



HIGHLANDS RANCH Metro District

February 10, 2020

Mr. Brett Thomas
Douglas County Planning
100 3rd Street
Castle Rock, CO 80104

Dear Brett,

The Highlands Ranch Metro District is offering the following responses to the comments received during the referral process. Many of the local agencies had no comments so the response will be to the comments received.

Douglas County Engineering – The appropriate plans and reports will be submitted to Engineering Services as required.

Douglas County Building – The appropriate permits will be obtained for electrical service to structures.

Douglas County Health Department – Comments noted. There is not a water service installed to the vault toilets since they are not climate controlled. This allows them to be open year round. The Metro District does provide public sewer service through its contract with Highlands Ranch Water and has determined it is not feasible or practical to connect to the existing sewer lines which are over 400 feet away from the restroom location. The closest sewer line, while still over 400 feet away, would not allow a gravity connection due to the elevation of the line.

South Metro Fire and Rescue – BBQ grills etc will be located to comply with their comment.

Xcel Energy – Comments noted and the design has taken location of existing facilities into account. The lighting in the park has been requested by the applicant to be removed.

Resident comments – Many of the comments were complimentary of the proposed design for the Toepfer Park improvements. However, the dog park did result in many comments opposing the addition of that facility to the improvements. The District has had two previous opportunities for public comment in the design process, with the October 2023 survey producing a number of comments requesting a dog park at this location. As a result, the current design includes the addition of a dog park. The District has notified residents that were part of the previous public outreach that the current design is available for comment on the District's website. Comments may be made until Monday, January 27. The District will be able to report a summary of these comments

at the L & E hearing. The District staff will review and take into consideration all the comments that have been made and prepare a recommendation to our Board at the January 28th Metro District Board meeting.

If you have any other questions, do not hesitate to contact me.

Sincerely,



Forrest Dykstra
Manager of Engineering

Referral Agency Response Report**Page 1 of 2****Project Name:** Highlands Ranch Filing 130A, Lots 1 and 2**Project File #:** LE2024-032**Date Sent:** 01/06/2025**Date Due:** 01/17/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	01/08/2025	No comment.	No action required.
AT&T Long Distance - ROW	01/09/2025	Summary of response letter: There should be no conflicts with the AT&T long line facilities.	No action required.
Building Services	01/17/2025	Verbatim response: Permit(s) required for structures, electrical permit is required for electrical work. Please visit Douglas County's web site for requirements and contact 303-660-7497 if you have any questions.	Comments provided to applicant.
CenturyLink		No response received.	
Comcast		No response received.	
Douglas County Health Department	01/08/2025	Summary of response letter: The Health Department provided recommendations regarding on-site wastewater treatment system and fugitive dust.	Comments provided to applicant.
Douglas County Parks and Trails	01/10/2025	Verbatim response: Parks has no concerns with application.	No action required.
Engineering Services	01/10/2025	Summary of response letter: Engineering noted no concerns with the Location and Extent. Engineering noted Construction Plans, Phase III Drainage Report, and GESC Plans and Report will need to be submitted prior to permits being issued for the project.	Comments provided to applicant.
Highlands Ranch Community Association	01/08/2025	Verbatim response: The Highlands Ranch Community Association ("HRCA") appreciates the opportunity to review and opine on this Application. We take NO EXCEPTIONS to this Location & Extent Application for the planned improvements to Toepfer Park. We look forward to the completion of the project soon.	No action required.

Referral Agency Response Report**Page 2 of 2****Project Name:** Highlands Ranch Filing 130A, Lots 1 and 2**Project File #:** LE2024-032**Date Sent:** 01/06/2025**Date Due:** 01/17/2025

Agency	Date Received	Agency Response	Response Resolution
Highlands Ranch Metropolitan District	01/16/2025	No comment.	No action required.
Highlands Ranch Water and Sanitation District	01/16/2025	No comment.	No action required.
Office of Emergency Management		No response received.	
South Metro Fire Rescue	01/13/2025	Summary of response letter: South Metro Fire has no objection to the proposed Location and Extent.; however, noted open flame cooking devices (BBQ grills) are to be kept 10' from combustible construction.	Comments provided to applicant.
Xcel Energy-Right of Way & Permits	01/07/2025	Summary of response letter: PSCo noted it owns and operates existing electric distribution facilities near the playground expansion and existing natural gas and electric distribution facilities along Venneford Ranch Road.	Comments provided to applicant.

Brett Thomas

From: annb cwc64.com <annb@cwc64.com>

Sent: Thursday, January 9, 2025 11:28 AM

To: Brett Thomas <bthomas@douglas.co.us>

Cc: Pam Choy (pc2914@att.com) <pc2914@att.com>; duanew cwc64.com <duanew@cwc64.com>; jt cwc64.com <jt@cwc64.com>

Subject: Toepfer Park Highlands Ranch, Colorado Douglas County eReferral #LE2024-032

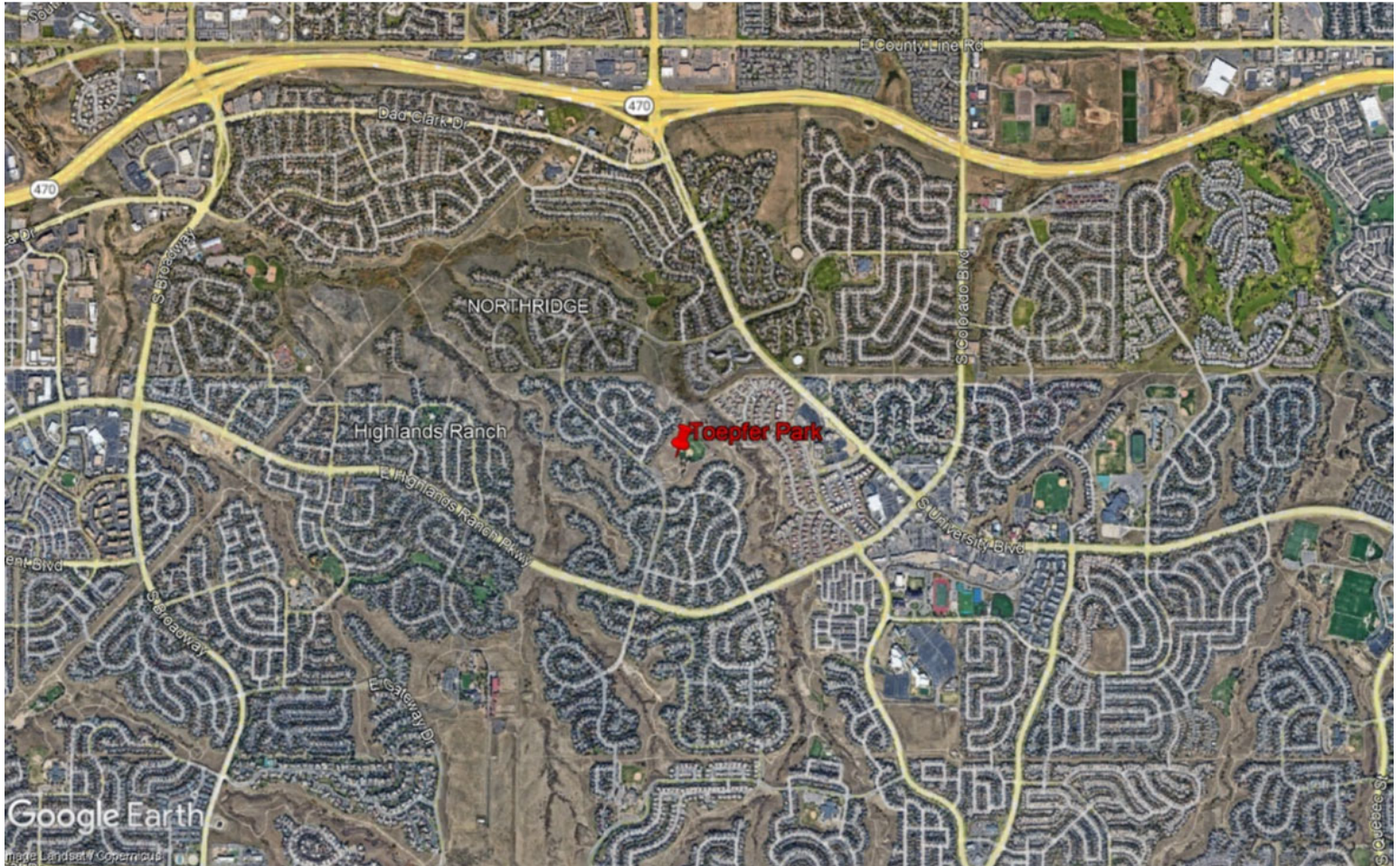
Hi Brett,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Toepfer Park Highlands Ranch, Colorado. The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

