



WELCOME!

LEYDEN ROCK METROPOLITAN DISTRICT

INTRODUCTIONS

PROJECT BACKGROUND

PUBLIC OUTREACH

- IN-PERSON FINDINGS
- QUESTIONNAIRE FINDINGS

NEXT STEPS

- SCHEDULE
- PRIORITIZATION
- PROJECT COSTS



LEYDEN ROCK METRO DISTRICT BOARD

ARCHITERRA GROUP

MARK TAYLOR, PLA, ASLA

LESANNE DOMINGUEZ, PLA, ASLA

INTRODUCTIONS

LEYDEN ROCK METROPOLITAN DISTRICT

PROJECT FUNDING

- FINANCIAL RESTRUCTURE
- FUNDING FOR COMMUNITY IMPROVEMENTS

COMMUNITY VISIONING STUDY

- ARCHITERRA GROUP ROLE
- PROJECT OUTCOME



PROJECT BACKGROUND

LEYDEN ROCK METROPOLITAN DISTRICT

JUNE 25, 2022

IN-PERSON COMMUNITY MEETINGS

OPEN HOUSE AT MAJOR GATHERING AREAS

JUNE 25, 2022 – JULY 11, 2022

ONLINE QUESTIONNAIRE



PUBLIC OUTREACH

LEYDEN ROCK METROPOLITAN DISTRICT

IN-PERSON COMMUNITY MEETINGS

- INTERPRETIVE/HISTORICAL SIGNAGE
- SHADED SEATING
- LOOP TRAILS/TRAIL CONNECTIONS
- MOUNTAIN BIKE TRAILS
- COMMUNITY GARDENS
- COURTS – PICKLEBALL, BOCCE, TENNIS
- RESTROOMS AT PARKS
- SOLAR/WIND GENERATION EFFORTS

