

HIGHLANDS RANCH METROPOLITAN DISTRICT  
STUDY SESSION ADDENDA

February 17, 2016

Addendum documents can also be viewed at  
<http://highlandsranch.org>

or

<http://intranet.highlandsranch.org/default.aspx>

- Broadway Fence Neighborhood Survey
- Letter from Forrest Dykstra to the Board regarding the Broadway fence project

# Broadway Fence Neighborhood Survey



**EAST SIDE  
DAD CLARK DRIVE TO NORTHRIDGE ROAD**

**PRESENTED TO METRO BOARD OF DIRECTORS  
FEBRUARY 17, 2016**

# Review of Decisions

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- **June 24, 2015 - Presentation to Board:**  
**Board decision to offer 6' TREX only**
- **July 8, 2015 - Invitation sent to neighbors, July 23 meeting:**  
**Letter stated fence would be replaced with TREX**
- **July 23, 2015 – Neighborhood Meeting:**  
**63 letters to residents**  
**22 people attended, from 15 properties**  
**Majority of residents along Broadway favored TREX**  
**Majority of residents along Northridge Road favored two rail**

# Review of Decisions Continued

3

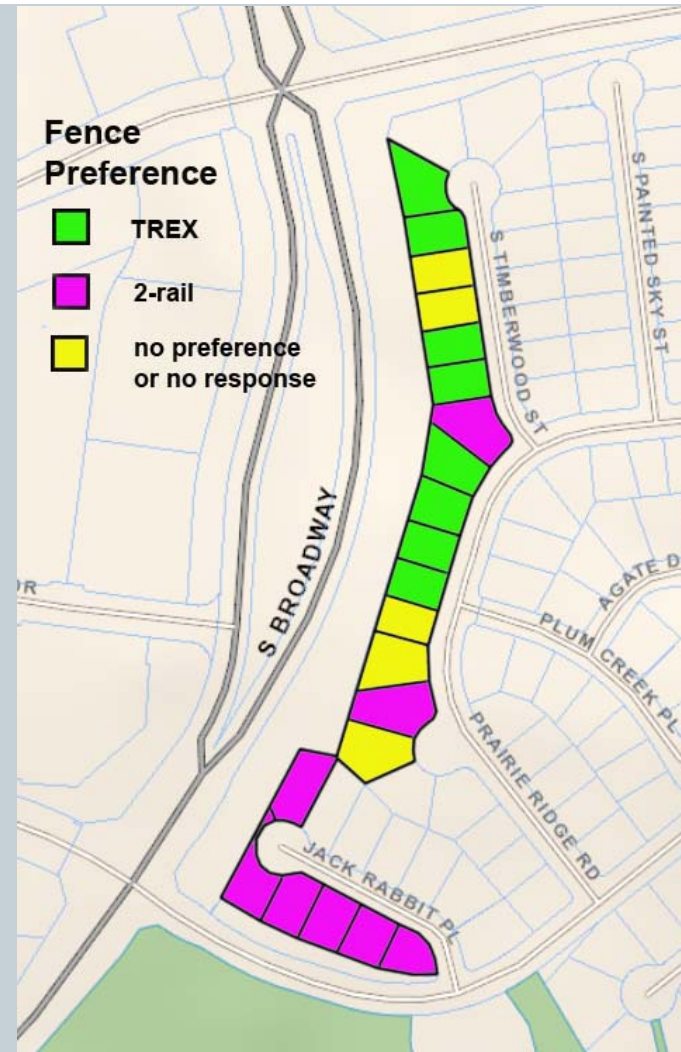
- **August 25, 2015 – Presentation to Board**  
Summarized public input & recommended:  
Postpone replacement between Dad Clark Drive and Northridge Road
- **September 28, 2015**  
Request from Board to survey residents between Dad Clark Drive and Northridge Road
- **October 27, 2015**  
Board approves contract to include second and third sections of Broadway. Third section was funded due to deferral of first section.

