

HIGHLANDS RANCH SENIOR CENTER

Site Evaluation Report
Presented to Metro District Board of Directors
September 24, 2019

PROJECT TEAM

PROS

- Carrie Ward
- Carolyn Peters
- Jodie McCann
- David Parks
- Ken Standen

Public Works

- Jeff Case
- Forrest Dykstra

Administration

- Terry Nolan
- Stephanie Stanley

SITE EVALUATION CRITERIA

Acreage

- Site Size
- Buildable Acreage
- Surface parking
- Room for outdoor amenities
- Douglas County office
- Topography

Land Ownership

- Land availability
- Acquisition timing
- Land cost

Utilities & Infrastructure

- Availability of utilities
- Site development costs
- Existing utility easements

Location

- Existing zoning
- Neighborhood impact
- Proximity within Highlands Ranch
- Deed restrictions
- Access to outdoor amenities

Access & Traffic

- Site visibility
- Vehicle/ Pedestrian access
- Public transportation
- Traffic improvements

BUILDING PROGRAM & PARKING REQUIREMENTS

Building and Site Requirements

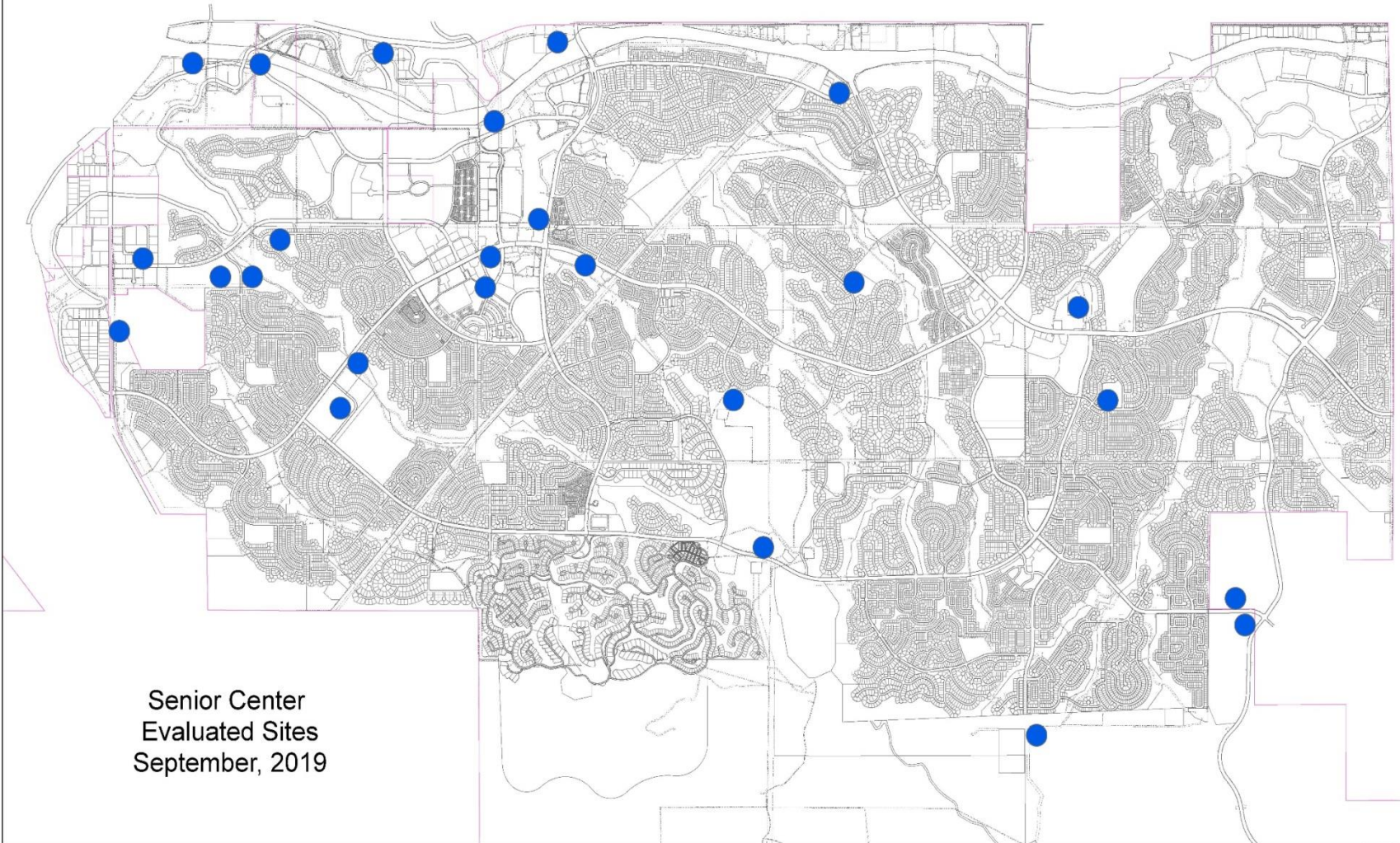
- 22,000 square foot building
- 112,000 sq. ft. exterior space
- 5 acres approximately/minimum

