

Fly'n B House

September 2025



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

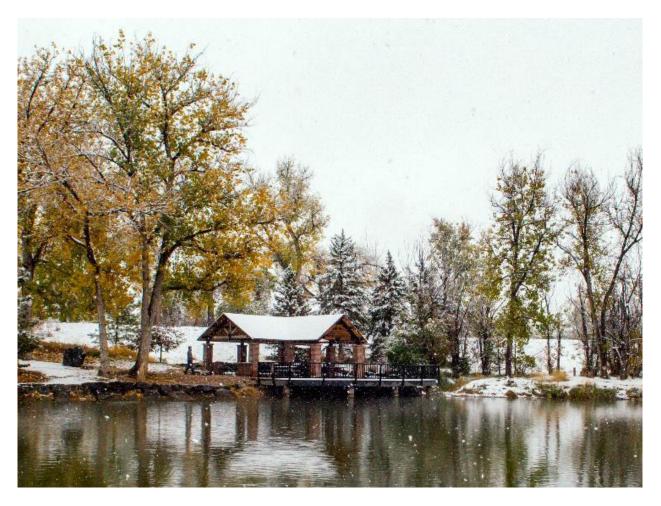


Fly'n B Park Master Plan – 2007





Fly'n B Park Construction



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



Fly'n B Park Program

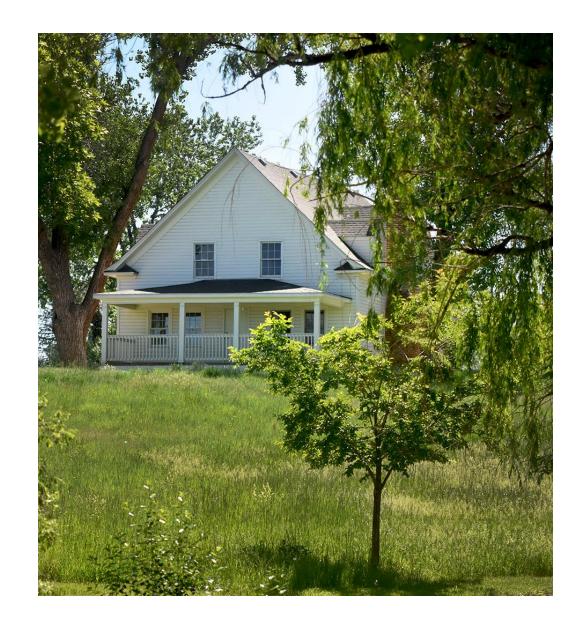


- Historic and environmental interpretation
- Nature Camp
- Shelter for community events, picnics, and social gatherings
- Fishing
- Trails



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

- 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

- 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

- 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

- 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

- 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

							Option 4			
Estimated Cost Ranges	Option 1 -		Option 2		Option 3		Remove		Option 5	
	Renovation		New Building		Leave As-Is		Building		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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