PLANNING COMMISSION REGULAR MEETING
MONDAY, FEBRUARY 24, 2025
AGENDA

Monday, February 24, 2025 **6:00 PM** **Hearing Room**

Disclaimer - This packet is provided for informational purposes only and is subject to change. Some documents may have been unavailable at the time this agenda was prepared. For additional information, contact the responsible staff person.

Instructions to access the video or audio of the meeting are available here: https://www.douglas.co.us/board-county-commissioners/boards-commissions/planning-commission/ To submit written public comment and/or exhibits for a Planning Commission meeting, please send them, in advance, to planningcommission@douglas.co.us. Instructions for providing audio comments at the remote meeting are available at the webpage above.

1. Call to Order

a. Pledge of Allegiance

b. Roll Call

c. Attorney Certification of the Agenda

d. Planning Commission Disclosures

2. Approval of Minutes

a. Unofficial Minutes from January 27, 2025. **3240**

Attachments: Unofficial Minutes from January 27, 2025

3. Land Use Hearing Items

a. Highlands Ranch Filing 130A, Lots 1 and 2 - Location and Extent. Project File LE2024-032. **3219**
Brett Thomas, AICP, Chief Planner

Attachments: LE2024-032 - Staff Report
LE2024-032 Supplemental Information for PC Hearing
LE2024-032 Highlands Ranch Filing 130A, Lots 1 and 2 - Supplemental Memo for 02-24-2025

4. Adjournment

The Next Regular Meeting Will be Held on Monday, March 3, 2025 @ 6:00 p.m.

MEETING DATE: February 3, 2025

DESCRIPTION: Unofficial Minutes from January 27, 2025.

ATTACHMENTS:

Unofficial Minutes from January 27 2025

PLANNING COMMISSION REGULAR MEETING
MONDAY, JANUARY 27, 2025
MINUTES

Monday, January 27, 2025 **6:00 PM** **Hearing Room**

1. Call to Order

Commissioner Garbo presented virtual hearing instructions.

a. Pledge of Allegiance

b. Roll Call

PRESENT	Commissioner Stephen S. Allen
	Commissioner C. J. Garbo
	Commissioner Jack Gilmartin
	Commissioner Jay Longmire
	Commissioner Michael McKesson
	Commissioner Priscilla S. Rahn
	Commissioner Jeff Toborg
EXCUSED	Commissioner Edward Rhodes
	Alternate Matt Collitt
	Alternate Barrett Miller

c. Attorney Certification of the Agenda

Chris Pratt, County Attorney, stated that all items on today's agenda have been reviewed by the County Attorney's Office, they have been properly noticed and the Commission has jurisdiction to hear them.

d. Planning Commission Disclosures

Commissioner Mike McKesson stated he has current trade agreements with Highlands Ranch Metropolitan District.

Chris Pratt asked Commissioner Mike McKesson if he anticipates his company will bid on any projects that may come out of the hearing.

Commissioner Mike McKesson stated, “no.”

Chris Pratt asked Commissioner Mike McKesson if he or anyone in his immediate family stands to personally benefit in any way from the outcome of tonight’s meeting.

Commissioner Mike McKesson stated, “no.”

Chris Pratt asked Commissioner Mike McKesson if he will be able to judge tonight’s item solely on the merits before him.

Commissioner Mike McKesson stated, “yes.”

Chris Pratt stated that there should be no issues hearing the item tonight.

Commissioner Jay Longmire read a statement on the record and resigned his position as Planning Commissioner effective immediately after the meeting.

2. Approval of Minutes

a. Unofficial Minutes from December 16, 2024.

Commissioner Stephen Allen moved that the Commission approve the Minutes from December 16, 2024.

RESULT:	APPROVED
MOVER:	Stephen Allen
SECONDER:	Jay Longmire
AYES:	Stephen Allen, C. J. Garbo, Jack Gilmartin, Jay Longmire, Mike McKesson, Priscilla Rahn
ABSTAIN:	Jeff Toborg

3. 2025 Annual Election of PC Officers

a. 2025 Annual Election of PC Officers

Commissioner Mike McKesson moved to elect Commissioner Garbo as Chair, Commissioner Jack Gilmartin as Vice Chair, and Commissioner Priscilla Rahn as Secretary for the 2025 Douglas County Planning Commission.

RESULT:	APPROVED
MOVER:	Mike McKesson
SECONDER:	Jay Longmire
AYES:	Stephen Allen, C. J. Garbo, Jack Gilmartin, Jay Longmire, Mike McKesson, Priscilla Rahn, Jeff Toborg

4. Land Use Hearing Items

a. Highlands Ranch Filing 130A, Lots 1 and 2 - Location and Extent - Project File: LE2024-032.

Brett Thomas, AICP, Chief Planner - Department of Community Development - presented the proposed application.

The applicant's representative, Forrest Dykstra, Highlands Ranch Metropolitan District - provided additional information.

Commissioner Garbo opened public comment.

Colleen Fitzgerald - Highlands Ranch, CO - provided comment.
Steve Parra - Highlands Ranch, CO - provided comment.
Carol Gill - Highlands Ranch, CO - provided comment.
Brian Young - Highlands Ranch, CO - provided comment.
Heather Herman - Highlands Ranch, CO - provided comment.
Brandon Griffith - Highlands Ranch, CO - provided comment.
Mike Fitzgerald - Highlands Ranch, CO - provided comment.

Gary Ellis - Highlands Ranch, CO - provided comment.
Brice Henderson - Highlands Ranch, CO - provided comment.
Kaylee Schantz - Highlands Ranch, CO - provided comment.
Eric Neperud - Highlands Ranch, CO - provided comment.
Joe Bird - Highlands Ranch, CO - provided comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

Commissioner Priscilla Rahn moved that the Commission continue the Highlands Ranch Filing 130A, Lots 1 and 2 - Location and Extent - Project File: LE2024-032 to the February 24, 2025 Planning Commission Hearing.

RESULT:	APPROVED
MOVER:	Priscilla Rahn
SECONDER:	Jack Gilmartin
AYES:	Stephen Allen, C. J. Garbo, Jack Gilmartin, Jay Longmire, Mick McKesson, Priscilla Rahn, Jeff Toborg
NAYS:	None

5. Adjournment

The meeting was adjourned at 7:17 p.m.

_____
Priscilla Rahn, Secretary

_____
Samantha Hutchison, Recording Secretary

MEETING DATE: February 24, 2025

STAFF PERSON RESPONSIBLE: Brett Thomas, AICP, Chief Planner

DESCRIPTION: Highlands Ranch Filing 130A, Lots 1 and 2 - Location and Extent. Project File LE2024-032.

SUMMARY: The Highlands Ranch Metropolitan District requests approval of a Location and Extent application to provide improvements to the existing Toepfer Park within Highlands Ranch Filing 130A.

RECOMMENDED ACTION: Staff has evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. 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.

REVIEW:

Steven E Koster	Approve	1/17/2025
Samantha Hutchison - FYI	Notified - FYI	1/17/2025

ATTACHMENTS:

LE2024-032 - Staff Report
LE2024-032 Supplemental Information for PC Hearing
LE2024-032 Highlands Ranch Filing 130A
Lots 1 and 2 - Supplemental Memo for 02-24-2025

DOUGLAS COUNTY
COLORADO

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 (GESC) 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.