Parking Requirements

- 103 spaces for daily activities/
- 206 spaces for special events
- 38 spaces for Douglas County offices
- 244 total spaces

SITE INVENTORY

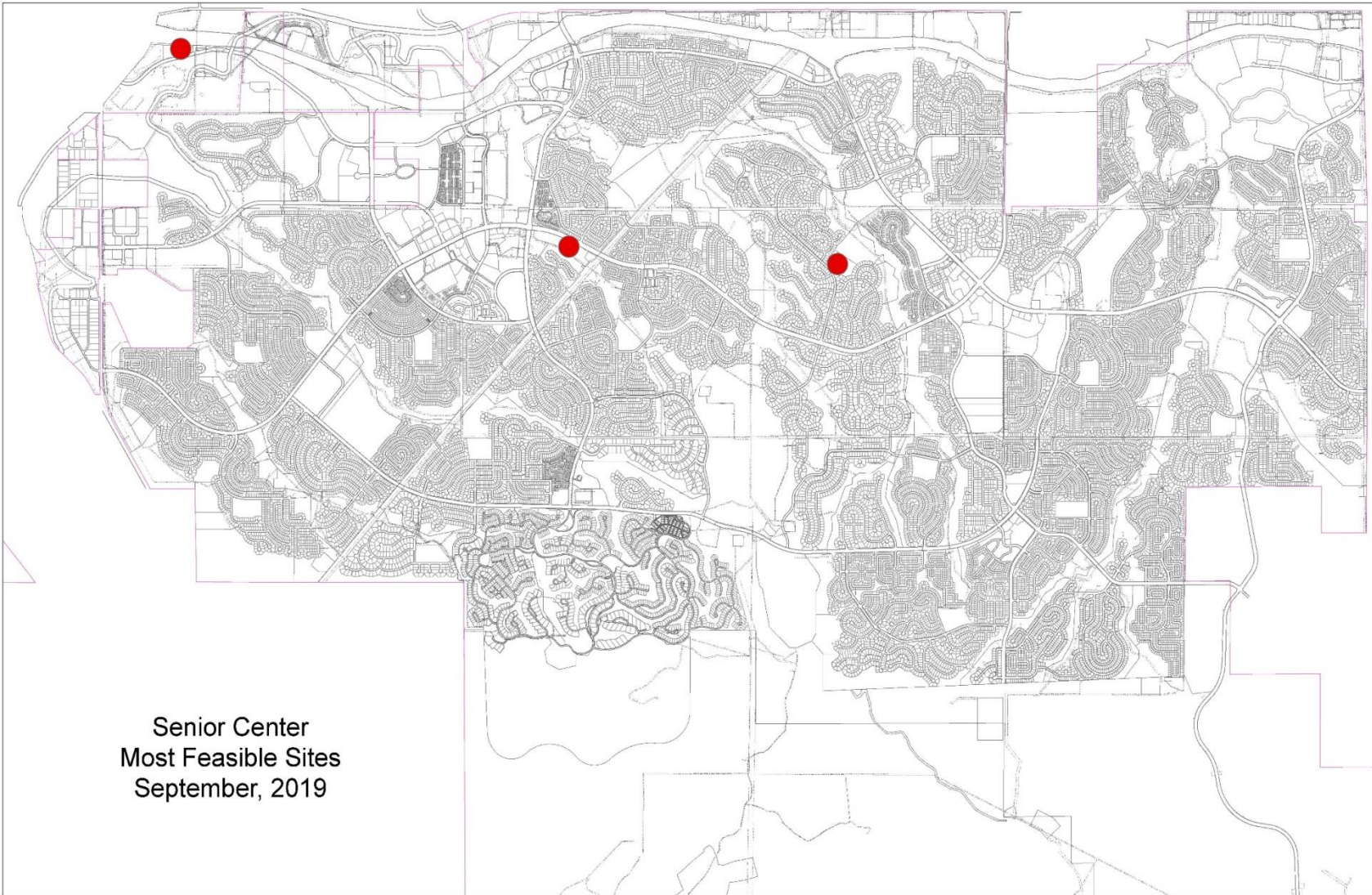
- Studied 23 sites in Highlands Ranch
- Divided into three categories:
 1. Most Feasible (3)
 2. Somewhat Feasible (4)
 3. Least Feasible (16)



