



**Strategic Planning Committee
for OSCA**

**Recommendations to the Board of Directors
Highlands Ranch Community Association, Inc.**

June 20, 2002

HRCA Strategic Planning Committee for OSCA

Committee Members:

Paul Avant – Environmental consultant with extensive experience related to development in Colorado; avid outdoorsman; hiker; and wildlife photographer

Michael Bartosch – Insurance executive in the home building industry; avid outdoor sports enthusiast; and youth sports coach

Douglas Bernero – Financial Analyst, Qwest Wireless; mountain biking and hiking enthusiast; former HRCA District Delegate; member, Rails to Trails Conservancy and Adventure Cycling Association

Robert Easton – Eastridge resident and a Park and Recreation Agency Director

Darcy Eberly – 5-year Highlands Ranch resident

Christian Eppers – President, Highlands Ranch Historical Society; Electrical Engineer with Agilent Technologies; Customer interfacing and analytical skills; Interest in history and outdoor activities; 5-year resident of Highlands Ranch.

Tammy Essmeier – Environmental consultant specializing in community outreach and education; outdoor enthusiast; and mother of three

Debra Kendle, Chair – Vice President, Highlands Ranch Community Association, Inc.; land planning and engineering

Rudy Lukez – Engineering Software Design Consultant for Parametric Technology Corporation; Previous experience as an Aerospace Engineer and Rocket Scientist; Active in Public Lands Management as a citizen for almost 20 years.

Curtis Mondale – Active outdoor enthusiast; youth sports coach; and Chief Financial Officer, Great Outdoors Colorado

David Murrow – Planetary Spacecraft Designer; Colorado native with a passion for planning Colorado's future; 7-year resident of Highlands Ranch.

Steve Nayowith – Marketing/communications specialist; 10-year Highlands Ranch resident; and quality-of-life supporter

Susan Schleuder – Naturalist

DeDe Williams – BS Degree in Business; Charter Financial Planner and Series 7 License; mother of two; and believes Highlands Ranch is a special place

Jane Williams - Certified Public Accountant; Executive Board, Arapahoe Community College Foundation; Director, Chamber of Commerce of Highlands Ranch; biking and hiking enthusiast; Denver native.

Jerry Winkelman, Vice Chair – MA and MRE degrees; teacher; manager; current DRC Administrator, Castle Pines Village; and outdoor type with a huge love of nature and its preservation

Other Regular Attendees:

Steve Ormiston, Shea Homes

Mark Giebel, HRCA

Mark Gunther, HRCA

Gary Debus, HRCA

Mission:

Recommend priorities to the HRCA Board of Directors regarding OSCA opportunities.

What the Strategic Planning Committee has done:

Meetings:

October 9, 2001
November 7, 2001
December 5, 2001
January 9, 2002
February 6, 2002
February 20, 2002 (draft survey)
March 6, 2002 (finalize survey)
May 8, 2002
May 22, 2002

Tour:

The Committee would like to acknowledge Steve Ormiston and Shea Homes for sponsoring a tour of the 8,200-acre of the Open Space Conservation Area (OSCA) on October 9, 2001.

Documents Reviewed:

OSCA Agreement
Wildcat Regional Park Agreement
OSCA Plan
DRAFT OSCA Management Implementation Plan
Metro Districts Poll of Voters Survey Results (2002)
HRCA Recreation Facilities and Services Surveys (1993 and 1998)

Presentation:

Randy Burkhardt of Douglas County Parks and Trails provided an overview of the current planning for Wildcat Regional Park and answered questions on December 5, 2001.

Community Survey:

The committee developed a community survey to be mailed to nearly 4,000 households in Highlands Ranch to gather input from HRCA members regarding the allowed uses.

Recommendations:

The Committee developed a recommendation based on experience, observations, personal opinions, and results from the community survey.

Report, Conclusions, and Recommendation:

General Comments:

- The HRCA survey results are generally consistent with the November/December 2001 survey data collected by Highlands Ranch Metro Districts
- There is some question as to whether or not the community fully understands the magnitude of open space in OSCA and how they themselves define open space in general
- The HRCA survey results are consistent with a general attitude of Colorado residents about preservation of open space – you can never have enough
- HRCA should respond positively to the general survey results, which indicate vast majority preference is for preservation, trails, and nature/wildlife interpretation
- The second preference is for development of community/regional outdoor recreation facilities; a reflection of the Highlands Ranch lifestyle

Based on the survey completed in 2002, the following items may be eliminated from current consideration. In the alternative, some of the items may be recommended to be included in the Wildcat Regional Park:

- Agricultural research
- Community camp
- Museum
- Churches
- Cemetery
- College or university
- Equestrian center
- Dog training area
- Skate park
- Sports training center
- Animal hospital

Recommendation:

The following are the recommendations of the Strategic Planning Committee for OSCA based on experience, observations, personal opinions, and most importantly on the results from the community survey. It should be noted that the uses evaluated in the survey as well as those below are the allowed uses in the approved OSCA Plan.

- Based on the 2002 OSCA Survey Results, recommend that HRCA preserve as many acres as possible of the 499 developable acres as undeveloped open space and that the remaining acres be made available for sale, lease, or development of the following facilities in priority order:
 1. Ice arena – evaluated for public/private ventures (perhaps with multi-purpose areas to make it more than a hockey facility)
 2. Park development with a variety of facilities including sports facilities
 3. Community daily fee golf course – evaluated for public/private ventures that is a well done championship course
 4. Amphitheater
 5. Sledding hill with snowmaking (perhaps snowmaking is funded by fees)
- Trails, wildlife viewing area, and nature center are priorities in the 7,000 acre OSCA property
- Retain as much of the 499 acres as undeveloped open space as is practicable
- The OSCA lands should be for the use and enjoyment of the Members of the HRCA first and foremost, other than regional type facilities such as the Wildcat Regional Park and the Regional Trail

There was some dissenting opinion among Strategic Planning Committee members regarding the amount of acreage that might be developed and for what purposes. The primary discussion revolves around outdoor uses such as trails being priorities versus other recreation amenity development. However, this report and recommendation does represent the majority opinion of the Committee that about half of the 499 acres could be developed for the purposes as outlined in the body of this report.

Attachments:

HRCA OSCA Survey Results