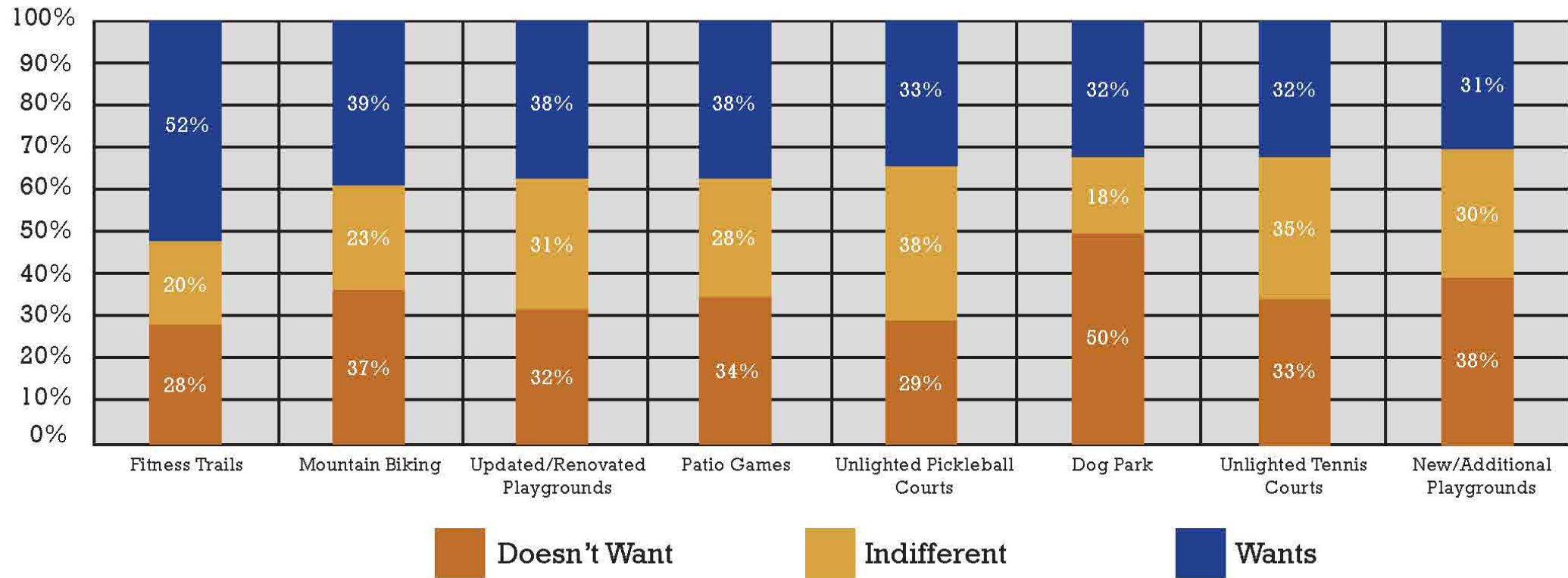


ONLINE QUESTIONNAIRE

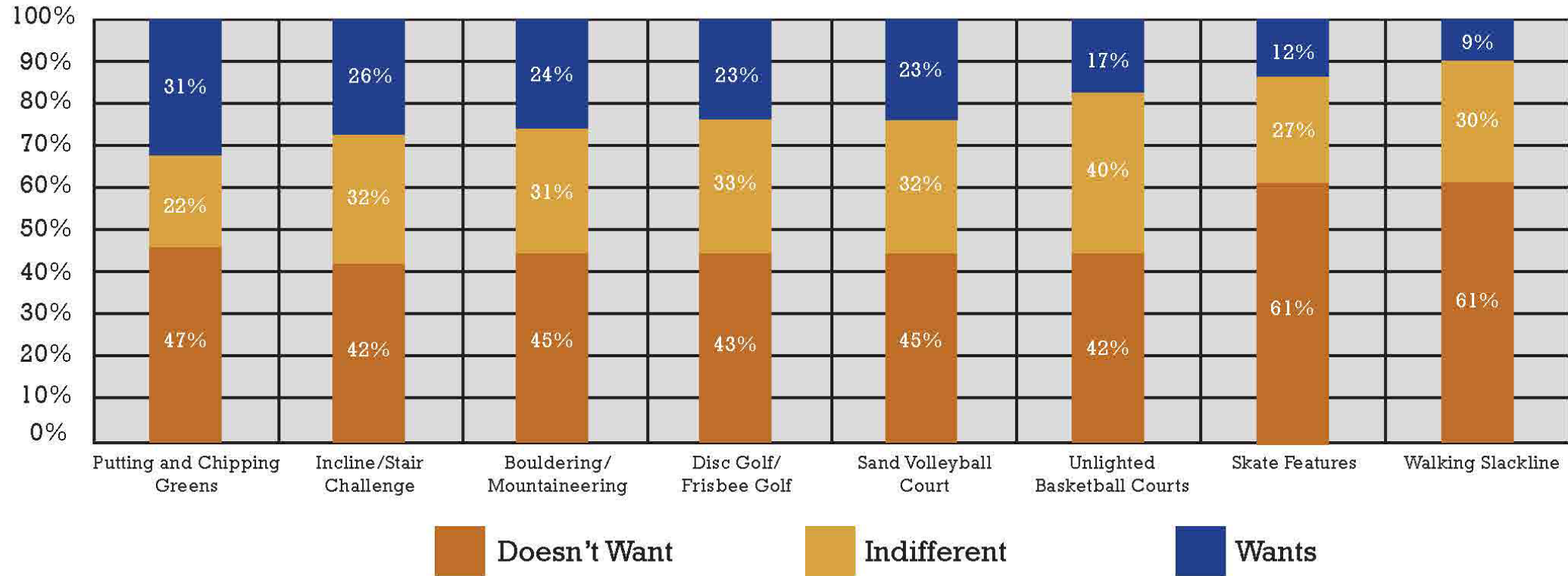
- JUNE 25 – JULY 11, 2022
- 717 RESPONDENTS
- LEYDEN ROCK RESIDENTS
- SURVEY FORMATTING

