



2022 Dog Park Task Force Feasibility Study

KEN-CARYL RANCH METROPOLITAN DISTRICT
KEN-CARYL RANCH MASTER ASSOCIATION

SEPTEMBER 6, 2022

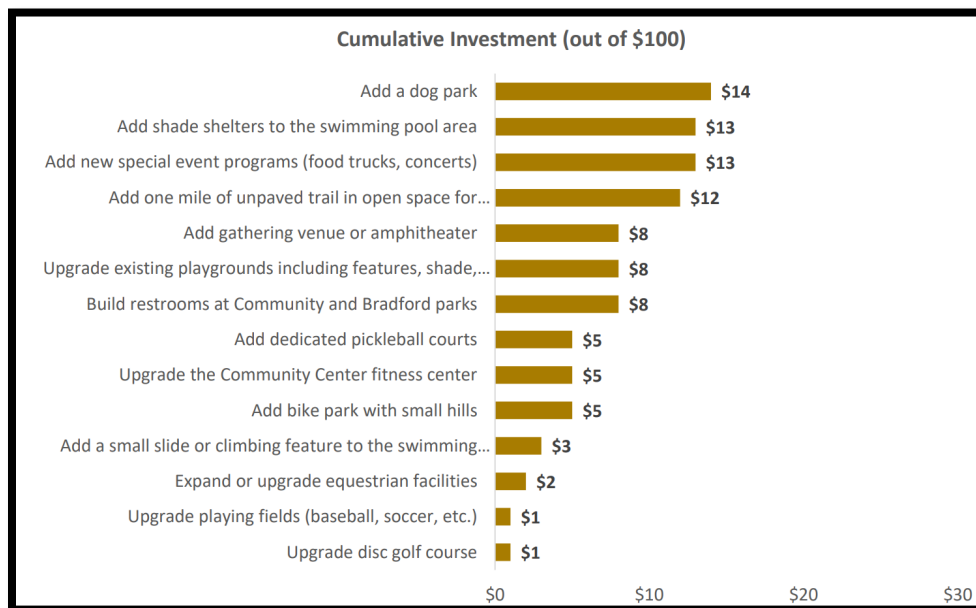
Executive Summary

The Dog Park Task Force is a joint task force with the Master Association and the Metropolitan District. A group of Ken-Caryl Ranch residents were appointed to the Dog Park Task Force to analyze locations for the potential amenity. Members included the following residents: Jimmy Land, Joanne Russum, Wes Morris, Christie Morton, Erinn Philpot, and Betsy Bellissimo. The Task Force was focused on providing the Metropolitan District and Master Association Boards an analysis of several sites without bias, so that the Boards could determine if a dog park was an amenity either, or both, organizations would prioritize for development in the future.

Introduction and History

Community Surveys

The Dog Park Task Force was created to address ongoing Community Survey results that indicated a dog park was a desired amenity. The 2021 Community Survey ranked a dog park in Ken-Caryl Ranch as one of the top investment suggestions. Respondents were asked to allocate \$100 across 14 improvement opportunities, spending in any way they choose. Pooled together, the results estimate the value of various improvements. Adding a dog park received 14% of the allocation. Note that these results alone do not prioritize improvement opportunities because they do not consider the cost for each action. But results do give context and guardrails for capital improvement allocation.



Key Findings

CORONA INSIGHTS

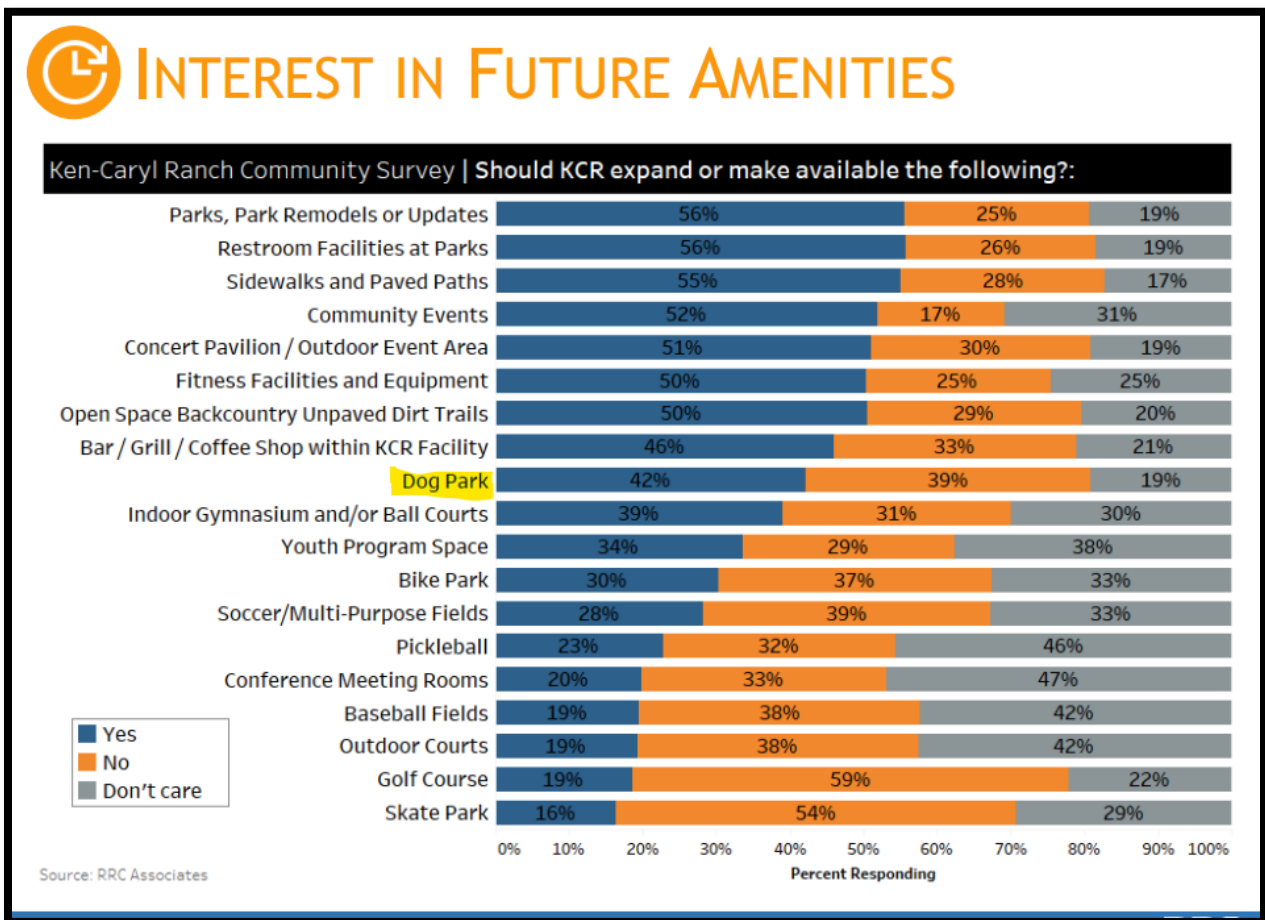
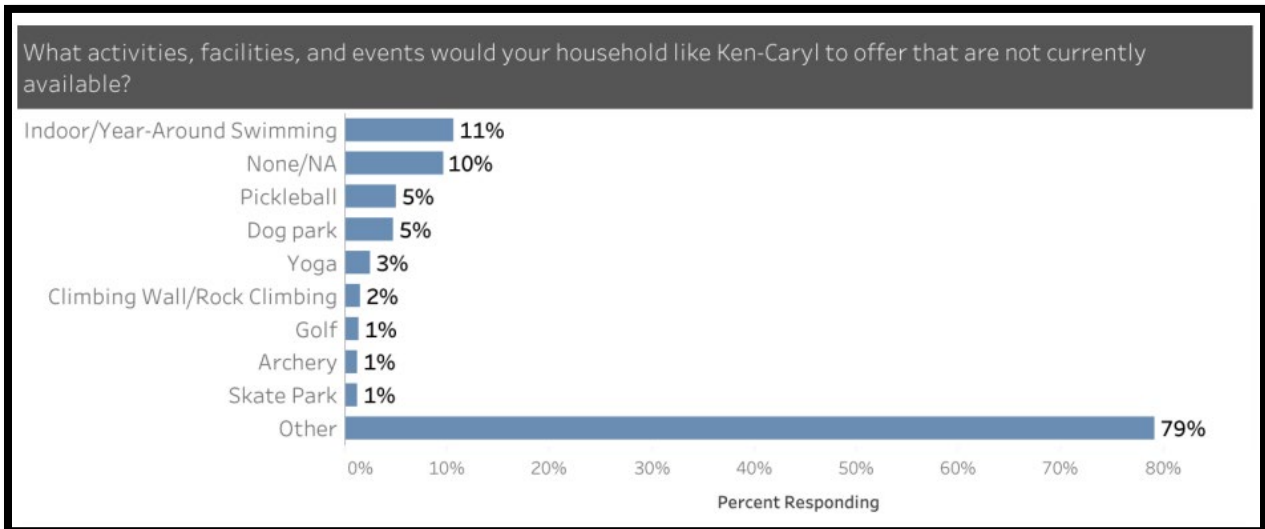
Amenities

