

Memorandum

Date: February 20, 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 -
Supplemental Information
Project File: LE2024-032

Planning Commission Hearing:	January 27, 2025 @ 6:00 p.m.
Planning Commission Hearing (continuance):	February 24, 2025 @ 6:00 p.m.

I. SUMMARY

The Highlands Ranch Metropolitan District (HRMD) Location and Extent (L & E) application to provide improvements to the existing Toepfer Park was continued at the Planning Commission hearing on Monday, January 27, 2025, to allow time for the HRMD to have additional public outreach. At January's Planning Commission hearing, 12 residents spoke in opposition to the inclusion of a dog park and one resident spoke in favor of the dog park.

Following the Planning Commission hearing, the HRMD sent a survey to the community and had over 750 responses. Approximately 65% of respondents were opposed to the inclusion of the dog park. In addition, the HRMD held a study session with about 35 residents in attendance. The majority were opposed to inclusion of the dog park and one was in favor.

The Board of the HRMD voted to remove the dog park from the L & E for Toepfer Park. HRMD staff have submitted an updated plan exhibit and narrative for the L & E application which no longer proposes a dog park. The other improvements proposed by the HRMD for Toepfer Park remain unchanged.

In addition to the updated L & E narrative and plans, public correspondence received since the conclusion of the January 27, 2025, Planning Commission hearing is also attached. This correspondence is based on the originally proposed plan.

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Updated Applicant's L & E Narrative and Community Impact Report	12
Updated Location and Extent Plan Exhibit	15

From: Kathy Calhoun <coupkc@aol.com>

Sent: Tuesday, January 28, 2025 10:33 AM

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

Cc: mooneyeagle@aol.com; sarahcc4@gmail.com; jjkjeff@gmail.com

Subject: Concern Regarding Proposed Dog Park at Topher Park in Highlands Ranch

To Whom it May Concern at Highlands Ranch Metro District,

We hope this message finds you well. We are writing to express our strong concerns regarding the proposed addition of a dog park to the development plans for Toepher Park in Highlands Ranch. While we understand the importance of providing recreational spaces for pet owners, I believe there are several significant issues with placing a dog park in this particular location, which is directly in the middle of multiple well established neighborhoods.

1. **Noise Levels:** Dog parks can become quite noisy, especially with large groups of dogs. This level of noise could affect the overall atmosphere of Topher Park, as well as the surrounding residential areas, which are currently a peaceful environment for families and local residents. The noise will extend to nearby homes, disturbing the tranquility of the area and affecting residents' quality of life. I feel this park goes against Douglas County noise ordinance. I believe Douglas County doesn't allow noise levels over 55 decibels that exceed 15 minutes in any one-hour period. The typical decibel range of a dog bark is between 60 dB and 110 dB, with the average of dog barks falling between 80 dB and 90 dB. The dog barking will most certainly occur more than 15 minutes in a one hour period. Have you considered how close this dog park is to the houses backing to the park?
2. **Impact on Property Values:** The introduction of a dog park, particularly one with high traffic and noise, could potentially decrease the value of nearby properties. Many potential buyers might be deterred from purchasing homes in close proximity to an area with ongoing noise and activity associated with a dog park.
3. **Safety Concerns for Children:** The addition of a dog park may present safety concerns for families with young children who frequent the park. In the Summer, the ballpark (which is FEET away from this proposed spot) is full of children and families. There is the risk of accidental interaction between dogs and children, which could lead to injury, particularly with large or untrained dogs. Ensuring a safe, family-friendly environment should be a priority for the park's design. Ouer daughter lives near the cherry creek state park dog park and sees dogs jump the fences frequently. They also slip out of their leashes before entering and run away from their owners. Having dogs near a park with children is a liability. Our grandkids also frequent this park and it directly affects my families safety. What is your plan when a dog gets away from it's owner or escapes from the dog park and attacks a child trying to play baseball on a Saturday Morning?
4. **Impact on Local Wildlife:** Dog parks can disrupt the local wildlife, as dogs often chase and disturb animals living in the area. This could interfere with the natural balance and create stress for local species that depend on the park's natural environment for shelter and food. We live along the creek you are wanting to build this along, and we see bobcats, deer, foxes, falcons, eagles, racoons, owls, coyotes, rabbits and squirrels every week who frequent this area. Do you have an environmental impact study to how this dog park will affect these animals who call the open space their home? The link below will take you to studies in the past that point out why this is a terrible idea for wildlife alone. One point I find detrimental to this plan is the fact that dogs transmit diseases (such as canine distemper and rabies) to and from wildlife. Loose dogs kill wildlife. We have hours of video of the wildlife that frequent the area if you want to see the variety of animals you have roaming this area at all hours

of the day. <https://preservecalavera.org/wp-content/uploads/2019/07/Impacts-of-dogs-on-wildlife-10-Aug-16-1.pdf>

5. Lastly, the path that runs along the proposed area is frequented by people walking their dogs on a leash. I can just envision people avoiding this path because of the dog park. Dogs will run along the fence barking at walkers, while the walkers try to hold their dog(s) back on a leash. A lot of these people walking their dogs are elderly. What a shame this would be if they don't feel safe walking their dog along the path they are used to walking on daily and that they have been enjoying for years.

