

HIGHLANDS RANCH WILDERNESS AREA PLAN

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HIGHLANDS RANCH
COMMUNITY ASSOCIATION

OSCA Update Committee

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Placeholder for.....

SIGNATURE PAGE

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COUNTY EXECUTION PAGE

Executions...

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INTRODUCTION

This Highlands Ranch Wilderness Area Plan (formerly known as the Open Space Conservation Area Plan, or OSCA Plan, hereinafter referred to as the HISTORICAL PLAN) relates to the 7,675-acre Highlands Ranch Wilderness Area (formerly known as the Backcountry Wilderness Area) within Highlands Ranch, Colorado. It is located in the southern portion of Highlands Ranch (see Exhibit A).

Through conveyances, which occurred in 2006, 2009, and 2025, the property is now owned and operated by the Highlands Ranch Community Association (hereinafter, HRCA). The HISTORICAL PLAN was originally created and approved by the Board of Directors of the HRCA in April 1993. It was updated in 1996 and then updated again in 1997 and 2000.

The HISTORICAL PLAN was originally prepared by starting with an environmental analysis of the land to allow the land to "tell" us how it would best be used. The identification and mapping of environmental and cultural conditions differentiated areas within the property to be suitable for various categories of use. Chapter 1 of the document contained the goals and policies which related to the land, and Chapter 2 contained the allowed uses and development standards for the land. It was always the intent that the HISTORICAL PLAN would act as a guide for future development in the Highlands Ranch Wilderness Area and in June 2000, the HISTORICAL PLAN was reviewed and adopted by the Douglas County Board of County Commissioners and the allowed uses and development standards contained within the plan were subsequently approved to amend the Highlands Ranch Planned Development Guide (hereinafter, HRPDG).

A Management Plan, completed in 2002, established the initial framework for conservation and access that has guided management of the property since its acquisition by HRCA. Over time, the implementation of this framework has been refined through adaptive management practices informed by community input, staff oversight, and ongoing monitoring of natural resources and wildlife. Management adjustments have addressed evolving recreational demand, community buildout adjacent to the property, and the need to balance access with the protection of sensitive resources. This iterative approach has ensured that the Highlands Ranch Wilderness Area continues to be managed in alignment with its original intent—prioritizing conservation while providing carefully planned, sustainable opportunities for public use.

On May 20th, 2025, the Board of Directors of the HRCA voted to have the HISTORICAL PLAN updated again. Then, with the goal of increasing awareness of and access to the Highlands Ranch Wilderness Area (hereinafter, HRWA) by the residents of Highlands Ranch while taking into consideration the conservation efforts currently in place within the HRWA, the Board of Directors created the "OSCA Update Committee" (hereinafter, COMMITTEE) to review and make recommendations for revisions to the HISTORICAL PLAN. The COMMITTEE was made up

of representatives from the HRCA, Douglas County Department of Open Space, Colorado Parks and Wildlife and South Metro Fire Rescue. It was the intent of the COMMITTEE and the HRCA Board of Directors that the structure of this revised plan remains consistent with that of the HISTORICAL PLAN and that the contents of this HRWA Plan be again adopted by Douglas County and subsequently included as an amendment to the HRPDG.

It should be noted that there has been significant effort and intention put into the development of both the HISTORICAL PLAN as well as this updated HRWA Plan. For additional information relating to the history of the development of this Plan, please refer to the copy of the HISTORICAL PLAN, which was approved by Douglas County and recorded in the office of the Douglas County Clerk and Recorder on June 13, 2000. It should also be noted that several additional agreements were in place prior to the drafting of the HISTORICAL PLAN. In many instances the contents of these agreements impacted the drafted contents of both the HISTORICAL PLAN and this HRWA Plan. These agreements are listed on Appendix A attached to this HRWA Plan.

Finally, this HRWA Plan was developed with the understanding that additional and carefully planned recreation, education, community service, and conservation opportunities, when combined with the existing programs currently employed within HRWA, will ensure the long-term conservation of HRWA by providing opportunities for the community to more fully experience and appreciate this marvelous land.

DEFINING THE HIGHLANDS RANCH WILDERNESS AREA PROPERTY

The HISTORICAL PLAN, adopted in 2000, described the Open Space Conservation Area (hereinafter HISTORICAL AREA) as approximately 8,200 acres.[1] That acreage reflected the geographic extent of the HISTORICAL AREA boundaries at the time, not solely lands under a single ownership. This figure included several parcels that were owned by entities other than the HRCA (see Exhibit A-1).

In 2009, when a majority of the HISTORICAL AREA lands were conveyed to the HRCA, not all parcels within the HISTORICAL AREA boundary were conveyed. Certain parcels were excluded because they were owned by different entities and therefore were not eligible for transfer. Importantly, most of those ownership distinctions and conveyances occurred prior to the adoption of the original HISTORICAL PLAN in 2000.

This updated HRWA Plan (hereinafter, PLAN) reflects current ownership conditions and describes the HRWA as approximately 7,675 acres under HRCA ownership and management.

[1] **Acreage Note**: The historical OSCA was generally described as approximately 8,200 acres. Recorded documents indicate that the historical perimeter encompasses approximately 8,343 acres. Current records illustrate approximately 7,675 acres are owned by HRCA and approximately 668 acres are owned by other entities.

Exhibit A-2 identifies these HRCA-owned parcels and depicts parcels that were within the HISTORICAL AREA boundary that are now under separate ownership.

This updated PLAN, and associated future zoning provisions, apply exclusively to the 7,675 acres owned by the HRCA. While the remaining approximately 668 acres continue to lie adjacent to or within the broader previously described HISTORICAL AREA boundary, those lands are not owned by the HRCA and are not affected by this updated plan.

VISION STATEMENT

The 7,675 acre Highlands Ranch Wilderness Area (hereinafter, HRWA), located in the southern portion of Highlands Ranch was conveyed to the Highlands Ranch Community Association, Inc. (hereinafter, HRCA) for the purpose of owning and administering those lands for use in perpetuity as open space, for recreation purposes, public facilities, wildlife management and habitat enhancement.

This HRWA Plan (hereinafter, PLAN) shall provide direction in determining appropriate land uses for the HRWA, including the identification of areas requiring protection due to their natural resource and habitat value, and areas suitable for the development of public facilities. Land use decisions shall ensure compatibility with long-term conservation objectives and the protection of sensitive resources, habitats, and wildlife. The PLAN shall also establish guidance regarding the type and location of specific land uses, including public and private recreation, educational facilities, parks, trails, and commercial recreation facilities.

The HRWA represents an opportunity for Highlands Ranch residents and for the general public to experience a significant open area that is managed to maintain quality open space that balances the desires of people with the needs of wildlife and natural habitat.

The HRWA shall serve as a defining element of the identity of Highlands Ranch, distinguishing the community from surrounding municipalities through the provision of a unique amenity within a community. As the gateway from the Denver metropolitan area to the open landscapes of the Front Range, the HRWA shall preserve and provide access to significant natural features including panoramic views, pine-covered hills, distinctive rock outcroppings, buttes, grasslands, and meadows. The HRWA shall contribute to community well-being by supporting opportunities for outdoor recreation, environmental education, wildlife observation, and the associated physical and mental health benefits associated with having access to natural lands. Protection and careful management of this resource shall ensure the long-term compatibility of conservation objectives with community use, thereby sustaining one of the defining characteristics of Highlands Ranch.

The HRWA is an integral part of the Development Plan for Highlands Ranch, a plan designed to carefully accommodate growth and economic development within an identifiable

community while preserving much of the natural beauty, openness and environmental qualities of the land.

No plans are forever. Both our natural resources and our society are dynamic and subject to change, and our planning process reflects this. When conditions and problems change enough, new planning with public participation will begin.

CHAPTER 1 – GOALS AND POLICIES

GENERAL GOALS

1. The HRWA should be made available in the future for recreational and educational uses while at all times considering habitat value and areas that need to be protected from natural resource impacts due to recreation/education access.
2. Enforce existing rules and regulations and establish additional, reasonable rules and regulations as deemed necessary. Attempt to provide priority access to Highlands Ranch residents and their guests whenever possible.
3. Utilize the revenue to HRCA from the use of the HRWA to offset the management and operation costs of the HRWA and/or any other purposes deemed appropriate by the HRCA Board of Directors that benefit the community.
4. Consider partnerships in order to generate more significant revenue, reduce costs, and/or provide additional meaningful opportunities to the community.
5. Planning efforts for the HRWA should consider and be integrated into local, county and state plans to preserve wildlife and its habitat.
6. Work with other agencies to assure compatibility and integration with adjacent park land, open spaces and privately owned neighboring properties with the intent of maintaining appropriate wildlife movement corridors and maintaining healthy and robust ecosystems.
7. When planning uses in the HRWA, consider compatibility with adjacent land uses, buffers, accessibility and wildlife impact.
8. Plan and manage the HRWA to minimize impact upon natural systems, wildlife, historic sites, and other landscape features.
9. Protect sensitive open space lands, wetlands and other valuable assets including but not limited to dominant ridgelines, cultural resources, high value wildlife habitat areas, rock outcroppings, and highly visible bluffs.
10. Integrate land use plans with wildlife management considerations, including water, native plant species and other habitat area preservation practices.
11. Consider wildlife and native vegetation in the planning and site design for developed areas.
12. Continue operation and maintenance of IRS 501(c)(3) organization(s) which allow for additional funding of management and operations of the HRWA.
13. Recognize the historical nature of Daniels Park Road and consider any historical landmark status granted and attendant identification and interpretive signage or monumentations.
14. Recognize the historical nature of the Griggs/Lafayette and Douglas Pasture ranch buildings. As of the date of this writing, these homesteads have been studied, and it has been determined that, due to the current status of structures within these areas, no additional restoration or preservation efforts are currently feasible.

NATURAL ENVIRONMENT

A. TOPOGRAPHY

The Highlands Ranch Wilderness Area has an elevation of approximately 6,575 at its highest point located near Daniels Park Road and has an elevation of approximately 5,700 at its lowest point east of the intersection of Ron King Trail and US Highway 85 N.

The HRWA consists of eight drainage basins. Six drainages trend east to west within the western two-thirds of the property, and the other two drainages trend south to north (see Exhibit B). The dominant ridgeline follows Daniels Park Road. Prominent sandstone outcroppings exist in Daniels Park, Wildcat Mountain, and northwest of the Highlands Ranch Law Enforcement Training Facility.

Policies

1. Improvements shall conform to the natural terrain as much as possible and minimize landform alteration.
2. Extensive landform alteration should be minimized and development sensitively designed or avoided in all areas within the HRWA that are highly visible, containing rock outcroppings or major stands of Ponderosa pine trees.
3. Consider areas with slopes of 15% or less as candidates for any planning areas recommended for development.
4. Eliminate rock fall hazard areas (see Exhibit B) from consideration for developed areas or permanent structures.

B. GEOLOGY AND SOILS

Composite Geology and Soils Constraints

a. Geologic Setting

Note: Much of the information contained within this "Geologic Setting" section was obtained prior to the creation of this updated report. No revised information has been requested from outside sources with the assumption being made that these conditions have not changed over the years.

The HRWA lies near the southwestern edge of the Denver Basin, a sediment-filled area extending from Colorado Springs north to Greeley, and from the foothills eastward approximately 60 miles onto the plains. The Denver and Dawson Formations directly underlie the property. These formations dip very gently to the east within the area. No areas of natural slope instability were discovered. No faults or landslide areas are visible.

Bedrock and Surficial Units: According to consulting geotechnical and materials engineers, CTL/Thompson, Inc., the HRWA consists primarily of three different geologic compositions.

Expansive surficial soils underlain by expansive bedrock: This area, located in the western and northeastern portions of the HRWA contains expansive surficial soils of sandy clay and clayey sand are underlain by expansive claystone bedrock. Some non-expansive sandstone lenses and layers may be found randomly within the bedrock.

Expansive surficial soils underlain by non-expansive bedrock: The majority of the HRWA has a thin top layer of clayey sand with low to moderate expansion potential. Bedrock is primarily a poorly cemented sandstone with interlayered conglomerate and claystone. This area is more susceptible to erosion than the northern portion of the property.

Non expansive soils: Within these areas are deposits of non-expansive sands and gravels. Alluvial sand deposits, adjacent to drainages vary in depth and tend to be less than ten feet thick. These areas are underlain by both sandstone and claystone.

Expansive materials on-site are typical of those found throughout the Denver area.

CTL/Thompson, Inc. has concluded that the HRWA is geologically feasible for development. However, expansive soils, typical to the Denver region, may require engineered foundations, over-excavation treatment and floor system designs for structures.

Policy

1. Structures constructed in areas with expansive soils should consider including engineered foundations, over-excavation treatment and/or floor system designs on the recommendations of a soils engineer.

b. Mineral Rights

All mineral interests are owned by Anadarko Land Corp. (formerly known as Union Pacific Land Resources Corporation) except the United States reserved coal in the southwest quarter of Section 30, T6S, R67W, and the State of Colorado reserved all minerals, ore, metals, coal, asphaltum, oil and gas and other like substances in Section 36, T6S, R67W.

Rights of Owners of Mineral Interests: The general rule is that the owner of any reserved or severed mineral interests has the right to use the surface of the land affected to the extent necessary to extract and remove the reserved or severed minerals. Apart from,

and in addition to, this general rule of law, all of the instruments by which mineral interests were reserved or severed underlying Highlands Ranch contained express language providing for a right of ingress or egress to mine and remove minerals or a right to use the surface for the development of minerals.

The Development Guide for Highlands Ranch, as amended on May 5, 1981, permits exploration for and extraction of mineral resources in the HISTORICAL AREA of Highlands Ranch subject to use by special review and site development plan requirements.

Douglas County has recently adopted a county-wide Mineral Extraction Plan which sets forth further regulations on mineral extracting activities including restoration of the land. This Mineral Extraction Plan does not, however, apply to or address the extraction of oil and gas.

Valuation: The value of mineral interests cannot normally be established by customary appraisal techniques unless the minerals are "proven" and the nature and extent of the minerals are established by actual mining or drilling. Geologists and mining engineers can give opinions on the likelihood of mineral deposits existing, but beyond this, the existence and value of potential mineral deposits can be established only by expensive core or other drilling or actual mining.

However, it appears expensive core drilling is unnecessary in this instance and in fact, would not be wise. In 1980, written· reports were obtained from the Colorado School of Mines Research Institute. Those reports showed surface deposits of sand, clay and gravel, which deposits are not, under Colorado law, deemed covered by normal mineral reservations, and showed possible thin seams of coal reflected in logs of water wells at over 1,000 feet, the development of which would be, under current economic circumstances, uneconomical. As of 2025, there is no oil and gas production in Douglas County.

Policy

1. Adhere to Douglas County Mineral Extraction Plan concerning mineral extracting policies, including mitigation measures if and when a need for such a use arises. Adhere to applicable Colorado law with respect to the extraction of oil and gas.

c. Agricultural Suitability

Note: Much of the information contained within this “Agricultural Suitablity” section was obtained prior to the creation of this updated report. No revised information has been requested from outside sources with the assumption being made that these conditions have not changed over the years.

Historically, the land comprising Highlands Ranch has been used for raising cattle and forage crops including oats, barley and grass hay. In the past, (prior to 1980) wheat was also cultivated, but the practice has been discontinued due to increasingly poor yields.

A total of 32 soil types exist within the boundaries of Highlands Ranch. These soil types are inventoried according to the USDA classification system (Soil Survey of Highlands Ranch Addition, Golden Soil Survey, USDA-Soil Conservation Service, 1978). These capability classes and subclasses show, in a general way, the suitability of soils for most kinds of field crops. The grouping does not take into account major landform changes, reclamation projects or management practices. The soils classifications are designated by Roman numerals I through VIII. The numerals indicate progressively greater limitations and narrower choices for practical use.

There are no Class I, V or VIII soils within the HRWA and only small areas of Class II, III, and IV soils. Classes I through IV are considered by the Soil Conservation Service to be the only economically cultivatable soils. With special conservation practices, it would be possible to cultivate these soils with wheat, barley, silage corn, alfalfa, or grass hay. Water availability, however, is the main determining factor for locating agriculture.

Exhibit C depicts areas with Class II, III and IV soils (shown as Grasslands) which exhibit moderate to severe limitations for cultivation. The remaining areas are unsuitable for cultivation.

Policy

1. If agriculture is deemed appropriate, it should be in areas with Class II-IV soils and where adequate water is available.

<u>Rockfall and Seismic Hazard</u>

Note: Much of the information contained within this "Rockfall and Seismic Hazard" section was obtained prior to the creation of this report. No revised information has been requested from outside sources with the assumption being made that these conditions have not changed over the years.

Exhibit B depicts rockfall hazard areas delineated by the geologic consultant CTL/Thompson. The rockfall hazard areas include land which contains accumulated boulders from past rockfall occurrences. The two areas identified occur beneath the steep slopes of Wildcat Mountain and beneath Daniels Park.

Highlands Ranch lies within a Zone 1 or low risk seismic area according to the Colorado Geological Survey. No faults have been mapped on the property by the State Geologic Survey, nor were any discovered during CTL/Thompson's survey of the area.

Policy

1. Rockfall hazard areas should be eliminated from consideration for developed areas or permanent structures.

C. HYDROLOGIC

Floodplains

The HRWA contains eight drainage basins. Six unnamed drainages trend east to west within the western two-thirds of the property, and the other two drainages, Big Dry Creek and Happy Canyon, trend south to north. The dominant ridgeline follows Daniels Park Road.

Exhibit B depicts the 100-year Floodplain for each drainage basin based on studies prepared using Urban Drainage and Flood Control District criteria.

Policies

1. Areas subject to 100-year frequency floods are suitable for a variety of recreational and agricultural uses; however, the placement of permanent structures in these areas should be avoided. Assure that other flood plain guidelines are followed. Incorporate flood considerations into the planning and design of pedestrian systems.
2. Maintain and preserve existing flows, natural water systems, and surrounding riparian systems.
3. Where practical, in the design and development of any facilities, utilize water conservation practices such as xeriscape, use of native vegetation, detention or retention systems, and the reuse of water for irrigation purposes.

Wildlife Water

There are a number of existing and historic natural springs and existing seasonal ponds which may be suitable for wildlife use. Known historic cisterns fed by windmill and pump driven wells exist within the HRWA. These were historically part of the ranching operation but are not operational today. In addition, since 2018, numerous 1,000-gallon wildlife water tanks have been installed throughout the property in strategic locations to enhance habitat quality by providing reliable water sources. These dependable water resources have proven to be a significant habitat

improvement, supporting the health and growth of elk, turkey, and other wildlife populations across the HRWA.

Policy

1. While the introduction of ponds or reservoirs may benefit wildlife (as they enhance the overall wildlife carrying capacity of the land), due to the complexities of water rights and the storage of water in the State of Colorado, as well as the cost of additional wells, consider the continued use of 1000-gallon wildlife water tanks (mentioned above) and additional existing water infrastructure (hydrants/water lines/wells) as needed to provide the necessary enhancement to wildlife habitat.

D. VEGETATION AND WILDLIFE

The Highlands Ranch Wilderness Area (HRWA) lies at the intersection of three Level III ecoregions: the Southern Rockies, High Plains, and Southwestern Tablelands. The vegetation and wildlife within the HRWA are shaped by the influences of these ecoregions, and more specifically by the Level IV ecoregions present on-site (Moderate Relief Plains and Pine-Oak Woodlands). Additional adjacent Level IV ecoregions (Foothill Grasslands and Front Range Fans) also influence vegetation and wildlife and add to the ecological diversity of the area. The convergence of multiple ecoregions within and around the HRWA supports a wide range of vegetation communities and wildlife species, creating a rich and varied landscape.

However, not all species typical of these ecoregions are found within the HRWA. For instance, pronghorn historically associated with plains habitats have not been present in the HRWA since 2006, due to the loss and fragmentation of prairie habitat in the surrounding region. The remaining prairie patches are not extensive enough to support pronghorn populations, though they continue to provide important habitat for other grassland species such as prairie dogs, meadowlarks, and a variety of small mammals and songbirds.

Overall, the ecoregions that intersect at the HRWA provide a useful framework for understanding the types of vegetation and wildlife that may occur within the area and the ecological processes that shape this unique landscape.

Vegetation

Three main plant communities exist within the dominant pine-oak woodland ecoregion within the HRWA and have been mapped (see Exhibit C). They are as follows:

Grassland: A mosaic of grassland plant community exists throughout the HRWA.

Shrubland-Grassland: The shrubland-grassland community occurs on upland areas in the HRWA. Shrub thickets predominate along the bottoms and sides of drainages, with dominant species being Gambel oak and mountain mahogany. Oak stands vary in heights from four feet in dry sites to nearly twenty feet on moist bottomland sites. Scattered patches of mountain mahogany and three-leaf sumac are found on drier exposed sites, ranging from two to five feet in height; while wild plum, chokecherry, and hawthorn form dense thickets along moist drainage bottoms and range from five to ten feet tall.

Pine Woodland-Shrubland: The pine woodland-shrubland plant community occurs at higher elevations. It is characterized by scattered mature Ponderosa pine trees that range in height from twenty to 100 feet. These Ponderosa pine stands range in age from 30 to 150 years old. Thickets of Gambel oak and grassy openings constitute the majority of the understory of the pines. Shrub species composition is the same here as described for the shrubland.

The above-mentioned vegetation types identified within the study area are common in the Front Range-High Plains region. However, rare plant species and habitats for unusual plants are more likely to exist within seeps and marshes below springs, and damp places along intermittent streams. To date, rare species of plants existing in HRWA have not been documented.

Reference Exhibit D-2 for a listing of observed plant life existing within the HRWA.

Policies

1. Care should be taken to keep the impact on native plants to a minimum by excluding the most sensitive native plant areas from developed areas.
2. To minimize impacts on wildlife, habitat and native plant communities, areas identified as the most sensitive vegetation and wildlife areas should be avoided for future development consideration.
3. The HRCA shall incorporate the latest science and best management practices, consult with governmental agencies (when appropriate), pursue partnerships for research opportunities, and consistently monitor and document habitat trends through written records and photographs, all to ensure the long-term preservation of wildlife habitat
4. Where practical, development sites with new plantings should include native plant species indigenous to the site, e.g., blue grama grass, Gambel oak, mountain mahogany, and Ponderosa pine. Manage invasive species in compliance with the Colorado Noxious Weed Act with efforts made to exceed these standards through proactive and integrated invasive plant management practices.

5. Where practical, development sites and disturbed areas should be planted or reseeded with native plant species known to exist on the property or within the surrounding ecoregion to promote and sustain native habitat.
6. To protect wildlife habitat within the HRWA, areas should be connected through continuous corridors that link key habitat types, or key habitat, allowing wildlife to move freely and access the diverse resources needed throughout their life cycles and seasonal cycles. Maintaining these habitat connections is essential for supporting healthy and resilient wildlife populations. Seasonal habitat use, habitat type, and overall habitat value are important considerations when identifying and prioritizing these connections. To protect the ecological integrity of these areas, land uses that generate high levels of human activity or disturbance should be avoided adjacent to important habitat zones (particularly wooded areas) where such impacts can significantly diminish habitat quality.

Wildlife

The HRWA's location within the intersection of the Southern Rockies, High Plains, and Southwestern Tablelands ecoregions and more specifically within the Moderate Relief Plains and Pine-Oak Woodlands Level IV ecoregions provides a useful framework for understanding the types of wildlife that may occur within the area. Wildlife species typically found within Gambel Oak woodlands, ponderosa pine patches, and native grasslands can be expected within the HRWA.

Since 2001, the HRWA staff has developed extensive, though not comprehensive, lists of wildlife species documented through direct observation, camera trap data, and ongoing management activities. Continuous monitoring since 2006 has expanded this effort, providing valuable data for tracking population trends, understanding how wildlife utilizes the HRWA, assessing the effects of nearby development or human disturbance, and identifying key habitats, movement corridors, and areas of seasonal use. This long-term record, supported by more than two decades of on-the-ground experience (at the time of writing), has deepened understanding of how the HRWA functions as an interconnected habitat system. These insights guide future habitat improvement projects, help identify critical areas for protection, and support informed management decisions that ensure the continued conservation of wildlife and the habitats that sustain them.

Species of note within the HRWA are as follows:

The HRWA lies within the viable home range of the peregrine falcon, a state and federally protected species. Golden eagle habitat occurs in the eastern and southern portions of the HRWA, with an active golden eagle nest located on the cliffs of Wildcat Mountain that has successfully fledged eleven young between 2011

and 2025. Appropriate management considerations and protective measures should be implemented for all nesting raptors, in compliance with applicable state and federal laws and guidelines.

Non-scientific population surveys of deer, turkey, and elk are conducted on an ongoing basis by HRWA staff to establish baseline data and monitor population trends over time. Mule deer numbers have declined slightly since 2006, with higher concentrations generally observed along the fringes of the HRWA near areas of more intensive human activity, such as neighborhoods, trails, and the archery range. The decline in mule deer observations appears to coincide with a substantial increase in elk populations.

Elk numbers are estimated to have increased by more than 100 percent since 2006, with current winter counts estimating approximately 600 elk within the HRWA. This includes roughly 300–350 cows in the Cherokee/HRWA herd, 150–200 cows in the Grigs/Monarch herd (which may often be split between the Grigs/Monarch and Wildcat Mountain areas), and an estimated 100 bulls. In 2010, these herds were significantly smaller, with approximately 150 cows in the Cherokee/HRWA herd, 40 cows in the Grigs/Monarch herd, and fewer than 50 bulls.

Pronghorns were present in Highlands Ranch and the surrounding region throughout the 1980s and 1990s; however, by 2006, only four individuals remained within the HRWA. No pronghorns have been observed within the HRWA since December 2006.

Historically, plains sharp-tailed grouse, a species of special concern in Colorado—were reported within the HRWA. However, no confirmed evidence of their presence has been documented in recent years. In contrast, rare sightings of swift foxes have been recorded in the southern portion of the HRWA. The swift fox is recognized by Colorado Parks and Wildlife as a priority conservation species, and its occasional presence highlights the ecological importance and habitat diversity of the HRWA.

Other mammal species which exist within the HRWA include Black Bear, Mountain Lion, Bobcat and Coyote.

Reference Exhibit D-2 for a listing of observed wildlife existing within the HRWA.

Exhibit D provides a map illustrating various qualities of wildlife habitat currently existing within the HRWA. Exhibit D-1 provides an explanation of each of the various habitat areas.

It is important to note that these defined areas have evolved over the last 25 years and it is fully anticipated that they will likely continue to change to some small or large

extent in the future based on changes to climate, wildlife migration patterns, vegetation communities, land management practices, and wildlife populations.

While the specific location, size, and characteristics of habitat areas may change over time, the importance of maintaining high-quality habitat, habitat connectivity, and large areas of relatively undisturbed land will remain critical to supporting wildlife populations, ecological function, and the long-term conservation value of the HRWA.

Policies (*the following policies are intended to guide the long-term management of the HRWA to ensure the continued conservation of wildlife populations, protection of critical habitats, and maintenance of ecological connectivity across the landscape*).

1. Maintain and expand ongoing wildlife monitoring programs using both direct observation and camera trap data to document species presence, population trends, and habitat use within the HRWA.
2. Utilize camera traps as a primary, low-impact monitoring tool to collect data on species that are sensitive to human disturbance, nocturnal, or otherwise difficult to observe directly.
3. Ensure consistent evaluation, archiving, and analysis of wildlife observation data to identify trends, inform management decisions, and evaluate the success of conservation actions.
4. The HRWA shall continue to utilize regulated hunting as an important wildlife management tool, consistent with all laws, seasons, and regulations established by Colorado Parks and Wildlife (CPW). Hunting may be expanded appropriately to support ecological balance, habitat protection, and overall ecosystem health.

    - All hunting activities must prioritize safety above all else. Hunts will be guided by trained staff or qualified volunteer guides, and appropriate buffer zones from roads, trails, facilities, and other areas of human use shall be strictly observed.
    - Regulated hunting plays a critical role in preventing overpopulation, reducing habitat degradation and resource depletion, and maintaining healthy wildlife populations and a functioning, resilient ecosystem.
    - In addition to its ecological value, hunting provides meaningful opportunities for members of the community to connect with the outdoors and develop a deeper appreciation for the HRWA. Continuing and appropriately expanding this successful program supports both wildlife conservation goals and responsible public engagement with the land.

5. Partner with universities, research institutions, and state and federal agencies to conduct scientific studies and long-term monitoring projects that contribute to a

broader understanding of wildlife ecology, population health, and habitat needs within the HRWA.

