



HIGHLANDS RANCH METROPOLITAN DISTRICT
BOARD MEETING ADDENDA

June 25, 2019

- HRMD handout from Steve Taraborelli
- Memo: Senior Center Site Selection Process, Project Update dated June 25, 2019

1. There is no voice of the customer feedback from the 50-64 age demo. It's all senior club input.
 - 2017 HR population data shows 9,500 total residents 65 years or older. Minus 1,700 residents in local retirement communities drops the 65+ user audience to 7,900 which is 7.8% of the total population. 20,000 residents in the 50-64 age group represents 20.0% of the population, and this group seems to have no input into the planning process.
2. Why are we all locked into a 22,000 sq ft facility? Why not design the structure to accommodate the parking needs first and then back into the structure design that meets the parking space requirements. A 10,000 sq ft structure at the rec center is a good place to start. I visited with the director at the Castle Rock senior center and she stated a 10,000 sq ft facility is more than adequate for them.
 - Castle Rock Senior Center: Jan-May Attendance: 14,800 total people (minus sports and off-site trips people.) They have 1,060 paying members all done in a 4,800 sq ft facility.
3. Last May, HRCA said they were amenable to meeting with HRMD again. Has anybody from HRMD made any attempts to reach out to HRCA to kickstart the discussions?
4. Did the senior club **ever** ask HRMD to have the minimum age requirement to be at 65 or older which precipitated the near motion by one board member in May to strike the BK study from the public record?
5. And regarding the Shea Properties proposal, did the senior club voice a concern to HRMD on not wanting low income 50-64 year old residents be members at the senior center which was one of many factors in pulling out from the Shea Properties project?

Recommendations

- A. Get feedback from the 50-64 age group to see if they will use a standalone senior center.
- B. Scale back the facility to 10,000 sq ft or less and build upward at one of the rec centers.
- C. Reach out to HRCA to come up with solutions to make the multi-generational senior center work for HRMD and HRCA.

The two-year planning process has been driven by one age specific club group and future planning needs to get more input from other age specific demographic groups.



MEMORANDUM

TO: Highlands Ranch Metro District Board of Directors
FROM: Carrie Ward
DATE: June 25, 2019
RE: Senior Center Site Selection Process, Project Update

This memo is for: **Action** **Decision** **Information**

Project Team: Terry Nolan, Carrie Ward, Jeff Case, Stephanie Stanley, Forrest Dykstra, Carolyn Peters, Jodie McCann, Dave Parks, Ken Standen

Project Update:

- Project Team continues to research and evaluate list of eighteen sites.
- Most of our work is focused on the sites that are most feasible, based on the criteria, to determine:
 - Utilities
 - Site development costs
 - Site fit tests for building and parking
 - Access and traffic

Meetings with Agencies/Property Owners:

- Work continues with Douglas County and Douglas County School District to understand future plans for some sites and what the process would be for requesting and acquiring property.

Next Steps/July:

- Continued communications with property owners.
- Continue detailed research on the most feasible sites to identify constraints and opportunities.
- Chris Kastelic, architect, will be working on “site fit” tests for two of the most feasible sites.

- Plan the public review and comment process on proposed sites after the Board receives the site evaluation report in September.