

Highlands Ranch Mansion Evaluation Process



History



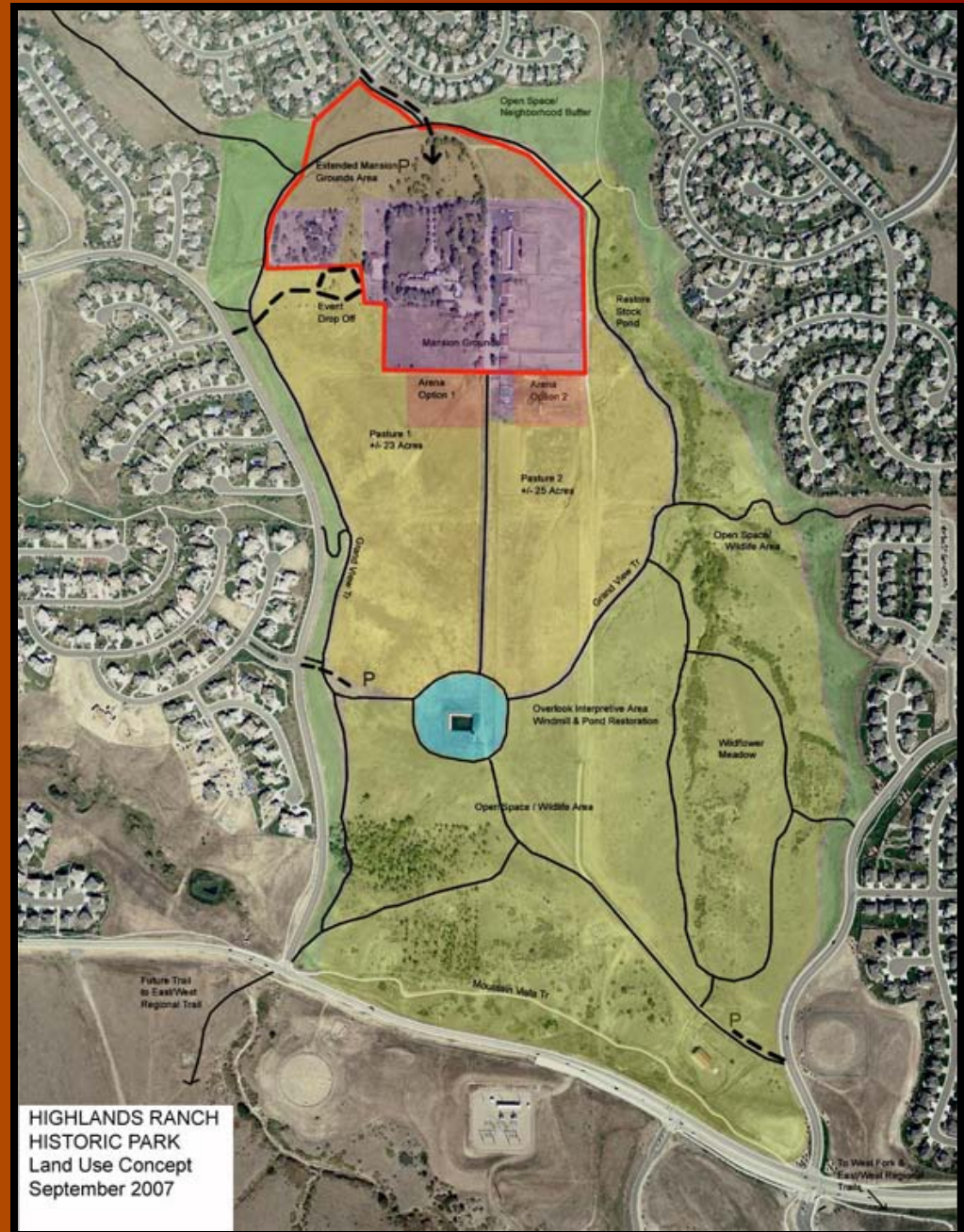
- Must be dedicated to organization to operate for the public benefit.
- Numerous planning efforts
 - 1991 – Metro District Historic Park Master Plan
 - 2002 – Metro District Historic Park and Mansion Master Plan
 - 2003-2005 – HRCA Mansion Vision Committees
 - 2007 – HRCA Ownership Study
 - 2008-2009 – Metro District Evaluation

Vision

- The Mansion is a part of the Highlands Ranch Historic Park.
- The Mansion and appropriate associated buildings are renovated and maintained for public use.
- The Historic Park and Mansion is a place to learn about and experience the heritage of Highlands Ranch.



