

Location and Extent Staff Report

DATE: JANUARY 13, 2025
TO: DOUGLAS COUNTY PLANNING COMMISSION
FROM: BRETT THOMAS, AICP, CHIEF PLANNER *BT*
JEANETTE BARE, AICP, PLANNING MANAGER *JB*
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES *SK*
SUBJECT: HIGHLANDS RANCH FILING 130A, LOTS 1 AND 2 – LOCATION AND EXTENT
PROJECT FILE: LE2024-032
APPLICANT:
HIGHLANDS RANCH METROPOLITAN DISTRICT
62 PLAZA DRIVE
HIGHLANDS RANCH, CO 80129

PLANNING COMMISSION HEARING:

JANUARY 27, 2025 @ 6:00 PM

I. EXECUTIVE SUMMARY

The Highlands Ranch Metropolitan District (HRMD) requests approval of a Location and Extent (L & E) application to provide improvements to the existing Toepfer Park within Highlands Ranch Filing 130A. The park is located east of Venneford Ranch Road within the Highlands Ranch Planned Development (Highlands Ranch PD). The site is located in the Primary Urban Area as designated on the *2040 Douglas County Comprehensive Master Plan (CMP)*.

II. REQUEST

A. Request

HRMD is requesting approval of an L & E application to provide improvements to the existing Toepfer Park. Improvements include expanding the existing playground and parking lot; replacing the vault toilet; and constructing additional trails, a new dog park, a 20' x 20' shade shelter, drinking fountains, LED pedestrian and parking light fixtures, benches, picnic tables, BBQ grills, and bicycle racks.

B. Location

The park site is located east of Venneford Ranch Road, approximately 2,100 feet north of its intersection with Highlands Ranch Parkway. A 2040 CMP land use map, zoning

map, and aerial map are attached to the staff report and show the general location of the project area.

C. Project Description

The HRMD is requesting approval of a L & E to provide improvements to the existing 22.4-acre Toepfer Park. Proposed improvements include an expanded playground with play equipment for children aged 2-5 and 5-12 years. A 20' x 20' shade shelter with picnic tables will accommodate up to 40 people. A new dog park with two access points to existing trails is proposed near Dad Clark Gulch in the northeast portion of the site. Other park improvements include a loop trail around the existing bluegrass field, drinking fountains, benches, BBQ grills, bicycle racks, and picnic tables. The existing vault toilet is proposed to be replaced and relocated with a newer concrete vault toilet building. New energy efficient LED pedestrian and parking light fixtures are also proposed. The existing parking lot is being expanded to a total of 51 parking spaces, inclusive of 3 van accessible spaces.

A conceptual landscape plan was included with the submittal and depicts tree and shrub plantings surrounding the park. Minor modifications to final park landscaping and amenities are anticipated to occur during the park construction process.

The applicant expects park construction to commence in March 2025 and be completed by September 2025.

III. CONTEXT

A. Background

The final plat for Highlands Ranch Filing 130A was approved by the Board in 1995. Lots 1 and 2 were platted for parks, open space, and school facilities. Toepfer Park was originally built in 1996 on a portion of Lot 2. Lot 1 was owned by the Board for the benefit of the Douglas County School District (DCSD) as a future school site. In February 2021, DCSD requested ownership of Lot 1 be transferred from Douglas County to DCSD so that it could be declared surplus property and no longer necessary for a school facility. In 2022, Lot 1 was conveyed to HRMD for park purposes.

Toepfer Park is located in the Primary Urban Area as designated in the *CMP*. *CMP* policies generally support urban level development and necessary services, including the provision of adequate recreational facilities.

B. Adjacent Land Uses and Zoning

Existing single-family residential lots are adjacent to the north, west, and south boundaries of Toepfer Park. Dad Clark Gulch is east of Toepfer Park and includes a regional trail connection.

IV. SITE CHARACTERISTICS

A. Site Characteristics and Constraints

No existing physical conditions are present that constrain construction of the proposed park improvements.

B. Access and Parking

Access to the park is provided by Venneford Ranch Road to the west. An existing parking lot is proposed to be expanded to reduce the frequency with which on-street parking occurs. A regional trail along Dad Clark Gulch provides residents additional access to the park.

C. Drainage and Erosion

A Grading, Erosion, Sediment Control (GESD) plan and report and Phase III Drainage Report are required to be submitted and approved prior to issuance of permits.

D. Floodplain

A 100-year floodplain is present within the far east portion of Lot 2, east of the existing regional trail. No park improvements are proposed within the floodplain.

V. PROVISION OF SERVICES

A. Fire Protection

South Metro Fire Rescue (South Metro) provides firefighting and emergency medical services to the project area. South Metro noted no objections to the request, however, did request BBQ grills be kept greater than 10' from combustible construction.

B. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides emergency services to the site. At the writing of the staff report, no response had been received from the Office of Emergency Management.

C. Water and Sanitation

Water and sanitation service in Sterling Ranch is provided by the Highlands Ranch Water and Sanitation District. At the writing of the staff report, no response had been received from the District.

D. Utilities

Area utility service providers were provided a referral on this application. AT&T noted no conflicts with the AT&T long line facilities. Xcel 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. All referral comments have been provided to the applicant.

E. Other Required Processes and Permits

In addition to the L & E approval, the following permits and other approvals may be required prior to commencement of construction:

- Engineering: Construction plans, GESC report and plans, Phase III drainage report
- Building Division: Building permits for structures

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to adjacent property owners. Comments have been received from members of the public who are opposed to the inclusion of a dog park into the proposed improvements. Referral response requests were sent to required referral agencies on January 6, 2025. Referral responses are due at the conclusion of the referral period on January 17, 2025, or prior to the Planning Commission hearing.

Referral agency responses and public correspondence received to date are attached to the staff report for reference. Responses received through the end of the referral period will be provided to the Planning Commission prior to the hearing and added to the project record.

VII. STAFF ASSESSMENT

Staff has evaluated the application in accordance with Section 32 of the *DCZR*. Should the Planning Commission approve the L & E request, the applicant will be required to receive approval of all necessary permits prior to commencement of the project.

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LAND USE APPLICATION

Please complete, sign, and date this application. Return it with the required items listed on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Services. *NOTE: The Planning Commission or the Board of County Commissioners should not be contacted regarding an open application.*

OFFICE USE ONLY

PROJECT TITLE: _____

PROJECT NUMBER: _____

PROJECT TYPE: Location and ExtentMARKETING NAME: Toepfer ParkPRESUBMITTAL REVIEW PROJECT NUMBER: PS2024-238**PROJECT SITE:**Address: 9320 Venneford Ranch RoadState Parcel Number(s): 2229-122-07-083 and 2229-122-07-035Subdivision/Block#/Lot# (if platted): Highlands Ranch Filing 130A, Lots 1 and 2**PROPERTY OWNER(S):**Name(s): Highlands Ranch Metro District -Forrest Dykstra, Managing EngineerAddress: 62 Plaza Drive, Highlands Ranch 80129Phone: 303-791-0430Email: FDykstra@highlandsranch.org

AUTHORIZED REPRESENTATIVE: (Notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative)

Name: _____

Address: _____

Phone: _____

Email: _____

To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the *Preble's Meadow Jumping Mouse*.


Applicant SignatureDecember 20, 2024
Date

December 10, 2024

LOCATION AND EXTEND NARRATIVE

Name of Applicant and Description of Request:

The applicant, Highlands Ranch Metro District, is pleased to propose the Location and Extent (L&E) application to provide improvements to the existing Toepfer Park at 9320 Venneford Ranch Road in Highlands Ranch. Highlands Ranch Metro District, is committed to providing high quality municipal services while managing resources wisely for Highlands Ranch, a 22,000-acre master planned community founded in 1981.

Purpose of Improvements & Project Narrative:

Toepfer Park was originally built in 1996, and features a playground, ball field, multi-use sports field, basketball court, shelter with BBQ grills, picnic tables, parking lot and a restroom. The park was named after Jim Toepfer, who was one of the founders of Highlands Ranch and the former President of Mission Viejo Company, Colorado Division. In 2022, an additional 10 acres of land adjacent to the park was conveyed to the Metro District from the Board of Douglas County Commissioners, in partnership with the Douglas County School District. Approximately 3.6 acres of this land is being considered for possible improvements.

The Metro District kicked off planning with a public meeting in October 2023 to gather input about potential park improvements. The proposed improvements are the outcome from a public meeting and on-line survey.

The 22.4 acre park fronts onto Venneford Ranch Road to the west and Dad Clark Gulch on the east with single family homes to the north and south of the existing park. The park can be accessed from walkways and parking from Venneford Ranch Road and from the Dad Clark Gulch trail to the east. Improvements will include repaving and expanding the existing parking lot while maintaining the two existing access drives off of Venneford Ranch Road. A total of 51 parking spaces is proposed which includes 3 van accessible spaces that are compliant with ADA. This could reduce the on-street parking that occurs occasionally at this park. A new 10' wide trail is proposed to provide direct connection between the parking lot and the existing ball field to the east.