Date: 9/18/2019

MOST FEASIBLE SITES

1. Highlands Ranch Parkway, east of Broadway
2. Plaza Drive and Erickson Boulevard
3. Toepfer Park, future school site



Senior Center
Most Feasible Sites
September, 2019

UPDATED CONSTRUCTION COSTS

	Highlands Ranch Parkway	Plaza	Toepfer
Building Estimate	\$ 8,525,000	\$ 8,525,000	\$ 8,525,000
Site Cost Estimate	\$ 2,383,000	\$ 1,749,000	\$ 1,683,000
Land Acquisition	\$ -	TBD	TBD
TOTAL	\$ 10,908,000	\$ 10,274,000	\$ 10,208,000

Architects estimate of base project budget \$10,259,000

Highlands Ranch Senior Center Site Analysis
Highlands Ranch Parkway Site



SUMMARY OF HIGHLANDS RANCH PARKWAY SITE

PROS

- 5 acre site – 5 acres buildable
- Can accommodate senior center and County offices
- Owned by Metro District
- Easiest access to sewer and water
- Zoning: open space – public purpose
- Centrally located, close to Town Center and trails
- Highly visible
- Existing RTD routes go past site

Cons

- Most expensive site development costs
- Due to size, limited opportunities for outdoor amenities or expansion
- Some opposition anticipated from neighbors
- Some concerns about ingress and egress to site from 6 lane arterial

Pending

- Traffic Improvements may be required

Highlands Ranch Senior Center Site Analysis
Plaza Drive Site



SUMMARY OF PLAZA DRIVE SITE

PROS

- 4.97 acres – 4.97 buildable
- Can accommodate senior center and County offices
- Minimal neighborhood opposition anticipated
- Opportunities for programming at Fly'n B Park, Johnny's Pond, High Line Canal Trail
- Opportunities for shared/additional parking for Fly'n B Park, Johnny's Pond and High Line Canal users
- Possibly some opportunities for shared programs with Wind Crest

Cons

- Limited visibility, located in NW corner of community
- Traffic improvements may be required, no public transit routes by site
- Water and sewer available , may require lift station
- Due to size, limited opportunities for outdoor amenities or expansion

Pending

- Land cost unknown, no cost anticipated
- Would require Douglas County and Erickson approval and land use change
- Dedicated to County for RTD transit use - Zoned for RTD transit

Highlands Ranch Senior Center Site Analysis Toepfer Park Site



SUMMARY OF TOEPFER PARK SITE

PROS

- 10 acres – 4.42 acres buildable
- Owned by Douglas County and Douglas County School District
- Water and sewer available on site
- Least amount of site work needed
- Centrally located
- Opportunities for programming in the park and nearby trails
- Acquisition of additional acreage could be valuable for park and parking expansion

Cons

- Parking not large enough to accommodate center and park users
- Limited visibility for community
- Due to size, limited opportunities for outdoor amenities and expansion
- Opposition anticipated from neighbors
- Would require approval from Douglas County and Douglas County Schools
- Can accommodate senior center only
- No public transit

Pending

- Traffic improvements may be required
- Land cost unknown

STAFF RECOMMENDATION

1. Highlands Ranch Parkway site:

- Majority of Project Team favors this site due to central location and visibility

2. Plaza Drive site:

- Some Project Team members favor this site due to nearby opportunities for outdoor programming and support from neighbors

3. Toepfer Park site:

- Is too small to accommodate parking needs for center and park users
- Project Team recommends that we pursue acquisition of the site for new park amenities and additional parking

NEXT STEPS

1. Further Board discussion
2. Public review and input
 - Post report on website
 - Accept written comment through October 18
 - Share with Board – October 23 meeting
3. Determine if Douglas County will partner
4. Consider community survey, set of questions about Senior Center
 - Last community survey was in 2014

QUESTIONS AND COMMENTS