Highlands Ranch Historic Park Conceptual Master Plan



Metro District Mansion Evaluation



Determine:

1. Costs to renovate and operate
2. Available funding sources
3. Appropriate uses
4. Public support renovation/operation
5. Ownership, governance, operation
6. Timeline

Process

1. October 2008

- Metro District Board hired consultant to study feasibility, determine cost

2. January 2009

- Consultant estimated cost at \$5-6M
- Board decided to proceed with public involvement process

3. March – May 2009

- Surveyed community
- Board Workshop



Process

4. July – September 2009 – Public Involvement

- Community outreach presentation
- Stakeholder meeting(s)
- Surrounding neighborhood meetings
- Community meeting, July 30
- Operating Guidelines Study Group Meetings, August 6, August 20
- Community Open House/meeting, September 1

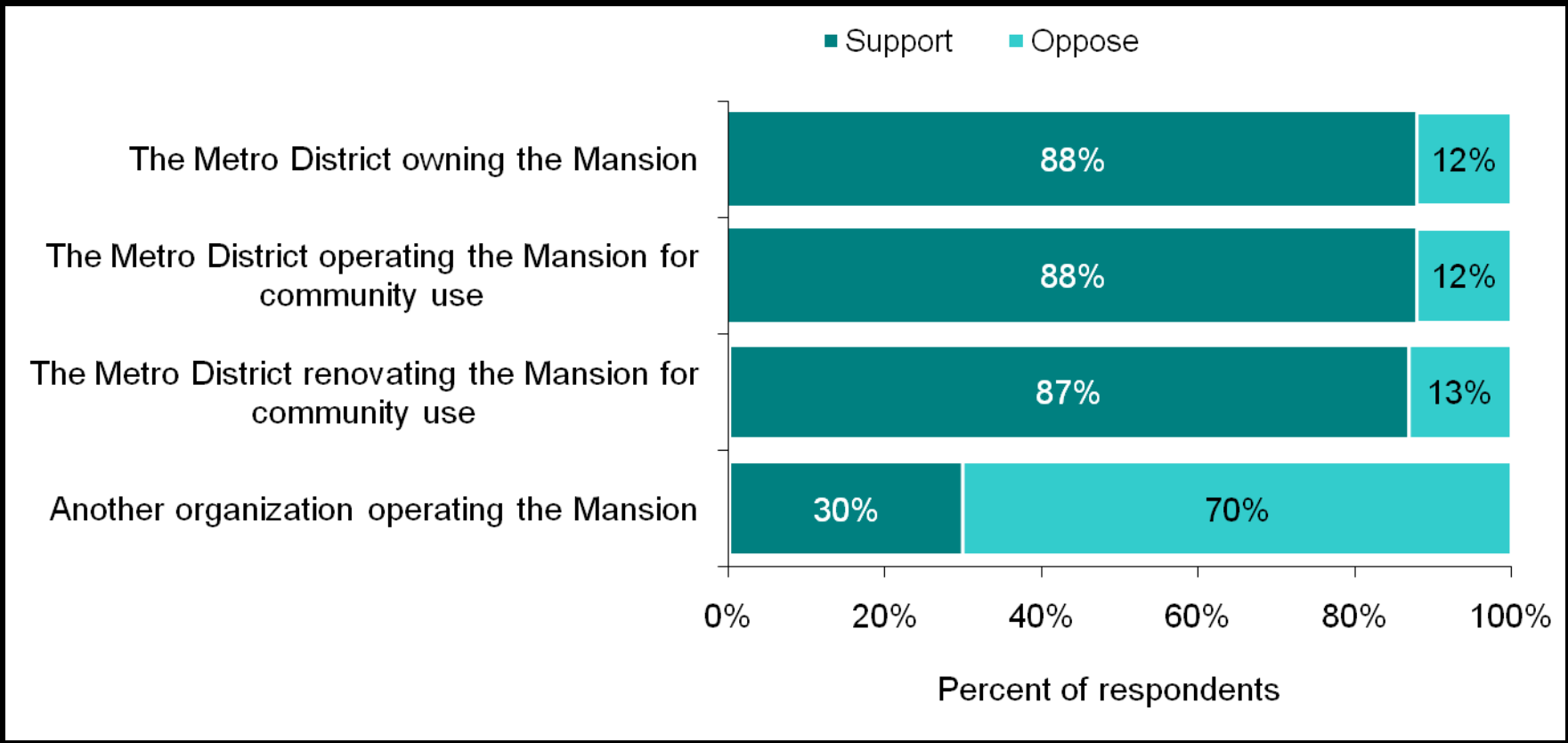
5. September 2009

- Public comments accepted at Metro District Board meeting, September 21.
- Anticipated Board decision, September 29

