HIGHLANDS RANCH METROPOLITAN DISTRICT
BOARD MEETING ADDENDA

August 25, 2020

- Wildfire Matters
- Highlands Ranch Senior Center Interim Facility Options Draft
Wildfire Matters
A Multi-Faceted Approach to Wildfires
Goal: Creating a Fire-Adapted District

- Analyze Risk
- Empower Response
- Solid Mitigation
- Community Collaboration
What is the Risk?

- Historic Fires
  - Chatfield Estates (2020)
  - Chatridge 2 Fire (2020)
  - Range 5 Fire (2017)
  - Chatridge 1 Fire (2016)

- Ecosystem Clues
  - Native Plants Evolved with Fire
Wildfire Hazard Potential

Legend
- Low
- Moderate
- High
- Extreme
- Completed / In Progress Fuels Reduction Treatments On Public Lands
- Planned Future Fuels Reduction Treatments
- Historic Large Wildland Fires (2002 To Present)
- Fire Protection District Boundary
- Pike National Forest
- Lakes
Wildfire Resources
Position Apparatus Effectively

- Brush engines aren’t only along the district perimeter.
- Extra staffing on Red Flag Days
Apparatus Locations
Deploy Resources Effectively

- SMFR Resources
- Mutual Aid
- Air Resources
- Regional Response
Tactical Mapping
Evacuation Planning
"We waited too long this time, I will never do that again," [the resident] said. "It became too scary."

Evacuation Challenges

- Communication
- Routes
- Shelters
- Reunification

- Residents
- Businesses
- Service Industry
- Open Space Users
Mitigation Collaboration
Current Mitigation in HRMD

- SMFR Mow Strip Standard is based on HRMD model
- Educate residents on mow strip maintenance
- Educate residents about yard/home mitigation
Mow Strip Effectiveness Varies
Other Mitigation Options
Moving Forward Together

◇ Neighborhood Mitigation Plan for HRMD, Sub-Associations
◇ Home Wildfire Risk Assessments
◇ Regular Outreach
  ◇ Newsletters, Website
  ◇ Presentations
MAY 2020
BOARD DIRECTION

• Board of Directors postponed decision to build stand alone facility until District knows results of 2020 property tax reassessment and new residential assessment rate

• Requested staff revisit options for interim facility including leased space and Fly’n B House.
INTERIM FACILITY OPTIONS

• Leased space
• Fly’n B House
• Purchase and remodel existing building
  (Currently no buildings available)

Note:
• Seniors do not want to participate in group activities at this time due to COVID 19. This will probably be the situation for several months to a year, until there is a vaccine that is widely distributed
5690 County Line Place:

- Retail, other tenants in building
- 10,016 square feet
- $28.00 square foot lease rate
- $280,500 annual Lease
- $300,500 tenant finishes, estimate
- Ground floor, office, small lobby, 4 dance/fitness studios, restrooms, storage areas
- No outdoor space
- Parking: 85 shared spaces.
630 Plaza Drive Suite 1:
• Office building
• 10,000 square feet
• $38.00 square foot, lease rate
• $379,800 annual lease
• $150,000 - $300,000 tenant finishes, estimate
• Ground floor, flexible floor plan
• Some outdoor space. Adjacent to open space trails and disc golf course
• Restrooms in hall, shared with other tenants. Would likely need additional restrooms within premises
• Ample parking available with access to three parking lots with access to building on north and south side.
LEASED SPACE

PROS

• Would take approximately 8 - 10 months to plan tenant improvements, construct, and order furnishings

• Lower initial operating costs

• Having established location for senior programs and services

• Program start up; opportunity to gauge support, interest and participation

CONS

• Minimum 5 year lease to be cost effective

• Tenant improvements will take some time

• Ordering furnishings and equipment will take some time

• Shared parking. Limited number of ADA parking spaces

• Inventory is limited at this time

• Size and floor plan will dictate programming, which will be limited

• Limited programming versus full scope of programs identified during planning

• Sunk costs: annual lease, tenant finishes

• Accessibility may be constrained
PHASE 1
COMPLETED

• Exterior stabilization and renovation completed June 2014
• $466,600 spent to date

PHASE 2

• Interior repair and remodel
• Building program completed
• No design work has been completed
• $772,300 identified in Capital Improvement Plan
# FLY’N B HOUSE BUDGET
## 2019 CAPITAL IMPROVEMENT PLAN
### COMMUNITY ENHANCEMENTS