We would encourage you to consider alternative locations for the dog park that won't compromise the peaceful environment, safety, and ecological balance of Toepher Park. We have lived along the creek in Tresana for 17 years and would consider ourselves extremely knowledgeable about this area and what goes on at the park behind our house. We believe this would be a colossal disservice to this community and that the negatives outweigh the positives here.

Thank you for your time and consideration of our concerns. We would be happy to discuss this matter further if needed.

Sincerely,
Gordon and Kathy Calhoun
9134 Viaggio Way Highlands Ranch, CO 80126
720-217-6363

From: Planning Commission <PlanningCommission@douglas.co.us>

Sent: Wednesday, January 29, 2025 11:01 AM

To: Jeanette Bare <JBare@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>

Subject: FW: 1/27/25 Toepher Park Application Highlands Ranch Filing 130A, Lots 1 and 2 - Location and Extent. Project File LE2024-032.

See below.

From: JOYCE COUILLARD <mailto:couillard@comcast.net>

Sent: Tuesday, January 28, 2025 6:24 PM

To: Planning Commission <mailto:PlanningCommission@douglas.co.us>; <mailto:info@highlandsranch.org>;
<mailto:couillard31@comcast.net>

Subject: 1/27/25 Toepher Park Application Highlands Ranch Filing 130A, Lots 1 and 2 - Location and Extent. Project File LE2024-032.

Good afternoon Planning Commission Office,

I in error, missed the Toepfer Park meeting. Please take my feedback into account on the Toepher Park Improvements and share with applicable stakeholders. I'm asking that you please REJECT the dog park portion of the application.

1. That area is a hunting ground to a herd of deer, owls, hawks, snakes, bunnies and coyotes. By stripping that area for a dog park, it would create a number of issues and concerns. I know that this is a very active area for wildlife as I back to the park directly and my direct kitchen and deck view is where the proposed dog park will be.

1. You'd be reducing a food source and footprint for the wildlife.

2. A coyote den is nearby which would not be safe for dogs.

2. My family will be directly impacted. We not only lose the space for the animals, but we will lose our enjoyment, peace, and serenity.

1. Sound carries and we hear a number of barking dogs already. We won't be able to enjoy peace and quiet when in our home, our yard, walking the trail, or using the park.

2. I'm concerned about the potential odor from increased dog excrement. 3. The park currently allows for leashed dogs to be present which is working very well. 4. There are already multiple dog parks in Highlands Ranch and many nearby.

5. I'm concerned about child safety if a dog is aggressive or loose.

3. Please don't negatively impact our community or the safety of the children. Please preserve our wildlife, and don't impact my family's enjoyment of our home. 4. I have provided feedback on the surveys in the past. I did not receive any information on the change of the dog park in the proposal nor did I see an opportunity to respond. We were very surprised and alarmed that the proposal changed from not adding a dog park, to adding one, which was not properly communicated to myself and the community to comment. Our homes are way too close for a dog park, please decline this. Thank you for your time and consideration. If I should be directing this email to another email address and/or site to add my comments, please let me know.

Joyce and Joseph Couillard

Family of 4

2456 Lansdowne Ct

Highlands Ranch, CO 80126

303-819-4403

From: Jeff Knight <jjkjeff@gmail.com>

Sent: Tuesday, January 28, 2025 11:07 AM

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

Subject: Re: Concern Regarding Proposed Dog Park at Topher Park in Highlands Ranch

My neighbors recently shared their concern about this proposed dog park at Toefer Park in Highlands Ranch. I live directly across the greenbelt from Toefer Park and often sit on my balcony overlooking the park. I specifically chose the lot for my unit because of how quiet and tranquil the creek-facing location is. I agree a dog park would be very disruptive for all who currently enjoy this peacefulness, as well as the various concerns stated below in the letter composed by my neighbors. Please reconsider and remove the dog park from the plans for Toefer Park.

Thank you,

Jeff Knight

9136 Viaggio Way, Highlands Ranch, CO 80126

720 480-1252

On Tue, Jan 28, 2025 at 10:33 AM Kathy Calhoun <coupkc@aol.com> wrote:

To Whom it May Concern at Highlands Ranch Metro District,

We hope this message finds you well. We are writing to express our strong concerns regarding the proposed addition of a dog park to the development plans for Toefer Park in Highlands Ranch. While we understand the importance of providing recreational spaces for pet owners, I believe there are several significant issues with placing a dog park in this particular location, which is directly in the middle of multiple well established neighborhoods.

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5. Lastly, the path that runs along the proposed area is frequented by people walking their dogs on a leash. I can just envision people avoiding this path because of the dog park. Dogs will run along the fence barking at walkers, while the walkers try to hold their dog(s) back on a leash. A lot of these people walking their dogs are elderly. What a shame this would be if they don't feel safe walking their dog along the path they are used to walking on daily and that they have been enjoying for years.

