Douglas County Gives / Give Where You Live
Active Adult Services Feasibility Study
2017 Household Chemical Roundup
2017-2018 Parkway Fence Replacement
Dad Clark Channel Stabilization
Douglas County Gives
A program of the Douglas County Community Foundation

View full list of participating non-profit organizations at www.douglascountygives.net

Give Where You Live

SUPPORT US ON COLORADO GIVES DAY

TUESDAY DECEMBER 5

$1 MILLION INCENTIVE FUND!

You can pre-schedule your donations starting November 1st Online at www.coloradogives.org #DCGivesDay
2017 DC Gives Members

<table>
<thead>
<tr>
<th>Active8 Sports</th>
<th>Douglas Elbert Task Force</th>
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<tr>
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Associate Member:
Associate Members do not participate in Douglas County Gives Day marketing efforts
Youth Roots
FREE EVENT | MUSIC | FOOD

DC GIVES KICK-OFF CELEBRATION

As a Colorado Gives Regional Champion, Douglas County Gives is bringing the excitement and generosity of Colorado Gives Day to Douglas County benefiting your favorite local nonprofit organizations and making it easier to #GIVEWHEREYOULIVE.

Celebrate this philanthropic kick-off event with three dozen nonprofit organizations that serve the Douglas County area!

Get Ready to Rally!! The DOUGLAS COUNTY GIVES Rally

Wednesday, November 29, 2017
12:00-1:00 p.m. (rain, snow or shine)
Schomp Mini Dealership - 1001 Plum Valley Lane, Highlands Ranch

Special Guest: Deborah Takahara, Anchor, FOX31/Channel 2 Denver

Douglas County Gives strives to widen the reach of the Colorado Gives Day scheduled on December 5, 2017, for donors to learn about Douglas County nonprofits and make online donations on Colorado Gives Day and throughout the year.

For details go to DouglasCountyGives.net

Supporting Patrons of Rally:
Study Goals

Develop a feasibility study that examines the future direction for active adult programs and services in Highlands Ranch.

Tasks:

1. Lay the Groundwork
   - Understand the goals and expectations of the project
   - Review project process and timeline
   - Complete inventory of current programs and services with a focus on active adults
   - Establish an inventory of active adult needs
   - Identify community needs for active adult programs and services
   - Determine partnership opportunities
   - Develop clear and concise program goals
   - Assess challenges and opportunities

2. Involve the Public
   - Conduct interviews with:
     - Metro District staff (up to 3)
     - Key community resource specialists (up to 3)
     - Stakeholders (up to 5)
   - Conduct public meetings (2)
   - Meeting with the Metro District Board of Directors (2)
   - Provide summary of information gathered from these sessions
Study Goals

3. Provide a Report
   • Highlands Ranch demographic trends analysis including future projections
   • Analysis of national trends for active adult programming and facilities
   • Recommendation for the preferred model for active adult services delivery
   • Identification of space needs and approximate size of amenities in a new center

4. Develop an Action Plan
   • Partnerships that could enhance or be essential to the development of the center
   • A preliminary determination of the overall size of the center and possible capital costs estimates
   • A determination of possible operational costs and revenues.
   • Recommendations for next steps in the planning process including an interim facility
Market Analysis

- Market Areas
  - Highlands Ranch
  - Secondary Service Area
## Market Analysis

- **Demographics**

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Market Analysis

Demographic Summary

• The population in the Highlands Ranch Metro District is estimated to be 100,878 in 2017 with 21,394 age 55 or older. This is 21.2% of the population.

• There is a growing active adult population (age 55 and over). It is projected that from 2010 until 2022 the age group will grow from 14,700 to 26,250, a 78.9% increase.

• 38.3% of population of Douglas County is projected to be active adults by 2050. This could equate to 40,997 active adults (55 and over) in Highlands Ranch. This is nearly double the current senior population.