- > Unpaved trails and paved trails were used the most, valued the most, and were top-ranked for improvement and expansion.
- > The community Center fitness program was the most underused relative to desires.
- > Swimming pools were the second most underused relative to desires, but they were valued by many.
- > Top investment suggestions included a dog park, shade at the swimming pools, adding special events, and building open space trails.

Funding

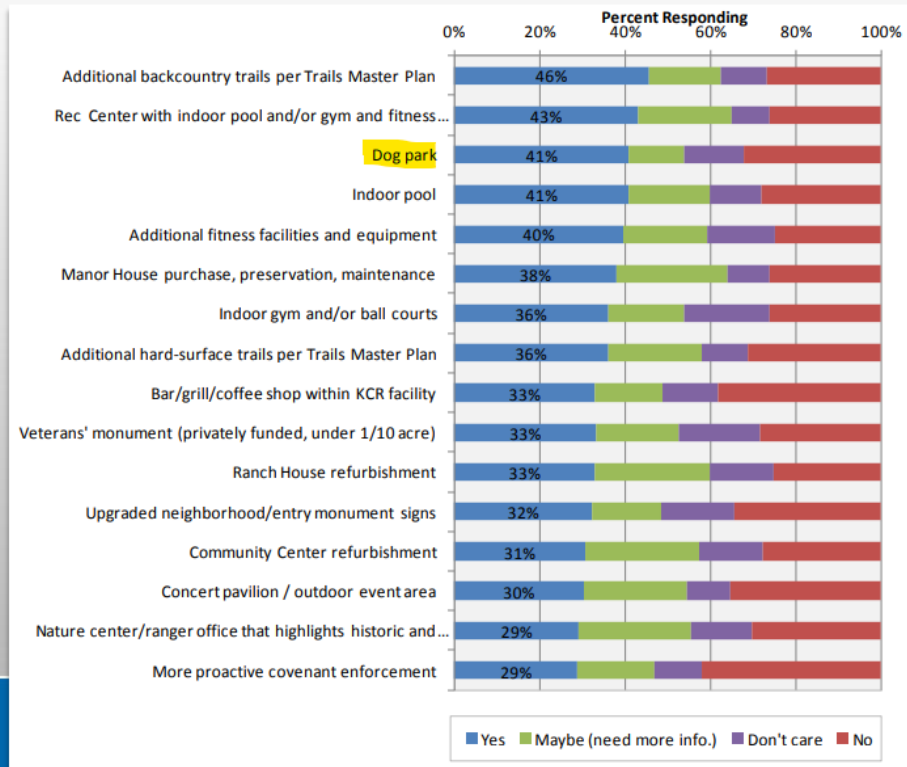
- > Most households would tolerate at least a modest HOA dues increase.
 - 17% would tolerate an increase of \$11 or more per month.
- > The average acceptable HOA dues increase was about \$6 per month.
- > 68% of households would continue the soon-to-expire mill levy at the current rate to continue funding amenities and maintenance.

The 2017 Community Survey asked what activities, facilities, and events residents would like to be offered that are not currently available. This question was an open-ended question with no options; therefore, the percentages are low for all options.



The 2012 Community Survey ranked a dog park as the third most requested amenity for new or expanded facilities.

Should the following new/expanded facilities be available within the next 10 years? (Part 1)



Previous Discussions and Efforts

In 2014, Ken-Caryl Ranch Metropolitan District and Foothills Parks and Recreation District began discussions for a possible dog park partnership at the existing sledding hill off Kipling and Ken-Caryl Avenue. Reasoning for the possible partnership included the regional void for such an amenity and community demand. Advantages of the possible sledding hill site included year-round use opportunities, available parking, existing native grass, and the convenient location for both entities' residents. Discussions and planning were put on hold indefinitely.

The [2017-2018 U.S. Pet Ownership & Demographics Sourcebook](#) estimates 38.4% of households own dogs. There are 4,400 households in Ken-Caryl, so there are an estimated 1,690 households in Ken-Caryl Ranch that have dogs. There are an estimated 1.6 dogs owned per household that equates to an estimate of 2,704 dogs in Ken-Caryl Ranch.