We would encourage you to consider alternative locations for the dog park that won't compromise the peaceful environment, safety, and ecological balance of Toepper Park. We have lived along the creek in Tresana for 17 years and would consider ourselves extremely knowledgeable about this area and what goes on at the park behind our house. We believe this would be a colossal disservice to this community and that the negatives outweigh the positives here.

Thank you for your time and consideration of our concerns. We would be happy to discuss this matter further if needed.

Sincerely,
Gordon and Kathy Calhoun
9134 Viaggio Way Highlands Ranch, CO 80126
720-217-6363

From: William Sandahl <wmsandahl@icloud.com>
Sent: Sunday, February 2, 2025 5:05 PM
To: Brett Thomas <bthomas@douglas.co.us>; info@highlandsranch.org
Subject: No vote to dog park at Toepfer Park

My wife and I own the property at 9323 Sori Lane which abuts the planned improvements at Toepfer Park. I am in favor of the general improvements you are proposing with the exception of the dog park. I fervently oppose the dog park as it would likely chase away the beautiful deer, fox, coyotes, bobcats and other wildlife that enjoy the natural corridor. Many people enjoy the trails and open area of this nature corridor and dog owners are exceptionally diligent about having their dog's on leash and cleaning up after them. The wildlife is adept at avoiding the dogs and people while still enjoying the corridor. Why fix something that isn't broken.

I am also concerned about people potentially parking in our already congested Tresana neighborhood. A destination dog park would likely add traffic and parkers to the abutting neighborhoods.

The proposed location of the dog park is in an open area which provides a nice buffer between the ball fields and the walking trail. Disturbing this open space is not something I am in favor of.

Please consider my objection to the dog park improvements. Thanks you.

William (Mike) Sandahl
9323 Sori Lane

From: Jack Hickey <jjhickey1959@gmail.com>

Sent: Sunday, February 2, 2025 5:20 PM

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

Subject: Toepfer Park--Dog Park Addition

I was just informed by a neighbor that the plan for the Park improvements has been updated to potentially include a dog park. I am not aware a notification being sent to all homeowners in the adjacent areas allowing time for comment and discussion. I understand that a number of residents have submitted comments on the impact to wildlife, noise levels, traffic and property values so I will not repeat those concerns. I am a no vote on the addition of the Dog Park. The original plan looked great and a welcome improvement.

Jack Hickey
9339 Sori Lane
Highlands Ranch, Colorado 80126
Cell 970-368-0975

From: Colleen <c.fitzgerald@comcast.net>
Sent: Monday, February 3, 2025 3:07 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Toepfer Park improvements LE2024-032 - dog park

Brett – We attended the last commission meeting on 1/27/25 in which the above project was discussed.

Just some background as we see it: this project has had several public presentations / input sessions since Oct 2023. The project map dated May 2024, of the proposed improvements has been publicly posted since June 2024 until around Jan 13, 2025. From a public information standpoint, a dog park was never an item of consideration for this plan. Sometime after Jan 13, 2025, a new site map was publicly posted – it was dated Dec 13, 2024. When your letter was sent out to the abutting landowners in late Dec 2024 – that was the first time a plan for including a dog park was disclosed.

Currently, looking at your website with independent public correspondence posted between Jan 13, 2025, and Jan 28, 2025, there have been 36 total submissions: **35 are NO** and 1 was YES on the dog park proposal. This amounts to **97% against a dog park**. These were all independent letters written by homeowners who more or less surround the park area.

The directly impacted properties appear to be engaged in closely following the progress of this project and have been in high support of all the improvements proposed. However, the overwhelming response to a dog park by those directly affected is a resounding NO. We are hoping the properties involved on a 24/7/365 day basis have a stronger voice in your decision than folks that are removed from the immediate area.

It is not very clear as to how this addition to the park improvement plan became an issue – the homeowners certainly have not been supportive of a dog park in this area tightly surrounded by homes and public use spaces. In fact, the early HRMD survey in Oct 2023, supported a dog park by **less than 10%** of 324 respondents. This action seems to be going overwhelmingly **against public opinion**.

Upon the next presentation of this project to the commission, we hope consideration is given to the undisputed public input which appears to be in **full opposition** to the recent HRMD plan with a dog park.

HRMD has total support in all other aspects of this improvement project.

We thank you for your attention to all kinds of development issues in Douglas County, our home.