Please feel free to contact us with any questions or concerns.

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cwc64.com

The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.



January 7th, 2025

Brett Thomas
100 Third St.
Castle Rock, CO 80104

RE: LE2024-032

Thank you for the opportunity to review and comment on the Toepfer Park improvements project. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has the following comment(s).

On-Site Wastewater Treatment System (OWTS) – within 400 feet of sewer line

It appears the property is within 400 feet of the Highlands Ranch Metro District. Current DCHD regulations and CDPHE regulations require properties within 400 feet of a public sewer line or if the property is located within a municipality or special district that provides public sewer service to tie in to said public sewer service.

Fugitive Dust – Recommendations for temporary uses

Exposure to air pollution is associated with several health problems including asthma, lung cancer, and heart disease. This project may contribute to increased fugitive dust emissions. We recommend that the applicant utilize all available methods to minimize fugitive dust. Control measures or procedures that may be employed include, but are not limited to, watering, chemical stabilization, carpeting roads with aggregate, and speed restrictions.

Sincerely,

Caden Thompson
Environmental Health Specialist I
Douglas County Health Department

January 10, 2025

Forrest Dykstra
Authorized Representative
Highlands Ranch Metropolitan District
62 Plaza Drive
Highlands Ranch, CO 80129

DV 2025-049

Subject: Highlands Ranch 130A – Lots 1 & 2 – Location & Extent

Dear Forrest,

Plan Review Summary:

Submitted to Engineering	-	1/6/25
Comments Sent Out	-	1/10/25

Engineering has reviewed this project and have the following concerns and comments:

Location & Extent Comments

Comment #1-Engineering has reviewed the Location and Extent and have no concerns. The following items will need to be submitted for review and approval prior to permits being issued for the project:

- Construction Plans
- Phase III Drainage Report
- GESC Plans & GESC Report

If you have any questions, please give me a call.

Sincerely,



Chuck Smith
Development Review Engineer

cc: Brett Thomas, AICP, Chief Planner

DV25049

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Brett Thomas, AICP, Chief Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name: Highlands Ranch Filing 130A, Lots 1 and 2 – Location and Extent
Project File #: **LE2024-032**
S Metro Review #: REFSI25-00002

Review date: January 13, 2025

Plan reviewer: Aaron Miller
720.989.2246
aaron.miller@southmetro.org

Project Summary: The applicant, Highlands Ranch Metropolitan District, requests approval of a Location and Extent (L & E) to provide improvements to the existing Toepfer Park located at 9320 Venneford Ranch Road. Improvements include expanding the existing playground and parking lot, replacing the vault toilet, and constructing additional trails, a new dog park, 20'x20' shade shelter, drinking fountains, LED pedestrian and parking light fixtures, benches, picnic tables, BBQ's and bicycle racks.

Code Reference: Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.

COMMENTS:

1. Description references new BBQ's, none shown on the plans provided. Open flame cooking devices are to be kept 10' from combustible construction.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

January 7, 2025

Douglas County Department of Community Development
100 Third Street
Castle Rock, CO 80104

Attn: Brett Thomas

Re: Highlands Ranch Filing 130A, Lots 1 and 2, Case # LE2024-032

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the location and extent for **Highlands Ranch Filing 130A, Lots 1 and 2**. Please be aware PSCo owns and operates existing underground electric distribution facilities along a portion of the trail from Venneford Ranch Road to near the proposed playground expansion, and existing natural gas and electric distribution facilities along Venneford Ranch Road.

Note that proper clearances must be maintained including ground cover over buried facilities that should not be modified from original depths. In other words, if the original cover is changed (by less or more), PSCo facilities must be raised or lowered to accommodate that change. Contact Colorado 811 for locates before excavating. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

For any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via www.xcelenergy.com/InstallAndConnect; and, if additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

From: Steve Parra <steveparra@aol.com>
Sent: Monday, January 13, 2025 10:54 PM
To: Brett Thomas <bthomas@douglas.co.us>
Cc: Renae Parra <renaeparra@aol.com>
Subject: Project File#: LE2024-032 Toepfer Park

I recently reviewed the current plan for Toepfer Park. I was shocked and dismayed to see the addition and inclusion of a Dog Park in the current version of the plan.

I've followed and commented on many of the plans and requests for public input. The June 2024 communication clearly stated that a dog park would NOT be included in the redesign. What changed?

Every local resident, even dog owners that I've talked to DO NOT want a dog park. The mess, stench, and degradation of the land does not reflect the family park we thought we were getting. Dog parks quickly turn into a dust/mud field, filled with dog feces, it degrades the overall quality of the local neighborhood park.

Please reconsider and remove the dog park from the Toepfer Park development plans. Every local resident I've spoken to are strongly against the revised plan that includes the dog park.

Steve Parra
303-884-1088
steveparra@aol.com

Brett Thomas

From: Baker, Davi C. Baker <DavidCBaker.Baker@gehealthcare.com>

Sent: Tuesday, January 14, 2025 2:10 PM

To: Brett Thomas <bthomas@douglas.co.us>

Subject: Proposed Dog Park at Toepfer (?) Park

Good afternoon

I saw the diagram for the improvements at Toepfer Park and wanted to provide some quick feedback. In a nutshell, the location of the proposed dog area looks pretty inconvenient to me – I don't know if it would get used due to the location. I'm assuming the idea is that petowners would park at Toepfer and walk their dogs down to the park area – not a great location to me. The one at RedStone and Chatfield work because you park and take a few steps and are in.

Having said that, the other improvements to the playground/restroom and park look great. And regardless thanks for investing in our community.

Thank you

David Baker

303 570 1415

From: renaeparra@aol.com <renaeparra@aol.com>

Sent: Tuesday, January 14, 2025 3:28 PM

To: Brett Thomas <bthomas@douglas.co.us>

Subject: Project LE2024-032 - Toepfer Park

I am writing in reference to the proposed design for Toepfer Park improvements. I understand the latest design calls for the *inclusion* of a dog park and I would like to highlight a few reasons why I am strongly against a dog park as part of the park area.

1. As a birding enthusiast, I have discovered this is one of the premiere habitats for birds in all of Highlands Ranch. I fear the noise from the dog park will scare away the birds that I so enjoy and have not sited elsewhere around our community.
2. Ugh - the unsightly nature of a dog park along one of the prettiest stretches of natural landscape and grasses in this area of town. I walk this area almost daily and the stretch at the bottom of Toepfer park is such a gem. Now, instead of a view of nature, we will have dirt, dust, barking and feces.
3. The fact that dog owners need to walk their dogs through a children's park and near soccer fields does not seem safe. Other dog parks I am aware of in this area of town are completely isolated and separated from parks!
4. The recent Dad Clark Gulch Improvement project was six months and unspecified sums to enhance the natural landscape along the Dad Clark creek on the other side of the park and now the plan is to make the park side of the Dad Clark creek unsightly and smelly. This doesn't make sense to me.