Jefferson County Dog Parks Regulations

The following information was obtained from the June 23, 2015, Ordinance for Animal Control Regulations through Jefferson County and was important information for the Task Force to consider as part of its work to analyze the potential sites.

Off Leash Area/Exception to Dog Off Leash Offense

A governmental agency with the power to own or operate a park or a homeowner's association that owns and manages common property may designate an area or parkland that it owns or manages as an Off Leash Area if it obtains an exemption from the Board of County Commissioners. Dogs shall be permitted to be off leash in such areas so long as the owners are observed to be present and within visual site of his or her dog. This shall be an area where there is an exemption to the Off Leash offense.

Application Notice

The governmental entity seeking an exemption shall submit a request for an exemption to Animal Control. The governmental entity must submit proof that at a minimum it has notified all property owners within a one quarter mile radius of the boundary of the proposed Off Leash Area. It is recommended that special districts notify all district constituents. If the Off Leash Area is a trail on Forest Service land or Open Space, the Forest Service or Open Space, at a minimum, shall notify all property owners adjacent to the trail and all property owners whose property is within 100 yards of the parking area designated for the Off Leash Area. The notification must direct people to submit written comments, whether pro or con, to the Animal Control Section within 30 days after the postmark date of the Notice. A list of addresses of all persons notified must be submitted to the Animal Control Section with a copy of the notification. The application must include a map depicting the boundary of the proposed Off Leash Area.

Site Evaluation

Within 60 days after receipt of a complete application, the Animal Control Section shall conduct a site evaluation to determine if the site meets the criteria of this section. Animal Control will submit a written report to the Board of County Commissioners. The report will summarize the public comment, confirm that the area meets or will meet the specified criteria, and will make a recommendation to either approve or deny the application. The Board of County Commissioners' decision will be final. The report will contain a signature page for the approval/denial and a copy of the document will be maintained at the Animal Control Office.

Park Off Leash Area

All park areas designated as Off Leash Areas, except trail areas, must comply with the following criteria:

- Have a minimum of one acre of land surrounded by a 4 foot to 6 foot secure, chain link fence (or other similar material). The fenced area must have a double-gated entrance to prevent escape.
- The area must be accessible to people with disabilities.
- The area must have covered garbage cans and pooper-scooper stations provided, stocked, and maintained.
- The area must have shade and water available.
- Signs must be posted that specify park hours and rules, including a "participate at your own risk" statement.
- Adequate parking must be close to the site.

Enforcement of Off Leash Areas

All complaints, except complaints concerning dog bites, will be handled by the entity having jurisdiction over the park (the "park jurisdiction"). All bites must be reported within 24 hours to Animal Control.

Revocation of Off Leash Exemption

The Off-Leash designation can be revoked at any time by the park jurisdiction or County Open Space Division. The park jurisdiction or County Open Space Division must notify Animal Control, immediately, in writing of the decision to un-designate the Off Leash Area. The park jurisdiction would have to wait 6 months to re-apply if they wish to reinstate the Off Leash designation. If Animal Control receives repeated complaints that are not being adequately addressed by the park jurisdiction, Animal Control can petition the Board of County Commissioners to revoke the Off Leash exemption. If the revocation is approved, the park jurisdiction or Forest Service will be notified in writing to close the area to Off Leash activity and that leash law enforcement will resume in the area.

Existing Dog Parks

The Task Force reviewed and discussed the current dog park options near the Ken-Caryl Ranch community.

[Chatfield Dog Park](#), Colorado Parks and Wildlife, 11500 N Roxborough Park Rd

[Wynetka Ponds Park](#), South Suburban Parks and Recreation, Bowles and Platte Canyon

[Four Locations in Highlands Ranch](#), Highlands Ranch Metropolitan District, various locations

[Forsberg Iron Spring Park](#), 15900 W Alameda Pkwy, Lakewood, CO 80228

[Englewood Canine Corral](#), 4848 S Windermere St, Littleton, CO 80120

South Suburban Parks and Recreation ([David Lorenz Bark Park reopening and deKoevend Park](#))

Analysis of Potential Sites

The Task Force conducted research for existing and new spaces, and analyzed each potential site on the following criteria:

- Location information:
 - Impacted homes
 - Adjacent neighborhoods
 - Acreage
 - Expansion opportunities
 - GIS Coordinates
 - Address
 - Ownership
 - Access control
- Site amenities (ratings included current and potential for expansion or addition):
 - Parking
 - Restrooms
 - Drinking water
 - Water feature
 - Shade
 - Amenities
 - Residential buffer
 - Ownership considerations

- Accessibility:
 - By trail
 - By car
 - For maintenance
 - Overall ADA
- Support
 - Specific neighbor
 - Overall community
- Wildlife and natural resource impacts
- Other considerations
 - Legal
 - Historical
 - Agreements
 - Designations
 - Safety related

The Task Force consists of seven members of the community and staff representatives from both organizations. The Task Force is comprised of community members from the Plains and the Valley with a variety of professional and personal interests and experience with dog parks. Members were appointed by the Boards in the spring of 2022 and met over the course of the summer of 2022.

Ken-Caryl Location Analysis

The Task Force fully analyzed eleven areas. Four areas were removed due to those sites' inability to contain a future dog park. Additional information is contained in Appendix A for the site analysis.

Analyzed Sites

Community Park

Parcel A - Tract B

Parcel A - Open Space (Ken-Caryl Ranch Master Association Owned)

Open Space (Ken-Caryl Ranch Master Association Owned)

South Hogback Open Space (Ken-Caryl Ranch Metropolitan District Owned)

Kaiser Undeveloped Lot

Deer Creek Golf Course

Initially Analyzed and Removed Sites

Prairie Meadows Park

Bradford Park

North Ranch Park

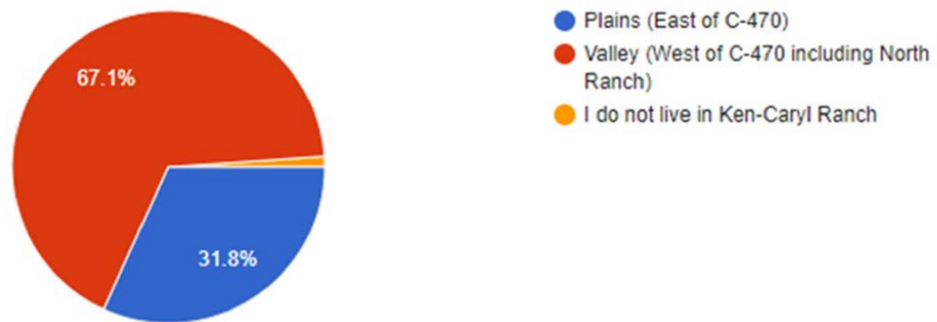
Writer Bowl

August 2022 Survey

The Task Force placed importance on community-wide feedback regarding the potential sites; therefore, an online survey was conducted for Ken-Caryl Ranch residents to express their current feedback regarding the analysis of the amenity and possible locations for such an amenity. The survey was publicized via the weekly email newsletter, social media, and the newspaper. The survey was opened August 12 and closed on August 21 with 896 responses from residents.

