

HIGHLANDS RANCH METROPOLITAN DISTRICT SENIOR CENTER CONCEPTUAL DESIGN

FINAL REPORT

March 5, 2019

ACKNOWLEDGEMENTS

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EXECUTIVE SUMMARY

Introduction

In July 2018, following the completion of the feasibility study for the Senior Center, the Highlands Ranch Metro District initiated the continuation of conceptual design for the proposed project. The planning continued the intent of further defining the project parameters including location, design and budget.

Study Tasks Included:

- Reaching consensus on the optimal program
- Analyzing available sites and selecting the preferred location
- Developing conceptual building plans
- Establishing a project cost estimate and budget

The goal of this project is to create a vibrant, active and inclusive community gathering place for programs and resources for living well and aging well in Highlands Ranch.

Program Development and Concept Plans

The consultant team worked closely with the Districts citizen's Work Group, Metro District staff, the Metro District Board, and other program partners to develop options and space requirements to meet the needs of aging adults and various recreation programs. From this interaction, a preferred facility program was established representing approximately 20,560 square feet on a single story and including the following general areas:

- Lobby, lounge and café space
- A large event space divisible into 3 rooms
- Catering kitchen
- Classrooms (2)
- Multi-use activity space
- Exercise and fitness space
- Consultation rooms (2)
- Administrative offices
- Accessible restrooms

Site Selection and Recommendation

This report reflects the outcome of the evaluation of each site using the site selection criteria described below. Site visits, analysis of aerial photos and available site data, and input from Metro District staff helped the team determine an approximate building footprint size and the pros and cons of the proposed use for a particular site. Conceptual test fits of the site were conducted, in order to further determine the appropriate placement of the potential building footprint, required parking and possible relationship to pre-existing uses and to the surrounding area. Three (3) sites were evaluated as part of the study including:

- Cresthill School Site- County owned vacant property identified as a future school site.
- Highlands Ranch Town Center-A site proposed in conjunction with a Shea Properties senior housing project owned by Shea Properties.
- Toepfer School Site- County owned property adjacent to an existing park and also identified as a future school site.

Based on the established review criteria, and feedback from the Metro Districts Board, the preferred site location for the proposed project is the Highlands Ranch Town Center site. (This site has since become unavailable.)

Parking

A more detailed parking needs analysis for the Senior Center is being conducted by Wallker Consultants to better understand the parking requirements for the facility.

Facility Recommendation

Conceptual plans were developed based on the preferred program and were refined over the course of the study. Two plan options were evaluated based on the potential location at either of the future school sites versus the more urban nature of the Town Center site. Although these plan concepts outline a functional design to support the preferred activities, they do not represent a final design. The purpose of the plans was to prove the program could be organized into a functional concept, and to be used in creating the estimate of probable cost.

Facility Budget Estimate

Based on the conceptual plans developed, the planning team developed an estimate of probable cost consistent with the early conceptual nature of the drawings, and limited knowledge of potential site development costs. The estimate considered both the potential cost of construction, as well as non-construction soft costs for design and engineering fees, equipment and furnishings, miscellaneous surveys, testing, development expenses and appropriate project contingencies, to arrive at an estimated total project cost. The estimated total cost for the preferred facility is approximately \$8,650,000. Combining the project within a larger housing project would have both positive and negative impacts on the potential budget, but it is the assessment of the consultant team that the costs would be similar for all three of the proposed sites.

01

THE STUDY PROCESS

Significance

The proposed facility offers many benefits to the aging population in Highlands Ranch, and the design and planning of the facility needs to enhance these opportunities.

Socialization Opportunities:

- Mortality risk for loneliness greater than obesity
- Social isolation associated with over 6.7 billion in increased Medicare spending

Health, Wellness, Fitness and Recreation Programs

- Good physical and mental health
- Maintain mobility, muscle mass, strength
- Extends ability to life independently

Lifelong Learning Opportunities

- Community engagement and involvement
- Brain health
- Growth and development

Social Services

- Information, resources and referrals
- Supports independence
- Promotes positive and purposeful aging

Project Priorities

A presentation was made to the Metro District Board of Directors on September 19th, 2018 in which the planning process and priorities were discussed. The meeting allowed Board members to express their preferences for programs and facilities, and provide guidance in planning of potential facilities. The consultant team summarized this feedback as follows:

- Socialization opportunities and programs are the top priority
- The facility should be bright with plenty of natural light
- The building should not be in a basement or subgrade area
- Should have the ability to expand in the future, and could be on a different floor. Master plan the facility needs
- The building should not only be accessible, but should focus on universal design with ample clearances, clear visibility, including control of sound and climate control, temperature awareness in areas such as the entry. Plenty of room between furnishings for walkers, wheelchairs etc.
- There needs to be ample accessible parking within a reasonable distance from the entry, and there needs to be adequate parking for special events
- Should have a covered drop off area, and possibly an ice melt system
- Outdoor event and activity spaces need to be part of the design including large doors that open to the outdoors, a covered patio and group picnic area with outdoor fitness equipment, bocce court, gardening, etc.
- There should be welcoming informal space
- Make sure there is proper restroom design. Inclusive change areas and assistance areas
- The design should consider distances to program spaces and ease of access
- Plenty of appropriate storage that can be locked
- Consider revenue opportunities such as rentals, enrichment classes, and meeting space

- Tech connections, good Wi-Fi and other technology considerations.
- Consider concierge health services, possibly by a partner
- Plenty of room between furnishings for walkers, wheelchairs etc.

Things the facility should not do

- No duplicate of amenities at the Highlands Ranch recreation centers
- No gymnasium is needed, but some level of activity space may be necessary
- The Silver Sneakers program is a priority
- No pool or aquatic spaces are necessary including steamroom and sauna
- The Board do not believe we need indoor pickleball, but may be a possibility outdoors in an adjacent location if the site allows
- No commercial kitchen is necessary, just a functional catering kitchen. It could have flexible design to allow for instruction.
- No dedicated library space is needed, but a satellite location for loan and book drop services could be considered, depending on the location of the facility.

