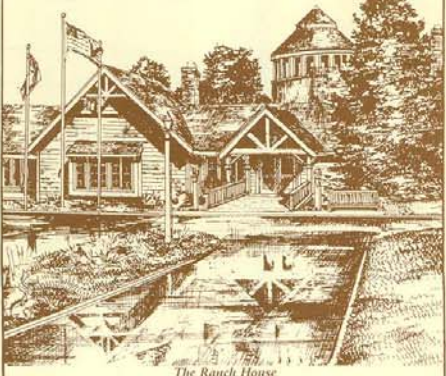


# Ken-Caryl Ranch Community Guide



The Ranch House

Revised September 2008

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## Ken-Caryl Ranch: A Master-Planned Community

The Johns Manville Corporation purchased the Ken-Caryl Ranch in 1971 to locate its World Headquarters and Research and Development Center here with the intent of creating a master-planned community. Following a year and a half of planning and public review, the Official Development Plan (ODP) for the former cattle ranch was approved by Jefferson County in 1972. To maximize the natural beauty of the property, it was determined only one-third of Ken-Caryl Ranch would be developed.

Today, the 9,197 acre community, 18 miles southwest of Denver, is a mix of residential neighborhoods, commercial areas, and a full complement of recreation that features over 6,000 acres of greenbelts, parks, and open space. At full development, Ken-Caryl Ranch anticipates approximately 13,000 residents in 4,800 homes. About 5 million square feet of retail, office, and light industrial space are planned as well.

## Maintaining the Ranch:

The care of the recreational amenities, built by the developers of the Ken-Caryl Ranch Master Association

Ranch, has been turned over — along with common areas and open space — to the Ken-Caryl Ranch Master Association for enjoyment by the Ranch community. After 1990, Ken-Caryl Ranch became a resident-controlled community, responsible for almost 5,000 acres of open space, architectural and covenant control, refuse removal and recycling, an Equestrian Center, and a bi-weekly newspaper, *Life at Ken-Caryl*.

All property owners, both commercial and residential, are automatic members of the Association. As such, they pay monthly dues and observe architectural controls and covenants. In return, members may enjoy all Master Association facilities, programs and services and direct voting privileges at the Annual Meeting, electing a Board of Directors. Members of neighborhoods with subscriptions might pay an additional assessment to a subscription organization that owns and maintains property in particular neighborhoods, much in the same way the Master Association does for the overall Ranch.

The Master Association provides architectural guidance — in order to maintain the continuity of aesthetic building quality on the Ranch. The Master Association also assembles information regarding the issues and events around the community through the community Web site, [www.ken-caryl-ranch.org](http://www.ken-caryl-ranch.org) and a bi-weekly newspaper, *Life at Ken-Caryl*, and by calling 303-979-1876.

The Master Association is an umbrella property owners' association and Restrictions — the legal document governing Ken-Caryl Ranch. It is found together by a Master Declaration of Covenants, Conditions

## Ken-Caryl Ranch Metropolitan District

In 1988, Ranch residents in a general election voted to establish the Ken-Caryl Ranch Metropolitan District. The Metropolitan District is governed by the residents who elect a five-member Board of Directors. The District was formed to assume responsibility for park/open space maintenance and recreational programs for the Ranch, through an agreement with the Master Association. The Metro District saves residents thousands of dollars each year through its tax exempt status when purchasing supplies and materials. It also allows the District the opportunity to deduct their property taxes for the District from their income taxes. The District's Parks Department maintains miles of pathways, numerous playgrounds, irrigation systems and fences, as well as parks and developed greenbelts.

The District's Recreation Department provides programs and services to youth through senior citizens. The Recreation Department also maintains and operates all Ranch swimming pools, tennis courts and recreation centers.

## Facilities and Amenities Available at Ken-Caryl Ranch

**RANCH HOUSE — 303-979-4070**

- Ten Tennis Courts (even lighted)
- Outdoor 25 Meter Swimming Pool and Meeting Rooms
- Shack Bar/Kitchen
- Locker Rooms

**BRADFORD PARK — 303-973-5302 (summer)**

- Outdoor Volleyball Court
- Game and Exercise Rooms
- Frisee Golf Course
- Softball/Basball Field
- Two Soccer Fields
- Pool and Wading Pool

**COMMUNITY CENTER — 303-979-2233**

- Wading Pool —
- Outdoor Swimming Pool and Restrooms, Locker Rooms

**COMMUNITY PARK**

- Four Indoor Tennis Courts
- Four Outdoor Tennis Courts
- Six Outdoor Tennis Courts