Which neighborhood do you live in?

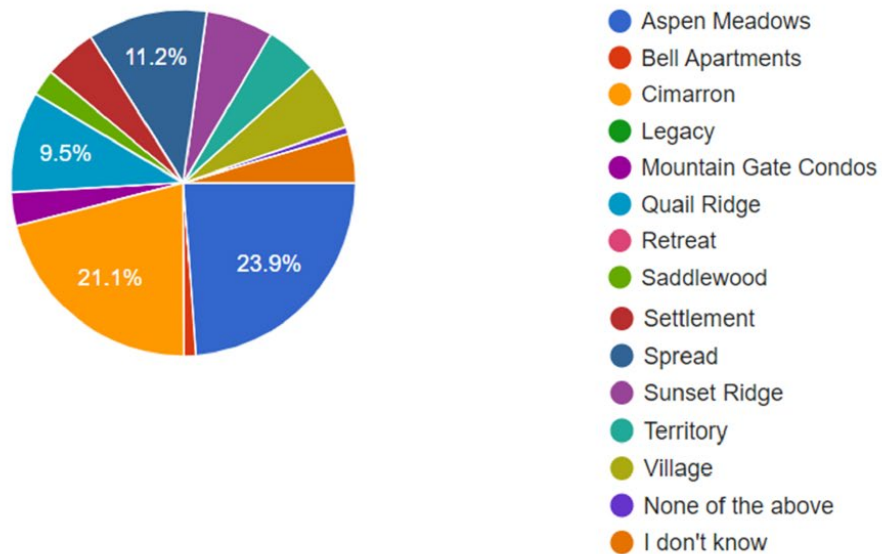
896 responses



Breakdown of residents living in the Plains:

Which neighborhood do you live in?

285 responses



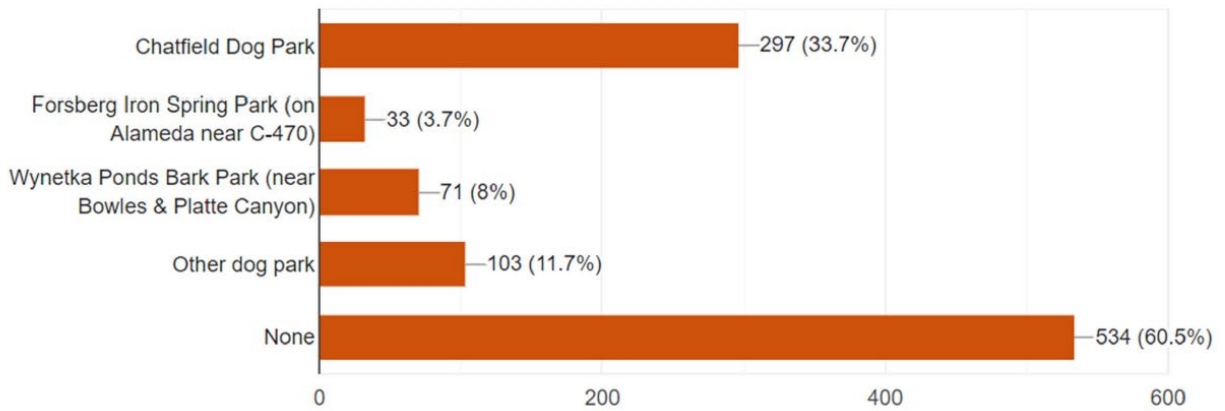
Do you currently have a dog?

886 responses



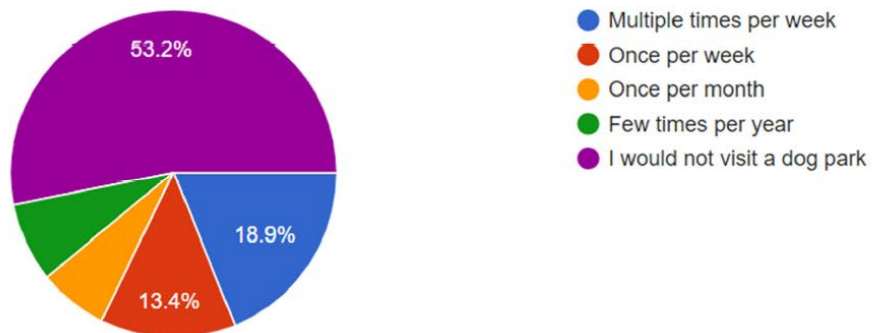
Which of the following existing dog parks have you visited within the past 6 months? You can mark "none."

882 responses



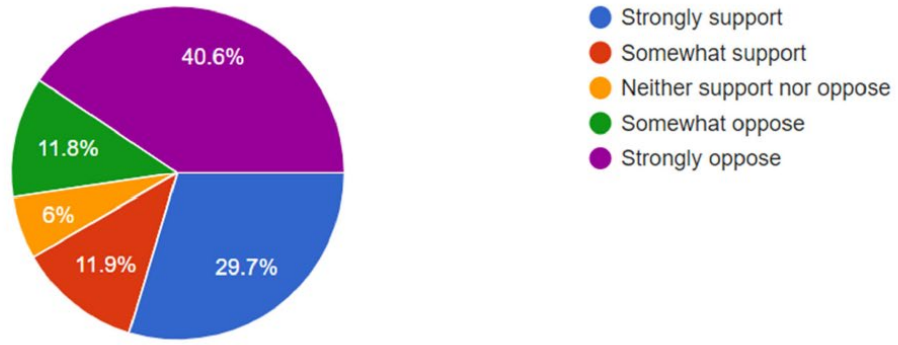
How often, if ever, would you expect to visit a dog park in Ken-Caryl Ranch?