How should the building look and feel?

- The building should use warm, natural materials such as wood and stone
- Plenty of natural light
- Indoor/Outdoor design with doors to the outside
- Solar technology
- Floor finishes that easily accommodate walkers, wheelchairs etc.

02

RECOMMENDED FACILITY

A. RECOMMENDED PROGRAM AND COST ESTIMATE

	Net Sq. Ft.	\$/SF	Const. Cost	Non-Const. \$ 25.0%	Total Cost
Building Spaces					
Covered Drop-off / Porte Cochere	800	\$200	\$160,000	\$40,000	\$200,000
Entry Lobby/Reception Area	600	\$382	\$228,900	\$57,225	\$286,125
Casual Lounge Seating Area	1,600	\$316	\$505,760	\$126,440	\$632,200
Café Space	500	\$382	\$190,750	\$47,688	\$238,438
Consultation Rooms (2 @ 200sf ea.)	400	\$316	\$126,440	\$31,610	\$158,050
Admin Offices (3 @ 120sf ea.)	360	\$382	\$137,340	\$34,335	\$171,675
Volunteer Office	120	\$316	\$37,932	\$9,483	\$47,415
Loan Closet	300	\$273	\$81,750	\$20,438	\$102,188
Event Space (divisible into 3 rooms)	4,000	\$316	\$1,264,400	\$316,100	\$1,580,500
Event Storage	300	\$273	\$81,750	\$20,438	\$102,188
Classroom (w/ 100sf of storage)	900	\$316	\$284,490	\$71,123	\$355,613
Classroom (w/ 100sf of storage)	900	\$316	\$284,490	\$71,123	\$355,613
Kitchen (catering and teaching)	800	\$382	\$305,200	\$76,300	\$381,500
Multi-use Exercise Room (with 200sf of storage)	1,500	\$316	\$474,150	\$118,538	\$592,688
Activity Multi-Use Space	2,000	\$273	\$545,000	\$136,250	\$681,250
Public Restrooms - Men	400	\$382	\$152,600	\$38,150	\$190,750
Public Restrooms - Women	400	\$382	\$152,600	\$38,150	\$190,750
Inclusive/Assistance Restroom	120	\$316	\$37,932	\$9,483	\$47,415
Mech./Circ./Walls/Struct., etc.	4,560	\$273	\$1,242,600	\$310,650	\$1,553,250
Building Subtotal	20,560	\$298	\$6,134,084	\$1,533,521	\$7,667,605
Site Development					
New Parking Lot for 100 cars (preliminary)	24,500	\$9	\$220,500	\$55,125	\$275,625
Site Circulation Drives, Drop-Off	5,000	\$14	\$70,000	\$17,500	\$87,500
Outdoor Activity areas (bocce, Pickleball, etc)	6,000	\$10	\$60,000	\$15,000	\$75,000
Casual Patio Space, seating, shade structures	2,500	\$15	\$37,500	\$9,375	\$46,875
Landscaping	20,000	\$4	\$80,000	\$20,000	\$100,000
Sidewalks	5,000	\$12	\$60,000	\$15,000	\$75,000
Site Lighting			\$20,000	\$5,000	\$25,000
Utilities Development Allowance			\$200,000	\$50,000	\$250,000
Miscellaneous			\$40,000	\$10,000	\$50,000
Site Development			\$788,000	\$197,000	\$985,000
Total Project Cost	20,560		\$6,922,084	\$1,730,521	\$8,652,605

REPRESENTATIVE SPACE DESCRIPTIONS

Entry Lobby and Lounge

A large, comfortable entry space with comfortable seating, warm materials and ample lighting. This area should be protected from the entry for sound and climate control, and should be near the offices and other conveniences such as restrooms. This area should also have a fireplace, and could have a portion of the space dedicated to café seating with the ability to have food service during events.



Multipurpose Event Hall

This is a large, flexible, but high finish multi-purpose meeting space for events, banquets, programs and rentals. The large space would be divisible into three separate rooms for smaller events. Durable materials that are appropriate for the multi-use nature, but warm and inviting. Ample storage for chairs, tables and other equipment needs. The room is adjacent to the catering kitchen for serving food during events, and near the lobby and lounge space for use as a pre-function space. Will have direct access to outdoor space.



Classrooms

Two large classrooms spaces are included for enrichment classes, arts and crafts, cards, and other activities. The rooms would be finished with durable materials consistent with the flexible nature of the uses. Storage is shared between the two rooms for all of the necessary furniture and equipment for the various activities. Sink and counter space in each room.



Exercise Room

The flexible exercise room would be designed for group exercise, fitness and wellness activities, and silver sneakers programs. Important considerations include cushioned floors for safe exercise, good acoustics, wall mirrors, and flexibility for a wide range of activities. This room would have ample storage for fitness equipment, and plenty of daylight.



Activity Space

This is a flexible activity space for both structured and unstructured activities that would complement the classrooms and event hall. This space could be used for games, cards, meals, meetings, and larger classes. This rooms would have softer materials and good lighting and acoustics. It would have ample storage for furnishings and equipment, and possibly access to the outdoors.



