

Agenda Item

DATE: March 18, 2025

TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER

FROM: DAN DERTZ, DIRECTOR OF OPEN SPACE AND NATURAL RESOURCES
TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT

CC: BRITTANY CASSELL, CURATOR
LAUREN PULVER, PLANNING RESOURCES SUPERVISOR
KATI CARTER, AICP, ASST. DIRECTOR OF PLANNING SERVICES

SUBJECT: REQUEST FOR PARKS, TRAILS, HISTORIC RESOURCES, AND OPEN SPACE FUNDING FOR CHEROKEE RANCH AND CASTLE'S PROJECT PLAN AND IMPROVEMENTS

SUMMARY

The Cherokee Ranch and Castle Foundation (CRCF) has requested that the Board of County Commissioners (Board) consider providing funding from the Parks, Trails, Historic Resources, and Open Space sales and use tax to develop a project plan and address immediate historic preservation needs at Cherokee Ranch. The request for the project plan is \$75,000. The request for immediate needs is \$500,000.

CRCF would like to continue the long-term partnership with the County by electing one member of the Board and one additional appointee candidate at-large who resides in Douglas County and is nominated by the Board.

BACKGROUND

Douglas County has had a long partnership with CRCF. With the approval of the sales and use tax in 1994, Douglas County was able to begin investing in protecting important properties in Douglas County. The Cherokee Ranch was one of the first properties that the sales and use tax was used to protect. In 1996, Douglas County partnered with CRCF to establish a conservation easement on Cherokee Ranch. In exchange for the conservation of the property, CRCF received \$200,000 for a period of ten years.

One of the many conservation values of this property is its historic and cultural resources. In 1994, Cherokee Ranch was listed in the National Register of Historic Places for the State of Colorado, which automatically placed the property on the State Register of Historic Properties.

According to the nomination, the periods of significance range from 1868 – 1944. There were 26 contributing resources that were identified in the nomination. To offset the costs to preserve the historic and cultural values of the property, CRCF is seeking assistance from Douglas County.

DISCUSSION

Open Space Advisory Committee (COSAC) Recommendation: COSAC heard the CRCF proposal on September 5, 2024. Eight (8) COSAC members scored the project at 199 out of 640 possible points. Public Accessibility and Population Use scored the highest at 35 out of 80 and Partnerships scored the lowest with 9 out of 80. COSAC has not provided a funding recommendation at this time.

COSAC has provided the following summary of the request:

The Cherokee Ranch Foundation has requested \$75,000 to update project plans and cost estimates for future projects on the ranch, which is already preserved by Douglas County under a conservation easement. While the ranch provides unique opportunities for preserving wildlife, botany, and cultural heritage, public access is currently limited to guided tours, in alignment with the easement's terms. Expanding public access or altering the ranch's conservation use could negatively impact conservation values, particularly wildlife protection and the preservation of historic resources.

Concerns include potential damage to historic buildings, which are not currently protected under the conservation easement, and the need for amendments to include these buildings or funding under historic preservation. There is also discussion of partnering with organizations like the Douglas Land Conservancy to address specific conservation needs, and exploring options for partnerships in funding. The project's costs are high, with some funding requests beyond the initial \$75,000, leading to concerns over sustainability and the need for oversight, including annual reports on fund usage.

The ranch is located in an ecologically significant area, connected to other conserved properties like Daniels Park and the Highlands Ranch Backcountry, contributing to the county's wildlife sanctuary. While access is restricted, the foundation's events and educational initiatives, such as wildlife rehabilitation and historical education, make the ranch an important cultural and educational resource. Overall, while the requested funding is seen as a small ask for a significant property, concerns about the balance between historic preservation and open space conservation remain, requiring careful consideration of how funds are spent and how projects align with the property's broader goals.

Historic Preservation Board (HPB): HPB heard the CRCF proposal for \$75,000 for updated planning documents for restoration of historic structures on September 5, 2024. Four HPB

members scored the project 45 out of 54 possible points. Historic significance scored the highest with 10 out of 10.

The following is a summary of HPB comments on the request:

Cherokee Ranch is a significant landmark in the County, however, the Foundation currently has access to other sources of funding. The HPB has concerns that a potential request for \$500,000 is a large portion of the historic preservation portion of the PTHROS tax fund. HPB recommends funding half of the \$75,000 for planning documents from the historic preservation funding allocation and Open Space funds the other half.

NEXT STEPS

Staff is requesting direction from the Board regarding funding the CRCF request. Funds can be used from the Open Space Operations and Maintenance Account and/or the Historic Resources Account.

ATTACHMENTS

Formal Request Letter from CRCF
COSAC Scorecard Summary and Scorecards
HPB Scorecards



2024 - COSAC Funding Requests - Capital Improvement Projects (CIP) Criteria and Scoring			Project Name: Cherokee Ranch Foundation Project Origin: BOCC, COSAC, Cherokee Ranch & Castle Foundation Requested Amount: \$75,000
COSAC Member: Kathie Shandro			
Total Points	Criteria	Score	Comments
10	Property Conservation, Attributes, and Condition <small>(Consider geographic features, water & mineral rights, recreation features, native vegetation, and environmental constraints)</small>	10	
10	Public Accessibility and Population Use <small>(Consider driving distance from population centers and if there is proper public access)</small>	10	Best to carefully control access to prevent destruction.
10	Public Safety <small>(Consider National resources, public visitation, fire mitigation, trails, trailhead amenities, Ranger presence)</small>	10	
10	Partnerships <small>(Consider funding partnerships, supporters, and interest groups)</small>	10	Impressive list of partners, ie archeology, water, etc.
6	Cost of Construction <small>(Consider benefit to the OSNR program)</small>	N/A	
6	Historic and Cultural Resources <small>(Consider structures and other significant cultural attributes of the property)</small>	6	Would score this higher!
6	Management and Maintenance Costs <small>(Consider ongoing maintenance cost, staff, vendor costs, and equipment cost)</small>	6	Worth every penny.
4	Network of Preserved Open Spaces <small>(Consider trail connections, and wildlife corridors)</small>	4	CRCF + Daniel's Park + Backcountry.
4	Wildlife Values and Critical Habitat <small>(Consider the Comprehensive plan section 9 wildlife resources, connection to other properties and critical habitat)</small>	4	
4	Scenic Views from the Roadway <small>(Consider geological, topographic and vegetation features)</small>	4	
4	Educational and Research Contribution <small>(Consider property data, geological, topographic and vegetation features)</small>	4	I've attended several events there & each is extremely well done.

