



HIGHLANDS RANCH METROPOLITAN DISTRICT  
STUDY SESSION MINUTES

The Board of Directors of the Highlands Ranch Metropolitan District met for a study session on Wednesday, February 20, 2019, in the District boardroom and opened the meeting at 6:00 p.m.

**ATTENDANCE** (Chairman in bold face: \* = absent \*\*=excused absence)

**BOARD OF DIRECTORS**

**J. Worley**  
A. Dreher  
V. Starkey  
C. Schierholz  
N. Smith  
R. Anderson  
M. Dickerson

**STAFF**

Terry Nolan, General Manager  
Stephanie Stanley, Director of Finance and Administration  
Carrie Ward, Director of Parks, Recreation and Open Space  
Jeff Case, Director of Public Works  
Sherry Eppers, Community Relations Manager  
Forrest Dykstra, Manager of Engineering  
Carolyn Peters, Recreation Manager  
Ken Standen, Construction and Facilities Maintenance Manager  
Camille Mitchell, Administrative Assistant

**OTHERS**

John Kilrow and Ben Wullschlager, Shea Properties  
Alex DeWind, Highlands Ranch Herald  
Sixteen Highlands Ranch residents – sign-in sheets attached

**GUEST PRESENTATIONS**

John Kilrow and Ben Wullschlager with Shea Properties gave a presentation of the proposed affordable senior housing project for Town Center. Wullschlager explained the criteria the developer must meet in order to build affordable housing and provided photos of Shea Properties' completed affordable senior housing project, Apex Meridian. (*Addendum 1*)

Kilrow presented concept drawings of the proposed affordable senior housing project for Town Center and an overview of parking and access points for the building. (*Addendum 2*)

Key points were:

- The available parking for the complex would be 130 parking stalls of which Shea would need half.
- The proposed affordable housing component would have 135 units.

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- The adjacent parking structures would provide some additional parking that could be used on a limited basis for the Senior Center and affordable housing units. Based on the suggestion by some that the Senior Center would need perhaps more than 200 large parking spaces and lots of handicap parking, John suggested that the proposed combined facility may not work at this site. He indicated that Shea would continue to plan for senior affordable housing at the site.

After the presentation, the Board decided not to pursue a shared building with Shea at this site and to begin the process to find another suitable site. Jim Worley thanked John and Ben for coming and thanked Shea for building this great community.

The Board also directed staff to:

- Move forward with the parking study to get baseline information about parking requirements for the senior center proposed size and program.
- Consider participating with Douglas County Human Services on building a facility.
- Consider other properties including Metro District open space land.
- Investigate the possibility of obtaining the RTD parking lot in Town Center.

### **PUBLIC COMMENT**

Comments from the public included:

- Opposition to more high density housing in Town Center. Jim Worley explained that the Highlands Ranch Metro District is not responsible for decisions for land use at the Town Center site. Vickey Starkey also explained that, until plans are received by the Douglas County Planning Department the project will not be on the project tracking page online.
- Glad to have another fire station built in Highlands Ranch, but object to the current proposed site. Renee Anderson explained that the current preferred site is not the final selection and there will be more community meetings conducted by South Metro Fire Rescue.

### **STAFF PRESENTATIONS**

- Forrest gave a 2019 county road maintenance update. (*Addendum 3*)
- Stephanie Stanley gave a preliminary 2018 year-end budget vs. actual presentation in which she recapped the financial condition of the District updating the Board on expenditures and revenue sources. (*Addendum 4*)
- Carrie Ward's update of the Senior Center Project:
  - Jodie McCann and Carolyn Peters attended the February Highlands Ranch Senior Club Board meeting and gave them an update on the Senior Center Project and answered questions.

### **DISCUSSION ITEMS**

None

### **AGENDA ITEMS**

HRMD – 107 (*Consent*)

Ratify January 2019 Cash & Investment Transactions including Expenditures

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HRMD – 108 (*Consent*)  
Adopt Resolution No. 19-108  
Approve Redstone Skate Park upgrades

**COMMENTS**

None

Meeting concluded at 7:22 p.m.