



Fly'n B House

September 2025



HIGHLANDS RANCH
Metro District

Fly'n B Ranch Owners

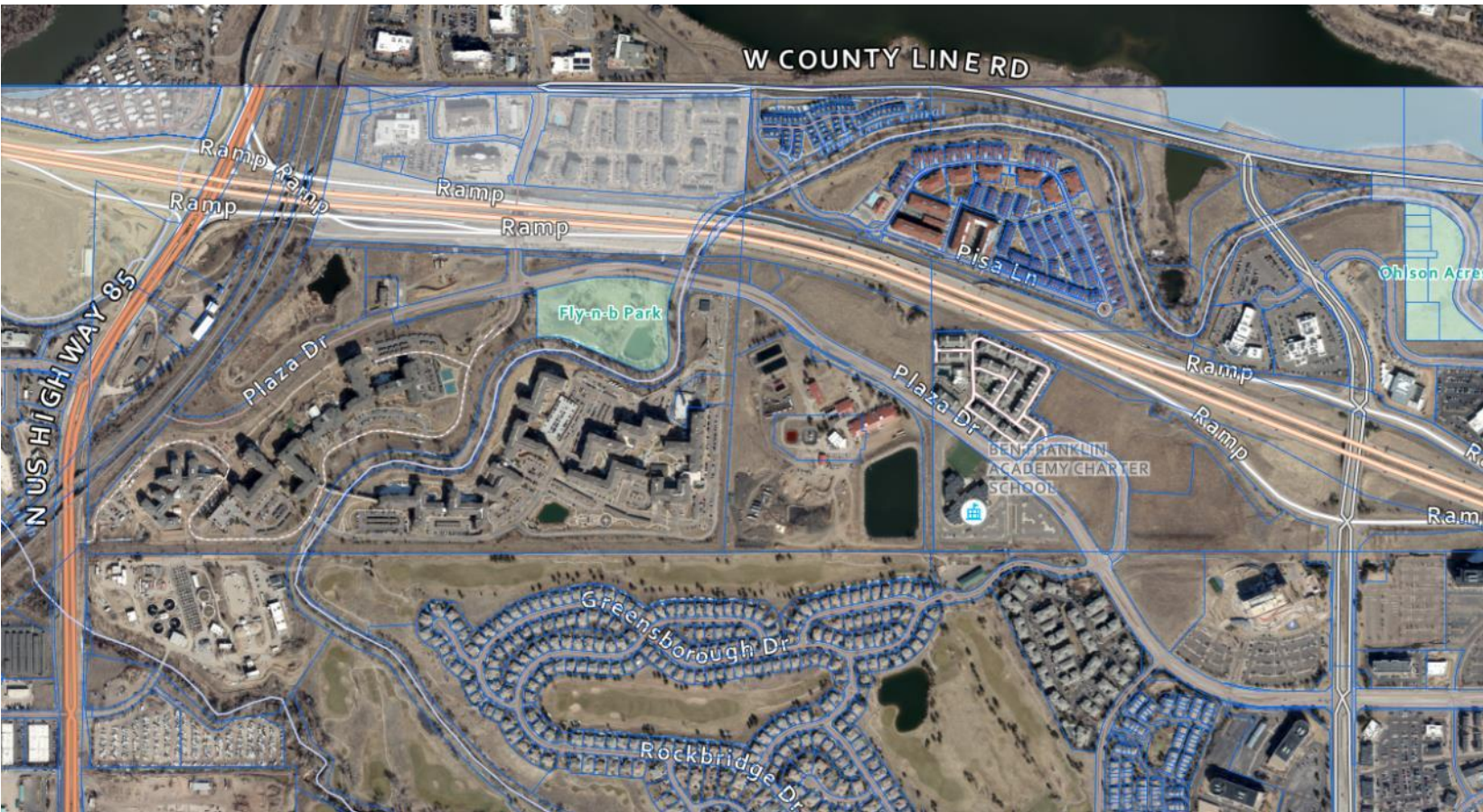
1906 Matthew
Plews acquired
property and built
the house

1937 Sold to
O.E. Stephens
1944 Sold to
Fred &
Marquerite
Eberhardt

1967 Sold to
Johnny Bowen
(1979 Mission
Viejo acquired
adjacent 22,000)

2004 Sold To
Erickson
Communities

Fly'n B Park



- Adjacent to Wind Crest Development
- Developer donated land for future park.
- Development generated \$2.62 million for park development and trail improvements.
- Funds remaining for construction ~\$650,000

