

FAQs for Interior Restroom Specs

Thank you to everyone who submitted feedback regarding the interior restroom specifications for Parcels A and B in the new land development. There were a few questions as part of the feedback as well as some clarification needed on some topics, so staff has put together the following Frequently Asked Questions regarding the restrooms.

Why are we building restrooms?

Restrooms in parks were one of the top investment suggestions in both the 2021 and 2017 Community Surveys. Restrooms were a highlighted topic when the District engaged the community in surveys and feedback sessions in the spring of 2022. Parcel A originally did not have a restroom; however, the community and the Board requested that addition. You can see the progression of community input on the land development webpage (<https://ken-carylranh.org/community-news/new-housing-development-updates/>). Scroll down to the blue titled “NADG Park and Recreation Improvements Plans & Specifications Update for Parcel A (North Plains Filing 1) and Parcel B (North Plains Filing 2)” and scroll farther down for two community meetings in February where the restroom idea first surfaced.

Where are Parcels A & B located?

Parcel A is located south of Meadows Golf Course and north of Ken-Caryl Avenue just east of C470. Parcel B is located south of the King Soopers off of Ken-Caryl Avenue.

Will the bathrooms be open to the public?

Yes. The restrooms on both Parcel A and B will be public amenities. All the amenities in Ken-Caryl Ranch, with the exception of the Equestrian Center and the private open space trails, are public amenities because they are operated by the Metropolitan District, meaning any person, regardless of residency, can utilize them.

Do we have other public restrooms in the community?

Ken-Caryl Ranch has public restrooms at the Ranch House, portable restrooms with master planned permanent restrooms at Community Park, public restrooms at the Community Center tennis building, and public restrooms at Bradford Park/Pool. Restrooms at parks have been one of the highest resident priorities from the 2017 and 2021 Community Surveys, making park use more convenient and conducive for families and users of all ages.

Why is the restroom design sterile, in particular the stainless-steel fixtures?

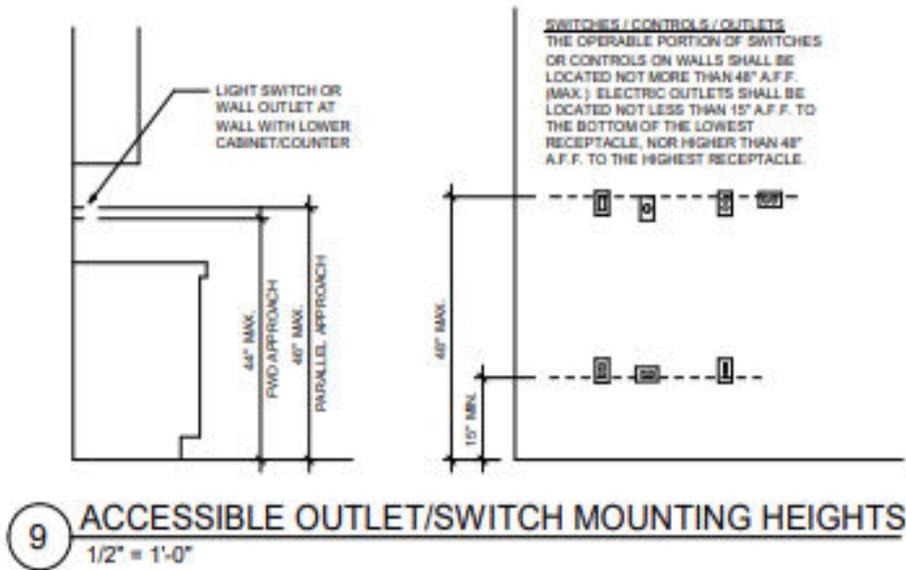
Stainless steel fixtures are common in public restrooms in parks. They are durable, easy to clean, and more resistant to vandalism. The restroom facility is a public amenity and will be used by a multitude of park users. Given the District’s experience having operated other public restrooms, the most efficiency can be gained by making them as vandal-proof as possible, including a reflective piece of metal for the mirror. That may come with some aesthetic impacts.

Will there be limited hours of operation as well as specific lighting to deter drug use?

The park and restrooms will be open only during park hours, dawn to dusk, so there will be limited interior lighting. The restrooms will have automatic locks based on park hours. These are currently successfully utilized at the Ranch House and the Community Center tennis courts and will be utilized at Bradford Park.

Are the bathrooms ADA accessible?

Yes. Accessibility details such as outlet/switch mounting heights can be found on plan A0.20 - Number 9.



Is there a heater for winter or ventilation-a/c for summer?

The restrooms will be heated and there are required vents. Venting specifications are included in the plans as follows:

ROOF VENTING CALCULATIONS
ROOF 1: TOTAL ROOF AREA = 916 SQ. FT. = 131,904 IN ² REQUIRED VENTILATION: 131,904/300 = 440 IN ² NET FREE AREA VENTILATION PROVIDED: AT ROOF: 4 VENTS @ 51 IN ² = 204 IN ² AT EAVE: 6 VENTS @ 42 IN ² = 252 IN ² <u>TOTAL PROVIDED: 456 IN²</u>

Who is paying for the restrooms to be built?

North American Development Group is paying to build the restrooms. After they are built, they will be deeded to the Ken-Caryl Ranch Metropolitan District.

Who will maintain the restrooms?

The Metropolitan District will be maintaining these amenities as public amenities and will be financially responsible for maintenance and operations. The new homeowners will be included into the District's

boundaries, resulting in property tax revenues from the new homeowners at the same rate as the rest of the homeowners in the District's boundaries. All public amenities require maintenance and inspection. For instance, playgrounds require monthly inspections, park lights require monthly inspections, trash is emptied twice a week, mowing is required once a week, etc.

Will there be interior and exterior lights?

Yes, lighting is planned as follows:



RECESSED CAN CEILING LIGHT FIXTURE



RECESSED CAN CEILING LIGHT FIXTURE -
WATER PROOF



EXTERIOR WALL MOUNT LIGHT FIXTURE

Will female sanitary products as well as diapers/wipes be provided?

These will not be provided in a public park setting, so users will need to bring along their own supplies.

Have you researched solar panels?

Initial research was conducted with three companies about the installation of solar panels on the Parcel A and B park restrooms. Given that there is no history of usage (billing) for these structures, the estimates are based off square footage of similar sized buildings. The proposals are based on a 2.4 kw solar system, six panels each capable of producing 400 watts. The structure is capable of holding a larger system with more panels; however, if credits are accumulated by producing more electricity than used, the credits are non-transferable. There is no benefit to installing a system larger than the building is capable of using. Without having any history of usage for the structures, the panels would have to be purchased outright, so leasing is not an option, making all repair and maintenance costs the responsibility of the District. The initial cost of installation is approximately \$11,500 per structure. It would take approximately five years to pay off the investment if the billing was \$200 a month. Again, without billing history these estimates are speculation. Maintenance costs are not included in these estimates. All the companies agreed it would be best to have at least one year of billing history for load and usage to accurately calculate the size of the solar system needed.