These are the primary concerns I have with a dog park being added to the design of Toepfer Park, I have many others. I also feel surprised that this seems to be a last minute addition to the plans with very little time for the public to know about it and respond. I have lived in this neighborhood (Richmond Point) for 30 years and participated in the surveys about the improvements to this park, yet I did not receive a letter about the January 27 meeting and the new design which includes a dog park. I happened to overhear some neighbors talk about this yesterday. I feel dismayed that I would not have known about this proposal had I not overheard their discussion and asked about it!

Please re-consider the addition of the dog park to the Toepfer Park improvements. Thank you for your time.

*Rena Parra
9391 Alcosta Place
Highlands Ranch, CO 80126*

Brett Thomas

From: cjsavier <cjsavier@aol.com>
Sent: Tuesday, January 14, 2025 3:30 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Toepfer Park Improvements aka Lots 1 & 2 Highlands Ranch 130A

Dear Mr. Thomas,

I have visited the Highlands Ranch Metro District website and reviewed the drawing/plan for improvements at Toepfer Park. The drawing/plan that appears there does not include a dog park. I have heard from a neighbor however that a new drawing/plan will be submitted to Douglas County for review which includes a VERY large off leash dog park abutting the existing trail that follows the creek. I live on the opposite side of the creek in Tresana and am concerned with this major change to the plan. I understand that community comments from last year included among other things, requests for a dog park. I have lived in this area for 30+ years and have always loved walking (with my dog) around the park and along the trail beside the creek. Including a large dog park in the proposed spot will significantly change the character and ambience of this lovely neighborhood park. I imagine that individuals walking (alone or with their pups) along the existing trail will be impacted by the barking of dogs in the dog park. I have observed in dog parks that lots of dogs love to run along the fence barking at dogs and people on the other side of the fence. Pretty sure this will happen in this location. Definitely not a relaxing situation. I also am concerned about the maintenance of the dog park - I know that people do not always do the right thing as far as picking up after their pets and I worry that in the summer heat everyone in the immediate vicinity will be aware of the existence of the dog park due to the odors that will emanate from the area ----- especially folks walking the existing trail. Also a consideration is the existing wildlife which may not adapt well to a dog park dropped into the area. What a loss for the neighborhood! Repeating what a contributor has already said: I strongly advocate for the preservation and upkeep of this area to ensure the existing ecosystem, including its diverse range of animals and plants, remains undisturbed. Please DO NOT include an off leash dog park at Toepfer Park. Thank you.

Carol Savier
9141 Viaggio Way
Highlands Ranch, CO 80126
303-520-0225

Brett Thomas

From: Stephanie Young <syoung50@comcast.net>
Sent: Tuesday, January 14, 2025 1:18 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Opposition to Proposed Dog Park in Our Neighborhood Park

Dear B. Thomas,

I hope this message finds you well. I am writing to express my strong opposition to the proposed addition of a dog park in our neighborhood park. While I understand the intention behind the proposal, I believe that such a development could have negative consequences for the overall community and the park's current usage.

The proposed section of our neighborhood park is a vital area of wild grasses, birds and other wildlife. Adding a dog park could lead to issues such as increased noise, potential safety concerns, and a decrease in the overall enjoyment of the park for those who wish to use it for recreational activities that do not involve dogs. Moreover, the maintenance and management of a dog park may place an undue burden on the community and resources.

I kindly request that my concerns be taken into consideration, and that alternatives for creating a dog park in a more appropriate location be explored. I believe it is important to preserve the current atmosphere and accessibility of our neighborhood park for all residents.

Thank you for your time and attention to this matter. I look forward to your response.

Sincerely,

Stephanie Young
9444 Dolton Way
Highlands Ranch, CO 80126
syoung50@comcast.net

Brett Thomas

From: Hope Baker <hbaker2014@comcast.net>
Sent: Wednesday, January 15, 2025 5:59 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Toepfer Park dog park

Dear Mr. Thomas,

I am writing to express my very strong opposition to the proposed dog park as part of changes made to Toepfer for a multitude of reasons:

1. Placing a dog park adjacent to an area where children play organized sports and children and adults gather to practice sports would create chaos.

The children would be distracted by the dogs, and the dogs by the children.

2. The native area attracts several different bird species whose voices are enjoyed by many. Forget that with barking dogs.

3. The native area and tranquil nature of the trail attract deer, fox, coyote, and other wildlife. The dog park would jeopardize that existing balance of nature.

4. The trail is well used by residents to walk their dogs on leash. By having a dog park adjacent to the trail all kinds of disruptions between the in the park and on the leash would take place. The trail is also well used by residents strolling babies and young children, by older children and adults jogging, and by couples or singles enjoying a peaceful time outdoors. Again, passing by the dog park would disrupt the atmosphere for which the trail was intended.

5. I foresee issues with parking and am concerned that parking could spill over into Tresana where parking is already restricted to one side of the street.

6. Unfortunately, not all dog owners are responsible for cleaning up dog waste or keeping their dogs in polite behavior mode. Problems with this are self explanatory.

Perhaps the most important objection to the dog park is that it would destroy the very nature of the area for which Toepfer and the trail were intended. Please leave the native area as is. There is already too much destruction of our beautiful outdoors.

Thank you for allowing me to voice my opinion and concerns.

Yours truly,

Hope Baker

Brett Thomas

From: Gary Ellis <geharleydude@yahoo.com>
Sent: Wednesday, January 15, 2025 11:54 AM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Toepfer Park

Dear Mr. Thomas

I have lived at 2763 Ravenhill Circle for 27 years. My home backs to Toepfer Park and I have enjoyed the peaceful serenity that it brings. When we moved here it was before the Tresana development, the open space went all the way to University. It was a beautiful natural area. I believe that we all agree we need more quiet peaceful areas to retreat from this noisy crazy world in which we live. We own a dog and we frequently take her for walks on the trails behind my home. There are a countless number of residents that use the Dad Clark trail for walking, running, taking their pets for walks etc. Please Please Please help us keep Highlands Ranch the beautiful space it is. We need to preserve as much of the natural beauty as we can.

Please help us!!!

Sincerely

Gary Ellis
303-618-5492

Brett Thomas

From: Kari Erickson <kepottery@gmail.com>

Sent: Wednesday, January 15, 2025 7:41 PM

To: fdykstra@highlandsranch.org; Brett Thomas <bthomas@douglas.co.us>

Subject: Dog park concern at Toepfer Park

I want to reach out and mention the most recent plans for the park include a dog park, which was not included in past plans, and was eliminated from consideration at that time, as you probably know. I know the location changed, however its location is very close to homes and it is pretty large. It might not be good for water drainage, wildlife, and little kids at the park. Other parks around the metro area are closing as people don't pick up after their dogs. It will smell over time. I think the other plans you have are great, but I'm thinking the dog park is NOT supported by a majority of the community, maybe just a few dog owners. PLEASE re-consider.

Sincerely,

Kari Erickson

Brett Thomas

From: Colleen <c.fitzgerald@comcast.net>
Sent: Wednesday, January 15, 2025 10:43 AM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Toepfer Park improvements - project file LE2024-032

Brett – I would like to make a few comments on the January 6, 2025 letter that you sent out regarding the above project.

I have been following this closely and have been involved in meetings since 2021(?) when the land sale/transfer meetings started. Our house backs up to the playground area.

