



# Senior Center Site Evaluation Report

Report to  
Metro District Board of Directors

September 24, 2019

## **Evaluation Process**

The Highlands Ranch Senior Center site evaluation process began in March 2019. This report was prepared for the Highlands Ranch Metro District Board of Directors to share the project team's findings.

## **Project Team**

Jeff Case	Director of Public Works
Forrest Dykstra	Manager of Engineering
Jodie McCann	Active Adult Coordinator
Terry Nolan	General Manager
Dave Parks	Recreation Supervisor
Carolyn Peters	Recreation and Park Services Manager
Ken Standen	Construction and Facilities Maintenance Manager
Stephanie Stanley	Director of Finance
Carrie Ward	Director of Parks, Recreation and Open Space

## **Site Inventory**

Included in this report is an inventory of 23 sites that we studied. The sites included in the inventory were suggested by Board members, citizens and staff.

The 23 sites were evaluated based on the site evaluation criteria and divided into three categories:

1. Most Feasible
2. Somewhat Feasible
3. Least Feasible

## **Site Evaluation Criteria**

The site evaluation criteria was developed early in the project to provide a list of the important elements that must be evaluated to determine if a site is feasible for development of the senior center.

The full set of site evaluation criteria for the senior center are included in this report for reference.

## **Building Program and Parking Requirements**

The proposed senior center concept plan includes 22,000 sq. ft. of interior space and 112,000 sq. ft. of exterior space to accommodate parking, circulation drives, outdoor activity areas, patio space, landscaping and other site requirements.

A detailed analysis of the building program, site development spaces and parking demand projections are included in this report.

### **Most Feasible Sites**

Of the inventory of 23 sites that we evaluated there are three sites that appear to meet the majority of the criteria:

1. Highlands Ranch Parkway, east of Broadway
2. Plaza Drive and Erickson Boulevard
3. Toepfer Park, Future School Site

Included in this report is a detailed evaluation of the three sites including the architect's site analysis drawings.

### **Updated Construction Costs**

As a part of our study our architect, Chris Kastelic, reviewed and updated the construction costs for the senior center. These cost estimates include both the hard construction costs and the soft costs for planning, permitting, survey, testing, furnishings and equipment, and contingency. Public Works staff completed a detailed analysis of site development costs. The architects cost estimates and those prepared by Public Works are similar.

For the base project, the building is 22,120 square feet, developed on a site of roughly five acres with 206 parking spaces. Including a calculated escalation to 2020, the architect determined that the total project budget is \$10,259,000. This base cost does not include off-site utility development, or any roadway or traffic intersection work that may be required. For the most part, development of the three most feasible sites should be roughly similar, except the additional costs for grading and retaining walls to the three sites.

The Highlands Ranch Parkway site would be a significant grading premium and would require retaining walls making it the most costly to develop. The Plaza Drive site has quite a bit of slope, but it appears to be managed by grading. The Toepfer Park site would have the least requirement for additional work, so it stays at the base price. Based on these assumptions the architect and Public Works Department has summarized the cost estimates for building on the three different sites to be:

1.	Highlands Ranch Parkway	\$10,908,000
2.	Plaza Drive and Erickson Blvd.	\$10,274,000
3.	Toepfer Park	\$10,208,000

## Conclusions, Recommendations and Next Steps

Based on our review and evaluation of possible sites for the senior center it appears that these three sites would meet the criteria for development. The Highlands Ranch Parkway site and Plaza Drive appear to be the most desirable. A full evaluation of these sites is included in the report. Following is a brief summary of the evaluation of the three sites.

<b>Highlands Ranch Parkway</b>	<b>Plaza Drive</b>	<b>Toepfer Park</b>
5 acres – buildable	4.97 acres - buildable	10 acres/4.42 buildable
Can accommodate senior center and county offices	Can accommodate senior center and county offices	Can accommodate senior center only
Owned by Metro District	Owned by County	Owned by County and DCSD
No land cost	Land cost unknown	Land cost unknown
Available at this time	Would require County and Erickson approval and land use change	Would require approval from DCSD and County
Easiest water and sewer	Water and sewer available, may require lift station	Water and sewer available on site
Most expensive, site work	Some site work and fill removal required	Least amount of site work needed
Due to size, limited opportunities for outdoor amenities or expansion	Due to size, limited opportunities for outdoor amenities or expansion	Due to size, limited opportunities for outdoor amenities or expansion
Zoning open space/public purpose	Zoned for RTD/Erickson PUD	Public use
Some opposition anticipated from neighbors	Minimal opposition anticipated	Opposition is anticipated from neighbors
Centrally located, close to trails and Town Center	Located in NW corner of community	Centrally located
Highly visible	Limited visibility	Limited visibility
Traffic improvements may be required	Traffic improvements may be required	Traffic improvements may be required
Close to public transit	No public transit stop	No public transit stop
	Opportunities for programming at Fly'B Park, Johnny's Pond, High Line Canal Trail & Johnny's Pond	Opportunities for programming in the park and on nearby trails
	Opportunities for some shared use and programs with Wind Crest and volunteers	
	Opportunities for shared/additional parking for Fly'n B Park	Site is not large enough to accommodate senior center and park users
		Acquisition of additional acreage could be valuable for park and parking expansion
Estimated cost: \$10,908,000	Estimated cost: \$10,274,000	Estimated cost: \$10,208,000