Other improvements include:

- A new 20' x 20' shade shelter with picnic tables to accommodate up to 40 people
- Expanded playground with play equipment for both 2-5 and 5-12 years. Playground surfacing and ground level play components will be accessible.
- New benches, BBQ's, bicycle racks and picnic tables
- A new accessible drinking fountain near the restroom and a new drinking fountain within the proposed dog park
- Replacing concrete paving around the existing 20' x 20' shelter with accessible ramp
- Replace and relocate the existing vault toilet with a newer prefabricated concrete vault toilet building
- A new loop trail around the existing irrigated bluegrass field
- A new dog park with two access points off existing trails. Fencing would be constructed of wood posts and 4' height welded wire mesh fence, similar to other dog parks within Highlands Ranch.

DHM DESIGN

- New energy efficient LED pedestrian and parking light fixtures are proposed. The lighting will comply with the County's standards and will be full cut-off.

The site will be regraded to accommodate proposed improvements and provide for water quality. Existing drainage patterns will be maintained in an effort to minimize impacts to adjacent properties. Disturbed areas will be reseeded with native grasses and additional drought tolerant trees and shrubs will be provided for additional shade and screening of parking and shelters. Landscaping will be in accordance with Douglas County requirements for screening and parking.

Summary of Potential Impacts and Proposed Mitigation Measures:

The improvements at Toepfer Park will provide an updated and expanded playground with accessible (ADA) play components including poured-in-place accessible surfacing. A new concrete trail will provide better accessibility between the parking lot, the playground/ picnic areas and vault toilet.

The existing asphalt and gravel parking areas will be repaved and formalized using the existing driveway cuts along Venneford Ranch Road. Berming and shrub plantings will be provided with additional trees to screen parking from homes to the south and west of the park.

The proposed 20' x 20' shelter will be located off of the new accessible trail with berming and additional trees to provide shade and a buffer from homes to the east. This shelter would include picnic tables and could accommodate up to 40 people.

The dog park approx. 1.6 acres in size will be located between Dad Clark Gulch Trail and the existing ballfield to the west. The dog park will be accessed off of the existing concrete trails at each end. There is approx. 175 ft. between the ends of the dog park and homes to the north and south.

The proposed site improvements will include some storm sewer infrastructure to capture and convey runoff to the existing drainage discharge points. Generally, runoff will sheet flow to the northeast, into the existing Dad Clark Tributary. The proposed design will have the capacity to convey the minor and major events, without impacting downstream existing conveyance systems. Site drainage patterns and storm sewer systems are shown on the proposed drainage plan. Adequate stormwater quality is incorporated into the site for the additional proposed imperviousness of the parking lot and the proposed shelter by the use of a water quality rain garden.

Traffic- it is assumed the park improvements of this project will not change vehicular traffic on Venneford Ranch Rd.

Compliance with the Comprehensive Master Plan:

Toepfer Park is located within the Primary Urban Area of the 2040 Douglas County Comprehensive Master Plan (CMP). The improvements for Toepfer Park comply with the Douglas County's 2030 Comprehensive Master Plan and addresses the community goals, objectives, and policies to shape future growth within Douglas County. This park provides residents with a safe environment to gather and enjoy a sense of community while enjoying park and trail activities. The proposed park improvements support the following goals and policies set forth in the CMP:

- Goal 2-3- Provide connected parks, trails, and recreational facilities appropriate to the scale of the development.
 - Policy 2-3A.1- Ensure new development proposals provide parks and trails that are accessible to all, including young children, teenagers, the disabled, and older adults.
 - Policy 2-3A.2- Strongly encourage multi-use trails to connect urban residential development to parks, open spaces, schools, recreational facilities, neighborhood and community activity centers, to other neighborhoods, and to a network of public trails.

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Ensure that amenities such as benches, tables, restrooms, and drinking fountains are provided where appropriate.

- Section 2 Urban Land Use- Goal 2-2 Support environmental systems comprised of water, wildlife, wildlife habitat, recreation and sense of place.
 - Objective 2-2A Balance development with preservation of environmental and visual resources.

The Toepfer Park project also supports the following objectives and policies of the DC Parks, Trails, and Open Space Master Plan:

- Objective PT1C Design and improve parks and trails facilities to strengthen their role as centers for community.
 - Policy PT 1C.1-Provide opportunities for engagement and interaction with fellow citizens and the natural and built environment.
- Objective PT1E-Support alternative travel needs by maintaining trails for year-round use, to the extent feasible.
- Objective PT1F-Ensure parks and trails are provided through the development review process to meet the demands of new development.
- Objective PT3B- Evaluate the impacts of park and trail development on surrounding uses through processes that include public participation.

Goal PT 6- Provide safe and secure parks and trails.

- Objective PT6A- Design facilities that provide visibility, way-finding and temporary shelter for users.
- Objective PT6B- Design and manage facilities to promote their safe and secure use.
- Objective PT6C- Manage parks and trails activities to reduce unsafe conditions. Provide information, including rules for use and conduct, to promote safety.
- Policy PT7A.1-Coordinate with park and recreation providers to share infrastructure and resources and to cooperatively plan, develop and maintain park and trail facilities.

Community Impact Report, Construction Information, Site Operations & Lighting/Noise Mitigation Measures:

The type of construction required will include clearing/ grubbing, removal of existing parking lot paving and portions of existing concrete flatwork, site grading, new concrete trails, new asphalt paving, playground installation, replacement of light fixtures, new shelter and site furnishings, landscaping, modifications to the existing irrigation system. All construction access will be from Venneford Ranch Road. Construction traffic will vary contingent on the phase of work for the project. The heaviest traffic will be during site removals and delivery of new concrete and construction materials. The duration of the construction is expected to be approx. 7 months, between March 2025 -September 2025. Daily construction hours will be from 7am to 5pm, Monday through Friday. The Toepfer Park improvements project will comply with the Douglas County Ordinance for Noise Control, as well as Section 17A of the Douglas County Zoning Resolution for Noise - Overlay District.

How Stormwater (Water Quality and Detention) Will Be Handled:

Generally, drainage within the proposed Toepfer Park project will remain the same as it has historically. The site generally slopes from the southeast corner of the site to the northwest. The proposed site improvements will include some storm sewer infrastructure to capture and convey runoff to the existing drainage discharge points. Runoff generated by the site flows into the existing Dad Clark tributary to the north of the site, ultimately flowing into McLellan Reservoir. With this site proposal, two areas had been identified as having needed water quality treatment prior to discharge into said Dad Clark tributary based on the information seen in Douglas County Criteria. These two areas are the proposed parking lot and the proposed shelter since they are adding additional impervious to the site. A water quality rain

DHM DESIGN

garden has been proposed with this project to provide water quality treatment to these areas. Swales have been proposed with this project to help have water quality provided to the identified critical areas mentioned above.

Community Outreach

The Metro District has requested public comment on the park improvements three times. In October, 2023 an onsite meeting was held to solicit public input on what the residents would like to see in the park. It was also posted on the Metro District website for comment as well. The District received 323 comments and these were used to prepare a conceptual plan which was made available for public comment in June of 2024. In addition, on August 29, 2024, a meeting was held to solicit public input on the redesign of the playground. The comments from these two opportunities have been incorporated into the final design. 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. The District will notify the residents that have furnished contact information that this additional comment period is available.