Mostly I am OK with this last plan. I am glad that the community garden idea was eliminated as this area is surrounded by homes with yards and I didn't see that as a need.

There are no details on the picnic shelter areas, but my constant comment for 30 years is that there should be some type of lighting under (ex solar light) the shelter roof(s) as we have had lots of nighttime activity in the warmer months that cannot be monitored because of the dark. An under-roof light would deter activity in that space but would also comply with excess nuisance lighting restrictions near neighborhoods.

I have a concern about the 'nature trail' proposal with a crushed aggregate surface mostly because we are totally aware of snake activity in this area – we NEVER walk thru the 'weeds' in warmer months just because of concealed snake activity – it doesn't make sense to me that we should encourage people or children to venture off concrete trails, paved areas or playground activity areas to explore when snakes could be a hidden threat. I was nearly bitten a couple years ago by a rattle snake on the edge of the aggregate trail above Mountain Vista HS on the Dad Clark Trail (a VERY busy trail) because it was in the weeded area – I was on the trail. I believe this is an unnecessary hazard.

Lastly, the dog park is a new addition to this plan – it had not been presented in any prior public meetings. I believe this is a nuisance installation – there are plenty of areas in Highlands Ranch and Douglas County where folks can run their pets in off leash areas. These trails are heavily used by walkers (some of whom are elderly from Tresana and Vi), bikers, runners, etc – people seem very satisfied walking their pets on leash thru this pristine, quiet area. There is wildlife that frequents this area: coyote, fox, deer, bobcats, etc due to the flowing water and hidden sanctuaries – a dog park would be disruptive to that nature environment. Also, it has taken a year of construction to improve on the water flow thru that sector and it is a wonderful, scenic, pleasant, quiet area – a dog park would disrupt that. I am against a dog park.

Thank you for taking these comments in consideration.

Regards

Colleen Fitzgerald

Brett Thomas

From: dndhicksdav@aol.com <dndhicksdav@aol.com>

Sent: Wednesday, January 15, 2025 11:55 PM

To: Brett Thomas <bthomas@douglas.co.us>

Subject: Toepfer Park planning

My family has lived in Richmond Pointe adjoining Toepfer Park for thirty one years. The open space and trails near the park have always been welcoming to people walking and enjoying nature. It is unbelievable that there is a proposed dog park in the small area surrounded by the three main trails and soccer fields. A dog park is not a positive addition for the wildlife nearby or the people who enjoy the pleasant quiet of the green belt. The dog park's close existence to the trails means noise and possible spreading of dog illnesses to dogs just passing by the area. I might add that nobody was made aware of the dog park plan until this week. That is not acceptable notification.

No to the dog park!!

Diane Hicks -- Ravenhill Circle resident

Brett Thomas

From: Sharon Kolleth <sharonkolleth123@gmail.com>
Sent: Wednesday, January 15, 2025 10:15 AM
To: Brett Thomas <bthomas@douglas.co.us>
Cc: fdykstra@highlandsranch.org
Subject: Toepfer Park Improvements

Good morning Mr. Thomas,

I have lived on Ravenhill Circle for over 18 years and have enjoyed the peace and quite that comes with living on open space. We have endured the construction of Tresana, as well as Vi. While the new improvements to Toepfer look amazing and will only increase our value, the dog park will not only be an eyesore to our beautiful mountain views, but the noise and added activity - to an already highly used park - will definitely take away our tranquility. I cannot imagine the additional foot traffic and noise this would bring to our beautiful neighborhood. PLEASE do not allow this portion of the improvements to be approved. If there is anything we can do to prevent the dog park, please let me know and I will rally the troops. We do not need another dog park.

I appreciate your time and consideration,
Sharon Kolleth

Sharon Kolleth
303-748-1284

Brett Thomas

From: M E <kariandmikee@gmail.com>

Sent: Wednesday, January 15, 2025 6:56 PM

To: Forrest Dykstra <fdykstra@highlandsranch.org>; Brett Thomas <bthomas@douglas.co.us>

Cc: M E <kariandmikee@gmail.com>

Subject: TOEPFER Park Improvements - DOG Park Concern

Hey Forrest,

I wanted to reach out and mention the most recent plans for the park include a dog park, which was not included in past plans, and was eliminated from consideration at that time, as you probably know. I know the location changed, however its location is very close to homes and it is pretty large.

I did send the letter below to Brett. I wasn't that critical of the park, but the more I think of it, the less I find it worthy of serious consideration.

Hope all is well with you. Happy New Year.

Mike Erickson
303.810.9090

Brett

Bravo, on all the great suggestions for improving this Highlands Ranch treasure. As an original neighbor to this park that participated with Tom Hoby during its creation, I thank you and the organization for this effort.

Suggestions:

- The nature trail great idea, and thanks for the additional trees, bushes to mitigate noise and location encroachment on homeowners. Make sure this feature when mature, can't be used by teenagers as a place to play and disrupt the peace and quiet of the park.
- All shelters should have a light as teenagers gather when it's dark, make all kinds of noise at night.
- Currently, dog owners let their pets run on the soccer field. The original plans didn't include a dog park as you know. This approach seems to use an area away from homes in the most remote section of the park. Please consider reducing its size maybe 20%. That might neutralize any concerns for this feature.

That's it from the peanut gallery. Thanks again for making this park even better for citizens of Highlands Ranch.

Mike Erickson
304.810.9090



Brett Thomas

From: mf.fitzgerald@comcast.net <mf.fitzgerald@comcast.net>
Sent: Wednesday, January 15, 2025 6:22 PM
To: Brett Thomas <bthomas@douglas.co.us>
Cc: FDykstra@HighlandsRanch.org
Subject: Toepfer Park improvements - Project# LE2024-032

Hi Brett,

We recently received your letter on the subject, and I would like to offer my thoughts. We are original owners on Ravenhill Circle (directly across from the playground) and consequently have witnessed the evolution of Toepfer Park. Our daughter was a preteen when we first moved in, and many hours were spent enjoying the softball and soccer fields until she left for college. Over the years my wife and her friends from the neighborhood have logged countless miles on the walking paths on daily walks and I often join them since I retired 11 years ago. And in recent years, we've spent numerous hours on the playground and soccer field with our two granddaughters ages 6 & 8. Over this 30+ year period, we have seen a steady increase of activity in the park and on the trails not only from those of us here in Richmond Point but also from the surrounding neighborhoods i.e., Tresana and Vi as evidenced by the number of walkers, joggers and bikers that use the Dad Clark Trail on a daily basis.

Needless to say, we were overjoyed when the land was purchased by the Metro District with the intent of keeping this space as a neighborhood park. Several of the planned improvements will certainly maintain the character of this beautiful space and I believe most of our neighborhood would agree. However, one of the overwhelming concerns by many of us who attended the planning meetings was a dog park. I know this was one of the suggestions however I don't remember a drawing showing the location or the size of what is now proposed. Many of the dog parks in the area seem to be located in somewhat out-of-the-way places due to the eyesore and "fragrance" of these locations. The drawing attached to your letter shows this space as "Existing Native Grass", but it won't take long for it to become bare ground with no vegetation at all. Since the ground slopes down towards Dad Clark Trail to the east, I have concerns about runoff across the trail towards the creek. Also, this location is immediately adjacent to the main throughfare through the neighborhood from Venneford Ranch Road on the north to Tresana and HRP on the south. It would also be bordered by the trails on the north and south from Dad Clark Trail up into Toepfer Park making it one of the most visible "features" in what has otherwise been a beautiful neighborhood space for 30+ years.

Because of the many people who use Dad Clark Trail often and the wildlife that live and hunt along the creek, this seems to be a poor location for a dog park. For this reason and for the eyesore that is area will inevitably become, I would ask for the dog park to be removed from this plan.

