



STAFF REPORT

To: Honorable Mayor and Members of Town Council

From: Bob Goebel, P.E., Director of Public Works

Title: AN ORDINANCE APPROVING AN AGREEMENT BETWEEN THE TOWN OF CASTLE ROCK AND CASTLE PINES HOMES ASSOCIATION, INC., AND AUTHORIZING THE GRANT OF CERTAIN EASEMENTS

Notification and Outreach Efforts

When selecting the final alignment for Castle Rock Parkway, several public hearings and open houses were held to refine alternatives. The final alignment was approved with a Federal Record of Decision from the Federal Highway Administration. The Town and County have been working closely together with the Castle Pines Homes Association with regard to needed right of way along the new roadway and along US 85. Several productive meetings have occurred with the parties to craft acceptable terms and conditions recommended by respective staff to create an Agreement for the transfer of property from CPHA to the Town for the purposes of constructing and maintaining the North Meadows Extension.

History of Past Town Council, Boards & Commissions, or Other Discussions

Upon recommendation by the Town Council to the Federal Highway Administration on alignment, the final alignment was approved. The alignment created a parcel of land between the new roadway and Castle Pines Village. The Town entered into negotiations with the Vickers ownership group and purchased the right of way for Castle Rock Parkway, and this parcel. The Conservation Easement element of the Agreement was presented to the Castle Rock Parks Commission on July 15, 2015. The Commissioners voted unanimously to recommendation to Town Council to grant the Conservation Easement to Douglas County.

Discussion

Upon negotiations of staff from Douglas County, Town and Castle Pines Homes Association, the resultant Agreement document provides that a parcel of land owned by the Town which lies between the Castle Rock Parkway and Castle Pines Village be preserved primarily with a Conservation Easement granted to Douglas County. Uses within the easement are similar to those uses currently defined in Castle Rock Open Space, and include single track trails, a walk-in trail head, information kiosk, screened portable rest room, trash receptacle(s). A further condition of the Agreement includes a gated emergency egress and access easement through this area for Castle Pines Village evacuation and emergency response purposes which is supported by Castle Rock Fire. Douglas County will also construct, at its expense, visual screening earthen

berms to mitigate undesired views of Castle Rock Parkway from Castle Pines Village. These berms will be designed to blend naturally with existing terrain and open space vegetation. The berms will be constructed by Douglas County at their expense. A drainage easement was requested by the Castle Pines Metro District to maintain a drainage channel adjacent to Castle Pines Village near I-25. The Town has reserved an area sufficient for this purpose should the District desire to further pursue the easement. A draft of this easement is included as a part of the Agreement.