Catering/instructional kitchen

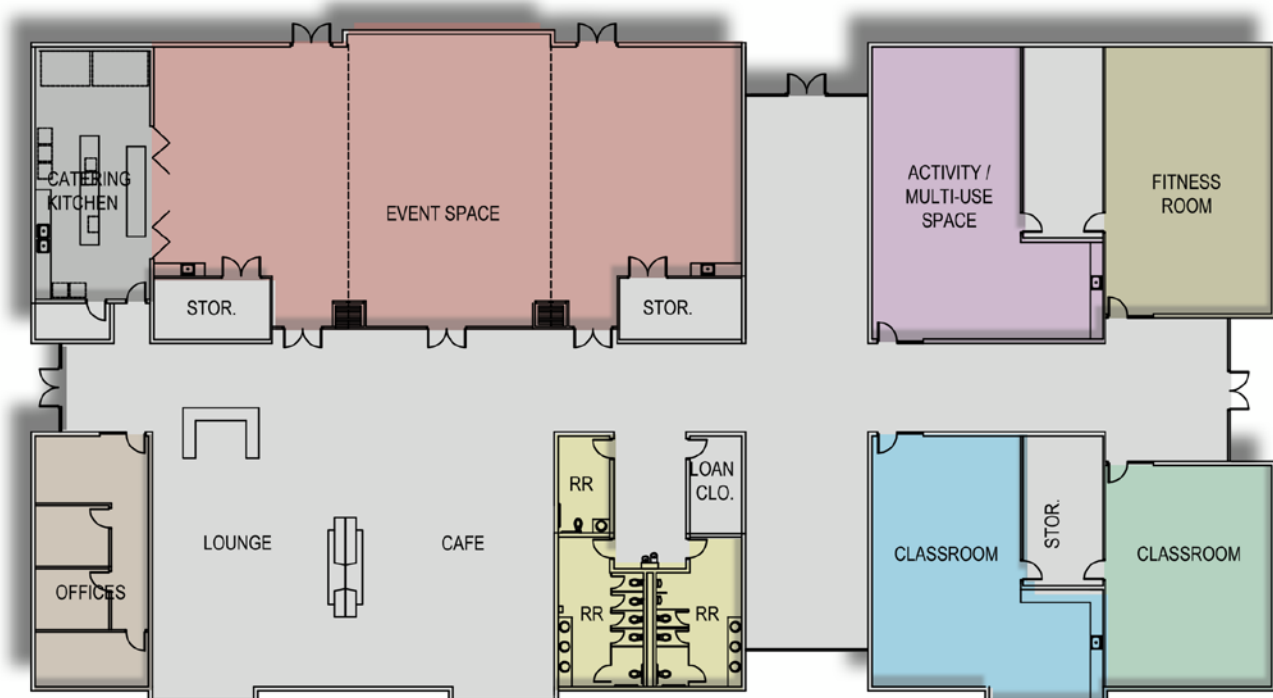
This style of kitchen is appropriate for food service that is catered or potluck style service. It would include ample counter space, warming trays and cabinets, cold beverage storage, and limited ability to cook and clean. This is not a commercial kitchen with large cooking ranges and does not include commercially sanitizing dishwashing. The space would also be designed with ample counter space for cooking demonstration/classes.



PLANNING CONCEPT – OPTION 1



PLANNING CONCEPT – OPTION 2



03

SITE EVALUATION

SITE EVALUATION PROCESS

As part of the study of a potential Senior Center in Highlands Ranch, it is necessary to evaluate the potential site locations available within the community and measure the appropriateness of each. The following study provides a summary analysis of each potential site.

This report reflects the outcome of the evaluation of each site using the site selection criteria described below. Site visits, analysis of aerial photos and available site data, and input from Metro District staff helped the team determine an approximate building footprint size and the pros and cons of the proposed use for a particular site. Conceptual test fits of the site were conducted, in order to further determine the appropriate placement of the potential building footprint, required parking and possible relationship to pre-existing uses and to the surrounding area. Our analysis focused on the design implications and appropriate placement of each new facility.

LOCATING THE FACILITY WITHIN HIGHLANDS RANCH

With several sites located within the community, it will be important to understand the broader community impacts. It is also important to understand that ease of access to the location for residents will directly impact the attendance and ultimate success of the center:

- With limited mobility of many of the users, a central location within the community, and access to public transportation will be important.
- Given the proposed size and nature of the facility, it would have a limited impact on sites with neighboring residential uses.
- If located near retail redevelopment, the users could take advantage of other nearby services and would
- If located in or near a park, the facility will likely increase park utilization for the adjacent/nearby park, but could also pressure existing open space with parking and usage patterns.

SITE REQUIREMENTS

Initial site requirements were established by the project team based on the committee input and targeted parcels with adequate size for sufficient parking and building footprint. The optimal site ranges from 4 acres, to 10 acres for a larger outdoor space and potential future expansion. Two acres would be the very smallest site. Many of the sites are owned by Douglas County, and held in trust, for the Douglas County School District, and therefore would need transfer of ownership, or a land lease for the location of the Senior Center. At this point it is unclear if the Douglas County School District will need the sites in the future, or if they would make the properties available to the Metro District.

PLANNING PRINCIPLES

When planning concepts are developed for each of the potential sites, certain universal planning principles are considered, and although they are not necessarily disqualifying, they are important considerations.

- Plan for a single point of entry directly related to parking and a safe and visible, an ideally covered, drop-off. South facing entries in the Colorado climate are always desirable.
- Ensure a reasonable distance for patrons to walk from parking areas to the main entry, with ample ADA stalls for the convenience of less mobile patrons.
- Consider the scale of the major building volumes when locating these spaces as they relate to views from neighboring residential and other uses. The current building codes and zoning regulations will apply
- Consider loading and staging area and its visibility from adjacent roads and neighboring uses.

SITE EVALUATION CRITERIA

1) Site Size and Program Accommodation

This analysis examines whether the suggested program use for the site is compatible with the size of the site. Will the proposed use put too much pressure on the site from an environmental and community standpoint?

- Cresthill School Site: located in neighborhood, anticipate neighborhood concern, possible opposition. Facility could be located in center of site minimizing impact to immediate neighbors. Development of associated park amenities such as Pickleball and Bocce Ball courts could be a positive for neighborhood.
- Town Center: site would be compatible. Located in a mixed use, densely developed area with retail and multi family housing. Current zoning allows for this use.
- Toepfer School Site: located in neighborhood, anticipate neighborhood concern, possible opposition. Existing park is heavily used during sports seasons.