880 responses

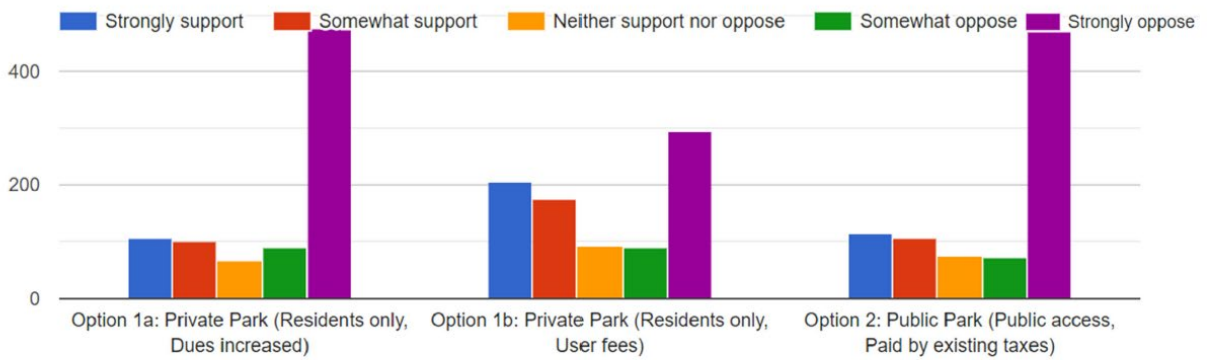


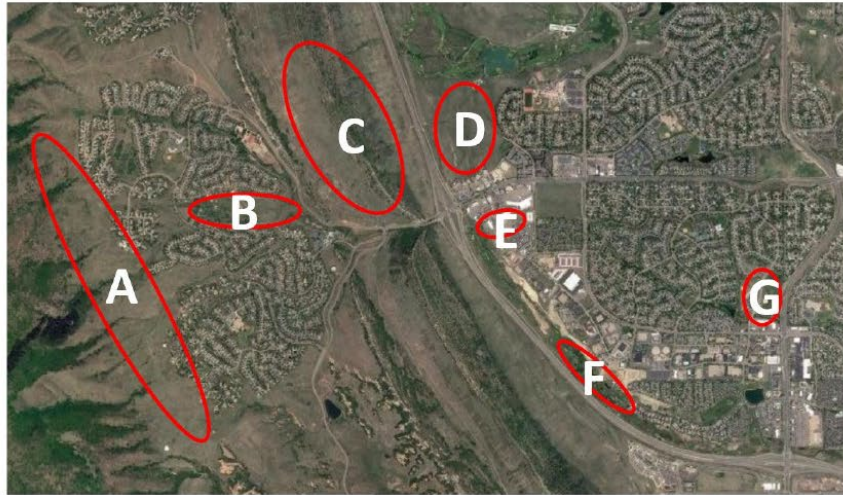
To what extent do you support or oppose an off-leash, fenced-in dog park in Ken-Caryl Ranch?

882 responses

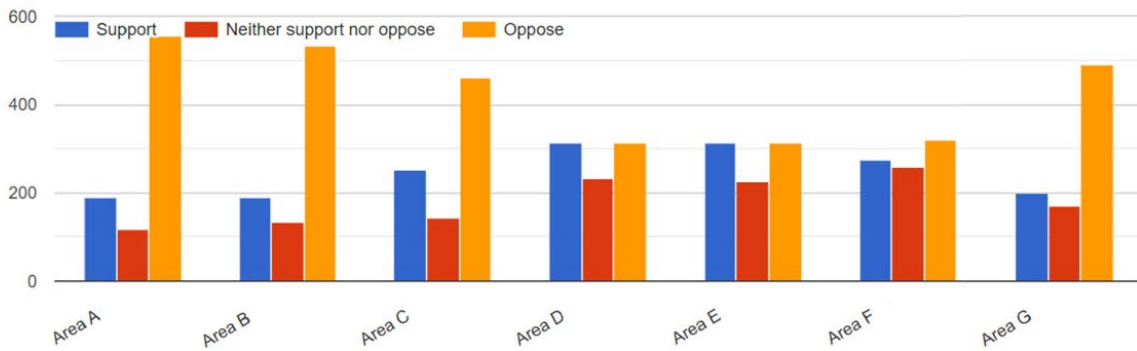


To what extent do you support or oppose the following options for funding and operating a dog park?



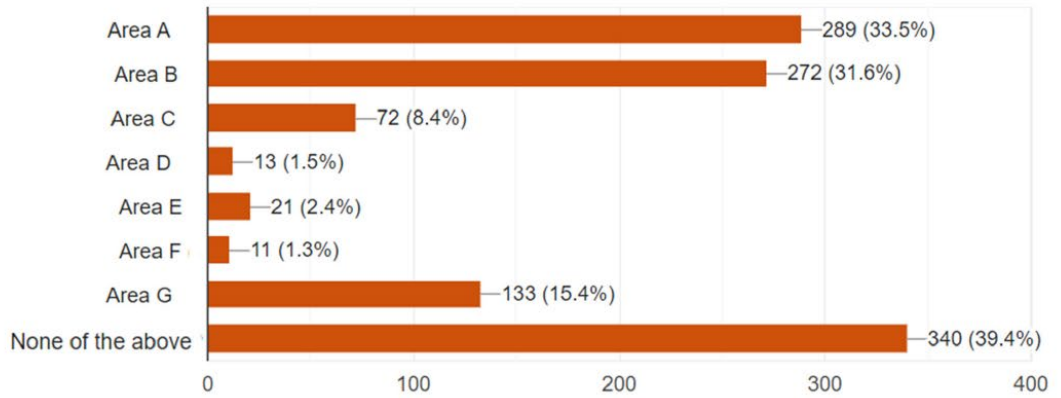


To what extent do you support or oppose the following locations for a dog park (please see the map above):



Would any of the proposed locations negatively impact your household?

862 responses



Open-Ended Comments

The survey included 483 [open-ended comments](#) in response to a question asking, “What else, if anything, would you like to say about an off-leash, fenced-in dog park in Ken-Caryl Ranch”. The Task Force categorized each comment into the following themes. The most mentioned themes were funding/HOA costs and sanitary/maintenance concerns.