6. Use monitoring data to inform adaptive management practices, adjusting policies and management actions as new information becomes available.
7. Protect and prioritize high-value wildlife habitat by directing development and intensive human use to lower-value areas, while identifying, conserving, and enhancing critical habitats, wildlife corridors, and buffer zones necessary to maintain habitat connectivity and support seasonal wildlife needs (including breeding, nesting, wintering, and rearing).
8. Minimize and, where feasible, remove physical barriers such as fencing or roads that restrict wildlife movement across the landscape. All new fencing should be wildlife-friendly and consistent with Colorado Parks and Wildlife guidelines or include wildlife friendly crossings to ensure wildlife movement is not deterred
9. Enforce seasonal trail closures and access restrictions in areas where wildlife is vulnerable, such as wintering grounds or active raptor nesting sites.
10. Enforce all HRWA rules and regulations for designated trails.
11. Regulate and monitor all contractor, utility, and maintenance activities within the HRWA to prevent unnecessary disturbance, particularly in high-value habitat zones.
12. Implement control programs and management practices to minimize human disturbance in key wildlife areas, including limiting recreation or maintenance activities during sensitive periods.
13. Restore and enhance degraded areas using native plant species appropriate to the HRWA's ecoregions to improve habitat quality and ecological function.
14. Continue managing invasive species in compliance with the Colorado Noxious Weed Act, with efforts made to exceed minimum standards through proactive and integrated management.
15. Promote public education regarding the importance of wildlife habitat protection, the reasons behind seasonal closures and restrictions, and the shared responsibility of the community in sustaining the HRWA's ecological health.

<u>Wildfire Hazard</u>

A wildfire hazard area is a wild land area where the combination of fuels, topography and weather create a threat to property. The vegetation map shows plant communities (see Exhibit C).

The following is a discussion of the wildfire potential of plant communities found within the HRWA. Each of the three dominant vegetation communities within the HRWA present unique wildfire characteristics and challenges as follows:

Grassland - Low Hazard: Typically characterized by fast-moving surface fires with lower fuel loads but higher rates of spread. Fire can spread rapidly in dry grass, particularly if accompanied by wind, but it usually can be controlled quickly. Grasslands have a low hazard potential and may act as a natural fuel break between more severe fire hazard areas.

Pine Woodland - Shrubland - Medium Hazard: The density and structure of the understory and forest vegetation are usually such that fire can spread rapidly and develop high intensities in Ponderosa pine forests. Mixed vegetation creates ladder fuels that can carry fire into tree canopies, increasing intensity and difficulty of suppression. Since this ecosystem typically occupies dry sites, conditions for fire spread are present for much of the year.

Shrubland - Severe Hazard: This ecosystem has considerable wildfire potential. The hazard is directly related to shrub density and height. Brush over four feet high which would spread a fire at a rate of 600 to 800 chains (66 feet = 1 chain) per hour on the average worst summer day (i.e., 24 mph winds, 85 to 89 degree temperatures and humidity below 20%) is considered a severe hazard. High fuel densities and volatility increase burn severity and resistance to control. Fire suppression over many decades has allowed shrubland vegetation, including Gambel oak, to expand into historic grassland and pine woodland areas, resulting in greater fuel continuity and hazard. Shrub encroachment, particularly by Gambel oak, is estimated to have increased by approximately 20% over the last 120 years, underscoring the need for active vegetation management.

Wildfire is a natural component of Colorado's ecosystems, yet decades of fire suppression and vegetation changes have contributed to increased wildfire hazards across the HRWA. Management policies must balance ecological health, visitor safety, and the protection of natural resources through proactive planning, coordination, and mitigation efforts.

The Colorado State Forest Service Wildfire Risk Viewer tool should be utilized to assess and understand wildfire risk levels throughout the property. Risk mapping should be reviewed and updated regularly to inform management decisions, track changes in vegetation and fuel loads, and guide mitigation priorities.

Effective wildfire mitigation requires collaboration with local and regional partners. Coordination should occur regularly with, but not be limited to: Douglas County Office of Emergency Management, South Metro Fire Rescue and Colorado State Forest

Service. These partnerships should include shared training opportunities, updated emergency response plans, and joint review of mitigation and access strategies.

Maintaining access routes is critical for timely and effective wildfire response. Dirt roads throughout the property must be regularly maintained to ensure safe, rapid access for first responders. Up-to-date maps of roads, gates, and access points should be developed and maintained in coordination with local emergency response agencies.

Regular training and orientation opportunities for first responders within the Backcountry should also be supported to ensure familiarity with terrain, entry points, and key assets.

Any future development of buildings or permanent structures within or adjacent to the HRWA should consider incorporating fire-resilient design principles. This includes use of fire-resistant building materials, establishment and maintenance of defensible space and integration of hardscaped areas to reduce ignition potential around structures. Further development and design standards recommended by local agencies should be considered including South Metro Fire Rescue, Douglas County, and Colorado State Forest Service.

This summary and the policies (below) seek to maintain the ecological integrity of the HRWA while reducing wildfire hazard through a combination of proactive vegetation management, interagency coordination, and emergency preparedness. The goal is to ensure that wildfire, while an inherent part of the ecosystem, does not jeopardize human safety, infrastructure, or long-term conservation objectives.

Policies

1. Integrate into development plans suggested wildfire safety guidelines for subdivisions and development, prepared by the Colorado State Forest Service. Coordinate with local firefighting agencies.
2. Actively manage vegetation to reduce fuel loads and restore ecological balance among grassland, pine woodland-shrubland, and shrubland communities, including noxious weed removal and shrub removal.
3. Prioritize the removal or reduction of Gambel oak and other encroaching shrub species in areas where shrubland has overtaken historic grasslands or invaded pine canopy zones. Management efforts should focus on: reducing ladder fuels within pine woodlands to prevent crown fire spread; creating and maintaining fuel breaks along roadways to divide the property into sections and increase opportunities for firefighters to contain fires before they cross into adjacent sections; and establish interior fuel breaks within continuous stands of shrubs by

strategically removing or thinning vegetation to disrupt fuel continuity and reduce fire intensity.

4. While prescribed or controlled burns are unlikely due to associated risks, policy should remain open to the possibility of controlled burning where and when conditions allow, and with careful coordination with fire management experts.
5. Coordinate regularly with agencies such as Douglas County Emergency Management, South Metro Fire Rescue, and the Colorado State Forest Service to share data, update response plans, provide training opportunities on the property, and align mitigation strategies.
6. Maintain dirt roads and access routes in good condition to ensure quick and safe access to emergency vehicles and fire suppression efforts.

E. SCENIC RESOURCES

Scenic Areas

The natural and manmade features within the HRWA have impact to the property in terms of their dominance, uniqueness, habitat value, quality, visual amenity, and historic significance. Significant scenic resources include:

- dominant ridgelines
- highly visible slopes and bluffs
- rock outcroppings on Wildcat Mountain, near the Law Enforcement Training Facility and near Wildcat Point in Daniels Park
- major stands of Ponderosa pine
- scrub oak color in fall
- historic structures
- trails, benches, overlooks

Policies

1. Maintain vistas of the Front Range Mountains.
2. Minimize development of dominant ridgelines.
3. Maintain scenic overlook areas within existing trail systems and incorporate scenic overlook areas into future trail systems whenever feasible.

CULTURAL ENVIRONMENT

A. HISTORIC SITES AND HOMESTEADS

In 1898 John W. Springer began consolidating smaller ranches on the present ranch site and became the largest local landowner, with total holdings of more than 23,000 acres. The property was next acquired by Waite Phillips, of Phillips Petroleum, who held it from

1920 to 1926. Phillips sold out to Frank Kistler, who created a cattle breeding ranch called the Diamond K. Due to financial difficulties, the property was sold in 1937 to Lawrence C. Phipps, Jr. The estate was then sold in 1978 to Highland Venturers, a group of Denver businessmen, who in turn sold the property to Mission Viejo Company in 1979. In 1997, Mission Viejo sold the property to Shea Homes. Shea Homes then completed the planning and development of the community.

Two historic homesteads, the Douglas Homestead and the Grigs Homestead, are located within the HRWA, offering a tangible connection to the region's early settlement and ranching heritage. These sites date back to the late 1800s and early 1900s, when homesteaders established small ranching operations that helped shape the agricultural landscape of the southern Denver foothills. The remnants of these homesteads—stone foundations, weathered buildings, and scattered artifacts along with a high-quality wooden silo—provide valuable insight into the daily lives of the area's early settlers. Locations of the two historic homesteads are not shown within this plan document to ensure that the sites are not unlawfully visited.

In 2013, a Historic Site Assessment was conducted on both homesteads through a grant from History Colorado (Colorado Historical Society). The assessment compiled historical records, gathered factual data about the original inhabitants and structures, and analyzed the physical condition of the remaining features. Findings concluded that both the Douglas and Grigs Homesteads were in advanced states of deterioration. Restoration or refurbishment was not financially feasible at the time. Based on these findings, the decision was made to allow the homesteads to remain in their existing state, preserving their historical integrity as standing ruins rather than attempting reconstruction.

To protect the sites from vandalism and ensure public safety in the event of further collapse, protective fencing remains in place around both homesteads. Although active restoration is not planned, the Douglas and Grigs Homesteads continue to serve as important cultural resources, enriching the interpretive and educational value of the HRWA by preserving visible reminders of the area's early ranching history and the people who helped shape the Highlands Ranch landscape.

Policies

1. Continue to honor the history of the HRWA by incorporating cultural and educational opportunities as a component to the HRWA Plan.
2. Involve Douglas County Historical Board and Highlands Ranch Historic Society in planning for historic sites in HRWA.

B. ARCHAEOLOGICAL SITES

Note: Much of the information contained within this section was obtained prior to the creation of this report. No revised information has been requested from outside sources with the assumption being made that these conditions have not changed over the years.

In 1979, Highlands Ranch was surveyed for archaeological sites by the consulting archaeologist, Western Cultural Resources Management, Inc. Numerous archaeological sites were surveyed, mapped and recorded. No map is included in this report in order to protect these resources from unauthorized collection. These sites represent aboriginal occupation of the area from Early Archaic to Early Historic times - a period of approximately 7,000 years. Three general categories of settlements were identified during the survey: (1) quarry sites, (2) open camp sites, and (3) limited activity sites.

The quarry site atop Wildcat Mountain is of importance in understanding the prehistory of the Highlands Ranch area. Prehistoric peoples made use of the abundant agatized wood deposits for stone tool manufacture.

There are four primary clusters of sites: two clusters along the dominant ridge of the property, one atop Wildcat Mountain, and one is on the ridge west of that area. Access to the quarry seems to be their primary locational determinant.

One other geographical cluster of sites is of a different character. This cluster is located in the southeastern portion of the HRWA near Daniels Park. This site utilized the vegetation zones which means that they were probably used for hunting large game that require more extensive vegetative cover.

None of the data collected during the survey is unique to Highlands Ranch.

Policy

1. All development activities within or near significant archaeological sites in the HRWA should comply with all applicable federal, state, and local laws, and adhere to current professional standards and guidelines for the protection, documentation, and management of archaeological resources. Prior to any ground-disturbing activities at known archaeological sites, the landowner or developer should consult with qualified archaeologists and the Colorado State Historic Preservation Office (SHPO) to ensure that archaeological resources are appropriately identified, evaluated, and preserved whenever feasible.

C. LAND USE

Goals

1. Proposed land uses must comply with Douglas County zoning regulations, conservation policies, and long-term planning objectives, and should be compatible with contiguous land uses to maintain ecological and landscape integrity.
2. Proposed land uses should be sited to avoid environmentally sensitive areas, ensuring minimal impact to critical habitats and natural resources.
3. The preferred land use is one that best implements the objectives of the HRWA Plan, is feasible to implement.
4. All proposals for development should take into consideration the guidance provided in the Douglas County Parks, Trails, and Open Lands Master Plan.
5. Select land uses that are inherently sensitive to the natural environment and which have ongoing operations that support the preservation and protection of land, water, and wildlife resources. Incorporate existing land uses with careful consideration of both potential positive and negative impacts.
6. When feasible, any facilities developed within the HRWA should strive to accommodate all user groups, including individuals with physical challenges and the elderly, in compliance with the Americans with Disabilities Act.
7. Implement a consistent and uniform signage program for all facilities, trails, historical and visual resources, and other areas where directional, informational, or safety signage is needed. Signage should support both user guidance and the protection of sensitive natural and cultural resources.

Existing Land Uses

Cattle Ranching

Historically, cattle ranching was a predominant use of the land within the HRWA, reflecting the area's cultural and agricultural heritage. While cattle grazing remains part of this historic legacy, it may not fully align with contemporary objectives for habitat and wildlife preservation. Since 2010, HRWA staff have taken steps to reduce grazing across the property, including eliminating grazing on select sections and reducing overall cattle numbers by approximately 75% between 2010 and 2025. Ongoing evaluation continues to assess the effects of grazing on vegetation and habitat, including monitoring and comparing grazed versus ungrazed areas. Regardless of whether cattle grazing is included in future management, consistent and continued monitoring of habitat and vegetation health should remain a central component of HRWA management. Any grazing program should also incorporate continued research on timing, duration, and stocking numbers to

ensure ecological objectives are met, and wildlife and plant communities are protected.

Policies

1. Regularly monitor vegetation and habitat in grazed and ungrazed areas to assess ecological impacts and guide management decisions.
2. Manage grazing timing, duration, and stocking levels to minimize impacts on native vegetation, wildlife, and sensitive habitats.
3. If grazing is determined to be incompatible with habitat and wildlife preservation, it may be phased out on portions or all of the HRWA.
4. Continue research and documentation of grazing impacts to support informed habitat and conservation management decisions.

Utilities, Easements and Rights-of-Way.

Xcel Energy has erected gas lines, electrical transmission towers and lines that extend across the HRWA (see Exhibit E).

Highlands Ranch Water District has pump stations and water transmission lines existing within the HRWA (see Exhibit F). In addition, Highlands Ranch Water may construct additional such facilities as depicted on Exhibit F. Also, within the HRWA, the Highlands Ranch Water District has a well field consisting of 26 Arapahoe, Denver and Laramie Fox Hills formation wells, with associated intermittently charged distribution lines, the vast majority of which have been drilled. These wells either have or will need overhead power lines, as well as access roadways to provide for the maintenance and operation of the facilities.

The City and County of Denver owns a 100-foot-wide right-of-way through the southern portion of HRWA. No decisions have been made to date concerning use of the right-of-way. Additional rights-of-way can be found on the Douglas County Assessors web site (see link below).

https://dcdata-dougco.opendata.arcgis.com/?mapInstance=realProperty

Policy

1. Work cooperatively with Xcel Energy, Highlands Ranch Water and other utility providers as they work to manage and maintain their utilities and assist in sensitively siting new required utilities within the HRWA whenever possible.

Recreation

HRCA, Douglas County and the Highlands Ranch Metro District are entities responsible for park and recreation development for the community of Highlands Ranch. As such, the policies and planning of these organizations may affect and be affected by the uses of the HRWA, particularly in the northern section. When necessary and appropriate, efforts will be made to coordinate with Douglas County and the Highlands Ranch Metro District when planning additional recreation facilities within the HRWA.

Currently, the following recreational facilities are in place within the HRWA. These facilities offer a wide range of recreational opportunities, programs and events and are shown on Exhibit G.

The west side of the HRWA (off U.S. Highway 85) offers a number of outdoor recreational and educational facilities including:

- Equestrian facilities, offering various equine programs and opportunities. Note: A 9-acre Polo Field was once planted with blue grass, irrigated with well water and utilized for local polo matches. Use of this facility was discontinued in the late 1990's and in 2016, the area was converted by the HRCA to the current equestrian recreational facility.
- Archery center.
- Base Camp, which is a hub for all environmental education programs including camps, an outdoor nature-based preschool and a variety of additional programs.
- Several trails, trailheads and access points exist as follows (see Exhibit G):

    - Wildcat Mountain Trail System (±4.65 miles)
    - Highlands Point Trail System (±9.95 miles)
    - Douglas County East West Regional Trail located within the HRWA (±11.8 miles)
    - Wildcat Regional Park (±10.0 miles)

Wildcat Regional Park is a trail system within the northeast portion of HRWA that will include both pedestrian and biking trails which are open to the general public.

Policies

1. Seek input from Highlands Ranch residents to determine desired recreational amenities within HRWA.
2. Work cooperatively with Douglas County and surrounding governmental entities and adjacent landowners (as necessary) to ensure that all future facilities are appropriately planned and executed.
3. Offer structured educational and recreational programs to provide responsible access to the interior of the HRWA. Program design should consider factors such

as time of year, time of day, group size, and other conditions to minimize ecological impact.

Water Storage Reservoirs

Several open reservoir sites have been approved by the state engineer's office in the form of conditional water rights as depicted on Exhibit F. While there are no plans in the foreseeable future to develop any of these sites, the existence of state approval for these sites would make them better candidates for development than other locations. Any such reservoir development would involve local, state, and potentially federal review and approval. In addition, the HRCA (as the landowner) would be involved in this process.

Policies

1. If and when any open reservoir sites are being considered for development, work cooperatively with Highlands Ranch Water and the state engineer.
2. Provide assistance with public information distributed to the Highlands Ranch community.

Surrounding Existing and Proposed Land Uses

Law Enforcement Training Facility.

The Highlands Ranch Law Enforcement Training Facility is a separate parcel contained within the boundaries of the HRWA. This facility provides police education and training for local, state, and federal agencies. This facility includes a campus of buildings and several outdoor firing ranges and training facilities. The location of the Highlands Ranch Law Enforcement Training Facility is shown on Exhibit G.

Policy

1. Work cooperatively with the Highlands Ranch Law Enforcement Training Facility. Any expansion of the site or its revised use may be reviewed and commented on by the HRCA Development Review Committee and the HRCA Board of Directors and may be subject to review by Douglas County.

Surrounding properties and ownership of properties can be found on the Douglas County Assessors web site (see link below).

https://dcdata-dougco.opendata.arcgis.com/?mapInstance=realProperty

Policy

1. Consider the mutual compatibility of land uses proposed within HRWA and uses both existing and proposed in areas surrounding HRWA.

D. PUBLIC CIRCULATION AND ACCESSIBILITY

Circulation through and access to the property provides connectivity to other communities and is provided to support public health and safety as well as recreation and educational opportunities.

Two public roads (Monarch Blvd. and Grigs Rd.) and one private Road (Ron King Trail) traverse portions of the HRWA., These roads connect Highlands Ranch to communities to the south of the HRWA and offer scenic views of surrounding lands, habitat, and occasional wildlife observations. Trail systems provide controlled access to the interior of the HRWA and have been purposefully located near existing human impacts such as communities and roads. This strategic placement allows for easy access and consolidates human impacts. thereby protecting more sensitive and critical habitat areas from encroachment. This management strategy emphasizes responsible access that allows the public to enjoy the HRWA while safeguarding the ecological values that define the property.

Exhibit G. depicts existing points of roadway and trail access to the HRWA along with existing roads which are adjacent to and within the HRWA. Existing trails are also shown on this exhibit.

Policies

1. Secure HRWA property boundaries and unauthorized entry points to ensure that public access occurs only in designated locations, such as trails, archery ranges, and program areas, while restricting access to sensitive habitat areas where wildlife conservation is the primary goal.
2. Prohibit unauthorized vehicle use on HRWA roads and trails. Vehicular access is only permitted for staff, maintenance, and emergency vehicles.
3. Site future trails and access points near existing communities and human impacts to maximize accessibility for the public while concentrating impacts and protecting interior habitats. New vehicle roads should be avoided whenever possible, as roads fragment habitat and significantly affect wildlife and ecological processes.
4. Continuously evaluate the effects of recreational access on wildlife and habitat. Adjust trail use, access points, and program design as needed to maintain a balance between public access and the ecological integrity of the HRWA.

E. INFRASTRUCTURE

Dry Utility Service Availability and Constraints

Xcel Energy has erected electrical transmission towers and lines that extend across the HRWA as shown on Exhibit E. More recently, Xcel Energy has constructed a north-south transmission line also shown on Exhibit E to serve an electrical substation to the north of the HRWA. Also present are access roadways to provide for the maintenance and operation of these facilities.

All easements contained in the HRWA carry restrictions on access and the construction and maintenance of facilities within the easement. Certain easements carry additional requirements as follows:

Xcel Energy: In most instances, Xcel Energy calls for control of all vegetation in its easement, no structures, wells or signs to be erected, and no objects to be placed in the easement that will interfere with their facilities.

Other easements: These call for nothing to be constructed, and nothing to be planted but grass.

Domestic Water Availability

Highlands Ranch Water District provides potable water service and wastewater service to the community of Highlands Ranch.

Highlands Ranch Water District should be contacted early in the planning of specific uses requiring water to ensure economic provision of water. Water wells used for ranching within the HRWA are owned by Highlands Ranch Water District.

The HRCA does have water rights (53 acre-feet) and 3 wells on the HRWA. In order to obtain any additional wells an approval through water court would need to be obtained.

Wastewater Treatment Options

Wastewater treatment options will need to be evaluated as part of development proposals. Sewage treatment options include septic tanks, leach fields or may include treatment by Highlands Ranch Water District.

Policies

1. Coordinate planning of specific use(s) with the Highlands Ranch Water District to ensure economic provision of water and sewer service.

2. Follow requirements and restrictions on access, construction and maintenance of facilities within easements as dictated by Highlands Ranch Water District and other easement holders within the HRWA.
3. Land use planning for the HRWA should accommodate existing and planned water and wastewater infrastructure.
4. Consider visual and physical effects of possible locations of future overhead transmission lines and towers as they relate to the development and siting of facilities in the HRWA.

F. EXTERNAL PLANNING

As noted in the previous "Land Use" section, there are a number of utility providers, adjacent landowners and governmental agencies which may have future plans which may impact the HRWA. These include:

- Highlands Ranch Metro Districts
- Highlands Ranch Water
- Douglas County
- Xcel Energy
- City and County of Denver
- Cherokee Ranch
- Law Enforcement Training Facility

Policy

1. Maintain positive relationships with utility providers, neighboring property owners and governmental agencies in order to appropriately deal with any and all regional issues, concerns or impacts of future planning activities.

G. MANAGEMENT ALTERNATIVES

When considering the development of a plan for the HRWA methods and processes needed to implement the plan should be an integral part of the planning process. The Board of Directors of HRCA shall be responsible for securing funds for management, security, capital improvements, and other expenditures necessary to implement the plan and to hire staff to fulfill these responsibilities.

Policies

1. Develop facilities in the HRWA at a level that does not exceed the ability of the HRCA or designated entity to maintain them.
2. Adequate provisions should be made to control access to the property. Access to the HRWA should be managed and monitored to ensure compliance.

3. The HRCA Board of Directors may require a maintenance plan for appropriate uses conveyed within HRWA.
4. Consider the most cost-effective way of managing the land. Evaluate all available options such as independent organizations; and intergovernmental agreements between HRCA and a public or private management entity.
5. At the discretion of the Board of Directors of the HRCA, any revenues (in excess of cost) derived from the operation of the land may be applied to future management and/or development of the HRWA with priority monies given to its upkeep.
6. Research, identify and seek potential revenue sources including grants and donations to aid in operations and management.
7. Immediately after approval of this plan by the HRCA Board of Directors, an updated management plan for the HRWA will be submitted to the HRCA Board for approval. Once approved, both plans will be forwarded to Douglas County for review. The management plan should address the following topics: ecosystem preservation, wildlife, threatened and endangered species, wetlands, weed control, soils conservation, erosion control, revegetation, water, recreation, trails, historic and cultural resources, existing structures, public involvement, grazing and agricultural practices. It is the intent of the HRCA that this plan and the Management Plan for the HRWA will be updated on a regular basis to ensure their relevancy and effectiveness.

CHAPTER 2 – 25 YEARS OF CHANGE, SHAPING THE HRWA

PURPOSE AND CONTEXT FOR THIS CHAPTER

The Open Space Conservation Area Plan (hereinafter referred to as the Historical Plan) was developed in the 1990s and finalized and approved in 2000 as a zoning and land-use framework intended to guide future decisions for what is now known as the Highlands Ranch Wilderness Area (HRWA), previously known as the Backcountry Wilderness Area.

The Historical Plan was created through an environmental assessment approach that allowed the land to "tell" planners how it would best be used, and it established goals and policies alongside permitted uses and development standards. The plan emphasized that wildlife and natural resources should play a major role in determining appropriate uses and acknowledged a central truth that remains foundational today: no plan is permanent. When conditions change enough, new planning with public participation should begin.

The Highlands Ranch Community Association (HRCA) continues with its goal of exploring opportunities to increase awareness of and access to the HRWA by the residents of Highlands Ranch while maintaining, and in some cases increasing the focus on the vital conservation efforts needed to protect this land. However, many changes have occurred in and around the HRWA over the past 25 years. This chapter documents the most consequential changes since the Historical Plan was approved, including changes in surrounding land use, community values, ecological conditions, operational realities, and public expectations, all of which necessitate a new plan. These changes collectively point to a clear direction: while the HRCA will continue to look for opportunities to responsibly increase public access to the HRWA, the HRWA Plan focuses more on community oriented uses in the recommended Planning Areas while continuing to emphasize conservation by updating efforts with current conservation practices. The information and data included in Chapter 1 and the content of the following sections will provide rationale for these changes.

CONSERVATION PRIORITY HAS INTENSIFIED

A. Community-Wide Evolution in Values

Since the Historical Plan was approved, the community's relationship with this land has transformed. What was once a largely remote and visually defining open space on the edge of metro Denver has become more deeply valued, and used amenity, within a strongly protected conservation landscape.

Multiple development proposals and planning efforts over time have served as public tests of community values. Repeatedly, residents have demonstrated that they place high importance on:

- protecting wildlife habitat and movement corridors
- maintaining scenic viewsheds and the buffer character of the HRWA; and
- preventing the conversion of open space into intensive institutional development.
- Adding responsible recreational access as long as it does not disrupt sensitive, high-priority conservation areas.

A plan's long-term effectiveness depends on alignment with clearly expressed public priorities. In this case, the direction has been consistent and sustained; conservation while balancing responsible public access has become one of the central focuses to the community's expectations for the HRWA.

B. Conservation as a Practical Necessity

This shift toward conservation is not solely philosophical. It reflects real ecological and land-use pressures that have intensified since 2000, particularly as development has expanded toward, and now surrounds, the HRWA boundaries, effectively creating an island of conservation within a developed landscape.

As surrounding land has urbanized, the HRWA has taken on increased importance as a core habitat area, a wildlife refuge, and a buffer between communities. These realities elevate the need for stronger protective zoning, clearer direction as to development, and a more explicit conservation framework than was anticipated when the Historical Plan was adopted.

LAND USE AND GROWTH: FROM REMOTE LANDSCAPE TO URBAN INTERFACE

A. Growth of Highlands Ranch and Changing Context

At the time the Historical Plan was developed, the HRWA was comparatively isolated. Early Highlands Ranch neighborhoods were miles away, and the property functioned as a broad open landscape at the community's edge.

Since then, Highlands Ranch has grown substantially in population and physical footprint. Development steadily moved toward the HRWA boundary, reducing the sense of distance and increasing both recreational use and development pressure along its edges. The HRWA now functions as a critical interface between urban development and a largely intact natural landscape.

B. The Evolving Role of the Planning Areas

Under the Historical Plan, portions of the property were designated for potential future development. Most of the Planning Areas that were set aside for development lie within a 1200-acre area that, much of which today serves as a highly valued buffer between Highlands Ranch and the City of Castle Pines. However, since the Historical Plan was approved, these areas have been shown to be far more than transitional "buffers".

Instead, they are now widely understood as:

- defining scenic features of Highlands Ranch
- essential wildlife habitat and movement areas; and
- a protective edge that prevents fragmentation and urbanization of the HRWA.

The HRWA Plan must reflect this evolution. Many of the areas once contemplated for development are now among those most strongly valued for conservation.

WILDFIRE IN THE URBAN INTERFACE

With the evolution of the HRWA into an interface between the urban and natural, comes an increased risk of wildfires that threaten the homes in Highlands Ranch and other surrounding communities. The Douglas County Community Wildfire Protection Plan has documented that risk over the years and continually updates the changing fuels, predicted wildfire behavior, mitigation strategies, and suppression capabilities. Wildfires are no stranger to the HRWA and the community has placed a large importance on integrating wildfire mitigation practices into conservation strategies. The wildfire risk has now become a critical factor in the evolution of recreation, conservation, and development practices.