<table>
<thead>
<tr>
<th>Fly’n B House</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>TOTAL</th>
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<tbody>
<tr>
<td>Planning</td>
<td>$50,000</td>
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<td>$50,000</td>
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<tr>
<td>Interior Remodel</td>
<td></td>
<td>$343,000</td>
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<td>$343,000</td>
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<tr>
<td>Parking (improve existing and new)</td>
<td></td>
<td>$258,000</td>
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<td>$258,000</td>
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<tr>
<td>Site Improvements and Root Cellar</td>
<td>$ 40,000</td>
<td></td>
<td>$ 40,000</td>
<td>$40,000</td>
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<tr>
<td>Other Park Improvements</td>
<td></td>
<td></td>
<td>$ 81,300</td>
<td>$81,300</td>
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<tr>
<td><strong>Total for Remaining Fly’n B Park Improvements</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$772,300</strong></td>
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</tbody>
</table>

Funds from cash in lieu of fees from Erickson development must be spent on Fly’n B Park improvements. Preliminary cost estimates only.
FLY’N B HOUSE PROGRAM

• Small venue for community meetings and events, recreation and outdoor education programs and private rentals
• Can accommodate 50-70 people approximately
• Rustic, ranch house design and interior finishes
• Event space 800 – 1,000 sq. ft. approximately
• Restrooms
• Small serving kitchen
• Outdoor event space; patio with pergola, picnic shelter, proximity to Johnny’s Pond and Highline Canal trail
<table>
<thead>
<tr>
<th>Approximate Event Room Capacity</th>
<th>800 Sq. Ft.</th>
<th>1000 Sq. Ft.</th>
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</thead>
<tbody>
<tr>
<td>Standing room only – 7 sq. ft./person</td>
<td>114</td>
<td>142</td>
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<tr>
<td>Seminar/theatre seating – 10 sq. ft./person</td>
<td>80</td>
<td>100</td>
</tr>
<tr>
<td>Banquet seating – 6-8 top round tables</td>
<td>50</td>
<td>65</td>
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</table>

<table>
<thead>
<tr>
<th>Approximate Parking Requirements</th>
<th>People</th>
<th>Parking Spaces</th>
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</thead>
<tbody>
<tr>
<td>House</td>
<td>65</td>
<td>33</td>
</tr>
<tr>
<td>Shelter</td>
<td>75</td>
<td>38</td>
</tr>
<tr>
<td>Park &amp; Trail Users</td>
<td>25</td>
<td>25</td>
</tr>
<tr>
<td>Total</td>
<td>165</td>
<td>97*</td>
</tr>
</tbody>
</table>

| Existing Parking Spaces               |        | -37            |
| New Parking Spaces                    |        | 60             |

*One parking space per two people
PARKING STUDY

PARKING STUDY INVENTORY

1. EAST LOT RENOVATION SHOWS 32 SPACES, INCLUDING 4 ADA.
   RENDERSING ALSO SHOWS SPACE FOR LARGE VENDOR VEHICLE
   PARKING AT BACK ENTRANCE OF HOUSE.

2. NEW MIDDLE LOT SHOWS 13 ANGLED PARKING SPACES.

3. WEST LOT EXPANSION SHOWS ADDITIONAL 14 SPACES.

THIS CONCEPTUAL RENDERING SHOWS A TOTAL OF 85 PARKING SPACES,
INCLUDING 4 ADA. THE EXISTING LOTS HAVE 37 TOTAL SPACES, 2 ADA.
MAXIMUM EVENT CAPACITY ESTIMATES A TOTAL OF 97 SPACES WILL BE NEEDED.
PARKING STUDY

PARKING STUDY ANALYSIS:
PARALLEL PARKING ALONG PLAZA DR. CAN ACCOMMODATE ROUGHLY 23 SPACES.

THIS CONCEPTUAL RENDERING SHOWS CONNECTION BETWEEN EXISTING CONCRETE SIDEWALKS.