Concerns by Category:

Funding/HOA Costs: 77 responses

Sanitary/Maintenance: 66 responses

Increased Traffic/Parking: 40 responses

Location: 38 responses

Open Space & Trails: 36 responses

Wildlife & Environment: 29 responses

Public vs. Private: 28 responses

Owner/Dog Behavior: 27 responses

Liability: 23 responses

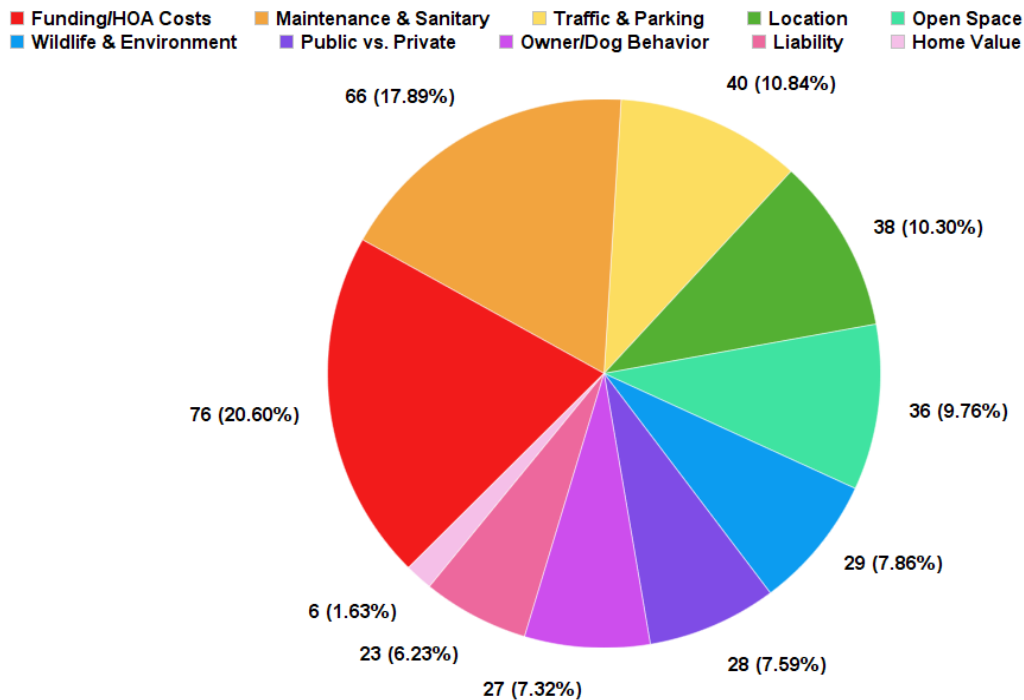
Home Value: 6 responses

General Support: 76 responses

General Opposing: 60 responses

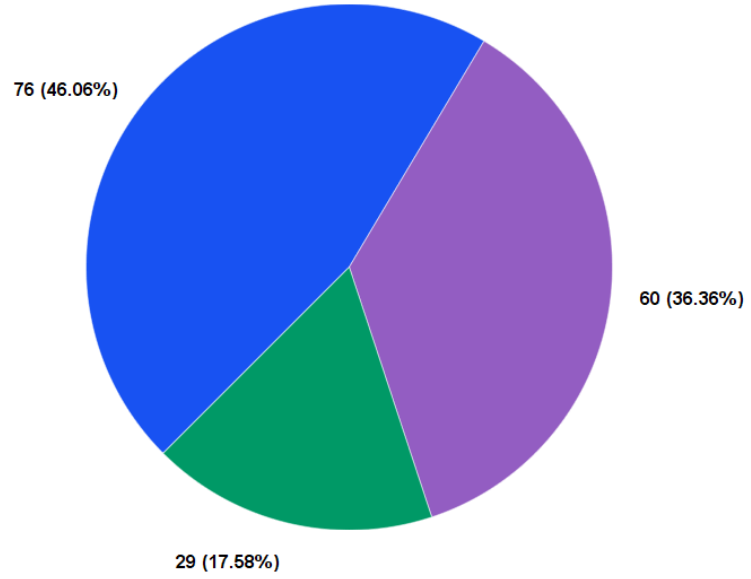
Neutral: 29 responses

Dog Park Survey Open Comments



Dog Park Survey Open Comments

■ General Support ■ General Opposition ■ Neutral



Community Park

Community Park is located on Sangre De Cristo Rd., just east of Shaffer Elementary and sits on 11.7 acres. The park is located at the south entrance of the Aspen Meadows & Williamsburg neighborhoods and the dog park could potentially have a direct impact on four homes (two Ken-Caryl and two Foothills Parks and Recreation District). The park is owned by the Ken-Caryl Ranch Metropolitan District, making this location public. Currently, the park is used heavily for sporting events on weeknights and most weekends. There is plenty of parking including the Prairie Meadows recycled asphalt lot, brick lot, and side street parking. The sidewalks are easily accessible, and the park is considered ADA compliant. Amenities that are already located at the park include two portable restrooms and a drinking fountain. While there is little shade from trees, there is potential to add features such as a canopy, water feature, and benches to the dog park in the future. The Metropolitan District is pursuing a master planning effort for Community Park in the fall of 2022. There was strong opposition to the inclusion of the amenity at Community Park from those neighbors (support 18; oppose 88).

Supporting comments from the survey include: *"I believe a dog park will provide a better space for residents to have access to an off-leash area and we might see less violations of the leash rules in our neighborhoods. I don't believe having a private park is a good option, as utilization might be slim."*

Concerned comments from the survey include: *"A fenced in section of the community park would ruin the park, already heavily used for myriad activities and the only area that could be used without cancelling other activities is adjacent to our backyard. If this goes forward it needs to not be close nor adjacent to anyone's home."*



NADG Parcel A - Tract B

NADG Parcel A – Tract B is nestled in between C470 and the Saddlewood neighborhood and sits on approximately eight acres. This new development is currently owned by North American Development Group (NADG); however, the Ken-Caryl Ranch Metropolitan District is negotiating to acquire space for public use. If the donation agreement is formalized, the district will conduct a full community master planning process to determine the future of the parcel. The dog park could potentially have a direct impact on the homes located on Mount Holy Cross. Most amenities will be directly impacted by the NADG master planning which include parking, restrooms, drinking water, and shade. The dog park would be accessible through Alkire and Indore Place as well as the new trail system. The new development will be built to code and should be ADA compliant. The Open Space Ranger reports indicate with the anticipated development, the area will be graded thus eliminating any native vegetation that currently exists reducing its conservation value. There is a possible high concentration of rattlesnakes that could occur at this site.