2024 - OSNR Funding Requests

CIP

Criteria and Scoring

COSAC Member: Kathie Shandro

Project Name: Cherokee Ranch & Castle Foundation

Project Origin: BOCC, COSAC, Cherokee Ranch & Castle Foundation

Requested Amount: \$75,000

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Individual Project Score

Comments

60.

The "ask" is \$75,000[?] for planning Sweet's "world class education center".

The Castle is 100 years old. The 3,395 acres offer extraordinary historic, cultural & natural resources. \$75K is a very small "ask" for such an extraordinary property.

I strongly urge the BOCC to assist the Cherokee Ranch & Castle Foundation.

Even \$500K is a great investment for Douglas County.

2024 - COSAC Funding Requests - Capital Improvement Projects (CIP) Criteria and Scoring		Project Name: Cherokee Ranch Foundation Project Origin: BOCC, COSAC, Cherokee Ranch & Castle Foundation Requested Amount: \$75,000	
COSAC Member: Brian O'Malley			
Total Points	Criteria	Score	Comments
10	Property Conservation, Attributes, and Condition <small>(Consider geographic features, water & mineral rights, recreation features, native vegetation, and environmental constraints)</small>	10	Already preserved by Douglas County.
10	Public Accessibility and Population Use <small>(Consider driving distance from population centers and if there is proper public access)</small>	0	A private private foundation currently not accountable.
10	Public Safety <small>(Consider National resources, public visitation, fire mitigation, trails, trailhead amenities, Ranger presence)</small>	0	unaddressed. Fire mitigation can be addressed by CPW on the US Forest Service.
10	Partnerships <small>(Consider funding partnerships, supporters, and interest groups)</small>	5	\$50k challenge grant in no guarantee. Organization such as the Douglas Conservation District can play a part.
6	Cost of Construction <small>(Consider benefit to the OSNR program)</small>	2	majority of costs to be for preservation buildings preservation, not open spaces.
6	Historic and Cultural Resources <small>(Consider structures and other significant cultural attributes of the property)</small>	8+++	unending.
6	Management and Maintenance Costs <small>(Consider ongoing maintenance cost, staff, vendor costs, and equipment cost)</small>	3	Seems to be unsustainable
4	Network of Preserved Open Spaces <small>(Consider trail connections, and wildlife corridors)</small>	4	barrier into the Backcountry
4	Wildlife Values and Critical Habitat <small>(Consider the comprehensive plan section 9 wildlife resources, connection to other properties and critical habitat)</small>	4	amazing variety of wildlife
4	Scenic Views from the Roadway <small>(Consider geological, topographic and vegetation features)</small>	4+++	beyond description
4	Educational and Research Contribution <small>(Consider property data, geological, topographic and vegetation features)</small>	4	ongoing. I have participated in many events

2024 - COSAC Funding Requests - Capital Improvement Projects (CIP)		Project Name: Cherokee Ranch Foundation	
Criteria and Scoring		Project Origin: SOCC, COSAC, Cherokee Ranch & Castle Foundation	
COSAC Member: Patti Hostetler		Requested Amount: \$75,000	
Total Points	Criteria	Score	Comments
10	Property Conservation, Attributes, and Condition <small>(Consider geographic features, water & mineral rights, recreation features, native vegetation, and environmental constraints)</small>	10	Continue and enhance guided opportunities that do not have a negative effect on other conservation values
10	Public Accessibility and Population Use <small>(Consider driving distance from population centers and if there is proper public access)</small>	10	making sure that expanded public access does not negatively impact other conservation values
10	Public Safety <small>(Consider National resources, public visitation, fire mitigation, trails, trailhead amenities, Ranger presence)</small>	7	
10	Partnerships <small>(Consider funding partnerships, supporters, and interest groups)</small>	2	
6	Cost of Construction <small>(Consider benefit to the OSNR program)</small>	3	Need to review conservation easement prior to providing funding.
6	Historic and Cultural Resources <small>(Consider structures and other significant cultural attributes of the property)</small>	6	
6	Management and Maintenance Costs <small>(Consider ongoing maintenance cost, staff, vendor costs, and equipment cost)</small>	3	If funded - would like to see annual report on how funds have been spent.
4	Network of Preserved Open Spaces <small>(Consider trail connections, and wildlife corridors)</small>	4	Great connectivity to other conserved properties
4	Wildlife Values and Critical Habitat <small>(Consider the comprehensive plan section 9 wildlife resources, connection to other properties and critical habitat)</small>	4	
4	Scenic Views from the Roadway <small>(Consider geological, topographic and vegetation features)</small>	4	
4	Educational and Research Contribution <small>(Consider property data, geological, topographic and vegetation features)</small>	4	

2024 - OSNR Funding Requests

CIP

Criteria and Scoring

COSAC Member: Patti Hostetter

Project Name: Cherokee Ranch & Castle Foundation

Project Origin: BOCC, COSAC, Cherokee Ranch & Castle Foundation

Requested Amount: \$75,000

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Individual Project Score

Comments

57

Need to amend and restate
Conservation easement prior to
any funding approval to include
roads and building envelopes,
which currently are not
subject to the conservation
easement per Paragraph 11. of CE

may want to consider an MOU or
agreement with CRCF outlining how
funds may be spent.

Require annual report from CRCF re
fund expenditures.

2024 - COSAC Funding Requests - Capital Improvement Projects (CIP)		Project Name: Cherokee Ranch Foundation	
Criteria and Scoring		Project Origin: BOCC, COSAC, Cherokee Ranch & Castle Foundation	
COSAC Member: Jay Sage		Requested Amount: \$75,000	
Total Points	Criteria	Score	Comments
10	Property Conservation, Attributes, and Condition <small>(Consider geographic features, water & mineral rights, recreation features, native vegetation, and environmental constraints)</small>	5	
10	Public Accessibility and Population Use <small>(Consider driving distance from population centers and if there is proper public access)</small>	3	will not be increasing public access to open lands
10	Public Safety <small>(Consider National resources, public visitation, fire mitigation, trails, trailhead amenities, Ranger presence)</small>	0	
10	Partnerships <small>(Consider funding partnerships, supporters, and interest groups)</small>	8	
6	Cost of Construction <small>(Consider benefit to the OSNR program)</small>	0	
6	Historic and Cultural Resources <small>(Consider structures and other significant cultural attributes of the property)</small>	6	
6	Management and Maintenance Costs <small>(Consider ongoing maintenance cost, staff, vendor costs, and equipment cost)</small>	6	
4	Network of Preserved Open Spaces <small>(Consider trail connections, and wildlife corridors)</small>	4	
4	Wildlife Values and Critical Habitat <small>(Consider the comprehensive plan section 9 wildlife resources, connection to other properties and critical habitat)</small>	4	
4	Scenic Views from the Roadway <small>(Consider geological, topographic and vegetation features)</small>	4	
4	Educational and Research Contribution <small>(Consider property data, geological, topographic and vegetation features)</small>	4	