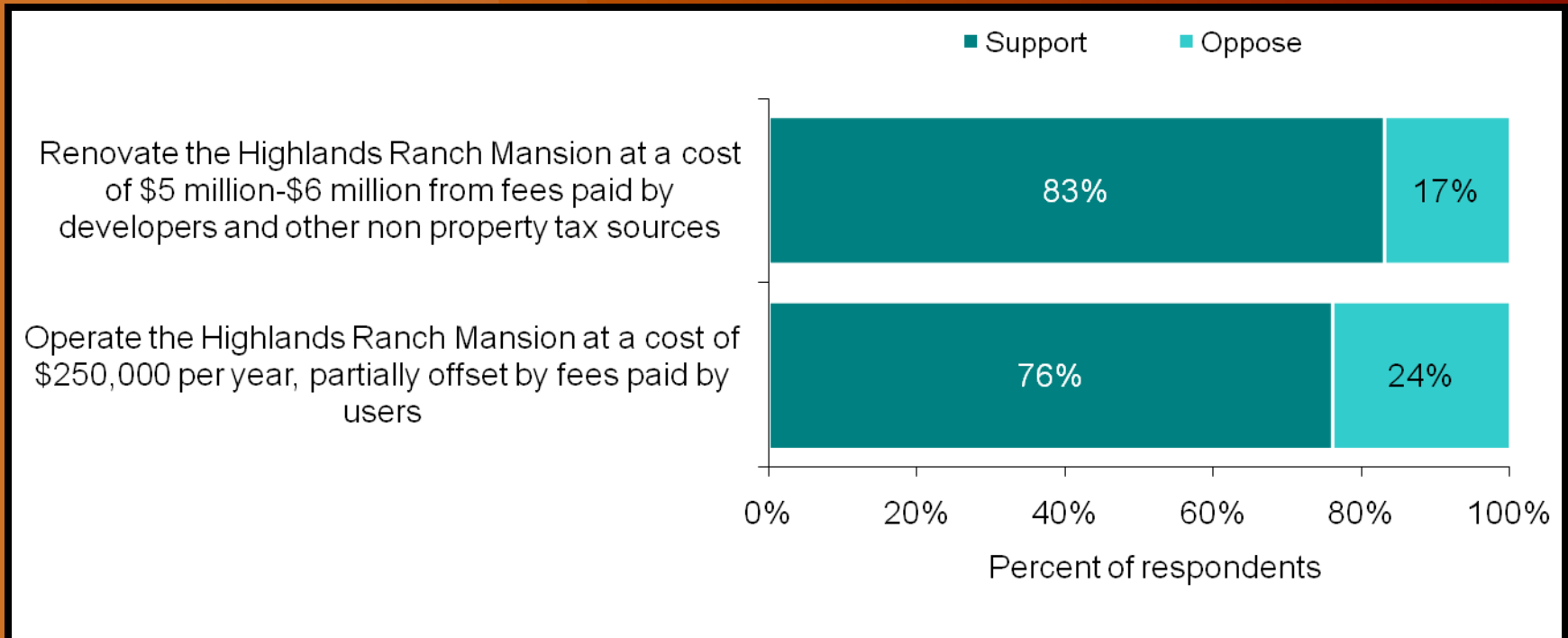
2009 Citizen Survey

- Conducted by National Research Center
- Mailed to 3,200 randomly selected registered voters
- 1,274 respondents, 40% response rate
- +/- 3% margin of error
- Numerous questions about the Mansion

