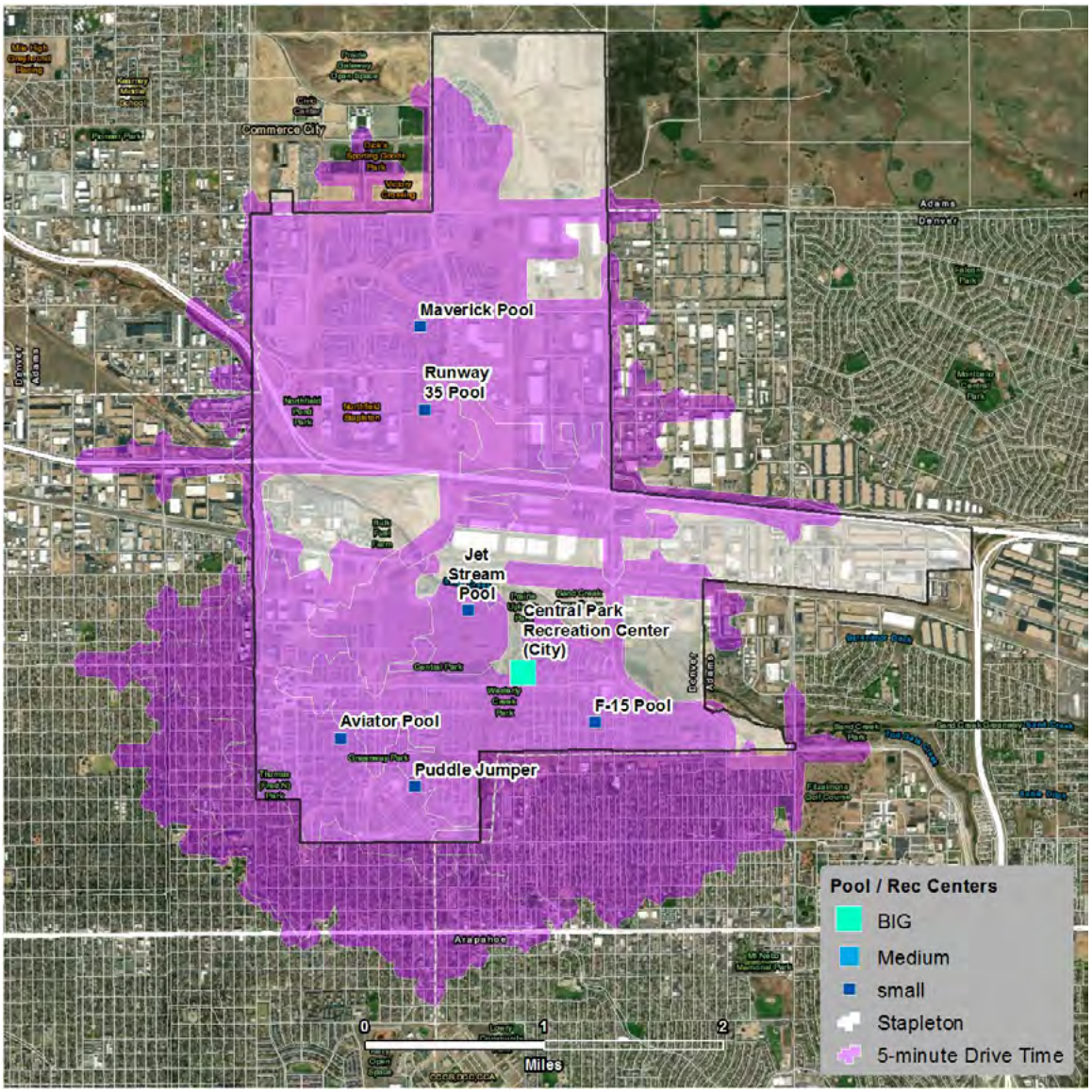
The Taft House is comprised of a pool and clubhouse as shown below.

The Grange consists of two outdoor pools and a community center as shown below. It is the most prominent recreation facility in the Meadows.

