



August 31, 2018

Mr. Brett Thomas, AICP  
Douglas County Community Development  
100 Third Street  
Castle Rock, Colorado 80104

**SUBJECT: Parker Pointe Response to Comments SUB17-058**

Dear Mr. Thomas,

Below I have reproduced your comment letter on the above project and added responses in red.

1. Per the Parker Master Plan, this area is identified as a Community Center. The Parker Master Plan states, *"Development of Community Centers should transition into the surrounding neighborhood, both in terms of land use and design features."* The site is adjacent to the Reata South Planned Development (RSPD) which is under the jurisdiction of Douglas County. The proposed minor development provides a harsh transition to the more than 824 acres of conservation easement-protected open space within RSPD.

Douglas County requests an appropriate transition from this development to the adjacent RSPD.

In support of this request, the Land Use section of the Parker Master Plan states:

*Strategy 1.G – "Sensitively integrate the built environment with the natural environment in order to protect the native landscape and topographical features naturally occurring throughout our community."*

In support of this request, the Open Space and Recreation section of the Parker Master Plan states:

*Goal 3 – "Provide interconnected open space that is integrated into the community; and preserve and protect valued open lands such as natural areas and community separators."*

In support of this request, the Community Appearance and Design section of the Parker Master Plan states:

*Strategy 5.A – "To soften and mitigate the visual impacts of large paved areas ... require an even denser landscaped edge and visual buffer to screen parking areas from ... non-compatible uses."*

**The subject property is now annexed into Parker. The development will comply with Parker recommendations.**

2. Douglas County requests that the 26' Shared Access Easement not be moved to the eastern property line, as that would result in the destruction of the historic cottonwoods on Lots 5-8 that are integral to the buffer area. In addition, keeping the Shared Access Easement in its proposed location provides suitable space to enhance the buffer on Lots 1-4.

In support of this request, the Natural Resource Protection section of the Parker Master Plan states:

*"...stands of large Cottonwoods accentuate and frame the riparian corridors throughout the community."*

*Strategy 1.A – "Encourage and assist efforts by private landowners and others to integrate natural areas into new development and redevelopment through Town review processes."*

*Strategy 2.D – "Encourage development that respects the natural features of the landscape, including trees and other vegetation."*

Additionally, Figure 12A: Riparian and Significant Native Vegetation Resources within the Parker Master Plan identifies these historic cottonwoods.

The subject property is now annexed into Parker. The development will comply with Parker recommendations.

3. The Kinney Creek conservation easement (Reception No. 2007100500) identifies conservation values inclusive of public recreation which is established by the Kinney Creek trail easement and improvements. The conservation easement notes in its Section 1(d) that the trail will serve as a future connection for the local community to the Cherry Creek trail. The southernmost portion of the trail corridor provides multiple points of access to the Pinery neighborhood and terminates on its east end at Betts Ranch Road. The RSPD also identifies a Stroh Road trail easement extending south from Stroh Road to the described Kinney Creek trail. The potential extension of the trail corridor from its current western terminus near the Highway 83 box culvert to the Cherry Creek trail corridor west of Highway 83 would support important regional trail network connectivity. Additionally, improved pedestrian and bicycle access through ent to the trail corridor would enhance public access to and awareness of the Parker Pointe development.

To facilitate connection to the Kinney Creek trail, Douglas County requests a trail link be established from the Parker Pointe development to the trail corridor.

In support of this request, the Open Space and Recreation section of the Parker Master Plan states:

Goal 2 – *“Provide an interconnected system of trails and trailheads within the Town and to the regional network for a variety of non-motorized activities.”*

The applicant has agreed to make a cash in lieu payment for future trail construction.

4. Douglas County Planning Services reiterates the Historic Preservation Board's previous comments from its December 6, 2017, Board meeting:

*An important component of Douglas County's historic legacy is the commitment to its cultural resources, including landscapes, homesteads, and archaeological sites.*

*Section 3 of the Douglas County Comprehensive Master Plan 2035 notes, “The County is rich in historic and cultural features that should be preserved for future generations.” Additionally, this section states, “Archaeological and historic resources have also been identified as important features to be considered and protected, whenever possible.” The Douglas County Historic Preservation Board (DCHPB) reviewed the subject property, located at 6940 Stroh Road, during its regularly scheduled board meeting on December 6 and has outlined the following comments. 1937 aerials on Google Earth reveal evidence of a homestead on this property, including landscaping, in the form of trees, along the southern and eastern portion of the property. Please conduct a Class III survey and provide a copy of said survey with the State Office of Archaeology and Historic Preservation Form 1403 for additional DCHPB review and comment. The DCHPB recognizes the importance of recording the history and prehistory of Douglas County and sincerely appreciates the developer's cooperation towards this endeavor. The DCHPB encourages the proprietors of the proposed development to make construction decisions that provide for the ability to monitor for buried prehistoric or historic artifacts and features when excavating and re-contouring the land. The DCHPB thanks the applicant for their attention to the preservation and protection of Douglas County's cultural resources for future generations.*

The applicant reiterates that a historic study was performed, from 1403 was prepared and included in the prior submittal. The site has been documented and the structure has been determined to not be in condition to warrant salvage.

Douglas County Engineering offers the following comments:

1. Access, construction and drainage easements will be required from the Reata South Metro District for some of the proposed work. The County would like verification that these have been finalized prior to or concurrently with final approval. Copies of recorded easements will be forwarded upon execution.
2. A GESC plan will be required for the work to be completed in unincorporated Douglas County jurisdiction. A GESC plan was submitted with the prior submittal, no comments received.
3. The County is still awaiting plans for the Kinney Creek stabilization project. This work is ongoing and will be forwarded upon completion.

Douglas County Addressing offers the following comments:

1. It appears that the Addressing comments from both previous submittals have been completely disregarded (originally stated on Douglas County referral response on 12/29/2017 and again on 3/29/2018): "Unless otherwise determined by emergency service providers, the access easement will need to have an approved street name for addressing purposes. **It appears the prior submitted plat was not adequately reviewed. Street names were shown on page 3 of the plat and are still there on this submittal.**
2. You may begin proposing street names for approval to be placed on the final plat. **Street names are added to the plat. Different names for different drives are presented as requested by the fire department.**

Thank you for your review and comments. Please contact me if additional revisions or clarifications are required.

Professionally,



Jerry W. Davidson, P.E.  
For and on Behalf of  
Perception Design Group, Inc.