Thanks very much for your consideration.

Mike Fitzgerald

Brett Thomas

From: Robin <mulroney86@q.com>
Sent: Wednesday, January 15, 2025 6:08 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Purposed Dog Park at Toepfer Park

Hi,

We would like to share our input regarding the additional purposed dog park.

We live in Tresana backing Toepfer Park for 17 yrs. We own a small dog and we like dogs. That being said, we also very much like the wild life that is CONSTANTLY up and down the path in this area particularly behind Toepfer Park. Just yesterday a herd of 11 deer were grazing in the "dog park" area. We have a coyote den in the area where they have frequently spent the winter with their little ones. There is also a group of Bob Cats that are seen regularly as well as fox. Toepfer Park isn't just a nice neighborhood park, it's a haven for the wildlife trying to adapt and live peacefully in the now tremendous hustle and bustle that Highlands Ranch has grown into. There is a dog park right across the street behind Spaces. There are other dog parks plenty, but there is becoming less and less space for the wildlife. I am aware that in original surveys many homeowners requested the area stay natural. You have done a great job to update and enlarge the playgrounds and such. It would be our request that for the sake of the abundance of wild life, you keep this area free of a dog park and fencing that could harm them if caught in it. So please, leave it wild and no dog park.

Thank you,
Robin and Dan Mulroney 303-587-7197
Sent from my iPad

Brett Thomas

From: Steve Parra <steveparra@aol.com>
Sent: Wednesday, January 15, 2025 7:05 PM
To: FDykstra@HighlandsRanch.org
Cc: Brett Thomas <bthomas@douglas.co.us>
Subject: Fw: Project File#: LE2024-032 Toepfer Park

Mr Dykstra:

Including you on my response as well. See my email below to Mr Thomas.

I would just like to reiterate that everyone I've spoken to on this topic has been completely blindsided by the inclusion of the dog park. This is just a terrible, and unexpected change. Please remove the dog park from the plans.

As an fyi, the vast majority of people I've spoken to did not receive the letter that was sent out. We are trying to get this out to people in the neighborhood, but it's been difficult to contact everyone. Not sure what mailing list you are using.

Steve Parra
303-884-1088
9391 Alcosta PI
steveparra@aol.com

----- Forwarded Message -----

From: Steve Parra <steveparra@aol.com>
To: bthomas@douglas.co.us <bthomas@douglas.co.us>
Cc: Renae Parra <renaeparra@aol.com>
Sent: Monday, January 13, 2025 at 10:54:23 PM MST
Subject: Project File#: LE2024-032 Toepfer Park

I recently reviewed the current plan for Toepfer Park. I was shocked and dismayed to see the addition and inclusion of a Dog Park in the current version of the plan.

I've followed and commented on many of the plans and requests for public input. The June 2024 communication clearly stated that a dog park would NOT be included in the redesign. What changed?

Every local resident, even dog owners that I've talked to DO NOT want a dog park. The mess, stench, and degradation of the land does not reflect the family park we thought we were getting. Dog parks quickly turn into a dust/mud field, filled with dog feces, it degrades the overall quality of the local neighborhood park.

Please reconsider and remove the dog park from the Toepfer Park development plans. Every local resident I've spoken to are strongly against the revised plan that includes the dog park.

Steve Parra
303-884-1088
steveparra@aol.com

From: Kris P <krisprovenzano@gmail.com>
Sent: Wednesday, January 15, 2025 12:15 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Toepfer Park Improvement Comments

Brett -

Just a few comments from a resident of Ravenhill Circle:

- Please correct. The drawing states "2 Van Accessible Spaces", while the discussion states there will be three (page 2, 4th paragraph).
- A "bus" shelter to provide weather protection at the parking area would be useful as this parking area is used as a school bus stop.
- I suggest the vault toilet be shifted a bit further north west to assure it and the entrance alcove are visible from the parking area to allow evening safety and security drive-bys.
- While I noticed many requests for a dog park in the past comments, I am against it.
 1. My house faces the trail, and I walk my pups daily. I have watched as many dog walkers/owners pretend to or do not even bother picking up after their pups. I come across feces along and ON the trail daily. I expect the dog park will quickly become an unsanitary mess. If the district is amament about a dog park I suggest eliminating ANY development beyond a fence so the site can be returned to nature after it becomes an unsightly, smelly, unusable, dusty, dirt pile in a few years.
 2. The small field is used by the local wildlife. We often see deer, rabbits, foxes and coyotes in that field using it for grazing/hunting and as a walkway to avoid human interaction on the trails. Haven't we restricted and disrupted, via the stream restoration project, this habitat area enough? Fencing off this field and filling it with dog feces will create a bottleneck in the movement of local wildlife and humans through the gulch.

Thank you for the opportunity to comment,
KEP

--

Kristine (Kris) Provenzano
720-644-7321 mobile (MST)

Brett Thomas

From: SharonReynoldsEllis <sharonreynoldsellis@comcast.net>
Sent: Wednesday, January 15, 2025 6:28 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Dog park proposed for Toepfer park

Good Morning

I have already voiced my opinion to another person at Metro District. My neighbor gave me your email so wanted to make sure the appropriate people are aware of my husband and my opinions on the proposed dog park.

The letter that was sent out indicated that we had seen this information several times. I was only aware of one homeowner meeting last year at the park. The concept plan on the Metro District website does not show a dog park. Did not find out about this proposal til they sent the recent letter with the new drawing giving a deadline for comments the end of this month. Many I have spoken to said they had not received information about this either.

We are adamantly against this dog park. We bought our home on Ravenhill Circle 27 years ago because of the fact it backed to open space. We have the split rail fencing and have never worried about anything being built behind us. The baseball fields are up the hill from us and those homeowners have traditional fencing along their back boundaries. This dog park will greatly affect our property value.

We enjoy the tranquility of sitting on our deck and enjoying the quiet environment with the occasional walkers with or without dogs and bikers. The proposed area for a dog park would take a large section (1.6 acres) of the natural area of the park and be behind us and in our direct view and unsightly especially with the shelters proposed. It would be right next to the path that runs along the creek where we enjoy peaceful and beautiful walks. A dog park with barking dogs and the congestion of so many people in that area behind our homes is not acceptable to us.

Many of my neighbors and friends in our neighborhood and even in the Tresana community are going to write emails stating basically same thing as we are.

We are all in favor of improving the park and play area for the children and improvements in that area. The original concept plan on the website without the dog park looks very nice. There are miles and miles of trails in our community to walk dogs. We all have yards for dogs to play. We have a dog and have had dogs entire time we have lived here. So this is not coming from non dog people.

Can we attend the upcoming meeting on January 27th? There are many that would like to participate. I firmly believe that the homeowners that back to the open space/park area should have a voice regarding this.

Thank you,
Gary and Sharon Ellis
2763 Ravenhill Circle
303.868.0757

Sent from my iPad

Brett Thomas

From: tytysdal@gmail.com <tytysdal@gmail.com>
Sent: Wednesday, January 15, 2025 11:38 AM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: FW: Toepfer Park improvements, final public comments due January 17, 2025

Hello Mr. Thomas. We live at 9605 Cherryvale Dr., Highlands Ranch, CO 80126. We feel the proposed dog park is a positive addition to the community and are in support.