Best Regards,
Colleen and Mike Fitzgerald
720-256-7707
2643 Ravenhill Cir

From: Jan Ballard <jan@ballardking.com>

Sent: Wednesday, February 5, 2025 11:22 AM

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

Subject: Toepfer Park Improvements

To whom it concerns,

We were recently notified of the proposed dog park at the Topher Park renovation. We are strongly against it for these reasons:

1. Lack of prior notification of adding the dog park as this wasn't part of the initial plan.
2. Diggers at Dad Clark Park is a perfect example of a well thought out dog park. It is in an area specifically for dogs that is well away from the actual park where children are playing. One concern about the proposed location at Topher Park is that this area is filled with spaces for children and youth activities and does not have a good buffer zone between the dog park and children's playground and youth sports area. Again, note this space is well achieved at Digger's at Dad Clark Park. Independent spaces for everyone to enjoy what they are there to do, without one imposing on the other. This is not the case with the current Topher Park proposed dog park.
3. Rovers Run Dog Park at Red Stone has a road that separates the youth athletic fields from the dog park, which is another good example of dedicated spaces being separated by some distance.
4. Deer, fox, coyote, all migrate through this area on a regular basis. Fencing it off would not leave them as much of a buffer to go down to the creek area. This is a main pathway for them currently. A dog park in that area would surely have a substantial impact on wildlife.
5. This is not the best place for another dog park if there even is a need for more? Currently there are 4 which seems sufficient. Personally, when we had a dog, we used Diggers Dog Park and found it to be close enough for our use when desired.
6. Numerous residential communities (Tresana, Vi, and numerous neighborhoods) all will visually look upon this area. That is not the case with other dog parks. Taking walks these last couple days (once I heard about this dog park proposal) I stopped people walking dogs to inquire about their feelings about a dog park showing them specifically where it would be (as that was where I was walking). I just would ask if they knew about it and if they would use it and like to see it put in. To my surprise all said no! Some said because their dogs were smaller, they didn't feel safe having them there. Two said no (with larger dogs) because they liked walking their dogs. One said "I like to walk my dog, so I get a walk too. I don't want to stand in a dog park and watch my dog run while I just stand there."

To my surprise everyone also commented on the considerable number of deer, foxes, and wildlife that pass through the area and wanted it to stay natural so they could see the wildlife. They were concerned the dog park would drive away the wildlife which they valued more than the dog park. I believe you will find this is the overriding sentiment of the vast majority of residents in the area.

In summary, if a survey was done on the wildlife that flow and or pass through this area and you are not currently aware, this should be taken into consideration. A dog park in the proposed area will have a significant impact on wildlife. Residents who live in the area want wildlife maintained over the proposed dog park.

Jan Ballard
2743 Ravenhill Circle
Highlands Ranch
(303) 903-2372

From: Steve Kerschbaum <steve.kerschbaum@gmail.com>

Sent: Friday, February 14, 2025 10:50 AM

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

Subject: Toepfer Park- LE2024-032 - OPPOSING DOG PARK - Abutting Homeowner letter

Hi.

We love dogs but oppose creating a dog park at Toepher. We live at 3019 Veneto Ct, directly across from the open space, and have clear sight and sound lines to Toepher Park. Here are our concerns:

Environmental Destabilization: A dirt patch on a slope directly conflicts with the \$2.8 million Dad Clark Gulch Stabilization project adjacent to the park. Loss of natural grasses can lead to erosion and destabilization. Have geotechnical and environmental experts vetted this plan?

Aesthetics: Dirt, fencing, dogs, and noise are less desirable than natural habitat and wildlife. Grass neutralizes urine and feces better than dirt. Dogs already run on the grass at Toepher Park without wearing it down. Please consider irrigating the grass and periodic closures to prevent overuse.

Alternatives: Options exist for exercising dogs, including a dog park one mile away and abundant walking paths. Why make a controversial change to a 20-year-old neighborhood?

Thank you for your consideration,

Steve Kerschbaum and Maryjean Noland

--

Steve

February 10, 2025

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 feedback survey received 145 responses.

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 maintain the two existing access drives off of Venneford Ranch Road. 51 parking spaces are proposed which include 3 van accessible spaces that are compliant with ADA. 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
- 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
- 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.

DHM DESIGN

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 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. 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:

DHM DESIGN

- 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 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.