\$30m
 12 Acres
 3400
 11 KE
 - MC Cantos
 - HR used
 55 years
 11 needed
 Access
 Tweet
 BLUE - Bival
 3 yrs.
 \$6,687
 what's the funding
 Report
 \$160,000
 (6/10)

2024 - OSNR Funding Requests

Project Name: Cherokee Ranch & Castle Foundation

CIP

Project Origin: BOCC, COSAC, Cherokee Ranch & Castle Foundation

Criteria and Scoring

Requested Amount: \$75,000

COSAC Member: Jay Sage

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Individual Project Score

Comments

44

should fund only open space projects.

What are the conservation values in the conservation easement?

Need more information on increased public access on lands and how this will impact the animals.

Should have specific request for open space funding requests.

2024 - COSAC Funding Requests - Capital Improvement Projects (CIP)		Project Name: Cherokee Ranch Foundation	
Criteria and Scoring		Project Origin: BCCC, COSAC, Cherokee Ranch & Castle Foundation	
COSAC Member: Tom Rundell		Requested Amount: \$75,000	
Total Points	Criteria	Score	Comments
10	Property Conservation, Attributes, and Condition <small>(Consider geographic features, water & mineral rights, recreation features, native vegetation, and environmental constraints)</small>	9	Provides unique opportunities for resd + land outside Imp to protect wildlife & botany Noted importance by BOC
10	Public Accessibility and Population Use <small>(Consider driving distance from population centers and if there is proper public access)</small>	3	Ltd to public by apts & private events. Need to extend public availability* 40 weddings a yr / 1BK PAX per/yr
10	Public Safety <small>(Consider National resources, public visitation, fire mitigation, trails, trailhead amenities, Ranger presence)</small>	6	Potential need for fire mitigation
10	Partnerships <small>(Consider funding partnerships, supporters, and interest groups)</small>	7	This makes for fair partnership. How response much should COSAC / Doog Co fund a private foundation? Wildlife remains
6	Cost of Construction <small>(Consider benefit to the OSNR program)</small>	5	1 If one time ask. 2nd ask of \$500k is a bit much
6	Historic and Cultural Resources <small>(Consider structures and other significant cultural attributes of the property)</small>	6	Provides important Bldg in Doog Co
6	Management and Maintenance Costs <small>(Consider ongoing maintenance cost, staff, vendor costs, and equipment cost)</small>	2	TBD, is this a perpetual ask? Acknowledge expanding scope of BOG
4	Network of Preserved Open Spaces <small>(Consider trail connections, and wildlife corridors)</small>	4	While property is not acc to public it preserves open space
4	Wildlife Values and Critical Habitat <small>(Consider the comprehensive plan section 9 wildlife resources, connection to other properties and critical habitat)</small>	4	Rather critical to wildlife sanctuary
4	Scenic Views from the Roadway <small>(Consider geological, topographic and vegetation features)</small>	3	
4	Educational and Research Contribution <small>(Consider property data, geological, topographic and vegetation features)</small>	3	Can prove value to public w/ increased tours of property

2024 - OSNR Funding Requests

Project Name: Cherokee Ranch & Castle Foundation

CIP

Project Origin: BOCC, COSAC, Cherokee Ranch & Castle Foundation

Criteria and Scoring

Requested Amount: \$75,000

COSAC Member: Tom Rundell

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Individual Project Score

Comments

52 ~~57~~ / 74

A bit high of an ask for a private program that needs to become more mindful of expenses, very worth ~~to~~ helping. But in annual ask is 1 time ask?

Property is important to County, open space does have an active interest. Wildlife rehab

Challenge grant / raise against to match.

Small ask in consideration of Co funds, but substantial of COSAC

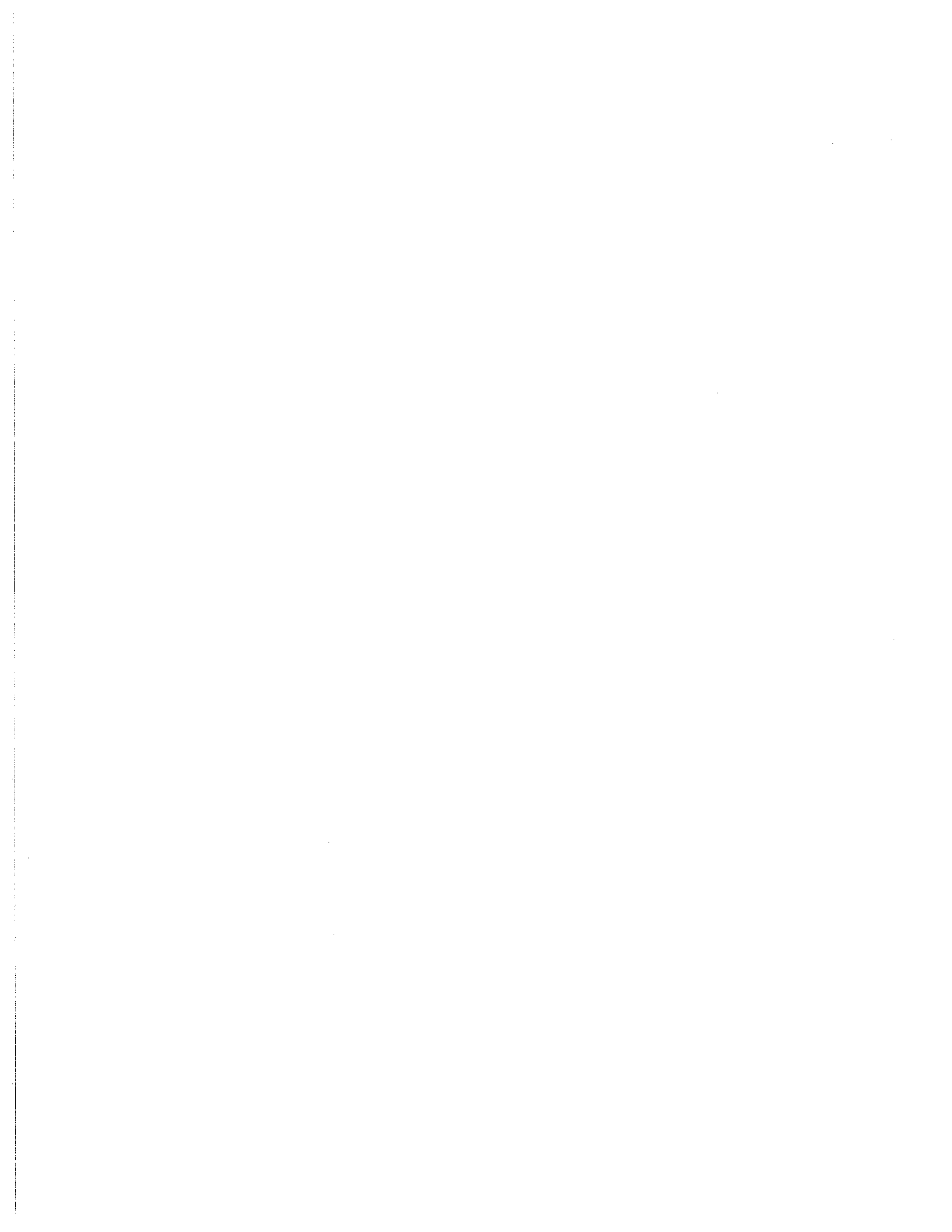
Need to increase public availability (to a point)