-Tysdal family

From: steve benchmarktransactions.com <steve@benchmarktransactions.com>

Sent: Wednesday, January 15, 2025 12:33 PM

To: Brett Thomas <bthomas@douglas.co.us>

Subject: Toepher Park Improvements - DOG PARK

Mr. Thomas:

I received a letter in the mail last week with the latest plans for the Toepher Park Improvements. For the most part, I think the improvements are well thought out and I have no problem with them. However, I noticed in the latest letter I received, a Dog Park has been added to the plans. I have no problem with Dog Parks in general, however I feel they belong in less congested areas. I feel with all the high end improvements going into Toepher Park, adding a Dog Park in such close proximity is not appropriate. **Therefore, I would like to state my opposition to the Dog Park.** I feel there are many other less congested areas in Highlands Ranch to put a Dog Park. Toepher Park is in a highly populated area of Highlands Ranch and adding a Dog Park would just diminish the improvements planned for Toepher Park.

Carol Whisenhunt
2863 Ravenhill Circle
Highlands Ranch, CO 80126

From: brianyoungco@comcast.net <brianyoungco@comcast.net>
Sent: Wednesday, January 15, 2025 7:22 AM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Vehement Opposition to Newly Proposed Dog Park at Toepfer Park

My wife and I have lived backing up to Toepfer Park on the south side for 29 years. We were ecstatic that Douglas County purchased the property and excited about the proposed improvements. The June 4, 2024 note to all of us stated that a dog park was not part of the plan due to topography and space issues. Why is a dog park snuck into the plan well after the initial round of input has been received? What changed? We are very disappointed to hear of a potential dog park as are all the neighbors that back up to the park...and will be fighting it as hard as humanly possible.

Key issues we see

- The dog park is located far further from the parking area than most dog parks. Dogs will parade down the path in plain view of all the dogs living in lots backing up to the park on both sides, which will trigger awful barking. Barking is already terrible from the number of dogs that walk through the park throughout the day. (including our dog).
- Dogs being taken to the park will walk next to a busy playground and ball fields, where people are often sitting along the edges of with and without dogs. Potential for significant increasing interaction issues, which have already been a problem in the past.
- The noise from the park will be heard by all houses that back-up to the park and by many parts of Tresana. The Dad Clark Trail path is heavily used by many, many dogs...many of which will bark at the dog park as they walk by on a 100 yard section of the path.
- An ugly wire mesh fence around the proposed dog park will definitely negatively impact surrounding property values.
- The area of the proposed dog park is a beautiful wild area that is often full of foxes, deer, coyotes and birds. That wildness will be removed and the dog park will likely scare all animals away from the valuable creek bottom pathway (20 ft across the path from the dog park) they use to navigate through the parks and homes in the area.
- Traffic concerns at the parking lot has already been brought up by numerous residents of the area. This will only add to that. Bus pick-up and drop-off already is a nightmare. Adding additional dogs to that mix is a bad idea and will lead to injuries to humans or dogs.
- Due to the distance the dog park is located from the parking area, users will clog up other pathways in the neighborhood that are closer to the dog park than the current parking lot. Park entrances on Ravenhill, Weatherstone Court and in Tresana will have more cars parking there than these areas can handle safely.
- There is already a ton of dog feces along the path from awful owners. Bringing in additional dogs, and owners likely often from outside the area, will add to that problem significantly. The potential for disease and sickness that all dog parks create eventually is also a huge concern.
- There are four dog parks in the area – do not need another one. Most of the other parks are far from residential areas, rather than right in the middle of one.

We have walked our dogs past and around the park twice a day for 29 years. Based upon the number of dogs we see, the neighborhood dog owners are well pleased with the current dog walking opportunities. Adding a dog park was always highly negatively received by dog owners and non-dog owners in the area surrounding the park. We hope that the Douglas County Planning Commission changes its plans to add an unnecessary, unwanted, highly problematic dog park to the other solid changes that were agreed upon in prior feedback sessions.

Brian & Stephanie Young
9444 Dolton Way, Highlands Ranch, CO 80126

Brian Young
720-402-5115
<mailto:brianyoungco@comcast.net>

From: Kelly Arora <kellyarora317@gmail.com>
Sent: Thursday, January 16, 2025 3:39 PM
To: Brett Thomas <bthomas@douglas.co.us>
Cc: Nitu Arora <narora@comcast.net>
Subject: Project File # LE2024-032 objection

Dear Mr. Thomas,

A member of our household will not be able to attend the public hearing on January 27, so I am writing to express objection to the proposed dog park in the Toepfer Park development plan (Highlands Ranch Filing 130A, Lots 1 & 2).

Like other dog parks, we would expect regular use of this dog park to eliminate vegetation and become an eyesore for homes with this area in their view.

In addition, we live at the intersection of Viaggio Way and Sori Lane (Tresana) where people access the path to the park/gulch. We expect non-residents would park on our streets for easy access to the south entrance to the dog park. We already have parking restricted to one side of Viaggio Way to help ensure safe traffic flow, and we expect this would be disrupted by non-residents who ignore posted signs and experience no repercussions for doing so.

The dog park is the only element of the proposed park improvement plan that we object to implementing.

Thanks for your consideration,

Kelly Arora

9108 Viaggio Way

720-620-9001

kellyarora317@gmail.com

Brett Thomas

From: Joe Bird <joebirdincolorado@gmail.com>
Sent: Thursday, January 16, 2025 10:31 AM
To: fdykstra@highlandsranch.org; Brett Thomas <bthomas@douglas.co.us>
Subject: Toepfer Park Improvements

I am sending this email to share my feedback on what I understand are the latest improvements contemplated for Toepfer Park. My wife and I live in the Tresana neighborhood, adjacent to the bridge that spans the creek. Based upon the rendering I have seen, the south end of the dog park would be immediately behind our townhome. We are absolutely NOT in favor of a dog park in this area of Toepfer Park for the following reasons.

- 1) Toepfer Park, and specifically the area along the creek, are important wildlife corridors. We routinely see deer, coyotes, bobcats, and fox in this area. The regular presence of lots of dogs in the area, especially so close to the creek area, would bring the wildlife activity to a screeching halt. And, we already have too few such wildlife corridors today in Highlands Ranch for the animals.
- 2) Traffic - While a dog park would undoubtedly appeal to area dog owners, it would naturally dramatically increase the amount of car and foot traffic in the area. Human nature being what it is, some dog owners will quickly determine it is much closer to park on Viaggio Way or Sori Lane in Tresana and walk across the bridge to the dog park, versus parking on the west end of Toepfer and making the long walk down to the dog park. I know this because we use to live in a cul-de-sac near Foothills Park (where there is a dog park) and that is exactly what happened there. I am thus not in favor of any plan that would encourage a great deal of increased traffic and parking in our neighborhood.
- 3) Noise - I don't know how to word this diplomatically, so I'll just say it. We bought our townhome because of the serenity of the location. Having a lot of dogs barking in our back yard isn't our idea of serenity.

When we previously had an opportunity to comment on the prospect of part of Toepfer Park being sold by Douglas County School District, we and many of our neighbors were strongly opposed. We were excited that Metro Districts stepped up to purchase the land instead, and were happy with the initial plans for improvements that referenced the playground equipment, picnic shelters, and restrooms. It wasn't until just this week that we became aware of any altered plans that included a dog park. We strongly urge you to eliminate the dog park from the final version of the improvement project.

Joe and Arlene Bird
joebirdincolorado@gmail.com
(303) 328-8585

From: mf.fitzgerald@comcast.net <mf.fitzgerald@comcast.net>
Sent: Thursday, January 16, 2025 6:57 PM
To: Brett Thomas <bthomas@douglas.co.us>; FDykstra@HighlandsRanch.org
Subject: Toepfer Park upgrades

Hi Brett & Forrest,

After I sent my email yesterday, I decided to refresh my memory on the planned Toepfer Park upgrades. In a letter we received from the Metro District in early June '24 it states:

Two elements that were requested but are not included in the concept plan are pickleball courts and a dog park:

- Pickle ball was not included due to concern over the noise level and proximity to homes. To address the demand for additional pickleball courts, staff is working with South Suburban Park and Recreation District on possible new pickleball courts at the corner of Broadway and County Line Road.
- Due to both the topography and use of space of other park amenities, such as sports fields and a playground, we were not able to accommodate a dog park.”