ATTACHMENTS **PAGE**

DOUGLAS COUNTY
COLORADO

Department of Community Development

www.douglas.co.us

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 Extent

MARKETING NAME: Toepfer Park

PRESUBMITTAL REVIEW PROJECT NUMBER: PS2024-238

PROJECT SITE:

Address: 9320 Venneford Ranch Road

State Parcel Number(s): 2229-122-07-083 and 2229-122-07-035

Subdivision/Block#/Lot# *(if platted)*: Highlands Ranch Filing 130A, Lots 1 and 2

PROPERTY OWNER(S):

Name(s): Highlands Ranch Metro District -Forrest Dykstra, Managing Engineer

Address: 62 Plaza Drive, Highlands Ranch 80129

Phone: 303-791-0430

Email: 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 Signature

December 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.

- 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.

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:

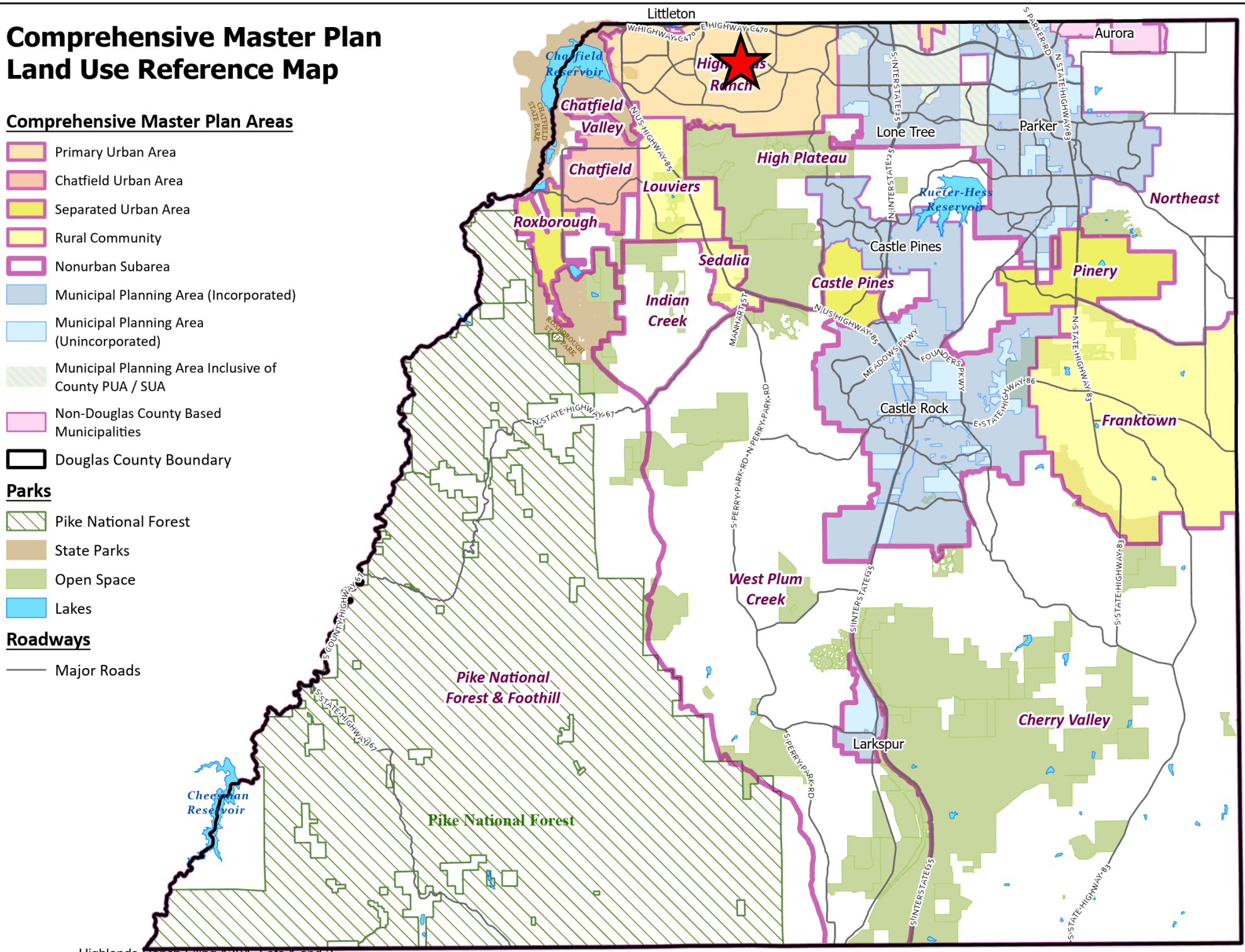
Generally, drainage within the proposed Toepfer Park project will remain the same as it has historically. The site generally slopes from the southeast corner of the site to the northwest. The proposed site improvements will include some storm sewer infrastructure to capture and convey runoff to the existing 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

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 help 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

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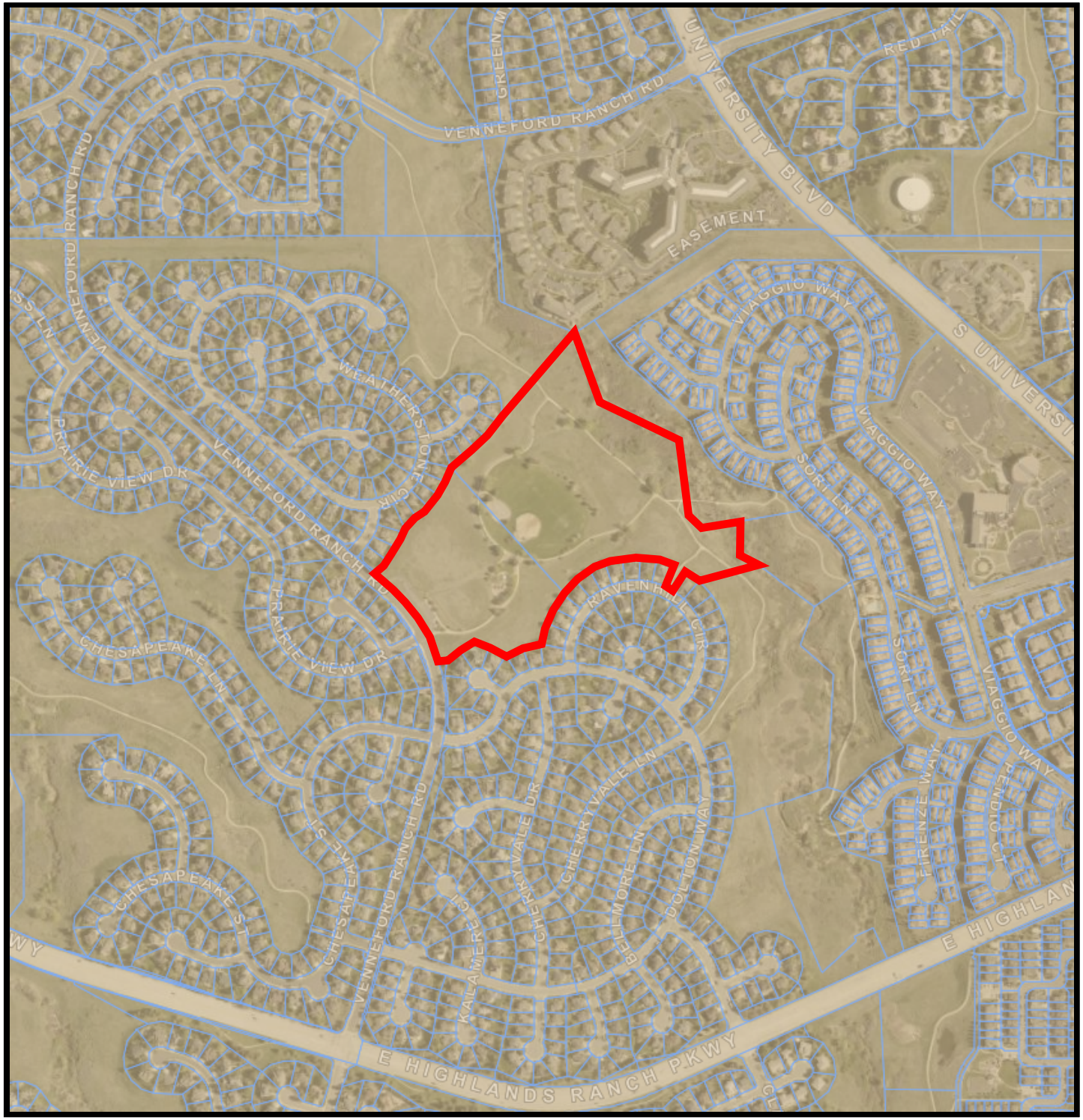
LEGEND