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

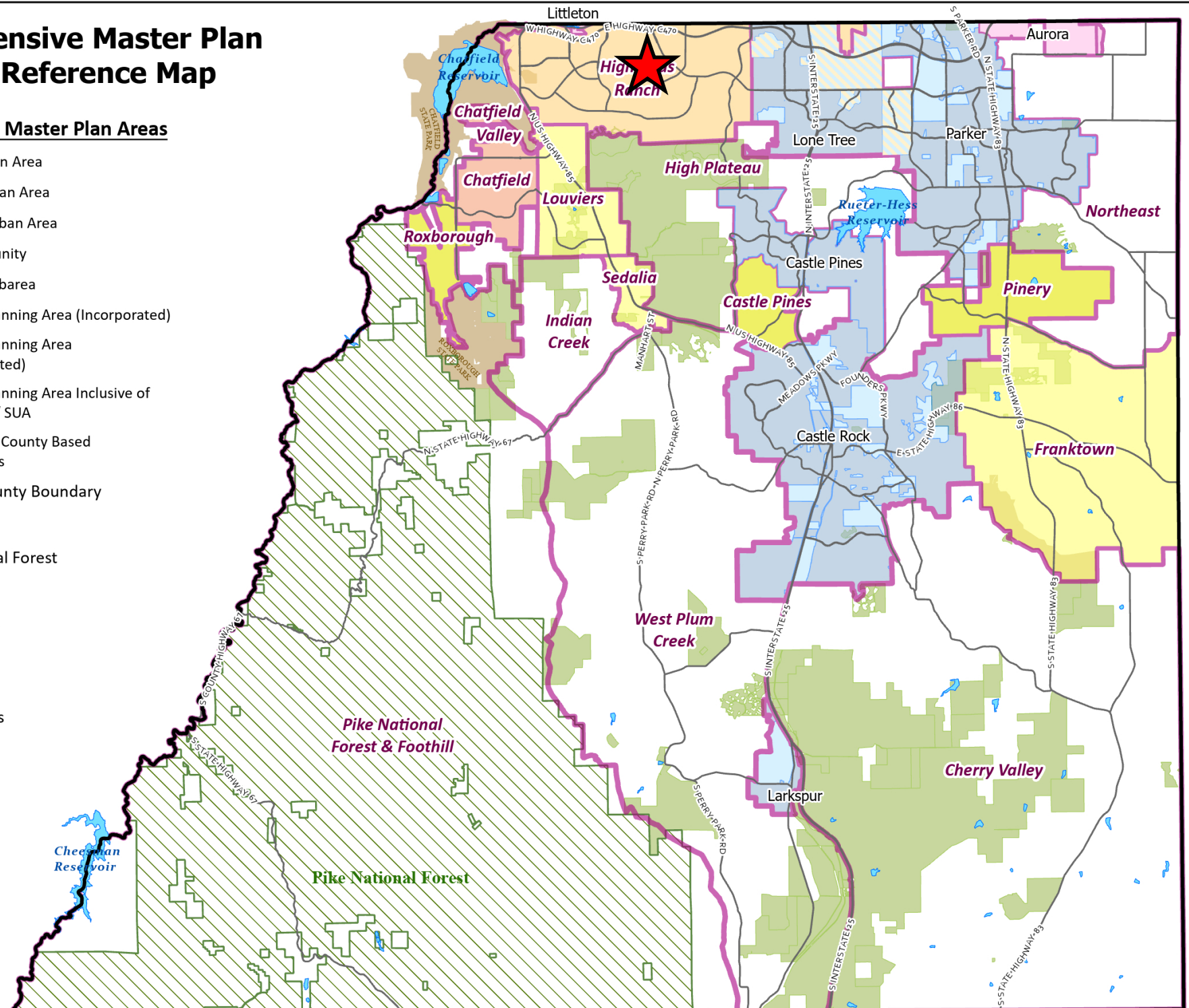
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County Boundary

Parks

- Pike National Forest
- State Parks
- Open Space
- Lakes

Roadways

- Major Roads



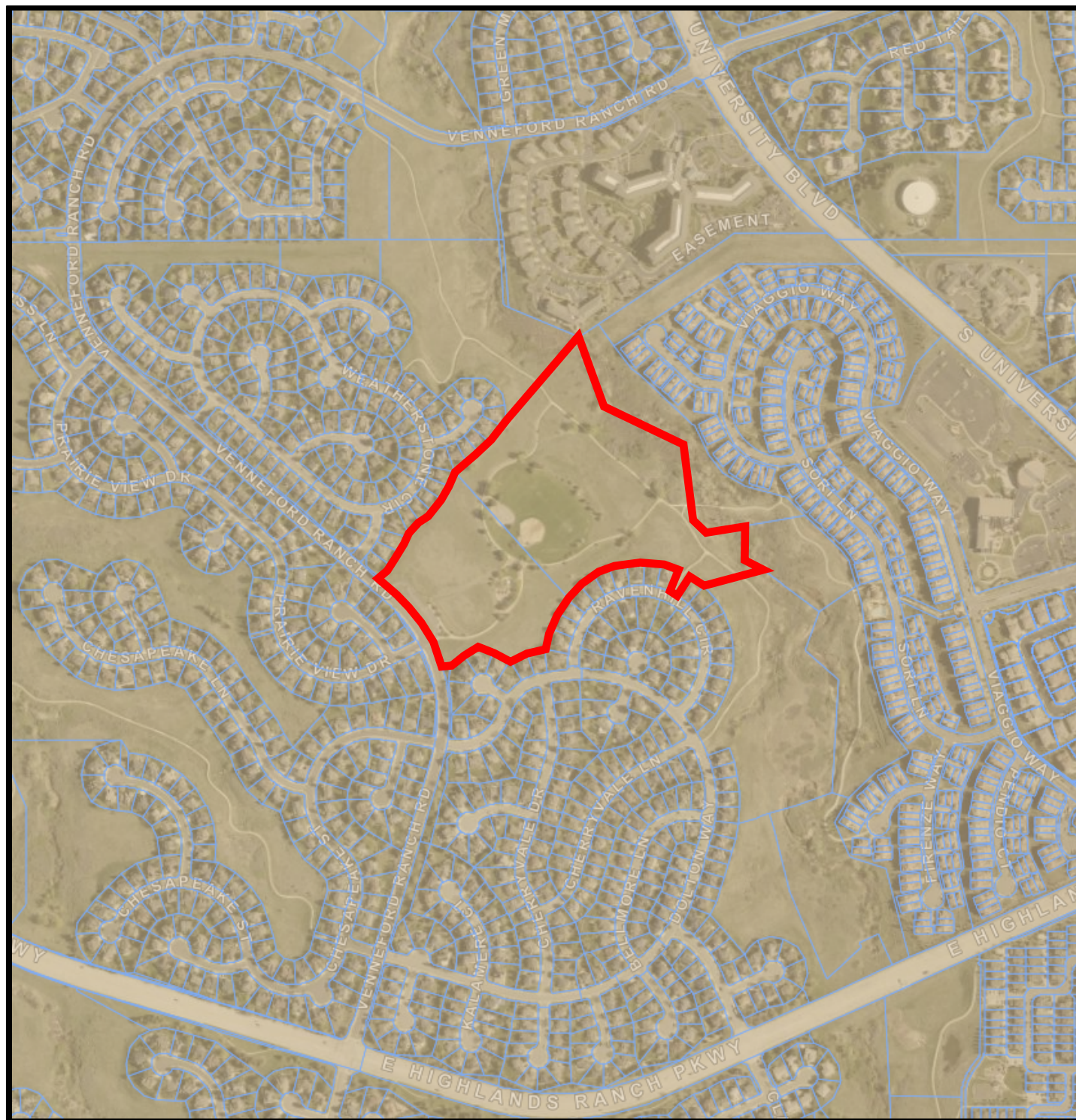
HIGHLANDS RANCH FILING 130A, LOTS 1 AND 2

LE2024-028
ZONING MAP



LEGEND

-  PROJECT SITE
-  PD - PLANNED DEVELOPMENT



HIGHLANDS RANCH
FILING 130A,
LOTS 1 AND 2

LE2024-032
AERIAL MAP

LEGEND

-  PROJECT SITE
-  MAJOR ROADS
-  OTHER ROADS



Initial 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		No response received as of staff report preparation.	
CenturyLink		No response received as of staff report preparation.	
Comcast		No response received as of staff report preparation.	
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.
Highlands Ranch Metropolitan District		No response received as of staff report preparation.	

Initial Referral Agency Response Report

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 Water and Sanitation District		No response received as of staff report preparation.	
Office of Emergency Management		No response received as of staff report preparation.	
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