## Public Review and Input Process

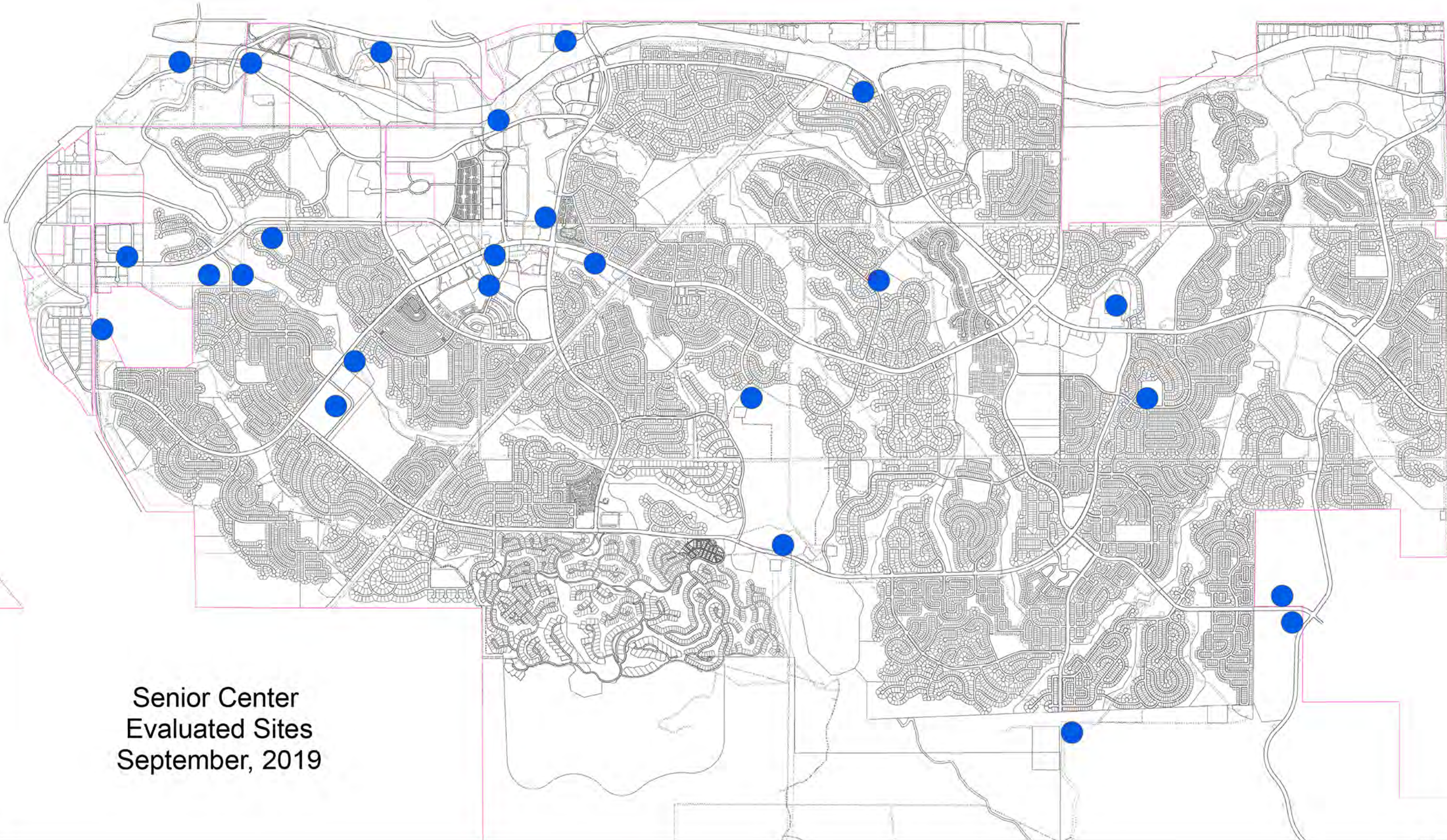
The recommended next steps in the site evaluation process should include further Board discussion, a public review and comment process, and possibly a community survey which could include a set of questions about the proposed senior center to better understand the level of community support for the project.

1. Public review and input process: the public will want to review the sites that have been identified for the center and provide their input to the Board of Directors.

Staff will post the report on the website and invite public input to be submitted in writing so that we can capture and share the full scope of comments with the Board.