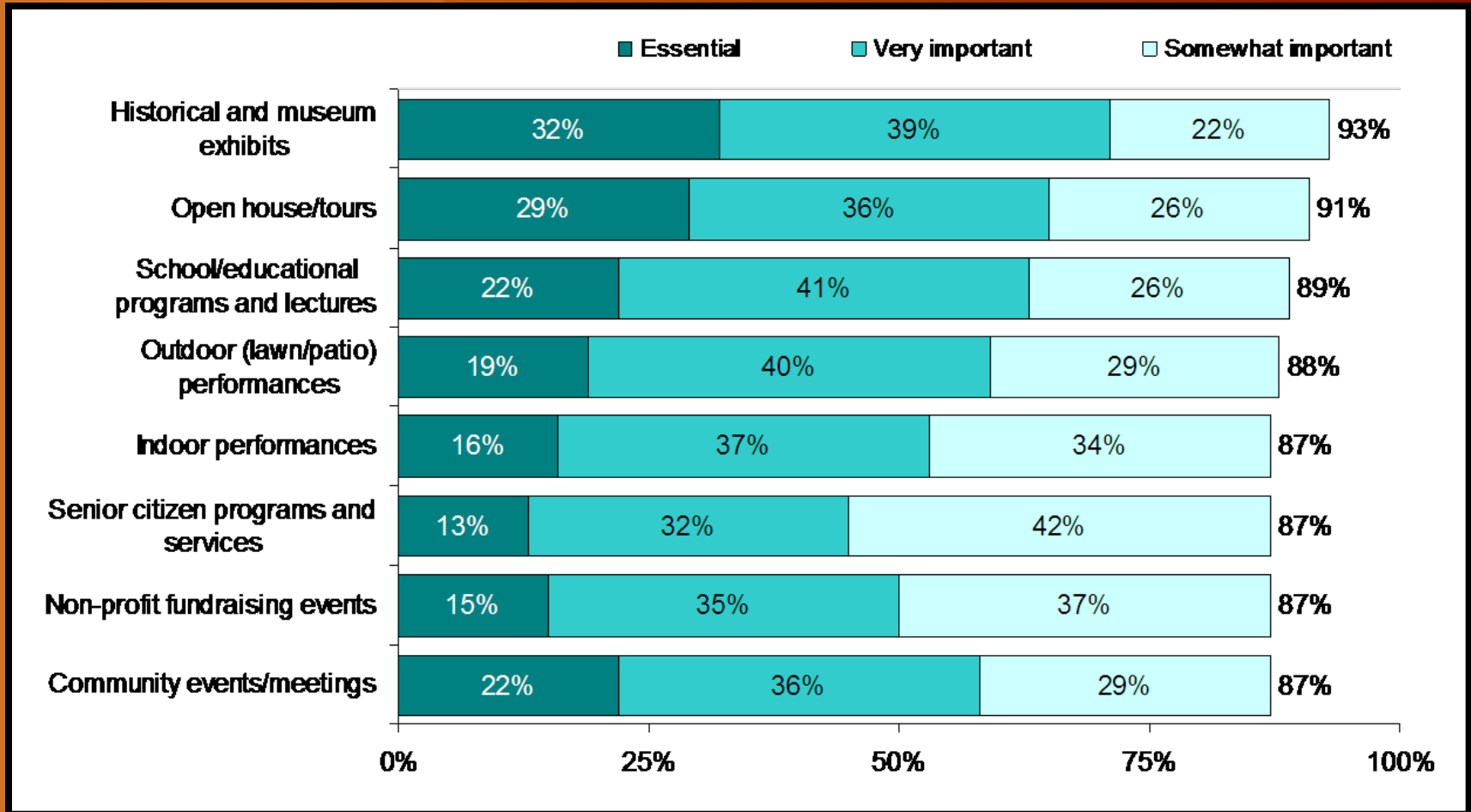
Scenarios for Owning and Operating the Mansion



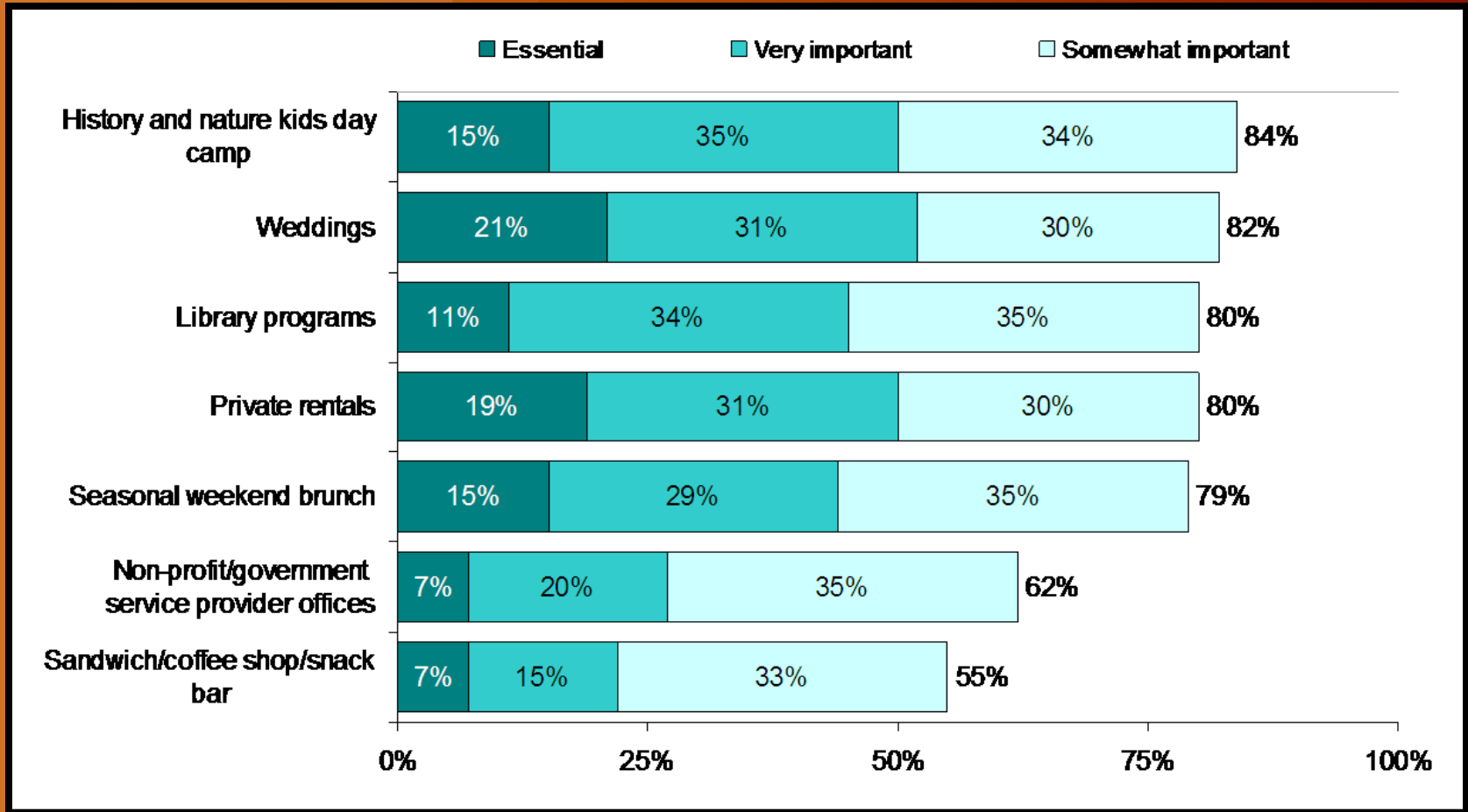
Support for Renovating and Operating the Mansion