- ACTIVE USES – 16 OPTIONS
- PASSIVE USES – 6 OPTIONS
- COMMUNITY GATHERING USES – 5 OPTIONS

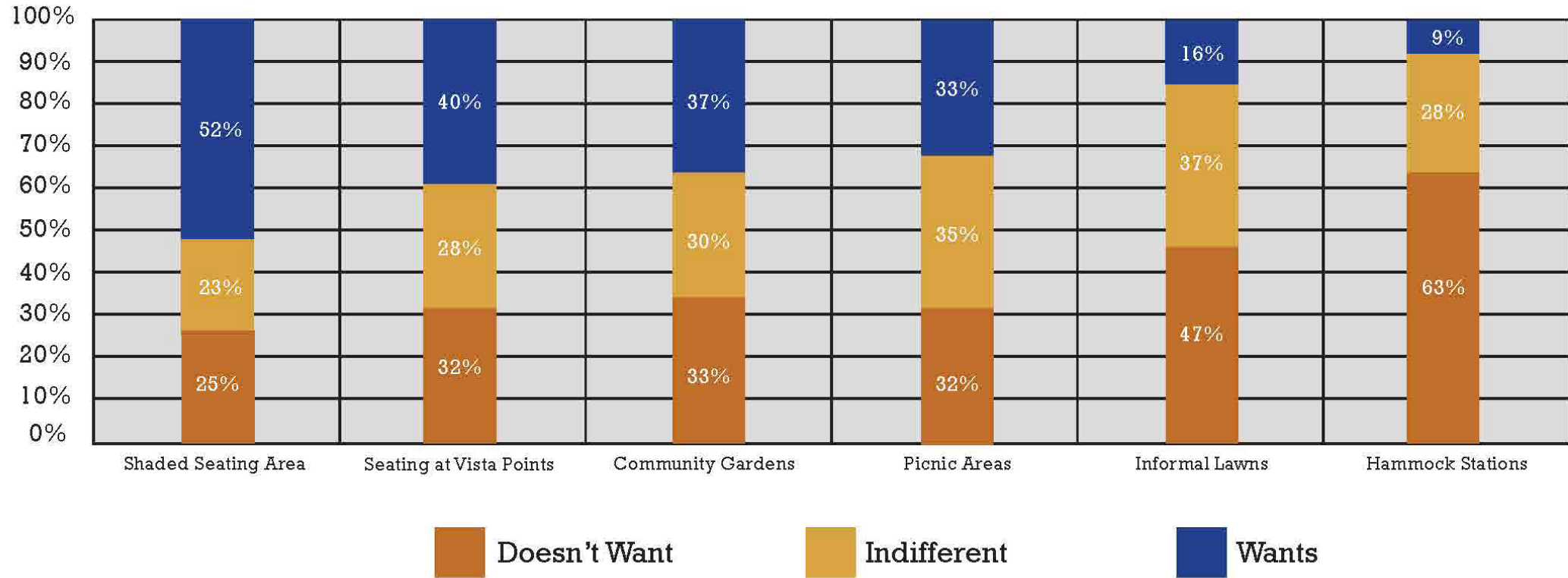
Active Uses - Top 8



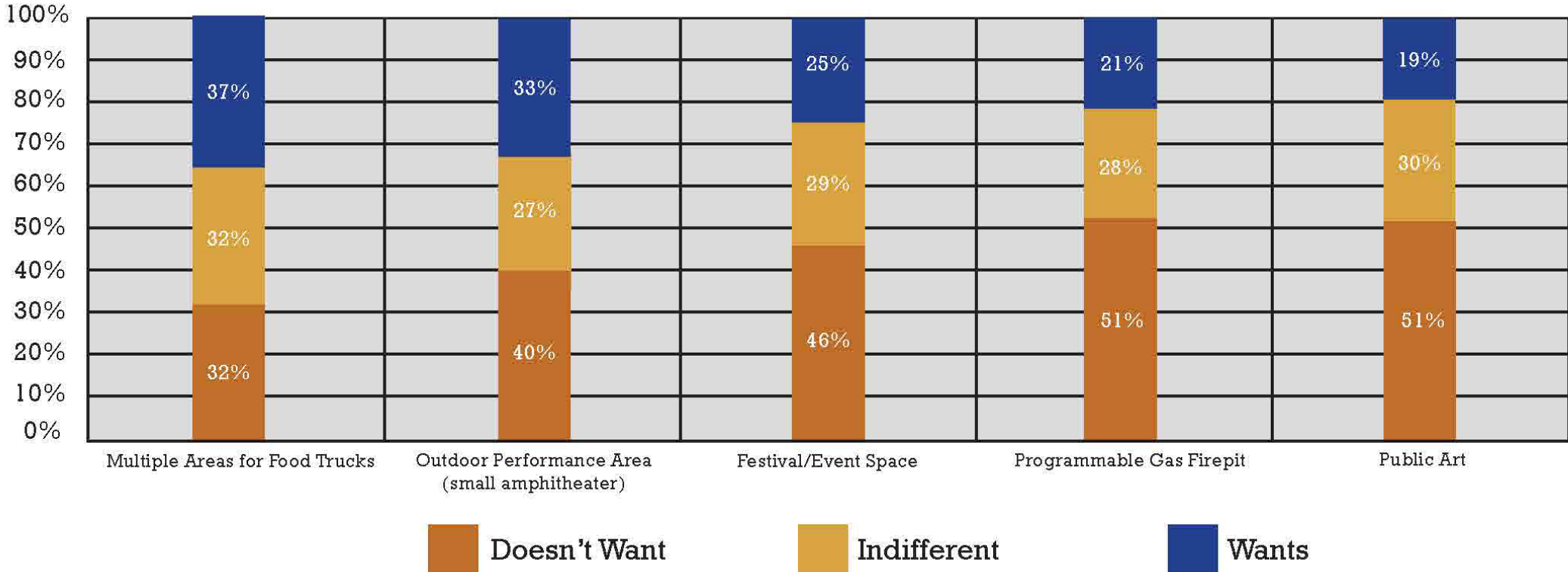
Active Uses - Bottom 8



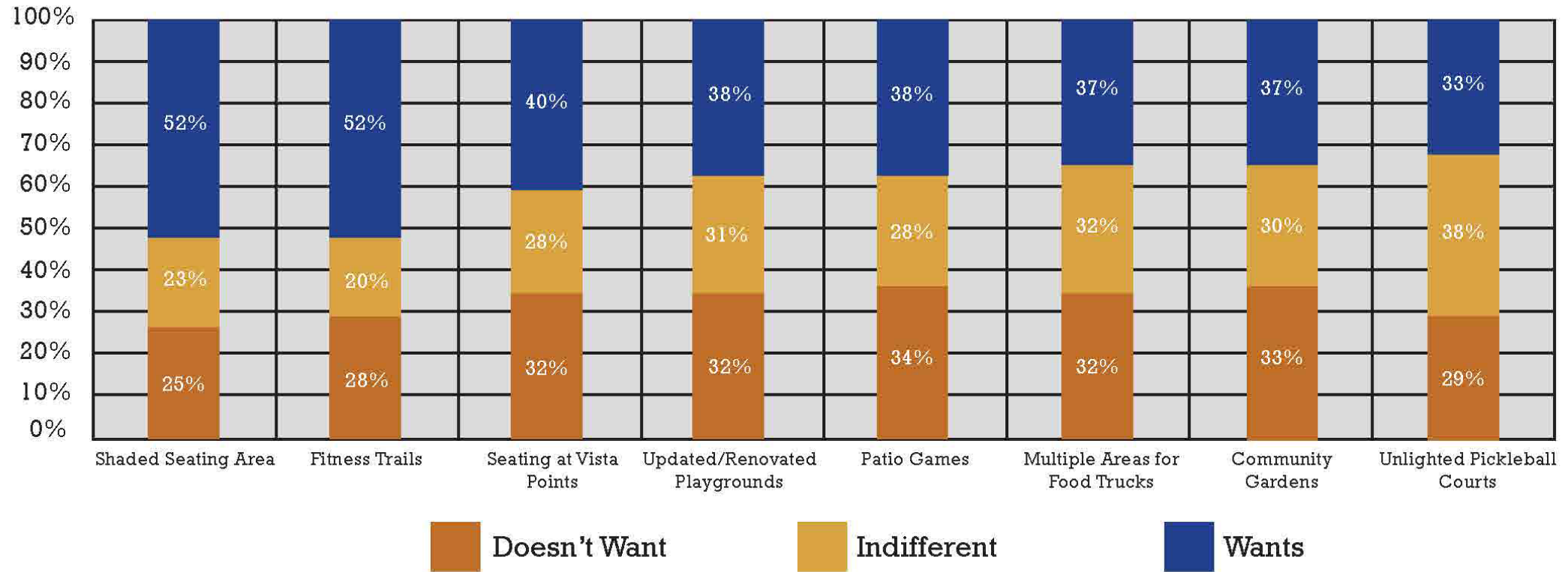
Passive Uses



Gathering Uses



All Uses - Top 8



WRITE-IN QUESTIONS

- WHAT OTHER ACTIVE FEATURES WOULD YOU LIKE TO SEE?
- WHAT OTHER PASSIVE FEATURES WOULD YOU LIKE TO SEE?
- WHAT OTHER COMMUNITY GATHERING FEATURES WOULD YOU LIKE TO SEE?