Stapleton

Stapleton is a relatively new and growing community that is home to many small pool facilities and one large City operated facility, the Central Park Recreation Center. The small pool facilities are neighborhood-scale pools. They are located a short distance from one another, which facilitates local residents walking to them as seen in Figure 10. The driving distance (miles) between any of the two closest facilities ranges from .0.75 miles to about 1.5 miles.

Figure 10.
Stapleton Recreation Facilities



Source: ArLand

Maverick

Jet Stream

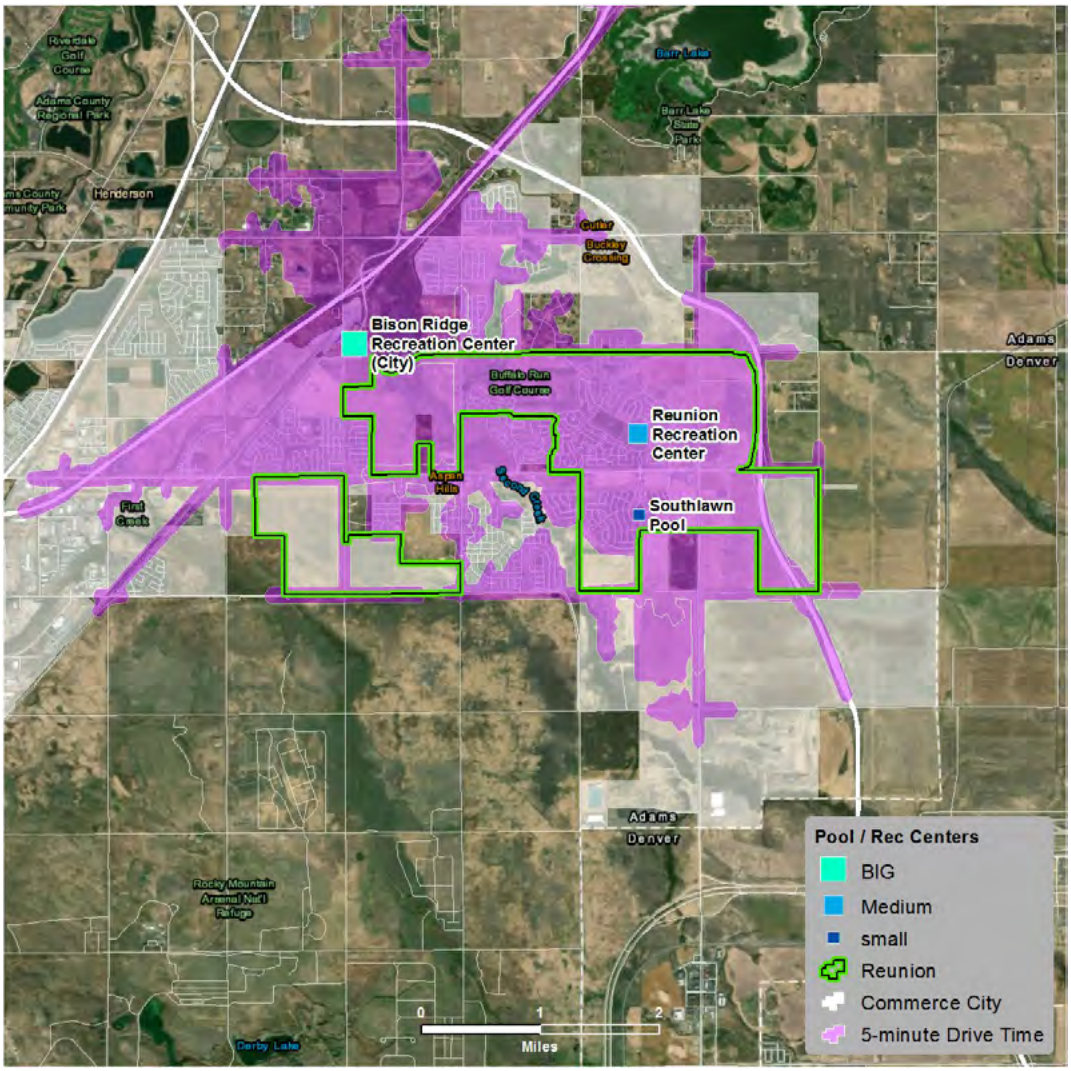
Source: Stapleton

Each of the facilities tends to have its own "role", ie some of them are family and children oriented while others (particularly those closer to multifamily rental facilities) tend to be oriented to adults.

