



**TOWN COUNCIL STUDY SESSION AGENDA**  
**June 10, 2019**  
**5:30 PM**

**I. Town Council Items**

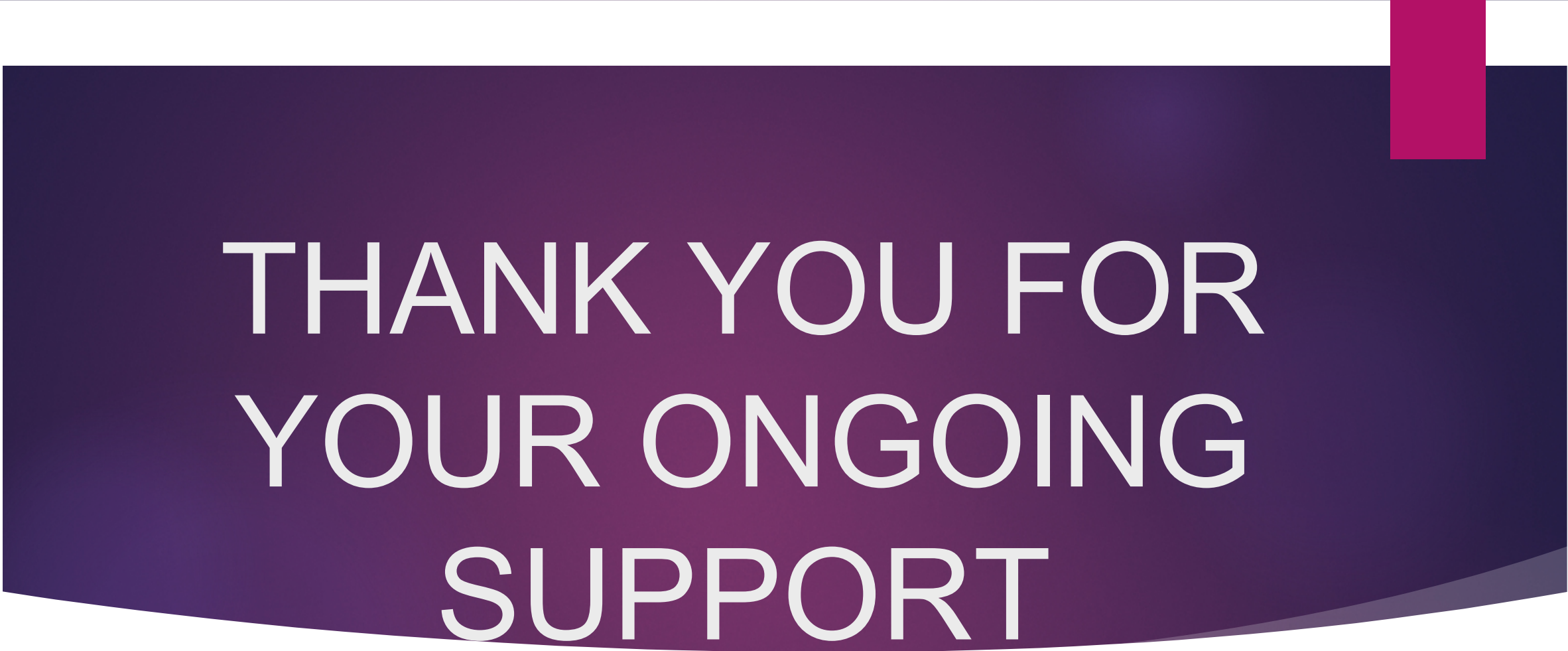
**II. Study Session Items**

1. Crisis Center Community Contribution Recipient Presentation - Guests - 15 minutes
2. Development Impact Fee Study Results - TischlerBise/Robberson - 45 minutes
3. Parker Senior Center Community Contribution Recipient Presentation - Guests - 15 minutes
4. Update on Auburn Hills Park Improvements - Trapp/Eaton - 15 minutes
5. Land Development Ordinance Modernization - Munekata/Clarion Associates - 30 minutes

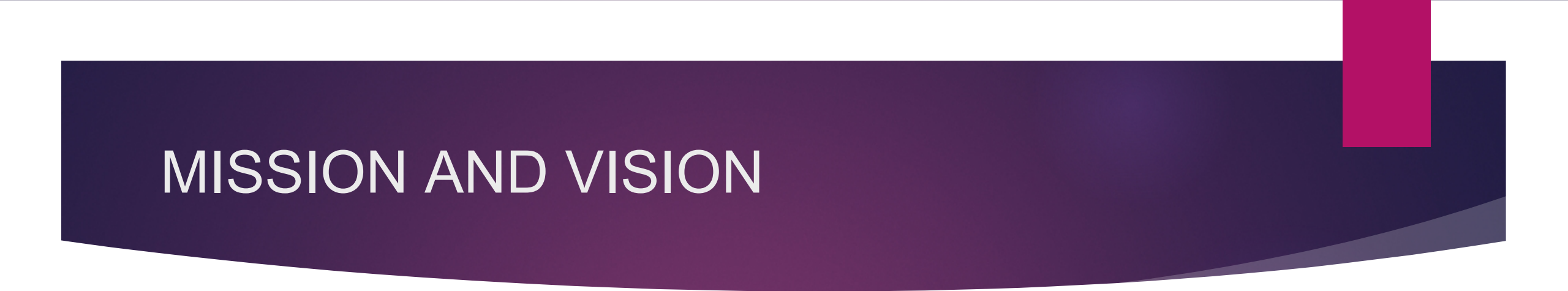


**PARKER TOWN COUNCIL**

**JUNE 10, 2019**



THANK YOU FOR  
YOUR ONGOING  
SUPPORT



# MISSION AND VISION

The Crisis Center exists to end domestic violence through advocacy, education, and prevention; while helping communities live free of violence