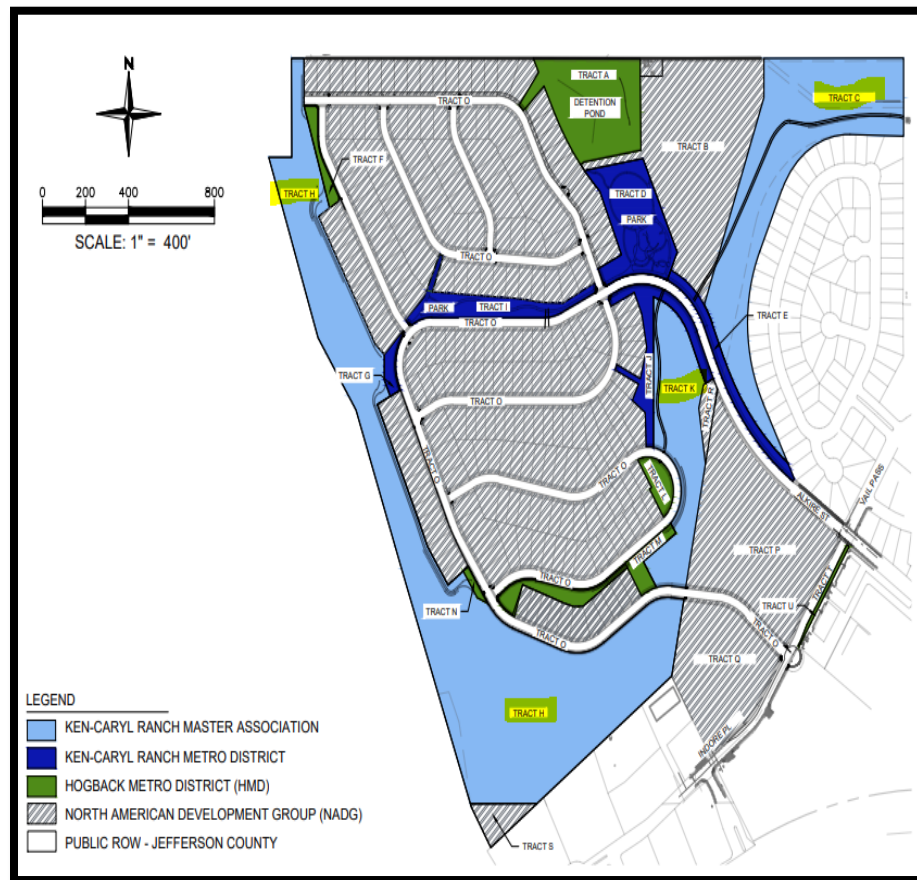
Supporting comments from the survey include: *“If a park is going to be created, picking an area that won't conflict with other trail use traffic would cause the least disruption. That is why location D, E and F seems most reasonable.”*

Concerned comments from the survey include: *“NADG is already ruining my neighborhood and creating too much traffic on Alkire.”*



NADG Parcel A – Open Space

NADG Parcel A – Open Space is nestled in between C470 and the Saddlewood neighborhood (area is depicted by the pale blue shading below). This new development is currently owned by North American Development Group (NADG); however, once developed the property will be deeded to Ken-Caryl Ranch Master Association for private ownership. The dog park could potentially have a direct impact on the homes located on Mount Holy Cross and new homes that back up to open space. Most amenities will be directly impacted by the NADG master planning which include parking, restrooms, drinking water and shade. The dog park would be accessible through Alkire and Indore Place as well as the new trail system. The new development will be built to code and should be ADA compliant. The Open Space Ranger reports indicate the west side of Parcel A could be a suitable habitat for *Physaria x1* and the south side could be suitable for a prairie dog colony. The culvert outlet on the west side could be a possible small to medium wildlife corridor for connecting the North Hogback to areas east of C470. There is a possible high concentration of rattlesnakes that could occur at this site.

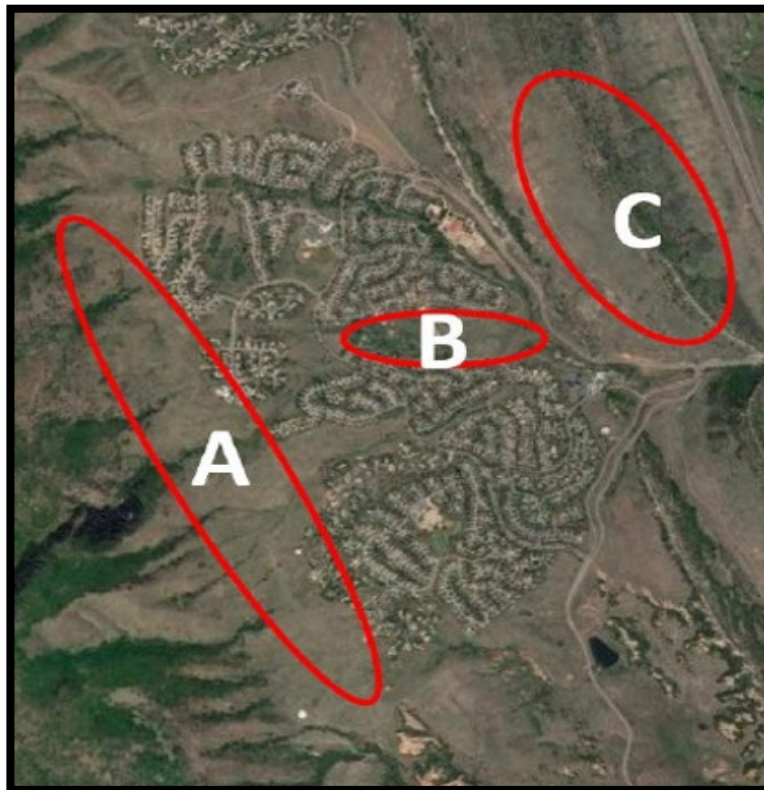


Ken-Caryl Ranch Master Association Open Space

The Ken-Caryl Ranch Master Association Open Space locations we analyzed are located throughout the KC Valley at three potential sites including the west end open space (A), Brannon Gearhart Park (B), the hogback at the North Ranch entrance (C). The dog park could potentially have a direct impact on several homes that back up to open space locations A and B. The areas considered are owned by the Master Association, making the locations private to Ken-Caryl Ranch residents. The open space has several trails that are used daily by residents. There is limited parking, however, the sidewalks are easily accessible and while there is little shade from trees, there is potential to add features such as a canopy, water feature and benches to the dog park in the future. Things to consider include supplemental open space land use restrictions and the strong opposition received from neighbors. The Open Space Ranger reports indicate many sections of private open space have high conservation value recognized both at the county and state level. Interior, or interface, open space areas may be better suited to a dog park but also contain valuable riparian and wildlife movement areas.

Supporting comments from the survey include: *“I think a dog park would be wonderful. I would be much more likely to use it in the valley. I'd be curious about how A and C would impact trails in those areas.”*

Concerned comments from the survey include: *“A dog park in any area that impacts open space or trails will be a major deficit to our community landscape. If there is the right room and place for it, I'm 100% for it...but certainly not in sacrifice to the open space and trails we currently have. Please don't consider sacrificing something amazing just to check another box of amenities that some residents want.”*



Ken-Caryl Ranch Metropolitan District Open Space (South Hogback Open Space)

The Ken-Caryl Ranch Metropolitan District Open Space is located at South Hogback Open Space. The dog park would have no direct impact on any homes. The areas considered are owned by the Ken-Caryl Ranch Metropolitan District, making this location public. The open space has several trails that are used daily by residents and the area has many sensitive resources that would be impacted with development. There is limited parking, however, the sidewalks are easily accessible and while there is little shade from trees, there is potential to add features such as a canopy, water feature and benches to the dog park in the future. Things to consider include the South Hogback Open Space was deeded to the Ken-Caryl Ranch Metropolitan District from the Ken-Caryl Ranch Foundation, a dog park would need to be approved by both entities, there is also a Colorado Natural Areas Designation. The Open Space Ranger reports indicate this area has some of the highest biodiversity in Ken-Caryl Ranch, as indicated in the biologic and archeological studies completed in 2019, so development should be strictly limited.