The public is invited to share their written comment with Carrie Ward via email or letter at [cward@highlandsranch.org](mailto:cward@highlandsranch.org) or send to Carrie Ward, 3280 Redstone Park Circle, Highlands Ranch, Colorado, 80129. The public comment period will be open until October 18, 2019. Staff will summarize the comments and share with the Board at their October 23, 2019 meeting.

2. Community Survey: The District has budgeted for another community survey and the Board may want to consider conducting the survey and including a set of questions about the Senior Center to gauge the level of community support for the capital expenditure to build the center and funding the ongoing operations. This is an expansion in our scope of services and the community survey would provide additional information for the Board and another means of collecting community input. The survey could be developed between now and the end of the year and administered early in 2020.



Senior Center  
Evaluated Sites  
September, 2019

Date: 9/18/2019

**Senior Center Site Inventory**  
**March - August 2019**  
**Updated 9- 18 -2019**



3280 Redstone Park Circle  
 Highlands Ranch, Colorado 80129  
 303-791-2710 / Fax: 303-791-3047

Evaluation Order #	Location Description	Acreage	Land Ownership	Utilities Infrastructure	Topography	Location	Access & Traffic	Adjacent Land Use
<b>Most Feasible</b>								
1	HR Parkway east of Broadway between CenturyLink & Mt. View Church	5 (buildable)	<ul style="list-style-type: none"> <li>• Metro District</li> <li>• No acquisition cost</li> </ul>	Water on site, Sewer on site	Import needed	Central	Site visibility: excellent Access: good 6 lane arterial, 4 way intersection	Open space/church
2	Plaza Drive: West end Adjacent to Wind Crest	4.97	<ul style="list-style-type: none"> <li>• DC</li> <li>• Designated for RTD</li> <li>• Would require DC &amp; Erickson approval &amp; Transfer to District</li> <li>• Acquisition cost and timeline unknown</li> </ul>	1 water stub onsite 2nd across Plaza street cut required , Sewer across Plaza Dr. may require lift station	Export required	NW	Site visibility: minimal Access: good Collector access	Multi family and senior housing, parks and open space
3	Toepfer Park 9320 Venneford Ranch Rd	10 Total 4.42 (buildable)	10 acres total: <ul style="list-style-type: none"> <li>• 3 AC – DCSD</li> <li>• 6.9 AC -DC/future DCSD</li> <li>• Requires DC &amp; DCSD approval &amp; transfer to District</li> <li>• Acquisition cost and timeline unknown</li> </ul>	Water 550' from proposed building , sewer on site maybe too high, other connection option 500' near water line	Flat/walkout potential	Central	Site Visibility: minimal Access: good Collector access	Residential

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<b>Somewhat Feasible</b>								
4	Broadway & County Line	3.2	<ul style="list-style-type: none"> <li>• South Suburban Park and Recreation District / Would consider selling at Market Value</li> </ul>	Water on site, sewer to the East and South	Import needed	North Central	4 lane Arterial	Medical and commercial buildings
5	Cresthill Lane School Site	10	<ul style="list-style-type: none"> <li>• DC/future school site</li> <li>• Not available at this time</li> </ul>	One water on site, requires Street cut for water loop and sewer	Flat	East	Collector access	Residential
6	Cactus Bluff School Site	10	<ul style="list-style-type: none"> <li>• DC/future school site</li> <li>• Not available at this time</li> </ul>	2 Water stubs on site, Sewer on site	Flat	NW	Local Street access	Residential
7	Plaza Drive: North Side West of AMC Theatre	4	<ul style="list-style-type: none"> <li>• Highlands Ranch Metro District</li> <li>• Existing easements constrains development on site</li> </ul>	1 Water stub on site 2nd 400-900' , sewer on site	Import required	North Central	4 lane arterial	Open space and commercial



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<b>Least Feasible</b>								
8	RTD Lot Town Center 9255 Zotos Drive	3.8	<ul style="list-style-type: none"> <li>• RTD</li> <li>• Not available at this time</li> </ul>	Water and sewer in street 3 street cuts required,	Flat	Central	6 lane Arterial signalized	Commercial/ Sheriff
9	RTD Lot Dad Clark 8392 Burnley Ct.	Lot 3A - 1.3 Lot 3B - 0.75 Lot2 - 3.1	<ul style="list-style-type: none"> <li>• RTD</li> <li>• Not available at this time</li> </ul>	Water and sewer on site	Flat	Central	Collector access	Church/RTD
10	Historic Park Along Wildcat	2+	<ul style="list-style-type: none"> <li>• Shea Homes</li> <li>• 2026 Metro District</li> </ul>	Water on site, sewer across Wildcat	<ul style="list-style-type: none"> <li>• Steep hill</li> <li>• High development cost / retaining walls</li> </ul>	South Central	4 lane arterial	Open Space
11	Plaza Drive North side Across from Fly'n B Park (Across from CWSD)	10	<ul style="list-style-type: none"> <li>• Metro District / RTD / Shea Properties</li> <li>• Acquisition cost unknown</li> <li>• Availability unknown</li> </ul>	Water on site, sewer on site	Flat	NW	4 lane arterial	Commercial
12	Redstone/Rovers Run Dog Park/Foothills Canyon Road	4	<ul style="list-style-type: none"> <li>• Highlands Ranch Metro District</li> <li>• Xcel easement constrains development on site</li> </ul>	Water in street, sewer near site	Flat	NW	Collector access	Residential