POTENTIAL CONSTRAINTS:
- SOME RETAINING MAY BE NEEDED ALONG SOUTH EDGE.
- THIS IS NOT METRO DISTRICT PROPERTY.
- SIDEWALK MAY IMPACT EXISTING DRAINAGE OVERFLOW.
**FLY’N B HOUSE**

**PROS**
- District owns property
- Opportunity to finish house for community use
- House could be used for wide variety of programs, rentals, meetings etc.
- Long term benefit to District and community
- Funds available for project
- Could be good start up
- Less costly operating costs
- Outdoor space: park, trails, fishing ponds, picnic shelter

**CONS**
- Small facility, limited, basic level of programming
- Limited parking adjacent to facility
- Would not be long term solution for Senior Center
<table>
<thead>
<tr>
<th><strong>Stand Alone</strong></th>
<th><strong>Leased</strong></th>
<th><strong>Fly’n B House</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Meeting rooms, larger spaces allow for programs to be offered concurrently including the comprehensive list of programs identified in the facility planning process</td>
<td>The size and floor plan of the leased facility will dictate programming. Limited number of rooms and sizes will reduce program offerings on a weekly and monthly basis. Probably no large space available for large gatherings such as lunches. Could use off site facilities for some programs.</td>
<td>No drop in social space. Programs offering limited to one per time frame. Outdoor space allows for other program opportunities. Could also use other, off site facilities for some programs. Perhaps keep some senior programming at Southridge for time being</td>
</tr>
<tr>
<td>Tentative Timelines</td>
<td>2020 4&lt;sup&gt;th&lt;/sup&gt; Quarter</td>
<td>2021 1&lt;sup&gt;st&lt;/sup&gt; Quarter</td>
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<tr>
<td>------------------------</td>
<td>-------------------------------</td>
<td>-------------------------------</td>
</tr>
<tr>
<td>Budget Planning</td>
<td>New Assessment</td>
<td>Update LR Financial Model</td>
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<tr>
<td>Stand Alone</td>
<td>Site Selection/Acquisition</td>
<td>Planning and Design</td>
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<tr>
<td>Fly’n B House</td>
<td>Planning and Design</td>
<td>Construction</td>
</tr>
<tr>
<td>Leased Facility</td>
<td>Site Selection/ Negotiate Lease</td>
<td>Planning and Design</td>
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</tbody>
</table>
STAND ALONE FACILITY

• Based on 20,000 sq. ft. building
• Staffing assumptions:
  • Three full-time (1 existing position)
  • One part-time maintenance staff
  • Part-time event set-up (10-15 hours/week)
  • Front desk and program volunteers
• Marketing
  • May decrease once facility is more established
• Expenses
  • Personnel
  • Operating
  • Program specific

LEASED

• Based on 10,000 sq ft space
• Staffing assumptions:
  • Two full-time (1 existing position)
  • One part-time maintenance staff
  • Part-time event set-up (10-15 hours/week)
  • Front desk and program volunteers
• Marketing
  • May decrease once facility is more established
• Expenses
  • Personnel
  • Operating
  • Program specific
BUDGET & COST ESTIMATES

FLY’N B

• Staffing assumptions:
  • Two full-time (1 existing position)

• Marketing

• Expenses
  • Personnel
  • Operating
  • Program specific
<table>
<thead>
<tr>
<th></th>
<th>Stand Alone</th>
<th>Leased</th>
<th>Fly'n B</th>
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<tbody>
<tr>
<td><strong>Revenues</strong></td>
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<tr>
<td>Membership/Drop In Fee</td>
<td>$43,000</td>
<td>$11,250</td>
<td>$3,750</td>
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<td>Fitness Pass / Programs</td>
<td>90,000</td>
<td>12,000</td>
<td>11,125</td>
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<tr>
<td>Grants/Other</td>
<td>54,500</td>
<td>26,600</td>
<td>25,000</td>
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<tr>
<td><strong>Program Revenue</strong></td>
<td>$187,500</td>
<td>$49,850</td>
<td>$39,875</td>
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<tr>
<td><strong>Expenditures</strong></td>
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<tr>
<td>Staffing</td>
<td>392,200</td>
<td>238,000</td>
<td>170,190</td>
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<tr>
<td>Program Specific Expenses</td>
<td>81,200</td>
<td>41,025</td>
<td>13,000</td>
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<tr>
<td>Building Expenses</td>
<td>128,600</td>
<td>379,800</td>
<td>43,670</td>
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<tr>
<td><strong>Total Expenditures</strong></td>
<td>602,000</td>
<td>658,825</td>
<td>226,860</td>
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<tr>
<td><strong>Net</strong></td>
<td>$(414,500)</td>
<td>$(608,975)</td>
<td>$(186,985)</td>
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</table>
• Move forward with Fly’n B House, planning and design for community uses and potential interim senior programming
• Verify facility capacity
• Verify parking needs and site development plans
• Determine project budget
• Delay decision on leased facility until 2021, first quarter, when we know about new assessment
QUESTIONS AND COMMENTS