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

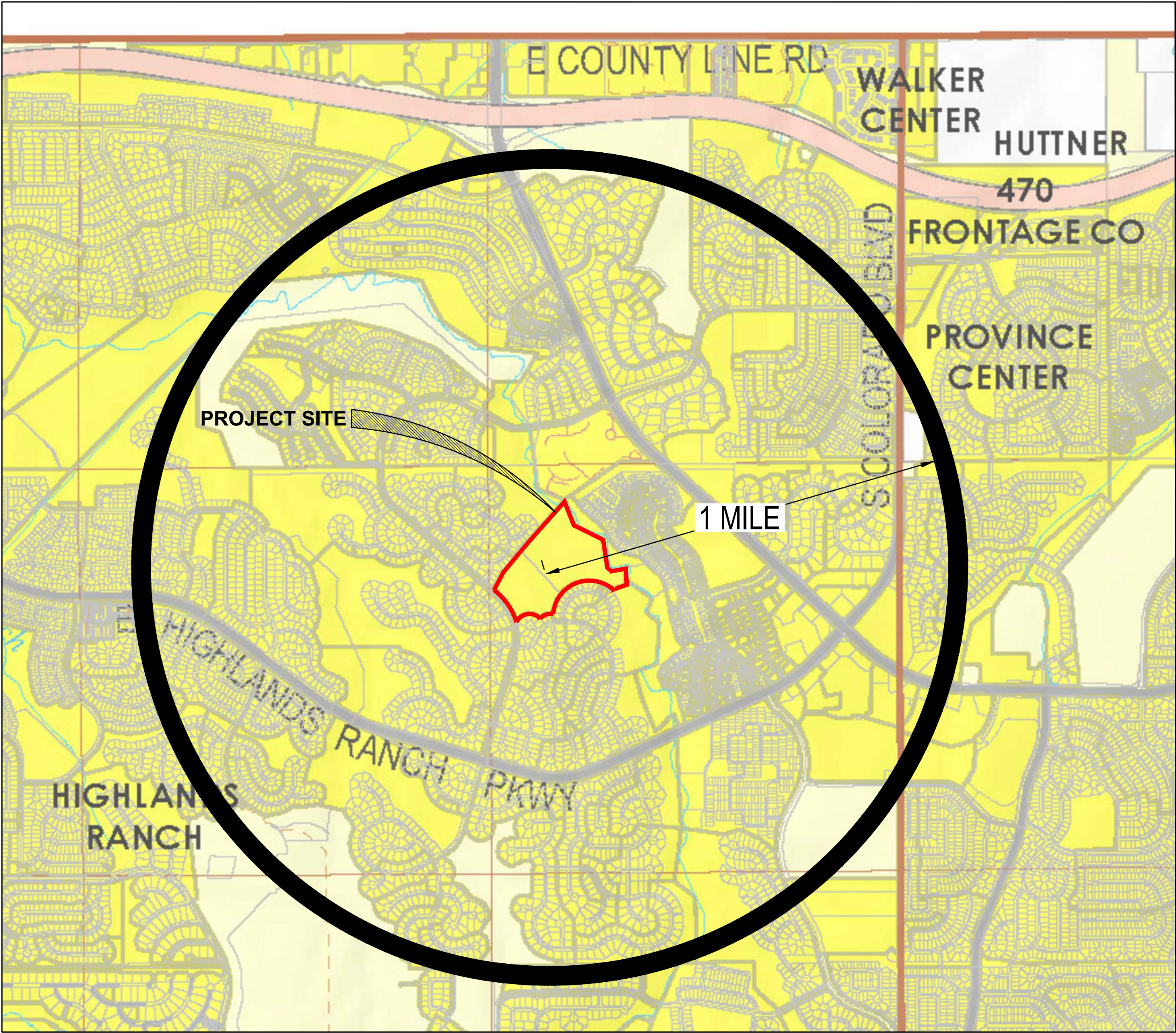
MARTIN / MARTIN
12499 W. COLFAX AVE
LAKEWOOD, CO 80215
PHONE: 303-431-6100
CONTACT: GREG PROULX, PE

IRRIGATION DESIGN

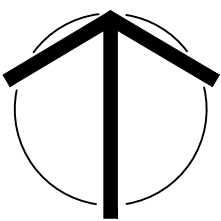
IDC INC
4700 BASELINE RD. SUITE 200
BOULDER, CO 80302
PHONE: 303-442-7027
CONTACT: STEVE NELSON

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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TOEPFER PARK
HIGHLANDS RANCH METRO DISTRICT
HIGHLANDS RANCH, COLORADO

PROJECT NUMBER: 24054
DATE: 12-13-2024

DESIGNED:
DRAWN:
CHECKED:

REVISIONS:
02/07/2025 - REMOVAL OF DOG PARK

JOB DESCRIPTION:
LOCATION AND
EXTENT PLAN

SHEET TITLE:
VICINITY MAP

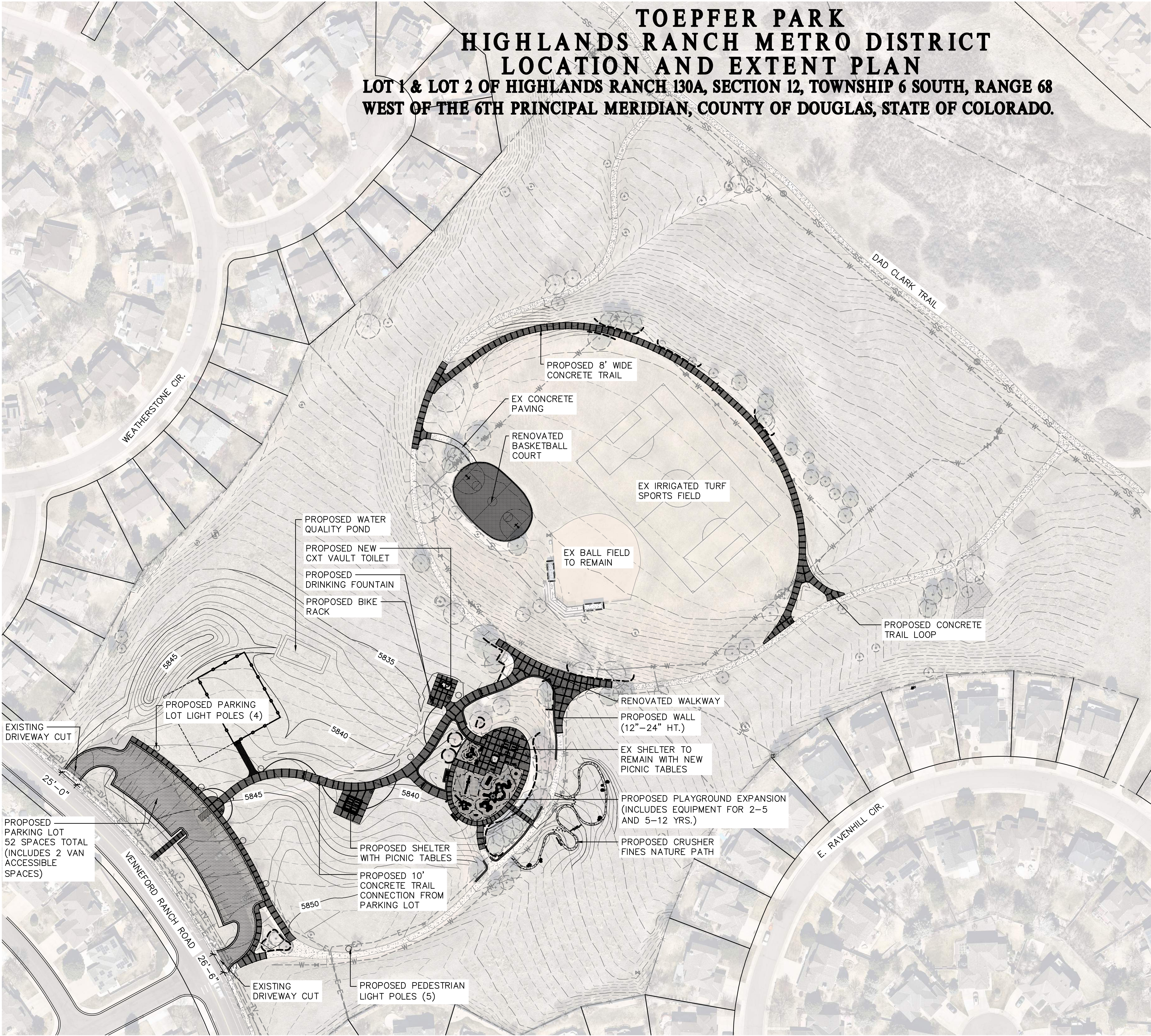
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L1.0

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, RE: C
[Pattern]	PROPOSED WALL
[Pattern]	PROPOSED CRUSHER FINES
[Pattern]	PROPOSED RUBBER SURFACE

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HIGHLANDS RANCH, COLORADO

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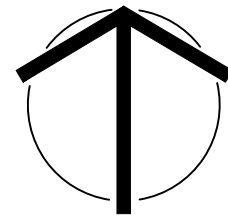
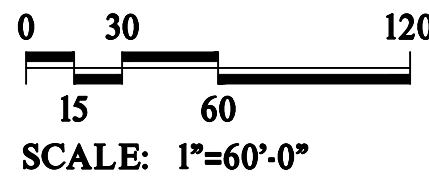
REVISIONS:
02/07/2025 - REMOVAL OF DOG PARK

JOB DESCRIPTION:
LOCATION AND EXTENT PLAN

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
L1.1

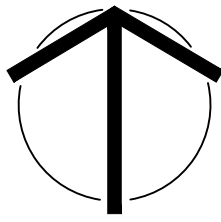
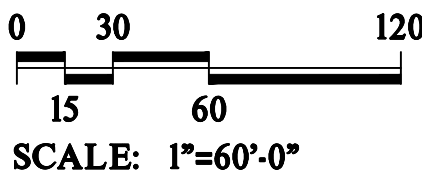
SHEET 2 OF 5



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
	EX SEWER LINE
	EX WATER LINE
	EX ELECTRICAL LINE
	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