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13	Lucent Blvd - North Plum Valley Lane	3 / 4.8	<ul style="list-style-type: none"> <li>• EMRF (Englewood McClellan Reservoir Foundation)</li> <li>• Would have to negotiate lease w/EMRF</li> </ul>	Water on site, sewer on site	Flat	NW	Collector access	Commercial
14	Broadway West side North of HR Parkway	2.5 Too Small	<ul style="list-style-type: none"> <li>• Highlands Ranch Metro District</li> </ul>	Water on site, sewer in road	Import needed Lots	Central	6 lane Arterial	Commercial/ church
15	Future Wildcat Regional Park Griggs Road	3+	<ul style="list-style-type: none"> <li>• Douglas County/HRCA</li> <li>• Availability unknown</li> <li>• Does not meet site evaluation criteria</li> </ul>	Water on site, sewer 400' on Shadowbrook Cir., street cut required		SE	Collector access	Open space
16	Historic Park North of Mansion Adjacent to Young House	3 Too Small	<ul style="list-style-type: none"> <li>• Highlands Ranch Metro District</li> <li>• Not in alignment with Historic Park Master Plan</li> <li>• Not enough parking</li> </ul>	Water on site, Sewer near site	Flat	Central	Collector access	Residential
17	McArthur Ranch Road - Pax Christi	N/A	<ul style="list-style-type: none"> <li>• Diocese of Colorado Springs</li> <li>• Not available</li> </ul>	N/A	Not in Highlands Ranch - property sold	Central	Collector access	Commercial

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18	Property adjacent to St Marks Church	7.08	<ul style="list-style-type: none"> <li>• Diocese of Colorado Springs/not available</li> </ul>		Owned by church - conflicting uses on weekends and evening		Collector access	
19	Open Space on HR Parkway adjacent to Lutheran Church	5 Total 3 Acres buildable	<ul style="list-style-type: none"> <li>• Holy Cross Lutheran 2 ac</li> <li>• HRMD District 3 ac</li> <li>• Too small</li> </ul>		Owned by church - conflicting uses on weekends and evening	West		
20	Undeveloped Lot on Town Center Drive @ Commerce Center	N/A	<ul style="list-style-type: none"> <li>• Garage condos</li> <li>• Not available</li> </ul>	N/A		NW	Collector access	
21	Property adjacent to Grace Presbyterian Church on Hwy. 85		<ul style="list-style-type: none"> <li>• Grace Presbyterian</li> </ul>			West	Future Hwy 85 improvements will create access challenges to this site	
22	Redstone Park Use of soccer field		<ul style="list-style-type: none"> <li>• Highlands Ranch Metro District</li> <li>• Requires loss of ball fields</li> <li>• Not enough parking</li> </ul>			NW		

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23	Falcon Park Use of sports field		<ul style="list-style-type: none"> <li>• Highlands Ranch Metro District</li> <li>• Requires loss of ball fields</li> <li>• Not enough parking</li> </ul>			Central		

Previously Reviewed Sites								
	Town Center Site	2	Shea Properties					

Other Ideas								
	Rock Canyon HS	2	DC - Designated for fire use. Possible trade w/ DCSD for use of school site.	South Metro has shared that they do not want this site for fire station. Rock Canyon HS would like to have this site for parking. Not sure that we have a role in this property or can use as a trading chip as we do not own the site.				

Key: DCSD - Douglas County School District  
 DC - Douglas County

# Senior Center Site Evaluation Criteria

## Acreage

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?
2. **Total Acreage:**
3. **Buildable Acreage:**
4. **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?
5. **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?
6. **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?
7. **Room for Outdoor Amenities:**
8. **Room for Douglas County Needs:**
9. **Topography:**

## Land Ownership

1. **Ownership:**
2. **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?
3. **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?
4. **Land Acquisition and Time Frame:**

## Utilities and Infrastructure

1. **Water and sewer availability:**
2. **Existing utility easements:**
3. **Utility and 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?
4. **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?

## **Location, Land Use and Zoning**

1. **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?
2. **Impact/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)?
3. **Public input, support and consensus:**  
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.
4. **Proximity within Highlands Ranch:**  
Is the site optimally located relative to population centers within the City? Is it centrally located?
5. **Deed restrictions:**
6. **Access to existing 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?