# Results of Neighborhood Survey

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As of December 2015

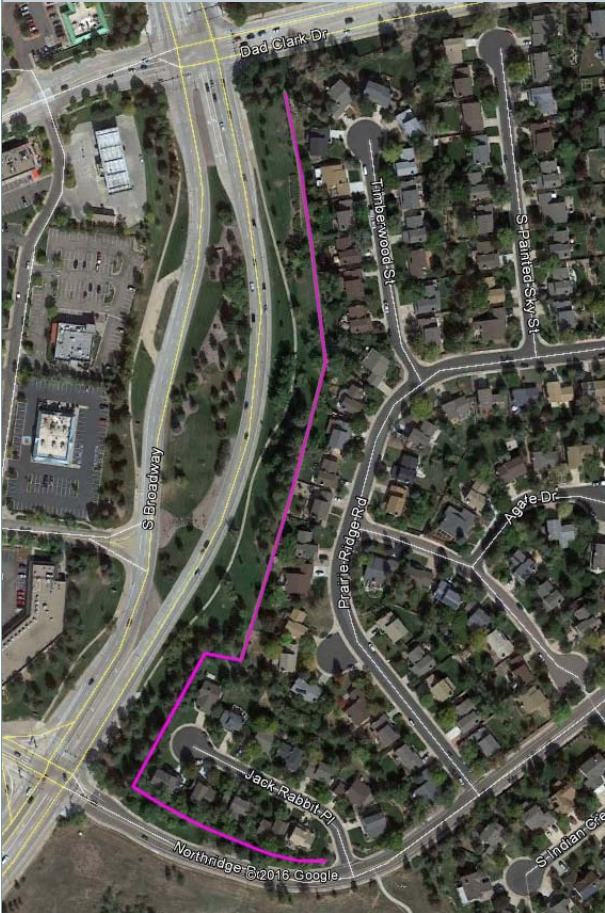
- 21 Total homes
- TREX – 8 homes
- Two rail – 8 homes
- Either no preference or no reply – 5 homes