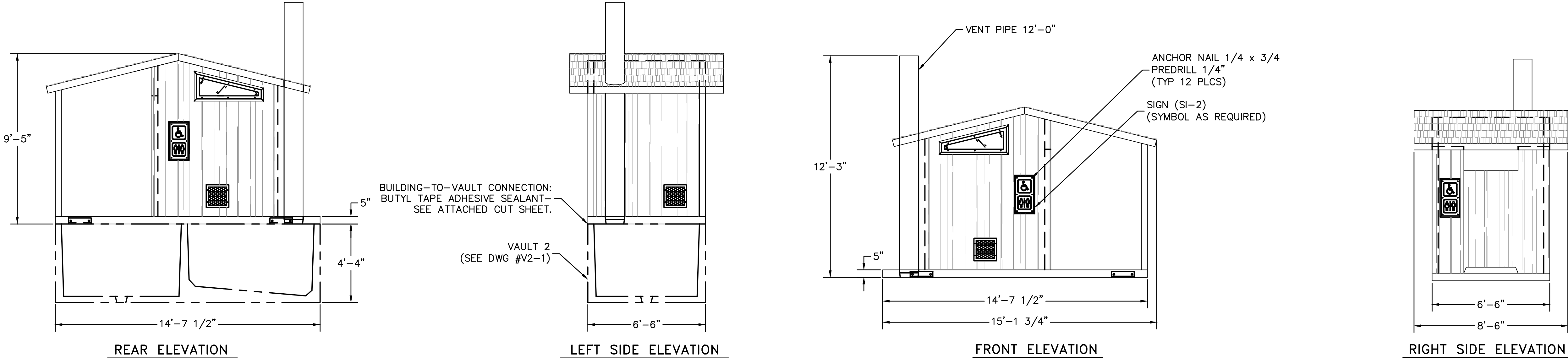
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HIGHLANDS RANCH METRO DISTRICT
HIGHLANDS RANCH, COLORADO

PROJECT NUMBER: 24054
DATE: 12-13-2024
DESIGNED:
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CHECKED:
REVISIONS:
02/07/2025 - REMOVAL OF DOG PARK
JOB DESCRIPTION:
LOCATION AND EXTENT PLAN
SHEET TITLE:
LANDSCAPE PLAN
SHEET NUMBER:
L1.2
SHEET 3 OF 5

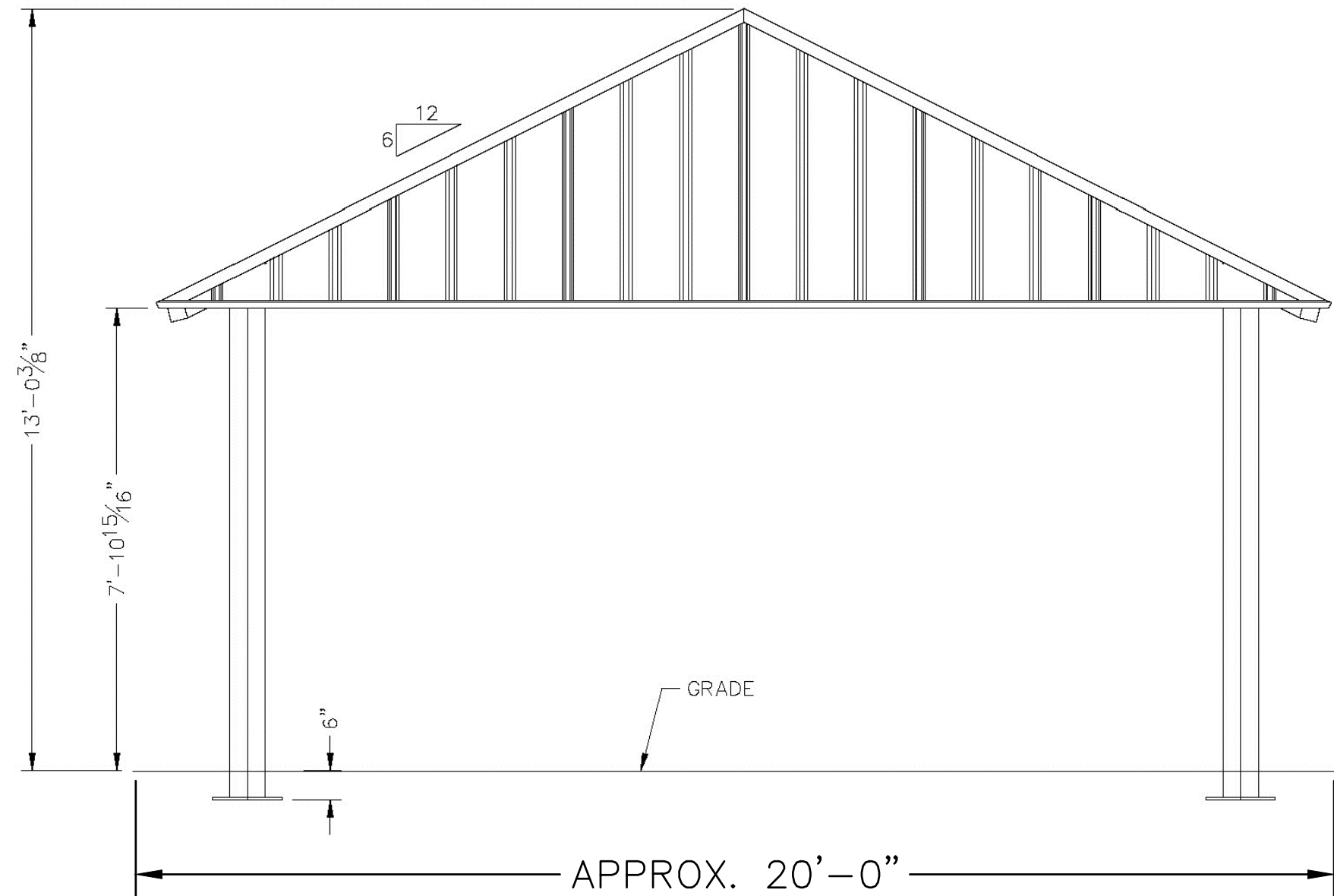
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HIGHLANDS RANCH METRO DISTRICT
LOCATION AND EXTENT PLAN
LOT 1 & LOT 2 OF HIGHLANDS RANCH 130A, SECTION 12, TOWNSHIP 6 SOUTH, RANGE 68
WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