## **Access and Traffic**

1. **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?
2. **Negative 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?
3. **Vehicular access to 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?
4. **Pedestrian access to 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?
5. **Proximity to public transportation:**  
Is the site located in proximity to public transportation routes and scheduled stops, including bus lines and light rail?
6. **Additional traffic improvements:**  
Will site require additional improvements such as turn lanes, traffic signal, etc.?



## Highlands Ranch Senior Center Square Footage

<b>Building Spaces</b>	Net Sq. Ft.
Covered Drop-off / Porte Cochere	800
Entry Lobby/Reception Area	600
Casual Lounge Seating Area	1,800
Café Space	500
Consultation Rooms (2 @ 200sf ea.)	400
Admin Offices (3 @ 120sf ea.)	360
Volunteer Office	120
Loan Closet	300
Event Space (divisible into 3 rooms)	5,000
Event Storage	300
Classroom (w/ 100sf of storage)	900
Classroom (w/ 100sf of storage)	900
Kitchen (catering and teaching)	800
Multi-use Exercise Room (with 200sf of storage)	1,500
Activity Multi-Use Space	2,000
Public Restrooms - Men	400
Public Restrooms - Women	400
Inclusive/Assistance Restroom	120
Mech./Circ./Walls/Struct., etc.	4,920
<b>Building Subtotal</b>	<b>22,120</b>
<b>Site Development</b>	
New Parking Lot for 206 cars	72,100
Site Circulation Drives, Drop-Off	5,000
Outdoor Activity areas (bocce, Pickleball, etc)	6,000
Casual Patio Space, seating, shade structures	4,000
Landscaping	20,000
Sidewalks	5,000
Site Lighting	
Utilities Development Allowance	
Miscellaneous	
<b>Development Subtotal</b>	<b>112,100</b>
<b>Total Project Square Footage</b>	<b>134,220</b>

**Program Statement -Stand-Alone Facility**

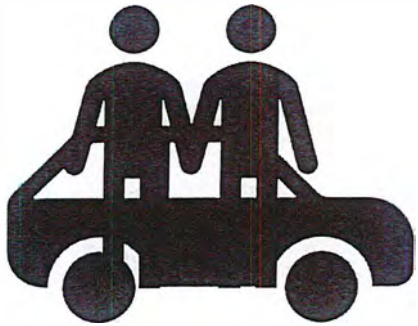
	Net Sq. Ft.	\$/SF	Const. Cost	Non-Const. \$	Total Cost
<b>Building Spaces</b>				25.0%	
Covered Drop-off / Porte Cochere	800	\$200	\$160,000	\$40,000	\$200,000
Entry Lobby/Reception Area	600	\$420	\$252,000	\$63,000	\$315,000
Casual Lounge Seating Area	1,800	\$325	\$584,640	\$146,160	\$730,800
Café Space	500	\$420	\$210,000	\$52,500	\$262,500
Consultation Rooms (2 @ 200sf ea.)	400	\$325	\$129,920	\$32,480	\$162,400
Admin Offices (3 @ 120sf ea.)	360	\$420	\$151,200	\$37,800	\$189,000
Volunteer Office	120	\$280	\$33,600	\$8,400	\$42,000
Loan Closet	300	\$280	\$84,000	\$21,000	\$105,000
Event Space (divisible in thirds)	5,000	\$325	\$1,624,000	\$406,000	\$2,030,000
Event Storage	300	\$325	\$97,440	\$24,360	\$121,800
Classroom (w/ 100sf of Storage)	900	\$280	\$252,000	\$63,000	\$315,000
Classroom (w/ 100sf of Storage)	900	\$280	\$252,000	\$63,000	\$315,000
Kitchen (catering and teaching)	800	\$420	\$336,000	\$84,000	\$420,000
Multi-use Exercise Room	1,500	\$325	\$487,200	\$121,800	\$609,000
Activity Multi-Use Space	2,000	\$280	\$560,000	\$140,000	\$700,000
Public Restrooms - Men	400	\$420	\$168,000	\$42,000	\$210,000
Public Restrooms - Women	400	\$420	\$168,000	\$42,000	\$210,000
Inclusive/Assistance Restroom	120	\$325	\$38,976	\$9,744	\$48,720
Mech./Circ./Walls/Struct., etc.	4,920	\$280	\$1,377,600	\$344,400	\$1,722,000
<b>Building Subtotal</b>	<b>22,120</b>	<b>\$308</b>	<b>\$6,806,576</b>	<b>\$1,701,644</b>	<b>\$8,508,220</b>
<b>Site Development</b>					
New Parking Lot ( Parking for 206 cars + 10 ADA)	72,100	\$11.00	\$793,100	\$198,275	\$991,375
Site Circulation Drives, Drop-Off	5,000	\$14.00	\$70,000	\$17,500	\$87,500
Outdoor Activity areas (bocce, Pickleball, etc)	6,000	\$10.00	\$60,000	\$15,000	\$75,000
Grading Allowance			\$48,000	\$12,000	\$60,000
Casual Patio Space, seating areas	4,000	\$20.00	\$80,000	\$20,000	\$100,000
Landscaping (50% of developed area)	20,000	\$4.00	\$80,000	\$20,000	\$100,000
Sidewalks	5,000	\$12.00	\$60,000	\$15,000	\$75,000
Site Lighting			\$20,000	\$5,000	\$25,000
Utilities Development Allowance			\$150,000	\$37,500	\$187,500
Miscellaneous			\$40,000	\$10,000	\$50,000
<b>Site Development</b>			<b>\$1,401,100</b>	<b>\$350,275</b>	<b>\$1,751,375</b>
<b>Total Project Cost</b>	<b>22,120</b>		<b>\$8,207,676</b>	<b>\$2,051,919</b>	<b>\$10,259,595</b>