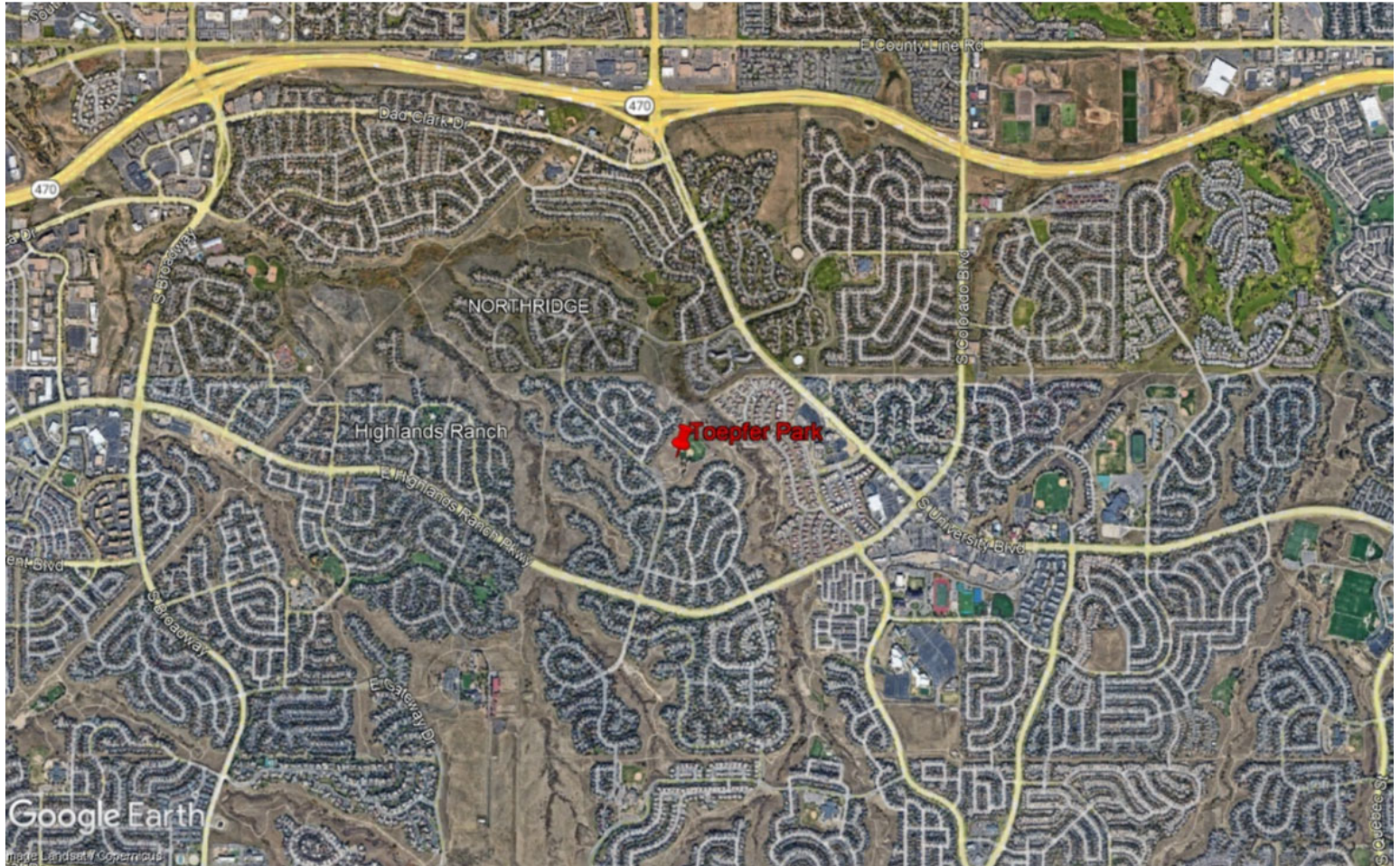
Hi Brett,

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

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*

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

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

TOEPFER PARK
HIGHLANDS RANCH METRO DISTRICT
LOCATION AND EXTENT PLAN
LOT 1 & LOT 2 OF HIGHLANDS RANCH 130A, SECTION 12, TOWNSHIP 6 SOUTH, RANGE 68
WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

PROJECT TEAM

OWNER

HIGHLANDS RANCH METRO DISTRICT
62 PLAZA DRIVE
HIGHLANDS RANCH, CO 80129
PHONE: 303-791-0430
CONTACT: FORREST DYKSTRA, MANAGING ENGINEER

LANDSCAPE ARCHITECT

DHM DESIGN CORPORATION
900 SOUTH BROADWAY, SUITE 300
DENVER, CO 80209
PHONE: 303-892-5566
CONTACT: BILL NEUMANN

CIVIL ENGINEER

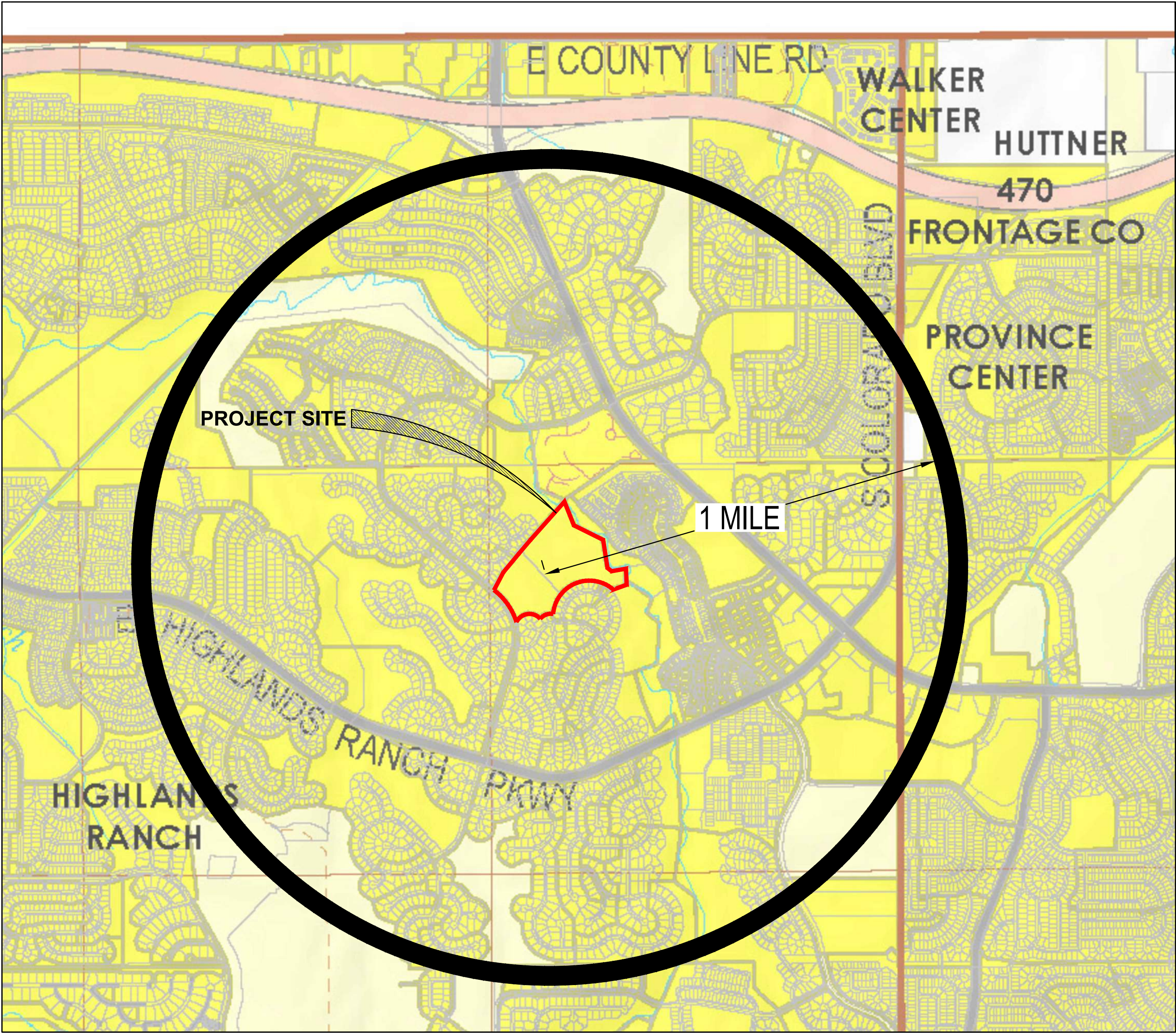
MARTIN / MARTIN
12499 W. COLFAX AVE
LAKEWOOD, CO 80215
PHONE: 303-431-6100
CONTACT: GREG PROULX, PE

IRRIGATION DESIGN

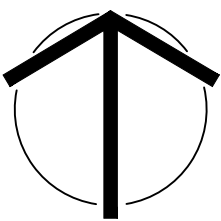
IDC INC
4700 BASELINE RD. SUITE 200
BOULDER, CO 80302
PHONE: 303-442-7027
CONTACT: STEVE NELSON

ELECTRICAL / LIGHTING

ACKERMAN ENGINEERING, INC.
3000 YOUNGFIELD ST., SUITE 264
WHEATRIDGE, CO 80215
PHONE: 720-244-2777
CONTACT: TANNER ACKERMAN



VICINITY MAP
0 500 2000
250 1000
SCALE: 1"=1000'



SHEET INDEX

1	L1.0	VICINITY MAP
2	L1.1	OVERALL SITE PLAN
3	L2.0	LANDSCAPE PLAN
4	L2.1	ELEVATION OF SITE STRUCTURES
5	L2.2	ELEVATION OF SITE STRUCTURE AND LIGHT FIXTURES

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www.dhmdesign.com

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TOEPFER PARK
HIGHLANDS RANCH METRO DISTRICT
HIGHLANDS RANCH, COLORADO

PROJECT NUMBER: 24054
DATE: 12-13-2024

DESIGNED:
DRAWN:
CHECKED:

REVISIONS:

JOB DESCRIPTION:
LOCATION AND
EXTENT PLAN

SHEET TITLE:
VICINITY MAP

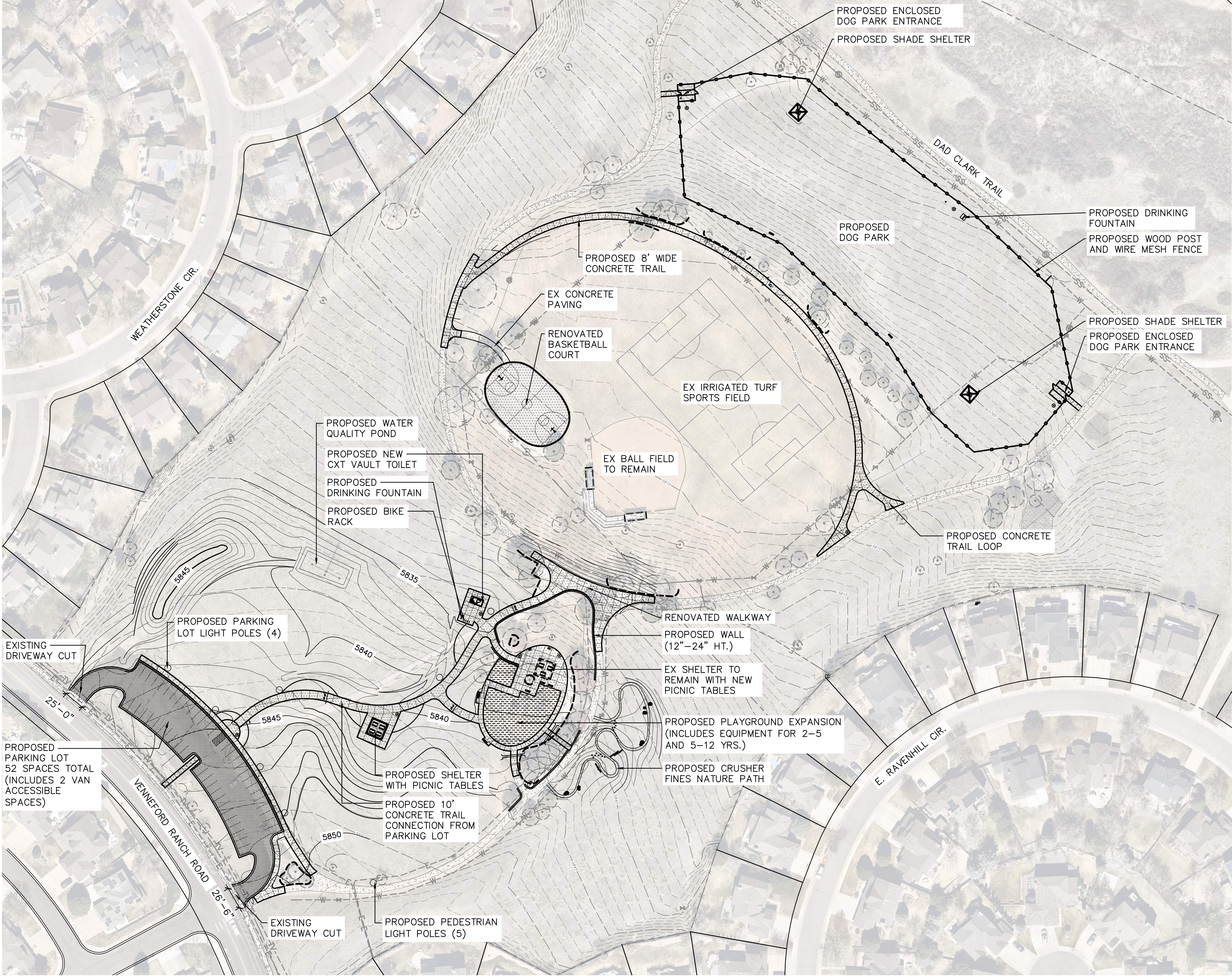
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L1.0

SHEET 1 OF 5

TOEPFER PARK
HIGHLANDS RANCH METRO DISTRICT
LOCATION AND EXTENT PLAN

LOT 1 & LOT 2 OF HIGHLANDS RANCH 130A, SECTION 12, TOWNSHIP 6 SOUTH, RANGE 68
WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



LEGEND	
---	PARCEL LINE
05	EX CONTOUR MAJOR
01	EX CONTOUR MINOR
SS	EX SEWER LINE
W	EX WATER LINE
E	EX ELECTRICAL LINE
TV	EX TELEVISION LINE
X X	EX FENCE
---	EX WALL
⊙	EX TREE
•	EX TRASH CAN
*	EX LIGHT POST
[Pattern]	EX CONCRETE
[Pattern]	EX CRUSHER FINES TRAIL
05	CONTOUR MAJOR
01	CONTOUR MINOR
[Pattern]	PROPOSED CONCRETE
[Pattern]	PROPOSED ASPHALT PAVING
[Pattern]	PROPOSED WALL
[Pattern]	PROPOSED CRUSHER FINES
[Pattern]	PROPOSED RUBBER SURFACE

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TOEPFER PARK
HIGHLANDS RANCH METRO DISTRICT
HIGHLANDS RANCH, COLORADO

PROJECT NUMBER: 24054 DATE: 12-13-2024

DESIGNED:
DRAWN:
CHECKED:

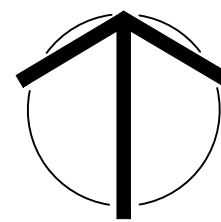
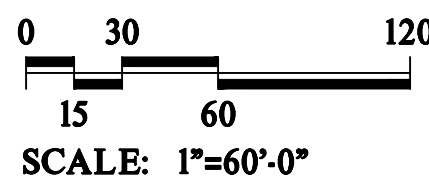
REVISIONS:

JOB DESCRIPTION:
LOCATION AND
EXTENT PLAN

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
L1.1

SHEET 2 OF 5



TOEPFER PARK
HIGHLANDS RANCH METRO DISTRICT
LOCATION AND EXTENT PLAN
LOT 1 & LOT 2 OF HIGHLANDS RANCH 130A, SECTION 12, TOWNSHIP 6 SOUTH, RANGE 68
WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



LEGEND

---	EX CONTOUR MAJOR
---	EX CONTOUR MINOR
---SS---	EX SEWER LINE
---W---	EX WATER LINE
---E---	EX ELECTRICAL LINE
---TV---	EX TELEVISION LINE
---	EX FENCE
---	EX WALL
⊙	EX TREE
•	EX TRASH CAN
☆	EX LIGHT POST
---	EX CONCRETE
---	EX GRAVEL TRAIL
---	CONTOUR MINOR
---	PROPOSED CONCRETE
---	PROPOSED ASPHALT
---	PROPOSED RUBBER SURFACE
⊙	PROPOSED DECIDUOUS TREE
⊙	PROPOSED ORNAMENTAL TREE
⊙	PROPOSED EVERGREEN TREE
⊙	PROPOSED SHRUB TREE

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TOEPFER PARK
HIGHLANDS RANCH METRO DISTRICT
HIGHLANDS RANCH, COLORADO

PROJECT NUMBER: 24054
DATE: 12-13-2024

DESIGNED:
DRAWN:
CHECKED:

REVISIONS:

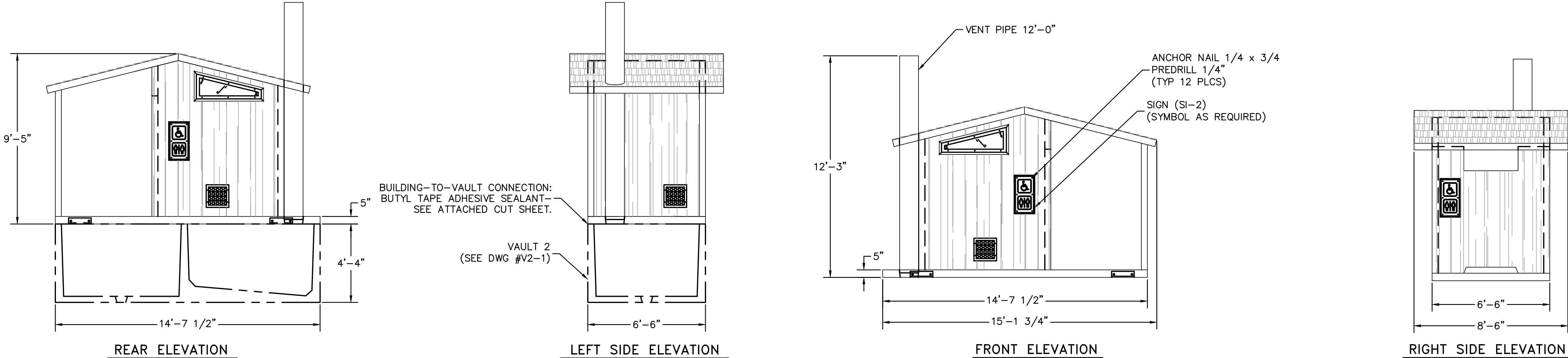
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LOCATION AND EXTENT PLAN