• The Highlands Ranch area has a relatively high cost of living but also higher income levels. This is true for active adults as well.
Market Analysis

Active Adult Service Providers

- *Primary*
  - Highlands Ranch Metro District
  - Highlands Ranch Community Association
  - Douglas County Libraries
  - Douglas County

- *Other Groups/Organizations*
  - Senior Club
  - Osher Lifelong Learning Institute
  - City of Lone Tree
  - DRCOG
  - Churches
  - Health Care Organizations
Market Analysis

Active Adult Centers/Facilities

- Douglas Buck Center
- Lone Tree Recreation Center
- Parker Senior Center
- Parker Recreation Center & Parker Fieldhouse
- Castle Rock Senior Activity Center
Market Conclusions

- Highlands Ranch has a population of just over 100,000 with 21,500 age 55+. This number is expected to grow to nearly 41,000 by 2050.

- There are reasonably strong rates of participation in active recreation activities by individuals that are age 55+.

- There are a number of active adult service providers in Highlands Ranch but there is no active adult focused recreation center.

- Most of the surrounding communities (Littleton, Parker, Lone Tree and Castle Rock) each have an active adult center or a centralized source of information about active adult programs and services, even though their overall populations are much smaller than Highlands Ranch.
Community Input

Focus Groups

- Douglas County Libraries
- Highlands Ranch Metro District Board of Directors
- Highlands Ranch Metro District Staff
- Highlands Ranch Community Association
- Douglas County
- Senior Club
Focus Groups Summary

• Growing active adult population will need increased services.

• Several organizations are offering services for active adults in Highlands Ranch but there is no lead agency or major actual recreation service provider.

• Identified needs include social services, transportation and more traditional (non-active) recreation activities.

• Partnering with other governmental and non-profit agencies will be critical to expanding active adult services. There is a strong need to better coordinate services.

• In order for active adult recreation services to be effective, there needs to be a “home” for these activities. This could take on a number of options:
  • A temporary facility that utilizes an existing Metro District building, storefront or other location.
  • A facility that is part of larger more diverse facility that might include County or Metro District offices.
  • An expansion of an existing HRCA recreation center.
  • A stand-a-lone active adult center is not seen as a viable option.

• Determining a location for an active adult center, funding the development of the facility and being able to sustain operations will be the challenge.
Community Input

Open House Findings

Question 1
Should the Highlands Ranch Metro District increase the level of services for older adults?
- Yes: 69
- Would be nice, but not essential: 1
- Not Needed: 0
- Not sure: 1

Question 2
What types of older adult services are most important for the Highlands Ranch Metro District and/or its partners to provide?
- Outdoor Activities: 22
- Gardening Activities: 5
- Active Recreation, fitness, sports, aquatics: 30
- Arts & Culture programs & activities: 31
- Cards and other games: 17
- Educational Opportunities: 25
- Trips and Events: 32
- Socialization Opportunities: 32
- Social Services and Wellness Checks: 10
- Daily dining and/or meal program: 9
- No additional services are needed: 0
Community Input

Open House Findings

Summary of Community Open House Findings

- There is a strong demand for additional active adult services in Highlands Ranch.

- The specific types of active adult services desired include:
  - Trips and Events
  - Socialization opportunities
  - Arts & Culture
  - Active Recreation, Fitness (Silver Sneakers), Sports or Aquatics

- There is a strong desire for an active adult activity center in Highlands Ranch
Active Adult Center Trends

*Traditional Active Adult Center*
More traditional active adult centers built thirty years or more ago usually contain these basic spaces –
- Relaxation areas and lounge space
- Multi-purpose rooms – for meetings, dining and other functions
- Arts & crafts rooms
- Billiard and game rooms

*New Active Adult Center*
Active adult centers built in the last fifteen-twenty years include the traditional spaces noted above but may also contain some of these spaces –
- Indoor pool- used for fitness and therapy
- Fitness/wellness center
- Gym- with a track
- Small libraries/reading rooms
- Computer rooms
- Cafes
- Demonstration kitchens
- Access to parks trails and outdoor fitness areas
Active Adult Center Trends

_Future Active Adult Center_
Continuing into the future, active adult centers will need to serve the Baby Boomers and their more active lifestyle –

- **Specialized services**
  - Massage/physical therapy
  - Personal fitness training
  - Access to entertainment
  - Babysitting services -for grand children

- **Special Accommodations**
  - Comfortable, warm and inviting environment
  - A place that feels like home
  - A variety of active and passive use spaces in the same facility
  - Practical and functional spaces
  - Upscale dining
  - Strong use of technology
Active Adult Needs Summary

Challenges

• Determining how best to meet the needs of active adults both now and in the future and then prioritizing these needs.