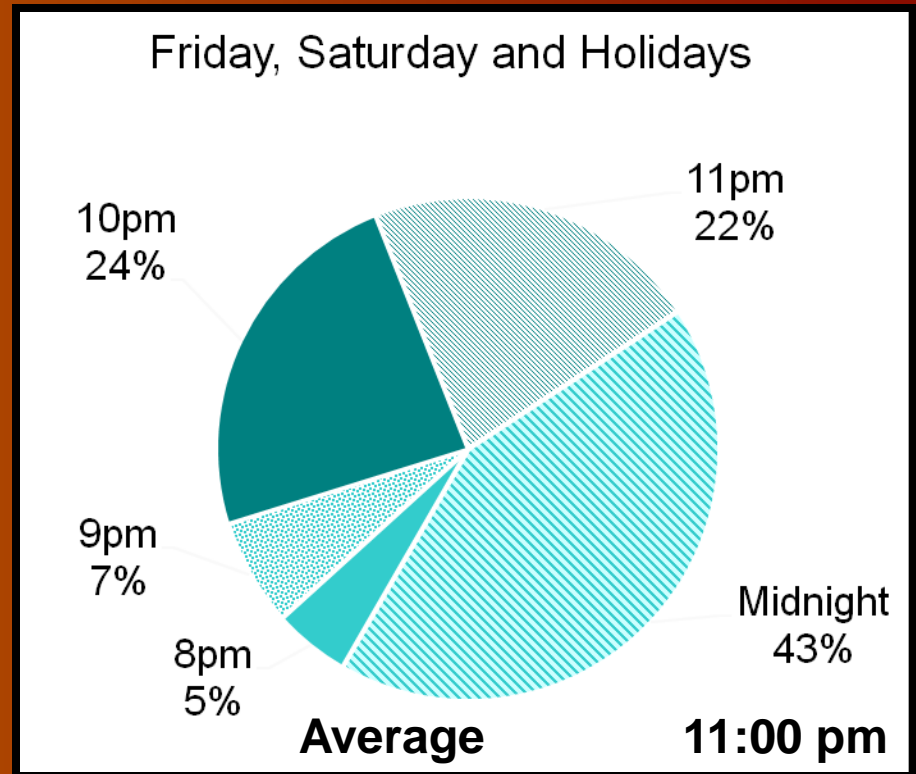
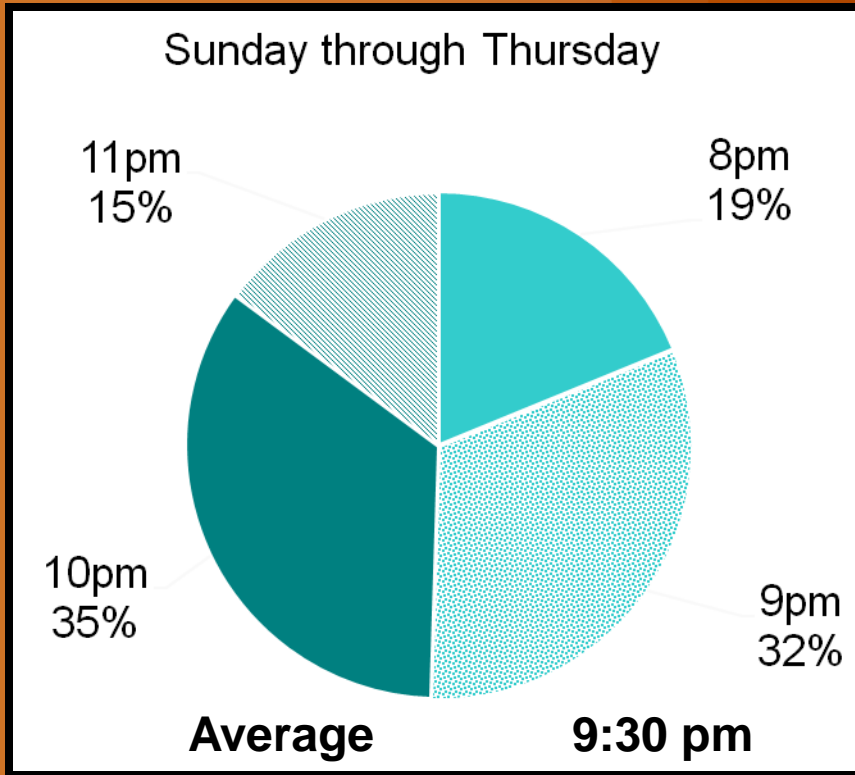
Importance of Activities and Uses of the Mansion