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L1.2

SHEET 3 OF 5

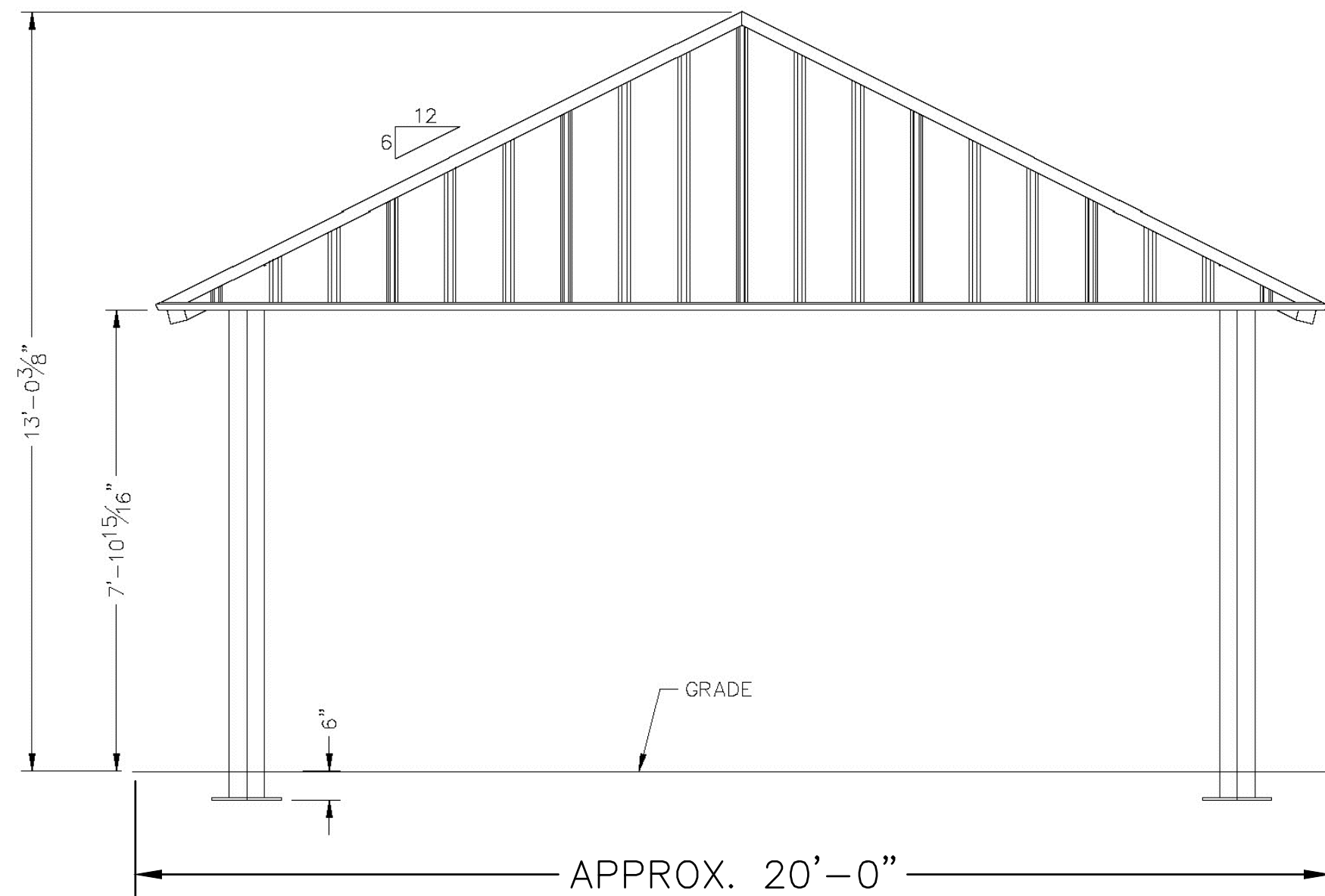
TOEPFER PARK
HIGHLANDS RANCH METRO DISTRICT
LOCATION AND EXTENT PLAN
LOT 1 & LOT 2 OF HIGHLANDS RANCH 130A, SECTION 12, TOWNSHIP 6 SOUTH, RANGE 68
WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



1 CXT RESTROOM BUILDING ELEVATION

SIDING COLOR: TAN BEIGE
ROOF COLOR: ROSEWOOD

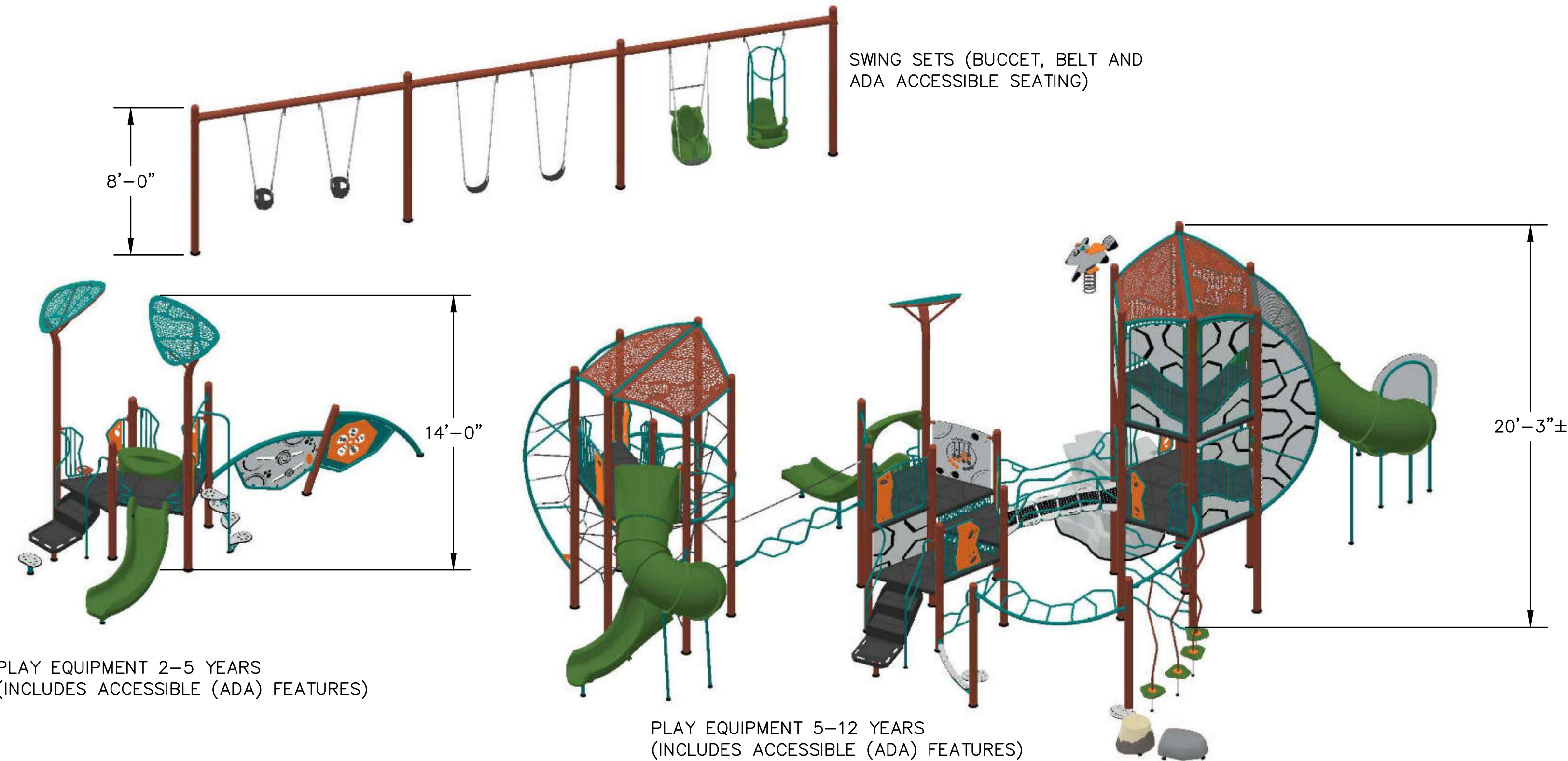
SCALE: NTS



2 SHADE SHELTER ELEVATION

FRAME COLOR TO BE DOW BLACK, ROOF COLOR TO BE DARK BRONZE

SCALE: NTS



3 PLAYGROUND ELEVATION – EXAMPLE OF POSSIBLE PLAY EQUIPMENT

PLAY EQUIPMENT COLORS TO BE EARTH TONES

SCALE: NTS

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TOEPFER PARK
HIGHLANDS RANCH METRO DISTRICT
HIGHLANDS RANCH, COLORADO

PROJECT NUMBER: 24054
DATE: 12-13-2024

DESIGNED:
DRAWN:
CHECKED:

REVISIONS:

