

IMPORTANT INFORMATION FROM YOUR BOARD OF DIRECTORS OF THE WHEATLANDS METRO DISTRICT  
DECEMBER 2013 UPDATE REGARDING THE PARCEL OF UNDEVELOPED LAND

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12 December 2013



Dear Wheatlands community neighbors:

The November update explained that no practical advance work could be done to plan the recreation center for the property at Wheatlands Parkway and Powhaton Road until a zoning change request could be processed and approved by the City of Aurora.

Thanks to the efforts of the YMCA and Aurora city staff, a measure was brought before the City Council on November 18 to amend the city zoning ordinance to specifically allow charitable organizations to own and operate recreational facilities in a local community. Along with a representative from the YMCA of Metro Denver, Wheatlands Metro District Board member and President Richard Tashma made an in-person appeal to the City Council to approve this zoning ordinance amendment, which passed unanimously.

While at the City Council meeting, *Denver Post* reporter Megan Mitchell asked Director Tashma for additional information about the recreation center project. An article entitled *YMCA coming to Wheatlands* appeared on 05 December in the *Aurora YourHub* section. The Board thanks Ms Mitchell for the article. (Additional details, and a correction to the printed street address, can be found on the Wheatlands web site.\*)

During this time, the YMCA has continued its due-diligence. There will be few visible changes to the site for now; however, the District Board plans to update the sign on the site, which has always read "Future Residential Development", to read "Future Recreational Development".

Here is a brief status and financial planning summary: While the YMCA will build, own, and operate the recreation center *facility* on land that is leased from the Metro District, the District will maintain the physical *site* that is *external* to the recreation center (including landscaping, parking, and certain amenities). This is the same obligation as the District has to maintain the other Wheatlands Metro District-owned properties. Wheatlands property owners pay for the maintenance of those District-owned properties.

Regarding YMCA memberships, the Board will confer with the Wheatlands property owners in 2014 about the Metro District's arrangements with the YMCA. The District will pay the YMCA for either *reduced-rate* or *no-charge* memberships for all Wheatlands homeowners in good standing. The District must offset the costs of operating the recreation center in order for Wheatlands residents to have its benefit, just as the District currently pays for the operation and administration of the Wheatlands Clubhouse, pool, and parks. Advance notice will precede any fee change; however, projected growth and careful management allows the Board to anticipate that the current Parks and Recreation fee will cover much of the initial YMCA membership cost.

As additional definitive information becomes available, additional update documents such as this one will be presented for inclusion in the minutes at subsequent public meetings of the District Board.

Respectfully yours,

Board of Directors  
Wheatlands Metropolitan District

\* [wheatlandsmetro.org/news-projects/recreation-center](http://wheatlandsmetro.org/news-projects/recreation-center)