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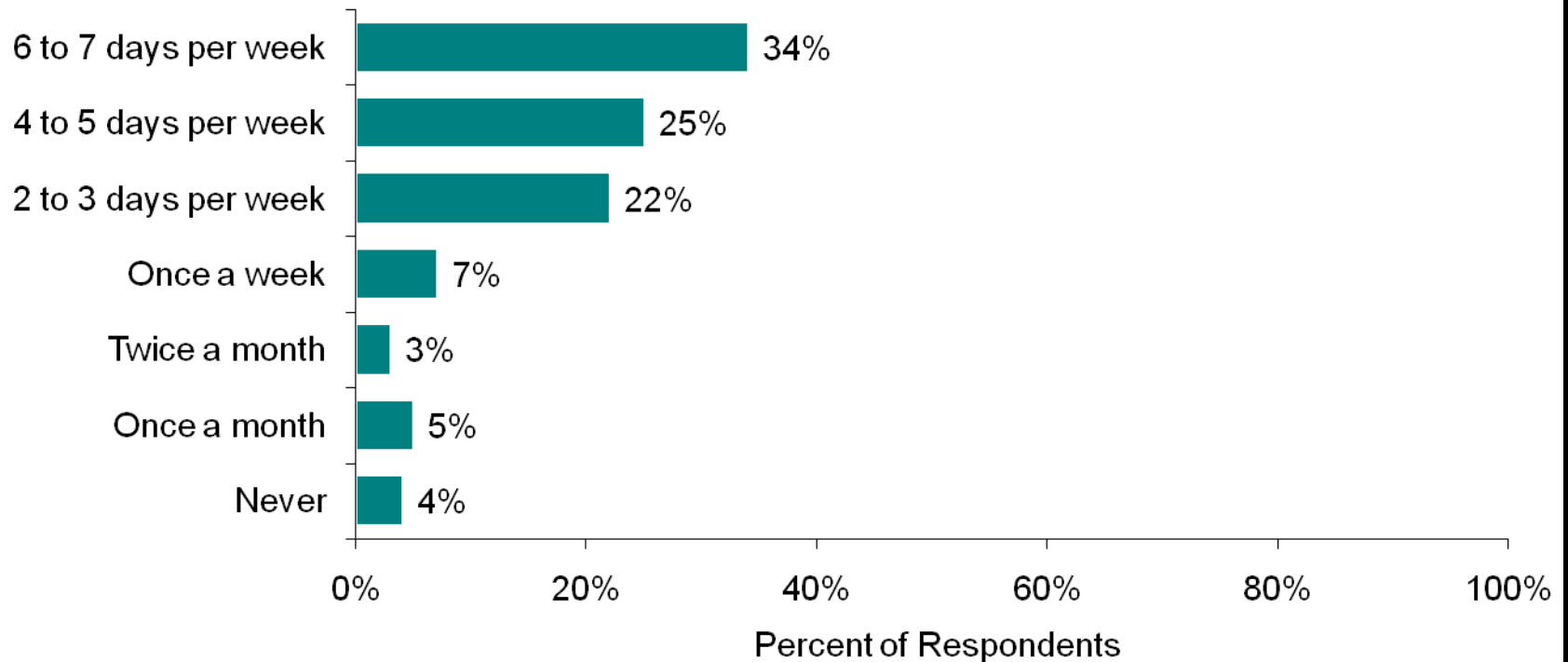