Also, this letter contained a drawing that appears to match the one current shown on the Metro District website (see below) which certainly does not mention a dog park. Because neither the “topography” nor the “other park amenities” have changed since June, can you please explain why the dog park is shown on the drawing that was recently sent to those of us that border the park? As a property owner who borders the park (one of the original owners I might add) I appreciate the opportunity to give additional input. We are the ones whose property values will suffer, and we are the ones who will have to deal with the increased traffic and parking congestion on Ravenhill Circle once people discover the shorter access here rather than from the parking lot on Venneford.



Once again, I strongly urge you to reconsider the reasons stated back in June for NOT including a dog park and remove it from the final plan.

Thanks for your consideration.

Mike Fitzgerald
2643 Ravenhill Circle

Brett Thomas

From: Heather Herman <ha.herman00@gmail.com>
Sent: Thursday, January 16, 2025 11:09 AM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Fwd: Toepfer Park improvements/ public comments Forrest Dykstra, HRMD

Hi Brett – I have received information that you are the HRMD person to contact regarding any final comment on the above plan (Doug Co file # LE2024-032). We are one of the bordering properties to this park, therefore, we received the Doug Co letter from Brett Thomas.

Reviewing the information provided with that letter, it came to my attention in this ‘final proposal’ a DOG PARK has been added that had not appeared in any prior plans. I believe it is the opinion of the majority of interested homeowners that a dog park is NOT desired in this location. Some of the reasons have to do with the close proximity to homes, soccer/playing fields, a sidewalk that traverses and actually surrounds the entire proposed dog park and the current trail usage.

There are:

- * Walkers – from the surrounding neighborhoods including Vi and Tresana, bikers, runners, children riding bikes to school
- * There is a waterway close by that has actually been 1 year under improvement – a lovely project that promotes quiet, peaceful walking and interaction.
- * This is a wildlife corridor with coyotes, fox, deer, bobcats, birds, etc.
- * The environment does not support the idea of a dog park with the noise, activity, pollution, smell, etc and the very close proximity to residences.
- * Other dog parks in the county are much more isolated from homes, this is in the center of a densely populated area.

I am noting in the county planning information that HRMD approved this plan without comment – I believe that this plan has been altered since the last public presentation and is in conflict with what the majority of homeowners agreed to. I don’t believe that you have adequately represented what the majority of results and meetings have reflected on this project in regard to a dog park. I believe that you will receive a volume of ‘pushback’ responses from the homeowners once this becomes more public knowledge.

Thank you for your consideration and any input you can give to my comments. This comment period seems to be of an urgent deadline.

Sincerely,

Heather Herman 917-392-5864

<<https://tracy.srv.wisestamp.com/px/wsid/nvn7zjjZBLwR.png>>

Brett Thomas

From: Steven Herman <StevenH@diversifiedbodyandpaint.com>

Sent: Thursday, January 16, 2025 1:26 PM

To: Brett Thomas <bthomas@douglas.co.us>; FDykstra@highlandsranch.org

Subject: FW: Hi Forrest – I have received information that you are the HRMD person to contact regarding any final comment on the above plan (Doug Co file # LE2024-032). We are one of the bordering properties to this park, therefore, we received the Doug Co letter

Hi Forrest – I have received information that you are the HRMD person to contact regarding any final comment on the above plan (Doug Co file # LE2024-032). We are one of the bordering properties to this park, therefore, we received the Doug Co letter from Brett Thomas.

Reviewing the information provided with that letter, it came to my attention in this ‘final proposal’ a DOG PARK has been added that had not appeared in any prior plans. I believe it is the opinion of the majority of interested homeowners that a dog park is NOT desired in this location. Some of the reasons have to do with the close proximity to homes, soccer/playing fields, a sidewalk that traverses and actually surrounds the entire proposed dog park and the current trail usage.

There are:

Walkers – from the surrounding neighborhoods including Vi and Tresana, bikers, runners, children riding bikes to school

There is a waterway close by that has actually been 1 year under improvement – a lovely project that promotes quiet, peaceful walking and interaction.

This is a wildlife corridor with coyotes, fox, deer, bobcats, birds, etc.

The environment does not support the idea of a dog park with the noise, activity, pollution, smell, etc and the very close proximity to residences.

Other dog parks in the county are much more isolated from homes, this is in the center of a densely populated area.

I am noting in the county planning information that HRMD approved this plan without comment – I believe that this plan has been altered since the last public presentation and is in conflict with what the majority of homeowners agreed to. I don’t believe that you have adequately represented what the majority of results and meetings have reflected on this project in regard to a dog park. I believe that you will receive a volume of ‘pushback’ responses from the homeowners once this becomes more public knowledge.

Thank you for your consideration and any input you can give to my comments. This comment period seems to be of an urgent deadline.

Sincerely,

Steven Herman, Owner
Diversified Body and Paint Shop
9551 Willow Court
Commerce City, CO 80640
Office: (303)289-4797
www.diversifiedbodyandpaint.com

Brett Thomas

From: Beth Neperud <beth.neperud@gmail.com>
Sent: Thursday, January 16, 2025 1:08 PM
To: Brett Thomas <bthomas@douglas.co.us>; FDykstra@highlandsranch.org
Subject: Toepfer Park Improvements

To Mr Thomas and Mr Dykstra,

Thank you so much for the work and time you've put into this park improvement project. We are very excited for the construction to begin! My family lives on Ravenhill Circle and since we border the open space and park, we visit it frequently. We have a young family so a nearby park has been such a great asset to us and our neighborhood. We love being able to cross the street and be at the park! We especially love the natural look and feel that has been maintained at the open space and the playground equipment itself.

In the most recent update that we've seen on the park construction plans, they have included a dog park which was not previously included. I don't know when or why that addition was made, but I would ask that the dog park be removed. It is a very large size that takes up so much of the natural space that many people enjoy. In addition, I think a dog park would disrupt the wildlife that call that area home. I also do not want all of the extra dogs to be around our home. We have a large dog at home, and while I can appreciate that some people like dog parks, our vet has recommended we stay away from them since they so often are a place where canine diseases are spread. I definitely do not want that to be around our home. So I respectfully ask you, from a person who would be directly impacted by this update, to remove the dog park addition.

Thank you again for your consideration, and all of the time and energy you have put into this park update! We can't wait to see the final product in the Fall!

- Beth Neperud

Brett Thomas

From: Ashley Bawcum <ashley.ellen.feil@gmail.com>

Sent: Friday, January 17, 2025 11:43 AM

To: Brett Thomas <bthomas@douglas.co.us>

Subject: Toepfer Park Public Comments

Good morning Brett,

I live in the neighborhood next to Toepfer Park. I was made aware there was a change to the updated improvement plan from the original October release. This change now includes a dog park.

I am strongly opposed to a dog park going into Toepfer Park for many reasons including:

1. Dog parks promote bad behavior among dogs. As a veterinary professional, the number of dog park injuries I treat is far too many to count. Dog socialization needs to occur under professional guidance/care.
2. Exposure of zoonotic diseases (diseases that can spread from dogs to people - including parasitism, Leptospirosis, etc.) especially with a soccer and baseball field right next door.
3. Disruption to natural wildlife. The gulch adjacent is home to deer, birds, squirrels, snakes, and coyotes.
4. With the plan of native grass, this is a higher risk of dogs to be bit by snakes.