2) Site Size and Surface Parking

Can the available area of the site accommodate the required parking without the need for structured or underground vertical parking solutions?

- Cresthill School Site: Would easily accommodate surface parking requirements
- Town Center: Parking would have to be built underground. For occasional large events, may be able to use RTD or the existing parking structure. Would require agreement with owners of lots.
- Toepfer School Site: Would require additional, surface parking to be built on site. Possible shared parking w/ park

3) Site Configuration

Does the site allow for more optimal organization of the proposed site elements including orientation, access, proximity to other amenities, clear circulation, location of entries and potential outdoor elements, and general lend itself to better design potential?

- Cresthill School: 10 acre undeveloped site. Would easily accommodate proposed building footprint, associated outdoor amenities, circulation and different orientations on the site
- Town Center: Would be the most challenging site to design for orientation, access, circulation and outdoor elements
- Toepfer School Site: 10 acre undeveloped. Would easily accommodate proposed building footprint in an existing park with some outdoor amenities already in place

4) Link to Active and Passive Outdoor Amenities

Is the site located in proximity to, and within reasonable access to trails, parks, outdoor recreational activities or other outdoor amenities that are complimentary to the proposed use?

- Cresthill School Site. Located near existing parks, trails, and Eastridge Recreation Center.
- Town Center: Central location. Near park, retail, restaurants, civic buildings – library and sheriff sub station. Adjacent to Civic Green Park that has some amenities that could be used by seniors, however park is heavily used during the nice weather months, day time, by youth and youth groups. Adjacent to multi family housing w/ many seniors.
- Toepfer School Site. Central location. Adjacent to park, in neighborhood. Near trails.

5) Vehicular Access to the Site

Is the site accessible to vehicular traffic and is there adequate parking on the site to accommodate the increase use that new program uses might bring? Is there adequate access for service and emergency vehicles?

- Cresthill School Site: Accessible to vehicular traffic. Parking would need to be built. Would accommodate increased use this facility would generate
- Town Center: Accessible to vehicular traffic. Underground parking would need to be built. Would accommodate increased use this facility would generate
- Toepfer School Site: Accessible to vehicular traffic. Parking would need to be built. Would accommodate increased use this facility would generate

6) Pedestrian Access to the Site

Is the property easily accessible from pedestrian routes including sidewalks, trails, and other foot traffic generators? Are there sidewalks leading to the site and will new sidewalks need to be built in order to enable circulation between site components (both proposed and existing)? Is pedestrian access comfortable, safe, and direct?

- Cresthill School Site: Yes – existing pedestrian access and sidewalks
- Town Center: Yes – existing pedestrian access
- Toepfer School Site: Yes – existing pedestrian access, sidewalks, and easy access to trails

7) Bicycle Access to the Site

Is the property easily accessible from streets and/or trails that are reasonable safe and direct for bicycle travel, including designated bike lanes? Is the site near other uses that encourage bicycle transportation and uses?

- Cresthill School Site: Yes. Bicycle access not a priority for this population
- Town Center: Yes. Bicycle access not a priority for this population.
- Toepfer School Site: Yes. Bicycle access not a priority for this population

8) Proximity to Public Transportation

Is the site located in proximity to public transportation routes and scheduled stops, including bus lines and light rail?

- Cresthill School Site: Unknown
- Town Center: Adjacent to RTD parking lot and bus stop/ bus routes
- Toepfer School Site: Unknown

9) Land Availability

Is it reasonable to assume that the site is available for reasonable cost and whether neighboring land may become available? What is the potential opportunity cost of acquiring/developing this land and what is the perceived value of the other uses that may be displaced?

- Cresthill School Site: Excellent opportunity cost. Zoned for public use/future schools. Unknown availability or cost at this time.
- Town Center: Excellent opportunity cost. Zoned for public use. In partnership with Shea Properties, there would be no land cost.
- Toepfer School Site: Excellent opportunity cost. Zoned for public use/future schools. Unknown availability or cost at this time.

10) Land Cost

What is the cost of the site, what is the assessed value of the site, is the cost reasonable for the size and neighborhood based on market comparables?

- Cresthill School Site: Land cost is unknown
- Town Center: No land cost anticipated
- Toepfer School Site: Land cost is unknown

11) Site Area Facility Expansion Potential

Is there room on the site for expansion of existing and proposed facilities or will the proposed programming element limit or curtail future expansion?

- Cresthill School Site: Potential for expansion
- Town Center: Limited potential for expansion
- Toepfer School Site: Some potential for expansion

12) Proximity within Highlands Ranch

Is the site optimally located relative to population centers within the community? Is it centrally located?

- Cresthill School Site: Located on east side of community
- Town Center: Central
- Toepfer School Site: Central

13) Site Visibility

Is the site located such that it is visible from major vehicular and pedestrian circulation patterns? Is the site oriented in a way that allows for a high profile presence of major building elements including entries, activity areas and other prominent features?

- Cresthill School Site: No, located in residential area
- Town Center: Yes
- Toepfer School Site: No, located in residential area

14) Impact on Surrounding Area and Compatibility with Neighboring Uses

Will the proposed use negatively impact the surrounding area? Is the proposed use compatible with neighboring uses (both inside and outside the proposed site)?

- Cresthill School Site: Somewhat
- Town Center: Somewhat
- Toepfer School Site: Somewhat

15) Existing Zoning

Is the site currently zoned under a group that allows for the proposed use, or does the site require a re-zoning process?

- Cresthill School Site: Zoned for public use/future school
- Town Center: Zoned for public use
- Toepfer School Site: Zoned for public use/future school

16) Traffic Impact

Will potential increased traffic volume negatively impact the neighboring uses and/or residents? Is the vicinity of the site such that an active public use would be compatible with traffic volume, times of peak uses and the acoustic impact of vehicular traffic?