Important to wildlife

2024 - COSAC Funding Requests - Capital Improvement Projects (CIP)			Project Name: Cherokee Ranch Foundation
Criteria and Scoring			Project Origin: SOCC, COSAC, Cherokee Ranch & Castle Foundation
COSAC Member: Elizabeth Snow			Requested Amount: \$75,000
Total Points	Criteria	Score	Comments
10	Property Conservation, Attributes, and Condition <small>(Consider geographic features, water & mineral rights, recreation features, native vegetation, and environmental constraints)</small>	10	preserve natural environment, heritage and history. 3400 acres. 12 acres around castle to balance conservation values, historic building. Covenant sets vision
10	Public Accessibility and Population Use <small>(Consider driving distance from population centers and if there is proper public access)</small>	2	more limited public access. but tries to encourage wildlife protection and minimize impact on land. plan to increase public access by improving trail system.
10	Public Safety <small>(Consider National resources, public violation, fire mitigation, trails, trailhead amenities, Ranger presence)</small>		keep limited access with guided hikes only.
10	Partnerships <small>(Consider funding partnerships, supporters, and interest groups)</small>		public-private partnership student archeology groups heritage committee
6	Cost of Construction <small>(Consider benefit to the OSNR program)</small>		n/a
6	Historic and Cultural Resources <small>(Consider structures and other significant cultural attributes of the property)</small>	6	petrified wood of 55 million years concerts, guided hikes buildings are not part of conservation easement. perhaps look at protections for buildings
6	Management and Maintenance Costs <small>(Consider ongoing maintenance cost, staff, vendor costs, and equipment cost)</small>		Challenge grant for 3 year capital camp
4	Network of Preserved Open Spaces <small>(Consider trail connections, and wildlife corridors)</small>	3	adjacent to Daniels Park and Highlands Ranch Backcountry for wildlife, not people
4	Wildlife Values and Critical Habitat <small>(Consider the comprehensive plan section 9 wildlife resources, connection to other properties and critical habitat)</small>	4	protection of wildlife. inventory regularly wildlife rehabilitation 260 blue bird nesting boxes
4	Scenic Views from the Roadway <small>(Consider geological, topographic and vegetation features)</small>		amazing views of protected lands from castle. not really visible from Santa Fe/Hwy 85
4	Educational and Research Contribution <small>(Consider property data, geological, topographic and vegetation features)</small>	4	educates public. science institute indigenous artifact documentation + potential for more. livestock education grant from 4-H. Engaging Students

buildings not protected under conserv. easement. ←
 was request limited to use of land?
 building issues may need to be funded under historic preservation or C.E. may need to be amended to include the buildings.
 could sell buildings + no control.

2 requested amounts
 in order for me to rate higher - need more affordable access



2024 - COSAC Funding Requests - Capital Improvement Projects (CIP)		Project Name: Cherokee Ranch Foundation	
Criteria and Scoring		Project Origin: SOCC, COSAC	
COSAC Member: Jennifer Drybread		Requested Amount: \$75,000	
Total Points	Criteria	Score	Comments
10	Property Conservation, Attributes, and Condition <small>(Consider geographic features, water & mineral rights, recreation features, native vegetation, and environmental constraints)</small>	7	This project is for an update of project plans & costs, some of which are anticipated to be open space related.
10	Public Accessibility and Population Use <small>(Consider driving distance from population centers and if there is proper public access)</small>	3	The survey will likely consider public access improvements
10	Public Safety <small>(Consider National resources, public visitation, fire mitigation, trails, trailhead amenities, Ranger presence)</small>	7	The survey will likely consider public safety.
10	Partnerships <small>(Consider funding partnerships, supporters, and interest groups)</small>	0	No partnerships for funding are proposed.
6	Cost of Construction <small>(Consider benefit to the OSNR program)</small>	7	The survey will update construction costs, however, the focus of the update is historic resource costs.
6	Historic and Cultural Resources <small>(Consider structures and other significant cultural attributes of the property)</small>	6	
6	Management and Maintenance Costs <small>(Consider ongoing maintenance cost, staff, vendor costs, and equipment cost)</small>	5	The survey will likely include these factors.
4	Network of Preserved Open Spaces <small>(Consider trail connections, and wildlife corridors)</small>	NA	
4	Wildlife Values and Critical Habitat <small>(Consider the comprehensive plan section 9 wildlife resources, connection to other properties and critical habitat)</small>	3	Though not a focus of the survey, it will likely consider wildlife.
4	Scenic Views from the Roadway <small>(Consider geological, topographic and vegetation features)</small>	3	May be considered in the survey.
4	Educational and Research Contribution <small>(Consider property data, geological, topographic and vegetation features)</small>	4	Survey will add to property data.



2024 - OSNR Funding Requests

Project Name: Cherokee Ranch Foundation

CIP

Project Origin: BOCC, COSAC

Criteria and Scoring

Requested Amount: \$75,000

COSAC Member: Jennifer Drybread

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Individual Project Score

Comments

Requested is funding to update project plans and cost estimates for projects envisioned at the ranch. There should be a more detailed listing of these projects before any funding is awarded.

Perhaps this survey could be funded through a partnership of OSNR, Historic Preservation, & Parks. OSNR could possibly contribute funding where trails, wildlife, and other natural resources are evaluated. Historic Preservation could contribute to the evaluation of historic structures, and possibly Parks for any active recreational study components. Other partnerships, including from the CRCF, should be explored.