DEVELOPMENT PROPOSALS AND PUBLIC RESPONSE: A CLEAR POLICY SIGNAL

Over time, several major proposals have tested the uses allowed under the original OSCA Plan. Each instance has reinforced a consistent message: the community expects stronger conservation outcomes than the Historical Plan envisioned.

A. Early Development Proposals

Colorado Christian University

In 2009, a proposal was advanced to develop a campus for Colorado Christian University within the HRWA buffer area, between Highlands Ranch and Castle Pines North. At the time, this location was within a Planning Area where institutional uses,

including a university campus and other high intensity uses, were expressly allowed under the Historical Plan and associated zoning framework.

The proposal envisioned a large institutional campus and represented the most significant development concept pursued within the HRWA under those allowances. Despite being consistent with permitted uses at the time, the proposal generated intense and widespread opposition from the community. Public response reflected deep concern regarding the scale, location, and long-term impacts of such development within what was increasingly viewed as a conservation landscape.

The proposal was ultimately discontinued in response to this strong and sustained public rejection, making it the first clear and highly visible instance in which a development that was technically permitted under the Historic Plan was nonetheless rejected by the community.

This event marked an early shift in public expectations and provided a clear signal that conservation of the HRWA was valued more highly than the high intensity uses previously contemplated for these Planning Areas.

Wildcat Regional Park:

Beginning in 2007 and continuing through 2024, multiple planning efforts were undertaken for what became known as the Wildcat Regional Park. The approximately 202-acre parcel (designated as Planning Area C in the Historical Plan) had been designated and zoned as a regional park since 1996 and was intended to become the largest regional park in Highlands Ranch. The land was owned by Douglas County throughout this period, and development of a regional park, including organized sports fields and related facilities, was a permitted and anticipated use under the applicable zoning.

Over nearly two decades, multiple iterations of park concepts were proposed and evaluated. These concepts frequently included athletic fields, sports complexes, parking facilities, and other high-intensity recreational infrastructure. Although consistent with the site's zoning and designation, each iteration generated substantial and recurring community opposition. Public feedback consistently cited concerns related to traffic, noise, lighting, scenic impacts, and incompatibility with adjacent HRWA conservation values.

In 2025, this long-standing pattern culminated in a decisive conservation outcome. Douglas County transferred the 202-acre parcel to the Highlands Ranch Community Association and provided funding for the development of a passive trail system. This resolution replaced decades of anticipated high-intensity park

development with low-impact public access designed to allow residents to experience and enjoy the natural landscape of the HRWA for generations to come.

COMMUNITY INVOLVEMENT PROCESS (CIP)

In response to these and other concerns, there was debate regarding whether the zoning for HRWA Planning Areas should be amended to remove or limit high intensity uses such as libraries, recreation centers, universities, and similar institutional or civic facilities that were permitted under the Historical Plan. At that time, while community concern over such uses was strongly indicated, a comprehensive rezoning of the HRWA was not pursued.

As an interim and practical response, a formal Community Involvement Process (CIP) was established to ensure meaningful public review of major proposals and changes affecting the HRWA. The CIP created a structured mechanism for transparency, extensive community input, and overall public approval of significant development proposals anywhere within the HRWA.

This procedural change reflected an important transition in expectations. Although the underlying zoning remained unchanged, the CIP functionally elevated community values, related to acceptable uses, conservation, scenic protection, and compatibility with natural resources, as central determinants in decision-making. Over time, repeated application of the CIP reinforced the community's consistent interest for limiting the intensity of development and prioritizing conservation outcomes.

The HRWA Plan represents the next and necessary step in this progression. What was previously addressed through process-based safeguards is now being addressed directly through updated zoning and policy language.

OPERATIONAL AND FINANCIAL EXPERIENCE

A key premise of the Historic Plan was that management of the HRWA would require substantial annual funding, potentially reaching millions of dollars, and that future development could be an important mechanism for generating revenue to support those costs.

Since HRCA assumed ownership and stewardship, this assumption has proven inaccurate. Actual annual operating costs have been significantly lower than originally projected, supported through a combination of earned program revenue, partnerships, nonprofit support, and efficient management practices.

This operational reality has important implications for land-use planning. Because ongoing stewardship has been achieved without reliance on large-scale development,

the financial justification for maintaining broad development entitlements no longer exists.

THE CONSERVATION CORE OF THE HIGHLANDS RANCH WILDERNESS AREA: EVOLVING MANAGEMENT, WILDLIFE CHANGE, AND THE NEED FOR CLEARER PROTECTION

A. Historical OSCA Framework: Two Distinct Land Use Concepts

The Historical Plan intentionally divided the HRWA into two fundamentally different land use concepts. Approximately 1,200 acres were identified as Planning Areas where more intensive uses and development were permitted.

The remaining approximately 7,000 acres were identified in the Historical Plan as the "Open Space Area." This area was envisioned primarily for wildlife conservation and protection of natural resources, with significantly more limited access and development. While certain uses were allowed (including trails, hunting, other recreation amenities including limited facilities such as buildings up to 10,000 square feet for community camps for supervised educational experiences) the overarching intent was clear: this larger area was to function first and foremost as a conservation landscape.

This distinction remains foundational to the HRWA Plan. However, experience over the past 25 years has demonstrated the need to clarify allowed uses and refine the Planning Areas for proposed development and strengthen protections within the larger conservation area. As such, Planning Areas recommended for development in the HRWA Plan will make up a total of approximately 670 acres and will have more specific recommendations for allowed uses. Additionally, the remaining acreage will have significantly more specific and restrictive recommendations for use and activities along with additional conservation restrictions. For clarity and consistency in the HRWA Plan, this approximately 7,005 acre portion of the HRWA will now be referred to as the Core Conservation Area.

B. Wildlife Change as a Management Driver

The need for clearer conservation protections within the Core Conservation Area is driven in large part by profound changes in wildlife populations and habitat use since the 1980s.

In the early stages of Highlands Ranch development, the landscape functioned primarily as a prairie ecosystem. Pronghorn were numerous, along with other grassland species, and elk were absent from the area.

Elk populations appeared within the HRWA in the late 1980's and since that time, the population has expanded rapidly. Currently, the HRWA supports a resident elk herd of approximately 600 animals, reflecting the properties' importance as regional habitat for that species.

Other species have experienced similar changes. Wild turkey populations have expanded significantly with current populations estimated at well over 100. Mule deer have historically occupied the HRWA's steeper, brush-dominated areas; however, staff observations over the past 15 years indicate that as elk numbers increased, deer have increasingly shifted toward the urban interface, areas less frequently used by elk.

These changes underscore that wildlife use of the HRWA is dynamic, and that large, contiguous, high and critical habitat areas are essential to maintaining ecological function.

C. Recreation, Conservation, and the Limits of Compatibility

Recreation is inherently impactful to wildlife and habitat. Numerous studies across Colorado and the western United States have demonstrated that unmanaged recreation, particularly trail-based activities such as hiking, mountain biking, and dispersed access, can negatively affect wildlife behavior, habitat use, and population viability.

However, recreation and conservation are not inherently incompatible and can be deliberately balanced when recreation is carefully planned, appropriately located, and actively managed.

The HRWA has pursued such a balance for more than a decade by integrating Conservation, Education, and Recreation as co-equal management priorities, with conservation guiding where and how the other two occur.

Existing trails were intentionally designed and sited with wildlife considerations in mind and are governed by rules and management practices that reduce impacts, including:

- seasonal closures to protect wintering wildlife and sensitive periods
- requirements to remain on designated trails
- restrictions on dogs in certain areas, and
- enforcement mechanisms to limit unauthorized access and prohibited motorized vehicles.

When Wildcat Regional Park trail connections are complete, the HRWA will include approximately 36 miles of trails, providing extensive recreational opportunity while still

preserving large areas of undisturbed habitat. In addition, additional trails will remain an opportunity to provide additional public access as long as sensitive wildlife areas are not negatively impacted.

D. Limiting Future Trails to Protect the Core Conservation Area

The HRWA Plan builds upon this experience by further limiting where future trails may be constructed within the Core Conservation Area. While some additional trails may be permitted in areas of lower conservation value, the plan intentionally restricts trail development in high-value and critical habitat areas.

This approach recognizes that there is a threshold beyond which additional trails would undermine the balance that has been carefully achieved. More trails in sensitive areas would fragment habitat, increase disturbance, and diminish the conservation value of the property.

Accordingly, the HRWA Plan establishes that:

- access to the Core Conservation Area will continue to occur primarily through guided hikes, programs, and controlled opportunities;
- future trail development will be limited to designated areas of lesser conservation value.

E. Policy Direction for the Core Conservation Area

The HRWA Plan clarifies and strengthens the intent that the Core Conservation Area exists primarily to support wildlife habitat, ecological function, and conservation. While education and recreation remain important components of the HRWA's mission, they will continue to be provided in the right places, at the right scale, and with deliberate design to avoid tipping the balance away from conservation.

This HRWA Plan makes explicit what 25 years of experience have demonstrated: protecting large, intact, high value and critical habitat areas is essential to the long-term ecological health of the HRWA.

F. Improved Monitoring, Information, and Data-Informed Management

Since 2010, the HRWA has employed trail cameras and field observation as core tools for monitoring wildlife presence, movement, and habitat use. Over time, advancements in monitoring technology have greatly expanded both the scope and reliability of this information.

Combined with more than two decades of consistent staff experience and on-the-ground observation, this monitoring program has produced a level of site-specific

ecological understanding that did not exist when the Historic Plan was adopted. Management decisions are now informed by observed conditions, documented patterns, and long-term data rather than assumptions about how wildlife might use the landscape.

This improved information base strengthens the justification for a more conservation-forward HRWA Plan. It allows land-use decisions, such as where access is appropriate, where trails should be limited, and which areas require heightened protection, to be grounded in factual evidence of wildlife behavior and habitat sensitivity. As a result, the updated HRWA Plan reflects not only changing values and conditions, but also a much more refined and data-informed understanding of how the HRWA functions as an ecological system.

GRAZING: HISTORICAL USE, EVOLUTION, AND FUTURE FLEXIBILITY

A. Historical Role of Grazing in Highlands Ranch

Cattle grazing has long been an important and visible part of the Highlands Ranch landscape. In the late 1800s, the land that would eventually become Highlands Ranch functioned as a working cattle ranch, and grazing remained a defining land use for well over a century. As residential development began in the 1980s and expanded through the 2010s, cattle continued to be a common presence, even within developing areas, where vacant parcels were temporarily fenced and grazed by the developer prior to construction.

As homes, roads, and infrastructure gradually eliminated vacant parcels, grazing activity increasingly shifted to what is now the HRWA. Cattle continue to graze portions of the HRWA today, however, due to ecological impacts of sustained, high intensity grazing, this activity has reduced significantly.

B. Grazing as a Management Tool, Not a Guaranteed Use

Under current management, grazing within the HRWA is treated as a conditional and flexible tool that may be used where it supports habitat objectives and discontinued where it does not. This approach reflects broader conservation goals and recognizes that grazing is only one of many tools available to manage vegetation and ecosystem health.

Importantly, future grazing decisions must account for ongoing changes in wildlife populations and regional land use. As elk populations within the HRWA continue to grow and as surrounding development further reduces available habitat, grazing may need to be further reduced or eliminated in some or all areas of the property to increase the land's carrying capacity for native wildlife.

The HRWA Plan therefore preserves the ability to continue limited grazing where appropriate while explicitly prioritizing wildlife habitat and ecological function. Grazing is recognized as part of the land's history, but its continuation is not assumed or guaranteed. Instead, it will remain subject to adaptive management and ongoing evaluation of conservation outcomes.

MATURE, AND BALANCED CONSERVATION MANAGEMENT PRACTICES

Since the Historical Plan was approved in 2000, and particularly since HRCA assumed ownership and stewardship of the HRWA in 2010, the HRWA has developed into a mature management program emphasizing strong conservation efforts while balancing conservation with responsible community access.

Current management includes a comprehensive suite of conservation-focused actions, including habitat improvement and water resource management, invasive species control, seasonal wildlife closures, raptor nesting protections, enforcement of access rules, and wildfire mitigation and fuels management, all of which demonstrates that conservation of the HRWA is already being actively achieved through deliberate stewardship.

The HRWA Plan therefore aligns zoning, permitted uses, and development standards with these existing practices to ensure that land-use policy supports, rather than conflicts with, proven conservation outcomes.

RECREATION AND EDUCATION WITH STRONGER GUARDRAILS

Recreation and education remain important components of the HRWA mission, but experience has demonstrated that they must be carefully designed, intentionally located, and actively managed to remain compatible with conservation objectives. As such, recreation and education opportunities are to be provided in appropriate areas and are governed by clear rules, seasonal restrictions, and enforcement mechanisms. In addition, sensitive habitats and wildlife use areas are afforded stronger protections, including limited access, guided-only opportunities, or seasonal closures.

The cumulative changes documented in Chapter 1 and this Chapter 2 of the HRWA Plan clearly establish where recreation and education are appropriate and where conservation values require greater restraint.

CONCLUSION

The Historical Plan correctly anticipated that changing conditions would eventually require new planning. Since that time, those changes have been substantial and unmistakable. Land-use context has shifted, ecological conditions have evolved, wildlife

populations have changed dramatically, management capacity has matured, and community values have consistently moved toward strong conservation efforts while continuing to focus on responsible recreational and educational community opportunities.

The HRWA Plan responds to that reality. By including thoughtful uses and appropriate development areas, strengthening conservation protections, and aligning zoning with proven stewardship practices, the plan ensures that the Highlands Ranch Wilderness Area remains a resilient, ecologically functional, and deeply valued landscape which will endure as a defining natural legacy for generations to come.

CHAPTER 3 – PERMITTED LAND USES & DEVELOPMENT STANDARDS

INTRODUCTION

Chapter 3 of this Highlands Ranch Wilderness Area Plan, referred to herein as the HRWA Plan, establishes the recommended Planning Areas and corresponding land use framework for the HRWA. This chapter identifies the limited areas where development may be appropriate, defines the Core Conservation Area, and sets forth recommended land use categories consistent with the conservation priorities, operational experience, and community values described in Chapters 1 and 2.

The Historical OSCA Plan adopted in 2000 contemplated approximately 1,200 acres of potential development within designated Planning Areas. However, due to conveyances made and development which has occurred in the Historical Planning Areas, the overall footprint of developable land has been reduced in the HRWA Plan. In addition, due to public opposition to more intense commercial and institutional uses, the plan narrows the scope and intensity of permitted uses. The recommendations contained herein reflect current environmental, physical, and cultural conditions within the HRWA, as well as demonstrated changes in wildlife use, surrounding land use patterns, and community expectations since the Historical Plan was approved.

Exhibit H is a graphic summary of the Historical Plan's prescribed Planning Areas and permitted land uses. Planning Areas A through J, totaling approximately 1,200 acres, were identified in the Historical Plan for potential development. The remaining approximately 7,000 acres were designated as the Open Space Area and were also identified in the Historical Plan along with its permitted land uses. Detailed rationale for these prescribed Planning Areas and land uses is contained within the Historical Plan. Exhibit H-1 provides a summary of permitted land uses for each Planning Area in the Historical Plan.

Exhibit I is a graphic summary of the recommended Planning Areas within this HRWA Plan. Planning Areas K, L, M, N, O, P, and R make up a total area of approximately 670 acres. The remaining acreage within the HRWA is designated as the Core Conservation Area (CCA), and consists of approximately 7,005 acres. Recommended land uses for the Planning Areas and the CCA will also be included in this HRWA Plan.

The restructuring of Planning Areas and land use recommendations under this HRWA Plan takes into consideration property which has been conveyed or utilized. Development opportunities are more concentrated, and reduced in scale. The Core Conservation Area is explicitly recognized as the dominant land use classification within the HRWA and is intended to preserve ecological integrity, habitat connectivity, and the historical scenic character of the property.

The primary distinctions between the Historic Plan and the HRWA Plan include:

1. Elimination of certain commercially oriented or high-intensity land uses previously contemplated under the Historical Plan, including uses such as private colleges and universities, religious institutions, golf courses, country clubs, large scale recreation centers, and other similarly scaled facilities that are no longer consistent with the conservation-first framework of this Plan.
2. Significant reduction in allowable building footprints and development intensity within Planning Areas, ensuring that any future facilities remain appropriately scaled and compatible with surrounding conservation values.

RECOMMENDED PLANNING AREAS AND PERMITTED USES

The recommended land uses for the Planning Areas and Core Conservation area identified on Exhibit I is based on site-specific environmental, physical, and ecological characteristics, as well as long-term management experience since the Historical Plan was approved. Exhibit I is a graphic representation of the recommendations mentioned above. The areas suitable for the recommended developable Planning Areas and the Core Conservation Area generally have a preponderance of the following characteristics:

Developable Planning Areas K, L, M, N, O, P, and R

- Slopes with less than 15 percent slope.
- Absence of pine woodland-shrubland plant communities.
- No mapped rockfall hazard areas.
- No significant rock outcroppings.
- No 100-year flood plain areas.
- Limited importance as wildlife movement corridors.
- Proximity to existing infrastructure and access points sufficient to avoid new fragmentation.

Planning Area identification is not intended to identify any specific development, but a determination that if development is to occur within the HRWA, these areas represent the least environmentally impactful locations available.

Core Conservation Area (CCA)

- Slopes greater than 15 percent
- Presence of pine woodland-shrubland plant communities.
- Rockfall hazard areas or significant geological features.

- Rock outcroppings or visually defining landforms
- 100-year flood plain areas.
- Identified wildlife movement corridors.
- Seasonal use areas including calving, breeding, nesting, or winter concentration areas.

These characteristics collectively indicate lands where development would result in disproportionate ecological impact, habitat fragmentation or loss of landscape integrity.

Accordingly, the CCA is designated to preserve contiguous habitat blocks, maintain wildlife connectivity, protect sensitive ecological features, and sustain the scenic character of the HRWA.

The following is a listing of the Planning Areas which are recommended for possible development within the HRWA. Also listed is the Core Conservation (CCA). Each listing will include a summary of land uses which may be suitable for each specific area. The listing of land uses should not be expected to include every specific appropriate use. Instead, the land use categories are intended to establish a framework for evaluating the appropriateness of future proposals based on their consistency with the intent, goals, and conservation priorities of the HRWA Plan.

It is recognized that new uses, technologies, and community needs will emerge over time that cannot be specifically anticipated today. In such instances, the appropriateness of a proposed use should be evaluated based on whether it is substantially similar in character, scale, intensity, and impact to the uses identified herein, and whether it advances the conservation, education, and community-serving objectives of the HRWA Plan.

Because the Highlands Ranch Community Association is the owner and primary steward of the HRWA, and because its recommendations are developed through a specific and required Community Involvement Process (CIP), future use determinations should give substantial weight to HRCA's recommendation when evaluating whether a proposed use is consistent with the framework established herein. Where questions of interpretation arise, Douglas County and HRCA should work collaboratively and in good faith to ensure that decisions reflect the intent of this Plan and the demonstrated priorities of the community it serves.

USES PERMITTED WITHIN ALL PROPERTY WITHIN THE HRWA BOUNDARIES

1. The following will be considered as Uses Permitted by Right throughout the Highlands Ranch Wilderness Area (HRWA), regardless of Planning Area or Core Conservation Area designation, subject to Douglas County Site Improvement Plan review and approval.

    a. Public utility structures and facilities including, but not limited to:

        i. Electrical (new facilities not to exceed 115 KV), telephone, communication, or natural gas distribution facilities;
        ii. Flood control facilities required by applicable regulation;
        iii. Cellular communication facilities pursuant to Douglas County Zoning Resolution.
        iv. Wells and well head equipment.
        v. Water transfer lines and facilities.
        vi. Drainage discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basins, ditches, conduits and culverts required by applicable regulation.

    b. Permanent one-story structures (less than 400 square feet) for storage, shade, wildlife viewing, or to facilitate educational programs.
    c. Private roads.
    d. Easements

    Note: The following activities will also be allowed within any area (all Planning Areas and the CCA) within the HRWA. Because these activities do not involve permanent structures, grading, excavation, or construction of site improvements, they are not subject to Douglas County site improvement plan review.

- Livestock grazing, including but not limited to, horse, cattle, and buffalo.
- Supervised educational opportunities including day camps, field trips, and programs.
- Special community events and gatherings to support the HRWA and its mission or its 501(c)(3) mission; subject to appropriate permits.

USES PERMITTED WITHIN ALL OF THE PLANNING AREAS WITHIN THE HRWA

1. The following will be considered as Uses Permitted by Right in all Planning Areas within the Highlands Ranch Wilderness Area (HRWA) boundaries, excluding Core Conservation Area, subject to Douglas County Site Improvement Plan review and approval.

    a. Law Enforcement offices and stations.
    b. Fire stations.
    c. Search and Rescue offices facilities.
    d. Public utility structures and facilities including, but not limited to:

        i. Water and wastewater treatment plants not exceeding 100,000-gallon capacity, water well, well head equipment, water distribution lines and appurtenances.
        ii. Potable water reservoirs: water tanks not exceeding 5 million gallons storage capacity.

    e. Trails including pedestrian, bicycle and equestrian trails.
    f. Gardens, Community Gardens, Tree Farms, and associated facilities.
    g. Signs as provided in Section XV of the Highlands Ranch Planned Development Guide except that entry signs shall not exceed 50 square feet for any one sign with a total of 100 square feet per entry and a maximum height of 8 feet; permanent directional, future use, principle use or building directional signs shall not exceed 50 square feet or 8 feet in height; and shall use consistent designs, colors and materials.

PLANNING AREA K (EQUESTRIAN EDUCATION AREA)

1. Uses permitted by right, subject to Douglas County site improvement plan review and approval:

    a. Agriculture

        i. Cattle, buffalo, and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures excluding feedlots.

    b. Public or private parks and recreational facilities including, but not limited to:

        i. Equestrian center, dressage riding area, stables, indoor arena, with sites not to exceed 20 acres in area, and structures, no single structure to exceed 20,000 square feet.
        ii. Equestrian trails.

iii. Equine related programs and activities, including, but not limited to, trail rides, lessons, and camps.

c. Public and private roads or streets.
d. Other uses that serve all or a portion of Highlands Ranch and are substantially similar in character, scale, intensity, and impact to the uses permitted by right herein may be approved, provided such uses are consistent with the intent and goals of the HRWA Plan. In making this determination, the Douglas County Planning Director shall give substantial weight to the recommendation of the Highlands Ranch Community Association.
e. In addition to the uses expressly listed above, any accessory, incidental, or support uses that are customarily associated with and reasonably necessary to implement a permitted use shall also be considered permitted by right, provided such accessory uses are subordinate in scale and intensity to the primary permitted use and are consistent with the conservation intent of the HRWA Plan. Accessory and incidental uses may include, but are not limited to:

i. Administrative offices and staff facilities
ii. Restrooms and sanitation facilities
iii. Storage structures and maintenance facilities
iv. Parking areas and internal circulation improvements
v. Utility connections and service infrastructure
vi. Licensing-required components, including but not limited to childcare licensing or educational program accreditation requirements
vii. Temporary structures necessary to support programs, events, or operations
viii. Light retail and/or food and beverage service to support programs, events or operations.
ix. Safety, accessibility, and compliance improvements required by law
x. The determination of whether a use qualifies as accessory or incidental shall consider whether the use is customary, necessary, and directly related to an approved primary use within the applicable Planning Area.

PLANNING AREA L (BASE CAMP)

1. Uses permitted by right, subject to Douglas County site improvement plan review and approval:

a. Agriculture

i. Cattle, buffalo, and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures excluding feedlots.

b. Public or private parks and recreational facilities including, but not limited to:

    i. Building(s), no single structure to exceed 20,000 square feet, for:

        1. Outdoor Education.
        2. Pre-School.
        3. Administrative offices.

    ii. Accessory structures, not to exceed 10,000 square feet per structure.

c. Limited supervised overnight camping. Facilities allowed include structures up to a total of 10,000 sq. ft. per camp for dining, restrooms, changing rooms, showers, enclosed storage and campfire pits, instructional seating areas, tent pads and associated improvements.
d. Events and gatherings to support the HRWA and its mission, or its 501c3 mission, such as, but not limited to, Outdoor Movies, Facility Rentals, Open Houses, Catered events, and similar. No limits for under 150 participants. Six per year for up to 300 people.
e. Other uses that serve all or a portion of Highlands Ranch and are substantially similar in character, scale, intensity, and impact to the uses permitted by right herein may be approved, provided such uses are consistent with the intent and goals of the HRWA Plan. In making this determination, the Douglas County Planning Director shall give substantial weight to the recommendation of the Highlands Ranch Community Association.
f. In addition to the uses expressly listed above, any accessory, incidental, or support uses that are customarily associated with and reasonably necessary to implement a permitted use shall also be considered permitted by right, provided such accessory uses are subordinate in scale and intensity to the primary permitted use and are consistent with the conservation intent of the HRWA Plan. Accessory and incidental uses may include, but are not limited to:

    i. Administrative offices and staff facilities
    ii. Restrooms and sanitation facilities
    iii. Storage structures and maintenance facilities
    iv. Parking areas and internal circulation improvements
    v. Utility connections and service infrastructure
    vi. Licensing-required components, including but not limited to childcare licensing or educational program accreditation requirements
    vii. Temporary structures necessary to support programs, events, or operations
    viii. Light retail and/or food and beverage service to support programs, events or operations.

ix. Safety, accessibility, and compliance improvements required by law
x. The determination of whether a use qualifies as accessory or incidental shall consider whether the use is customary, necessary, and directly related to an approved primary use within the applicable Planning Area.

PLANNING AREA M

1. Uses Permitted by Right subject to Douglas County site improvement plan review and approval:

    a. Agricultural facilities including but not limited to:

        i. Outdoor agricultural education and research facilities with sites not exceeding two (2) acres.
        ii. Arboreta.

    b. Public or private parks and recreational facilities including but not limited to:

        i. Community/neighborhood parks, natural playgrounds, and features.
        ii. Picnic Areas with Covered Shaded Areas
        iii. Dog Parks/dog training area and associated facilities.
        iv. Winter activities and facilities including, but not limited to, sledding hills and cross-country skiing tracks.

    c. Outdoor cultural facilities including but not limited to:

        i. Amphitheater for cultural or instructional programs of constructed compatible with the natural surroundings with sites not to exceed two (2) acres.
        ii. Archaeological and interpretive centers with sites not exceeding two (2) acres.

    d. Wildlife support facilities including but not limited to:

        i. Animal rehabilitation center or wildlife hospital with sites not to exceed two (2) acres and structures not to exceed 20,000 sq. ft.
        ii. Wildlife conservation and/or wildlife habitat enhancement area or center with sites not to exceed two (2) acres and structures not to exceed 20,000 sq. Ft.
        iii. Controlled wildlife viewing areas.

    e. Memorial Garden/Cemetery/Mausoleum
    f. Other uses that serve all or a portion of Highlands Ranch and are substantially similar in character, scale, intensity, and impact to the uses permitted by right

herein may be approved, provided such uses are consistent with the intent and goals of the HRWA Plan. In making this determination, the Douglas County Planning Director shall give substantial weight to the recommendation of the Highlands Ranch Community Association.

g. In addition to the uses expressly listed above, any accessory, incidental, or support uses that are customarily associated with and reasonably necessary to implement a permitted use shall also be considered permitted by right, provided such accessory uses are subordinate in scale and intensity to the primary permitted use and are consistent with the conservation intent of the HRWA Plan. Accessory and incidental uses may include, but are not limited to:

    i. Administrative offices and staff facilities
    ii. Restrooms and sanitation facilities
    iii. Storage structures and maintenance facilities
    iv. Parking areas and internal circulation improvements
    v. Utility connections and service infrastructure
    vi. Licensing-required components, including but not limited to childcare licensing or educational program accreditation requirements
    vii. Temporary structures necessary to support programs, events, or operations
    viii. Light retail and/or food and beverage service to support programs, events or operations.
    ix. Safety, accessibility, and compliance improvements required by law
    x. The determination of whether a use qualifies as accessory or incidental shall consider whether the use is customary, necessary, and directly related to an approved primary use within the applicable Planning Area.