JOB DESCRIPTION:
LOCATION AND
EXTENT PLAN

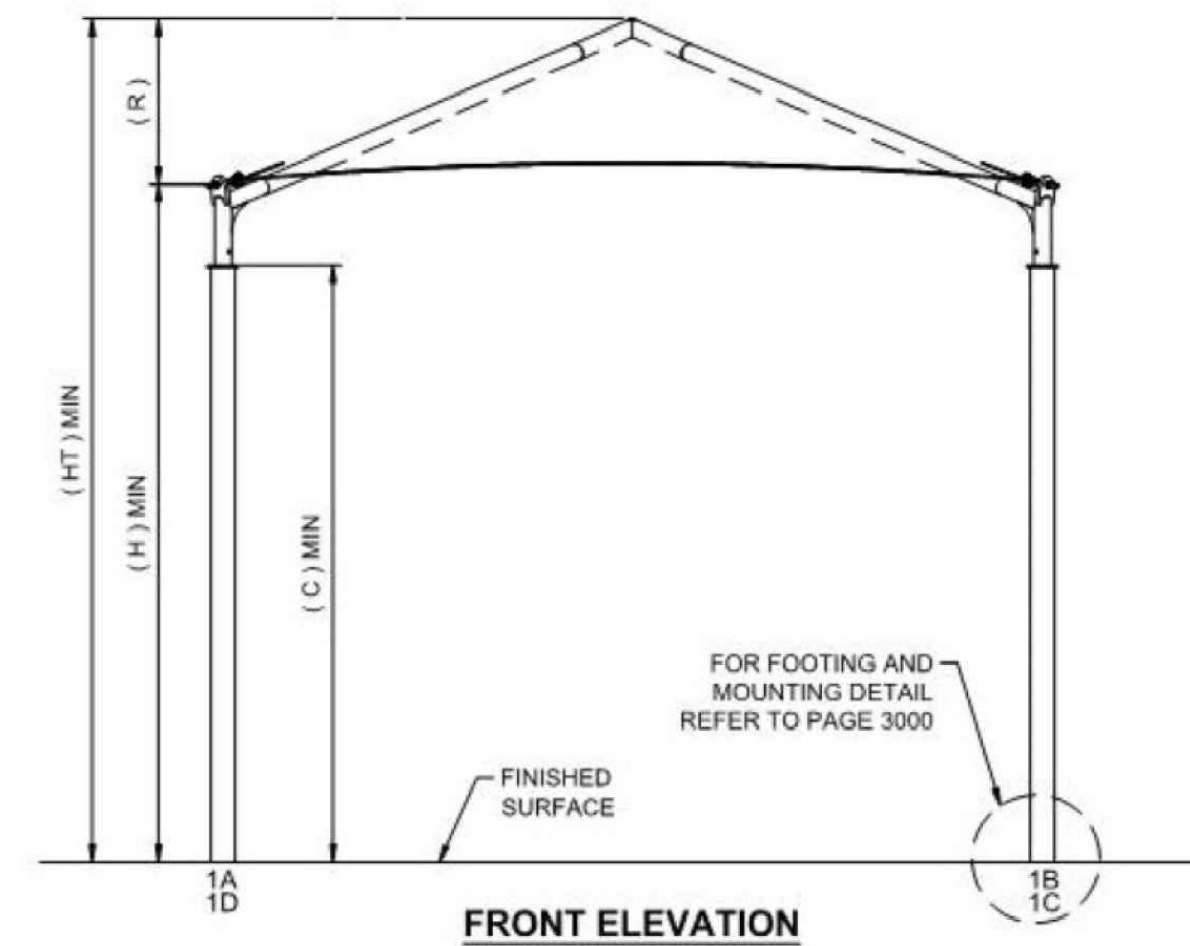
SHEET TITLE:
ELEVATION OF SITE
STRUCTURES

SHEET NUMBER:

L1.3

SHEET 4 OF 5

TOEPFER PARK
HIGHLANDS RANCH METRO DISTRICT
LOCATION AND EXTENT PLAN
LOT 1 & LOT 2 OF HIGHLANDS RANCH 130A, SECTION 12, TOWNSHIP 6 SOUTH, RANGE 68
WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



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Specifications	
EPA:	0.69 ft ² (0.06 m ²)
Length:	32.71" (831 mm)
Width:	14.26" (362 mm)
Height H1:	7.88" (200 mm)
Height H2:	2.73" (69 mm)
Weight:	34 lbs (15.4 kg)

TYPE A4 PARKING LOT LUMINAIRE:
POLE MOUNTED LED AREA LIGHT, CAST ALUMINUM HOUSING, FULL CUT-OFF, TYPE 4M DISTRIBUTION, B2-U0-G3, 9500 LUMENS, 68W, 3000K, WET LOCATION, 17.5' TALL ROUND STEEL POLE ON A 30" TALL CONC BASE
LITHONIA- DSX1-LED-P2-30K-70-T4M-MVOLT-SPA-DBLXD
17.5' TALL ROUND STEEL POLE ON CONC BASE.



Specifications	
EPA:	0.75 ft ² (0.05 m ²)
Length:	24" (61 cm)
L2:	30" (60.96 cm)
Width:	24" (61 cm)
Height:	4" (10.2 cm)
Weight (max):	29 lbs (13.15 kg)

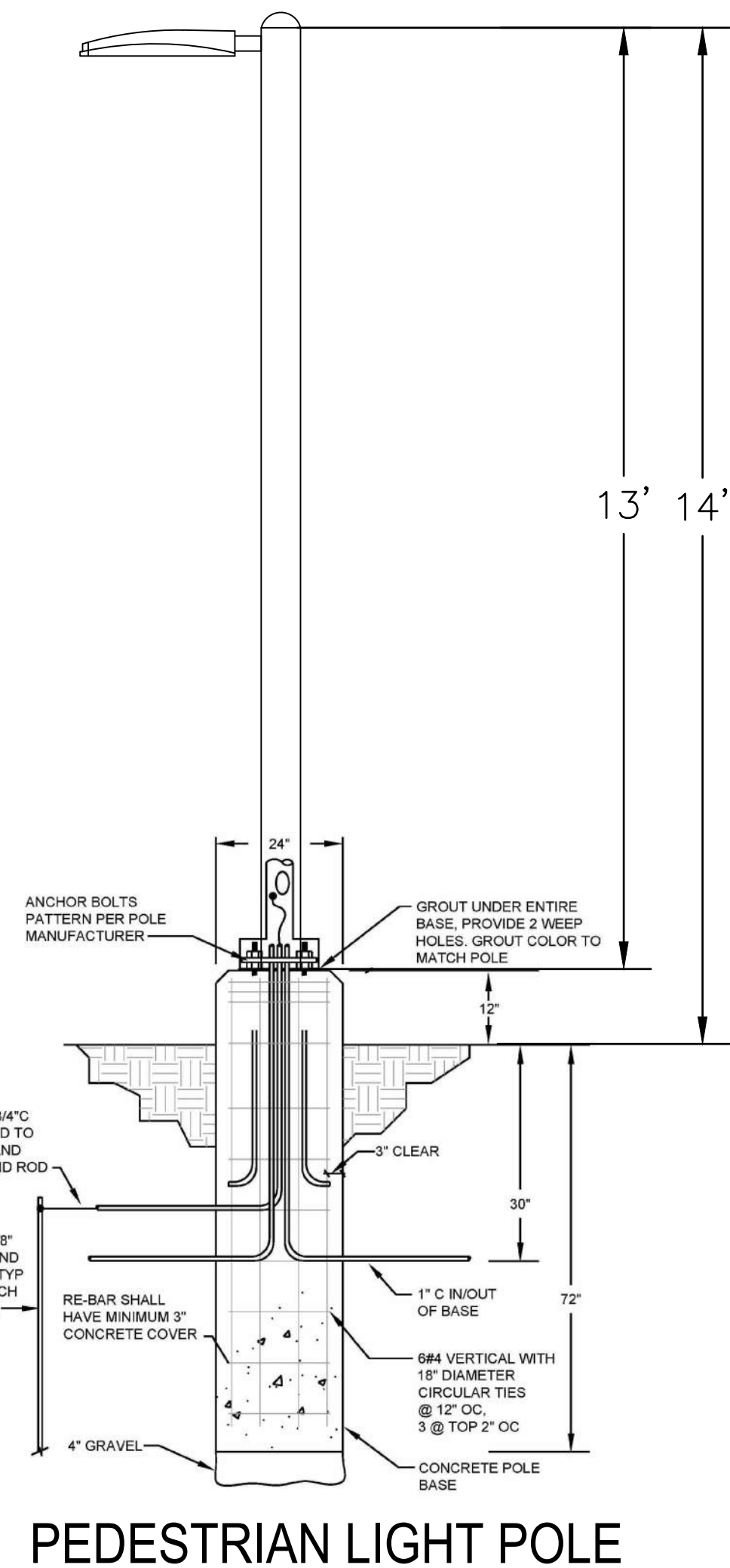
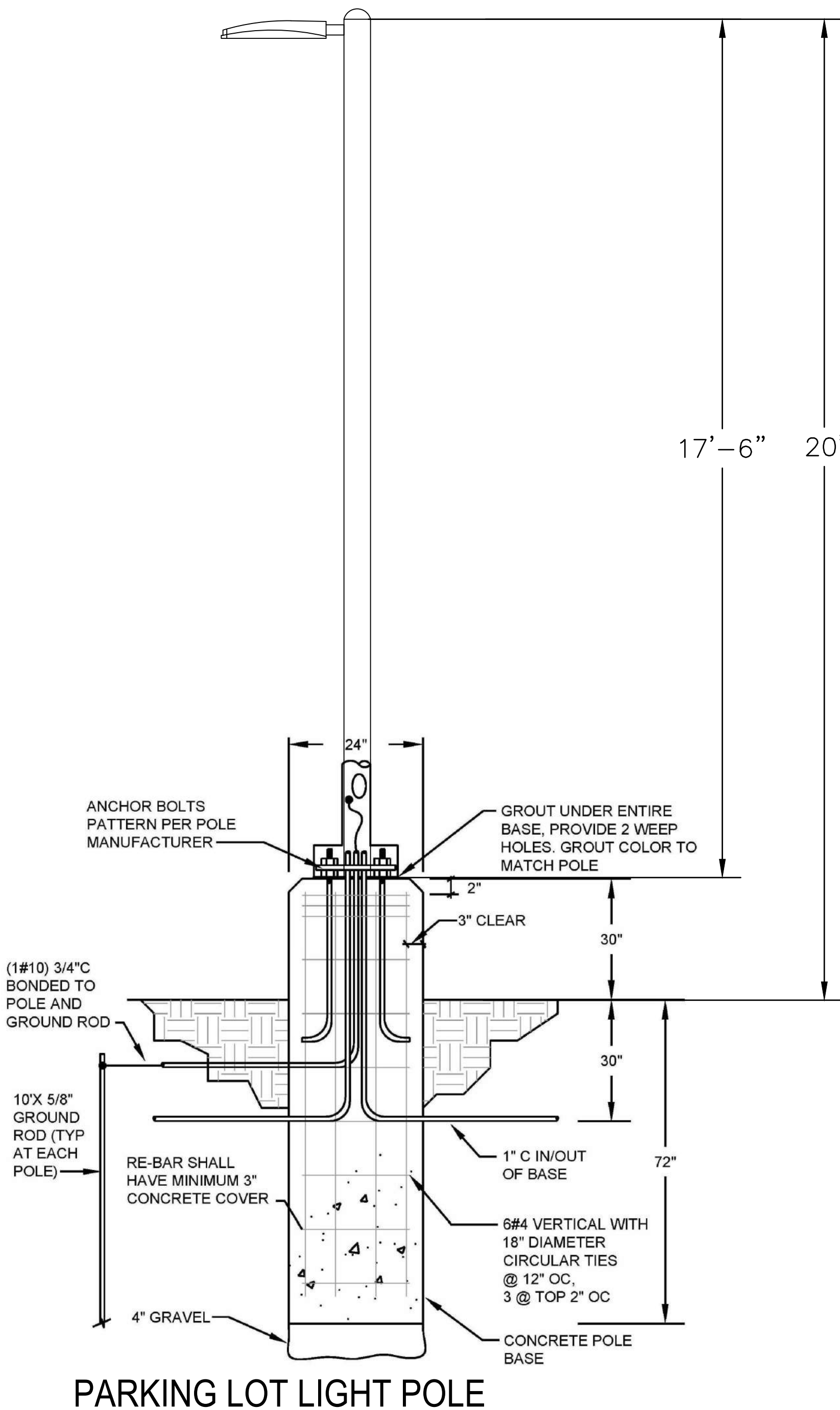
TYPE B3 PEDESTRIAN LUMINAIRE:
ARM MOUNTED PEDESTRIAN LUMINAIRE, CAST ALUMINUM HOUSING, FULL CUT-OFF, TYPE PATHWAY DISTRIBUTION, DIFFUSE LEDS, B3-U0-G3, 4300 LUMENS, 38W, 3000K, WET LOCATION, 14' TALL ROUND STEEL POLE ON A FLUSH WITH GRADE CONC BASE
LITHONIA- RAD1 LED-P2-30K-PATH-MVOLT-RPA-DBLXD
14' TALL ROUND STEEL POLE ON CONC BASE.