Total Points	Criteria	Score	Comments
10	Property Conservation, Attributes, and Condition <small>(Consider geographic features, water & mineral rights, recreation features, native vegetation, and environmental constraints)</small>	5	Property already under a C.E. and Access already limited to guided tours only
10	Partnerships <small>(Consider funding partnerships, supporters, and interest groups)</small>	4	Property already managed by trust.
10	Public Safety <small>(Consider National resources, public visitation, fire mitigation, trails, trailhead amenities, Ranger presence)</small>	4	Public visitation limited to guided tours. History of wildfires in the area.
10	Public Accessibility and Population Use <small>(Consider driving distance from population centers and if there is proper public access)</small>	5	Location is near population centers in north part of county. Public access is limited to guided tours only consistent with the conservation easement
6	Cost of Funding <small>(Consider if it is a one-time cost or ongoing)</small>	1	-ongoing costs are relatively high -this is a one-time cost AND ongoing costs
6	Historic and Cultural Resources <small>(Consider structures and other significant cultural attributes of the property)</small>	6	clearly a historic and cultural treasure. The Castle is a local attraction There are lots of artifacts & other evidence from native Americans
6	Management and Maintenance Costs <small>(Consider ongoing maintenance cost, staff, vendor costs, and equipment costs)</small>	2	high ongoing ^{maintenance} costs, and includes \$ for additional staffing
4	Network of Preserved Open Spaces <small>(Consider trail connections, and wildlife corridors)</small>	4	A this is a key part of preserved open space, along with Daniels Park & HRCA's Backcountry
4	Wildlife Values and Critical Habitat <small>(Consider the comprehensive plan section 9 wildlife resources, connections to other properties and important habitat)</small>	4	Cherokee Ranch, along with Daniels Park and HRCA's Backcountry is a large conserved wildlife area
4	Scenic Views from the Roadway <small>(Consider geological, topographic and vegetation features)</small>	4	Visible from Santa Fe Dr (US 85) and Daniels Park Rd.
4	Educational Research <small>(Consider property data, geological, topographic and vegetation features)</small>	3	Larger ^{amounts of} petrified wood in the area. Plenty of evidence of indigenous peoples presence in area.

TOTAL SCORE

42

if this is to provide funding for foundation repairs for the Cherokee Castle, then the Open Space component is small compared with historical preservation



PROJECT	REQUESTED AMOUNT	CREDENTIAL	SCORE	Potential	
				Max Score	COMMENTS
Cherokee Ranch Foundation (8 scorecards submitted)	\$75,000	Property Conservation (Consider geographic feature, water & mineral rights, recreation features, native vegetation, and environmental constraints)	33	80	<p>Already preserved by Douglas County.</p> <p>Provides unique opportunities for residence & outside implications to protect wildlife & botany. Noted importance by BoCC.</p> <p>Continue and enhance guided opportunities that do not have a negative effect on other conservation values. Need to amend and restate conservation easement prior to any funding approval to include roads and building envelopes, which currently area not subject to the conservation easement per paragraph 11. OFCE</p> <p>What are the conservation values in the conservation easement?</p> <p>Preserve natural environment, heritage, and history. 3400 acres. 12 acres around castle to balance conservation values, historic building Covenant sets vision. Buildings not protected under conservation easement. Was request limited to use of land? Building issues may need to be funded under historic preservation or C.E. may need to be amended to include the buildings. Could sell building + no control.</p> <p>This project is for an update of project plans and costs, some of which are anticipated to be open space related.</p> <p>Property already under a conservation easement. Access already limited to guided tours only.</p>
		Public Accessibility and Population Use (Consider driving distance from population centers and if there is proper public access)	35	80	<p>Best to carefully control access to prevent destruction. A</p> <p>private foundation currently not accountable. Making</p> <p>sure that expanded public access does not negatively impact other conservation values. Need more</p> <p>information on increased public access on lands and how this will impact the animals. Limited to</p> <p>public by appointments and private events. Need to extend public availability *40 weddings a year/\$18k pay per year.</p> <p>Need to increase public availability (to a point).</p> <p>Limited public access but tries to encourage wildlife protection and minimize impact on land. Plan to increase public access by improving trail system.</p> <p>The survey will likely consider public access improvements.</p> <p>Location is near population centers in North part of county. Public access is limited to guided tours only consistent with the conservation easement.</p>
		Public Safety (Consider National resources, public visitation, fire mitigation, trails, trailhead amenities, Ranger presence)	30	80	<p>Unaddressed. Fire mitigation can be addressed by CPW or the US Forest Service.</p> <p>Potential need for fire mitigation.</p> <p>Keep limited access with guided hikes only.</p> <p>The survey will likely consider public safety.</p> <p>Public visitation limited to guided tours. History of wildfires in the area.</p> <p>Impressive list of partners, i.e. archeology, water, etc.</p> <p>\$50K Challenge grant is no guarantee. Organization such as the Douglas Conservation District can play a part.</p> <p>This makes for fair partnership. How much should COSAC/Douglas County fund a private jurisdiction? Wildlife rehab.</p> <p>Public-private partnership. Student archeology groups, heritage committee.</p> <p>No partnerships for funding are proposed.</p> <p>Property already managed by trust.</p>
		Partnerships (Consider funding partnerships, supporters, and interest groups)	9	80	<p>Majority of costs is for building preservation, not open space.</p> <p>Douglas County has already funded the conservation easement, \$30 million in todays dollars. Partial funding requests beyond the \$75K ask in \$7ML in conservation value in today's dollars. The Highlands ranch mansion is self sufficient in their funding, with 100 events per year. We own the CRCF? This funding precedent will encourage the HRMD to ask for funding as well. Update of historic surveys S/B under the umbrella of Historic Resources.</p> <p>Need to review conservation easement prior to providing funding. May want to consider an MOU or agreement with CRCF outlining how funds may be spent.</p> <p>Require annual report from CRCF re: fund expenditures. Should</p> <p>fund only open space projects. Should have specific request for open space funding requests. If one</p> <p>time ask 2nd ask of \$500k is a bit much. A bit high of one ask for a private program that needs to become more mindful of expenses. Very worth helping, but an annual as us 1 time ask? Challenge grant/raise against to match. Small ask in consideration of county funds, but substantial of COSAC.</p> <p>The survey will update construction costs, however, the factors of the update is historic resource costs.</p> <p>Ongoing costs are relatively high. This is a one-time cost and ongoing costs.</p>
		Cost of Construction (Consider benefit to the OSNR program)	10	48	<p>Majority of costs is for building preservation, not open space.</p> <p>Douglas County has already funded the conservation easement, \$30 million in todays dollars. Partial funding requests beyond the \$75K ask in \$7ML in conservation value in today's dollars. The Highlands ranch mansion is self sufficient in their funding, with 100 events per year. We own the CRCF? This funding precedent will encourage the HRMD to ask for funding as well. Update of historic surveys S/B under the umbrella of Historic Resources.</p> <p>Need to review conservation easement prior to providing funding. May want to consider an MOU or agreement with CRCF outlining how funds may be spent.</p> <p>Require annual report from CRCF re: fund expenditures. Should</p> <p>fund only open space projects. Should have specific request for open space funding requests. If one</p> <p>time ask 2nd ask of \$500k is a bit much. A bit high of one ask for a private program that needs to become more mindful of expenses. Very worth helping, but an annual as us 1 time ask? Challenge grant/raise against to match. Small ask in consideration of county funds, but substantial of COSAC.</p> <p>The survey will update construction costs, however, the factors of the update is historic resource costs.</p> <p>Ongoing costs are relatively high. This is a one-time cost and ongoing costs.</p>