Reunion

Reunion is a growing community situated north of the Rocky Mountain Arsenal National Wildlife Refuge. A community recreation center, the Reunion Recreation Center, is located within the community. A smaller recreation facility, the Southlawn Pool, was under construction to the south of the Reunion Recreation Center as of summer 2019. In addition to community-specific recreation facilities, the Bison Ridge Recreation Center, a large City-operated facility, lies northwest of and just outside the community's boundary (Figure 11).

Figure 11.
Reunion Recreation Facilities



Source: ArLand

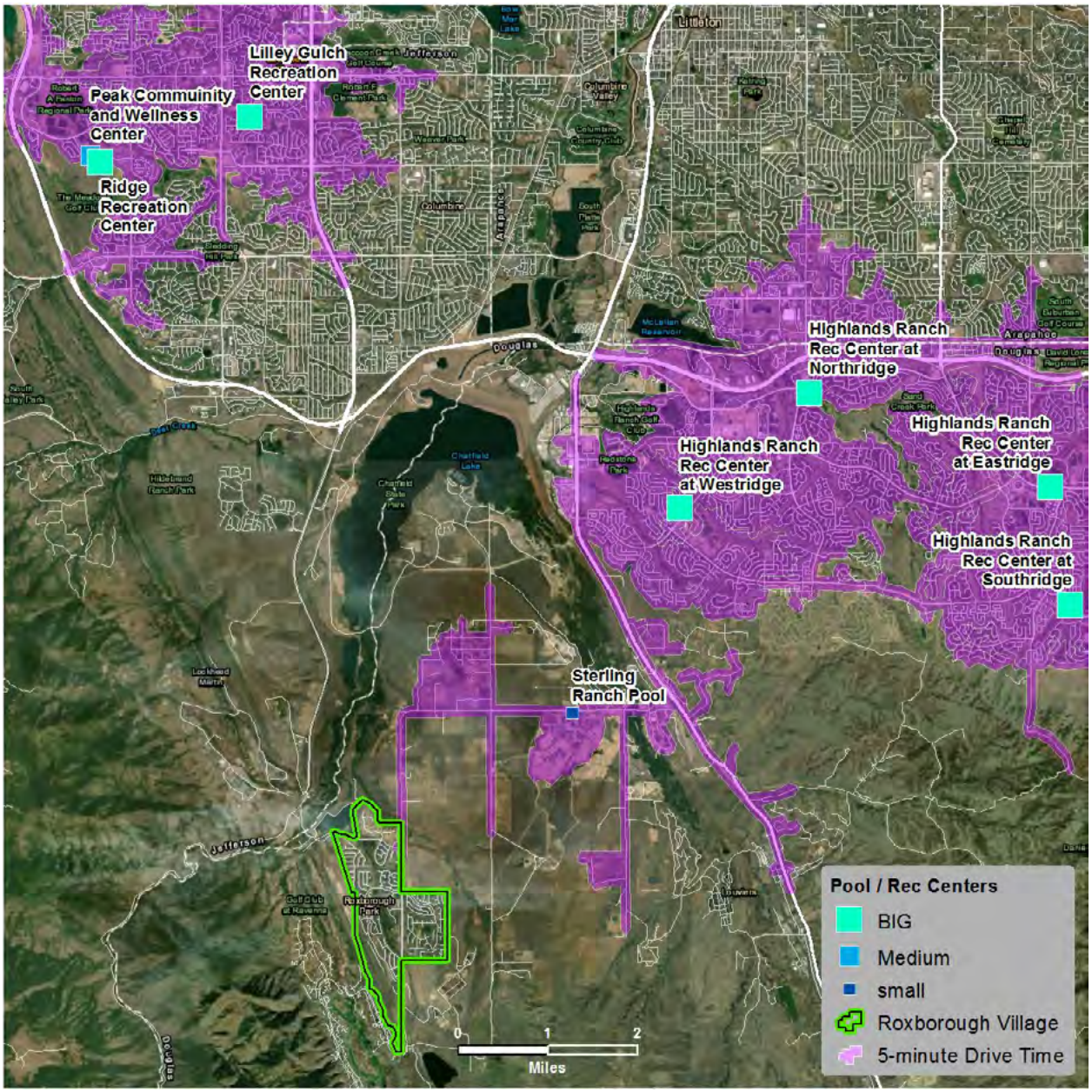
Reunion Recreation Center

Southlawn Pool

Roxborough Village

Roxborough Village is an older built out community that does not currently have the type of recreational facilities present in comparison communities. Roxborough Village residents have access to the Lilley Gulch, Ridge, and Peak Community and Wellness Centers located north of C-470 about a 20-minute drive away as shown in Figure 12. Roxborough Village is about 13 miles from the Ridge Recreation Center, but only 3.5 miles from the Sterling Ranch Pool.

Figure 12.
Recreation Centers near Roxborough Village



The population of Roxborough Village's potential pool (measuring from the skate park) relative to community recreation facilities in comparison communities is summarized in Table 5. Should a pool be constructed near the center of Roxborough Village, all residents would be within about a five-minute drive from the facility.

Table 5.
Population Relative to Comparison Community Facilities

Radius Distance	Roxborough Village	Meadows - Grange	Meadows - Taft House	Stapleton - Maverick	Stapleton - Jet Stream	Reunion Rec Center	Reunion Southlawn
0.5 mile	3,400	3,480	2,800	3,900	2,500	2,800+	2,200+
1 mile	8,200	10,800	8,400	5,200	10,800	7,100+	7,000+
1.5 mile	9,900	17,200	19,700	6,600	29,700	11,200+	12,900+
Category		Medium	Small	Small	Small	Medium	Small

Source: ArLand, Claritas