PLANNING AREA N

1. Uses Permitted by Right subject to Douglas County site improvement plan review and approval:

    a. Agriculture Facilities including but not limited to:

        i. Cattle, buffalo, and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures excluding feed lots.
        ii. Outdoor agricultural education and research facilities not to exceed two (2) acres.
        iii. Arboreta.

b. Public or private Parks and outdoor recreation facilities including but not limited to:

    i. Community/neighborhood parks and natural playgrounds and features.
    ii. Limited overnight camping associated with supervised educational programs.
    iii. Picnic Areas with Covered Shaded Areas
    iv. Dog Parks/dog training area and associated facilities.
    v. Winter activities and facilities including, but not limited to, sledding hills and cross-country skiing tracks.

c. Sports training centers (with orientation toward outdoor activities including, but not limited to, running/hiking, mountain biking, rock climbing and skiing) with sites not to exceed two (2) acres and structures not to exceed 20,000 sq. Ft.
d. Cultural Facilities

    i. Museums with sites not to exceed two (2) acres and structures not to exceed 20,000 sq. ft.
    ii. Cultural centers with sites not to exceed two (2) acres and structures not to exceed 20,000 sq. Ft.
    iii. Amphitheater for cultural or instructional programs constructed compatible with the natural surroundings with sites not to exceed two (2) acres.
    iv. Archaeological and interpretative centers with sites not exceeding two (2) acres and facilities not to exceed 20,000 sq. Ft.

e. Wildlife support facilities including but not limited to:

    i. Animal rehabilitation center or wildlife hospital with sites not to exceed two (2) acres and structures not to exceed 20,000 sq. Ft.
    ii. Wildlife conservation and/or wildlife habitat enhancement area or center with sites not to exceed two (2) acres and structures not to exceed 20,000 sq. Ft.
    iii. Controlled wildlife viewing areas.

f. Other uses that serve all or a portion of Highlands Ranch and are substantially similar in character, scale, intensity, and impact to the uses permitted by right herein may be approved, provided such uses are consistent with the intent and goals of the HRWA Plan. In making this determination, the Douglas County Planning Director shall give substantial weight to the recommendation of the Highlands Ranch Community Association.
g. In addition to the uses expressly listed above, any accessory, incidental, or support uses that are customarily associated with and reasonably necessary

to implement a permitted use shall also be considered permitted by right, provided such accessory uses are subordinate in scale and intensity to the primary permitted use and are consistent with the conservation intent of the HRWA Plan. Accessory and incidental uses may include, but are not limited to:

i. Administrative offices and staff facilities
ii. Restrooms and sanitation facilities
iii. Storage structures and maintenance facilities
iv. Parking areas and internal circulation improvements
v. Utility connections and service infrastructure
vi. Licensing-required components, including but not limited to childcare licensing or educational program accreditation requirements
vii. Temporary structures necessary to support programs, events, or operations
viii. Light retail and/or food and beverage service to support programs, events or operations.
ix. Safety, accessibility, and compliance improvements required by law
x. The determination of whether a use qualifies as accessory or incidental shall consider whether the use is customary, necessary, and directly related to an approved primary use within the applicable Planning Area.

PLANNING AREA O

1. Uses Permitted by Right subject to Douglas County site improvement plan review and approval:

    a. Agriculture Facilities including but not limited to:

        i. Cattle, buffalo, and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures excluding feed lots.
        ii. Outdoor agricultural education and research facilities not to exceed two (2) acres.
        iii. Arboreta.

    b. Public or private Parks and outdoor recreation facilities including but not limited to:

        i. Community/neighborhood parks and natural playgrounds and features.
        ii. Equestrian center, dressage riding area, stables, indoor arena, with sites not to exceed 30 acres in area, and structures, no single structure to exceed 20,000 square feet.

iii. Equine related programs and activities, including, but not limited to, trail rides, lessons, and camps.
iv. Limited overnight camping associated with supervised educational programs.
v. Picnic Areas with Covered Shaded Areas
vi. Dog Parks, training areas and associated facilities.
vii. Winter activities and facilities including, but not limited to, sledding hills and cross-country skiing tracks.

c. Sports training centers (with orientation toward outdoor activities including, but not limited to, running/hiking, mountain biking, rock climbing and skiing) with sites not to exceed two (2) acres and structures not to exceed 20,000 sq. Ft.
d. Cultural Facilities

i. Museums with sites not to exceed two (2) acres and structures not exceeding 20,000 sq. ft.
ii. Cultural centers with sites not to exceed two (2) acres and structures not exceeding 20,000 sq. ft.
iii. Amphitheater for cultural or instructional programs constructed compatible with the natural surroundings with sites not exceeding 1 acre.
iv. Archaeological and interpretative centers with sites not exceeding two (2) acres.

e. Wildlife support facilities including but not limited to:

i. Animal rehabilitation center or wildlife hospital with sites not to exceed two (2) acres and structures not to exceed 20,000 sq. Ft.
ii. Wildlife conservation and/or wildlife habitat enhancement area or center with sites not to exceed 2 acre and structures not to exceed 20,000 sq. Ft.
iii. Controlled wildlife viewing areas.

f. Memorial Garden/Cemetery/Mausoleum
g. Other uses that serve all or a portion of Highlands Ranch and are substantially similar in character, scale, intensity, and impact to the uses permitted by right herein may be approved, provided such uses are consistent with the intent and goals of the HRWA Plan. In making this determination, the Douglas County Planning Director shall give substantial weight to the recommendation of the Highlands Ranch Community Association.
h. In addition to the uses expressly listed above, any accessory, incidental, or support uses that are customarily associated with and reasonably necessary to implement a permitted use shall also be considered permitted by right, provided such accessory uses are subordinate in scale and intensity to the

primary permitted use and are consistent with the conservation intent of the HRWA Plan. Accessory and incidental uses may include, but are not limited to:

i. Administrative offices and staff facilities
ii. Restrooms and sanitation facilities
iii. Storage structures and maintenance facilities
iv. Parking areas and internal circulation improvements
v. Utility connections and service infrastructure
vi. Licensing-required components, including but not limited to childcare licensing or educational program accreditation requirements
vii. Temporary structures necessary to support programs, events, or operations
viii. Light retail and/or food and beverage service to support programs, events or operations.
ix. Safety, accessibility, and compliance improvements required by law
x. The determination of whether a use qualifies as accessory or incidental shall consider whether the use is customary, necessary, and directly related to an approved primary use within the applicable Planning Area.

PLANNING AREA P

1. Uses Permitted by Right subject to Douglas County site improvement plan review and approval:

    a. Agricultural facilities including but not limited to:

        i. Outdoor agricultural education and research facilities with sites not exceeding two (2) acres.
        ii. Arboreta.

    b. Public or private parks and recreational facilities including but not limited to:

        i. Picnic Areas with Covered Shaded Areas
        ii. Dog Parks/dog training area and associated facilities.

    c. Outdoor cultural facilities including but not limited to:

        i. Amphitheater for cultural or instructional programs constructed compatible with the natural surroundings with sites not to exceed two (2) acres.
        ii. Archaeological and interpretive centers with sites not exceeding two (2) acres.

d. Utility and energy-related facilities and infrastructure, including, but not limited to, substations, solar energy facilities, community solar gardens, battery energy storage systems, and other technologies associated with the generation, storage, transmission, distribution, or management of energy and utility services, subject to applicable siting, design, and compatibility standards.
e. Wildlife support facilities including but not limited to:

    i. Animal rehabilitation center or wildlife hospital with sites not to exceed two (2) acres and structures not to exceed 20,000 sq. Ft.
    ii. Wildlife conservation and/or wildlife habitat enhancement area or center with sites not to exceed two (2) acres and structures not to exceed 20,000 sq. Ft.

f. Other uses that serve all or a portion of Highlands Ranch and are substantially similar in character, scale, intensity, and impact to the uses permitted by right herein may be approved, provided such uses are consistent with the intent and goals of the HRWA Plan. In making this determination, the Douglas County Planning Director shall give substantial weight to the recommendation of the Highlands Ranch Community Association.
g. In addition to the uses expressly listed above, any accessory, incidental, or support uses that are customarily associated with and reasonably necessary to implement a permitted use shall also be considered permitted by right, provided such accessory uses are subordinate in scale and intensity to the primary permitted use and are consistent with the conservation intent of the HRWA Plan. Accessory and incidental uses may include, but are not limited to:

    i. Administrative offices and staff facilities
    ii. Restrooms and sanitation facilities
    iii. Storage structures and maintenance facilities
    iv. Parking areas and internal circulation improvements
    v. Utility connections and service infrastructure
    vi. Licensing-required components, including but not limited to childcare licensing or educational program accreditation requirements
    vii. Temporary structures necessary to support programs, events, or operations
    viii. Light retail and/or food and beverage service to support programs, events or operations.
    ix. Safety, accessibility, and compliance improvements required by law
    x. The determination of whether a use qualifies as accessory or incidental shall consider whether the use is customary, necessary, and directly related to an approved primary use within the applicable Planning Area.

PLANNING AREA R

Planning Area R is planned as a regional park facility that will be open to the general public.

The site will include passive recreational amenities such as pedestrian walking and running trails, designated bike-only trails, a bike pump track, a parking area, covered picnic facilities, and restroom facilities.

This planning area was previously identified as Planning Area C in the Historical OSCA Plan and was owned by Douglas County. After several attempts to develop the site as an active regional park facility, Douglas County agreed to convey the property to HRCA for development and operation as a regional park containing the passive recreational amenities described above.

HRCA now owns and will operate the facility, which will remain open for use by the general public.

CORE CONSERVATION AREA

The Core Conservation Area (CCA) consists of lands designated as Poor, Low, Moderate, High, and Critical conservation value as depicted on Exhibit D. Exhibit D is hereby incorporated as the governing ecological reference map for land use determination within the CCA. Amendments to Exhibit D shall not alter permitted uses within the Core Conservation Area unless the HRWA Plan is formally amended in accordance with applicable procedures.

Land uses within the CCA shall be guided by the conservation value rating of the specific location in which the use is proposed.

Critical and High Conservation Value Areas

The Core Conservation Area includes the most ecologically sensitive lands within the HRWA (Critical and High conservation values as depicted on Exhibit D), which include core habitat and primary wildlife movement areas and which are essential to maintaining wildlife security, habitat connectivity, and long-term ecological function. These areas are not appropriate for unsupervised public access or recreational infrastructure.

In Critical and High conservation value areas, protection of habitat integrity and minimization of human disturbance shall take precedence over recreational expansion. These areas shall remain predominantly undisturbed. New trails, trailheads, recreational facilities, wildlife viewing structures, or other public access infrastructure shall not be permitted within these areas.

Access within Critical and High conservation value areas shall be limited to conservation-focused and highly controlled activities. Because these activities do not involve permanent structures, grading, excavation, or construction of site improvements, they are not subject to Douglas County site improvement plan review.

Opportunities for access may include, or be similar to, the following activities:

a. Guided hikes and programs
b. Supervised educational opportunities
c. Volunteer stewardship activities
d. Scientific research with landowner permission
e. Wildlife and habitat management activities
f. Hunting in accordance with Colorado Parks and Wildlife Rules and Regulations and Highlands Ranch Community Association Rules and Regulations
g. Other uses substantially similar in character, scale, intensity, and conservation impact to the above uses, provided they do not introduce new infrastructure, grading, excavation, or construction of site improvements, and do not materially increase disturbance within Critical or High conservation value areas, and are consistent with the conservation intent of the HRWA Plan.

Such activities shall be carefully managed to limit frequency, group size, and duration, and shall be designed to minimize disturbance during sensitive wildlife periods. Any ambiguity shall be resolved in favor of habitat protection consistent with Exhibit D.

Poor, Low, and Moderate Conservation Value Areas

Areas within the CCA identified as Poor, Low, and Moderate conservation value (Exhibit D) function as transitional or buffer areas within the CCA. These areas may accommodate carefully sited infrastructure and facilities for additional recreation and education uses, provided such uses do not negatively impact Critical or High conservation value areas.

Intensity of use shall be greatest within Poor and Low conservation value areas and reduced within Moderate conservation value areas, particularly where Moderate areas are adjacent to Critical or High conservation value areas. Infrastructure within Moderate conservation value areas shall be limited in scale and shall not include large trailheads, extensive parking areas, or intensive recreational facilities.

Uses Permitted by Right within Poor, Low, and Moderate conservation value areas (Exhibit D) within the Core Conservation Area, subject to Douglas County Site Improvement Plan review and approval:

Note: All proposed uses and infrastructure shall be sited to avoid fragmentation of Critical and High conservation value areas and to minimize disruption of habitat connectivity within those areas as depicted on Exhibit D.

a. Archaeological interpretive facilities not to exceed two (2) acres of disturbed area and located only within Poor or Low conservation value areas.
b. Recreation and Education Infrastructure.

    i. Trail construction including trails for pedestrians, bicycles, persons with disabilities, and equestrians.
    ii. Trailheads and access infrastructure located near existing public roads.
    iii. Archery ranges and similar low-impact or passive recreational uses. Passive recreational uses shall not include amplified events or facilities requiring permanent lighting.
    iv. Limited overnight camping associated with supervised educational programs.
    v. Vista rest stops, small picnic areas, and associated parking located near existing public roads.
    vi. Controlled wildlife viewing areas located near the boundary of Moderate and High conservation value areas, designed to minimize disturbance to habitat and wildlife.
    vii. Interpretive signs not to exceed thirty-five (35) square feet per sign face, and trail identification signs not to exceed ten (10) square feet per sign face and a maximum height of six (6) feet. All signage shall use consistent designs, colors, and materials compatible with the natural environment.

c. Other uses substantially similar in character, scale, intensity, and conservation impact to the above uses.

DEVELOPMENT STANDARDS FOR ALL PLANNING AREAS AND FOR POOR, LOW, AND MODERATE CONSERVATION VALUE AREAS WITHIN THE CCA

1. Minimum lot area: none
2. Minimum lot width and depth: none
3. Maximum building height: 35 feet as defined on page 4-3 of the Highlands Ranch Planned Development Guide.
4. The following setbacks are required:

    a. Minimum setback: none except adjacent to a public street where 20 feet is the minimum and adjacent to Highlands Ranch Planned Development Guide (HRDPG) Planning Areas 57 and 58 where 30 feet is the minimum.

b. No setbacks shall be required adjacent to property lines, which merely separate uses within the Highlands Ranch Wilderness Area.

5. All lighting shall be designed and located to reduce power consumption to its lowest practical level and to direct light rays to the lot or project to avoid disruption to adjoining uses. Lighting levels should be limited to applicable standards.
6. Trash and storage areas shall be shielded from view by placement within buildings, or by enclosure within opaque walls or fences not less than 5 feet in height. Wall and fence materials shall complement exterior building materials. Trash areas should be bear-proofed.
7. All parking lots and driveways shall be maintained in a reasonably neat and clean manner in order to reduce particulate and nonpoint source pollution.
8. Building colors should be generally warm and rich in tone, in the general range of natural colors and earth tones with low reflective value.
9. Building massing should be simple with strongly integrated architectural forms which accommodate the specific uses and activities that occur in the building.
10. Buildings should be scaled to complement their surroundings.
11. Glazing shall be of non-reflective style.
12. Design structures to step down hillsides and to fit the sloping terrain. Wherever appropriate, new wildlife friendly fencing will be installed according to Colorado Parks and Wildlife Standards.
13. Public or private roads, or transportation facilities shall be limited to existing alignments or those depicted on the Douglas County Master Plan and shall avoid High and Critical conservation value areas wherever feasible.
14. Utility improvements necessary to support permitted uses shall avoid fragmentation of High and Critical conservation value areas wherever feasible.

PLANNING AREA BOUNDARIES

The boundaries of all Planning Areas, as depicted on Exhibit I of this plan, may be modified pursuant to the procedure outlined in Section V.G. of the Highlands Ranch Planned Development Guide.

NATIVE AMERICAN CULTURAL AND HISTORICAL PROTECTION AREA

1. Intent

Native American Indian cultural activities continue today at the Tall Bull Memorial Grounds located within Daniels Park, immediately adjacent to the Highlands Ranch Wilderness Area. These activities include social gatherings, communal spiritual events such as teepee ceremonies, and private spiritual undertakings such as vision quests. The grounds provide spiritual sanctuary to 50 American Indian nations, the Native American Church, and various councils and institutions. Maintaining peaceful and

visually unobtrusive surroundings is of paramount concern. Significant portions of the Highlands Ranch Wilderness Area are visible from the Tall Bull Memorial Grounds.

Additionally, significant cultural and historical resources lie within this area and deserve special protection. The most visually prominent resources include Daniels Park Road, Griggs/Lafayette Ranch and the Douglas Pasture Ranch.

2. Permitted Land Uses

   Land Uses shall be permitted in accordance with the provisions of the respective planning areas.

3. Development Review Standards

   a. Visual Analysis.

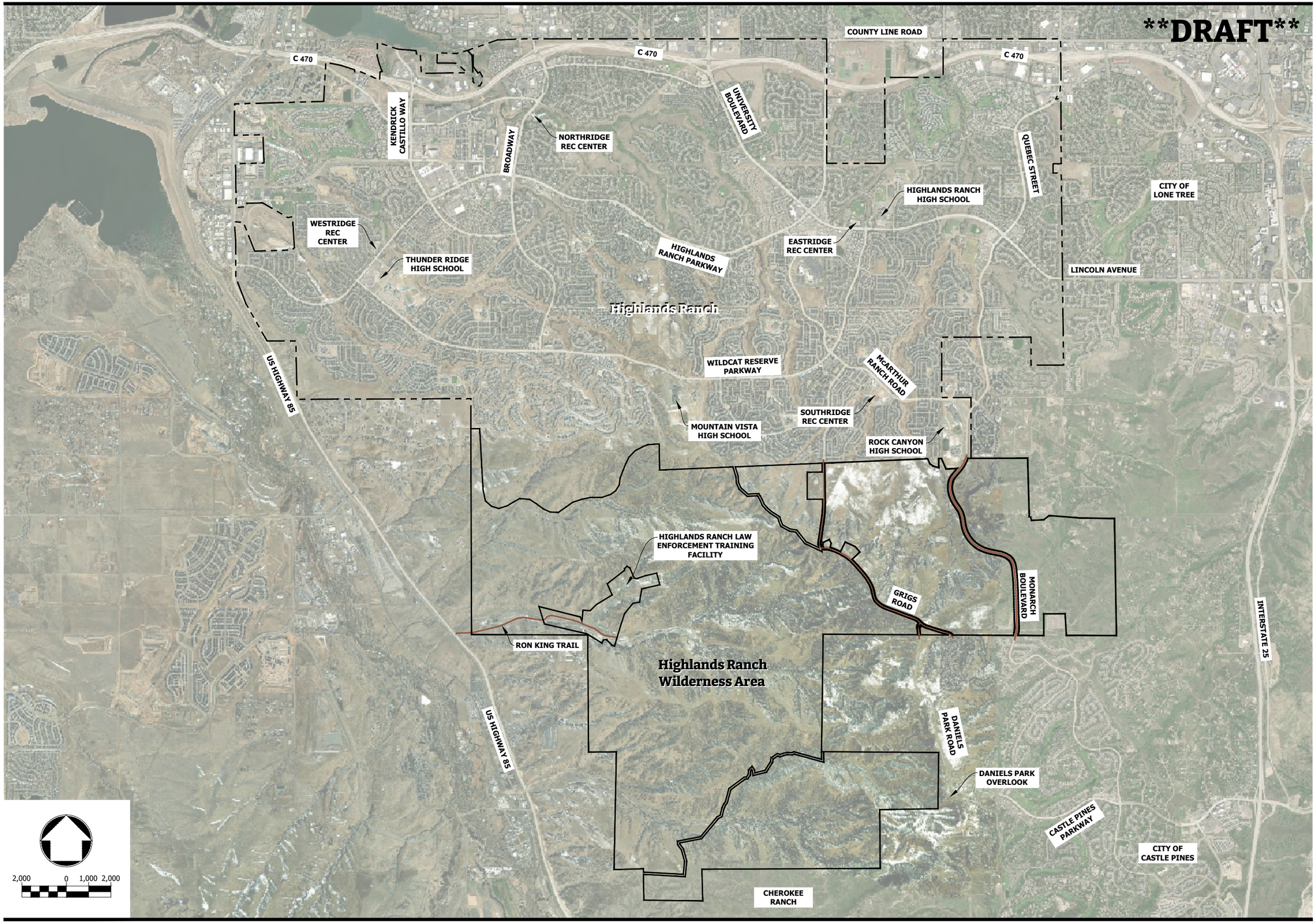
      i. For all development requiring buildings within Planning Areas L, N, O, and P (hereinafter referred to as Proximate Developable Planning Areas, or "the PDPA") as depicted on Exhibit I.
      ii. A visual analysis shall be conducted relative to at least two points within the Tall Bull Memorial Grounds. These points shall include at a minimum the central ceremonial ring and a high point along the southern boundary.
      iii. The first priority shall be to place structures in the PDPA such that they will not be seen from these points. In the event that structures cannot be fully invisible from within the Tall Bull Memorial Grounds, appropriate natural visual screening may be required.

   b. Lighting Standards

      i. Except for more restrictive standards stated herein, all outdoor lighting within the PDPA shall be in accordance with the Douglas County Zoning Resolution, as amended.
      ii. Outdoor lighting within the PDPA shall be limited to the minimum required for security, utilitarian and safety purposes.
      iii. All outdoor lighting within the PDPA shall be shielded to the extent that the source of illumination (bulb or direct lamp image) is not visible from any adjacent property. With the PDPA, no light trespass beyond the facility served shall be allowed.
      iv. No outdoor facility shall be illuminated after 10 p.m. or after one hour beyond business closure, whichever is more restrictive, unless for safety reasons.
      v. Maximum fixture height for all lighting within the Zone shall be 24'.

c. Buildings within the PDPA shall be sited sensitively so as to have minimal impact to the Tall Bull Memorial Grounds.
d. Development Proposal Referrals

    i. All development proposals within the PDPA shall be referred to the Tall Bull Memorial Grounds Council for their participation and input during the Douglas County Site Improvement Plan review process.



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PREPARED FOR:

HRCA WILDERNESS AREA
5997 RON KING TRAIL
SECTION 26, TOWNSHIP 6S, RANGE 68W
HIGHLANDS RANCH, CO

ISSUE	DATE
DRAFT (BOD) ISSUED	03/18/2026
DRAFT ISSUED	08/18/2026
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SHEET TITLE

EXHIBIT A

OVERALL LOCATION MAP

SHEET NO.

A

DRAFT

WILDCAT RESERVE PARKWAY

MOUNTAIN VISTA HIGH SCHOOL

MCARTHUR RANCH ROAD

SOUTHRIDGE REC CENTER

QUEBEC STREET

ROCK CANYON HIGH SCHOOL

MONARCH BOULEVARD

GRIGS ROAD

RON KING TRAIL

DANIELS PARK ROAD

US HIGHWAY 85

CITY OF CASTLE PINES

DANIEL'S PARK OVERLOOK

CASTLE PINES PARKWAY

Historical
Open Space Conservation Area

1,200 0 600 1,200

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SHEET TITLE

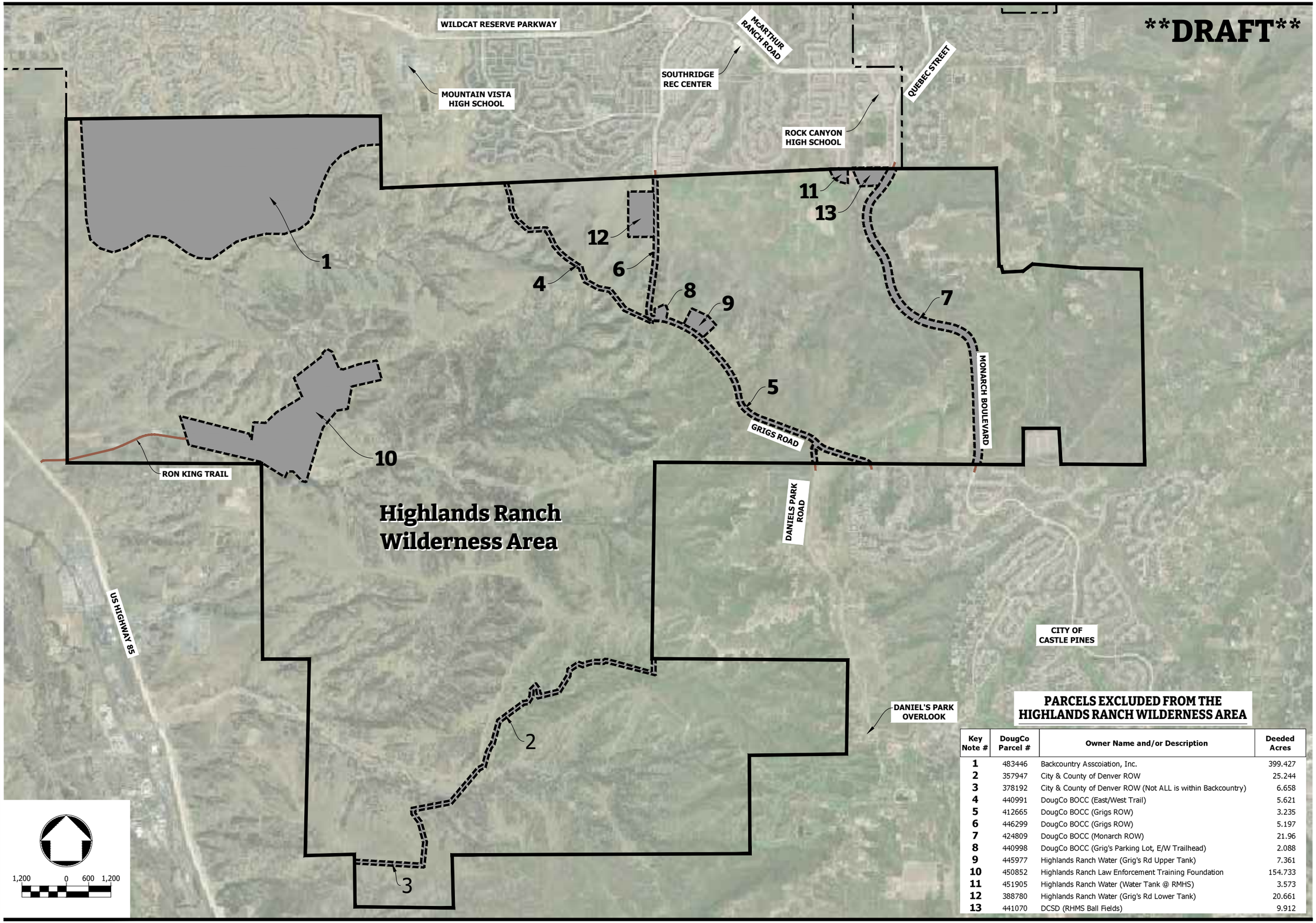
EXHIBIT A-1

HISTORICAL OSCA BOUNDARY

SHEET NO.

A-1

DRAFT



PARCELS EXCLUDED FROM THE HIGHLANDS RANCH WILDERNESS AREA

Key Note #	DougCo Parcel #	Owner Name and/or Description	Deeded Acres
1	483446	Backcountry Asscoiation, Inc.	399.427
2	357947	City & County of Denver ROW	25.244
3	378192	City & County of Denver ROW (Not ALL is within Backcountry)	6.658
4	440991	DougCo BOCC (East/West Trail)	5.621
5	412665	DougCo BOCC (Grigs ROW)	3.235
6	446299	DougCo BOCC (Grigs ROW)	5.197
7	424809	DougCo BOCC (Monarch ROW)	21.96
8	440998	DougCo BOCC (Grig's Parking Lot, E/W Trailhead)	2.088
9	445977	Highlands Ranch Water (Grig's Rd Upper Tank)	7.361
10	450852	Highlands Ranch Law Enforcement Training Foundation	154.733
11	451905	Highlands Ranch Water (Water Tank @ RMHS)	3.573
12	388780	Highlands Ranch Water (Grig's Rd Lower Tank)	20.661
13	441070	DCSD (RHMS Ball Fields)	9.912

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SHEET TITLE

EXHIBIT A-2

CURRENT HRWA BOUNDARY
(reflecting parcels removed from Historical OSCA)

SHEET NO.