Historic and Cultural Resources (Consider structures and other significant cultural attributes of the property)	19	48	Would score this higher! 8+++ Unending. Provides important building in Douglas County. Petrified wood of 55 million years. Concerts, guided hikes. Buildings are not part of conservation easement. Perhaps look at protections for building. Clearly a historic and cultural treasure. The Castle is a local attraction. There are lots of artifacts and other evidence from Native Americans.
Management and Maintenance Costs (Consider ongoing maintenance cost, staff, vendor costs, and equipment costs)	9	48	Worth every penny. Seems to be unsustainable. If funded-would like to see annual report on how funds have been spent. TBD, as this is a perpetual ask? Acknowledge expanding scope of BOG. Challenge grant for 3 year capital comp. The survey will likely include these factors. High ongoing maintenance costs and includes \$ for additional staffing.
Network of Preserved Open Spaces (Consider trail connections, and wildlife corridors)	13	32	CRCF + Daniel's Park + Backcountry ? Into the backcountry Great connectivity to other conserved properties. While property is not accessible to public it preserves open space. Adjacent to Daniels Park and Highlands Ranch Backcountry for wildlife, not people. This is a key part of preserved open space, along with Daniels Park and HRCA's backcountry. Amazing variety of wildlife. Rather critical to wildlife sanctuary. Property is important to county, open space does have an active interest. Wildlife rehab. Important to wildlife. Protection of wildlife inventory regularly. Wildlife rehabilitation. 260 bluebird nesting boxes. Though not a ? of the survey, it will likely consider wildlife. Cherokee Ranch, along with Daniels Park and HRCA's backcountry is a large conserved wildlife area. 4++++ Beyond description. Amazing views of protected lands from castle. Not really visible from Santa Fe/Hwy 85. May be considered in the survey. Visible from Santa Fe Drive (US85) and Daniels Park Rd.
Wildlife Values and Critical Habitat (Consider the comprehensive plan section 9 wildlife resources, connection to other properties and important habitat)	13	32	Protection of wildlife inventory regularly. Wildlife rehabilitation. 260 bluebird nesting boxes. Though not a ? of the survey, it will likely consider wildlife. Cherokee Ranch, along with Daniels Park and HRCA's backcountry is a large conserved wildlife area. 4++++ Beyond description. Amazing views of protected lands from castle. Not really visible from Santa Fe/Hwy 85. May be considered in the survey. Visible from Santa Fe Drive (US85) and Daniels Park Rd.
Scenic Views from the Roadway (Consider geological, topographic and vegetation features)	13	32	Amazing views of protected lands from castle. Not really visible from Santa Fe/Hwy 85. May be considered in the survey. Visible from Santa Fe Drive (US85) and Daniels Park Rd.
Educational Research and Contribution (Consider property data, geological, topographic and a vegetation features)	15	32	I've attended several events there and each is extremely well done. The "ask" is \$75,000 for planning Tweet's "world class education center." The cattle is 100 years old. The 3395 acres offer extra ordinary historic, cultural & natural resources. \$75k is a very small "ask" for such an extraordinary property. I strongly urge the BOCC to assist the Cherokee Ranch & Cattle Foundation. Even \$500k is a great investment for Douglas County. Ongoing. I have participated in many events. Can prove value to public with increased tours of property. Educates public. Scenic infrastructure indigenous artifact documentation and potential for more. Livestock education grant from 4H. Engaging students. Survey will add to property data. Large amounts of petrified wood in the area. Plenty of evidence of indigenous people's presence in area.

Other Comments not under Criteria

Requested is funding to update project plans and cost estimates for projects envisioned at the ranch. There should be a more detailed listing of these projects before any funding is awarded. Perhaps this survey could be funded through a partnership of OSNR, Historic Preservation and Parks. OSNR could possibly contribute funding where trails, wildlife, and other natural resources are evaluated. Historic Preservation could contribute to the evaluation of historic structures, and possibly parks for any active recreational study components. Other partnerships, including from the CRCF, should be explored.

If this is to provide funding for foundation repairs for the Cherokee Castle, then the open space component is small compared with Historical Preservation.

2024 - External Historic Resources Funding Requests

Project Name: Cherokee Ranch and Castle

Project Origin: BOCC, Advisory Board, Public, Other Municipalities

Requested Amount: \$75 K

Criteria and Scoring

Total Points	Criteria	Points	Score	Comments
10	Historic Significance	0 = No discernible historic significance 5 = Potential landmark site with role in County historic narrative 9 = Landmarked or in historic register, major role in County historic narrative 10 = Landmarked and in historic register, major role in County historic narrative sites or contributing value to Conservation Easement	10	
9	Disrepair/Urgency	0 = No urgent need to act to preserve 5 = Risk of degradation but urgent needs have been addressed 9 = Virtually certain to experience major damage/collapse within next 12 months	5	
8	Outside Funding Opportunities	0 = No opportunities 5 = One outside funding opportunity identified 8 = Multiple outside funding opportunities identified	8	
7	Public Access Benefits	0 = No opportunities 5 = Opportunities for regular guided public access 7 = Opportunities for daily public access	5	
6	Partnership with Historical Societies or External Organizations	0 = No partnerships 2 = Working closely with 1 external organization 6 = Working closely with 3+ external organizations	6	
5	Collaboration with other Department	0 = No collaboration opportunities 4 = Synergy with Open Space or Parks for joint project 5 = Synergy with Open Space and Parks for joint project, BCC level PR	5	
4	Shovel/Trowel Ready	0 = 9+ months of up front work needed to get started 2 = 6-9 months of up front work needed to get started 3 = 1-6 months of up front work needed to get started 4 = Project can start immediately	4	
3	Can it wait?	0 = Opportunity can wait 12 months 2 = Opportunity to act/obtain partnership funds will lessen within next 12 months 3 = Opportunity to act/obtain partnership funds will close within next 12 months	2	
2	District Balance	0 = District has larger than average share of HP projects/dollars 1 = District has average quantity of HP projects/dollars 2 = District is underrepresented with HP projects/dollars	0	