The estimated number of residents by radius distance was analyzed for comparison purposes. The population within a half mile of a potential Roxborough Village pool is about 3,400 persons, which is denser relative to comparison facilities. Only the Grange and Maverick have more people living within that radius distance. The same relationship generally holds at a radius of one mile, although the Taft House also has more people than Roxborough. Within a one-mile radius or less, Roxborough Village has similar or higher residential densities as the comparison communities.

However, within a radius distance of 1.5 miles, Roxborough Village has under 10,000 persons, which is the second lowest of all comparison community facilities except the Maverick in Stapleton. The Maverick pool in Stapleton, however, has the added benefit of a very large and relatively dense population to draw from outside of the 1.5 mile radius. Other comparison facilities have significantly larger populations within a 1.5 mile radius. For example, the Grange and Taft House in the Meadows have at or near twice as many people. Stapleton's Jet Stream has three times as many people living within a 1.5 mile radius. The two facilities in Reunion have up to 30% more people living nearby.

Insuring that the pool and facilities are responsive to the local community in Roxborough Village will be essential. Although Roxborough Village may be more removed from the greater Metro area than the comparison communities, residents are not isolated and alternatives are available for those willing to drive.

V. Pool Cost Case Studies

Overview

Three pools were researched in detail to identify the budgeted expenses to construct and operate facilities similar to that being considered by Roxborough Village Metropolitan District. The three facilities were Southlawn in Reunion, Commerce City, which was under construction during the summer of 2019, an Oakwood project in the Denver metro area, and Tallyn's Reach in Aurora.

Figure 13.
Southlawn

Source: Oakwood Homes

The Southlawn pool in the Reunion Community is being constructed as a neighborhood "walk up" pool. Oakwood Homes is the developer. The facility will have a full patio, restrooms/changing areas, a sport court, and a pool. Pool features will include a "beach entry," swim lanes, wood dock and baja step with lounge chairs.

