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October 7, 2025

Mr. Brad Wilkin
Brookfield Properties Development
6465 S. Greenwood Plaza Blvd, Suite 700

Re: Evaluation of a Previously Documented Resource (5DA388) and a Newly Identified Isolated Find (5DA4206) for a Proposed Housing Development in Lone Tree, Douglas County, Colorado

Dear Mr. Wilkin:

The results of a prehistoric documentation of two cultural resources (5DA388 and 5DA4206) on the Ridgeway Investments Inc. (Ridgeway) property east of Interstate 25 and near Ridgeway Open Space in Lone Tree, Douglas County, Colorado are summarized here. The cultural resource revisitation and assessments were completed for the proposed Mesa Tops housing development area at the request of Brookfield Properties Development (Brookfield). The field work was initiated following the results of a Class I investigation that was prepared by Centennial Archaeology (Centennial) in 2023. The file search was completed through an investigation of records on file at the Colorado Office of Archaeology and Historic Preservation (OAHP). This investigation identified one previously documented prehistoric cultural resource (5DA388) within the proposed project area.

At the request of Brookfield, Centennial reviewed the existing cultural resource inventory form that is on file with OAHP and then conducted the field visit to the property to further assess the prehistoric site. While on the property, Centennial performed cultural resource reconnaissance of the larger area (approximately 80 acres) to identify any conspicuous cultural resources that were not previously documented; however, no intensive pedestrian (Class III) inventory was conducted. Centennial's efforts focused primarily on documenting the known prehistoric resource. The field investigation was conducted on August 14, 2024, by Christopher Kinneer, who is a Secretary of the Interior qualified archaeologist and is listed on Centennial's OAHP permit (No. 84302), and Alyssa Myers. Mr. Kinneer served as the Principal Investigator, and Ms. Myers was the field technician.

5DA388 was relocated at the same location as previously mapped during the original documentation in March 1979 for the Schweiger Ranch Survey. Based on the previous documentation, the resource was described as a lithic scatter encompassing 10 acres, and including a quartzite chopper that wasn't collected. If other artifacts were present at that time, which would support the description as a scatter, they were not mentioned on the previous form. At the time the location was described as a plowed agricultural field.

As a result of the current revisit of the locale, it is characterized as a sparse lithic scatter. A total of two pieces of debitage and two flaked stone tools were identified in an area measuring 80 m (NE/SW) x 30 m (NW/SE) at an elevation of 6310 ft. The flakes are both tertiary, one is Parker petrified wood, and the other is quartzite. The flaked stone tools include one non-diagnostic late-stage biface fragment and one tested cobble, and both are Parker petrified wood. Based on the sparse manifestation of artifacts at this location, the history of disturbance related to cultivation, and the limited potential for significant deposition, 5DA388 is considered an isolated find with very low potential to offer additional significant information. Centennial also identified a second isolated find (5DA4206) consisting of a single quartzite flake on the east edge of the plateau during the reconnaissance.

OAHP Colorado Archeological Isolated Find / Feature Forms with the required National Register of Historic Places (NRHP) eligibility evaluations were completed for both resources (5DA388 and 5DA4206). Both 5DA388 and 5DA4206 are assessed as ineligible for the NRHP, and no further work is recommended.

The project currently lacks a federal nexus triggering compliance requirements of Section 106 of the National Historic Preservation Act. However, local requirements from the City of Lone Tree dictate the project proponents should consider potential impacts to cultural resources. Neither the Class I reporting done in 2023, nor the isolated find documentations conducted by Centennial in 2024 meet the minimum requirements of a Section 106 investigation for the larger proposed project area. Should a federal nexus be identified later in the process, cultural resources work including completion of an intensive (Class III) pedestrian inventory could be necessary. If additional cultural resource work is required to meet regulatory obligations, the results of this examination and the isolated find forms can be incorporated to minimize duplication of effort.

Please contact me or Christopher Kinneer at centennial@centennialarch.com or 970-225-6575 if you have questions or need more information.

