HIGHLANDS RANCH METROPOLITAN DISTRICT
BOARD MEETING ADDENDUM

August 29, 2017

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

- High Line Canal Conservancy
- Preliminary Assessed Value
Our Mission

To preserve, protect and enhance the 71-mile long Canal in partnership with the public by being a steward for the future of the High Line Canal and greenway through leadership, education and advocacy.
Why now?

- Over 350,000 residents within 1 mile and 500,000 users annually
- Denver Water in business of water conservation
- 60-80% of water evaporates or leaks out
- Canal has been filled in
- Trail gaps and safety
- Lack of water right priority
- Population growth in region

- Starts in Douglas County at the mouth of Waterton Canyon.
- Passes through 11 jurisdictions and ends near DIA in Aurora.
- 71 miles long and approximately 100 feet wide.
- Total of over 800 acres that connects 72 different greenspaces ranging from State Parks to pocket parks.
- Threads together over 8000 acres of green space throughout the region.
The High Line Canal History

The 71-mile High Line Canal was a commercial idea to bring water to settlers and farmers near the confluence of the South Platte and Cherry Creek following a gold rush in 1859.

1883: Canal construction completed
1924: HLC purchased by Denver Water
1970: Restrictions lifted to allow recreational uses
Today: 60-80% of water leaks or evaporates from the Canal

High Line Canal Planning Initiative

A regional planning initiative for the 71-mile corridor
Phase 2: Comprehensive Master Planning and Outreach (2017 – 2018)

Why Planning?

• Educate the public about the new realities of water and the Canal
• Excite and engage people to imagine an unconstrained future vision for the High Line Canal that is sustainable and life enhancing
• Plan for long term management, enhancement and funding as the Canal transitions from utility to regional greenway
• To leverage public and private funds to improve the user experience along the Canal
• Ensure the Canal Corridor is preserved, protected and enhanced for future generations
Canal Character Zones

A Varied Experience: The Canal's Five Character Zones

The Canal creates five diverse regions, each offering a distinct experience. Celebrating this diversity, the five character zones recognize the distinct sections along the Canal:

- Urban Refuge: A vibrant, green oasis with a mix of nature and urban elements, providing a place for recreation and relaxation.
- Wild Canyon: A rugged, natural landscape with expansive views and a sense of adventure.
- Wooded Village: A serene, tree-lined neighborhood with a close-knit community atmosphere.
- Rolling Ranchland: A picturesque, grassy area with rolling hills and open pastures.
- Prairie Retreat: A flat, expansive expanse with a vast, open sky.

Each zone is characterized by its unique features, creating a varied and engaging experience along the Canal.

Visual Statement:
The High Line Canal’s 71 meandering miles will be preserved and enhanced as a cherished greenway that connects people to nature and binds varied communities together from the foothills to the plains.

Five Guiding Principles:

- Nature: Celebrating the beauty and diversity of natural elements.
- Community: Building strong connections among people.
- Water: Ensuring sustainable water management.
- Landscape: Creating sustainable and attractive environments.
- Economy: Driving economic growth and development.

High Line Canal Conservancy
Goals of Phase II: High Line Canal Framework, Landscape and Signage Plan

- EXISTING CONDITIONS AND GAP ANALYSIS
- FRAMEWORK AND ZONE PLAN DEFINITION
- LANDSCAPE DESIGN GUIDELINES
- SIGNAGE AND WAYFINDING PLAN
EXISTING CONDITIONS AND GAP ANALYSIS

- A clear and comprehensive outline of the Canal's physical properties, the challenges and opportunities of the Canal using the Vision as a lens (Gap Analysis)
  - Identifies areas of change/investment, future connections, as well as major existing features

FRAMEWORK AND ZONE PLAN DEFINITION

- Review, recommendations and confirmation of Zone Definitions for use in future planning and signage
- Delivery of an implementation and prioritized phasing plan for improvements, that will be used as a road map to coordinate improvement implementation and any needed additional detailed plans to ensure the long term implementation of the Vision Plan
- Design and cost modeling projections of prototypes for all features can be replicated across the Canal
Such implementation and prioritized phasing plan will include projections for implementation on a variety of scales, including:

- Recreational opportunities
- Connectivity and crossing, including specify typologies and locations for crossing improvements
- Stormwater/green infrastructure opportunities
- Economic development opportunities
- Historic resources
- Programming
- Activity Nodes

LANDSCAPE DESIGN GUIDELINES

- Delivery of landscape design guidelines, including tree canopy enhancement and maintenance (with cost estimates, annually) that can be tailored for application across the Canal Corridor
SIGNAGE AND WAYFINDING PLAN

- Signage and wayfinding plan, including the following:
- Review and adapt the Conservancy logo for the Canal
- Create brand guidelines
- Develop a unifying signage and wayfinding system across a range of signage mediums
- Create a signage and wayfinding system that directs visitors to adjacent trails and recreational amenities, landmarks, facilities, activity centers and services

SIGNAGE AND WAYFINDING PLAN

- Identify and create an interpretive signage program
- Promote the Canal's identity as a premier recreational and historical resource
- Delivery of a signage and wayfinding guidelines, signage master plan
- Investigate funding and management models to implement the Framework Plan
Multi-layered Benefits of Stormwater Conversion

- Cost savings:
  - Cost for HLC stormwater system: $45m
  - Cost for alternative (traditional) system: $75.5m
- Environmental health:
  - Stormwater 72 hour hold provides 40% cleaner water
- Vibrant Canopy:
  - Canal bottom would be wetter 100 more days per year

How can the community help?
Spread the word! To other community groups, friends, neighborhood associations

Volunteer:
- Canal cleanup
- Canal information/membership ambassador
- "Adopt" section of the Canal
Be a walking group leader

Become a member

BE A HIGH LINE HERO.
joinhighlinecanal.org
Thank you!

HIGH LINE CANAL
CONSERVANCY

Connecting Communities – Connecting Nature
From the Foothills to the Plains

Highlinecanal.org
PRELIMINARY ASSESSED VALUE

AUGUST 29, 2017

2017 VS. PRELIMINARY 2018 ASSESSED VALUE

- Residential 6% increase
  - Actual value increased 17.6%
- Commercial increase 16.6%

Bar chart showing assessed value by category for 2017 and 2018:
- Residential
- Commercial
- Other

$1,200,000,000
$1,000,000,000
$800,000,000
$600,000,000
$400,000,000
$200,000,000
$0

Residential
Commercial
Other

2017
2018
**AUGUST ASSESSED VALUE**

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% change

17.4% 8.9%

- New Construction – Actual Value $1 111,002,586 (0.68% of total)

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**CONSUMER PRICE INDEX**

**Denver-Boulder CPI**

- **Organization**
  - Colorado Legislative Council
    - March: 2.9%
    - June: 3.0%
  - Colorado Office of State Planning and Budgeting
    - March: 2.8%
    - June: 2.9%
- TABOR Calculation
- Update Long Range Forecast