- PROJECT SITE
- PD - PLANNED DEVELOPMENT



DOUGLAS COUNTY
COLORADO

HIGHLANDS RANCH FILING 130A, LOTS 1 AND 2

LE2024-032
AERIAL MAP

N

LEGEND

- PROJECT SITE
- MAJOR ROADS
- OTHER ROADS

DOUGLAS COUNTY
COLORADO

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.	

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

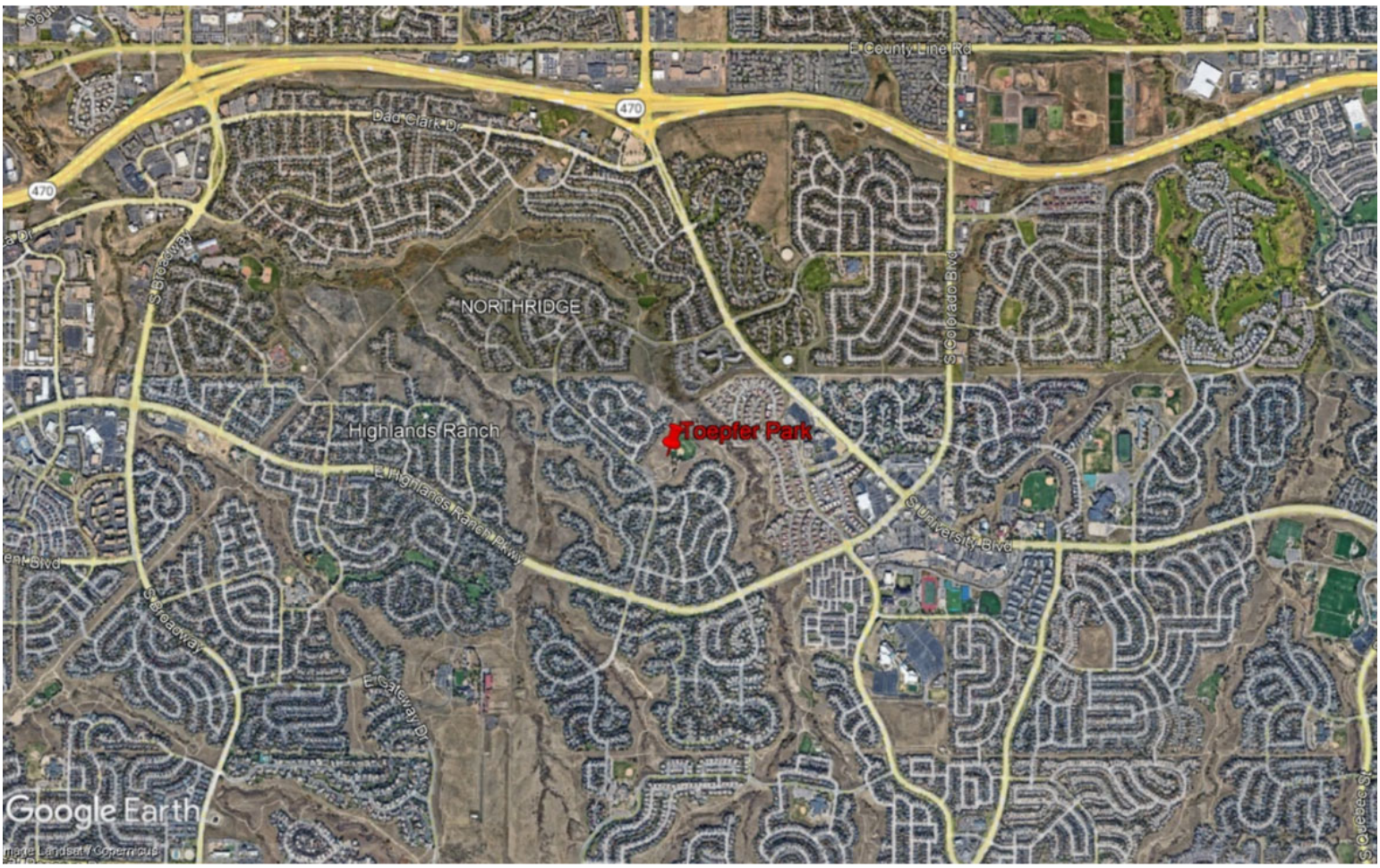
Hi Brett,

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.



DOUGLAS COUNTY
HEALTH DEPARTMENT COLORADO

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

Brett Thomas

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 reviewd 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 an 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 turns 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

Brett Thomas

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.