Sincerely,



Eva Garner
Project Director / Staff Historian

Attachments: Site forms for 5DA388 and 5DA4206

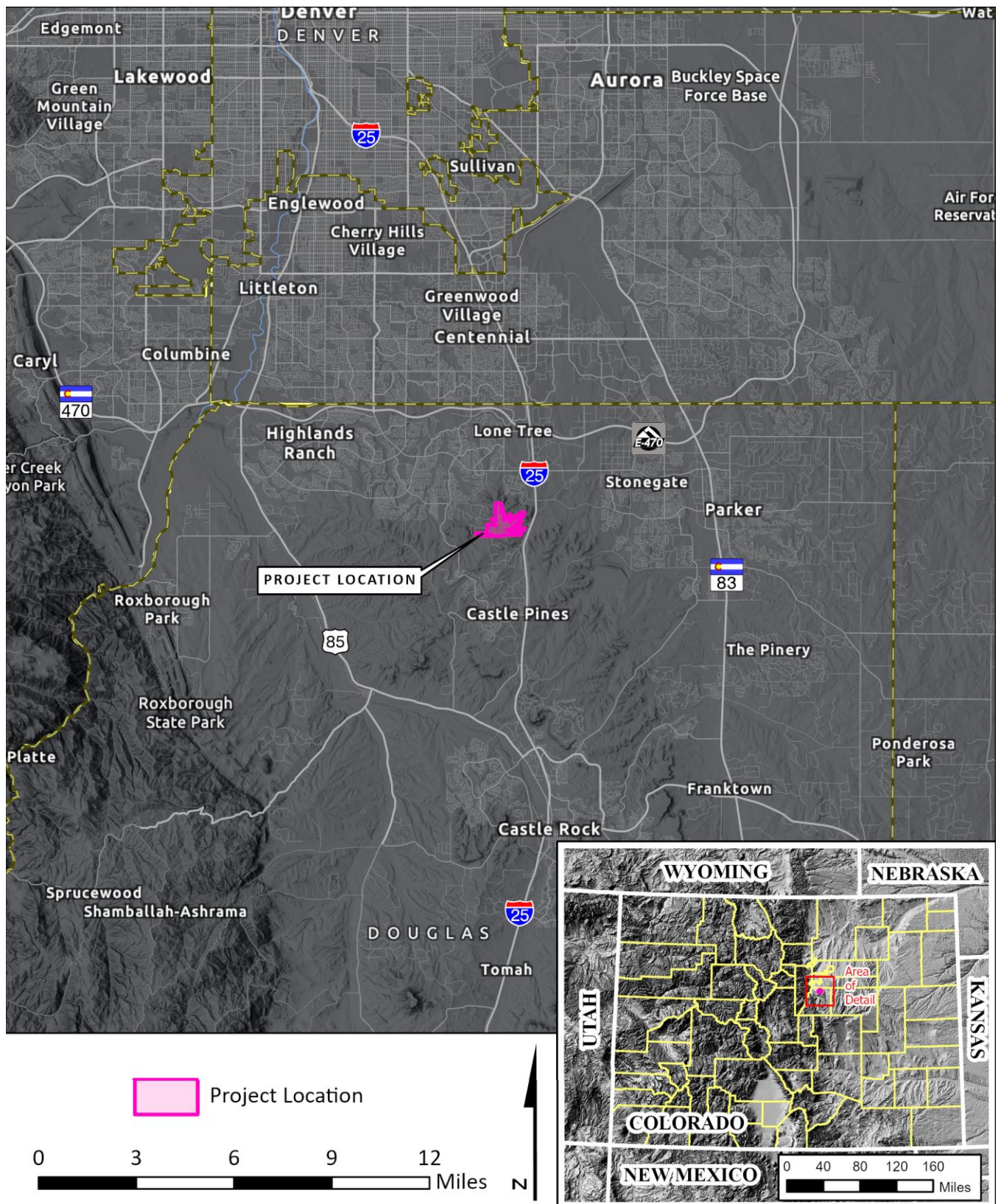


Figure 1. Map of northeastern Colorado showing the general location of the Mesa Tops housing development project area.