• Determining the role of the Highlands Ranch Metro District in delivering active adult services in the future.

• Establishing a “lead agency” for the coordination of active adult services in Highlands Ranch.

• Determining viable partners in this effort and coordinating these services.

• Establishing a physical location to deliver active adult services.

• Determining the possible financial requirements for the Highlands Ranch Metro District to expand active adult services.
Active Adult Needs Summary

Opportunities

• There are a variety of agencies and organizations currently providing some level of services for active adults in Highlands Ranch.

• There are opportunities to partner with other governmental agencies and community organizations to expand active adult services.

• Highlands Ranch has four existing recreation centers that could be enhanced for active adult services.
Active Adult Needs Summary

Partnerships

**Primary/Equity**
- Highlands Ranch Metro District
- Highlands Ranch Community Association
- Douglas County

**Secondary**
- Douglas County Libraries
- Senior Club
- Health Care Providers
- Other Service Providers

**Support**
- Churches
- Community Organizations
- Business/Corporate Community
Action Plan

Short Term

• Highlands Ranch Metro District makes a long-term commitment to increasing services for active adults in the community.

• Highlands Ranch Metro District agrees to be the lead and coordinating agency for active adult services in the community in the future.

• The Highlands Ranch Metro District creates and formalizes an Active Adult “Council”.

• Formal partnerships with other organizations are established.

• An Active Adult Services Plan for the next 10 years is developed with input from the Active Adult Council and approved by the Highlands Ranch Metro District.

• Increase active adult programs and services offered by the Active Adult Council members including the Highlands Ranch Metro District.

• The emphasis on expanded or new programming should be on providing a wider array of services, at different times and days, and at different fee rates.

• Develop a formal marketing plan designed to increase the marketing and promotion efforts for active adult services.
Action Plan

Anticipated Financial Impact on the Highlands Ranch Metro District –

- The addition of at least a half-time Active Adult Coordinator ($25,500)
- The addition of $50,000-$100,000 a year for operating supplies and services.
- Total financial commitment - $75,500 to $125,500 a year.
Action Plan

Mid Term

- Identify a temporary facility that can serve as a “home” location for active adult programming and services in Highlands Ranch.

- Commit to the development of a temporary Active Adult Center.

- Building would support primarily passive uses and basic active adult services in a single level structure with adequate parking in close proximity.

- Highlands Ranch Metro District leases commercial or office space in a central location in Highlands Ranch.

- Basic center amenities include:

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Action Plan

Anticipated Financial Impact on the Highlands Ranch Metro District - To implement the Mid Term Steps outlined above, the District (and its partners) should be prepared for the following resource commitment.

- A capital commitment of $740,000 for a temporary Active Adult Center.

- An operational commitment of $244,500 for a temporary Active Adult Center.
Action Plan

Long Term

- With the successful operation of a temporary Active Adult Center for a period of at least a 3 year period, the Highlands Ranch Metro District, along with other primary partners, completes a plan for a permanent Active Adult Center in Highlands Ranch.

- With a successful plan, the Highlands Ranch Metro District (and other primary partners) commits to funding the development of a permanent *Active Adults Center*.

- Since the building would support not only passive but active uses, adding the Active Adult center to an existing recreation center or other public building is recommended.
Action Plan

Active Adult Center-Connected to an Existing Recreation Center

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**Action Plan**

**Active Adult Center-Stand-a-Lone**

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**Action Plan**

*Anticipated Financial Impact on the Highlands Ranch Metro District* - To implement the Long Term Steps outlined above, the District (and its partners) should be prepared for the following resource commitment.

**Active Adult Center-Connected to an Existing Recreation Center**

- A capital commitment of $5 million for a permanent Active Adult Center.
- An operational commitment of $308,000 for a permanent Active Adult Center.