Renae 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

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

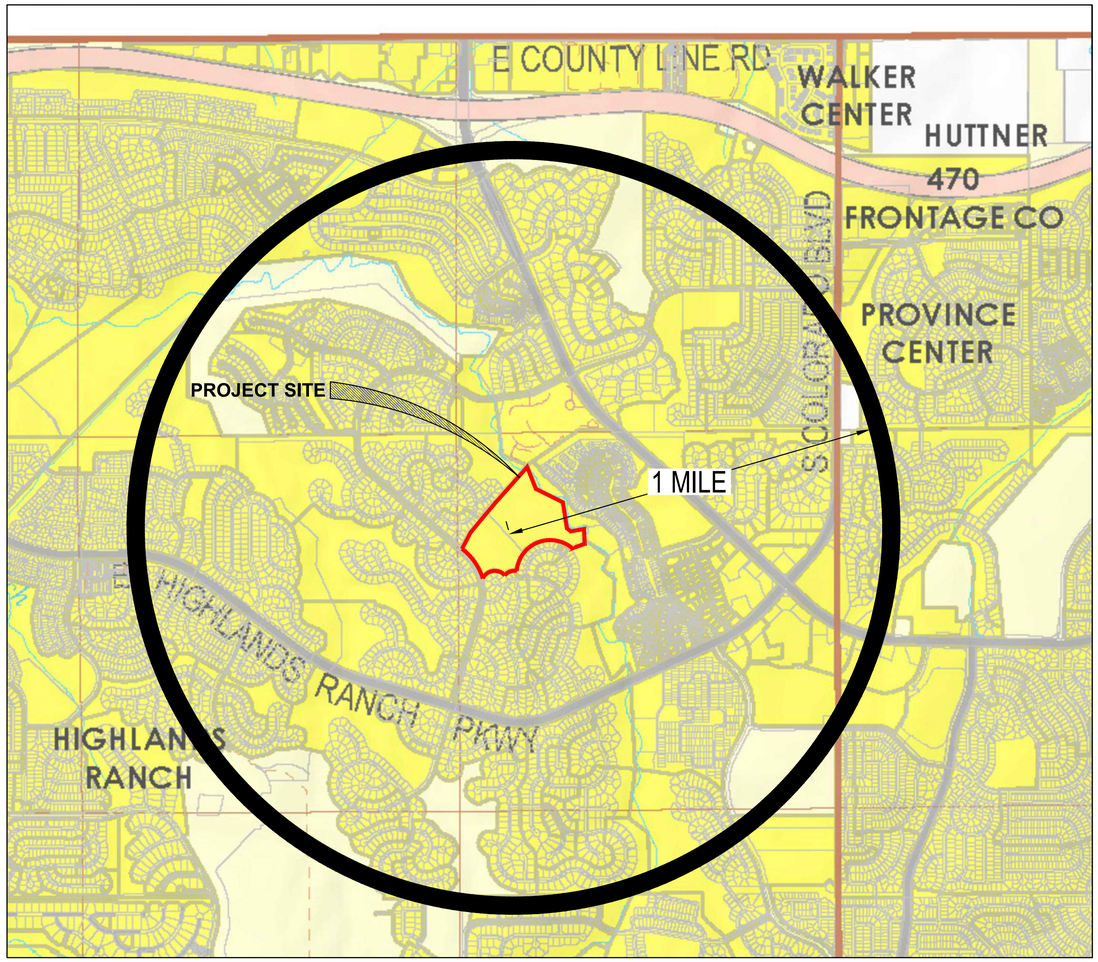
MARTIN / MARTIN
12499 W. COLFAX AVE
LAKEWOOD, CO 80215
PHONE: 303-431-6100
CONTACT: GREG PROULX, PE

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

DHM DESIGN
900 S. Broadway
Suite 300
Denver, CO 80209
303.892.5566
www.dhmdesign.com

TOEPFER PARK
HIGHLANDS RANCH METRO DISTRICT
HIGHLANDS RANCH, COLORADO

PROJECT NUMBER: 24054
DATE: 12-13-2024
DESIGNED:
DRAWN:
CHECKED:

REVISIONS:

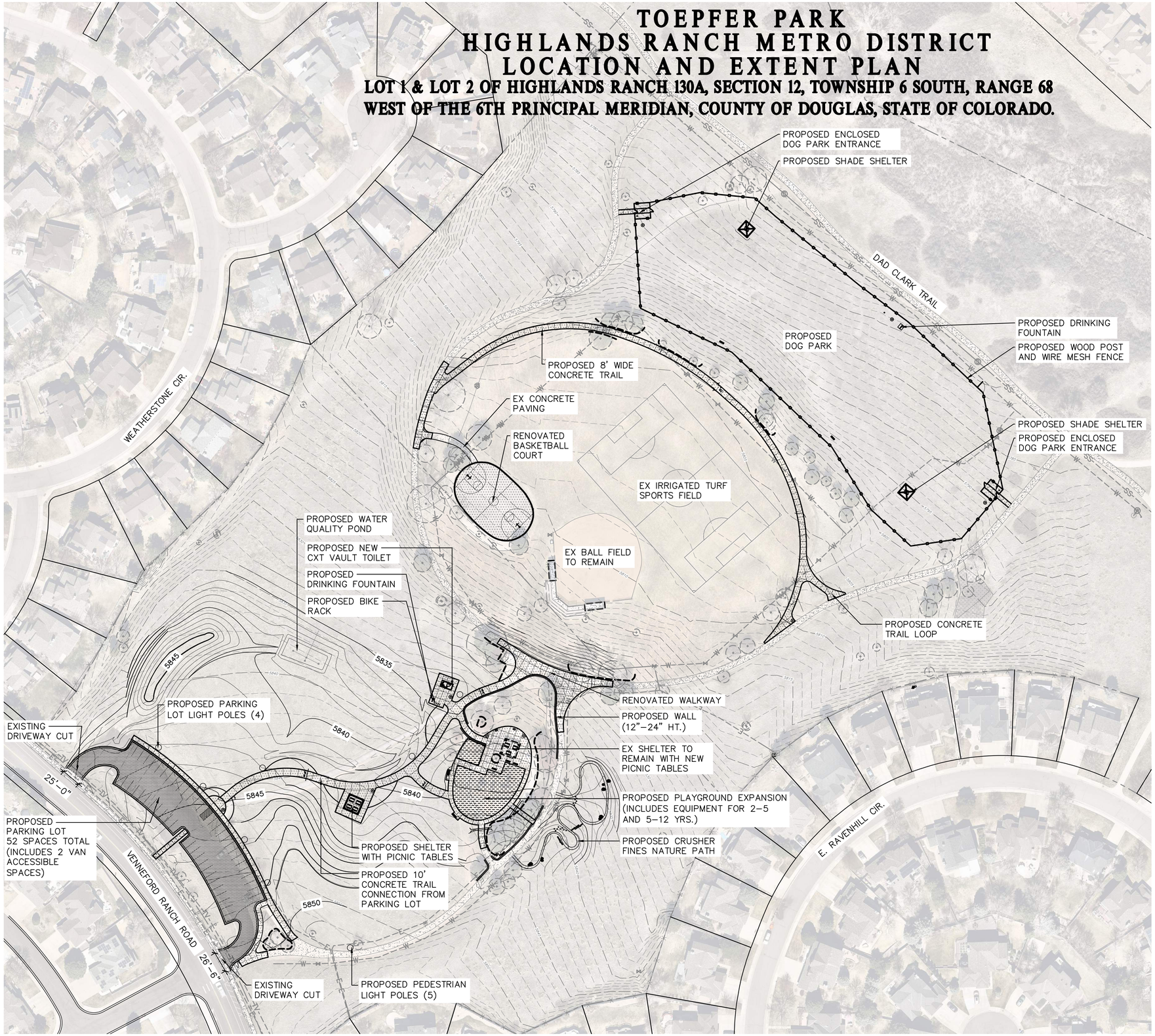
JOB DESCRIPTION: LOCATION AND EXTENT PLAN

SHEET TITLE: VICINITY MAP

SHEET NUMBER: 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
- EX FENCE
- EX WALL
- EX TREE
- EX TRASH CAN
- EX LIGHT POST
- EX CONCRETE
- EX CRUSHER FINES TRAIL
- 05 CONTOUR MAJOR
- 01 CONTOUR MINOR
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVING
- PROPOSED WALL
- PROPOSED CRUSHER FINES
- PROPOSED RUBBER SURFACE

0 30 120
15 60
SCALE: 1"=60'-0"

DHM DESIGN
900 S. Broadway
Suite 300
Denver, CO 80209
303.892.5566
www.dhmdesign.com

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
- 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

0 30 120
15 60
SCALE: 1"=60'-0"

DHM DESIGN
900 S. Broadway
Suite 300
Denver, CO 80209
303.892.5566
www.dhmdesign.com