Fly'n B Park Master Plan – 2007



Fly'n B Park Construction



- 10.3 acres
- Began construction in 2009
- Dedicated park in 2011

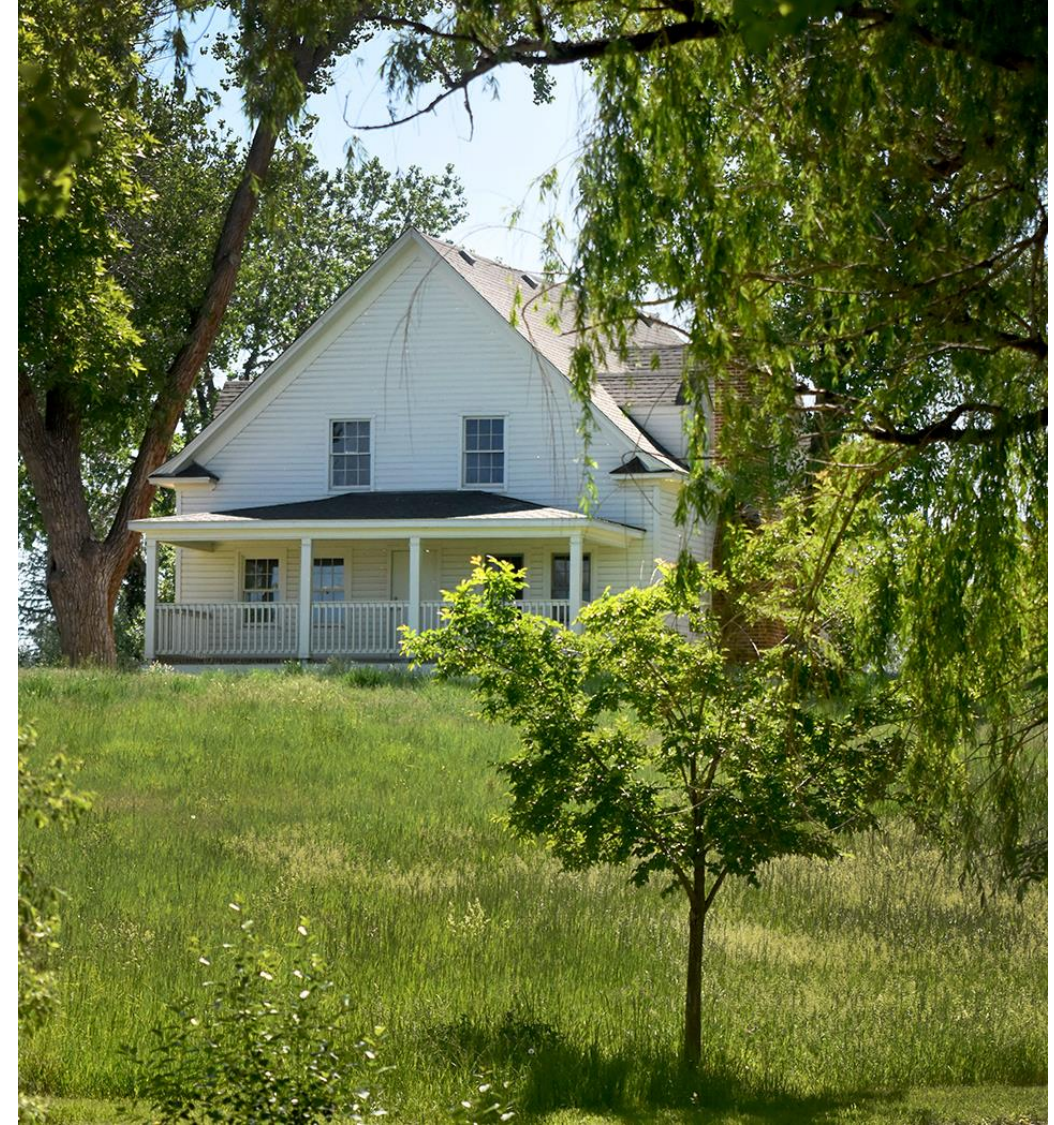
Fly'n B Park Program



- Historic and environmental interpretation
- Nature Camp
- Shelter for community events, picnics, and social gatherings
- Fishing
- Trails