Preferred Operating Hours

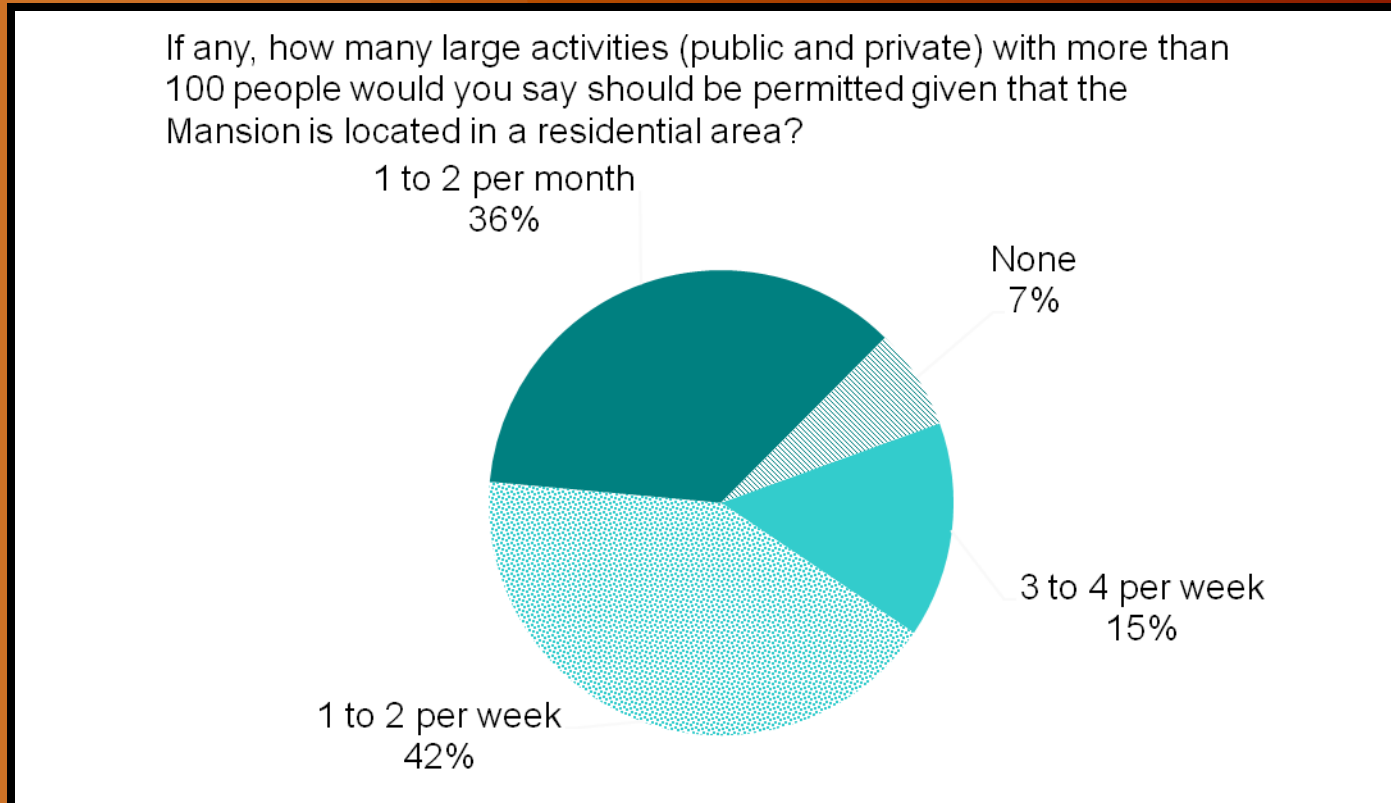


Preferred Availability

How frequently would you say the Mansion should be available for public use?