- 1) The above costs reflect the budget to develop a stand-alone center. Land acquisition costs are not included in the above figures.
- 2) Costs reflect current construction market conditions, and have been escalated through 2020. The costs above are an average opinion of construction costs based upon similar facilities built in the region and other recently constructed Centers built nationally and adjusted to the Highlands Ranch market.
- 3) the above costs, particularly those for the site development may vary depending on the property selected, including soils conditions, topography, site size and access to utilities, and other site specific considerations.
- 4) The total project cost reflects a 30% multiplier to account for non-construction soft costs including design fees, equipment, contingency, escalation, miscellaneous development expenses, and surveys, reports, entitlements, etc.
- 5) Site costs have increased from previous cost estimates due to the increased parking lot size more than doubling from 100 to 210 stalls), and due to assumptions for site grading for the sites with existing sloped topography.

Construction Cost Ranges	base (\$/sf)	market factor (esc., loc, time)	Total Cost (\$/ft)
Highly finished/costly spaces	\$ 375	\$ 1.12	\$420
Moderately Finished, simpler space	\$ 290	\$ 1.12	\$325
Minimally Finished Space	\$ 250	\$ 1.12	\$280

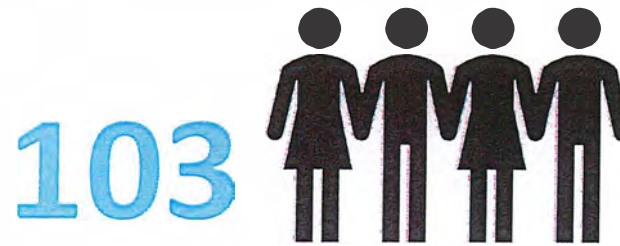


# PARKING DEMAND PROJECTIONS



## Mode Split

- Daily Activities: 1
- Special Events: .57



103

Parking Spaces for  
Daily Activities



206

Parking Spaces for  
Special Events



38

Parking Spaces for  
Douglas County



244

Parking Spaces Needed  
to Support Project



Senior Center  
Most Feasible Sites  
September, 2019

**Senior Center Site Evaluation**  
**September 18, 2019**  
**Evaluation of the Three Most Feasible Sites**

**Highlands Ranch Parkway**  
**East of Broadway**  
**Between Century Link and Mountain View Church**

**Acreage**

- **Site Size and Program Accommodation:** The five acres would accommodate the proposed building and parking requirements
- **Total Acreage:** 5
- **Buildable Acreage:** 5
- **Site Size and Surface Parking:** Site size would accommodate proposed building and parking requirements of approximately 206 spaces for the senior center or a total of 244 parking spaces to meet Douglas County needs if they were to partner with us.
- **Site Configuration:** The site sits below the grade of the road and if the building is located at existing grade of site, you may only see the roof from road
- **Facility Expansion Potential:** Limited potential for expansion of building and parking.
- **Room for Outdoor Amenities:** Limited space for outdoor amenities/due to topography.
- **Room for Douglas County Offices:** Site could accommodate Douglas County office needs and parking requirement
- The site area under consideration is undeveloped, and there are no existing structures or major features requiring mitigation or removal

**Land Ownership**

- **Ownership:** Metro District
- **Land Cost:** none
- **Land Availability:** available at this time
- **Land Acquisition and Time Frame:** Zoning would have to be changed
- **Timeline:** Because the District owns this site it would not require approvals from other agencies to transfer ownership

**Utilities and Infrastructure**

- **Water and Sewer Availability:** Easiest water and sewer
- **Existing Utility Easements:** none
- **Site Development Costs:** \$2,383,000
- **Site Solar Orientation:** Adaptable to solar conditions. South facing which is good for snow and ice removal

**Location, Land Use and Zoning**

- **Existing Zoning:** Open Space/Public Purpose

- **Impact/Compatibility with Neighboring Uses:** To the west is a church and to the east is the Century Link utility building. Single family residential borders the south, across the drainage. Senior Center would be compatible with surrounding uses.
- **Public Input, Support and Consensus:** Public input process will be conducted after report is presented to Board. Some public opposition is anticipated from neighbors located to the south of the proposed site
- **Proximity Within Highlands Ranch:** Centrally located
- **Deed Restrictions:** N/A
- **Access to Existing Active and Passive Outdoor Amenities:** Close to trails. Close to Town Center retail, restaurants, and services