A-2

DRAFT

WILDCAT RESERVE PARKWAY

MCARTHUR RANCH ROAD

SOUTHRIDGE REC CENTER

QUEBEC STREET

MOUNTAIN VISTA HIGH SCHOOL

FEMA FLOOD IES
FLOOD ZONE/SUBTYPE: AE

FEMA FLOOD HAZARD ZONES
FLOOD ZONE/SUBTYPE: AE/FLOODWAY

STREAMS - BIG DRY CREEK (ARAPCO) TRIBUTARY A

ROCK CANYON HIGH SCHOOL

WILDCAT MOUNTAIN

FEMA FLOOD HAZARD ZONES
FLOOD ZONE/SUBTYPE: A

STREAMS - BIG DRY CREEK (ARAPCO)

FEMA FLOOD HAZARD ZONES
FLOOD ZONE/SUBTYPE: AE/FLOODWAY

STREAMS - HIGHLANDS GULCH

MONARCH BOULEVARD

GRIGS ROAD

RON KING TRAIL

FEMA FLOOD HAZARD ZONES
FLOOD ZONE/SUBTYPE: A

STREAMS - OXIDE DRAW

FEMA FLOOD HAZARD ZONES
FLOOD ZONE/SUBTYPE: AE/FLOODWAY

STREAMS - OXIDE DRAW

Highlands Ranch Wilderness Area

DANIELS PARK ROAD

US HIGHWAY 85

CITY OF CASTLE PINES

FEMA FLOOD HAZARD ZONES
AE/FLOODWAY

STREAMS - DANIELS PARK DRAIN

DANIEL'S PARK OVERLOOK

CASTLE PINES PARKWAY

FEMA FLOOD HAZARD ZONES
FLOOD ZONE/SUBTYPE: A

STREAMS - DANIELS PARK DRAIN

1,200 0 600 1,200

LEGEND

DRAINAGE DIVIDE

ROCK FALL HAZARD

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SHEET TITLE

EXHIBIT B

EXISTING FLOOD PLAINS, ROCK FALL, DRAINAGE

SHEET NO.

B

DRAFT

WILDCAT RESERVE PARKWAY

MOUNTAIN VISTA HIGH SCHOOL

MCARTHUR RANCH ROAD

SOUTHRIDGE REC CENTER

QUEBEC STREET

ROCK CANYON HIGH SCHOOL

MONARCH BOULEVARD

GRIGS ROAD

RON KING TRAIL

DANIELS PARK ROAD

Highlands Ranch Wilderness Area

US HIGHWAY 85

CITY OF CASTLE PINES

DANIEL'S PARK OVERLOOK

CASTLE PINES PARKWAY

1,200 0 600 1,200

LEGEND

- GRASS LAND
- SHRUBLAND - GRASSLAND
- PINE WOODLAND - SHRUBLAND

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SHEET TITLE

EXHIBIT C

VEGETATION

SHEET NO.

C

DRAFT

WILDCAT RESERVE PARKWAY

MOUNTAIN VISTA HIGH SCHOOL

SOUTHRIDGE REC CENTER

McARTHUR RANCH ROAD

QUEBEC STREET

ROCK CANYON HIGH SCHOOL

MONARCH BOULEVARD

GRIGS ROAD

RON KING TRAIL

Highlands Ranch Wilderness Area

DANIELS PARK ROAD

US HIGHWAY 85

CITY OF CASTLE PINES

DANIEL'S PARK OVERLOOK

CASTLE PINES PARKWAY

1,200 0 600 1,200

LEGEND

1. CRITICAL CONSERVATION VALUE
2. HIGH CONSERVATION VALUE
3. MODERATE CONSERVATION VALUE
4. LOW CONSERVATION VALUE
5. POOR CONSERVATION VALUE

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SHEET TITLE

EXHIBIT D

WILDLIFE HABITAT CONSERVATION VALUES

SHEET NO.

D

CONSERVATION VALUES:

Factors Influencing Conservation Value:

1. Habitat Value and Ecological Importance
- **Biodiversity:** Richness of species and overall ecological complexity.
- **Habitat Rarity:** Presence of unique or rare ecosystems, such as riparian areas, rock outcroppings, and pine forests.
- **Connectivity:** Role in maintaining ecological corridors and reducing habitat fragmentation.

2. Habitat Condition and Integrity
- **Naturalness:** Degree of human disturbance or modification; more pristine areas have higher conservation value.
- **Degradation:** Presence of invasive species, pollution, or other threats reducing ecological function.

3. Spatial and Landscape Features
- **Corridors:** Importance of the area as a linkage between other critical habitats, supporting species movement and genetic flow.
- **Buffer Zones:** Proximity to critical habitats or protected areas, enhancing their resilience and reducing edge effects.
- **Viewsheds:** Scenic and visual importance, particularly in areas with cultural, recreational, or aesthetic value.

4. Rarity and Irreplaceability
- **Limited Availability:** Ecosystems or landforms found only in specific locations.
- **High Irreplaceability:** Areas whose loss cannot be compensated due to unique species or ecosystem functions.

5. Human Interaction and Impact
- **Accessibility:** Level of human access, which can influence degradation risks (e.g., remote vs. highly trafficked).
- **Current Use:** Uses that may either support or undermine conservation efforts.
- **Potential for Restoration:** Areas degraded by humans that could be rehabilitated to enhance conservation value.

6. Cultural and Aesthetic Importance
- **Cultural Heritage:** Historically significant sites tied to traditional practices or Indigenous heritage.
- **Recreational Value:** Importance for outdoor activities that align with conservation goals.
- **Educational Potential:** Value for ecological research, public awareness, and conservation education.

CONSERVATION VALUE CATEGORIES:

****DRAFT****

- **Critical Conservation Areas (Red)**
  - **Definition:**
    - Habitats and/or areas of the property of the highest ecological importance.
  - **Access and Use Guidelines:**
    - Access should be limited to guided activities during appropriate times of the year to prevent disturbance.
    - These areas may be completely off-limits or have further restrictions during critical periods, such as wintering, mating, nesting, or birthing seasons, to protect sensitive species and processes.
    - These areas are critical for certain species during certain critical times of the year: Wintering, birthing, nesting/roosting, and breeding.
- **High Priority Conservation Areas (Orange)**
  - **Definition:**
    - Habitats and areas with significant conservation value, contributing to ecological connectivity, species support, and important ecological functions. While highly valuable, these areas are not as irreplaceable or sensitive as "Critical" areas.
  - **Access and Use Guidelines:**
    - Access is allowed only through guided activities to ensure minimal impact.
    - Unlike "Critical" areas, these areas generally do not require seasonal access restrictions, though responsible use is essential.
    - Like "Critical" areas, they are used by certain species during critical times of the year such as wintering, birthing, nesting/roosting and breeding.
- **Moderate Priority Conservation Areas (Green)**
  - **Definition:**
    - Habitats with notable conservation value that support general biodiversity or serve as buffer zones for higher-value areas. These areas may offer potential for ecological enhancement but are less critical for connectivity or for certain species during key life stages.
  - **Access and Use Guidelines:**
    - Access is allowed for public activities and programs to balance human use with ecological protection. However, due to the transitional nature of these areas (adjacent to critical and high conservation areas), public uses should be lower in intensity than those uses allowed in low and poor priority development areas (see below).
    - These areas are ideal for education and recreational programs, providing opportunities for participants to experience and learn about conservation in action.
- **Low Priority Conservation Areas (Blue)**
  - **Definition:**
    - Habitats with limited current conservation value. These areas may still support general biodiversity, serve as transitional zones, or offer restoration opportunities.
  - **Access and Use Guidelines:**
    - While these areas are generally recommended for low-impact recreational uses, such as natural surface trails, archery ranges, or other similar activities, vertical facilities are allowed but shall be carefully sited and should follow sustainable design principles to minimize environmental impact.
    - Buffer zones should be designed proportionally based on proximity to higher-value conservation areas to minimize potential impacts.
    - Restoration or enhancement projects can be pursued to increase ecological value over time.
- **Poor Conservation Areas (Yellow)**
  - **Definition:**
    - Areas with the lowest conservation value, often due to previous development or ongoing human use. These areas have minimal ecological importance but are strategically positioned to support broader conservation, recreation, and education goals.
  - **Access and Use Guidelines:**
    - These areas can be developed for buildings and infrastructure that may support conservation efforts, recreational activities, and educational programs.
    - Development should follow sustainable design principles to minimize environmental impact and complement the property's overall conservation mission.

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PREPARED FOR:
HRCA WILDERNESS AREA
5997 RON KING TRAIL
SECTION 26, TOWNSHIP 6S, RANGE 68W
HIGHLANDS RANCH, CO

ISSUE	DATE
DRAFT (BOD) ISSUED	03/18/2026
DRAFT ISSUED	08/18/2026
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SHEET TITLE

EXHIBIT D-1

CONSERVATION VALUES DESCRIPTION

SHEET NO.

D-1

DRAFT

Native Graminoids

SpeciesCommon Name	Species Scientific Name	Species Rarity
Galleta	*Pleuraphis jamesii*	Occasional
Blue Grama	*Bouteloua gracilis*	Common
Yucca	*Yucca glauca*	Common
Sideoats Grama	*Bouteloua curtipendula*	Occasional
Little bluestem	*Schizachyrium scoparium*	Common
Big Bluestem	*Andropogon gerardii*	Common
Sand dropseed	*Sporobolus cryptandrus*	Occasional
Western wheatgrass	*Pascopyrum smithii*	Common
Needle-and-thread	*Hesperostipa comata*	Common
Prairie Junegrass	*Koeleria macrantha*	Common
Mountain muhly	*Muhlenberigia montana*	Occasional
Muttongrass	*Poa fendleriana*	Rare
Idaho Fescue	*Festuca idahoensis*	Common
Indian grass	*Sorgastrum nutans*	Occasional
Alkali sacaton	*Sporobolus airoides*	Rare
Arizona Fescue	*Festuca arizonica*	Rare
Switchgrass	*Panicum virgatum*	Common
Buffalograss	*Bouteloua dactyloides*	Common
Prairie dropseed	*Sporobolus heterolepis*	Occasional
Canada Wildrye	*Elymus canadensis*	Occasional
Slender wheatgrass	*Elymus trachycaulus*	Rare
Fendler threeawn	*Aristida purpurea Var. longiseta*	Occasional
Red threeawn	*Aristida purpurea*	Common
Threadleaf sedge	*Carex filifolia*	Common
Elk sedge	*Carex geyeri*	Rare
Green needlegrass	*Nassella viridula*	Common
Indian ricegrass	*Achnatherum hymenoides*	Occasional

Invasive Graminoids

SpeciesCommon Name	Species Scientific Name	Species Rarity	Invasive Level
Cheatgrass	*Bromus tectorum*	Common	List B
Crested wheatgrass	*Agropyron cristatum*	Common	Not on Noxious list
Downy brome	*Bromus tectorum Var.*	Common	List B
Japanese brome	*Bromus japonicus*	Occasional	Not on Noxious list
Smooth brome	*Bromus inermis*	Common	Not on Noxious list
Intermediate wheatgrass	*Thinopyrum intermedium*	Occasional	Not on Noxious list
Quackgrass	*Elymus repens*	Rare	List B
Scotch thistle	*Onopordum acnthium*	Rare	List B
Spotted Knapweed	*Centaurea stoebe ssp. micranthos*	Rare	List B
Leafy Spurge	*Euphorbia esula*	Common	List B
Yellow toadflax	*Linaria vulgaris*	Common	List B
Common mullen	*Verbascum thapsus*	Common	List C

Shrubs and Subshrubs

Species Common Name	Species Scientific Name	Species Rarity
Gambel oak	*Quercus gambelii*	Common
Mountain mahogany	*Cercocarpus montanus*	Common
Three-leaf sumac	*Rhus trilobata*	Common
Wax current	*Ribes cereum*	Common
Golden currant	*Ribes aureum*	Common
Serviceberry	*Amelanchier alnifolia*	Common
Antelope bitterbrush	*Pursia tridentata*	Occasional
Skunkbush sumac	*Rhus aromatica*	Occasional
Rabbitbrush	*Ericameria nauseosa*	Occasional
Rubber Rabbitbrush	*Chrysothamnus vicidiflorus*	Common
Big sagebrush	*Artemisia tridentata*	Occasional
Fringed sage	*Artemisia frigida*	Common
Black sagebrush	*Artemisia nova*	Rare
Bearberry	*Arctostphylos uva-ursi*	Occasional
Manzanita	*Arctostphylos patula*	Occasional
Leadplant	*Amorpha canescens*	Occasional
Chokecherry	*Prunus Virginiana*	Common
Wood's rose	*Rosa woodsii*	Rare
Snowberry	*Symphoricarpos occidentalis*	Occasional
Yucca / Soapweed	*Yucca glauca*	Common

Mammals

Species Name	Species Scientific Name	Rarity
Rocky Mountain Elk	*Cervus canadensis*	Common
Mule deer	*Odocoileus hemionus*	Common
Black Bear	*Ursus americanus*	Occasional
Bobcat	*Lynx rufus*	Common
Coyote	*Canis latrans*	Common
Racoon	*Procyon lotor*	Occasional
Porcupine	*Erethizon dorsatum*	Rare
Mountain lion	*Puma concolor*	Rare
American badger	*Taxidea taxus*	Possible
Red fox	*Vulpes vulpes*	Possible
Striped skunk	*Mephitis mephitis*	Occasional
Long-tail weasel	*Meustela frenata*	Possible
Abert's squirrel	*Sciurus aberti*	Common
Pine squirrel	*Tamiasciurus hudsonicus*	Possible
Least chipmunk	Neotamias minimus	Possible
Black tailed prairie dog	Cynomys ludovicianus	Common
Cottontail rabbit	Sylvilagus audubonii	Common
White-tailed jackrabbit	*Lepus townsendii*	Possible
Meadow Vole	Microtus pennsylvanicus	Common
Montane Vole	Microtus montanus	Possible
Northern Pocket Gopher	Thomomys talpoides	Occasional
Rock squirrel	Otospermophilus variegatus	Common
Fox Squirrel	Sciurus niger	Common
Ground Squirrel	Sciuridae urocitellus	Common
Woodrat	Neotoma micropus	Occasional
Deer Mouse	Peromyscus maniculatus	Occasional
White-tailed Deer	Odocoileus viginianus	Rare
Swift Fox	Vulpes velox	Rare

Amphibians

Species Common Name	Species Scientific Name	Species Rarity
Boreal Chorus Frog	*Pseudacris maculata*	Possible
Plains leopard Frog	*Lithobates blairi*	Possible
Northern leopard frog	*Lithobates pipiens*	Possible
American bullfrog	*Lithobates catesbeianus*	Occasional
Woodhouse's Toad	*Anaxyrus woodhousii*	Common
Great plains toad	*Anaxyrus cognatus*	Occasional
Western tiger salamander	*Ambystoma mavortium*	Occasional
Western toad	*Anaxyrus boreas*	Possible
Red-spotted Toad	*Anaxyrus punctatus*	Possible
Painted Turtle	*Chrysemys picta bellii*	Possible

Reptiles

Species common Name	Species Scientfic Name	Species Rarity
Prairie rattlesnake	*Crotalus viridis*	Common
Bullsnake	*Pituophis catenifer*	Common
Western Terrestrial Garter Snake	*Thamnophis elegans*	Common
Plains Garter Snake	*Thamnophis radix*	Occasional
Common Garter Snake	*Thamnophis sirtails*	Occasional
Western Yellow-bellied Racer	*Coluber constrictor mormon*	Occasional
Many-lined Skink (Striped lizard)	*Plestiodon multivirgatus*	Occasional
Eastern Fence Lizard	*Sceloporus undulatus*	Occasional
Greater Short-horned Lizard (Horny Toad)	*Phrynosoma hernandesi*	Occasional
Great Plains Skink	*Plestiodon obsoletus*	Rare
Western Ground Snake	*Sonora semiannulata*	Rare
Western Hognose Snake	*Heterodon nasicus*	Rare
Prairie Lizard (Eastern Fence Lizard)	Sceloporus undulatus	Occasional

Birds

Species Common Name	Species Scientific Name	Species Rarity
Broad-tailed hummingbird	*Selasphorus platycerus*	Common
Cooper's Hawk	*Accipiter cooperii*	Occasional
Swainson's Hawk	*Buteo swainsoni*	Occasional
Red-tailed Hawk	*Buteo jamaicensis*	Common
Great Horned Owl	*Bubo virginianus*	Common
Downy Woodpecker	*Dryobates pubescens*	Occasional
Northern Flicker	*Colaptes auratus*	Common
Western Kingbird	*Tryannus verticalis*	Common
Western Wood-Pewee	*Contopus sordidulus*	Occasional
Western Flycatcher	*Empidonax occidentalis*	Occasional
Say's Phoebe	*Sayornis saya*	Common
Plumbeous Viero	*Vireo plumbeus*	Occasional
Blue Jay	*Cyanocitta cristata*	Common
Woodhouse's Scrub-Jay	*Aphelocoma woodhouseii*	Common
Black-billed Magpie	*Pica hudsonia*	Common
American Crow	*Corvus brachyrhynchos*	Common
Black-capped Chickadee	*Peocile atricapillus*	Common
Horned Lark	*Eremophila alpestris*	Possible
Tree Swallow	*Tachycineta bicolor*	Rare
Bushtit	*Psaltriparus minimus*	Rare
White-breasted Nuthatch	*Sitta carolinensis*	Rare
Pygmy Nuthatch	*Sitta pygmaea*	Occasional
Blue-gray Gnatcatcher	*Polioptila caerulea*	rare
Northern House Wren	*Troglodytes aedon*	Rare
Western Bluebird	*Sialia Mexicana*	Common
Mountain Bluebird	*Sialia currucoides*	Occasional
Hermit Thrush	*Catharus guttatus*	Rare
American Robin	*Turdus migratorius*	Common
House Sparrow	*Passer domesticus*	Occasional
White-crowned Sparrow	*Zonotrichia leucophyrys*	Occasional
Vesper Sparrow	*Pooecetes gramineus*	Common
Green-tailed Towhee	*Pipilo chlorurus*	Occasional
Spotted Towhee	*Pipilo maculatus*	Common
Western Meadowlark	*Sturnella neglecta*	Common
Bullock's Oriole	*Icterus bullockii*	Occasional
Red-winged Blackbird	*Agelaius phoeniceus*	Common
Brown-headed Cowbird	*Molothrus ater*	Common
Black-headed Grosbeak	*Pheucticus melanocephalus*	Occasional
Lazuli Bunting	*Passerina amoena*	Occasional
American Gold Finch	*Spinus tristis*	Common
Canada Goose	*Branta canadensis*	Common (migrating)
Chipping sparrow	*Spizella passerina*	Common
Cliff Swallow	*Petrochelidon pyrrhonota*	Common
Dark eyed Junco	*Junco hyemalis*	Occasional
Golden Eagle	*Aquila chrysaethos*	Common
Great Blue Heron	*Aqrdea herodias*	Rare
Hairy Woodpecker	*Dryobates villosus*	Occasional
Harrier Hawk	*Circus hudsonius*	Occasional
Kestrel	*Falco sparverius*	Common
Lark Bunting	*Calamospiza melanocorys*	Occasional
Lark sparrow	*Chondestes grammacus*	Occasional
Lesser Gold Finch	*Spinus psaltria*	Occasional
Lewis' Woodpecker	*Melanerpes lewis*	Rare
Loggerhead Shrike	*Lanius ludovicianus*	Rare
Long-eared Owl	*Asio otus*	rare
Mallard Duck	*Anas platyrhynchos*	Occasional (Migrating)
Morning Dove	*Zenaida macroura*	Common
Northern Saw Whet Owl	*Aegolius acadicus*	Rare
Prairie Falcon	*Falco mexicanus*	Rare
Raven	*Corvus corax*	Common
Ruby Crowned Kinglet	*Corthylio calendula*	Occasional (migrating)
Sharp Shinned Hawk	*Accipiter striatus*	Occasional
Stellars Jay	*Cyanocitta stelleri*	Occasional
Turkey Vulture	*Cathartes aura*	Occasional
Western Tanager	*Piranga ludoviciana*	Occasional
Wild Turkey	*meleagris gallopavo*	Occasional
Wood Duck	*Aix sponsa*	Possible

Flowering Plant List

SpeciesCommon Name	Species Scientifc Name	Species Rarity
Alyssum, Small Flower	*Alyssum parvoflorium Bieberstein*	Common
Beardtongue, Sidebells	*Penstemon secundiflorus*	Common
Bedstraw	*Galium spurium*	Rare
Biscuitroot	*Lomatium orientale*	Occasional
Bladderpod, Mountain	*Lesquerella montana*	Rare
Blue Grama	*Chondrostum gracile*	Common
Blue Mustard	*Chorispora tenella*	Occasional
Bulbous Bluegrass	*Poa bulbosa*	Occasional
Blue-eyed Mary	*Collinsia parviflora*	Rare
Cactus, Prickly Pear	*Opuntia macrorhiza*	Common
Candytuft	*Noccaea montana*	Occasional
Cheatgrass	*Anisantha tectorum*	Common
Chickweed, Nodding	*Cerastium nutans*	Rare
Chiming Bells	*Mertensia lanceolata*	Possible
Chokecherry	*Padus virginiana*	Common
Currant, Wax	*Ribes cereum*	Common
Daisy, Spreading	*Erigeron divergens*	Common
Dandelion,Common	*Taraxacum officinale*	Common
Dandelion, Wavyleaf	*Nothocalais cuspidata*	Common
Death Camas	*Toxicoscordion venenosum*	Common
Filaree, Redstem	*Erodium cicutarium*	Occasional
Flax, False	*Camelina microcarpa*	Common
Flax, Wild Blue	*Linum lewisii*	Common
Flixweed	*Descurainia sophia*	Possible
Gambles Oak	*Quercus gambelii*	Common
Hawthorn	*Crataegus ssp*	Common
Jim Hill Mustard	*Sisymbrium altissimum*	Common
Larkspur, Purple	*Delphinium nuttallianum*	Occasional
Lily, Sand	*Leucorinum montanum*	Occasional
Loco Weed, Lambert's	*Oxytropis lambertii*	Occasional
Meadow Arnica	*Arnica fulgens*	Occasional
Milkvetch, Drummond	*Astragalus drummondii Douglas*	Common

Flowering Plant List

SpeciesCommon Name	Species Scientifc Name	Species Rarity
Milkvetch, Early Purple	*Astragalus shortianus*	Occasional
Milkvetch, Field	*Astragalus agrestis*	Possible
Milkvetch,Ground Plum	*Astragalus crassicarpus*	Possible
Mountain Mahogany	*Cercocarpus montanus*	Occasional
Oregon Grape	*Mahonia repens*	Occasional
Paintbrush, Orange	*Castilleja integra*	Common
Penstemon, Blue Mist	*Penstemon virens*	Common
Potentilla, Leafy	*Drymocallis fissa*	Rare
Puccoon, Narrowleaf	*Lithospermum incisum*	Rare
Pussy Toes, Pink	*Antennaria rosea*	Common
Pussy Toes, Dwarf White	*Antennaria parvifolia*	Occasional
Rock-cress, Fendler	*Boechera fendleri*	Possible
Sagewort, Fringed	*Artemisia frigida*	Common
Sagewort, Prairie	*Artemisia ludoviciana*	Common
Sand Onion	*Allium textile*	Rare
Skullcap	*Scutellaria brittonii*	Rare
Senecio, Early Spring	*Senecio intergerrimum*	Rare
Shepherd's Purse	*Capsella bursa-pastoris*	Rare
Smooth Brome	*Bromopsis inermis*	Common
Spring Beauty	*Claytonia rosea*	Rare
Sticktight, Western	*Lappula occidentalis(S. Wats.)*	Rare
Sun Sedge	*Carex pensylvanica*	Rare
Three-Leaf Sumac	*Rhus aromatica trilobata*	Common
Vetch, American	*Vicia americana*	Common
Violet, Yellow	*Viola nuttallii*	Occasional
Wallflower, Western	*Erysimum asperum*	Rare
Wintercress	*Barbarea orthoceras*	Rare
Yucca	*Yucca glauca*	Common

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PREPARED FOR:

HRCA WILDERNESS AREA
5997 RON KING TRAIL
SECTION 26, TOWNSHIP 6S, RANGE 68W
HIGHLANDS RANCH, CO

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SHEET TITLE

EXHIBIT D-2

RECORDED SPECIES LIST
(Vegetation & Wildlife)

SHEET NO.

D-2

DRAFT

WILDCAT RESERVE PARKWAY

MOUNTAIN VISTA HIGH SCHOOL

MCARTHUR RANCH ROAD

SOUTHRIDGE REC CENTER

QUEBEC STREET

ROCK CANYON HIGH SCHOOL

230kV XCEL ELECTRICAL TRANSMISSION LINE

XCEL ELECTRICAL TRANSMISSION TOWER (TYPICAL)

XCEL ELECTRICAL TRANSMISSION POLE (TYPICAL)

230kV & 345kV XCEL ELECTRICAL TRANSMISSION LINES

MONARCH BOULEVARD

GRIGS ROAD

RON KING TRAIL

DANIELS PARK ELECTRICAL SUBSTATION

Highlands Ranch Wilderness Area

DANIELS PARK ROAD

US HIGHWAY 85

CITY OF CASTLE PINES

DANIEL'S PARK OVERLOOK

CASTLE PINES PARKWAY

1,200 0 600 1,200

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SHEET TITLE

EXHIBIT E

"DRY" UTILITIES

SHEET NO.

E

DRAFT

WILDCAT RESERVE PARKWAY

MOUNTAIN VISTA HIGH SCHOOL

MCARTHUR RANCH ROAD

SOUTHRIDGE REC CENTER

QUEBEC STREET

ROCK CANYON HIGH SCHOOL

MONARCH BOULEVARD

GRIGS ROAD

RON KING TRAIL

DANIELS PARK ROAD

Highlands Ranch Wilderness Area

US HIGHWAY 85

CITY OF CASTLE PINES

DANIEL'S PARK OVERLOOK

CASTLE PINES PARKWAY

1,200 0 600 1,200

LEGEND

- MONITORING WELL
- SUPPLEMENTAL WELL
- PRODUCTION WELL
- PROPOSED LOCATION
- FIRE HYDRANT
- WATER LINE
- POTENTIAL FUTURE RESERVOIR

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SHEET TITLE

EXHIBIT F

HIGHLANDS RANCH WATER FACILITIES

SHEET NO.

F

DRAFT

WILDCAT RESERVE PARKWAY

MOUNTAIN VISTA HIGH SCHOOL

MCARTHUR RANCH ROAD

SOUTHRIDGE REC CENTER

QUEBEC STREET

ROCK CANYON HIGH SCHOOL

WILDCAT REGIONAL PARK (HRCA)

WILDCAT MOUNTAIN TRAILS (HRCA)

HIGHLANDS POINT TRAILS (HRCA)

EAST / WEST REGIONAL TRAIL

EAST / WEST REGIONAL TRAIL

EAST / WEST REGIONAL TRAIL

EAST / WEST REGIONAL TRAIL

EQUESTRIAN FACILITIES (HRCA)

ARCHERY RANGE (HRCA)

3D ARCHERY RANGE (HRCA)

LAW ENFORCEMENT TRAINING FACILITY

BASE CAMP (HRCA)

RON KING TRAIL

MONARCH BOULEVARD

WILDCAT MOUNTAIN ARCHERY RANGE (HRCA)

GRIGS ROAD

DANIELS PARK ROAD

Highlands Ranch Wilderness Area

US HIGHWAY 85

CITY OF CASTLE PINES

DANIEL'S PARK OVERLOOK

CASTLE PINES PARKWAY

1,200 0 600 1,200

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SHEET TITLE

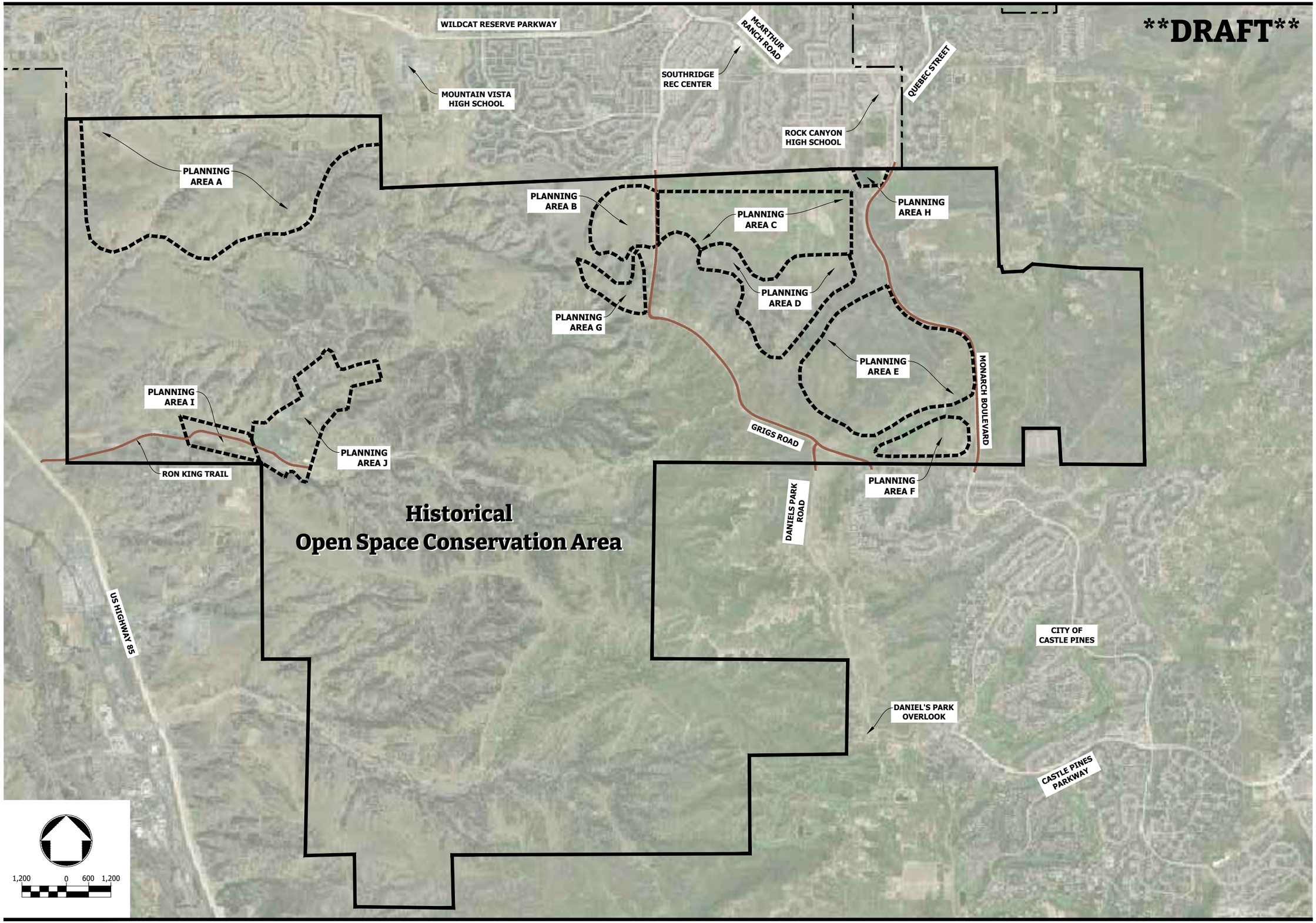
EXHIBIT G

CURRENT LAND USES

SHEET NO.