- Cresthill School Site: Could be negative impact on neighborhood
- Town Center: Compatible with surrounding area/development
- Toepfer School Site: Could be negative impact on neighborhood

17) Ability to Garner Public Support and Consensus (estimated)

Considering all known factors and perceived neighborhood and community sentiment, does the public support the proposed site for the Senior Center. Although important, this criteria cannot be fully understood without further public engagement and more feedback from citizens.

- Cresthill School Site: unsure, have not conducted public info. and input process yet
- Town Center: Unsure, have not conducted public info. and input process yet
- Toepfer School Site: Unsure, have not conducted public info. and input process yet

18) Site Solar Orientation

Does the site allow for better orientation of interior and exterior elements to control solar impact on the function of the building or exterior areas?

- Cresthill School Site: adaptable to solar conditions
- Town Center: May experience shade depending on the development of the housing design.
- Toepfer School Site: adaptable to solar conditions

19) Site Views

Does the site offer desirable short or long range views that could enhance the design of the proposed facilities?

- Cresthill Site: Good views to mountains
- Town Center: Limited views
- Toepfer School Site: Good views into open space and park

20) Utility Infrastructure Costs

Is the likely cost of developing the site for the proposed use reasonable in terms of grading requirements, access to utilities and utility installation, and development fees? Are there existing buildings to demolish? Are there other costs associated with the development of the subject property?

- Cresthill School Site: Undeveloped site, utilities unknown, higher cost for developing all infrastructure and associated outdoor amenities
- Town Center: Higher construction costs for underground parking, multi stories, but lower cost for overall site development.
- Toepfer School Site: Some park amenities existing on site, some utilities to site, higher cost for developing infrastructure and associated outdoor amenities

Parking and Site Area Requirements

To determine whether the site area is adequate to accommodate the proposed uses, the following area projections were developed for each site. The assumed area required for the Senior Center facility footprint and parking is calculated in the following table. Additional area has been identified for appropriate surrounding plazas, landscape and outdoor activity area. Future expansion is not part of this calculation, but should also be considered in the evaluation and planning of the subject properties.

Site	Approx. Available Site Area (acres/sf)	Building Footprint (sq. ft.)	Parking Area (Spaces/Area)
B- South Cresthill Lane	10.0 acres	<u>22,000</u>	206/2 acres
C- Toepfer Park	4.45 acres (available)	22,000	206/2 acres
D- Town Center Senior Housing Site	2.002 acres/87,207 sf	22,000	206/2 acres

Building Utility Service Requirements

Based on the area and type of spaces included in the preliminary program, the following utility infrastructure assumptions were used in evaluating the potential properties.

Domestic Water

A minimum 8" main water service will be required for the Senior Center. The new building will require a 4" service for fire protection with a 1-1/2" domestic branch.

Depending on the site, existing taps and credits available, and other development requirements, the cost of tap fees was not specifically included in this analysis.

Sanitary Sewer

Based on the catering kitchen and the required restroom fixtures, it is assumed that the proposed building would require an 8" sanitary sewer service.

Natural Gas

TBD

Electrical Service

The new building will require a main electrical service sized at 1600 amp, 277/480 volt 3-phase service.

SITE A: CRESTHILL SCHOOL SITE

Address:	South Cresthill Lane
Subject Area:	10.0 acres
Zoning:	Planned Development, School
Existing uses	Undeveloped open space
Ownership:	Douglas County

Basic Site Description:

The subject property is a Douglas County owned property identified as a future school site for the District. The site sits within an established residential neighborhood with homes facing the site from all directions. The topography is relatively flat with a slight hill at the southwest corner of the site. The site is undeveloped, and there are no existing structures or major features requiring mitigation or removal.

The access drive would be located off Cresthill lane to avoid excess traffic into the neighborhood, and would align with Darwin Lane. The site has ample area to accommodate the building footprint, room for future expansion, outdoor activities and the required parking demand. There is access to utilities within the adjacent street right-of-way. The site has relatively good visibility from the access points. On-site parking would need to be landscaped and screened to be sensitive to the neighbors.

It is undetermined what the cost of acquisition would be from the County, and therefore the value of the property has not been considered as part of the comparative analysis.

Pros:

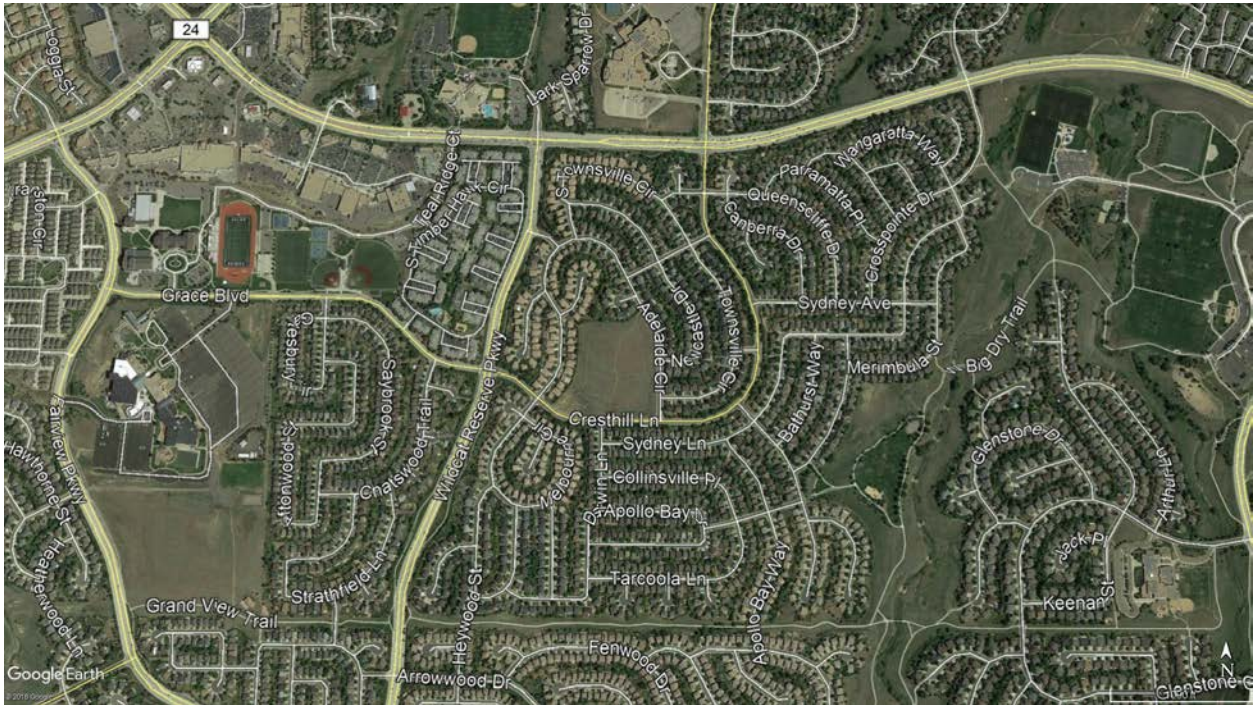
- Ample area to accommodate the planned facility
- Room for future expansion
- Access to park space and outdoor activities
- Located near Eastridge Recreation Center and shopping center.
- County owned, No current agreement for use of land
- Good long-range mountain views