1 CXT RESTROOM BUILDING ELEVATION

SIDING COLOR: TAN BEIGE
ROOF COLOR: ROSEWOOD

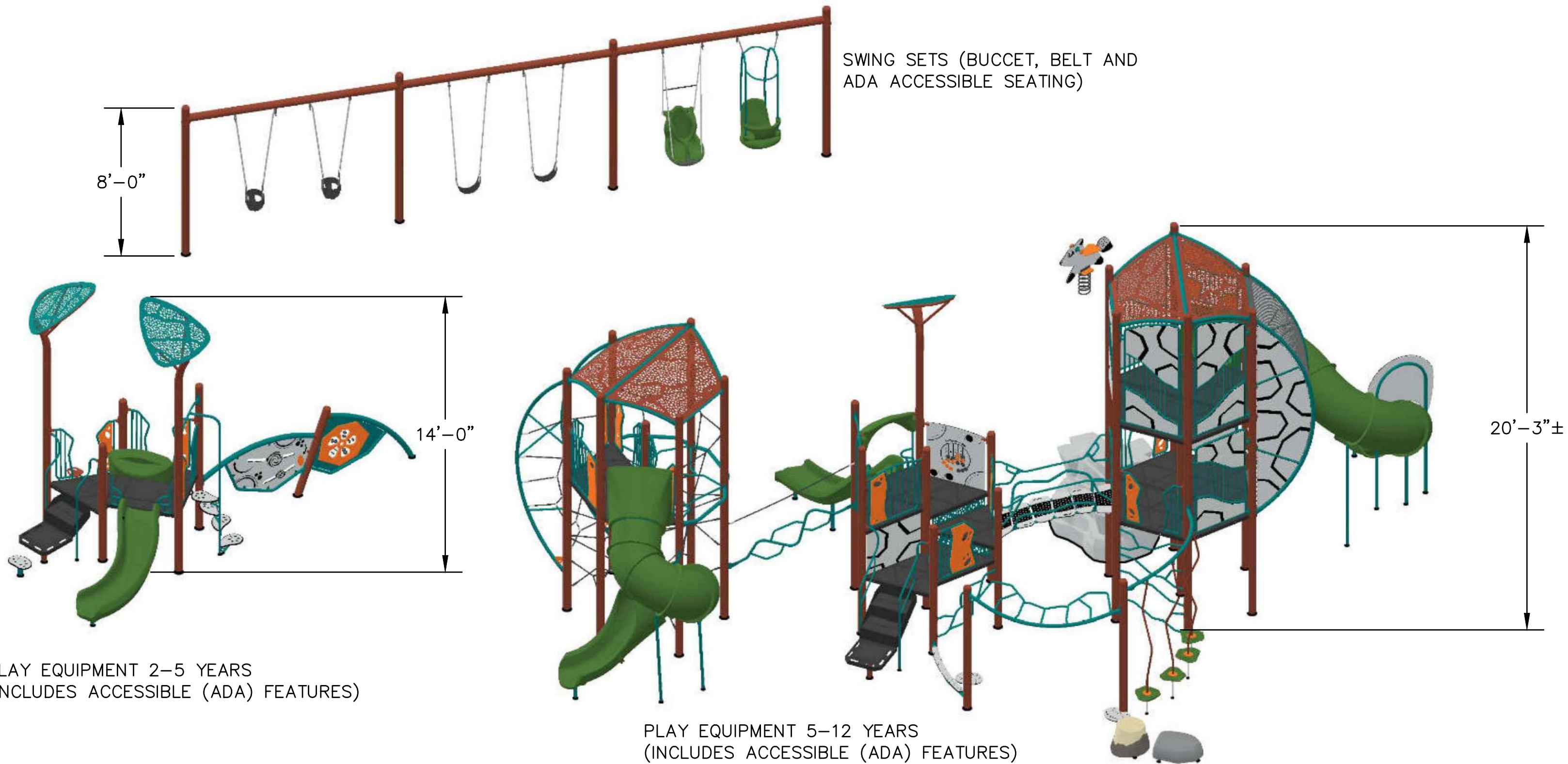
SCALE: NTS



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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REVISIONS:
02/07/2025 - REMOVAL OF DOG PARK

JOB DESCRIPTION:
LOCATION AND
EXTENT PLAN

SHEET TITLE:
ELEVATION OF SITE
STRUCTURES

SHEET NUMBER:

L1.3

SHEET 4 OF 5