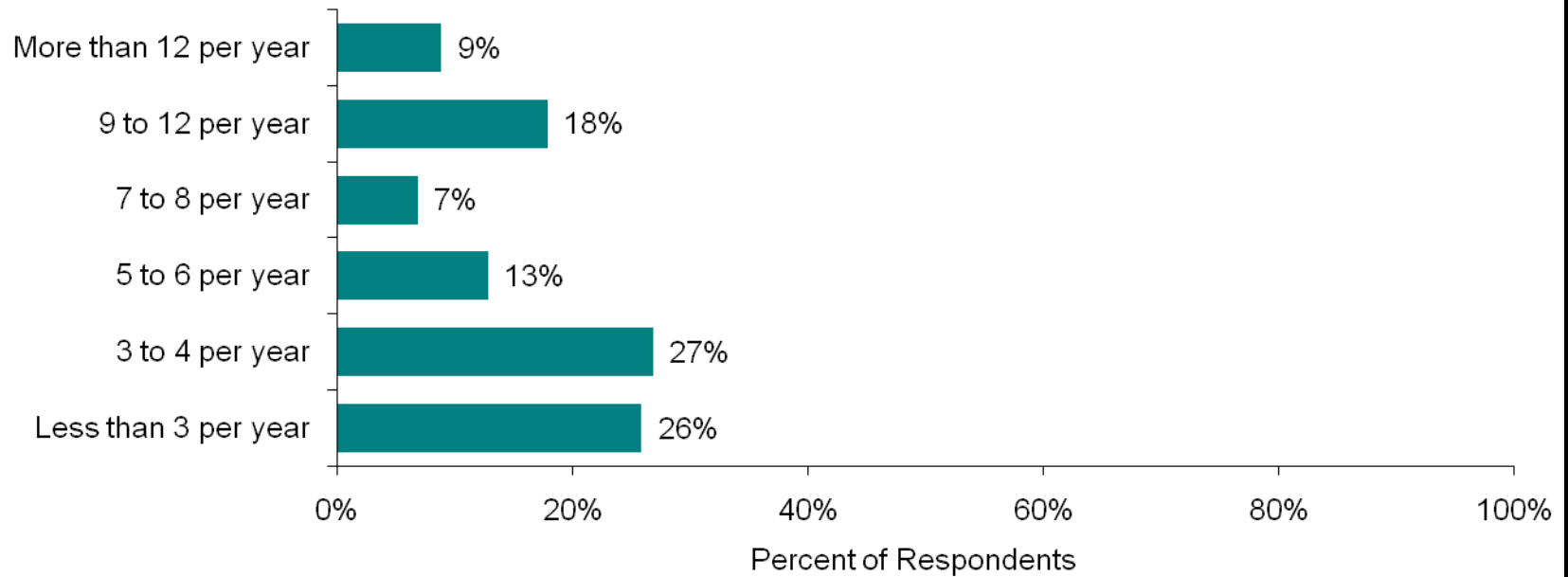


Preferred Number Events with More than 100 People



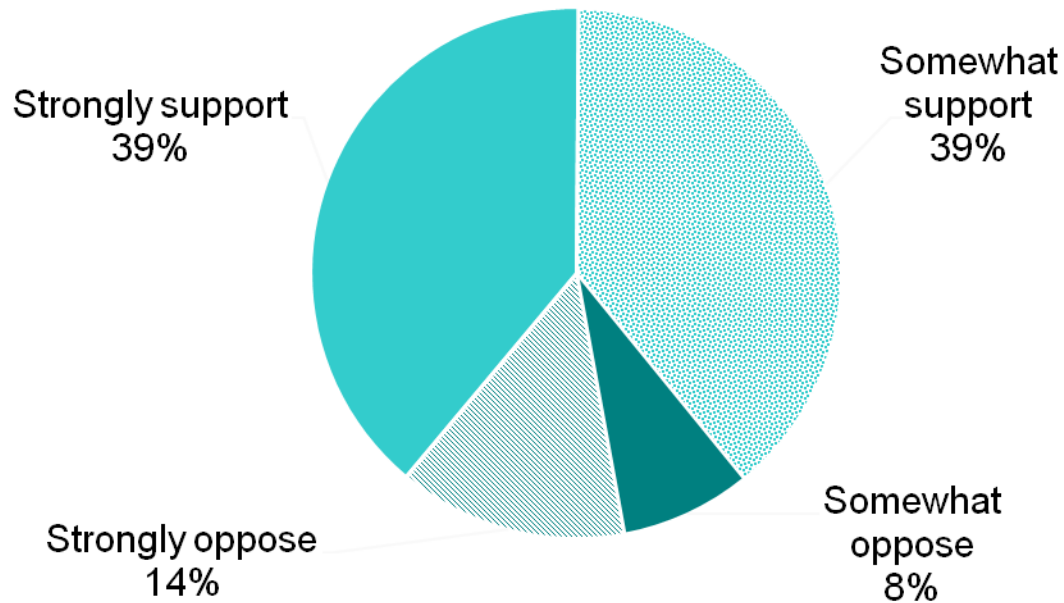
Preferred Number of Events with More than 500 People

How many community-wide events with more than 500 people would you say should be permitted given that the Mansion is located in a residential area?



Support for Alcoholic Beverages at Events

To what extent do you support or oppose allowing alcoholic beverages to be served and consumed at some adult events held at the Mansion with special requirements and rules?



Public Involvement Process

Discussion Items

- Uses
- Hours of operation
- Number of small and large events
- Serving alcoholic beverages
- Parking management
- Items identified during the process



Funding

System Development Fees (SDF)

- Paid by developers for identified community wide Capital Projects
- Current total \$168 million
- Fees assessed per acre of developed land at initial construction

Mission Viejo Company/Shea Homes – Mansion Obligation

- Developer considered proposals by organizations for ownership over time
- Organizations have had challenges funding renovation/operations

Funding

2002 – 2009 Activities

- Capital Projects Fund generated additional restricted interest income due to timing deferrals and project cost savings
- Shea agrees to pay SDF for entire (including private open space as developed land) Backcountry development, generating additional funds
- These activities generate about \$10 million in restricted income from SDF
- Metro Board prioritizes use of up to \$6 million of these funds for Mansion renovation depending on community interest
- Shea concurs with District decision to use up to \$4 million from SDF for mansion renovation and operations endowment

Funding

Renovation

- \$6M from developer fees (SDF)

Operations

- \$4M endowment from developer fees (SDF)
- User fees



Summary

1. Valuable historic property available
2. Metro District interest
3. Funding available from developer fees
4. Survey supports ownership, renovation and operation
5. Public involvement process to assist in developing operating guidelines

How to Get Involved



1. Attend public meetings
2. Complete comment card
3. Learn more at

www.highlandsranch.org

Questions and Comments