HIGHLANDS RANCH METROPOLITAN DISTRICT
BOARD MEETING ADDENDA

January 29, 2019

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

- South Metro Fire Rescue (SMFR) Station No. 20
- Highlands Ranch Community Association (HRMD) Quarterly Update
- Envision a Destination
HRMD Quarterly Update
January 2019

Finance
## 2019 Assessments

### QUARTERLY

<table>
<thead>
<tr>
<th>Fund</th>
<th>Assessment Amount</th>
<th>Increase $</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Admin</td>
<td>$12.75</td>
<td>$0.25</td>
<td>2.00%</td>
</tr>
<tr>
<td>Rec</td>
<td>$139.25</td>
<td>$3.75</td>
<td>2.77%</td>
</tr>
<tr>
<td>Total</td>
<td>$152.00</td>
<td>$4.00</td>
<td>2.70%</td>
</tr>
</tbody>
</table>

### ANNUAL

<table>
<thead>
<tr>
<th>Fund</th>
<th>Assessment Amount</th>
<th>Increase $</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Admin</td>
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<td>$1.00</td>
<td>2.00%</td>
</tr>
<tr>
<td>Rec</td>
<td>$557.00</td>
<td>$15.00</td>
<td>2.77%</td>
</tr>
<tr>
<td>Total</td>
<td>$608.00</td>
<td>$16.00</td>
<td>2.70%</td>
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**HIGHLANDS RANCH COMMUNITY ASSOCIATION**

Facilities
# CAPITAL/ RESERVE
## PROJECTED EXPENDITURES
### 1st Quarter
(January- March)

<table>
<thead>
<tr>
<th>REPLACEMENT PROJECTS</th>
<th>BUDGET</th>
</tr>
</thead>
<tbody>
<tr>
<td>NR - Tennis Pavilion Lighting</td>
<td>$125,000</td>
</tr>
<tr>
<td>SR - Play Feature – Aquatics</td>
<td>$14,000</td>
</tr>
<tr>
<td>SR - Security Surveillance Upgrade</td>
<td>$10,300</td>
</tr>
<tr>
<td>SR - HVAC Control Upgrade</td>
<td>$70,000</td>
</tr>
<tr>
<td>ER - Track Clocks - Bleachers</td>
<td>$11,000</td>
</tr>
<tr>
<td>WR - Repair/Replace Perimeter Fencing</td>
<td>$30,000</td>
</tr>
<tr>
<td>ALL - Exercise Equipment</td>
<td>$200,000</td>
</tr>
</tbody>
</table>

**TOTAL:** $460,300

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**Tennis Pavilion Lighting Project**
- High Performance LED
- Tennis Lighting
- Completed
OLD LIGHTING

NEW LED LIGHTING
In partnership with the CAA the HRCA produces over 100 community events annually

February Events

- **Father & Daughter Ball**
  - February 1, 6:30 – 8:30 p.m.
  - February 2, 1:30 – 3:30 p.m.
  - February 2, 6:30 – 8:30 p.m.
  - Highlands Ranch Mansion

- **Chinese New Year**
  - February 2, 10:00 a.m. – 12:00 p.m.
  - Southridge Rec Center
February Events

- Winter Cultural Series: Denver & District Pipe Band
  - February 7, 7:00 p.m. – 8:30 p.m.
  - Cherry Hills Church

- Winter Cultural Series: Denver Pops
  - February 21, 7:00 p.m. – 8:30 p.m.
  - Cherry Hills Church

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

Highlands Ranch
Community Scholarship Fund
Highlands Ranch Community Scholarship Fund

- Designated 501(c)3 in 2003
- Funded by donations, corporate sponsorships and fund raising events
- Provides post-secondary education scholarships for students residing in Highlands Ranch or attending Highlands Ranch schools
- $352,000 awarded to date
- 2019 – 20 scholarships at $2,500 each
- Applications due March 1

Highlands Ranch
Backcountry
Backcountry Conservation and Education Fund (BCEF) is a 501(c)3

- The BCEF's mission is to protect and conserve wildlife habitat and provide outdoor education and recreation opportunities in order to promote and improve environmental literacy and ensure the conservation of the Backcountry for generations to come.
- January 31 @ Living the Dream
- 2019 year of the 20/20 fundraising campaign: Goal to get 20% of households in HR to donate $20 to the 501(c)3 and 20% of households to visit the Backcountry Outdoor Center
Envision a Destination for Seniors
Considerations for Development of a Rare Public-Use Property

Core commercial areas

From October 2017 Douglas County Presentation “What if Highlands Ranch Got it Right?”, APA Colorado State Conference
Anticipated Use 2002-2017

- 2-acre Parcel Previously Identified as "Dedicated to Public Use"
- Original Vision Included Performing Arts Center, Civic Offices, Senior Center
Summary

- Performing Arts Use May Be OBE
- Senior Center Consistent with "Public Use" Designation
- Affordable Senior Housing is Not a "Public Use"
- However, Cost Sharing Synergies May be Significant
  - "Build it Now" vs "Wait for Funding"
- Need to Resolve Parking Questions
  - Parking Garage Designed for Vertical Expansion
  - Covered/Enclosed Walkway/Bridge Enhances Senior Access

Recommendations

- Look at the Whole Picture
  - Facility and Amenities
  - Parking and Access, Including RTD
  - Civic Green Park
  - Library and Town Center
- Avoid the Perception that Non-Resident Users are Visitors to the Apartments, not Users of the Senior Center
  - Provide Lounge Areas on Each Floor of the Apartments to Help Ensure Senior Center Facilities are Available to Non-Resident Seniors
- Consider Reducing the Residential Capacity to Alleviate Parking and "Residential Priority" Perception Issues
  - Peak Parking Periods (Independence Day, Park Concerts/Events, etc) Fill the Existing Parking Garage
- Lessons Learned from Similar Facilities??
Conclusion

• Do it Right
  • This opportunity is rare and will likely not come again, so let’s do this right and make the Senior Center a destination, not an afterthought
  • “Senior Center with Available Living Space” vs “Affordable Senior Apartments with a Senior Center in the Lobby”

• Goal – Positive Comments
  • “It was worth the money” vs “I wish they had ...”