QUESTIONNAIRE FINDINGS
 LEYDEN ROCK METROPOLITAN DISTRICT

PASSIVE FEATURES



QUESTIONNAIRE FINDINGS
LEYDEN ROCK METROPOLITAN DISTRICT

COMMUNITY GATHERING FEATURES





POOL

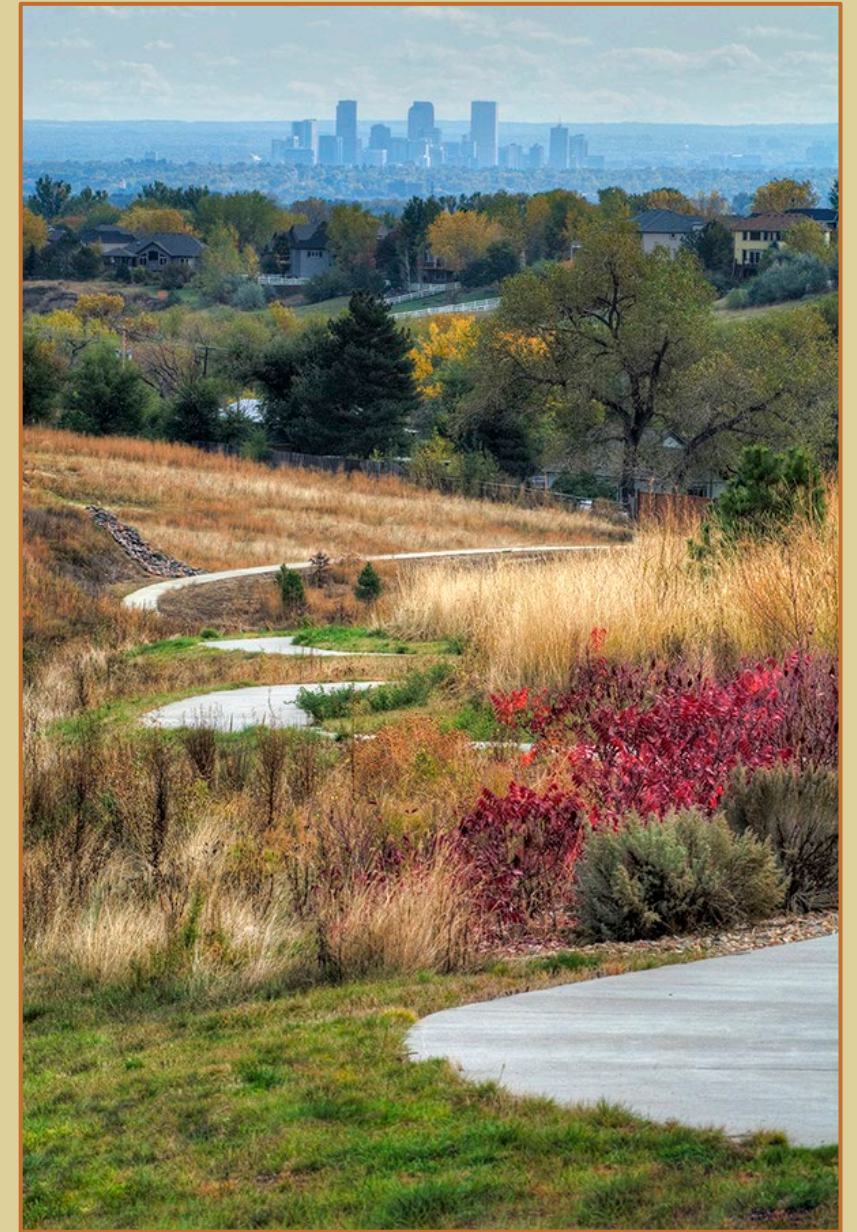
- Another pool (*most common and frequently stated survey response*)
- Turn kiddie pool into splash pad
- More shade at the pool
- Higher quality chairs/furniture at pool
- More parking at the pool
- Lifeguards at the pool
- Vending machines or snack bar at pool
- Showers at the pool
- Pool slide
- Adult pool
- Hot tub at the pool