G

DRAFT



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SHEET TITLE

EXHIBIT H

HISTORICAL OSCA PLANNING AREAS

SHEET NO.

H

DRAFT

	1,200 AC.					7,000 AC
	AREA A	AREAS B,C,D,E,F	AREA G	AREA H	AREA I	INCLUDES AREA J - HR LAW ENFORCEMENT TRAINING FACILITY
AGRICULTURE						
FARMS AND RANCHES	✓	✓	✓	✓		✓
RESIDENCE FOR LANDOWNER / CARETAKER		✓				✓
GARDENS, AGRICULTRUAL EDUCATION, AND RESEARCH		✓	✓			
PUBLIC & QUASI-PUBLIC FACILITIES						
DRIVER'S TRAINING FACILITY		✓			✓	
LAW ENFORCEMENT FACILITY / SUBSTATION		✓				
FIRE STATION		✓				
LIBRARY / PARKS		✓				
WATER / WASTEWATER TREATMENT PLANS, DISTRIBUTION LINES	✓ (EXCEPT WASTEWATER TREATMENT)	✓ **USR**	✓ (EXCEPT WASTEWATER TREATMENT)	✓ (EXCEPT WASTEWATER TREATMENT)		✓ (EXCEPT WASTEWATER TREATMENT)
SLUDGE APPLICATION		✓				✓
PORTABLE WATER RESERVOIRS		✓ **USR**				✓ **USR**
UTILITY DISTRIBUTION OR TREATMENT FACILITIES	✓ **USR**	✓ **USR**	✓ **USR**	✓ **USR**		✓ **USR**
FLOOD CONTROL / DRAINAGE FACILITIES	✓	✓	✓	✓		✓
COMMUNICATION RECEPTION AND TRANSMISSION FACILITIES	✓	✓ **USR**	✓	✓		
RELIGIOUS INSTITUTIONS, COLLEGE, MUSEUM, CULTRUAL CENTER, CEMETERY		✓ **USR**	✓ (EXCEPT RELIGIOUS INSTITUTIONS, COLLEGE, CEMETERY)	(LIMITED TO PLAYFIELDS FOR MIDDLE AND HIGH SCHOOL)		
ROADS AND PUBLIC TRANSPORTATION FACILITIES	✓	✓	✓	✓		✓
OPEN SPACE BUFFERS / EASEMENTS / SIGNS	✓	✓	✓	✓		✓

	1,200 AC.					7,000 AC
	AREA A	AREAS B,C,D,E,F	AREA G	AREA H	AREA I	INCLUDES AREA J - HR LAW ENFORCEMENT TRAINING FACILITY
RECREATION						
COMMUNITY CAMPS		✓ **USR**	✓ **USR**			✓ **USR**
REGIONAL PARK		✓				
COMMERCIAL RECREATION / WILDLIFE REHAB CENTER	(GOLF COURSE & RECREATION CENTER ONLY)	✓ **USR**	✓ **USR** (LIMITED)			
POLO FIELDS / FISHING PONDS						✓
TRAIL HEADS		✓				✓
TRAILS AND ASSOCIATED VISTA REST STOPS / PICNIC AREAS AND PARKING	✓	✓	✓	✓		✓
SPECIAL COMMUNITY EVENT	✓	✓	✓	✓		
CULTURAL / WILDLIFE						
ARCHAEOLOGICAL SITES AND INTERPRETIVE CENTERS / LIMITED USE OF HISTORIC STRUCTURES / WILDLIFE INTERPRETIVE CENTERS		✓ **USR**				✓ **USR**
WINDLIFE CONSERVATION / HABITAT ENHANCEMENT AREA		✓				✓
WILDLIFE MIGRATION CORRIDORS		✓				✓
WILDLIFE VIEWING AREAS - CONTROLLED		✓				✓
EXPLORATION FOR AND EXTRACTION OF MINERAL RESOURCES	**USR** (EXCLUDING SAND AND GRAVEL EXTRACTION AND ROCK QUARRYING)					**USR** (EXCLUDING SAND AND GRAVEL EXTRACTION AND ROCK QUARRYING)

✓ = PERMITTED USE BY RIGHT

USR = USE BY SPECIAL REVIEW

HIGHLANDS RANCH
COMMUNITY ASSOCIATION
9568 S. UNIVERSITY BOULEVARD
HIGHLANDS RANCH, CO 80126
ATTN: MR. MARK GIEBEL
MGIEBEL@HRCAONLINE.ORG
(303) 471-8885

PREPARED FOR:

HRCA WILDERNESS AREA
5997 RON KING TRAIL
SECTION 26, TOWNSHIP 6S, RANGE 68W
HIGHLANDS RANCH, CO

ISSUE	DATE
DRAFT (BOD) ISSUED	03/18/2026
DRAFT ISSUED	08/18/2026
-	-
-	-
-	-
-	-
-	-

SHEET TITLE

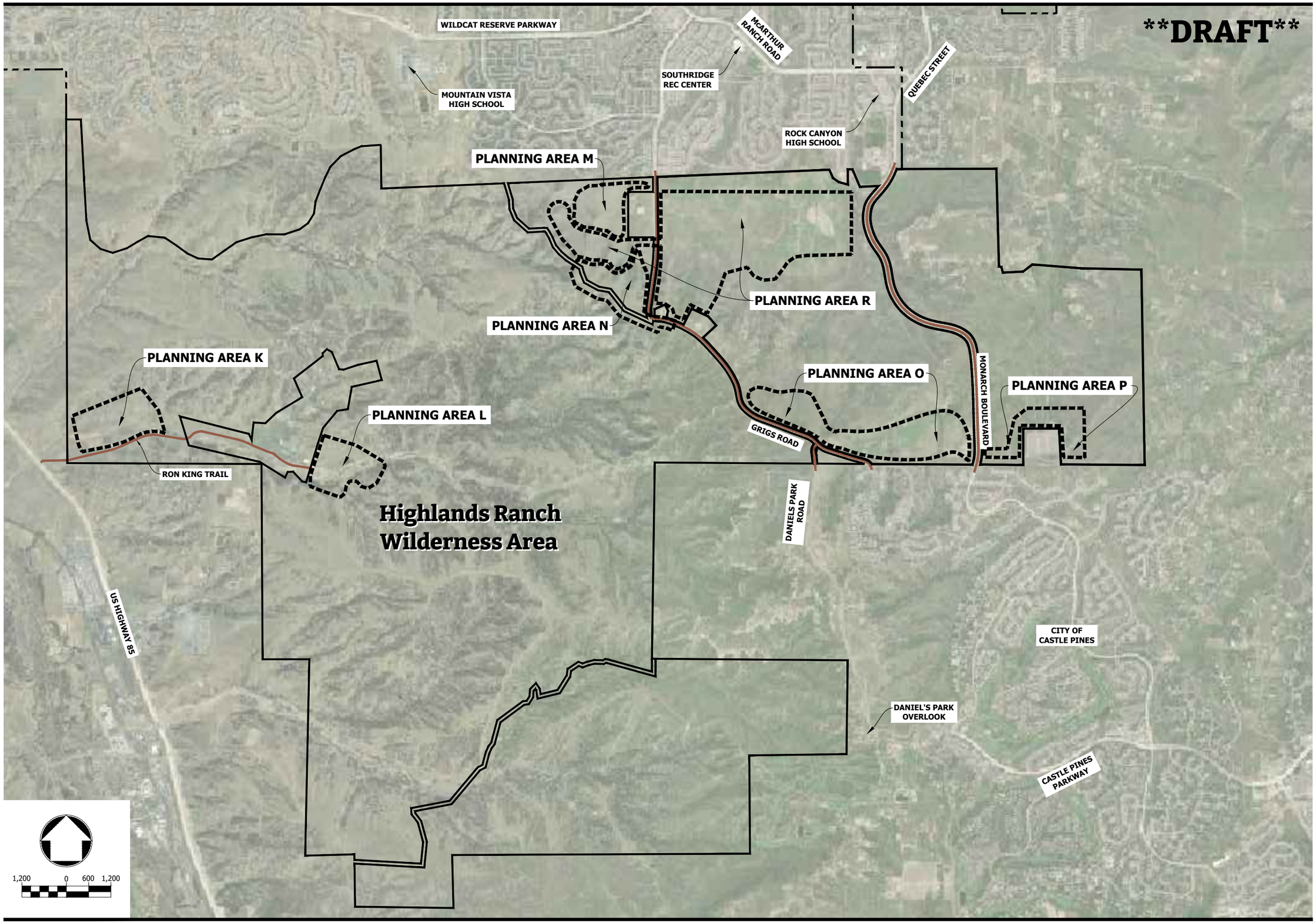
EXHIBIT H-1

HISTORICAL OSCA PLANNING AREA

(Permitted Use Table)

SHEET NO.

H-1



HIGHLANDS RANCH
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-	-
-	-
-	-

SHEET TITLE

EXHIBIT I

HRWA PLANNING AREAS

SHEET NO.

I

DRAFT

HRWA PROPOSED PERMITTED LAND USES

	PLANNING AREAS							CCA	
	K	L	M	N	O	P	R [3]	P, L, M CVA's [1]	C & H CVA's [2]
PUBLIC FACILITIES / UTILITIES									
LAW ENFORCEMENT OFFICES / STATIONS	✓	✓	✓	✓	✓	✓			
FIRE STATIONS	✓	✓	✓	✓	✓	✓			
SEARCH & RESCUE FACILITIES	✓	✓	✓	✓	✓	✓			
PUBLIC TRAILS	✓	✓	✓	✓	✓	✓	✓	✓	
PRIVATE ROADS & EASEMENTS	✓	✓	✓	✓	✓	✓		✓	✓
PUBLIC UTILITY STRUCTURES & FACILITIES	✓	✓	✓	✓	✓	✓		✓	✓
FLOOD CONTROL FACILITIES	✓	✓	✓	✓	✓	✓	✓	✓	✓
WELLS / WELL HEADS AND WATER TRANSFER LINES	✓	✓	✓	✓	✓	✓		✓	✓
CELLULAR COMMUNICATION FACILITIES	✓	✓	✓	✓	✓	✓		✓	✓
AGRICULTURE									
CATTLE, BUFFALO, AND HORSE RANCHING	✓	✓		✓	✓				
CATTLE, BUFFALO, AND HORSE GRAZING	✓	✓		✓	✓			✓	✓
OUTDOOR AGRICULTURAL EDUCATION AND RESEARCH			✓	✓	✓	✓			
ARBORETA			✓	✓	✓	✓			
PUBLIC / PRIVATE PARKS AND OUTDOOR RECREATION									
EQUESTRIAN CENTER & ASSOCIATED FACILITIES	✓				✓				
EQUESTRIAN TRAILS	✓				✓				
OUTDOOR EDUCATION PRE-SCHOOL		✓							
ADMINISTRATIVE OFFICES		✓							
COMMUNITY / NEIGHBORHOOD PARKS			✓	✓	✓		✓		
LIMITED OVERNIGHT CAMPING				✓	✓			✓	
PICNIC AREAS			✓	✓	✓	✓	✓	✓	
DOG PARKS			✓	✓	✓	✓			
ARCHERY RANGES								✓	
SPORTS TRAINING FACILITIES									
SPORTS TRAINING FACILITIES				✓	✓				
CULTURAL FACILITIES									
AMPHITHEATER (OUTDOOR)			✓	✓	✓	✓			
ARCHAEOLOGICAL & INTERPRETIVE CENTERS (OUTDOOR)			✓	✓	✓	✓			
MUSEUMS				✓	✓				
CULTURAL CENTER				✓	✓				
WILDLIFE SUPPORT FACILITIES									
ANIMAL REHABILITATION CENTER			✓	✓	✓	✓			
WILDLIFE CONSERVATION / HABITAT CENTER			✓	✓	✓	✓			
CONTROLLED WILDLIFE VIEWING			✓	✓	✓	✓		✓	✓
MEMORIAL GARDEN, CEMETERY, MAUSOLEUM									
MEMORIAL GARDEN, CEMETERY, MAUSOLEUM			✓		✓				
PRIVATE UTILITY & ENERGY FACILITIES									
PRIVATE UTILITY & ENERGY FACILITIES / INFRASTRUCTURE						✓			

LEGEND:

1. P, L, M CVA's = POOR, LOW, AND MODERATE CONSERVATION AREAS
2. C & H CVA's = HIGH & CRITICAL CONSERVATION AREAS
3. R = REGIONAL PARK & ACTIVITIES, OPEN TO GENERAL PUBLIC

NOTE: This listing is intended as an overview of allowed facilities. Refer to CHAPTER 3 for more detailed information, including permissible activities and events.

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-	-

SHEET TITLE

EXHIBIT I-1

HRWA PLANNING AREA
(Permitted Use Table)

SHEET NO.

I-1

APPENDIX A

HISTORICAL PLANNING, COMMUNITY INPUT, AND MANAGEMENT CONTEXT FOR THE HIGHLANDS RANCH WILDERNESS AREA.

APPENDIX PURPOSE AND STATUS

This appendix provides supplemental historical context regarding the agreements, planning efforts, community input, and management experience that informed the HRWA Plan. It is intended to assist readers in understanding the evolution of the property and the planning framework. Where any inconsistency exists, the goals, policies, permitted uses, development standards, exhibits, and other operative provisions of the HRWA Plan shall govern.

Terminology Note: The property now known as the Highlands Ranch Wilderness Area (HRWA) was previously referred to as the Backcountry or Backcountry Wilderness Area. Historical names are retained when referring to documents, committees, or programs that used those names. Otherwise, this appendix refers to the property as the HRWA.

SUMMARY OF HISTORICAL FINDINGS

Taken together, the original planning documents and agreements, subsequent advisory committee recommendations, community surveys, Community Involvement Processes (CIPs), and operational experience reveal several recurring themes that provide important context for the HRWA Plan.

A. BALANCING CONSERVATION AND RECREATION

The original planning documents did not establish conservation and recreation as competing objectives. Rather, they envisioned a property that would provide recreation, education, wildlife habitat protection, and long-term stewardship through a deliberate balance of uses.

B. CONSERVATION AS A FOUNDATIONAL COMPONENT OF THE PROPERTY

The original planning documents emphasized wildlife habitat, natural resource protection, environmental stewardship, and careful management of public access. Conservation was not added later; it was a core purpose of the property from the beginning.

C. LONG-TERM TRENDS IN COMMUNITY INPUT

Multiple planning efforts, advisory committees, surveys, and public engagement processes conducted between 1990 and 2024 have repeatedly identified the following priorities:

- Conservation of wildlife habitat and open space;
- Preservation of scenic landscapes and community character;
- Trails and nature-based recreation;
- Environmental education;
- Limited and carefully sited development;
- Recreation opportunities compatible with conservation objectives.

D. GROWTH OF RECREATION, EDUCATION, AND PUBLIC ACCESS

Since the original planning documents were adopted, recreation opportunities within the HRWA have grown substantially and currently generate more than $1 million annually in revenue while providing extensive public access and community benefit. Today these recreation and educational opportunities include:

- Approximately 25 miles of trails, with future connections expected to increase that total to approximately 35–40 miles;
- Multiple archery ranges;
- Guided recreation programs;
- Environmental education programming;
- Youth camps and outdoor experiences;
- Hunting opportunities;
- Equestrian programs; and
- Nature-based recreation opportunities that are uncommon within the Front Range region.

E. COMMUNITY INPUT CONTINUES TO INFORM MANAGEMENT DECISIONS

Management decisions have been informed by adopted plans, community input, operational experience, professional consultation, and Board direction over time.

The 2021 Community Involvement Process for the Environmental Education Center at Base Camp provides a recent example. Following public review and refinement, the proposal received unanimous support, demonstrating that community priorities continue to shape how facilities and programs evolve over time.

F. EXTERNAL RECOGNITION AND PROFESSIONAL FEEDBACK

Agency partners, conservation professionals, wildlife managers, wildfire professionals, planners, and recreation specialists routinely interact with the HRWA and provide feedback regarding management practices, resource conditions, recreation opportunities, and stewardship efforts.

The following sections summarize the historical planning framework, community input, and management experience that continue to inform stewardship of the HRWA today.

HISTORICAL PLANNING FRAMEWORK: HOW THE HRWA VISION WAS ESTABLISHED

The HRWA did not emerge from a single plan or decision. Rather, it is the product of a multi-decade planning framework that began before Highlands Ranch was fully developed and has continued to evolve through formal planning efforts, professional input, community feedback, and operational experience.

A. 1980 CONSERVATION EASEMENT

One of the earliest formal conservation actions affecting what would later become the HRWA occurred in 1980, when Mission Viejo Company granted Douglas County a perpetual conservation easement over approximately 6,140 acres of the property.[1] The easement established long-term restrictions intended to preserve the land's open and undeveloped character and identified the creation of a large open-space buffer between urban and rural portions of Douglas County as one of its purposes.

The 1980 Conservation Easement preceded the creation of the Open Space Conservation Area and established an early legal commitment to conserving a substantial portion of the landscape. That commitment became part of the foundation upon which the broader 1988 Open Space Conservation Agreement and subsequent OSCA planning framework were built.

B. 1988 OPEN SPACE CONSERVATION AGREEMENT

The broader planning framework for the HRWA was established through the 1988 Open Space Conservation Agreement among Douglas County, the developer of Highlands Ranch, and the Highlands Ranch Community Association.[2] The agreement established approximately 8,200 acres as a committed Open Space Conservation Area and identified open space preservation, recreation, public facilities, and wildlife habitat enhancement as core purposes of the property. Importantly, the agreement did not predetermine how

[1] Reference Appendix A-1.
[2] Reference Appenxix A-2.

every acre would be used. Instead, it required preparation of an Open Space Conservation Area Plan to identify which lands should remain open space, which lands were necessary to support wildlife, and which lands could accommodate recreation and public facilities. The agreement also established that up to 1,200 acres could be utilized for active recreational facilities and public facilities, while the remainder of the property would continue to function as a large-scale open space and conservation landscape. The Agreement's "up to 1,200 acres" limitation remains one of the foundational parameters that informed subsequent planning efforts.

C. 1990'S OPEN SPACE CONSERVATION AREA COMMITTEE

Throughout much of the 1990s, the Open Space Conservation Area (OSCA) Committee worked to translate the framework established in the 1988 Agreement into a comprehensive land use and conservation plan. The committee included representatives from Douglas County, wildlife professionals, biologists from Colorado Parks and Wildlife, planners, and other subject matter experts. Their work evaluated environmental conditions, wildlife habitat, cultural resources, recreational opportunities, and development suitability throughout the property. The committee's work informed the planning framework ultimately incorporated into the 2000 OSCA Plan, including its treatment of conservation, recreation, education, wildlife habitat, public access, and future land use.

D. 2000 OPEN SPACE CONSERVATION AREA PLAN

The OSCA Plan, adopted in 2000, formally established Planning Areas intended for future recreational and public facility uses while identifying the majority of the property as an Open Space Area intended to preserve the property's natural character, support wildlife habitat and natural resources, and accommodate recreation and public access in a manner compatible with those objectives.[3] The plan acknowledged that wildlife, natural resources, and changing conditions should continue to influence future planning decisions. It also anticipated that future updates would eventually be necessary as the community, surrounding landscape, and understanding of the property evolved over time.

E. 2002 BACKCOUNTRY MANAGEMENT PLAN

Following adoption of the OSCA Plan, HRCA retained an outside consultant to prepare the Backcountry Management Plan.[4] Developed with participation from members of the original OSCA Committee and other professionals involved in the planning process, the

[3] Contact the Highlands Ranch Community Association for a copy of this document.
[4] Contact the Highlands Ranch Community Association for a copy of this document.

Management Plan translated the OSCA Plan's vision into day-to-day operational guidance.

The Management Plan emphasized wildlife stewardship, habitat protection, controlled recreation access, environmental education, carefully managed trail systems, and long-term sustainability.

The OSCA Plan and Management Plan consistently emphasized:

- Conservation and wildlife stewardship;
- Controlled and intentional recreation access;
- Protection of habitat and ecological function;
- Carefully managed trail systems;
- Education and nature-based experiences; and
- Long-term sustainability of the property.

COMMUNITY PLANNING AND PUBLIC INPUT

Community planning and public engagement have played an important role in shaping the HRWA for more than two decades. In addition to community surveys, HRCA has convened planning committees, advisory groups, and public involvement processes to evaluate the property and provide recommendations regarding its long-term management. Together, these efforts provide valuable historical context for understanding how community perspectives and planning priorities have evolved over time.

A. COMMITTEE INPUT

i. 2002 Strategic Planning Committee

Following completion of the Open Space Conservation Area (OSCA) Plan and the Backcountry Management Plan, HRCA convened a Strategic Planning Committee to evaluate the long-term direction of the HRWA.

Among its recommendations, the committee emphasized:

- Preserving the HRWA as a unique community asset;
- Protecting wildlife habitat and open space;
- Expanding opportunities for environmental education;
- Providing compatible recreation opportunities;
- Maintaining the property's natural character; and
- Continuing to evaluate future opportunities within the context of long-term stewardship.

These recommendations built upon the framework established through the original planning documents while reflecting the community's interests at that time.

ii. 2015 Backcountry Planning Area Advisory Committee (BPAAC)

In 2015, HRCA convened the Backcountry Planning Area Advisory Committee (BPAAC) to evaluate potential future uses of several Planning Areas identified in the original OSCA Plan.

The committee reviewed development opportunities, community needs, operational considerations, environmental constraints, and long-term management objectives before making recommendations to the HRCA Board.

Among its recommendations, the committee emphasized:

- Preserving the character of the HRWA;
- Protecting wildlife habitat and scenic resources;
- Supporting recreation, education, and nature-based experiences;
- Carefully evaluating the location and scale of future development; and
- Maintaining flexibility for future community needs while recognizing the unique qualities of the property.

Although the committee focused on specific Planning Areas, its recommendations reflected many of the same planning considerations identified in earlier planning efforts.

Another significant outcome of the committee's work was the establishment of the Community Involvement Process (CIP), which was incorporated into the HRCA Bylaws in 2016. The CIP established a standardized process for incorporating public review and feedback into future proposed improvements within the HRWA.

While individual surveys reflect community sentiment at a particular point in time, long-term stewardship decisions are rarely based on a single survey result. Instead, they are informed by recurring patterns that emerge across multiple surveys, planning efforts, advisory committees, Community Involvement Processes, and other forms of public engagement.

B. COMMUNITY SURVEYS & INPUT

i. 2002 Community Survey

The 2002 HRCA survey showed:

- 65% supported leaving Planning Areas largely undeveloped;
- 68% supported wildlife viewing opportunities;
- 75% supported trails that were carefully integrated into the landscape.

ii. 2012 Community Survey

- The 2012 HRCA survey showed:
- Approximately 90% of respondents supported trails;
- More than one-third preferred no additional recreational development of any kind;
- Over half supported leaving Planning Areas as they were;
- Residents were largely opposed to major development projects;
- Residents strongly supported continued conservation-oriented uses.

iii. 2018 Community Survey

The 2018 survey reinforced and strengthened these trends.

Residents ranked continued conservation of habitat, wildlife, and land as the highest priority by a substantial margin. Approximately 93% of respondents rated conservation as either Essential or Very Important, making it one of the strongest expressions of support for any HRWA-related initiative measured in the survey.

iv. 2024 Douglas County Citizen Survey

This survey found that residents in Commissioner District 3, which includes Highlands Ranch, strongly supported preservation of open space, scenic landscapes, and natural resources. Respondents overwhelmingly favored preserving additional open space over developing additional active parks and expressed strong support for investments that protect scenic views, wildlife habitat, and natural areas.

Although the Douglas County survey was broader in scope than HRWA-specific surveys, the findings are notable because they generally reinforce themes that have appeared consistently in Highlands Ranch planning efforts and community engagement processes for more than two decades.

C. 2021 COMMUNITY INVOLVEMENT PROCESS

As planning progressed for the Environmental Education Center at Base Camp, HRCA conducted a formal Community Involvement Process (CIP) to evaluate a specific proposal.

Following public outreach, review, and refinement of the project, the proposal received unanimous approval through the CIP process. The project demonstrated how community input can help refine individual proposals while remaining consistent with the broader planning framework established for the property.

D. COMMUNITY PLANNING AND PUBLIC INPUT OVER TIME

Viewed collectively, these planning efforts, advisory committee recommendations, community surveys, and public engagement processes reflect recurring support for wildlife habitat conservation, open space preservation, trail access, environmental education, and carefully sited recreation and development.

While individual recommendations and community priorities have evolved over time, the historical record reflects a consistent emphasis on protecting the property's ecological and scenic values while providing opportunities for residents to responsibly experience and enjoy the landscape. Together, these efforts provide important historical context for understanding the evolution of the HRWA and the planning framework reflected in the HRWA Plan.

E. LONG-TERM STEWARDSHIP: SCOPE AND COMPLEXITY

Much of the work involved in managing the HRWA occurs outside public view. As a result, the scale and complexity of that work are not always readily apparent.

Management of the HRWA includes responsibility for:

- Stewardship of more than 7,000 acres;
- Wildlife habitat management;
- Trail design, maintenance, and sustainability;
- Forestry and wildfire mitigation;
- Weed management and ecological restoration;
- Visitor management and safety;
- Recreation programming;
- Educational programming;
- Volunteer coordination;
- Community partnerships;
- Regulatory coordination;

- Infrastructure maintenance;
- Long-range planning;
- Budget management; and
- Staff management.

Additional trails, facilities, or infrastructure should be evaluated not only for their initial feasibility or community benefit, but also for the long-term obligations they create. Those obligations include maintenance, staffing, visitor management, safety, enforcement, habitat impacts, wildfire considerations, capital replacement, and budget pressure. These factors do not preclude future improvements, but they do mean that proposed changes should be considered carefully in the context of long-term stewardship responsibilities.

An important aspect of the original planning framework was the expectation that management would continue to be informed by partnerships and consultation with relevant agencies, organizations, and subject matter experts.

Consistent with that vision, HRWA management decisions are not made in isolation. The program regularly consults and collaborates with professionals from organizations including:

- Colorado Parks and Wildlife;
- Colorado State Forest Service;
- U.S. Fish and Wildlife Service;
- Douglas County Open Space;
- Douglas County Planning Services;
- South Metro Fire Rescue;
- Douglas County Office of Emergency Management;
- Denver Parks and Recreation;
- Denver Zoo Conservation Alliance; and
- Other professionals and technical specialists in fields related to wildlife management, forestry, fire mitigation, recreation, ecological restoration, and land stewardship.