TOEPFER PARK
HIGHLANDS RANCH METRO DISTRICT
HIGHLANDS RANCH, COLORADO

PROJECT NUMBER: 24054
DATE: 12-13-2024
DESIGNED:
DRAWN:
CHECKED:

REVISIONS:

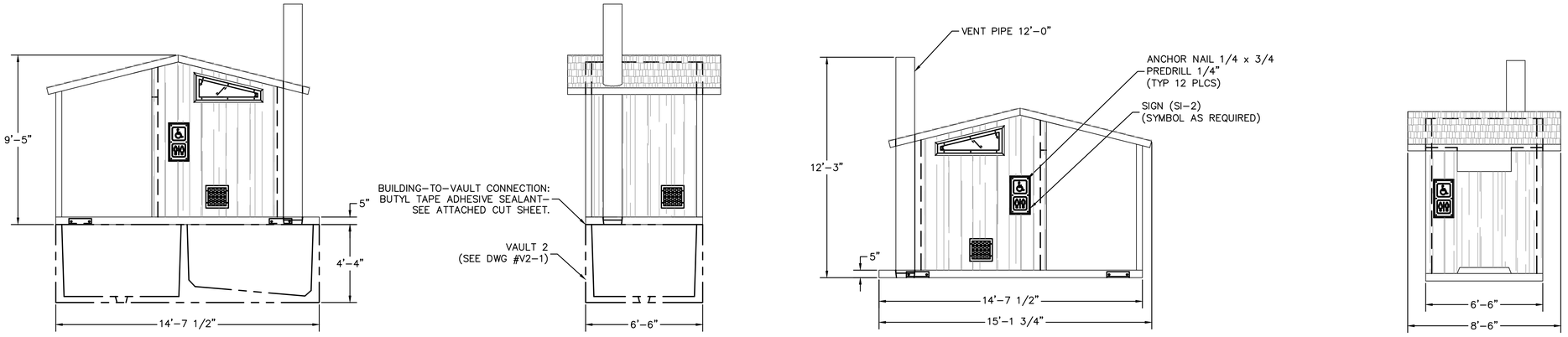
JOB DESCRIPTION: LOCATION AND EXTENT PLAN

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: L1.2

SHEET 3 OF 5

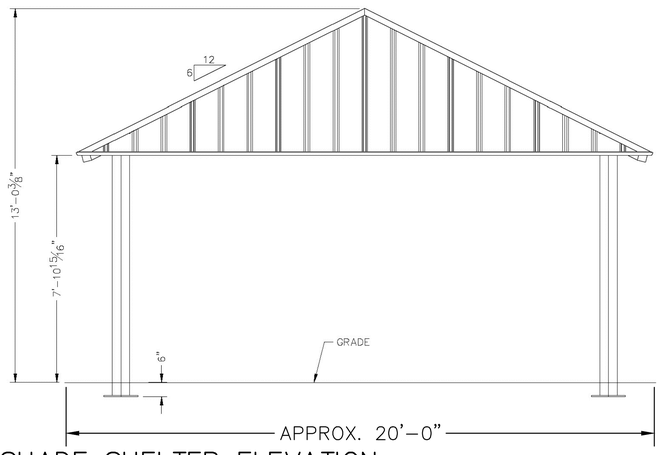
TOEPFER PARK
HIGHLANDS RANCH METRO DISTRICT
LOCATION AND EXTENT PLAN
LOT 1 & LOT 2 OF HIGHLANDS RANCH 130A, SECTION 12, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



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

DHM DESIGN
900 S. Broadway
Suite 300
Denver, CO 80209
303.892.5566
www.dhmdesign.com

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.

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.

TYPE B3 PEDESTRIAN LUMINAIRE:

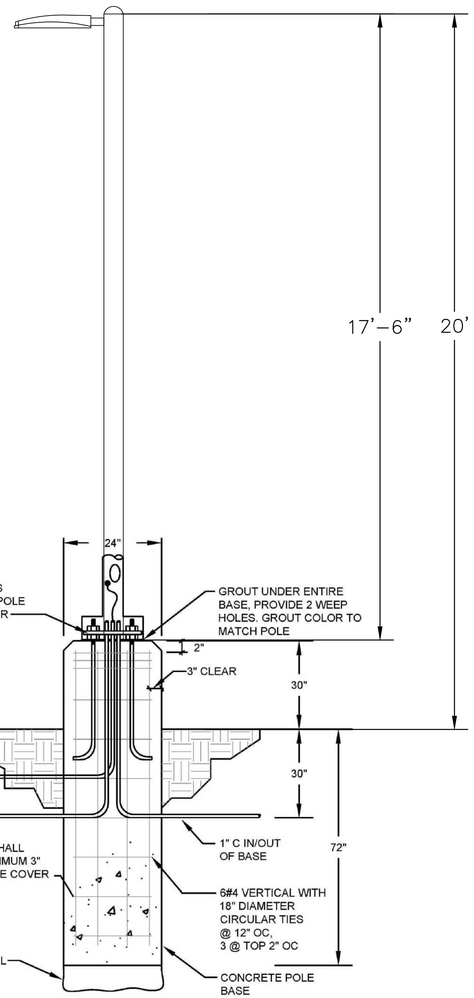
ARM MOUNTED PEDESTRIAN LUMINAIRE, CAST ALUMINUM HOUSING, FULL CUT-OFF, TYPE PATHWAY DISTRIBUTION, DIFFUSE LEDS, B3-U0-G3, 4300 LUMENS, 38W, 3000K, WET LOCATION, 14' TALL ROUND STEEL POLE ON A FLUSH WITH GRADE CONC BASE
LITHONIA- RAD1 LED-P2-30K-PATH-MVOLT-RPA-DBLBXD.
14' TALL ROUND STEEL POLE ON CONC 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:
Cat. No:
Type:
Lamps: Qty:
Notes:

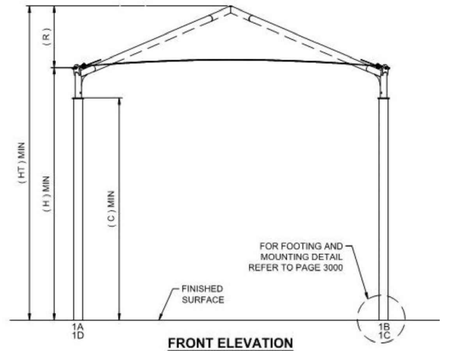
TYPE C SHELTER LUMINAIRE:

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-WL, OCC SENSOR IS AN OPTION.



PARKING LOT LIGHT POLE

PEDESTRIAN LIGHT POLE



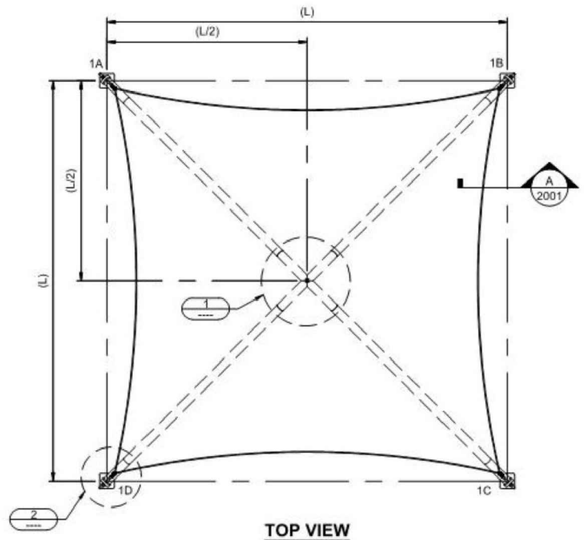
FRONT ELEVATION

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.