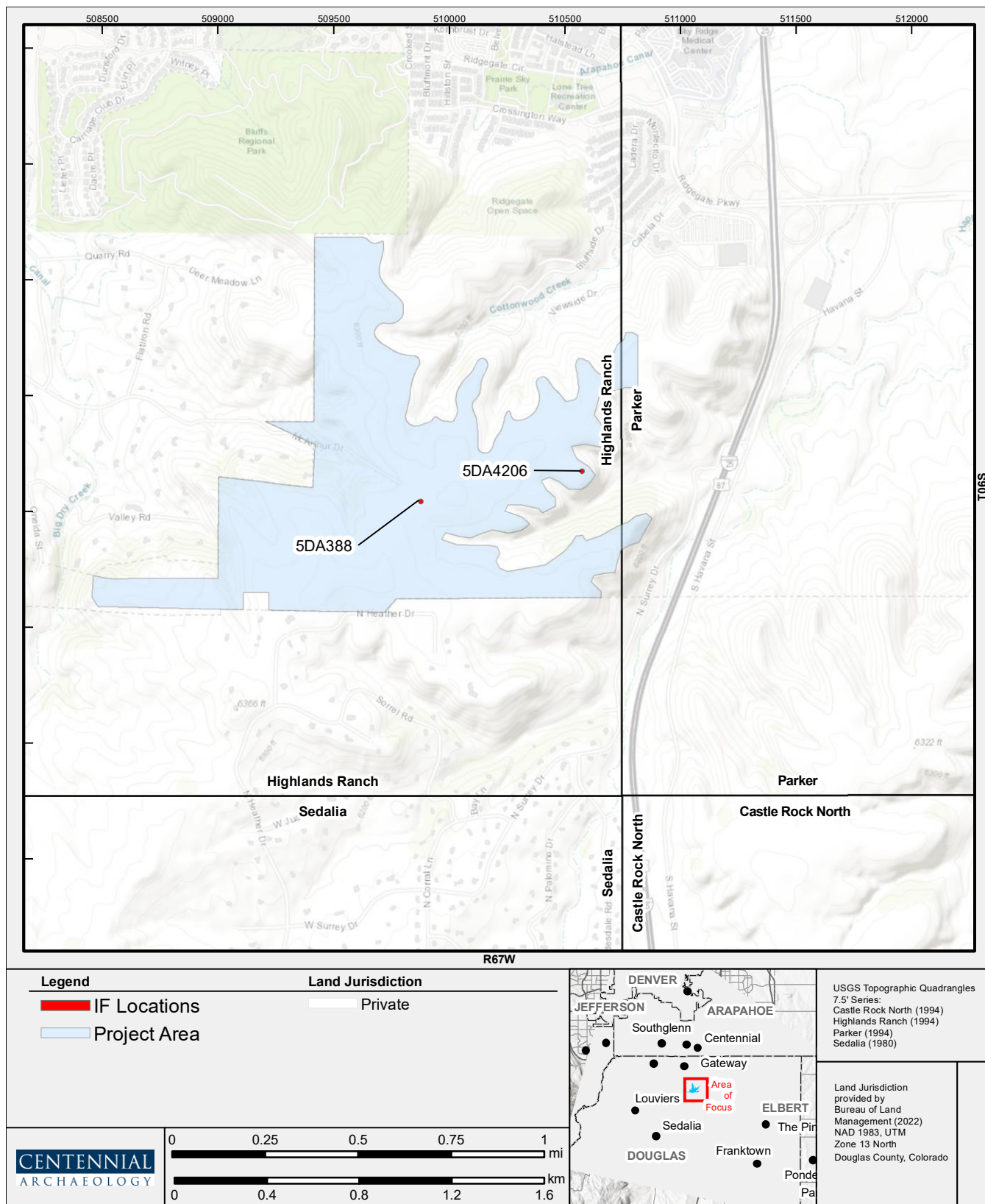


Figure 1. Map of northeastern Colorado showing the general location of the Mesa Tops housing development project area with documented site locales.