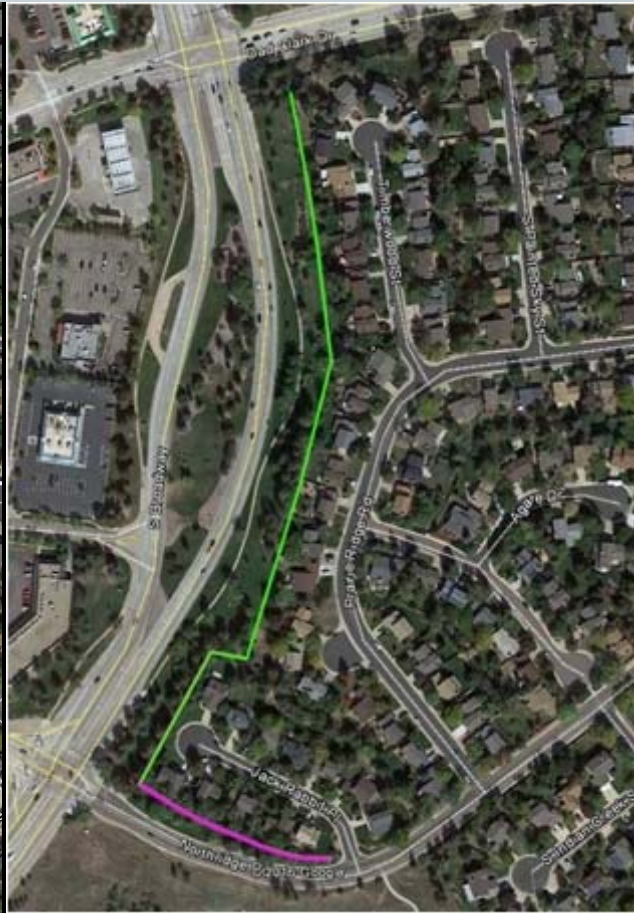


# Fence Plan Alternatives

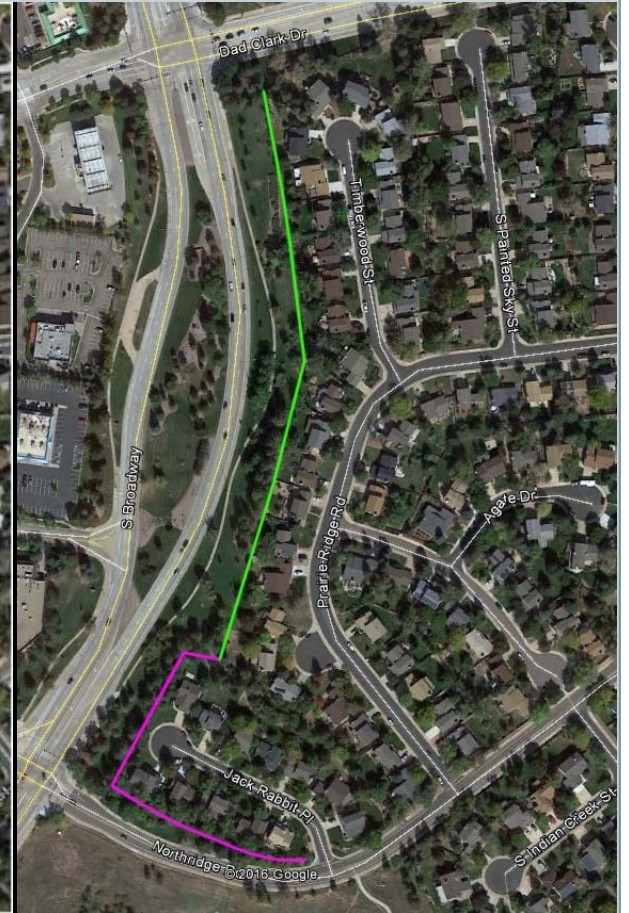
5



All 2-rail



TRES only on Broadway



Variance

# Alternatives-Comparisons

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<b>Style</b>	<b>Consistent w/Program</b>	<b>Total Replacement Cost</b>	<b>Surveyed Preference</b>
<b>2-Rail</b>	<b>yes</b>	<b>\$51,250</b>	<b>Split 50/50</b>
<b>TREX only on Broadway</b>	<b>yes</b>	<b>\$139,250</b>	<b>Split 50/50</b>
<b>Variance</b>	<b>yes</b>	<b>\$117,250</b>	<b>Most consistent w/personal situation</b>

2-rail replacement may be a deferred for another 3-5 yrs but maintained in the meantime

# Options – Next Steps

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## **All 2-Rail**

- Maintain and stain in spring 2016. Defer replacement until fence can no longer be maintained in quality condition.

## **TREX only on Broadway**

- Replace Trex section in 2017/18 project. Defer 2-rail replacement when fence can no longer be maintained in quality condition.

## **Variance**

- Replace Trex section in 2017/18 project. Defer 2-rail replacement when fence can no longer be maintained in quality condition.



# Questions and Comments

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Highlands Ranch Metro District Board of Directors

February 17, 2016

Mr. Terry Nolan, General Manager

62 W. Plaza Dr.

Highlands Ranch, CO 80129

Re: Broadway Fence Project

As an employee of the Metro District I usually reserve my opinions on projects unless they are my direct responsibility. I may not always agree with the Board's or District staff's decisions, but typically it is not my place, nor is it appropriate, to comment on issues others with more experience or expertise are more qualified to handle. However, the proposed fence replacement along Broadway and possibly Northridge Road does affect me directly as a resident and compels me to share my concerns and my thoughts. However, the fact that I am not only a resident of Highlands Ranch, but also an employee of the Metro District, makes it awkward which is why I have decided to send you a letter rather than speak at Wednesday's meeting. Besides, I have a feeling it would take more than three minutes to explain my thoughts. I regret that I did not speak out at the August meeting but at that time it seemed that the project was deferred indefinitely. I had spoken with Brian Muller and Carrie Ward before the August meeting on this issue as well but now I feel it is important to go on public record with my opinion. I also want to make it clear that I respect staff and their responsibilities.