These relationships provide access to current science, emerging best management practices, regulatory guidance, technical expertise, and lessons learned from similar properties throughout the region.

While agency partners and outside professionals provide valuable perspective, HRWA staff contribute years of direct experience with the property's history, resources, challenges, opportunities, and community expectations. Together, those perspectives help ensure decisions are informed and appropriate for the unique circumstances of the property.

F. THE HRWA TODAY

The HRWA today reflects more than four decades of planning, community involvement, professional consultation, investment, adaptive management, and operational experience. The property currently supports:

- Conservation of large-scale wildlife habitat;
- Approximately 25 miles of trails and associated access opportunities;
- Environmental education;
- Youth programming;
- Outdoor experiences;
- Wildlife viewing;
- Community identity; and
- Significant quality-of-life benefits for residents.

These outcomes provide additional context for the goals, policies, permitted uses, and development standards contained in the HRWA Plan.

CONCLUSION

The purpose of this document is not to advocate for any specific project, policy, or management action. Rather, it is intended to provide historical context for future discussions regarding the HRWA.

The historical record reflects the longstanding importance of conservation, recreation, education, wildlife stewardship, and public access as considerations in planning and managing the property. While conditions and management practices have evolved over time, management decisions will continue to be informed by the original and historical planning documents, community input, professional expertise, operational experience, and changing conditions on the landscape. Together, these factors provide important context for evaluating future opportunities and challenges and can help ensure that decisions are informed by both the original vision for the property and the lessons learned through decades of stewardship.

Recorded at 10:00 O'Clock M., JUN 19 1980 BOOK 388 PAGE 759
Reception No. 253797 CARROLL HIER Recorder.

CONSERVATION EASEMENT

(Highlands Ranch)

This is a grant of a perpetual conservation easement in gross ("Conservation Easement") made this 14th day of April, 1980 between MISSION VIEJO COMPANY, a California Corporation ("Mission"), and the County of Douglas, State of Colorado ("Douglas County"), acting by and through its Board of County Commissioners.

I. RECITALS.

1.1 Highlands Ranch Development Plan. Mission is the owner of a compact parcel of land in the unincorporated area of Douglas County, Colorado, known as Highlands Ranch, containing approximately 21,437 acres. Mission prepared a comprehensive development plan for the property and submitted the plan for approval by Douglas County as a Planned Community District under the Planned Unit Development Act of Colorado and the Douglas County Zoning Resolution. The Mission plan provided that a significant portion of the property would be developed as a new town accommodating a balanced mix of residential, commercial, industrial and other land uses. The Mission plan also included provisions that at least 30% of the total area of the property, or approximately 6,431 acres, would be open space, publicly owned or devoted to community use, as required for a Planned Community District under the Douglas County Zoning Resolution. In addition, the Mission plan included provisions, not required under the Douglas County Zoning Resolution, that an additional area, over and above the area required to be publicly owned or devoted to community use, consisting of approximately 5,146 acres or 24% of Highlands Ranch, would be retained in private ownership but would be restricted by a perpetual conservation easement in gross, as provided under Colorado statutes.

1.2 County Approval of Plan. By resolutions adopted September 17, 1979, Douglas County approved a New Communities Permit for the New Town of Highlands Ranch, approved rezoning of Highlands Ranch as a Planned Community District and approved a Planned Community District Development Guide for the New Town of Highlands Ranch. These resolutions grant development rights to Mission for its Highlands Ranch property sufficient to economically and otherwise justify the creation of this conservation easement in gross affecting a significant portion of the Mission property.

1.3 Purpose. This Conservation Easement grants an easement which will restrict uses of certain land owned by Mission to predominantly agricultural and nonurban uses and certain incidental uses as more particularly set forth hereinafter. The specific purpose of this grant is to provide a large area in Douglas County, which is intended to be a buffer between the urban and rural portions of Douglas County.

II. CERTAIN DEFINITIONS.

2.1 Highlands Ranch. "Highlands Ranch" is that portion of the real property owned by Mission Viejo Company in Douglas County, Colorado, containing approximately 21,437 acres, which constitutes the New Town of Highlands Ranch under the New Communities Permit, the Rezoning and the Planned Community District Development Guide for the New Town of Highlands Ranch approved by the Board of County Commissioners of Douglas County on September 17, 1979.

2.2 Urban Areas. "Urban Areas" are those portions of Highlands Ranch to be developed under the Planned Community District Development Guide for residential, commercial, industrial and other urban uses. The Urban Areas are expected to contain approximately 8,530 acres or 40% of Highlands Ranch. The Urban Areas will lie in the Northerly part of Highlands Ranch.

2.3 Nonurban Areas. "Nonurban Areas" are those portions of Highlands Ranch to be devoted under the Planned Community District Development Guide principally to nonurban use. The Nonurban Areas are expected to contain approximately 12,907 acres, or 60% of Highlands Ranch. The Nonurban Areas will lie largely in the Southerly portion of Highlands Ranch, but will include some areas in the Northerly portion of Highlands Ranch. The Nonurban Areas will include Community Related Nonurban Areas, Rural Nonurban Areas, Ranch Homesite Parcels and Restricted Land as described below.

2.4 Community Related Nonurban Areas. "Community Related Nonurban Areas" are those portions of the Nonurban Areas of Highlands Ranch which are to be devoted to open space as part of the 30% of Highlands Ranch required to be publicly owned or devoted to community use. Community Related Nonurban Areas are expected to contain approximately 3,349 acres, or 16% of Highlands Ranch. Community Related Nonurban Areas will be in the Northerly portion of Highlands Ranch within and surrounding Urban Areas.

2.5 Rural Nonurban Areas. "Rural Nonurban Areas" are those portions of the Nonurban Areas of Highlands Ranch which are also to be devoted to open space as part of the 30% of Highlands Ranch required to be publicly owned or devoted to community use. Rural Nonurban Areas are expected to contain approximately 3,082 acres, or 14% of Highlands Ranch. Rural Nonurban Areas will be in the Southerly part of Highlands Ranch, Easterly of Restricted Land.

2.6 Ranch Homesite Parcels. "Ranch Homesite Parcels" are those portions of the Nonurban Areas of Highlands Ranch, more specifically defined hereinafter, which can be developed under the Planned Community District Development Guide for Ranch Homesite purposes. Ranch Homesite Parcels are expected to contain approximately 1,330 acres, or 6% of Highlands Ranch. Ranch Homesite Parcels will be chiefly in the Southerly portion of Highlands Ranch within and near the Restricted Land but some will be in the Northerly portion of Highlands Ranch.

2.7 Restricted Land. "Restricted Land" is that portion of the Nonurban Areas of Highlands Ranch, more specifically defined hereinafter, which is to be retained in private ownership but which is to be restricted by this Conservation Easement. The Restricted Land is expected to contain approximately 5,146 acres, or 24% of Highlands Ranch. The Restricted Land will lie in the Southerly portion of Highlands Ranch.

III. GRANT OF EASEMENT.

3.1 Consideration for Easement. This Conservation Easement is granted in consideration of the approval by Douglas County of the New Communities Permit for Highlands Ranch, the rezoning of Highlands Ranch, and the Planned Community District Development Guide for the New Town of Highlands Ranch and in consideration of future authorizations of development of Highlands Ranch in accordance with the same.

3.2 Grant of Easement. Mission hereby grants to Douglas County a non-exclusive, perpetual conservation easement in gross with respect to the Restricted Land under the provisions of Sections 38-30.5-101 through 110, Colorado Revised Statutes, 1973, ("Conservation Easement Act") which easement shall restrict the uses of the Restricted Land in accordance with the particular characteristics of the easement as hereinafter set forth.

IV. RESTRICTED LAND.

4.1 Restricted Land. "Restricted Land" shall mean all of the real property in the General Conservation Easement Area as hereinafter defined except those portions thereof which become Ranch Homesite Parcels as hereinafter defined.

4.2 General Conservation Easement Area. "General Conservation Easement Area" shall mean the real property which is described on Exhibit A attached hereto, which is depicted specifically on Exhibit A-1 attached hereto and which is depicted generally, in relation to the balance of Highlands Ranch, on Exhibit B attached hereto.

4.3 Ranch Homesite Parcel. A "Ranch Homesite Parcel" shall mean any portion of the General Conservation Easement Area which is described and depicted upon a subdivision plat hereafter approved by Douglas County for development of ranch homesites consistent with the Planned Community District Development Guide for the New Town of Highlands Ranch approved by Douglas County by resolution adopted September 17, 1979. Upon the recording of a subdivision plat approved by Douglas County for a parcel of Land within the General Conservation Easement Area, this Conservation Easement shall automatically terminate with the respect to all of the real property described and depicted upon such subdivision plat and such real property shall no longer be subject to this Conservation Easement.

V. CHARACTERISTICS OF EASEMENT.

5.1 Particular Characteristics of Easement. The uses of the Restricted Land shall be limited in accordance with the provisions hereinafter set forth which shall constitute the particular characteristics of this Conservation Easement.

5.2 Agricultural and Nonurban Restriction. The Restricted Land shall at all times be held and kept for predominately agricultural and nonurban purposes, including, but not limited to, ranching, farming, production and sale of crops, raising, breeding, feeding and selling livestock, gardening and horticulture, open space and forests together with structures, buildings, residences and other improvements related to such agricultural and nonurban purposes.

5.3 Uses to Support Development of other Land and Interests. Portions of the Restricted Land may be devoted to uses which may be necessary, appropriate or desirable to support or facilitate development of the New Town of Highlands Ranch consistent with the Planned Community District Development Guide for the New Town of Highlands Ranch; to support or facilitate development of property outside of Highlands Ranch; or to permit development of non-agricultural resources which may exist on or under the Restricted Land. Such uses may include, but are not limited to, the following:

(a) Roads and public transportation facilities.

(b) Utility lines, systems and facilities including, but not limited to, electricity,

gas, telephone, telegraph, communications and cable television.

(c) Water lines, systems and facilities including, but not limited to, water wells, storage reservoirs, and water treatment plants.

(d) Sanitation lines, systems and facilities including, but not limited to, sewage treatment and reclamation plants.

(e) Drainage discharges and drainage and flood control lines, systems and facilities including, but not limited to, impoundment reservoirs and retaining basins, ditches, conduits and culverts.

(f) Public facilities, including, but not limited to, facilities for fire and police protection, public and governmental buildings and facilities, and radio, television and communication transmission and reception facilities.

(g) Mining, oil and gas drilling operations, thermal energy development, production and transportation and similar extractive land uses and energy resource development uses.

(h) Signs identifying property, the owner thereof or the use thereof, or advertising uses on the Restricted Land or nearby land, or warning or cautioning of danger, or giving directions, or as may be required by law.

(i) Accessory structures or uses which are customarily incident or necessary to any permitted use.

Any such use shall require site development plan approval by Douglas County.

VI. MISCELLANEOUS.

6.1 Title to Easement. The Conservation Easement granted hereby is and shall be subject to all rights and interests presently existing or which may hereafter be created, granted, excepted or reserved, provided that any rights and interests hereafter created, granted, excepted or reserved shall be consistent with the purposes of this Conservation Easement and the uses permitted by the provisions of this Conservation Easement. Rights and interests presently existing or which may hereafter exist include, but shall not be limited to, easements, rights of way, mineral rights, leases, liens and other encumbrances.

6.2 Residual Estate of Mission. As provided in the Conservation Easement Act, all interests in the Restricted Land not transferred or conveyed by this Conservation Easement shall remain in Mission, its successors and assigns, including the right to engage in all uses of the Restricted Land which are not inconsistent with this Conservation Easement or prohibited by this Conservation Easement or by law.

6.3 Successors and Assigns. The terms "Mission" and "Douglas County" as used in this Conservation Easement shall each include successors and assigns.

6.4 Binding Effect. The terms and provisions of this Conversation Easement shall be binding upon and inure to the benefit of Mission and Douglas County.

6.5 Assignability. Mission may transfer, convey or assign, grant easements in, lease or encumber all or any portion of the Restricted Land subject, however, to this Conservation Easement. Douglas County may transfer, convey or assign its rights under this Conservation Easement to the State of Colorado, a political subdivision of the State of Colorado, a political subdivision of Douglas County or a municipal, quasi-municipal or other governmental body, but the rights granted to Douglas County under this Conservation Easement shall not otherwise be transferred, conveyed or assigned without the prior written consent of Mission.

6.6 Amendment and Termination. This Conservation Easement may be amended or terminated, in whole or in part, only with the approval of Douglas County, acting by and through its Board of County Commissioners and of Mission. This Conservation Easement shall not be terminated except after review by the Douglas County Planning Commission and a public hearing and a finding by Douglas County, acting by and through its Board of County Commissioners, that there has been a significant change in circumstances so that the continuation of this Conservation Easement is adverse to Douglas County as whole. Notwithstanding the foregoing, this Conservation Easement shall automatically terminate and be of no further force and effect if the New Communities Permit for the New Town of Highlands Ranch, the rezoning of Highlands Ranch or the Development Guide for the New town of Highlands Ranch, as approved by resolutions of the Board of County Commissioners on September 17, 1979 are set aside, altered or modified without the consent of Mission.

6.7 No Third Party Beneficiaries. None of the terms or provisions of this Conservation Easement shall be deemed to be for the benefit of any person or party other than Douglas County.

6.8 No Public Trespass. Nothing herein contained shall be deemed to authorize any person or party, other than Mission to enter upon the Restricted Land or use the same.

6.9 Condemnation Awards. In the event of any taking of the Restricted Land or any portion thereof as a result of the exercise of the right of condemnation or eminent domain or a transfer or conveyance made under threat of such taking, the entire award or consideration received shall be payable to Mission including any portion thereof which may be deemed an award or consideration for the rights of Douglas County under this Conservation Easement.

6.10 Headings for Convenience. The headings and captions herein are for convenience only and shall not be considered in the interpretation hereof.

IN WITNESS WHEREOF, this Conservation Easement is executed as of the day herein first above written.

MISSION VIEJO COMPANY,
a California corporation

By James G. Toepfer
Executive Vice President
James G. Toepfer

ATTEST:

By _____
~~Assistant~~ Secretary

COUNTY OF DOUGLAS, STATE OF COLORADO, Acting By and Through Its Board of County Commissioners

ATTEST:

By _____
Clerk and Recorder of Douglas County

By _____
Gill B. Whitman
County Commissioner

By _____
H. G. Duncan
County Commissioner

By _____
Carl A. Winkler
County Commissioner

STATE OF COLORADO)
) ss.
COUNTY OF ~~DOUGLAS~~ ARAPAHOE)

The foregoing instrument was acknowledged before me this 15th day of April, 1980 by James G. Toepfer as Executive Vice ~~President~~ and ~~as Assistant Secretary~~ of Mission Viejo Company, a California corporation.

Witness my hand and official seal.

My commission expires: 5/9/82

_____
Barbara A. Dettis
Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 14th day of April, 1980 by Gill B. Whitman, H. G. Duncan, and Carl A. Winkler, as members of the Board of County Commissioners of Douglas County, Colorado and by _____, as Clerk and Recorder of Douglas County, Colorado.

Witness my hand and official seal.

My commission expires My Commission expires February 7, 1982

_____
Marilyn L. Brickman
Notary Public

February 13, 1980
Job No. 75-99-027
Page 1 of 2

EXHIBIT "A"

D E S C R I P T I O N

CONSERVATION AREA

Those portions of Sections 22, 23, 24, 25, 26, 27, 35 and 36, Township 6 South, Range 68 West, 6th Principal Meridian, and those portions of Sections 1, 2, and 11, Township 7 South, Range 68 West, 6th Principal Meridian, and that portion of Section 30, Township 6 South, Range 67 West, 6th Principal Meridian, and that portion of Section 6, Township 7 South, Range 67 West, 6th Principal Meridian, as shown on the official government plats thereof, all in the County of Douglas, State of Colorado, described as follows:

All of Section 22, Township 6 South, Range 68 West; except therefrom the N 1/2 of the N 1/2 of said Section 22.

The SW 1/4 of Section 23, Township 6 South, Range 68 West; together with the S 1/2 of the NW 1/4 of said Section 23; and the S 1/2 of the SE 1/4 of said Section 23; and the W 1/2 of the SW 1/4 of the NE 1/4 of said Section 23; and the W 1/2 of the NW 1/4 of the SE 1/4 of said Section 23.

The S 1/2 of the S 1/2 of Section 24, Township 6 South, Range 68 West.

All of Section 25, Township 6 South, Range 68 West.

All of Section 26, Township 6 South, Range 68 West.

All of Section 27, Township 6 South, Range 68 West.

All of Section 35, Township 6 South, Range 68 West.

All of Section 36, Township 6 South, Range 68 West.

All of Section 1, Township 7 South, Range 68 West.

All of Section 2, Township 7 South, Range 68 West; except therefrom the W 1/2 of the W 1/2 of said Section 2.

The N 1/2 of the NE 1/4 of Section 11, Township 7 South, Range 68 West.

The SW 1/4 of Section 30, Township 6 South, Range 67 West; together with the SW 1/4 of the SE 1/4 of said Section 30; and the SW 1/4 of the NW 1/4 of said Section 30; and the W 1/2 of the SE 1/4 of the NW 1/4 of said Section 30.

All of Section 6, Township 7 South, Range 67 West; except therefrom the SE 1/4 of said Section 6.

Containing 6,140 acres, more or less.

Exhibit "A-1" attached, and by this reference made a part hereof.

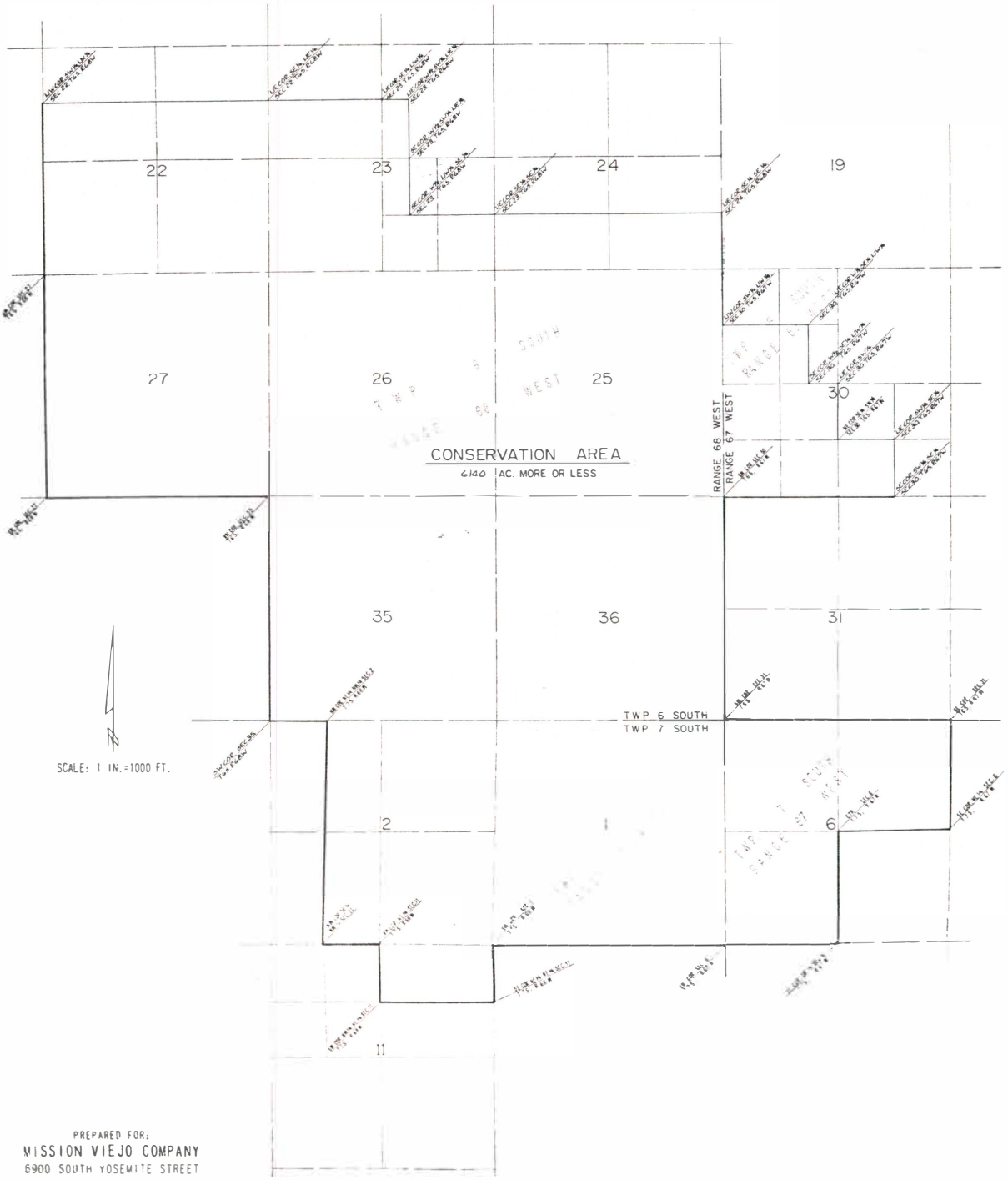
APPENDIX A-1

EXHIBIT "A-1"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

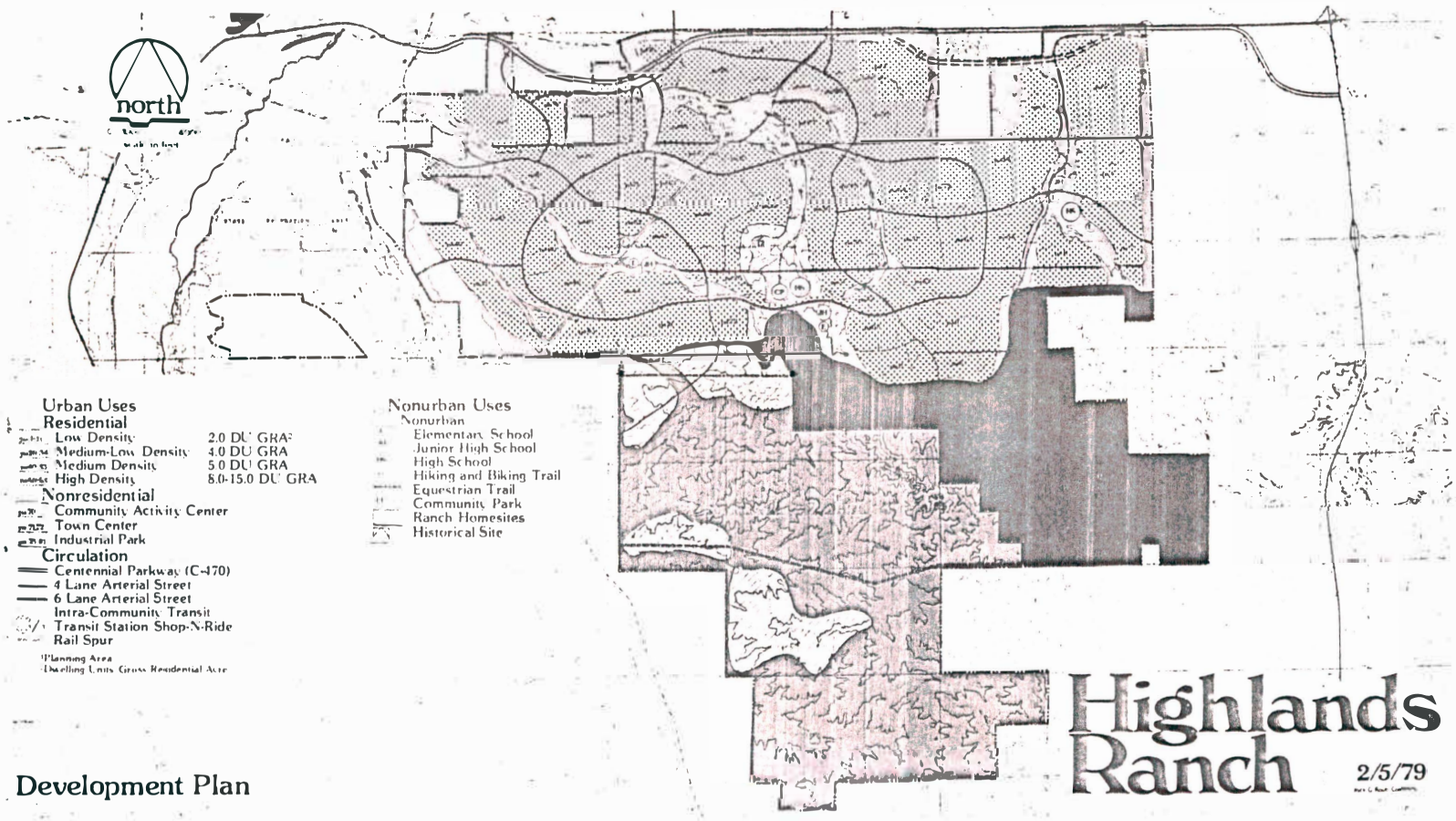
CONSERVATION AREA

THOSE PORTIONS OF SECTIONS 22,23,24,25,26,27,35 AND 36, TOWNSHIP 6 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, ALSO THOSE PORTIONS OF SECTION 1,2, AND 11, TOWNSHIP 7 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, ALSO THAT PORTION OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN, ALSO THAT PORTION OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN, ALL OF THE COUNTY OF DOUGLAS, STATE OF COLORADO.



PREPARED FOR:
MISSION VIEJO COMPANY
6900 SOUTH YOSEMITE STREET
ENGLEWOOD, COLORADO

JN 75-99-027 JULY 24, 1980



Development Plan

URBAN AREAS	8,530 acres	
Urban Areas	8,530 acres	
NONURBAN AREAS	12,907 acres	
Community Related Nonurban Areas	3,349 acres	Total 6,431 acres
Rural Nonurban Areas	3,082 acres	30% PCD requirement.
Ranch Homesite Parcels	1,330 acres	
Restricted Land (Conservation Easement)	5,146 acres	

CONSERVATION EASEMENT
EXHIBIT B

BOOK 388 PAGE 767

19P.
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OPEN SPACE CONSERVATION AGREEMENT

(Highlands Ranch)

This Agreement is made this 15th day of November, 1988, among COUNTY OF DOUGLAS, STATE OF COLORADO ("County"), acting by and through its Board of County Commissioners, HIGHLANDS RANCH COMMUNITY ASSOCIATION, INC., a Colorado nonprofit corporation ("Community Association"), MISSION VIEJO COMPANY, a California corporation ("Mission"), and SAND CREEK CATTLE COMPANY, a Colorado corporation ("Sand Creek").

I. GENERAL.

1.1 Recitals. This Agreement is entered into on the basis of the following facts, understandings and intentions of the parties:

(a) Pursuant to Colorado Revised Statutes, 30-28-106 (1), the Douglas County Planning Commission adopted a Douglas County Master Plan on November 18, 1986. The General Goal Statement for the Douglas County Master Plan contains several central themes and highlights certain Plan objectives, including: Encouraging the efficient investment and use of limited public and private resources in developing and maintaining quality community facilities and services; maximizing the benefits of growth and development and minimizing the impacts; accommodating major growth and development while seeking to preserve and maintain significant open space areas and the natural environment; and encouraging and supporting the economic development in providing a tax base and a range of employment and housing opportunities.

(b) The referenced Douglas County Master Plan established a number of planning goals to ensure, through the Plan's implementation, orderly development of Douglas County, the provision of adequate infrastructure and quality development compatible with the surrounding land uses and the natural environment. Various land use goals were established for residential, commercial and industrial development to direct new urban development toward Planned Urbanization Areas and municipalities.

(c) Since 1979, Mission has been in the process of developing Highlands Ranch, a large scale, mixed use development, in accordance with the Planned Community District Development Guide and Development Plan for the New Town of Highlands Ranch. These development and investment activities by Mission have been consistent with, and supportive of, the goals established in the current Douglas County Master Plan.

(d) The Highlands Ranch project has required and will continue to require major investments in public facilities over a span of time to serve the needs of the community and the

County. There is a need for predictability and assurance of ability to complete these facilities to serve the Highlands Ranch Development, including streets, drainage facilities, water lines and mains, wastewater lines and mains, water and wastewater treatment plants, parks and recreation facilities, and fire protection facilities.

(e) County recognizes that completion of these facilities will help to achieve the objectives of the Douglas County Master Plan. The County also acknowledges that these facilities must be planned in an effective, efficient and economic manner and must be constructed with sizing and capacity which anticipates the ultimate size and scope of the planned development. The County further recognizes that this, in turn, requires public and private investment by the County, by the water and sanitation districts, by metropolitan districts and by developers which can be supported only if there is assurance that development, once approved by the County, will be allowed to proceed to ultimate completion as provided in this Agreement.