REcolorado

TRAILS

- Completion of trails/sidewalks (ie. Barbara Gulch trail)
- Trail amenities:
 - Shade
 - Benches
 - Water stations
 - Dog waste stations
 - Mile markers
- Types of trails:
 - Hiking
 - Walking
 - Mountain bike
 - Gravel/dirt/soft surface
- Improve existing trails
- More trail maintenance



PARKING

- No parking areas painted on the curbs
- More parking for the pool
- More parking needed at Lookout Park
- More parking at the clubhouse
- Parking problem on 85th Bluff and 85th Drive Streets
- Anything added will need parking

CLUBHOUSE

- Fitness center in clubhouse
- More parking at the clubhouse
- Outdoor fireplace at the clubhouse
- Better access (concrete trail) to the clubhouse
- Clubhouse space that doesn't have to be rented
- Multipurpose room in clubhouse with floor to ceiling mirrors that can be used for yoga/dance, etc.



COMMUNITY

- Community gardens
- Community activities/gatherings/events
- Community fitness center
- Gated community
- Community swim team
- Community yoga/exercise area



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NEXT STEPS

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COMMUNITY VISIONING STUDY

- IDENTIFY NEIGHBORHOOD PRIORITIES
- IDENTIFY CONCEPTUAL LOCATIONS
- DETERMINE PROJECTS FOR IMPLEMENTATION
 - BASED ON PROGRAM, COST, AND PROPERTY OWNERSHIP
- DEVELOP VISIONING STUDY DOCUMENT

PROJECT DEVELOPMENT

- DESIGN AND ENGINEERING
- CITY PROCESS
 - VARIES BASED ON PROPERTY OWNERSHIP
- CREATE CONSTRUCTION DOCUMENTS

BID PROJECT(S) TO CONTRACTOR(S)

CONSTRUCTION

NEXT STEPS

LEYDEN ROCK METROPOLITAN DISTRICT

Community Improvements

Leyden Rock Metropolitan District
 Preliminary Project Schedule
 August 11, 2022



Phase/Task	2022					2023												2024												2025																								
	AUG	SEPT	OCT	NOV	DEC	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D													
COMMUNITY VISIONING STUDY																																																						
Identify neighborhood priorities	█	█																																																				
Identify conceptual locations		█	█	█																																																		
Determine projects for implementation				█	█																																																	
Develop visioning study document					█																																																	
PROJECT DEVELOPMENT																																																						
Design and engineering																																																						
City Process																																																						
BID PROJECTS TO CONTRACTORS																																																						
CONSTRUCTION																																																						

* area shaded in gray is undefined currently; schedule shall be refined at the culmination of the community visioning study process



