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

<table>
<thead>
<tr>
<th>Acreage</th>
<th>Land Ownership</th>
<th>Utilities &amp; Infrastructure</th>
<th>Location</th>
<th>Access &amp; Traffic</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Site Size</td>
<td>• Land availability</td>
<td>• Availability of utilities</td>
<td>• Existing zoning</td>
<td>• Site visibility</td>
</tr>
<tr>
<td>• Buildable Acreage</td>
<td>• Acquisition timing</td>
<td>• Site development costs</td>
<td>• Neighborhood impact</td>
<td>• Vehicle/Pedestrian access</td>
</tr>
<tr>
<td>• Surface parking</td>
<td>• Land cost</td>
<td>• Existing utility easements</td>
<td>• Proximity within Highlands Ranch</td>
<td>• Public transportation</td>
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<tr>
<td>• Room for outdoor amenities</td>
<td></td>
<td></td>
<td>• Deed restrictions</td>
<td>• Traffic improvements</td>
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<tr>
<td>• Douglas County office</td>
<td></td>
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<td>• Access to outdoor amenities</td>
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<tr>
<td>• Topography</td>
<td></td>
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- Topography
- Land availability
- Acquisition timing
- Land cost
- Availability of utilities
- Site development costs
- Existing utility easements
- Existing zoning
- Neighborhood impact
- Proximity within Highlands Ranch
- Deed restrictions
- Access to outdoor amenities
- Site visibility
- Vehicle/Pedestrian access
- Public transportation
- Traffic improvements
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)
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

<table>
<thead>
<tr>
<th></th>
<th>Highlands Ranch Parkway</th>
<th>Plaza</th>
<th>Toepfer</th>
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</thead>
<tbody>
<tr>
<td>Building Estimate</td>
<td>$8,525,000</td>
<td>$8,525,000</td>
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<tr>
<td>Site Cost Estimate</td>
<td>$2,383,000</td>
<td>$1,749,000</td>
<td>$1,683,000</td>
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<tr>
<td>Land Acquisition</td>
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<td>TBD</td>
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<td><strong>TOTAL</strong></td>
<td>$10,908,000</td>
<td>$10,274,000</td>
<td>$10,208,000</td>
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</tbody>
</table>

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
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