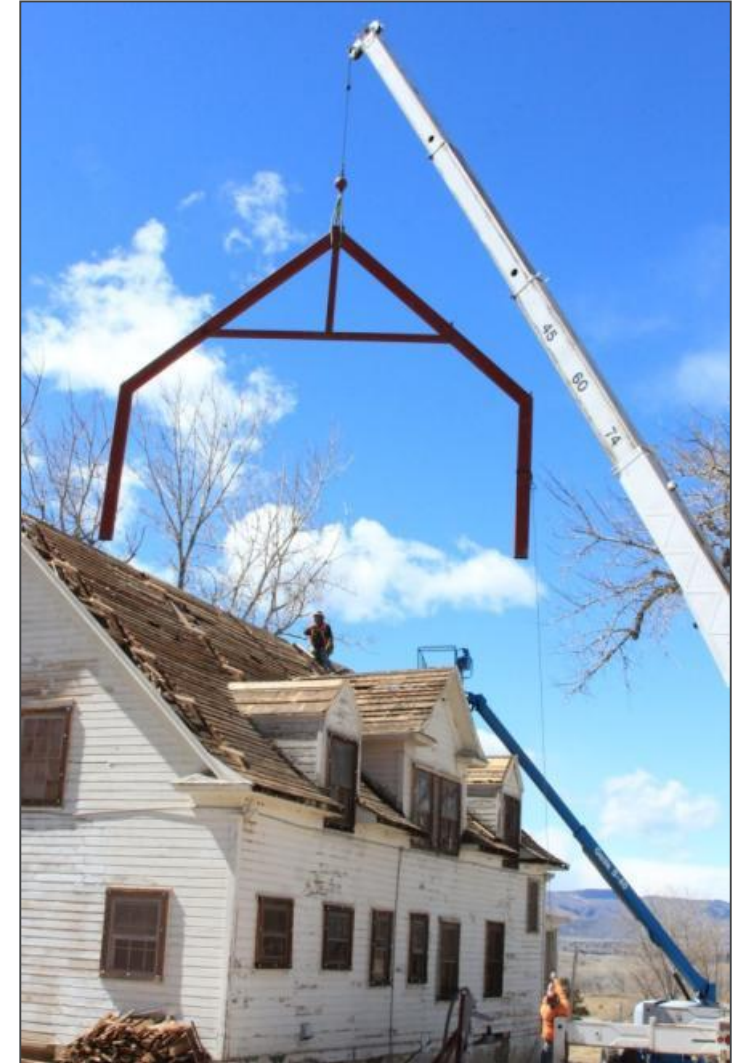
Fly'n B House

- 2010 – Discovered structural problems during renovation at Fly'n B House
- 2010-2012 – Suspended work on Fly'n B House until renovation of Highlands Ranch Mansion completed
- 2013 – Completed historic structure assessment of Fly'n B House and evaluation of community needs related to “historic” buildings
- 2014 – Stabilization and exterior renovation completed
- 2020-2021 Evaluated Alternatives for Fly'n B House
- 2024 Board directed staff to solicit public input in 2025



Fly'n B House Stabilization

Phase I 2014



Fly'n B House Renovate Exterior

Phase I 2014

Cost of Phase I: \$466,600

Stabilize Structure and Renovate Exterior



Fly'n B Phase II – Proposed Options

- Option 1 – Renovate Existing House
- Option 2 – Remove and Replace House
- Option 3 – Leave House As-Is
- Option 4 – Remove House and add parking
- Option 5 – New Outdoor Space

Option 1 – Renovate Existing House

Pros

- Steel support framing in place
- Shorter runs for utilities
- Preserve original house and foundation
- Addition of useable outdoor space
- Improve access to house

Cons

- Roof structural fixes
- Uncertainties of code required upgrades
- Site fill for ADA access
- Appearance of existing steel
- Maintenance of existing house materials
- Exceeds budget – need additional funding source

Option 2 – Remove and Replace

Pros

- Meet current IBC codes
- Meet ADA requirements with limited grading
- Add approx. 300SF to accommodate storage and utilities
- Construction warranty
- Lower maintenance
- Safe access of house

Cons

- Regrade of site for new house
- Replica of house
- Exceeds budget – need additional funding source
- Removes notable house within park

Option 3 – Leave House As-Is

Pros

- Preserves notable house
- Provides additional parking
- No increased operational impact

Cons

- Vandalism of House
- No useable or rental space
- Safety concerns and risks
- Vacant house attractive nuisance
- Requires continual maintenance funding

Option 4 – Remove House

Pros

- No house maintenance
- Provides additional area for parking

Cons

- No additional useable or rental space
- Removes local landmark house within park
- Hard to represent history of park

Option 5 – New Outdoor Space

Pros

- Minimal maintenance
- Provides additional area for parking
- Provides space when existing shelter is rented

Cons

- No additional indoor rental space
- Removes local landmark house within park
- Hard to represent history of park

Estimated Cost for Each Option

Funds remaining for construction ~\$650,000

<i>Estimated Cost Ranges</i>	Option 1 - Renovation	Option 2 New Building	Option 3 Leave As-Is	Option 4 Remove Building	Option 5 New Shelter
	\$ 1,700,000	\$ 1,800,000	\$ 870,000	\$ 760,000	\$ 870,000
	\$ 2,100,000	\$ 2,200,000	\$ 1,100,000	\$ 930,000	\$ 1,100,000

Questions

Send feedback and questions to
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