The capital cost is estimated to be up to $1.75 to $2 million. The YMCA organization will provide limited pool management services for $60,000 annually.

Figure 14.
Oakwood Project

Source: Oakwood Homes

Another Denver metro area Oakwood facility consists of a 2,000 square foot great room, restrooms, fitness room, and a pool. The pool consists of a "beach entry," adult pool zone, baja shelf and lap lanes as shown in Figure 14.

The capital cost of $4 million is roughly double that of the Southlawn project. Annual operating costs for the entire facility, which includes maintenance of the grounds and parking area is estimated at $270,000 per year but includes full operations and maintenance expenses.

Figure 15.
Tallyn's Reach

Tallyn's Reach in Aurora is a summer-only pool with a year-round clubhouse. The primary pool is relatively large, consisting of six lap lanes. A small, shallow pool is located nearby. A detailed operational budget for this facility is included below for comparison purposes.

Source: Google Maps

Table 6.
Tallyn's Reach Operational Budget

Expenses	Budgeted Amount
Grounds expense	$750,000
Recreation Expense (pool repairs, chemicals, equipment, management, security, janitorial)	$200,000
Utilities (water/sewer, gas/electric)	$435,000
Reserves for repairs (current year only and contingencies)	$350,000
Total	**$1,735,000**

Source: YMCA, ArLand

As seen in Table 6, the grounds expense is estimated at approximately $750,000 which covers significant grounds, parking lots and a tennis court. The recreation expense associated with management and maintenance of the pool/clubhouse/tennis court is estimated at $200,000. A portion of the utilities and reserves for repairs would be also be attributable to the pool/clubhouse/tennis court.

VI. Pool Scenarios and Next Steps

Four pool scenarios were developed to consider, compare and contrast numerous variables associated with the construction and operation of a potential pool and recreation facilities at Roxborough Village. The four scenarios are shown in Table 7 and were discussed at the August 15, 2019 Board meeting. Given the community support for a pool and given the range of options available in order to pursue this potential, the analysis presented a framework for discussing how implementing a recreation facility would move forward and potential costs associated therewith. Costs would be covered by imposing additional property taxes on District residents. Such additional taxing through mill levies would need District voter approval. Note that the analysis assumed that the location would be the Roxborough Community Park. As a result, the cost estimates *DID NOT INCLUDE* the estimated cost of purchasing land. As shown in Table 8, the options discussed included:

- *Go Alone*: This option assumes that the Roxborough Village Metropolitan District (RVMD) builds operates and maintains a larger facility (6,000 square foot building with 7,000 square foot pool). At an estimated $4 million to build the facility and an estimated $270,000 in annual operating costs, it would require approximately 9 mills to construct and maintain over 30 years.
- *Build and Partner*: This option assumes that the RVMD builds a medium sized facility with an operator to provide operational and programmatic assistance. It assumes a smaller building and pool size (4,500 square foot building and 6,500 square foot pool). At an estimated $3.75 million to build and annual operating costs of $270,000, it is roughly equivalent to 8.75 mills to construct and maintain over 30 years.
- *No Build and Full Partnership*: The option assumes that RVMD provides funding to another organization / local partner to gain access to their pool and amenity facilities. Because conceivably the pool and facilities would be part of a larger nearby community such as Sterling Ranch, presumably the cost to the community would be significantly lower than if the RVMD pursued the project on their own. However, the RVMD may not have much control over the facility and operations, and guaranteed future access may be questionable.
- *Partial Build and Pool Use:* This option assumes a small pool facility only. The building is estimated at approximately 3,000 square feet with an approximate 6,000 square feet pool. At an estimated $2.5 million to build and approximately $169,000 to operate and maintain, it is estimated at 5.25 mills for the next 30 years. One of the challenges with a smaller facility is that it can be too small to garner enough community support because it either gets overcrowded, or is too small without enough amenities to sustain community interest.