Cons:

- Located in existing neighborhood, anticipate neighborhood concern, possible opposition.
- Traffic could negatively impact neighbors
- Limited access to other community amenities
- No site visibility from major roads or pedestrian routes

B. SITE A: CRESTHILL SCHOOL SITE

Vicinity map



Site Test Fit



SITE C: TOEPFER PARK

Address:	9480 Venneford Ranch Rd, Highlands Ranch, CO 80126
Subject Area:	4.42 acres of available area
Zoning:	Planned Development, park
Existing Buildings (sf):	None, undeveloped site

Basic Site Description:

The subject property is a Douglas County owned property identified as a future school site for the District. The site sits within an established residential neighborhood with existing park features including parking, playground, and sports fields. The topography is relatively flat on the west portion of the site, but falls off dramatically to the northeast toward the sports field. The site area under consideration is undeveloped, and there are no existing structures or major features requiring mitigation or removal.

The access drive would be located off Venneford Ranch Road where the existing access exists. The site has enough area on the flat portion to accommodate the building footprint the required parking demand, but a limited area potential for building expansion or outdoor activities. There is access to utilities within the adjacent street right-of-way. The site has relatively good visibility from the access points.

It is undetermined what the cost of acquisition would be from the County, and therefore the value of the property has not been considered as part of the comparative analysis.

Pros:

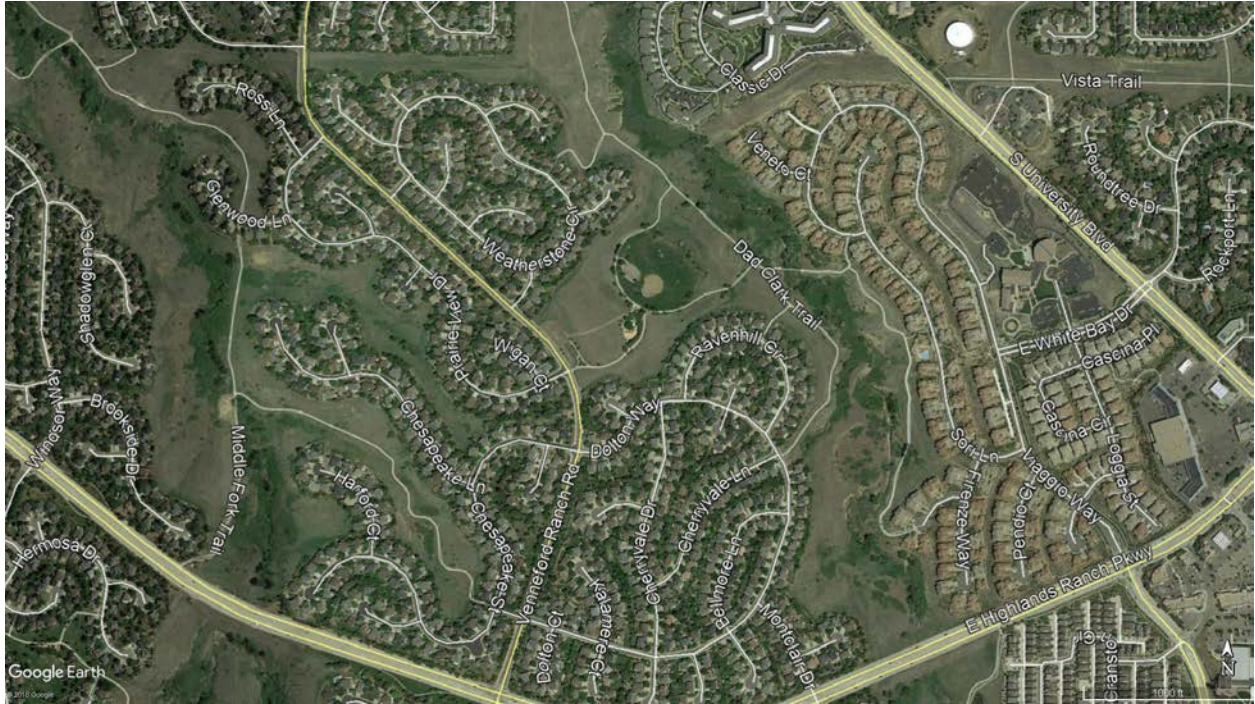
- Adequate area to accommodate facility
- Access to park space and outdoor activities
- County owned, No land cost anticipated
- Potential for shared parking with park uses