Past the above reasons, it will become a huge liability to the Metro District. I would strongly urge you to discuss these above concerns with your attorneys as well.

Thank you for your attention to this matter,
Dr. Ashley Bawcum

Brett Thomas

From: SharonAEllis <sharonaellis@comcast.net>

Sent: Friday, January 17, 2025 11:36 AM

To: Brett Thomas <bthomas@douglas.co.us>

Subject: Another comment regarding the proposed dog park in the Toepfer park improvements

We are concerned as well as other neighbors on how a dog park will affect the wildlife that are visitors to the park and behind our homes. We enjoy this very much but more important is that the animals rely on this open space. We believe a dog park and many dogs congregated will keep the deer and other animals away.



The proposed dog park would be just beyond the tree. The deer you see in this pic are frequent visitors. This is view from our yard

Gary and Sharon Ellis
2763 Ravenhill Circle

From: BRICE HENDERSON <bhen3@comcast.net>

Sent: Friday, January 17, 2025 1:49 PM

To: info@highlandsranch.org; FDykstra@HighlandsRanch.org; Brett Thomas <bthomas@douglas.co.us>

Subject: Toepfer Park "improvements"

Please accept this communication as comment on the proposed change incorporated into the final proposal for Toepfer park which included the addition of a dog park along the Dad Clark pathway.

Phyllis and I are homeowners on Ravenhill Cr. (2704) where we have lived for the past 21 years. Even as previous dog owners and current dog lovers, we do not feel that Toepfer park is a suitable location for a proposed dog park for the following reasons:

- Dog parks need a more accessible regional focus and would be better suited next to disc golf area or new pickleball facilities and not disrupting a quiet community park many enjoy as such
- Owners are often not responsible for picking up after their dogs creating sights and odors that will make this unpleasant hurting property values
- Create additional foot traffic and noise that will destroy the quiet and peaceful walks we and others have come to enjoy at Toepfer Park and along the Dad Clark Trail
- Increase parking traffic on Ravenhill Circle that has side entrance walking paths that will be in close proximity to the dog park
- Incredible wildlife is viewable and appreciated when visiting the park. Adding a dog park will negatively impact this
- Residents of Tresana and Vi who may be proponents of a dog park had opportunity to incorporate such when those properties were built and have open space available to still do so, please don't penalize the folks who did purchase property that had ample outdoor space for larger dogs.

We went to the each of the park planning phase sessions which never revealed a dog park in the proposed plans, and we were told point blank that along with not planning for a skate park and pickleball, a dog park was not being included.

Thank you for your consideration.

Sincerely,
Brice and Phyllis Henderson
phone# 720-344-0970

Brett Thomas

From: Imatsunaka@comcast.net <Imatsunaka@comcast.net>
Sent: Tuesday, January 21, 2025 9:59 AM
To: info@highlandsranch.org
Cc: Brett Thomas <bthomas@douglas.co.us>; FDykstra@highlandsranch.org
Subject: Toepfer Park- LE2024-032 - OPPOSING DOG PARK - Abutting Homeowner letter

Please consider this letter as we back to the open space and are just understanding that we were on a mailing list to receive a notice but have not received a letter.

Good afternoon,

We are abutting homeowners to the Toepfer Park Improvement plan FILE # LE2024-032 and unable to attend the January 27, 2025 meeting. Please consider our NO DOG PARK VOTE.

Unfortunately, we have JUST started hearing about the proposed DOG PARK being added to the (final?) concept plan and all improvements. WE ARE STRONGLY OPPOSED TO A DOG PARK

We have not received a written courtesy notice as the Douglas County planning department indicates we would as the website (link) includes our names and address as an abutting owner.

We heard about this from a neighbor 01-14-2025. The highlandsranch.org website showing Toepfer Park Improvement proposed plans did NOT include a dog park on 01-15-2025, from what we could see. There were a few concept plans, but nothing with a dog park. Today, 01-21-2025 I can see a copy of the Courtesy Notice of Application Process. Under COMMUNITY OUTREACH- it states "The District will also post this final plan on the District website for 3 weeks in January to allow for public comment one additional time." I do not believe this final plan was posted on time to meet a 01-27-25 meeting. Therefore, hoping this letter will be considered in public comments.

Reasons for our NO DOG PARK VOTE:

- 1) We back to the open space in Tresana across from the bridge that joins the existing Trails that the dog park would be next to. We purchased this home 15 years ago to enjoy the open space and serenity it offers. We paid a premium for this space and having barking dogs would negate the tranquility and value of this location.
- 2) LOCATION : Assuming the idea of proposed plan is for people and dogs going to the dog park to Park in the parking lot and walk by the playground, picnic areas, sporting events to get to the dog park, does not make sense to me. There are young families with kids and strollers, kids running in the park, joggers and quite a few retired people with dogs that live in nearby neighborhoods that use this trail for daily exercise and seems dangerous to add additional traffic with dogs. A location adjacent to a parking lot (like Redstone park) makes sense.
- 3) LOCATION PARKING: I would anticipate Ravenhill Circle and Tresana would see an abundance of additional traffic and street parking to utilize existing trails that gets them to dog park easier. In Tresana, Viaggio Way already has only one side street parking that is close to the trail and bridge. This is a big concern for us !
- 4) WILDLIFE: I would anticipate the deer and bobcats we love to watch would vacate this area
- 5) NOISE: We walk our dog every day and utilize the trail system outside our back door. Having a dog park with mesh fence adjacent to the trail system will undoubtedly become a noise issue and nuisance. With so many homeowners walking their dogs on this trail system everyday adjacent to a fenced area with dogs will take away the peacefulness this landscape has offered for years.
- 6) We are in favor of other park improvements planned, just not the DOG PARK

Thank you for your consideration of our concerns
Bob and Lynne Matsunaka
9325 Sori Lane
303-618-4628

Lynne Matsunaka
M:303-618-4628
mailto:LMatsunaka@comcast.net

From: JOHN STEPIEN <johnstepien@msn.com>
Sent: Wednesday, January 22, 2025 12:23 PM
To: info@highlandsranch.org
Cc: Brett Thomas <bthomas@douglas.co.us>
Subject: Toepfer Park Improvement Plan LE2024-032 Opposition to Dog Park

We live in Tresana overlooking the area for the proposed dog park, literally a hundred yards from this area.

We purchased this home in this location and paid a premium for the peace and tranquility afforded by this open area. We are often amazed at how a conversation at normal tones from the trails can travel to our back patio. We can only imagine how the penetrating noise of barking dogs and additional people will impact our serenity as well as the property value of our home.

We also can't imagine how our beautiful vista will be impacted by these fences and other structures.

We think all of the other parts of the proposal are great additions but are strongly opposed to the construction of the dog park.

*John and Wanda Stepien
2970 Veneto Ct
Highlands Ranch, CO 80126*

johnstepien@msn.com
303-999-6918

From: Steve Kerschbaum <steve.kerschbaum@gmail.com>
Sent: Thursday, January 23, 2025 6:01 PM
To: Info@highlandsranch.org; Brett Thomas <bthomas@douglas.co.us>
Subject: Toepfer Park- LE2024-032 - OPPOSING DOG PARK - Abutting Homeowner letter

Hi,

We are not in favor of a dog park being part of the Toepfer Park development.

Please consider this letter as we have a direct sight line from our front windows to the proposed dog park in Toepfer Park. We understand that we were on a mailing list to receive a notice but have not received a letter.

A letter from Lynne Matsunaka nicely summarizes our objections, so I have included her points below.

Thank you for your consideration of our concerns

Steve Kerschbaum and Maryjean Noland
3019 Vento Ct
619.756.2971

Good afternoon,

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