HIGHLANDS RANCH METROPOLITAN DISTRICT
BOARD MEETING ADDENDUM

March 29, 2016

Addendum documents can also be viewed at
http://highlandsranch.org
or
http://intranet.highlandsranch.org/default.aspx

1. Feasibility of Landscape Conversion
2. Staff’s Suggested Fence Replacement Areas for Consideration 2017/18 and 2019/20
3. West Big Dry Area of Preliminary Study – Cresthill to C-470
Feasibility of Landscape Conversion
Southeast Corner of Broadway and Highlands Ranch Parkway

Presented to the Highlands Ranch Metro District Board of Directors
March 29, 2016
Southeast Corner
Broadway and Highlands Ranch Parkway
### A few things about the corner......

<table>
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<tr>
<th><strong>History of corner</strong></th>
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<td>- Has existed in native state since construction of intersection</td>
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<tr>
<td>- Part of open space</td>
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<tr>
<th><strong>Current state and condition</strong></th>
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<tr>
<td>- No irrigation available</td>
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<td>- Shoulder mowing four times/year</td>
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<tr>
<th><strong>Recent request to change landscape</strong></th>
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<td>- Only request we have received</td>
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How it appears in the growing season
Possibility for adding bluegrass
Associated costs for bluegrass

- Approximately 5,000 sq. feet
- Construction costs estimated between $15,000 - $20,000
- Lack of irrigation source contributes to high construction costs
- Annual maintenance costs $600/year
- Annual water consumption 75k gallons at $250/year
Why not bluegrass?

• Increases maintenance costs and water consumption

• Contradicts future recommendations in 2014 Parkway Action Plan

• Not identified as perennial problem area in 2014 Parkway Action Plan

• Gateway to open space and trail system

• Consistent with open space appearance and maintenance standards
**Staff Recommendations**

- Excavate around transformers
- Add weed barrier fabric
- Add 4 to 6 inch cobble stone
- Increase native mowing band width around corner sidewalk
- Mow transition band abutting church property
- Improved weed management
Questions & Comments
Staff’s Suggested Fence Replacement Areas for Consideration
2017/18 and 2019/20

With Board’s approval, areas will be included in the annual budgeting process
West Big Dry
Area of Preliminary Study - Cresthill to C-470
West Big Dry
Cresthill to C-470

- Drainage basin of 200 acres includes commercial areas.
- Over 4,000 feet from C470 to Cresthill
- Over 75 feet of fall from upper end to C470
- Serious erosion in middle section
West Big Dry
Cresthill to C-470

Preliminary study results

- 5 drop structures
- Detention pond improvements
- 500 feet of rock lining
Design Reach

- Over 1,700 feet in length
- Severe deposition at Canongate affecting Detention Pond function
- 36 feet of fall in this stretch
- Severe bank and channel erosion
2016 Design & Construction Estimate

• More improvements required than originally planned
  – Additional lineal feet
  – Degradation more severe

• Revised cost estimates based on preliminary study

• Significant increase from 2016 Budget
Funding
- Primary funding coming from Stormwater fee
  - Evaluating if other projects need to be deferred
- UDFCD budgeted $200,000, not committed yet
  - UDFCD Contributions – not set amount each year
  - Shared among DC entities
  - Based on need, priority and available funds
  - UDFCD looks at long term and strives to be equitable
  - Highlands Ranch has received equitable share
- Funding will determine timing of improvements
Questions?