(f) County has expressed an interest in open space conservation in Douglas County. Mission and Sand Creek as a part of this Agreement are committing to convey a major portion of Highlands Ranch ("Committed Area") to the Community Association for the purpose of owning and administering these lands for use in perpetuity as open space, recreation purposes, public facilities and wildlife habitat enhancement. County recognizes this as a significant contribution toward Open Space Conservation in Douglas County. Mission and Sand Creek recognize that their commitment to convey the Committed Area as aforesaid is a material consideration for the agreements of the County contained herein.

(g) The County has approved an Amendment to the Development Guide to, among other things, expand the boundaries of Highlands Ranch to include and rezone 369 acres of property for industrial park owned by third parties and increase the maximum number of residential dwelling units which may be developed within Highlands Ranch. The amendment will provide economic benefits in the form of: (1) increased assessed valuation of those properties, (2) readily developable land due to proximity to C-470, and (3) additional tax benefits to the County and Highlands Ranch Special Districts.

(h) County has determined that entry into this Agreement will further the goals and objectives of the County's land use planning policies by: (1) eliminating uncertainty in planning for and securing orderly development of Highlands Ranch so that adequate long-term plans regarding the provision of necessary infrastructure can be developed and implemented, and ensuring the maximum effective utilization of resources within the County at the least economic cost to its citizens, and (2) providing for the preservation of open space and wildlife habitat enhancement. In exchange for these benefits to the

County, Mission desires to receive the assurance that it may proceed with development of Highlands Ranch as provided in this Agreement.

(i) The purpose of the Agreement is: (1) to reflect the vesting of certain rights to undertake and complete development and use of Highlands Ranch under the Development Guide, and (2) to reflect the commitment of Mission to convey major portions of Highlands Ranch to the Community Association or a community body or a public body as permitted herein for the purpose of owning and administering these lands for use in perpetuity as open space, recreational purposes, public facilities and wildlife habitat enhancement. Sand Creek, a wholly owned subsidiary of Mission, joins in this Agreement as present owner of some of the Committed Area, as hereinafter defined. The Community Association joins in this Agreement to evidence its approval and acceptance of the terms hereof and its agreement to accept conveyance of the Committed Area as provided herein.

1.2 County Development Agreement Provisions. The County has adopted an amendment to Part I of its Zoning Resolution, as Section 11, Development Agreements ("County Development Agreement Provisions") establishing criteria, procedures, submittal requirements and development agreement requirements and the rights which may be vested for the vesting of property rights by development agreement at a stage earlier than site plan or final plat approval. The County has determined that Mission and the Highlands Ranch project have satisfied the criteria; that Mission has, except as waived by County in accordance with the County Development Agreement provisions, followed the procedures and the submittal requirements; and that this Agreement satisfies the Development Agreement requirements of the County Development Agreement Provisions, all as hereinafter indicated.

(a) The Development Guide for Highlands Ranch, as amended, and the vesting of property rights thereunder, is consistent with the goals and policies of the Douglas County Master Plan.

(b) The commitment contained herein of Mission to convey the Committed Area for open space, recreational purposes and wildlife habitat enhancement enables the County to obtain supplemental facilities and benefits which cannot be obtained through existing regulations, standards or policies.

(c) The Highlands Ranch project is located within the most Northern Primary Planned Urbanization Area as identified on the 1986 Douglas County Master Plan.

(d) A substantial investment in the infrastructure needs of the development has been accomplished in that substantially more than 30% of the infrastructure needs of

the development, as defined in the County Development Agreement Provisions, has been constructed and substantially more than $50 million in 1984 dollars has been invested in infrastructure needs.

(e) Highlands Ranch contains occupied residential, commercial and office structures.

(f) Highlands Ranch has direct freeway access to C-470.

(g) The application for approval of this Agreement as a development agreement was submitted many months prior to adoption of the County Development Agreement Provisions and, accordingly, as permitted under the County Development Agreement Provisions, procedural and submittal requirements contained in the County Development Agreement Provisions have been waived; however, the County finds that, notwithstanding the submittal of this Agreement for approval prior to adoption of County Development Agreement Provisions, the procedural and submittal requirements of the County Development Agreement Provisions have nevertheless been substantially complied with, particularly those relating to the public notice requirements and to hearings before the County Planning Commission and the Board of County Commissioners.

II. CERTAIN DEFINITIONS.

2.1 Committed Area. The "Committed Area" shall mean the property described on Exhibit A attached hereto. This property consists of approximately 8200 acres or 38% of the 21,437 acres originally subject to the Development Guide. The Committed Area includes approximately 5146 acres which, under the original Development Guide, was to remain in private ownership subject to a Conservation Easement and approximately 994 acres which, under the original Development Guide, was part of the land authorized to be developed and sold as Ranch Homesites. It is expected that at least 2170 acres of the Committed Area will be required to be credited as Open Space under the Open Space Agreement, dated October 20, 1980, between Mission and the County ("Open Space Agreement") in order to satisfy the Open Space Requirements for Highlands Ranch as defined in the Open Space Agreement and County agrees that so much of the Committed Area as may be necessary shall be credited to meet such Open Space Requirements. In addition to the Committed Area, there are and will be other nonurban areas within Highlands Ranch as indicated on the Development Plan so that the total nonurban area equals approximately 60% of the 21,437 areas originally subject to the Development Guide.

2.2 Development Guide. The "Development Guide" shall mean the Planned Community District Development Guide for the New Town of Highlands Ranch approved September 17, 1979 by the County, as the same has now been amended or may hereafter be

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amended with the written consent of Mission and shall be deemed incorporated herein by reference as if set forth in full.

2.3 Development Plan. The "Development Plan" shall mean the Planned Community District Development Plan - Statistical Summary and the Planned Community District Development Plan - Zoning Map included in the Development Guide, as the same has now been amended or may hereafter be amended with the written consent of Mission and shall be deemed incorporated herein by reference as if set forth in full.

2.4 Highlands Ranch. "Highlands Ranch" shall mean the area covered by the Development Guide.

2.5 Definitions in Development Guide. Except as the context may otherwise require, any words, terms or phrases which are defined in the Development Guide shall have the same meaning as used in this Agreement.

III. CONVEYANCE AGREEMENT.

3.1 Agreement to Convey. Subject to the terms and provisions of this Agreement, Mission and Sand Creek hereby agree to convey the Committed Area to the Community Association and the Community Association hereby agrees to accept conveyance of the Committed Area. If, for any reason, the Community Association shall not accept conveyance of the Committed Area or any portion thereof at the time determined for its conveyance, such conveyance shall be made to a Community Body or a Public Body, as those terms are defined in the Open Space Agreement, dated October 20, 1980, between Mission and the County, and the Committed Area shall be preserved by such Community Body or Public Body for the purposes provided herein.

3.2 Time for Conveyance. Conveyance of the Committed Area to the Community Association shall be made no later than two years after the substantial completion of either residential or nonresidential buildout of the area covered by the Development Guide, or 75 years after the date of this Agreement, whichever occurs first. Substantial completion of residential buildout shall be deemed to have occurred when building permits have been issued for 90% of the dwelling units permitted under the Development Guide or, since all permitted dwelling units may not be fully utilized, when 90% of the acreage of all planning areas designated in the Development Guide for residential use have been finally subdivided under duly approved and recorded final plats and building permits have been issued for each lot or parcel shown on such plats intended for the construction of dwelling units. Substantial completion of Nonresidential Buildout shall be deemed to have occurred when 90% of the acreage of developable land within Planning Areas designated in the Development Guide for nonresidential use are the subject of duly approved and recorded final plats or of duly approved site plans.

3.3 Interim Conveyances. Notwithstanding the foregoing designation of an ultimate time for conveyance of the Committed Area, Mission or Sand Creek may convey portions of the Committed Area or all of the Committed Area to the Community Association or otherwise as permitted herein prior to the time required for such conveyance. Unless otherwise consented to by the Community Association, no conveyance of all or any part of the Committed Area shall be made to the Community Association prior to the ultimate time for conveyance until at least two years after written notice to the Community Association of the intent to make such conveyance.

3.4 Title. The property conveyed by Mission or Sand Creek to the Community Association shall be conveyed by special warranty deed excluding all mineral and water rights and subject to all easements, covenants, conditions, restrictions and other matters affecting title as now exist and/or appear of record, including a long term lease for a law enforcement training facility, and shall be subject to or except or reserve such other matters affecting title which may hereafter arise in connection with utilization of the Committed Area for Permitted Incidental Uses and for Active Recreational Facilities and Public Facilities as hereinafter provided.

3.5 Use Restrictions. Any conveyance of property by Mission or Sand Creek to the Community Association pursuant to this Agreement shall be subject to restrictions (a) limiting ownership thereof to the Community Association, or a Public Body or a Community Body as those terms are defined in the Open Space Agreement, dated October 20, 1980, between Mission and the County; (b) limiting use thereof, in perpetuity, to open space and recreational purposes and to Permitted Incidental Uses as hereinafter defined and, as to a limited portion of the Committed Area, to Active Recreational Facilities and to Public Facilities as hereinafter provided; and (c) providing that 50% of any consideration payable for any subsequent transfer of any interest in the Committed Area shall be paid to Mission or Sand Creek as the case may be. Any such conveyance shall provide for reversion of title to the property to Mission if the restrictions contained therein are violated.

3.6 Permitted Incidental Uses. Except to the extent prohibited by or inconsistent with provisions of the Development Guide relating to uses in the Committed Area (including provisions added to the Development Guide pursuant to the presently contemplated Open Space Conservation Area Plan), the Committed Area may at all times be used in ways which may be necessary, appropriate or desirable to support or facilitate development of Highlands Ranch consistent with the Development Guide; to support or facilitate development of property outside of Highlands Ranch; or to permit development of nonagricultural resources which may exist on or under the Committed Area ("Permitted Incidental Uses"). Except as aforesaid, such

Permitted Incidental Uses may include, but are not limited to, the following:

(a) Public and private roads, trails and public transportation facilities.

(b) Utilities lines, systems and facilities including, but not limited to, electricity, gas, telephone, telegraph, communications and cable television.

(c) Water lines, systems and facilities including, but not limited to, water wells, storage reservoirs, and water treatment plants.

(d) Sanitation lines, systems and facilities including, but not limited to, sewage treatment and reclamation plants.

(e) Drainage discharges and drainage and flood control lines, systems and facilities including, but not limited to, impoundment reservoirs and retaining basins, ditches, conduits and culverts.

(f) Signs identifying property, the owner thereof or the use thereof, or advertising uses on the Committed Area or nearby land, or warning or cautioning of danger, or giving directions, or as may be required by law.

(g) Accessory structures or uses which are customarily incident or necessary to any permitted use.

Mission or Sand Creek may convey portions of the Committed Area or interests therein to third parties when necessary, appropriate or desirable for the above Permitted Incidental Uses upon such terms and for such consideration as Mission or Sand Creek may deem appropriate, without consent of the Community Association, provided that Mission or Sand Creek shall have given written notice of the proposed conveyance to the Community Association at least 60 days prior to the conveyance and shall pay 50% of any consideration received to the Community Association. At the time of conveyance of any of the Committed Area to the Community Association, Mission or Sand Creek shall except such portions or interests previously conveyed and may except and reserve to itself, its successors and assigns, easements for Permitted Incidental Uses. Use of the Committed Area for utility lines, systems and facilities as set forth in (b) above, which lines, systems and facilities are wholly or principally to support or facilitate development of property outside of Highlands Ranch, shall be permitted only after approval by the County under County procedures for uses permitted by special review.

3.7 Recreational and Public Facilities. Except to the extent prohibited by or inconsistent with provisions of the Development Guide relating to uses in the Committed Area

(including provisions added to the Development Guide pursuant to the presently contemplated Open Space Conservation Area Plan), up to 1200 acres of the Committed Area may be used for Active Recreational Facilities and Public Facilities but only with the written consent of Mission and the Community Association and the County. "Active Recreational Facilities" shall mean any improvements of a substantial nature for active recreational uses. "Public Facilities" shall mean buildings and improvements of a substantial nature including, but not limited to, facilities for fire and police protection, public and governmental buildings and facilities, educational facilities, and radio, television and communication transmission and reception facilities. Nothing contained in the foregoing shall limit the ability to use any of the Committed Area for Permitted Incidental Uses. Mission or Sand Creek may convey portions of the Committed Area or interests therein to third parties when necessary, appropriate or desirable for Active Recreational Facilities and Public Facilities provided the written consent of the Community Association and the County has been obtained. Any such conveyance shall be subject to the restrictions set forth in Section 3.5 of this Agreement. At the time of subsequent conveyance of the Committed Area pursuant to this Agreement, Mission shall except such portions or interests previously conveyed.

3.8 Interim Use. Prior to conveyance of the Committed Area to the Community Association, the Committed Area may be used for any purposes permitted under the foregoing section of this Agreement entitled Permitted Incidental Uses and may be used for any agricultural or nonurban purposes including, but not limited to, ranching, farming, production and sale of crops, raising, breeding, feeding and selling of livestock, gardening and horticulture, open space and forests and, if approved by the Community Association and the County, may be used for any other uses which will not adversely affect or impact the Committed Area upon ultimate conveyance thereof, and, with the written consent of the Community Association, may be used for Active Recreational Facilities and Public Facilities.

3.9 Open Space Conservation Area Plan. Except as hereinafter provided, no development, issuance of building permits, construction, grading or removal of earthen material shall be permitted in the Committed Area until an Open Space Conservation Area Plan for the Committed Area has been submitted for review and the Board of County Commissioners has approved the Plan. The Plan will provide direction in determining appropriate land uses for the Committed Area as well as which specific areas of the Committed Area are to remain as open space, which are necessary for support of wildlife, which are suitable for the construction of necessary public facilities, and the type of and location for specific land uses and public and private recreation facilities including parks, trails and commercial recreation facilities. Exempted from these restrictions are the public utility facilities such as wells, pump stations, waterlines, and the electrical transmission lines and roads necessary to serve

these facilities, and other similar uses as may be allowed by the approval of the Planning Director of the County, and any other uses required for continued ranching. Once the Open Space Conservation Area Plan has been approved by County, the Development Guide and Plan shall be amended to establish acceptable Uses by Right and by Special Review for the Committed Area. After such amendment is completed, the restrictions stated above will be deemed removed.

3.10 No Public Trespass. Nothing herein contained shall be deemed to authorize any person or party to enter upon the Committed Area or use the same other than Mission and Sand Creek, prior to conveyance thereof to the Community Association, and other than the Community Association after such conveyance.

3.11 Condemnation Awards. In the event of any taking of the Committed Area or any portion thereof as a result of the exercise of the right of condemnation or eminent domain or a transfer or a conveyance made under threat of such taking, 50% of any award or consideration received shall be payable to Mission or Sand Creek as the case may be including any portion thereof which may be deemed an award or consideration for the rights of the Community Association or of Douglas County under this Agreement. This provision shall survive the conveyance of the Committed Area to the Community Association. The parties hereto will allow the County to resist any such taking.

IV. VESTING AGREEMENTS

4.1 Vesting of Certain Property Rights. Consistent with the purpose of this Agreement, the parties hereby agree that the Development Guide shall constitute a "site specific development plan" as defined in C.R.S. § 24-68-102(4); that certain rights under the Development Guide shall be vested property rights under the County Development Agreement Provisions and as provided in this Agreement; and that the owners of the property covered by the Development Guide shall have a vested property right to undertake and complete development and use of such property as provided in this Agreement. The rights and obligations under this Agreement shall vest in the owners of the property covered by the Development Guide and their heirs, personal representatives, successors and assigns as benefits and burdens to the land and shall run with title to the land.

4.2 Rights Which Are Vested. Only the rights which are identified herein shall constitute vested property rights under this Development Agreement. These rights are as follows:

(a) No Downzoning. The County shall not initiate any zoning action to reduce the maximum number of residential dwelling units or acres or to reduce the total gross acres for commercial, business or industrial development as set forth in the Development Guide and the Development Plan except as provided herein.

(b) Residential Dwelling Units and Acreage. The right to develop substantially the total number of residential dwelling units set forth on the Development Plan and the right to utilize substantially the total gross acres for residential use as set forth on the Development Plan.

(c) Commercial Acres and Density. The right to utilize substantially the total gross acres for commercial and industrial use as set forth on the Development Plan and the right to develop substantially the gross floor area for commercial and industrial use as is permitted under the provisions, limitations and constraints of the Development Guide.

(d) Development Guide and Plan. The right to develop land and engage in land uses in the manner and to the extent set forth in and pursuant to the Development Guide and the Development Plan on the terms and conditions set forth herein.

(e) Timing of Development. In recognition of the size of the development contemplated under the Development Guide, the time required to complete development, the need for development to proceed in phases, and the possible impact of economic conditions and economic cycles and varying market conditions during the course of development, the right to develop Highlands Ranch in such order and at such rate and at such time as the market dictates within the structure of this Agreement.

(f) Uniformity of Requirements. The right to continue and complete the development of Highlands Ranch with conditions, standards, dedications, exactions and requirements which are no more onerous than those set forth in the Development Guide or than those then being imposed by the County on other developers in Douglas County on a reasonably uniform and consistent basis.

4.3 Term for Vested Rights. In recognition of the size of the development contemplated under the Development Guide, the time required to complete development, the need for development to proceed in phases, and the possible impact of economic cycles and varying market conditions during the course of development, the County has concluded and hereby agrees that the rights identified in Section 4.2 of this Agreement, as vested property rights, shall continue and have a duration until 30 years after the date hereof. Extension of this period of vesting may be granted by the County upon request of an affected landowner.

4.4 Natural and Manmade Hazards. Nothing in this Agreement or otherwise shall require the County to approve development or use of any portion of Highlands Ranch where there exists natural or manmade hazards on or in the immediate vicinity of the proposed area of use, whether or not such natural or manmade hazards could reasonably have been discovered at the time

of approval of the Development Guide and Development Plan, provided that such hazards are not or cannot be corrected and that such hazards, if uncorrected, would pose a serious threat to the public health, safety and welfare.

4.5 Compliance With General Regulations. The establishment of the rights vested under this Agreement shall not preclude the application of county regulations of general applicability including, but not limited to, impact fees, the application of local improvement districts, building, fire, plumbing, engineering, electrical and mechanical codes, the Douglas County Subdivision Resolution, and the Douglas County Zoning Resolution, or the application of regional, state or federal regulations, as all of the foregoing exist on the date of this Agreement or may be enacted or amended after the date hereof, except as otherwise provided within the Development Guide or the Development Plan. Mission does not waive its rights to oppose adoption of any such regulations.

4.6 No Monetary Liability of County. Although C.R.S. § 24-68-101 et seq. allows for monetary damages in the event of breach or default by the County, the sole remedies hereunder shall be the equitable remedies of specific performance or mandatory or prohibitory injunction. Mission and Sand Creek hereby waive any rights to money damages either may have under the Constitution and laws of the United States or the State of Colorado for any such breach or default.

4.7 County Right to Cure Defaults. Before bringing any action against the County under this Agreement, the County shall be given written notice of any claim of a breach or default by the County hereunder and the County shall have 60 days after receipt of such notice in which to cure any such breach or default.

4.8 No County Responsibility for Outside Causes. The County shall not be responsible for and there shall be no remedy against the County if development of Highlands Ranch is prevented or delayed for reasons beyond the control of the County. Furthermore, the County shall have no liability for normal administrative delays in its land use and development process.

4.9 Effect of Rezoning/Major Amendments of Development Guide. Rezoning or major amendment (as defined in the Douglas County Zoning Resolution or the Development Guide) to the Development Guide or the Development Plan, agreed to by a landowner, shall grant the County the right to modify this Agreement as to the lands of such landowner to the extent the rezoning or major amendment affects this Agreement. Any such rezoning or amendment shall not have the effect of extending the term of this Agreement.

4.10 Effect of Annexation. The vested property rights arising under this Agreement shall be effective against any other

and the affected landowner

local government which may subsequently obtain or assert jurisdiction over Highlands Ranch unless otherwise agreed to by the County through resolution at a publicly noticed hearing. Mission and Sand Creek agree that neither will initiate annexation of Highlands Ranch to a municipality whose main body of population or center of government is located outside Douglas County except with the express consent of the County.

4.11 County Remedies. Should any landowner fail to comply with the terms of this Agreement, the County shall give such landowner written notice of breach or default and the landowner shall have 60 days after receipt of said notice in which to cure any breach or default. Should any such landowner fail to cure any breach or default, the County shall have the right to pursue all legal remedies against such landowner to enforce this Agreement including, but not limited to, filing an action for a specific performance or terminating this Agreement insofar as it affects such landowner causing this Agreement, as to such landowner, to be null and void and no longer binding on the County or such landowner.

4.12 Assurance of Adequate Services. It is understood and agreed that proof of adequate services within the control of the developer such as water availability and transportation, to serve any specific site must be provided to the County, as and to the extent and under the same standards as required of other developers in Douglas County, as a prerequisite to County approval of a final subdivision plat or a site plan. Adequate services shall be as defined by the Douglas County Board of County Commissioners and uniformly applied throughout the County.

4.13 Indemnification of County. Each landowner benefited hereby shall indemnify and save harmless the County, its officers and employees, against any and all claims, damages, actions or causes of action and expenses to which the County, its officers and employees, may be subjected by reason of any work done or omission made by such landowner, its agents, officers or employees, in connection with, arising out of, or resulting from the performance of this Agreement as set forth in this Agreement.

V. MISCELLANEOUS

5.1 Amendments. This Agreement may be amended or terminated only with the prior written consent and approval of each of the parties hereto following public notice and public hearing. The consent and approval of the County to amendments or to termination of this Agreement shall be required notwithstanding that all or any part of the Committed Area may hereafter be included in an incorporated city or town.

5.2 Entire Agreement. This Agreement and the Development Guide constitute the entire understanding between the parties with respect to the subject matter hereof. The Conservation Easement dated April 14, 1980, except as modified by

this Agreement, and the Open Space Agreement, dated October 20, 1980, between Mission and Douglas County shall continue in full force and effect.

5.3 No Implied Representations. No representations, warranties or certifications, express or implied, shall exist as between the parties except as stated herein.

5.4 Waivers and Modifications in Writing. No amendments, waivers or modifications hereof shall be made or deemed to have been made unless in writing executed by the party to be bound thereby.

5.5 Severability. If the zoning embodied in the Development Guide shall be held invalid, illegal or unenforceable, or is revoked prior to expiration of the 30-year term for the vesting of rights as provided in this Agreement, Mission may at its option, declare this Agreement terminated and of no further effect, in which case all parties shall be released from all further obligations hereunder. If any other provision of this Agreement shall be invalid, illegal or unenforceable, it shall not affect or impair the validity, legality or enforce-ability of any other provision of this Agreement, and the parties agree to renegotiate that provision to be valid, legal and enforceable and to reflect as closely as possible the original intent of the parties hereto as expressed herein with respect to the subject matter of that provision.

5.6 No Third Party Beneficiaries. Except as provided in Section 4.1 of this Agreement with respect to Vesting of Certain Property Rights, none of the terms, conditions or covenants contained in this Agreement shall be deemed to be for the benefit of any person not a party hereto, and no such person shall be entitled to rely hereon in any manner. Nothing in this Section is intended to conflict with the rights of Mission and Sand Creek to convey portions of the Committed Area or interests therein to third parties for the Permitted Incidental Uses set forth in Section 3.6.

5.7 Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

5.8 Headings for Convenience. All headings and captions used herein are for convenience only and are of no meaning in the interpretation or effect of this Agreement.

5.9 Applicable Law. This Agreement shall be interpreted and enforced according to the laws of the State of Colorado.

5.10 Exhibits Incorporated. All exhibits to this Agreement are incorporated herein and made a part hereof as if fully set forth herein.

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IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

MISSION VIEJO COMPANY, a California corporation

By _____
President

Colorado Division

ATTEST:

By _____
Assistant Secretary

SAND CREEK CATTLE COMPANY, a Colorado corporation

By _____
President

ATTEST:

By _____
Asst. Secretary

HIGHLANDS RANCH COMMUNITY ASSOCIATION, INC., a Colorado nonprofit corporation

By _____
President

ATTEST:

By _____
Secretary

COUNTY OF DOUGLAS, STATE OF COLORADO, acting by and through its Board of County Commissioners

By _____
County Commissioner

By _____
County Commissioner

By _____
County Commissioner

ATTEST:

By _____
Clerk and Recorder of Douglas County

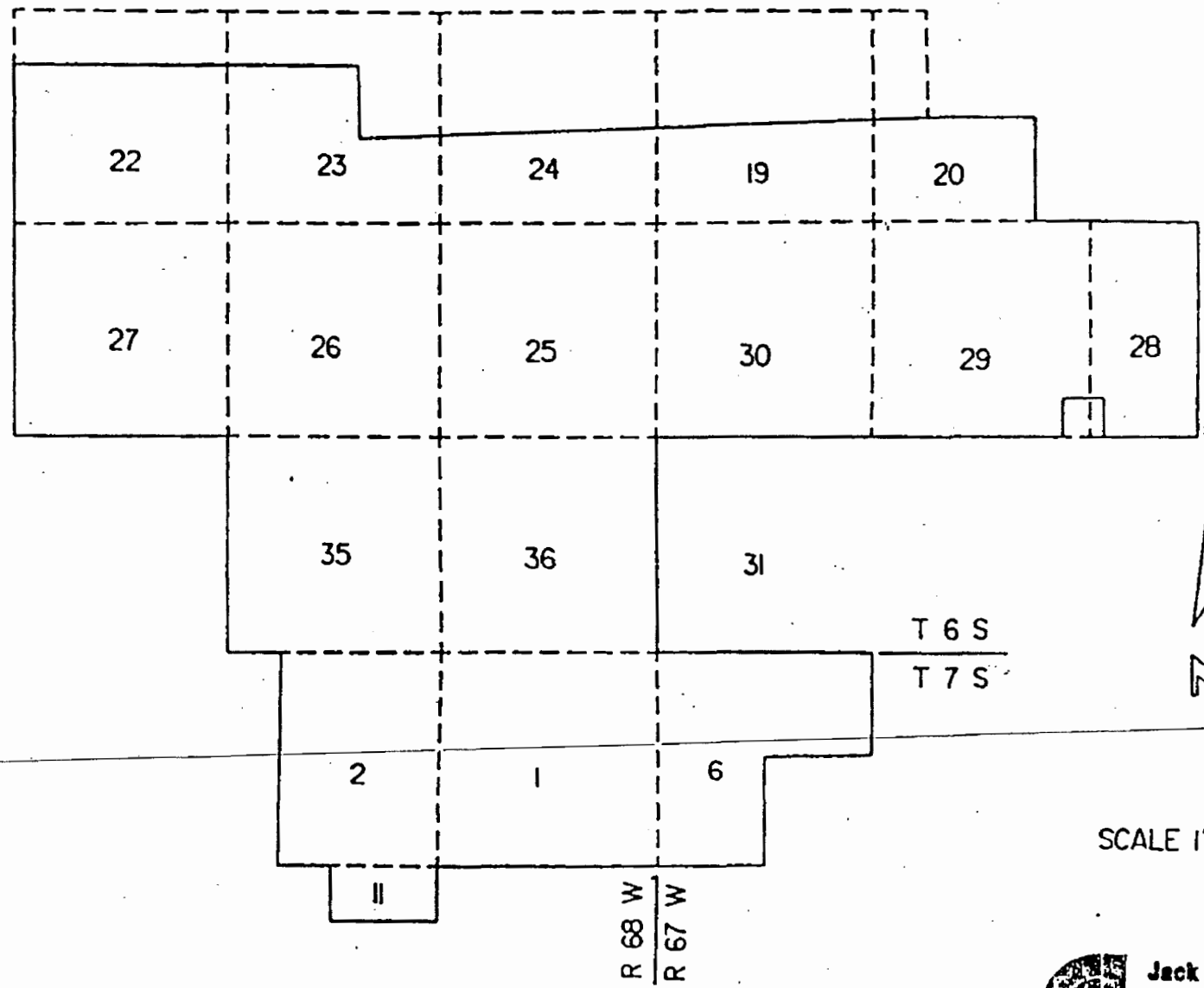
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Certain signature pages and legal description pages intentionally deleted.

EXHIBIT A-1

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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B0826 - P0038 - $57.00 - 19/ 19



PREPARED FOR
MISSION VIEJO COMPANY
8822 SOUTH RIDGELINE BOULEVARD
HIGHLANDS RANCH, COLORADO 80126

Jack G. Raub Company
Engineering & Planning