**Active Adult Center-Stand-a-Lone**

- A capital commitment of $10 million for a permanent Active Adult Center.
- An operational commitment of $373,000 for a permanent Active Adult Center.
Next Steps

- Integrate any comments or suggestions into the existing report
- Finalize the report
- Issue a final report
2017 Household Chemical Roundup
19 years of serving the community
2017 Household Chemical Roundup
Highlands Ranch Statistics

- **1,458 vehicles offloaded**
- **177,000 lbs. of “stuff”**
- **105,000 lbs. of latex paint recycled**
- **122 lbs./vehicle**
- **104 volunteers**
- **Maximum wait time 48 minutes**
2017 Household Chemical Roundup
Douglas County Statistics

- 2,911 vehicles offloaded
- Almost 380,000 lbs. (194 tons) of “stuff”
- 190,000 lbs. of latex paint recycled
- 16,000 lbs. (2,000 gal) of used motor oil
- 2,004 fluorescent bulbs
- 31,800 lbs. of liquid pesticides/herbicides
Since 2004 HR events have collected over 1.5 million pounds of “stuff”

Unloaded over 16,000 vehicles which is estimated to be over 18,400 households
2017 Household Chemical Roundup

Long Term Goals

Tri-County Health would like to see permanent facility in Douglas County. This would allow disposal all year and avoid effort and cost for events. They are working on proposal.
2017 Household Chemical Roundup
Thanks to our volunteers and sponsors!!
## 2017 Household Chemical Roundup

### 2016 Funding

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<th>Location</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Douglas County</td>
<td>$50,000</td>
</tr>
<tr>
<td>Plum Creek</td>
<td>$33,000</td>
</tr>
<tr>
<td>Centennial/Highlands Ranch</td>
<td>$27,000</td>
</tr>
<tr>
<td>Parker W&amp;S</td>
<td>$10,000</td>
</tr>
<tr>
<td>Town of Parker</td>
<td>$9,000</td>
</tr>
<tr>
<td>Others</td>
<td>$12,225</td>
</tr>
<tr>
<td>Participant Donations (Parker)</td>
<td>$14,456</td>
</tr>
<tr>
<td>Participant Donations (Highlands Ranch)</td>
<td>$32,033</td>
</tr>
<tr>
<td>Participant Donations (Castle Rock)</td>
<td>$16,304</td>
</tr>
<tr>
<td>Interstate Batteries Contribution</td>
<td>$1,752</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$205,771</strong></td>
</tr>
</tbody>
</table>
2017 Household Chemical Roundup
Highlands Ranch Fun Facts

- Offloaders at Highlands Ranch unloaded an average of over 3.5 tons each.
- The flammable liquids, if all gasoline, would be enough to drive from Miami to Anchorage almost 4 times.
- Recycled paint was enough to paint my house 1,600 times.
2017 Household Chemical Roundup

We take a lot of “stuff” but not everything
# 2017-2018 Parkway Fence Replacement

**October Public Bid (SRF)**

<table>
<thead>
<tr>
<th></th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$1,629,085</td>
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</tbody>
</table>

**October Board Meeting** – Board rejects public bid in order for staff to seek alternatives

**Staff receives two proposals:**

<table>
<thead>
<tr>
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<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Split Rail Fence Co</td>
<td>$1,436,366</td>
</tr>
<tr>
<td>Commercial Fence and Ironworks</td>
<td>$1,525,830</td>
</tr>
</tbody>
</table>
2017-2018 Parkway Fence Replacement

**Hard Cost Reduction:**

- Reduction of hydro-dig by 8%
- Reduction of Trex material by $.67/LF
- Reduction of columns by 5.3%

**Additional Re-considerations:**

- Re-evaluated bid from scratch
- Reconsidered project field operations
- Majority of terrain was relatively flat
- Eliminated need for additional rental equipment
- Staging area used for deliveries and mobilization
Dad Clark Channel Stabilization
Dad Clark Channel Stabilization
Dad Clark Channel Stabilization

Upstream drainage area is over 1,600 acres.

Drains to McLellan Reservoir
Dad Clark Channel Stabilization

- Severe bank erosion causing 10-15’ vertical walls
- Severe channel degradation increases sediment load
Bank erosion resulting in tree loss which:

• impacts channel flow capacity
• redirects flows and causes more bank issues
• Increases debris in storm flows resulting in impacts to trail crossing etc
Dad Clark Channel Stabilization

Channel degradation results in outlet structures failing. Dissipator is 8’ above channel bottom