There are 5 main areas of concern I want to address with respect to replacing the two-rail fence along Broadway and Northridge Road with a 6' Trex:

1. Timing/Need – Does it need to be done now?
2. Aesthetics – Does the 6' Trex dramatically improve appearance along Broadway?
3. Consistency - Will consistency be attained considering the different fence styles in other parts of the community such as along Broadway (Coventry Ridge) and University (Falcon Hills and Falcon Hills South)?
4. Cost -Significantly higher cost for 6' Trex
5. Public input - Inconsistencies and inaccuracies

#### Timing/Need

When the arterial fence replacement program was first put in place it was to address the issue of repair/replacement of the worn 6' cedar fences along the arterials. The condition of these fences certainly detracted from the appearance of the community. The adopted plan called to replace the arterial fences with a 6' Trex. However, since the vast majority of fence along the arterials was 6' cedar fence, I believe the general understanding was to replace 6' cedar fence with a 6' Trex . The timing of the replacement was based on condition and age of the fence as well as available funding. However, the Northridge Road and Broadway section of fence north of the Rec Center is not in bad shape despite the deferred maintenance over the last few years due to the anticipated replacement. If the main goal is the community's appearance, then there are many other sections of 6' cedar fencing along the arterials

in the community which are in much worse condition that should certainly be seen as a higher priority. In 2014 the Board approved the 2015 budget that included fencing along Broadway from Dad Clark south to Foothills Trail. The fence from Dad Clark to Northridge Road, including the wrap-around on Northridge, is currently a 3 ½' two-rail, a style that can be seen consistently throughout the community. It is in relatively good shape, especially considering its age. However, it became part of the fence replacement plan despite the fact the Trex is a dramatic change from the shorter, more open 2-rail fence. As you know, there was significant public input from many residents along this stretch and after much consideration the District proposed that replacement of two-rail to 6' Trex be postponed indefinitely along Northridge Road and Broadway to Dad Clark. Had the District staff not made that recommendation and gotten Board approval I would have spoken out at that time. I probably should have anyway even though I had been asked for my opinion as a resident by a Board member at a previous Board meeting at which time I made it clear I was strongly opposed to the 6' Trex replacement for the reasons I am now stating. At the August meeting, the Board agreed with staff's recommendation and requested that the maintenance and repair process of the two-rail be done quickly. Staff agreed (minutes from August 2015 Board meeting) which implied that the replacement of the two-rail would be put off for at least a few years. Otherwise, why perform maintenance on a fence scheduled to be replaced in two years? However, now it appears staff's recommendation is to include its replacement in the 2017 budget and not do any maintenance on the two-rail. I believe the residents on Jack Rabbit will be very upset when they learn the plan has changed without their knowledge.

### Aesthetics

With respect to replacing the two-rail, I think that replacing the two-rail with the 6' Trex will give the area a bit of an enclosed feeling along Broadway as opposed to the open feeling it has now as intended by the developer. The two-rail, which creates a very open atmosphere, has become a very popular style in newer communities throughout Colorado and it is surprising District staff wants to replace this look with 6' Trex. In our case, the 6' Trex fence would drastically enclose our backyard and as well as the end of our street and would close in our street. All of the residents on Jack Rabbit who back to Northridge adamantly want to retain the two-rail behind their lots. I am not sure exactly what staff's recommendation will be in 2016 but it was my impression this Board agreed the two-rail would stay there.

It has been noted that along Broadway the fence is so far back it won't affect the appearance much if it is changed in style. If that's the case why replace it at all? The landscape in this area is quite mature which screens the fence reducing its visual impact. Granted, this is not my field of expertise but we do have knowledgeable park planning staff that could give you their opinion on that.

Replacing the two-rail with the 6' Trex is a significant change and I think a change this significant would require **unanimous** approval from residents directly affected. All of the owners purchased their lots with the two-rail and I imagine lot premiums were paid for the views. It's a pretty safe bet that when purchasing their homes, few, if any, residents along Broadway or Northridge expected the two-rail to one day be replaced by a 6' solid fence so the two-rail obviously did not detract them from their home purchase. Therefore, substituting the 6'Trex for the two-rail is not right if even **one** owner is opposed to it and feels it could impact their lot and/or view. Some residents likely see the 6' Trex as an upgrade, and it may be, but that is not a reason to install it. Limiting private property access or pet control issues, which I can directly relate to, also are not adequate reasons the 6' Trex should be installed. These are

the responsibility of homeowners and they shouldn't look to local government to solve these problems or provide them these additional benefits. I think it is appropriate to replace a worn out fence with comparable fence style but not make significant changes that the two-rail to 6' Trex would certainly bring.