HOW TO DETERMINE PRIORITIES

- ✓ COMMUNITY DESIRES
- ☐ BUDGET CONSIDERATIONS

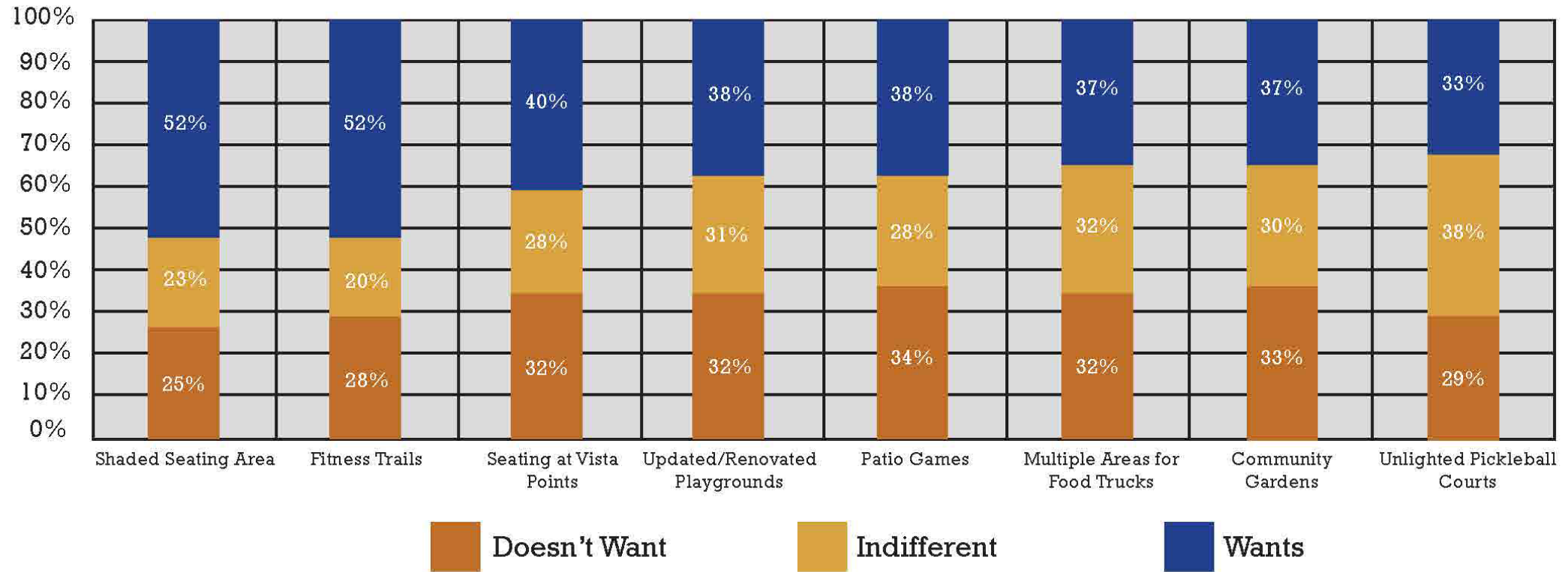
HOW TO DETERMINE PROJECTS

- ☐ AVAILABLE/APPROPRIATE PROPERTIES
- ☐ PROPERTY OWNERSHIP

HOW MUCH DO THESE PROJECTS COST?

- **PROFESSIONAL DESIGN/ENGINEERING FEES: 12% - 17% OF CONSTRUCTION COSTS**
 - Surveying, geotechnical engineering, landscape architecture, structural engineering, electrical engineering, civil engineering
 - City review/approval process
 - For \$4.7M budget assume \$575K - \$800K for design and engineering
 - Approximately \$4M remainder for project costs and site driven costs after design and engineering fees
 - Property ownership – city properties require additional time and money to undergo a more extensive city review/comment process
- **CONSTRUCTION COSTS** – materials, pre-fabricated features, construction management and labor, permitting (city and state)
 - Site driven costs – grade, access, phasing, protection of existing features

All Uses - Top 8



PROJECT COSTS

- **NEW POOL**
 - \$3M - \$6M
- **SPLASHPAD**
 - \$500,000 - \$1M or more
- **SOFT SURFACE TRAILS**
 - \$55/LF
- **CONCRETE TRAILS**
 - \$115/LF
- **SHADE STRUCTURES**
 - \$25,000 - \$80,000
- **PLAYGROUND RENOVATIONS**
 - \$250,000 - \$1M or more
- **SITE FEATURES (BENCHES, TABLES, TRASH RECEPTACLES, BIKE RACKS, FITNESS EQUIPMENT, ETC.)**
 - \$2,000 - \$40,000/EA.
- **PATIO GAME FEATURES**
 - \$5,000 - \$15,000/EA.
- **COMMUNITY GARDEN**
 - \$125,000 - \$500,000
- **2 PICKLEBALL COURTS (UNLIGHTED)**
 - \$375,000 - \$450,000

HOW TO DETERMINE PRIORITIES

- ✓ COMMUNITY DESIRES
- ✓ BUDGET CONSIDERATIONS

HOW TO DETERMINE PROJECTS

- AVAILABLE/APPROPRIATE PROPERTIES
- PROPERTY OWNERSHIP

THANK YOU!