**FOURSTAR CENTER — 303-979-4500**

- Indoor/Outdoor Boarding, and Riding Arenas
- Dakota Lodge, Restrooms, Kitchen, Meeting Room
- Volleyball, Playground, Picnic Areas

- Soccer Fields
- Frisee Area —
- Covered Pavilion Shelter

## OTHER FEATURES

- Almost 800 Acres Of Open Space
- 25+ Miles Of Hiking and Riding Trails
- Historic Locations
- Sited Backcountry Campsites
- 150 Acres Of Maintained Greenbelts and Trails/Parks

## Exploring Ken-Caryl Ranch Open Space

The magnificent natural open space at Ken-Caryl Ranch is dotted with picnic areas and historical sites accessed by a network of trails open to hiking, biking and horserback riding. North of Ken Caryl Avenue, immediately upon entering the Valley, is the Hogback Trail System, consisting mostly of gently rolling terrain preserved for the exclusive use of residents and their accompanied guests. As the trails continue north and west to the North Ranch, the trail users come to Bradford Park, home to a National Historic site, the Bradford Park as well as a swimming pool, tennis courts and campsite. (Known as the Fountain formation) deposited 500 million years ago!

South of Ken Caryl Avenue lies the South Hogback Open Space, a large area open to the public that borders Deer Creek Canyon to the south and Jefferson County Open Space to the west. The Hogback to the east and the Lyons Hogback to the west. The Dakota Hogback to the east and the Lyons Hogback to the west. The Lyons Hogback, although larger than the Lyons Hogback, is actually younger than the Lyons, having been deposited around 100 million years ago. The forces that caused these layers to jut into the sky are the same that ultimately created the Rocky Mountains, some 65 million years ago.

The Hogback area forms an abrupt transition between the high plains and the Rockies and is, not surprisingly, represented by a larger variety of plants and animals as a result. Native tallgrass prairie (and wild with Gambel oak, ponderosa pine and juniper) and host milk deer, coyotes, prairie dogs and rattlesnakes. Here you'll find not just birds of open country like red-tailed hawks and golden eagles, but Northern goshawks and dusky grouse, both of which are more typical of thick forest.

The Bradford House was built in 1859 as a stage stop for freight and passengers on their way west. Ken-Caryl's Bradford Trail follows part of an original toll road, which cost 19th century travelers the princely sum of \$1.50 per wagon. Wagon ruts are still visible on Stone Prairie.

Wrens, hawks, and bobcats can sometimes be seen in Dutch Creek Canyon east of the Bradford House. The Bradford Site is registered as a National Historic Site, due to the many cultures that have lived in this area, including Plains Indians and early settlers of the West.

The natural Open Space areas at Ken-Caryl Ranch are managed by the Ken-Caryl Ranch Master Association Ranger staff. Of the 4,878 acres that the Ranch Master Association and are open to Association members only, 1,154 acres are owned and/or leased by the Ken-Caryl Ranch Metropolitan District and are open to the general public. In addition, 4,243 acres of public and open space, owned and managed by Jefferson County Open Space are contiguous with Ken-Caryl Ranch Open Space in the Deer Creek Canyon area.

## Open Space Management

The Foothills Trail system begins southward of the Bradford Ferry House and just west of the Manor House. Although most trails are steep, there are several attractive picnic and camping areas.

A massive forest fire burned 2,300 acres of Ken-Caryl Ranch in 1978, consuming much of the vegetation on lower slopes. Grass seeding by helicopter, tree planting, and logging of dead trees were completed by 1980. Vigorous reforestation has provided a fine habitat for the deer, songbirds, rodents and their predators that have returned in abundance. At an elevation of about 7,300 feet, one finds aspen trees and on the shady northern exposures, conifers, such as Ponderosa Pine, spruce and Douglas Fir. Many of the shady northern exposures survived the fire, but on the ridge tops and mesas, Ponderosa pine suffered heavy damage and will not be re-established for centuries.

As you find the western extent of Bradford Trail high up in the hills, you'll find the Tin Cup and Manor House campsites. John Shaffer, the cattle barn and newspaper publisher who built the glorious Manor House in 1914, named the area with hunting parties. Little John's Chimney, near the Manor House campsites, is all that remains of a lodge Shaffer built among the aspens. Black bears, although abundant, are sometimes seen in these higher areas as are elk.

Joining the Manor House Trail near its picnic shelter at the top is Shaffer Trail, which measures 2.2 miles south over rough terrain toward Cannonville Drive. Close to the halfway point is the intersection to further south sits Cochrane overlook and its two available campsites on a broad mesa overlooking the Valley. Just south of Cochrane sits Massay Draw, home to a perennial stream (at least in the upper reaches) and the major drainage in Ken-Caryl Ranch. The creek has cut a deep canyon down in the area below and the trail alongside, due to its steep nature, is not recommended for any use other than hiking.