### Consistency

It seems that in an effort to achieve consistency throughout the community and to complete this section of Broadway, the original recommendation was to replace the two-rail with the 6' Trex. While the goal of consistency is not necessarily a bad thing, it will be difficult to achieve this given the many different fence styles along arterials. The University and Broadway corridors have different fence styles due to different HOA ownerships. Also, there are two-rail fences on wraparounds in places other than Northridge Road. Considering these variations, I would recommend that the fence replacement program be updated to include evaluating all those areas noting the variations in fence styles and heights and their locations. It would assist staff in making recommendations and the Board in making decisions.

### Cost

The cost to replace the existing two-rail is less than half the cost of the 6' Trex and maybe even less than 1/3 the cost if posts don't need to be replaced. This is a savings of \$70,000-\$100,000.

### Public Input and Summary

I respect the Board's desire for resident input but it seems the latest survey result is different than the public input result presented in August. Also, the interpretation of the 2015 public input is a bit misleading. The presentation indicated that a majority of residents along Broadway favored the 6' Trex. This is true, but there was a major difference in opinion north and south of Northridge Road. Between Dad Clark and Northridge Road the public input at that time was that 10 of 12 respondents favored the two-rail. One favored the 6' Trex and one wanted a 4' Trex. One of those 10 is our neighbor across the street, Betsy Goldstein, but actually she does *not* favor the two-rail as shown in the August Board Meeting Agenda. However, their lot does not even back up to Northridge Road. All of the residents on Jack Rabbit who have the two-rail arterial fence along their lot are adamant about retaining the two-rail. Two of these residents have a property line and fence paralleling Broadway.

Of the residents on Prairie Ridge and Timberwood who gave input on the fence change back in August, three wanted to retain the two-rail, one wanted 6' Trex, while one wanted a 4' Trex.

I understand the Board received a letter from a resident on Prairie Ridge, Melanie Blessant, who appears to have changed her mind about fence preference since August (Karl Ferguson spoke with Melanie which is why her vote *against* the Trex fence was put on the survey sheet distributed at the August Board meeting). Her letter stated that "a lady who didn't even live on the street but her sister did," had gone down her street encouraging people to provide their input to the District in favor of retaining the two rail. This refers to Diane who did canvass Jack Rabbit, Coyote Street, and Prairie Ridge and talked to Melanie or her husband at length on three different occasions. I was even with Diane when we stopped to give Melanie the Board's decision to postpone installing of the Trex indefinitely and she did not seem upset or angry. She said she appreciated our letting her know. That is why her letter surprised us when she suddenly claimed to strongly be in favor of the 6' Trex, and when she implied that Diane had nothing to do with this issue. That is either a misunderstanding or a misrepresentation of the facts. Yes, people

can change their minds, but what is disconcerting is that Diane was very upfront with the people with whom she spoke about where she lived and why she was going around talking to people, as at that time the District was still planning on replacing the two-rail fence with the Trex behind our home that backs to Northridge Road. At that time there was a lot of confusion about the fence replacement program based on her conversations with homeowners everywhere she went. The main purpose for Diane canvassing was to let people know that if they wanted their voices heard one way or another they could attend the August Board meeting. She went to great pains to keep Melanie and others in the loop on the meeting time and date, which was changed at least once. Oddly enough, neither Melanie, nor her husband, nor her immediate neighbors whom she mentions in her letter, attended a single meeting though they were aware of them, and even though they knew there was going to be a group in attendance who was opposed to the Trex fence.

As you can see, my letter would likely have taken longer than three minutes to say at the Board meeting. I wanted my own thoughts and feelings to be noted and counted. You can well imagine that my position with the District makes it very awkward to offer my input as a resident but it's important to me that you understand the thoughts of my family on the fence issue and why. Since I will be at the Study Session as staff, if there are any questions, I will be available.

I appreciate the time and commitment by the Board of Directors who volunteer their time in service to the community. Public service sometimes requires decisions that must take a wide range of factors into consideration which I have often seen. I appreciate the opportunity to provide this letter in consideration of this matter.

Respectfully,



Forrest Dykstra

20 Jack Rabbit Place

Highlands Ranch, CO 80126