Table 7.
Roxborough Village Pool Scenarios

	Scenario 1 GO ALONE	Scenario 2 BUILD & PARTNER	Scenario 3 NO BUILD & FULL PARTNERSHIP	Scenario 4 PARTIAL BUILD AND POOL USE PARTNERSHIP
Description	RVMD builds, operates and maintans a larger new facility in perpetuity Captial Build - RVMD Operations & Programs - RVMD	RVMD builds and maintains a medium-sized facility, but partners with another organization on all operations and programs Captial Build - RVMD Operations & Programs - YMCA?	RVMD provides funding to another local partner to gain access to their pool and amenity facilities Captial Build - Other	RVMD builds, operates and maintains a small community pool facility Captial Build - RVMD Operations & Programs - YMCA?
Site and Building Program	• Large Pool with Spash Area for Children and 7-lane Lap Area • Large Community and Pool Building • Community Room/Great Room • Fitness Room • Outdoor Seating/Small Event Areas Building Size - Approx 6,000 s.f. Pool Size - Approx 7,000 s.f.	• Medium Pool with Spash Area for Children and 3-lane Lap Area • Medium Community and Pool Building • Community Room/Great Room • Outdoor Seating/Small Event Areas Building Size - Approx 4,500 s.f. Pool Size - Approx 6,500 s.f.	TO BE DETERMINED BY OTHERS	• Small Pool with 2-lane Lap Area • Small Pool Building • Outdoor Seating/Small Event Areas Building Size - Approx 3,000 s.f. Pool Size - Approx 6,000 s.f.
Site Location Assumptions	Roxborough Community Park	Roxborough Community Park	TO BE DETERMINED BY OTHERS	Roxborough Community Park
ROM (Rough Order of Magnitude)Capital Cost Assumptions	$4,000,000	$3,750,000	TO BE DETERMINED BY OTHERS	$2,500,000
ROM Annual Operating Cost Assumptions	$270,000	$270,000	TO BE DETERMINED BY OTHERS	$168,750
Debt Service Mill Levy Required*	4.5 mills per year over 30 years	4.25 mills per year over 30 years		2.75 mills per year over 30 years
Operating Mill Levy Required**	4.5 mills per year over 30 years	4.5 mills per year over 30 years	3 mills per year over 30 years?	2.5 mills per year over 30 years +2 mills extra to pay for access to partner facilities
Cost to Residential Household Assumptions***	$258 per year for $400k home over 30 years (amount will increase as property value increases)	$250 per year for $400k home over 30 years (amount will increase as property value increases)	$86 per year for $350k home over 30 years	$210 per year for $400k home over 30 years (amount will increase as property value increases)

* Based on total capital cost assumptions
** Based on additional operating cost assumptions
***Based on current average assessed value - approximately $400,000

The size and operational structure of each scenario results in potential cost differences and correspondingly different mill levels. Potential costs to residential households (for just the pool and recreational facilities) which would be incorporated into the overall property tax mill levy was estimated and shown in Table x.

Table 8.
Estimated Pool Scenario Costs to Roxborough Village Residential Households

Scenario	Cost to Residential Households *(based on $400k home value over 30 yrs.)*
Go Alone	$258/year
Build & Partner	$250/year
No Build & Full Partnership	$86/year
Partial Build and Pool Use	$210/year

Source: ArLand

The Board continues to have a sustained interest in pursuing a pool option. Next steps include:

- *Explore alternative locations to the Community Park*: There was interest in several alternative locations to the community park which would potentially increase the capital costs for a facility.
- *Test soil feasibility and impact on capital costs*: Expansive soils are also a significant cost consideration in this part of the metro area. Soil replacement costs have also not been incorporated into the capital cost estimates. This would need to be explored.
- *Continue discussions with the YMCA and explore other partnerships*: The YMCA has indicated a strong interest in partnering with the RVMD on providing a facility and ongoing operations support. Partnerships with other organizations and/or neighbors (ie Roxborough Park) should continue to be explored.

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