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The Rangers work closely with the community on open space management issues through the Ken-Caryl Ranch Open Space Committee (KRCOSC). In the mid-1990s the KRCOSC took the lead in

**KEN-CARYL RANCH**  
7676 S. Centennial Divide Road  
Littleton, CO 80127  
[www.ken-caryl-ranch.org](http://www.ken-caryl-ranch.org)  
303-979-1876

- Glass containers are prohibited.
- Camping is permitted only in designated areas with prior authorization.
- Hunting, trapping, or releasing wildlife is prohibited.
- Feeding wildlife is prohibited.
- Technical rock climbing is prohibited.
- Interference with any parks/open space employee is prohibited.
- Park Rangers have the right to ask any person to leave when proper standards of conduct are not met.
- Unauthorized organized events are prohibited.
- Piloted aircraft are prohibited.
- Motorized model aircraft and boats are prohibited.
- Except for authorized activities, propelled objects are prohibited.
- Horses are prohibited on asphalt paths.

For a complete list of rules, enforcement procedures, and authorized activities visit [www.ken-caryl-ranch.org](http://www.ken-caryl-ranch.org) or call the Ken-Caryl Ranch Rangers at 303-904-0249.

## Community Services

Ken-Caryl Ranch is part of unincorporated South Jefferson County, but its master-planned concept places a variety of community services close at hand.

Law enforcement, planning and zoning, road maintenance and snow removal are provided by the County. County Clerk and Commissioners' Offices are located on the Ranch. Located on Shaffer Parkway is the Ken-Caryl Branch of the U.S. Post Office. Water and sewer services are provided by the Ken-Caryl Water and Sanitation District. The West Metro Fire District provides fire protection from two stations on the Ranch.

There are five Jefferson County R-1 schools on the Ranch: Collegiate Academy, Shaffer, Bradford Primary and Bradford Intermediate, and Chatfield Senior High School. Area schools just outside the Ranch include an elementary school (Ute Meadows), two middle schools (Deer Creek and Falcon Bluffs) and one high school (Dakota Ridge).

At full development, the Ken-Caryl Business Center will have five million square feet of retail, light industrial, and office space and could employ up to 20,000 people. The Business Center is currently home to nearly 100 businesses, medical offices, and neighborhood shopping centers.

C-470 links Ken-Caryl Ranch to I-70 on the north and I-25 on the east. Regional Transportation District bus routes and a park-n-Ride serve Ken-Caryl Ranch.

drafting a comprehensive management plan for open space which established a philosophy and laid out specific management objectives and guidelines in areas such as facilitated recreation, exotic plant control, wildfire prevention, and environmental compliance, to name a few. The overriding goal of open space management as put forth in the Ken-Caryl Ranch Open Space Comprehensive Management Plan is " . . . preserving and restoring native ecosystems, protecting and promoting natural biological diversity, and providing a balance between the requirements of residents and the capacity of nature." The Plan was adopted by the Board of Directors in 1997.

The Rangers' duties are divided into three major areas: resource management and maintenance, resource protection and community service, education and volunteer management. Specific tasks in these areas include trail maintenance and construction, weed management, drainageways management, grassland and forest restoration, open space use rules enforcement, volunteer trail crew trainings, and assistance with wildlife related problems. Rangers also work closely with state, county and local districts on issues ranging from wildlife management to prescribed burning. The Rangers can also provide information on trails, camping, and open space use rules. You may contact the Rangers at 303-904-0249.

## Ken-Caryl Ranch Parks & Open Space Rules

- Private open space properties are for the use of residents and their accompanied guests only.
- All dogs must be on a leash no longer than 10 feet and under handler's control at all times.
- Handlers must pick up after household pets.
- Except for authorized activities, all parks and open space are open from sunrise to sunset.
- Use or occupancy of administratively closed areas is prohibited.
- Unauthorized vehicles are prohibited.
- Removing or disturbing any natural or manmade feature is prohibited.
- Use of a device capable of discharging any projectile by any means is prohibited.
- Fireworks and explosive devices are prohibited.
- Open fires and barbecues are permitted only in designated areas with prior permission.
- Littering is prohibited.
- Except for authorized activities, swimming, wading, or boating on any body of water is prohibited.
- Ice skating, ice fishing, or walking on any ice surface is prohibited.
- Unreasonably loud noises are prohibited.