#### **Access and Traffic**

- **Site Visibility:** Highly visible
- **Negative Traffic Impact:** No. Site is located on 6 lane arterial
- **Vehicular Access to Site:** Located on busy arterial road. Access into and out of site would need to be carefully planned
- **Pedestrian Access to Site:** Accessible by existing sidewalks and trails
- **Proximity to Public Transportation:** Bus stop located in front of church
- **Additional Traffic Improvements:** The County may require some additional traffic improvements such as a traffic light

**Highlands Ranch Senior Center Site Analysis**

**Highlands Ranch Parkway Site**



## Plaza Drive and Erickson Boulevard

### Adjacent to Wind Crest Retirement Community, Fly'n B Park and Johnny's Pond

#### Acreage

- **Site Size and Program Accommodation:** The 4.97 acres would accommodate proposed building and parking requirements.
- **Total Acreage:** 4.97
- **Buildable Acreage:** 4.97
- **Site Size and Surface Parking:** Site could accommodate parking requirements of approximately 206 spaces for the senior center or a total of 244 parking spaces to meet Douglas County needs if they were to partner with us. Additional parking on the site could help to meet parking needs at Fly'n B Park and house and Johnny's Pond. Additional parking could possibly be built on Plaza Drive for park and pond visitors even if the Senior Center is not built on this site.
- **Site Configuration:** The site orientation is good with access off of Plaza Drive or Erickson Drive. Orientation, access, circulation and proximity to existing park amenities are all satisfactory.
- **Facility Expansion Potential:** Limited potential for expansion of building and parking.
- **Room for Outdoor Amenities:** Proximity to Fly'n B Park, future Fly'n B House, Johnny's Pond and High Line Canal Trail add to this sites potential.
- **Room for Douglas County Offices:** Site would accommodate Douglas County office needs and parking requirements
- The site area under consideration is undeveloped, and there are no existing structures or major features requiring mitigation or removal

#### Land Ownership

- **Ownership:** Douglas County
- **Land Cost:** Unknown. At this time we do not know if Douglas County and/or Erickson would want to be paid for the parcel.
- **Land Availability:** We have contacted Douglas County requesting use of this site for the Senior Center and discussions with Douglas County are in progress.
- **Land Acquisition and Time Frame:** In a memo dated July 2, 2019 from Douglas County to the District the process for requesting this property is outlined: The parcel is within the Erickson Planned Development. Erickson conveyed the property to the County in 2006 in fulfillment of commitments it made in the Erickson PD. The intended use of the property and essentially the only use allowed by zoning, is for construction of an RTD light rail train station and Park-n-Ride on the future extension of the Southwest Corridor from Mineral Station to the new terminus at Lucent Boulevard. It is the District's understanding RTD will not need the site. Since Plaza Drive is no longer planned to extend to Santa Fe, Wind Crest has asked for the road right of way to be given back to them. Douglas County is holding off on a decision on the road ROW until the 2040 Transportation Plan is completed. For the District to acquire the property the Erickson PD would have to be amended to allow for a senior center or County offices. This would be a major amendment to the PD and it would be subject to public hearings of the Planning Commission and the Board of County Commissioners. When Erickson conveyed he property to the County,

the parties entered into an agreement that the property would revert back to Erickson's ownership if the County didn't use it for one of the uses allowed in the PD within 25 years.

- Erickson and Wind Crest support the development of the Senior Center on this site and believe the center would be a compliment to the Wind Crest development. It appears that there may be some opportunities to partner with Wind Crest for some shared use of the facility and parking to help accommodate some of their larger events. This could include sharing program resources that could be available to Senior Center members. We also discussed the opportunity for Wind Crest residents to be more involved in community based programs and to volunteer at the center which are opportunities residents are interested in.
- Timeline for acquisition is unknown.

#### Utilities and Infrastructure

- **Water and Sewer Availability:** One water stub on site with second across from Plaza Drive. Street cut required. Sewer across Plaza Drive may require lift station.
- **Existing Utility Easements:** N/A
- **Site Development Costs:** \$1,749,000
- **Site Solar Orientation:** Adaptable to solar conditions

#### Location, Land Use and Zoning

- **Existing Zoning:** RTD
- **Impact/Compatibility With Neighboring Uses:** Compatible with neighboring uses. Douglas County did have an initial meeting with Erickson on our behalf and at this time they appear to see the proposed Senior Center as a positive addition to the area. Proximity to multi-family housing could be good as there may be seniors in the surrounding multifamily complexes that would use the center
- **Public Input, Support and Consensus:** Public input process will be conducted after report is presented to Board. Limited public opposition is anticipated regarding this site. Discussions with Douglas County are in progress.
- **Proximity Within Highlands Ranch:** Located on Northwest corner of community
- **Deed Restrictions:** As previously discussed and defined in Erickson PUD
- **Access to Existing Active and Passive Outdoor Amenities:** Proximity to Fly'n B Park, future Fly'n B House, Johnny's Pond and High Line Canal Trail add to this sites potential.

