

TO: bocc@douglas.co.us

SUBJECT: Regional Impacts of the Proposed Hillcamp (Mesa Tops) Development

Dear Commissioner Laydon, Commissioner Teal, and Commissioner Van Winkle

Thank you for your service to Douglas County and your ongoing efforts to balance growth, infrastructure, and quality of life for residents. I am writing to express my serious concerns about the proposed Hillcamp (Mesa Tops) development located on the mesa tops south of the City of Lone Tree, directly adjacent to unincorporated communities including Surrey Ridge, McArthur Ranch, and Wildcat Ridge.

While this project technically falls within the City of Lone Tree's boundaries, its impacts will extend far beyond. The proposed 343-home subdivision would rely on infrastructure, emergency services, and natural resources shared across the County, creating substantial implications for unincorporated areas and all residents.

Our primary concerns include:

Traffic and Access: Developers have indicated a desire for secondary access through Surrey Ridge along Heather Drive — an option residents in this unincorporated community strongly oppose. Even if labeled “emergency only,” it would be unsafe and unsustainable for 350 homes to funnel through rural roads during an actual emergency.

Public Safety: South Metro Fire Rescue has consistently emphasized the challenges of wildfire response, evacuation, and emergency access in this terrain. Adding hundreds of homes on steep bluff tops would stretch existing emergency resources and increase response times for surrounding neighborhoods.

Water Supply: The development would rely on water from Parker Water & Sanitation District. Given current drought conditions and regional water scarcity, the County must evaluate the long-term sustainability and environmental impact of further extending limited water resources.

Environmental and Wildlife Impacts: The mesa tops and surrounding bluffs provide vital wildlife habitat and corridors that connect to Bluffs Regional Park and the East/West Regional Trail. Urbanizing this land would fragment habitat, displace wildlife, and alter drainage patterns in one of Douglas County's most scenic areas.

Infrastructure Burden: Once built, maintenance of connecting roads, drainage systems, and their 120-ft wide bridge could eventually fall on County or regional taxpayers, even though the project serves a private development interest.

We urge Douglas County to coordinate with the City of Lone Tree, and advocate for full transparency, inter-jurisdictional review, and public involvement before any approvals move forward.

This project's impacts do not stop at city borders — they will shape the future of the entire region. Please stand with County residents to ensure growth decisions, protect public safety, conserve limited resources, and preserve the open spaces that define Douglas County's character.

With respect and appreciation,

[Your Name]