Cons:

- Located in existing neighborhood, anticipate neighborhood concern, possible opposition.
- Park is heavily used for sport and youth activities, added uses could be a negative
- Traffic could negatively impact neighbors
- Limited access to other community amenities
- No site visibility from major roads or pedestrian routes

SITE C: TOEPFER PARK

Vicinity map



Site Test Fit



SITE B: HIGHLANDS RANCH TOWN CENTER

Address:	Ridgeline and Dorchester Street Intersection Highlands Ranch
Subject Area:	2.0 acres
Zoning:	Planned Development, Civic Use
Existing Uses:	None, undeveloped property

Basic Site Description:

The subject property sits within the Highlands Ranch Town Center and is a Shea Properties owned parcel designated in the development plan as a potential civic use. Shea is planning an affordable senior housing project that could include the Senior Center as part of the building plan.

The Senior Center would need to be located on the ground floor with at grade access to be a viable option for the District. Parking would be located in a subgrade level parking structure accessed at grade from the north.

The project would provide enough area to accommodate the programmed building footprint and the required parking demand, but limited ability to expand the facility. There could be a rooftop outdoor patio to satisfy the need for outdoor event and gathering space. The property is adjacent to Civic Green Park, but according to staff, the park can be very crowded with activity during the summer months, and provides limited potential for senior activities. There is access to utilities within the adjacent street right-of-way. The site has relatively good visibility from the access points.

The financial and contractual arrangement would be a condominium agreement with the details yet to be determined.

Pros:

- Links to Town Center Retail and Civic Green Park, Library and Sheriff substation
- Synergy between senior housing and the proposed Center
- Safe and convenient, underground covered parking, with access to adjacent overflow lots for larger events.
- Central to the Highlands Ranch community
- Across the street from the Library
- Good access from public transportation

Cons:

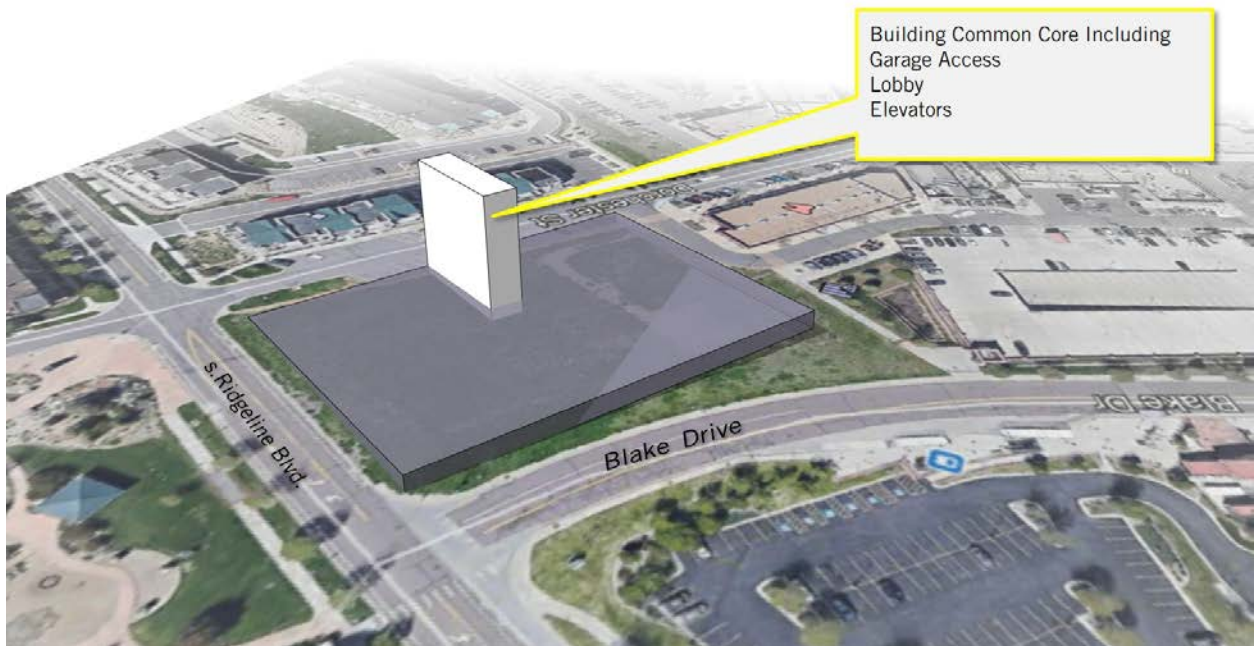
- Limited potential for future expansion.
- Potentially higher costs for denser vertical construction.
- Limited outdoor activity area.