45 Total Score

2024 - Historic Resources Requests External Criteria and Scoring Page 2	Project Name: Cherokee Ranch and Castle Project Origin: BOCC, Advisory Board, Public, Other Municipalities Requested Amount:
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Project Score	Comments
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	<p>A <u>great</u> site! Their projected needs would blow away the annual PTHROS HPB budget, so this partnership would need to be evaluated at a higher level.</p>
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We'd like to maintain ^{HPB} funds for small groups/small projects and for the County projects. (I know they're aggressively developing their fund raising. That should go forward for sure.)

George P.

2024 - External Historic Resources Funding Requests			Project Name: Cherokee Ranch and Castle	
Criteria and Scoring			Project Origin: BOCC, Advisory Board, Public, Other Municipalities	
			Requested Amount:	
Total Points	Criteria	Points	Score	Comments
10	Historic Significance	0 = No discernible historic significance 5 = Potential landmark site with role in County historic narrative 9 = Landmarked or in historic register, major role in County historic narrative 10 = Landmarked and in historic register, major role in County historic narrative sites or contributing value to Conservation Easement	10	
9	Disrepair/Urgency	0 = No urgent need to act to preserve 5 = Risk of degradation but urgent needs have been addressed 9 = Virtually certain to experience major damage/collapse within next 12 months	5	
8	Outside Funding Opportunities	0 = No opportunities 5 = One outside funding opportunity identified 8 = Multiple outside funding opportunities identified	8	
7	Public Access Benefits	0 = No opportunities 5 = Opportunities for regular guided public access 7 = Opportunities for daily public access	5	
6	Partnership with Historical Societies or External Organizations	0 = No partnerships 2 = Working closely with 1 external organization 6 = Working closely with 3+ external organizations	6	
5	Collaboration with other Department	0 = No collaboration opportunities 4 = Synergy with Open Space or Parks for joint project 5 = Synergy with Open Space and Parks for joint project, BCC level PR	5	
4	Shovel/Trowel Ready	0 = 9+ months of up front work needed to get started 2 = 6-9 months of up front work needed to get started 3 = 1-6 months of up front work needed to get started 4 = Project can start immediately	4	
3	Can it wait?	0 = Opportunity can wait 12 months 2 = Opportunity to act/obtain partnership funds will lessen within next 12 months 3 = Opportunity to act/obtain partnership funds will close within next 12 months	2	
2	District Balance	0 = District has larger than average share of HP projects/dollars 1 = District has average quantity of HP projects/dollars 2 = District is underrepresented with HP projects/dollars	0	
			45	Total Score

George P.

2024 - Historic Resources Requests External Criteria and Scoring	Project Name: Cherokee Ranch and Castle Project Origin: BOCC, Advisory Board, Public, Other Municipalities Requested Amount:
Project Score	Comments
	<p>Cherokee Ranch is a major landmark in the County. There appear to be a number of funding sources for the work to be done and good possibilities for collaboration with other departments. I believe that HRS funds can help partially fund the projects.</p>

2024 - External Historic Resources Funding Requests

Project Name: Cherokee Ranch and Castle

Project Origin: BOCC, Advisory Board, Public, Other Municipalities

Requested Amount: 75,000

Criteria and Scoring

Total Points	Criteria	Points	Score	Comments
10	Historic Significance	0 = No discernible historic significance 5 = Potential landmark site with role in County historic narrative 9 = Landmarked or in historic register, major role in County historic narrative 10 = Landmarked and in historic register, major role in County historic narrative sites or contributing value to Conservation Easement	10	Very Significant Landmark Very Different Model than others - Active Business
9	Disrepair/Urgency	0 = No urgent need to act to preserve 5 = Risk of degradation but urgent needs have been addressed 9 = Virtually certain to experience major damage/collapse within next 12 months	5	
8	Outside Funding Opportunities	0 = No opportunities 5 = One outside funding opportunity identified 8 = Multiple outside funding opportunities identified	8	Q - do they want \$00k each year? or total \$00k over 5 yrs
7	Public Access Benefits	0 = No opportunities 5 = Opportunities for regular guided public access 7 = Opportunities for daily public access	5	Funding this may prevent giving to other smaller entities that also need #
6	Partnership with Historical Societies or External Organizations	0 = No partnerships 2 = Working closely with 1 external organization 6 = Working closely with 3+ external organizations	6	Feel like Cherokee Ranch needs more public Access events - Free
5	Collaboration with other Department	0 = No collaboration opportunities 4 = Synergy with Open Space or Parks for joint project 5 = Synergy with Open Space and Parks for joint project, BCC level PR	5	
4	Shovel/Trowel Ready	0 = 9+ months of up front work needed to get started 2 = 6-9 months of up front work needed to get started 3 = 1-6 months of up front work needed to get started 4 = Project can start immediately	4	Ready to Go
3	Can it wait?	0 = Opportunity can wait 12 months 2 = Opportunity to act/obtain partnership funds will lessen within next 12 months 3 = Opportunity to act/obtain partnership funds will close within next 12 months	2	
2	District Balance	0 = District has larger than average share of HP projects/dollars 1 = District has average quantity of HP projects/dollars 2 = District is underrepresented with HP projects/dollars	0	
			45	Total Score

2024 - Historic Resources Requests External Criteria and Scoring	Project Name: Cherokee Ranch and Castle Project Origin: BOCC, Advisory Board, Public, Other Municipalities Requested Amount: 75,000
Page 2	
Project Score	Comments
45	Very Significant Landmark that over time will be asking for a LARGE amount of Funding. I Recommend Funding with the reservation that open space fund half.

2024 - External Historic Resources Funding Requests

Project Name: Cherokee Ranch and Castle

Project Origin: BOCC, Advisory Board, Public, Other Municipalities

Requested Amount: \$ 75,000.