TOP VIEW

TABLE OF DIMENSIONS

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

1 LIGHT FIXTURES
SCALE: NTS

2 SHADE SHELTER
TAN FABRIC WITH BLACK POLES
SCALE: NTS

DHM DESIGN
900 S. Broadway
Suite 300
Denver, CO 80209
303.892.5566
www.dhmdesign.com

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 5 OF 5

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

62 Plaza Drive
Highlands Ranch, CO 80129

Phone: 303-791-0430
highlandsranch.org

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

62 Plaza Drive
Highlands Ranch, CO 80129

Phone: 303-791-0430
highlandsranch.org

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.

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

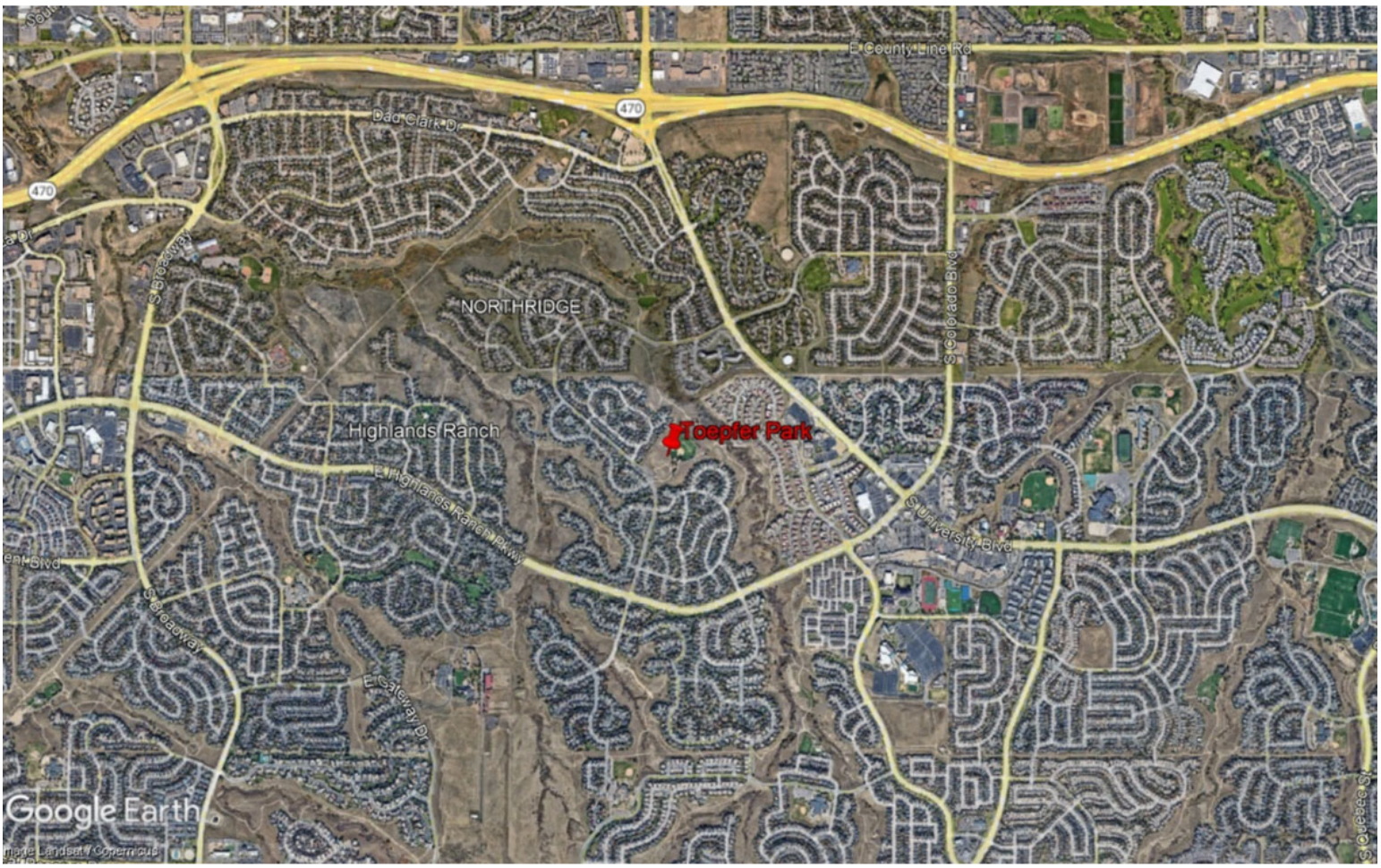
From: annb cwc64.com <annb@cwc64.com>
Sent: Thursday, January 9, 2025 11:28 AM
To: Brett Thomas <bthomas@douglas.co.us>
Cc: Pam Choy (pc2914@att.com) <pc2914@att.com>; duanew cwc64.com <duanew@cwc64.com>; jt cwc64.com <jt@cwc64.com>
Subject: Toepfer Park Highlands Ranch, Colorado Douglas County eReferral #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



DOUGLAS COUNTY
HEALTH DEPARTMENT COLORADO

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

Brett Thomas

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 reviewd 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 an 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 turns 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

Brett Thomas

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.

Renae 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 <u>on leash</u> 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 mooring 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 definitelly 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 Pl
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 reviewd 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 an 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 turns 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: 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

Brett Thomas

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

Brett Thomas

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

Brett Thomas

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

Brett Thomas

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:

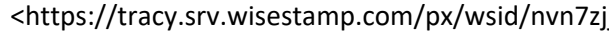
* Walkers – from the surrounding neighborhoods including Vi and Tresana, bikers, runners, children riding bikes to school
* There is a waterway close by that has actually been 1 year under improvement – a lovely project that promotes quiet, peaceful walking and interaction.
* This is a wildlife corridor 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



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

Brett Thomas

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 disprupting 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: lmatsunaka@comcast.net <lmatsunaka@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 OURTREACH- 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

Brett Thomas

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

Brett Thomas

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,
>
> 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
>
> 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

DOUGLAS COUNTY
COLORADO

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.

ATTACHMENTS **PAGE**

Brett Thomas

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

Brett Thomas

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

Brett Thomas

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 Toepfer Park in Highlands Ranch. I live directly across the greenbelt from Toepfer 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 Toepfer 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 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

Brett Thomas

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

Brett Thomas

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

Brett Thomas

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

Brett Thomas

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

Brett Thomas

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 enviro-technical 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.