SITE B: HIGHLANDS RANCH TOWN CENTER

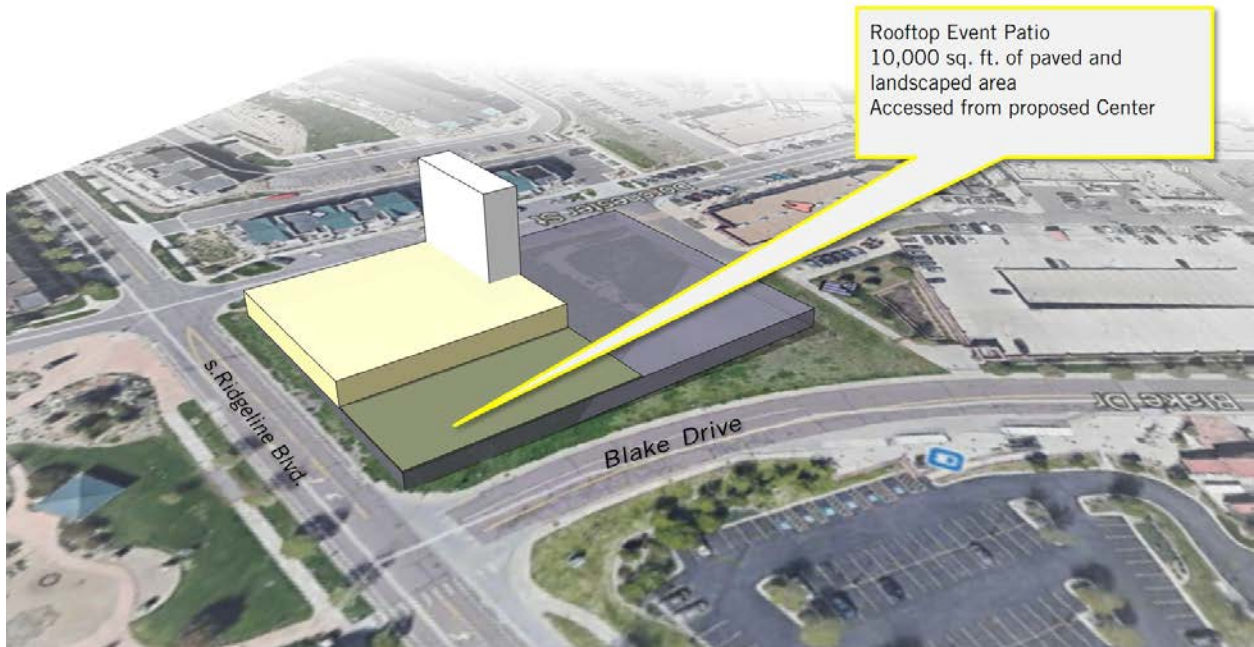
Vicinity map



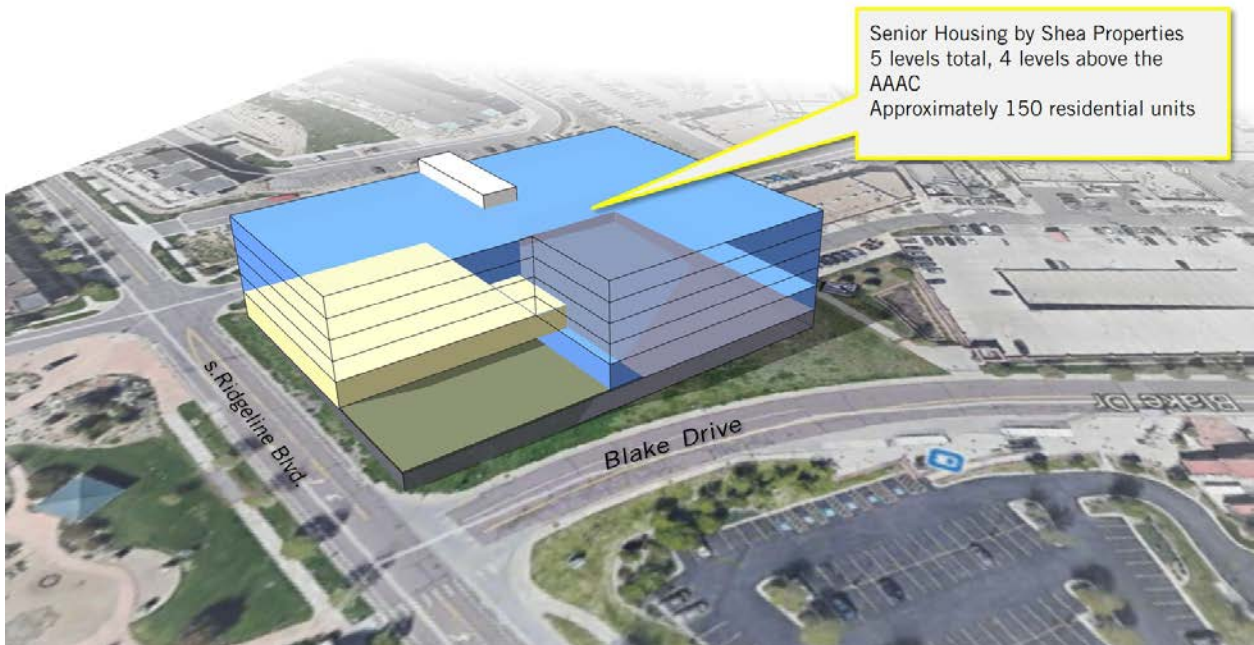
Site Test Fit – Garage Level



Site Test Fit – Entry Level



Site Test Fit – Overall Complex





SITE EVALUATION SUMMARY MATRIX

The following table summarizes the subject properties and rates their ability to meet the site comparison criteria described earlier in this study. The point total is a relative measure of the site’s ability to accommodate the Senior Center program, but does not solely determine the property’s features. This table must be viewed in conjunction with the pros and cons described within each site evaluation to gain a full picture of the ranking of the subject properties.

If the site shows a positive response to any of the criteria, it received a checkmark.

Site Evaluation Criteria	Town Center Site	Toepfer School Site	Cresthill School Site
1. Site size and program accommodation	✓	✓	✓
2. Site size and surface parking		✓	✓
3. Site configuration		✓	✓
4. Link to active and passive outdoor amenities	✓	✓	✓
5. Vehicular access to site	✓	✓	✓
6. Pedestrian access to site	✓	✓	✓
7. Bicycle access to site	✓	✓	✓
8. Proximity to public transportation	✓		
9. Land availability	✓		
10. Land cost			
11. Facility expansion potential		✓	✓
12. Proximity within Highlands Ranch	✓	✓	✓
13. Site visibility	✓		
14. Impact and compatibility with neighboring uses	✓	✓	✓
15. Existing zoning	✓	✓	✓
16. Negative traffic impact		✓	✓
17. Public support and consensus			
18. Site solar orientation		✓	✓
19. Site views		✓	✓
20. Utility infrastructure costs	✓	✓	✓