#### Access and Traffic

- **Site Visibility:** Limited visibility at this time. As development occurs along Plaza Drive, visibility of site will increase
- **Negative Traffic Impact:** We do not believe this would create a negative impact on traffic in the area
- **Vehicular Access to Site:** Accessible to vehicular traffic
- **Pedestrian Access to Site:** Accessible by existing sidewalks and trails
- **Proximity to Public Transportation:** Not at this time
- **Additional Traffic Improvements:** Douglas County may require additional traffic and pedestrian improvements at intersection of Plaza Drive and Erickson Boulevard

**Highlands Ranch Senior Center Site Analysis  
Plaza Drive Site**





## Toepfer Park – Future School Site

Located at 9320 Venneford Ranch Road this site is adjacent to Toepfer Park:

### Acreage

- **Site Size and Program Accommodation:** 10 acre site, of which 4.42 is buildable. Based on architect's site analysis the site could accommodate only the senior center and needed parking.
- **Parking:** Site could accommodate parking requirements of approximately 200 spaces but not additional parking requirements for park users.
- Based on the architect's site analysis this site would not be large enough to accommodate the Senior Center and the Douglas County offices.
- **Site Configuration:** The site orientation is good with access off of Venneford Ranch Road where the existing access exists. Orientation, access, circulation and proximity to existing park amenities are all satisfactory.
- **Facility Expansion Potential:** Limited potential for expansion of building and parking.
- **Room for outdoor amenities:** Adjacent to existing park and trails.
- **Room for Douglas County offices:** The site would probably not accommodate the office and parking needs for the Douglas County Human Services offices
- **Topography:** is relatively flat on the west portion of the site, but falls dramatically to the northeast toward the sports fields. No export or fill would be required for this site.
- The site area under consideration is undeveloped, and there are no existing structures or major features requiring mitigation or removal

### Land Ownership

- **Ownership:**  
3 acres owned by Douglas County School District  
6.9 acres owned by Douglas County, held for Douglas County School District for future school site
- **Land Cost:** Unknown. At this time we do not know if DCSD or Douglas County would want to be paid for the parcel.
- **Land Availability:** Would require approval by Douglas County Board of Commissioners and Douglas County School Board and if approved, transfer of property to Metro District.
- **Land acquisition and timeline:** The DCSD Long Range Planning Committee is reviewing all of the future school sites in August and September 2019 and preparing their recommendation for the school board regarding which sites they believe should be reserved for future school development and which sites are no longer needed. Of the three future school sites located in Highlands Ranch it appears the Toepfer Park site is the site the school district is least likely to need for a future school development. In May 2019 Metro District sent a letter to DCSD stating that if the site is not needed for a future school facility the District has long envisioned using the site for expanding Toepfer Park or possibly for the Senior Center. Timeline for acquisition is unknow.

### Utilities and Infrastructure

- **Water and Sewer Availability:** Water line is located 550' from proposed building. Sewer is on site but maybe located too high. Other connection option exists 500' near water line.
- **Existing Utility Easements:** No other existing utility easements would impact site development
- **Site Development Costs:** \$1,683,000
- **Site Solar Orientation:** Adaptable to solar conditions

#### **Location, Land Use and Zoning**

- **Existing Zoning:** Zoned for Public Use
- **Impact/Compatibility with Neighboring Uses:** Located in existing neighborhood next to existing park with parking, playground and sports fields. In residential area, already receive some complaints from parking that spills over onto Venneford and neighborhood streets
- **Public Input/Support and Consensus:** Public input process will be conducted after report is presented to Board. Opposition is anticipated from surrounding neighborhoods
- **Proximity Within Highlands Ranch:** Central
- **Deed Restrictions**
- **Access to Existing Active and Passive Outdoor Amenities:** trails and parks amenities

#### **Access and Traffic**

- **Site Visibility:** Limited due to location in residential neighborhood
- **Negative Traffic Impact:** Increased traffic could create negative impact on neighborhood
- **Vehicular Access to Site:** Accessible to vehicular traffic
- **Pedestrian Access to Site:** Accessible by existing sidewalks and trails
- **Proximity to Public Transportation:** No
- **Additional Traffic Improvements:** We do not believe Douglas County will require additional traffic improvements

#### **Footnote:**

The Metro District should continue to pursue the acquisition of this property even if the Senior Center is not built on the site. The additional acreage would be valuable for park expansion and development of additional park amenities and needed parking.

**Highlands Ranch Senior Center Site Analysis  
Toepfer Park Site**