Criteria and Scoring

Total Points	Criteria	Points	Score	Comments
10	Historic Significance	0 = No discernible historic significance 5 = Potential landmark site with role in County historic narrative 9 = Landmarked or in historic register, major role in County historic narrative 10 = Landmarked and in historic register, major role in County historic narrative sites or contributing value to Conservation Easement	10	
9	Disrepair/Urgency	0 = No urgent need to act to preserve 5 = Risk of degradation but urgent needs have been addressed 9 = Virtually certain to experience major damage/collapse within next 12 months	7 5	
8	Outside Funding Opportunities	0 = No opportunities 5 = One outside funding opportunity identified 8 = Multiple outside funding opportunities identified	8	SCFD - 400 emunds actually cattle operation
7	Public Access Benefits	0 = No opportunities 5 = Opportunities for regular guided public access 7 = Opportunities for daily public access	5	
6	Partnership with Historical Societies or External Organizations	0 = No partnerships 2 = Working closely with 1 external organization 6 = Working closely with 3+ external organizations	6	
5	Collaboration with other Department	0 = No collaboration opportunities 4 = Synergy with Open Space or Parks for joint project 5 = Synergy with Open Space and Parks for joint project, BCC level PR	5	
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2	District Balance	0 = District has larger than average share of HP projects/dollars 1 = District has average quantity of HP projects/dollars 2 = District is underrepresented with HP projects/dollars	0	

45 Total Score

2024 - Historic Resources Requests External Criteria and Scoring Page 2	Project Name: Cherokee Ranch and Castle Project Origin: BOCC, Advisory Board, Public, Other Municipalities Requested Amount: \$ 75,000.00
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Project Score	Comments
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45

1. I recommend \$ 37,500.00.
2. Per pg 3 of letter addressed to Doug DeBeard, I feel that having a County Commissioner sitting on the Foundation Board would be a conflict of interest.
3. I feel that CRCF asking the County to fully fund their project in the amount of \$500,000 is unfair to the smaller organizations. CRCF has the ability to fund raise on a much larger scale than the smaller organizations do. I feel that the P.T.H.R.O.S grant fund was established to help the smaller organizations who do not have the ability to fund raise on a large scale.



April 22, 2024

Mr. Doug Debord, County Manager
Douglas County Board of Commissioners
301 Wilcox Street
Castle Rock, CO 80104

Douglas County Request for Funding

Dear Mr. DeBord,

On behalf of the Cherokee Ranch & Castle Foundation (CRCF) Board of Directors, we respectfully submit a request for participation and funding support from the Douglas County Open Space Sales Tax allocations for the next five to seven years to assist CRCF in completing projects within the CRCF Projects Development Plan (PDP), which was initially developed between 2012-2014 from which several significant projects have been completed.

We believe the passage of the Open Space Tax by the citizens of Douglas County provides stakeholders across Douglas County an opportunity to accomplish transformational projects which will enhance the quality of life for all our citizens through increased public access to a wide range of new and existing community assets. We believe that Cherokee Ranch represents a vital cultural asset worthy of investment for the citizens of Douglas County through tax funded development; including historic preservation and expanded public access to provide enriching experiences in the arts, culture, agriculturally based education, and engagement with our land and wildlife conservation values embodied in our Conservation Easement with Douglas County which was established in 1996.

To reimagine the constructive uses for the assets of Cherokee Ranch and to fulfill the potential of the Cherokee Ranch partnership with Douglas County, we envision a regional showplace which inspires public engagement resulting in economic benefits to the citizens and stakeholders in Douglas County.



1. Projects Development Planning Phase

The assumptions made and projects identified in the 2012-2014 PDP documents largely remain relevant to our objectives to fulfill CRCF's long-term vision.

We respectfully request for Douglas County to provide initial funding for a planning phase in the amount of \$75,000 which will allow CRCF to work with our design and build consultants to update project plans and cost estimates for each of the projects envisioned. Further, we will engage in a process to develop programming to present to Douglas County as part of our long-term funding requests.

2. Projects Phase for Immediate Needs

We respectfully request Douglas County to provide 2024 project funding to CRCF in the amount of \$500,000 subject to specific project plans and associated budgets to address immediate historic preservation projects at Cherokee Ranch. The initial projects involve structural repairs at Cherokee Castle and improvements to buildings along Highway 85 which are the most public facing on the ranch. Once the PDP Phase and the Development Projects Phase are completed, we will present to Douglas County a comprehensive proposal to address historic preservation projects to be completed over a five-to-seven-year period in addition to the resulting programmatic enhancements to benefit the citizens of Douglas County.

3. Projects Development Plan Presentation and Requests

Upon completion of the Development Planning Phase, CRCF will present to Douglas County a roadmap detailing specific projects and detailed budgets for historic preservation and development projects to be completed over a five-to-seven-year timeframe.



The objective is to secure an annual investment by Douglas County for the projects to be presented and agreed upon through the planning phase. The desired initial term requested is five to seven years with funds to be dedicated to specified capital improvements, preservation projects (deferred and ongoing), and programming to provide expanded public access to Cherokee Ranch.

The Cherokee Ranch & Castle Foundation will continue to fundraise alongside Douglas Counties annual investment to ensure success in the Projects Development Plan.

4. Douglas County Board of Commissioners Representation on the CRCF Board

The CRCF Board recognizes the value of having representation from the Douglas County Board of Commissioners on the CRCF Board. The CRCF Board is committed to electing to the CRCF Board one member of the Douglas County Board of Commissioners and one additional appointee candidate residing in Douglas County as nominated by the Douglas County Board of Commissioners.

The Douglas County Commissioner and appointee will be elected by the CRCF Board pursuant to CRCF's existing Bylaws, and such member's service will be governed in all respects by the CRCF Bylaws on the same terms as other Board members.

CRCF will work with the Douglas County Commissioner member to successfully onboard new members to include an understanding of the CRCF By-Laws, operating procedures, and financial reporting and governance practices.

We believe that the enhancements achieved in partnership with CRCF will work best with input from designated persons as deemed appropriate by Douglas County. CRCF welcomes the engagement of such persons during the planning phase and throughout the execution of the long-range plans to successfully fulfill the Projects Development Plan and associated program plans for citizen engagement and cultural enrichment for all Douglas County stakeholders.



Please feel free to contact me directly to discuss our request in greater detail and provide our team with the opportunity to immediately respond to any questions you may have.

Thank you for your continued leadership and consideration of Cherokee Ranch & Castle Foundation.

Respectfully submitted.

James Holmes

James A. Holmes
Executive Director