Gardco SoftView LED parking garage luminaires feature edge lit technology, providing visual comfort with minimal glare to enhance the user experience. An added uplight feature reduces the cave effect for an increased sense of security. SoftView features multiple optical distributions, lumen packages and mounting options providing you with the ideal solution for your garage lighting and low bay needs. Optional emergency battery backup available for path of egress lighting and is integral to the luminaire.

Project:	
Location:	
Dist. No:	
Type:	
Lamp:	Qty:
Notes:	

TYPE C SHELTER LUMINAIRE:
CANOPY MOUNTED SHELTER LUMINAIRE, 12"x12" SQ VANDAL RESISTANT HOUSING, DIFFUSE OPAL LEDS, 2300 LUMENS, 25W, 3000K, WET LOCATION, LUMINAIRE LED- LVP1212-NODIM-25-30K-120-OP-COLOR-VL, OCC SENSOR IS AN OPTION.



GENERAL NOTES

DESIGN LOADS

BUILDING CODE	INTERNATIONAL BUILDING CODE 2018
LIVE LOADS	5 PSF
SNOW LOAD	5 PSF
WIND LOADS	115 MPH* 3-Sec. Gust, RISK CATEGORY II & EXPOSURE C

* 115 MPH ACCORDING TO THE BASIC WIND SPEED MAPS OF ASCE 7-16 IS EQUIVALENT TO THE ALLOWABLE STRESS DESIGN WIND SPEED OF 90 MPH ACCORDING TO ASCE 7-05 AND IBC 2018 EQ 16-33.

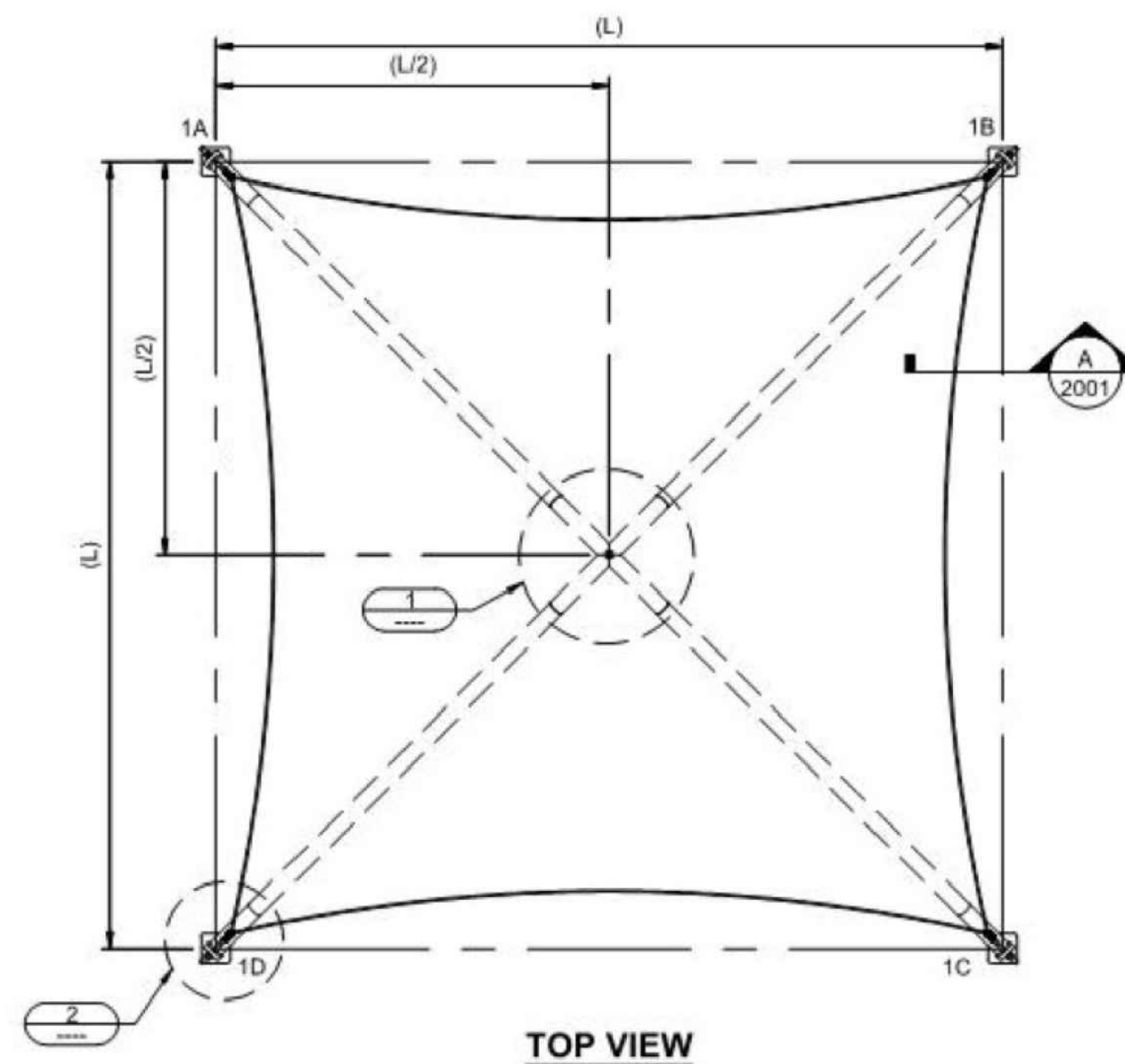


TABLE OF DIMENSIONS					
L	H	R	HT	D	EL
15' 0"	10' 0"	3' 3"	13' 3"	21' 3"	9' 11"

1 LIGHT FIXTURES

2 SHADE SHELTER
TAN FABRIC WITH BLACK POLES

TOEPFER PARK
HIGHLANDS RANCH METRO DISTRICT
HIGHLANDS RANCH, COLORADO

PROJECT NUMBER: 24054
DATE: 12-13-2024

DESIGNED:
DRAWN:
CHECKED:

REVISIONS:

JOB DESCRIPTION: LOCATION AND EXTENT PLAN
5

SHEET TITLE: ELEVATIONS OF SHADE STRUCTURE AND LIGHT FIXTURES

SHEET NUMBER:

L1.4

SHEET ____ OF ____ 5