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:

- 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

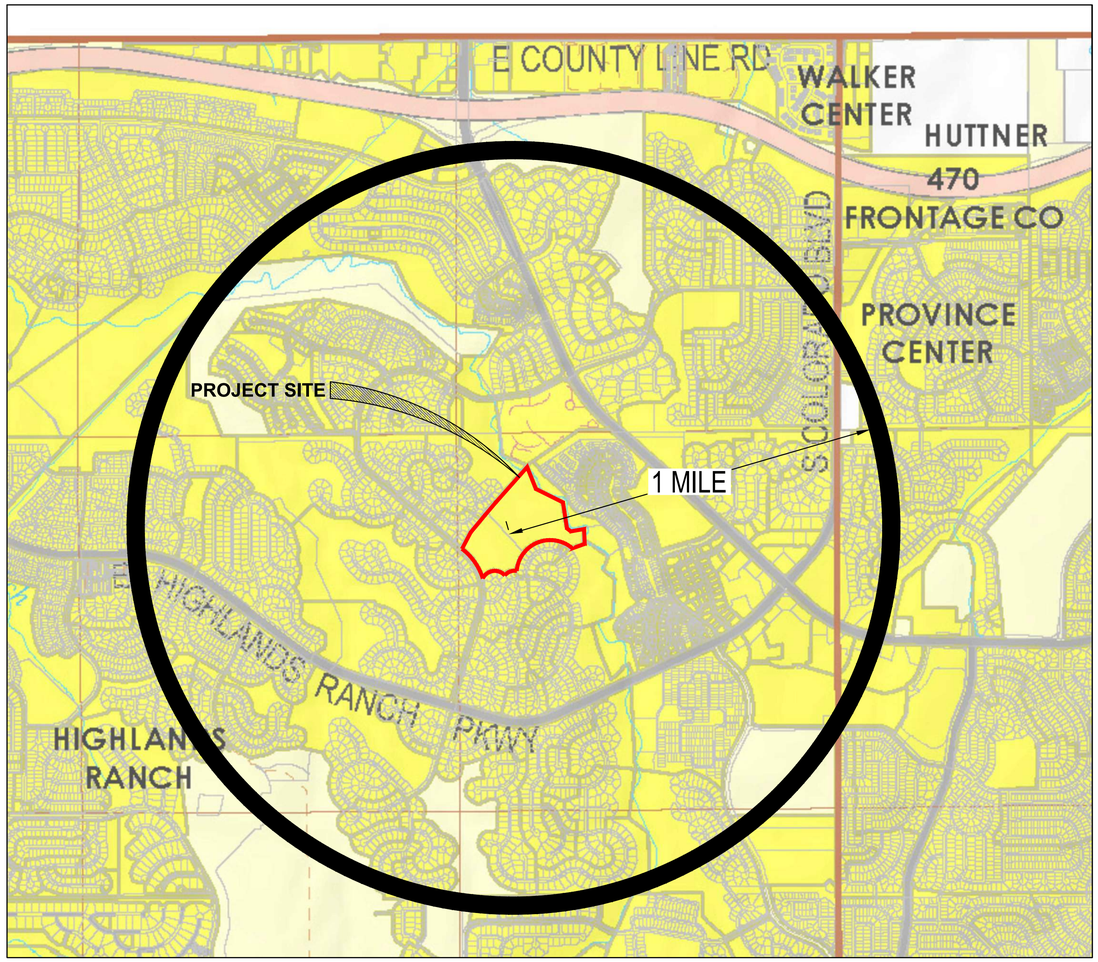
MARTIN / MARTIN
12499 W. COLFAX AVE
LAKEWOOD, CO 80215
PHONE: 303-431-6100
CONTACT: GREG PROULX, PE

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

DHM DESIGN
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Denver, CO 80209
303.892.5566
www.dhmdesign.com

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

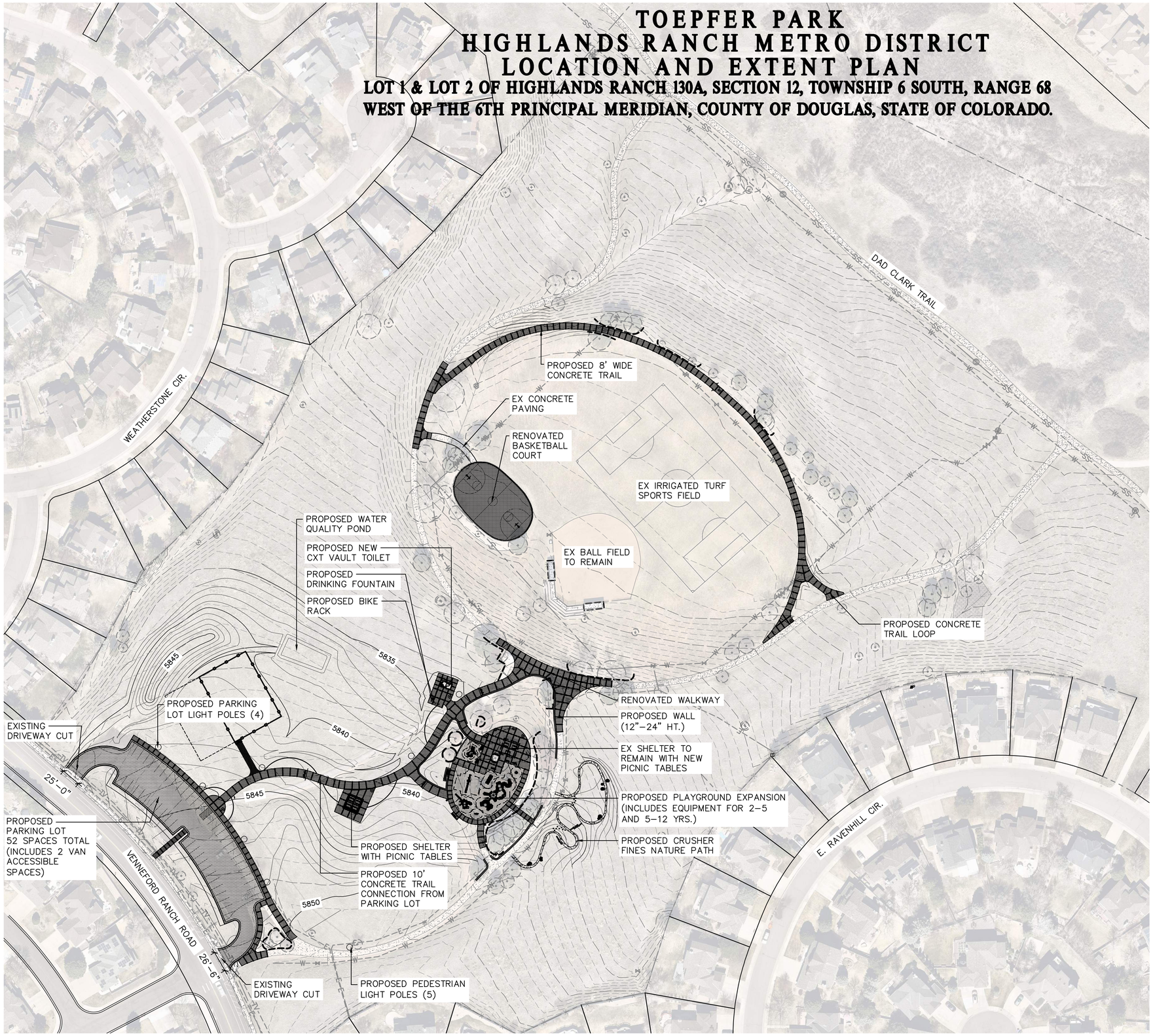
JOB DESCRIPTION:
LOCATION AND EXTENT PLAN

SHEET TITLE:
VICINITY MAP

SHEET NUMBER:
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
- EX FENCE
- EX WALL
- EX TREE
- EX TRASH CAN
- EX LIGHT POST
- EX CONCRETE
- EX CRUSHER FINES TRAIL
- 05 CONTOUR MAJOR
- 01 CONTOUR MINOR
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVING, RE: CI
- PROPOSED WALL
- PROPOSED CRUSHER FINES
- PROPOSED RUBBER SURFACE