Supporting comments from the survey include: *“The bigger the space--meaning more acres--the more useful it would be for the community and for the dogs. Too many dogs in a smaller area can have the potential for fights if dogs feel crowded.”*

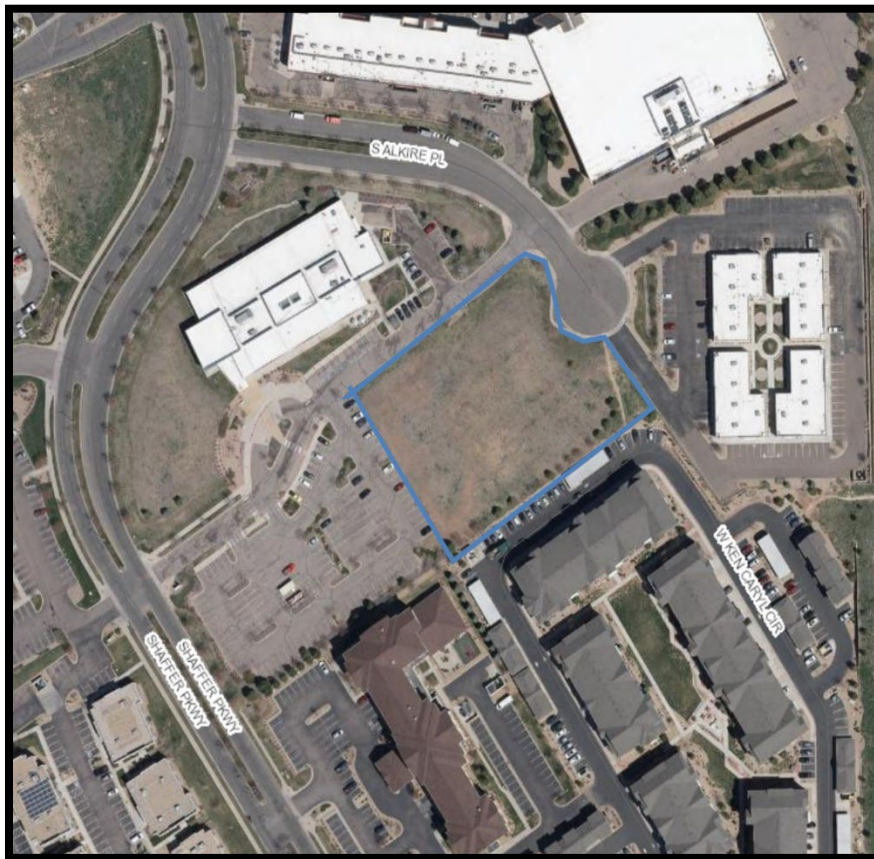
Concerned comments from the survey include: *“The hogback area is a sensitive habitat; I don’t like the idea of putting a dog park there. The open space behind the valley seems like there’d be a decent amount of dog/wildlife issues.”*



Kaiser Permanente Undeveloped Lot

The Kaiser Permanente undeveloped lot (Kaiser Lot) is located just southeast of the Kaiser building and sits on three acres. The lot is accessed through Shaffer Parkway and the dog park would have no direct impact on homes or apartments. The Kaiser Foundation Health Plan of Colorado owns this lot, however, there is a possible deed to private ownership with the Ken-Caryl Ranch Master Association, making this dog park location private. Currently, the lot sits vacant. There is plenty of parking including the large parking lot to the west of the lot. The sidewalks are easily accessible, and the location is considered ADA compliant. While there is little shade from trees, there is potential to add features such as a canopy, water feature and benches to the dog park in the future. No direct concerns were associated with this location.

Supporting comments from the survey include: *“I like the idea of a public dog park but not west of the hog back because we already have so many nonresidents using the trails. I hear all the time from nonresident people who say they love to come out and walk the trails. By putting the park in a more commercial area we will let more people have easy access without drawing them onto resident only property.”*



Deer Creek Golf Course

Deer Creek Golf Course is located alongside the C470 corridor and sits on approximately 100 acres. The golf course is accessed on Shaffer Parkway and the dog park could potentially impact the new homes in the Meadow Ranch neighborhood. Currently, the golf course is not in use. There is plenty of parking at the clubhouse, the sidewalks are easily accessible, and the location is considered ADA compliant. There is plenty of shade from trees and restrooms located on the golf course. There is potential to add features such as a canopy, water feature, and benches to the dog park in the future. There were no direct concerns associated with this location. The Open Space Ranger reports indicate riparian areas along Dutch Creek are extensive in certain areas and could provide valuable habitat and movement corridor for many wildlife species.

Supporting comments from the survey include: *“For apartment or condo owners, it would be good to have a space at the Deer Creek site.”*



Conclusions

This feasibility report summarizes the key research and findings and should be considered by the Boards as a guiding document for any future viability studies. The August 2022 survey included 896 responses; 41.6% strongly or somewhat support a dog park, 52.4% strongly or somewhat oppose the dog park, and 6% neither support nor oppose. The Task Force analyzed 483 open comments, finding the following highest concerns:

- Funding and HOA Costs
- Ongoing maintenance plans and sanitary concerns with dog waste, smells, and degrading land
- Increased traffic and parking
- Impact to homes, schools, and existing parks
- Impact on open space and trails
- Disturbance to already established wildlife environments and concerns of rattlesnakes
- Public versus private considerations
- Aggressive dog behavior and lack of supervision from owners
- Liability concerns with dog behavior and safety
- Impact on home values

Should the Boards continue to pursue a future dog park in Ken-Caryl Ranch, additional targeted surveying for specific neighborhood impacts should be conducted once the Boards have determined the viability of any of the potential sites. The Task Force also recommends additional in-depth analysis of the following:

- Financial analysis of the potential development
- Private or Master Association ownership of the amenity for only Ken-Caryl residents
- Potential neighborhood impacts
- Open space and wildlife impacts
- Ongoing park maintenance

The Dog Park Task Force thanks both the Ken Caryl Metropolitan District and the Master Association Boards for the opportunity to explore and further analyze the potential for a dog park in Ken-Caryl Ranch.

Appendix A
[Dog Park Site Analysis](#)