0 15 30 60 120
SCALE: 1"=60'-0"

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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:
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

0 30 120
15 60
SCALE: 1"=60'-0"

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TOEPFER PARK
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CHECKED:

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

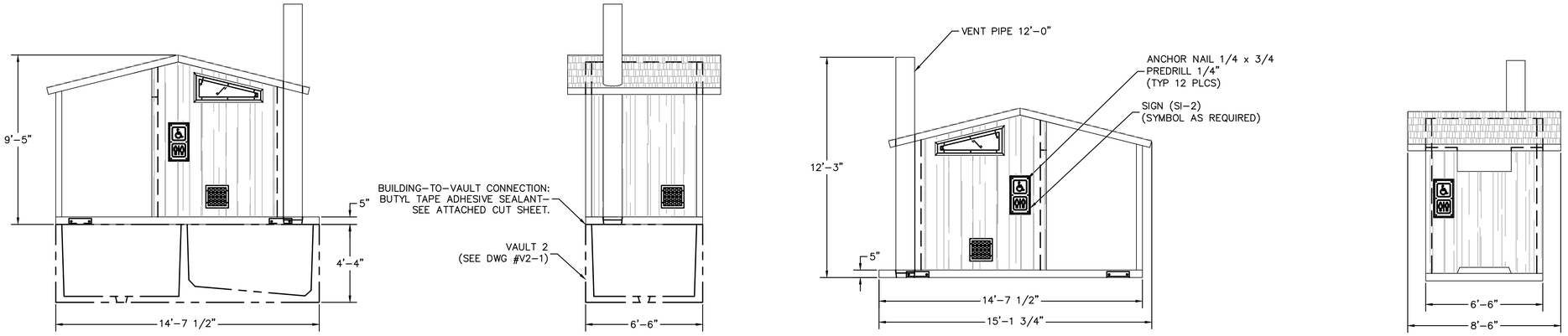
JOB DESCRIPTION:
LOCATION AND EXTENT PLAN

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L1.2

SHEET 3 OF 5

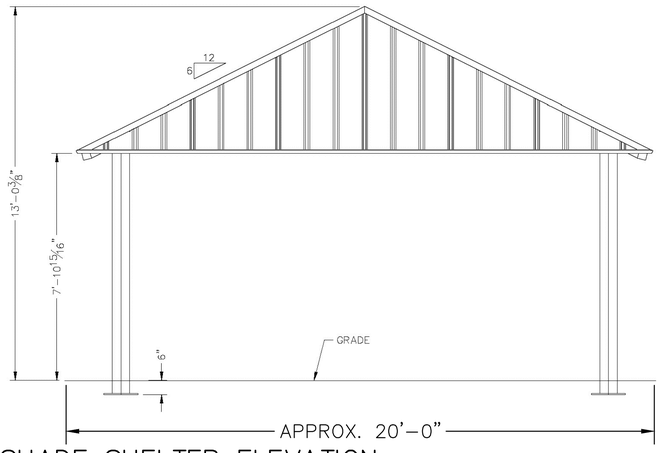
TOEPFER PARK
HIGHLANDS RANCH METRO DISTRICT
LOCATION AND EXTENT PLAN
LOT 1 & LOT 2 OF HIGHLANDS RANCH 130A, SECTION 12, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



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
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CHECKED:

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

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.

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.

TYPE B3 PEDESTRIAN LUMINAIRE:

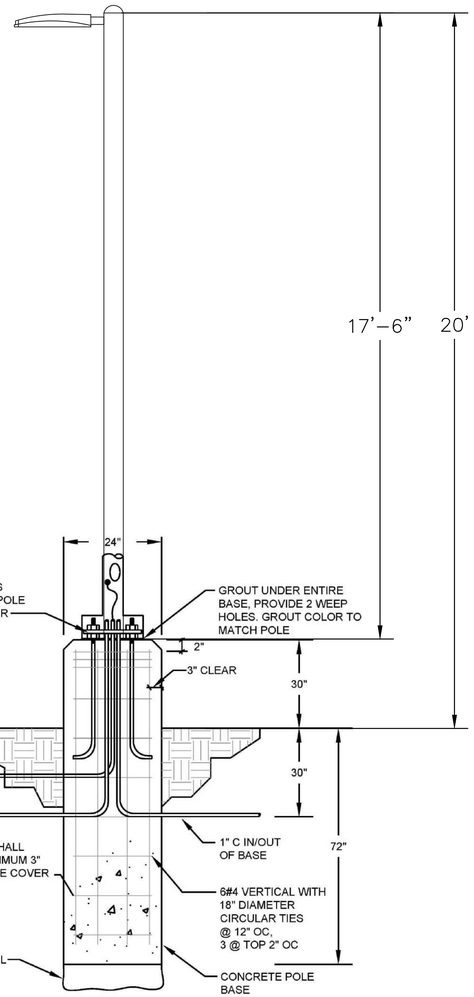
ARM MOUNTED PEDESTRIAN LUMINAIRE, CAST ALUMINUM HOUSING, FULL CUT-OFF, TYPE PATHWAY DISTRIBUTION, DIFFUSE LEDS, B3-U0-G3, 4300 LUMENS, 38W, 3000K, WET LOCATION, 14' TALL ROUND STEEL POLE ON A FLUSH WITH GRADE CONC BASE
LITHONIA- RAD1 LED-P2-30K-PATH-MVOLT-RPA-DBLBXD.
14' TALL ROUND STEEL POLE ON CONC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

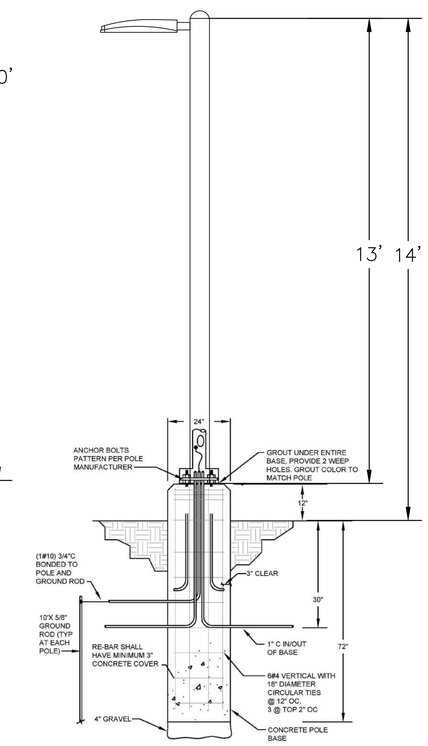
Project:
Location:
Cat. No:
Type:
Lamps: Qty:
Notes:

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-WL, OCC SENSOR IS AN OPTION.



PARKING LOT LIGHT POLE



PEDESTRIAN LIGHT POLE

1 LIGHT FIXTURES

SCALE: NTS

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TOEPFER PARK
HIGHLANDS RANCH METRO DISTRICT
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CHECKED:

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

JOB DESCRIPTION: LOCATION AND EXTENT PLAN 5

SHEET TITLE: ELEVATIONS OF SHADE STRUCTURE AND LIGHT FIXTURES

SHEET NUMBER: L1.4

SHEET_____OF__5___