I experienced verbal and emotional abuse off and on over thirty-five years of our 37-year marriage. I was very patient, kind, etc. but after leaving for very brief times, on numerous occasions, I continued to struggle mentally and emotionally. I did know that I could not go into my old age and continue to live that way. I learned about the Crisis Center and was on the list for counseling. In the mean time, I did move out of my house and was separated for 3 months. I was able to start counseling and support group the next week. My husband also went and is still going to counseling. We have made major changes and doing very well for 10 months.

# SERVICES

- ◆ 24-Hour Crisis Line
- ◆ Emergency Shelter
- ◆ Community Advocacy Program (CAP)
- ◆ Therapy
- ◆ Legal Advocacy
- ◆ Community Outreach and Education
- ◆ Lethality Assessment Program (LAP)



The Crisis Center has been my safe haven. I feel valued, understood, feel compassion and nothing but support here at a time I was not getting it anywhere. It is helping me tremendously.



# OUR THERAPY DOGS

FIDDLE AND ANNIE

# 2018 WHO WAS SERVED

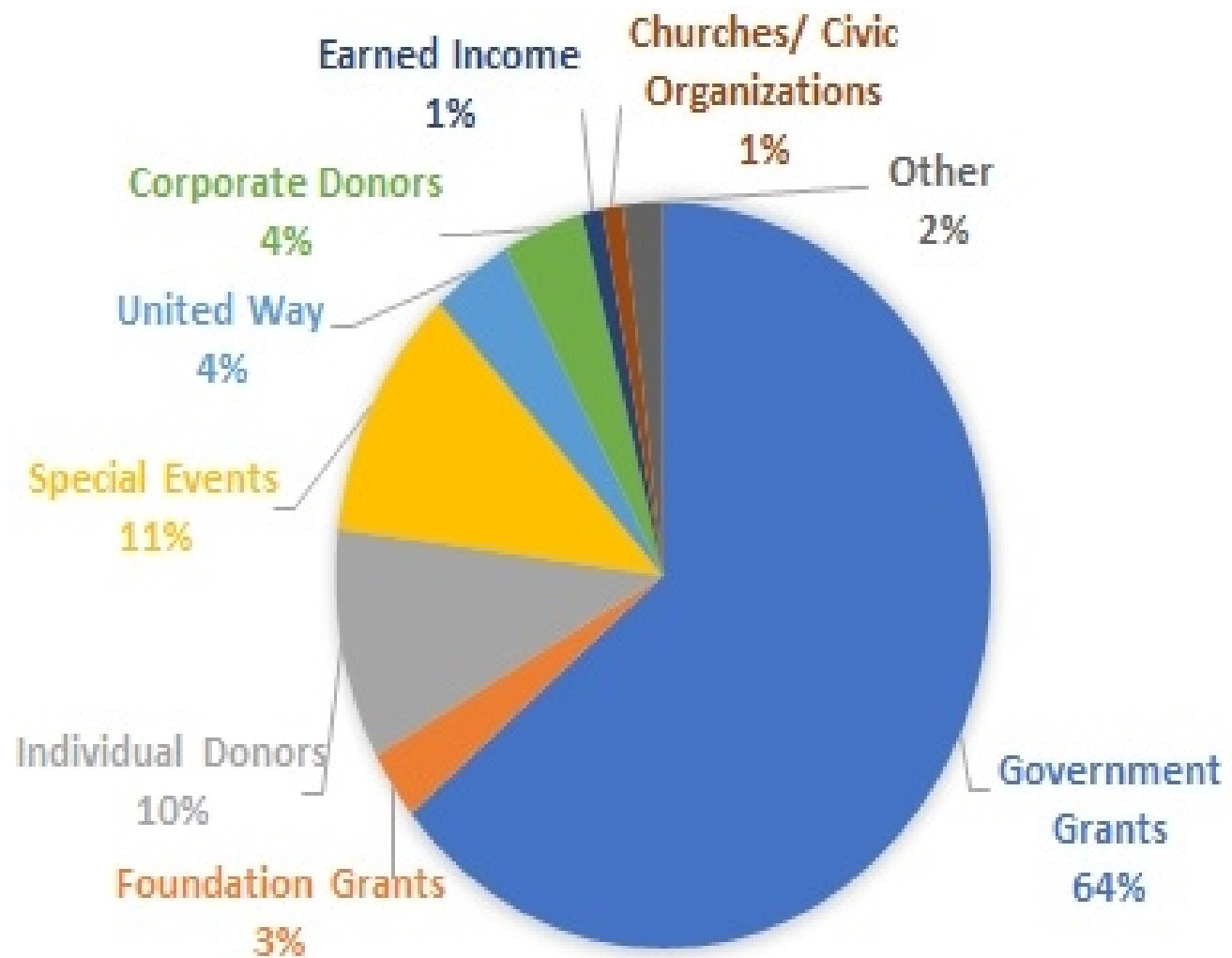
**1,967** calls to our 24-hour crisis line

**63** adults and children spent 1,151 nights in our safe shelter

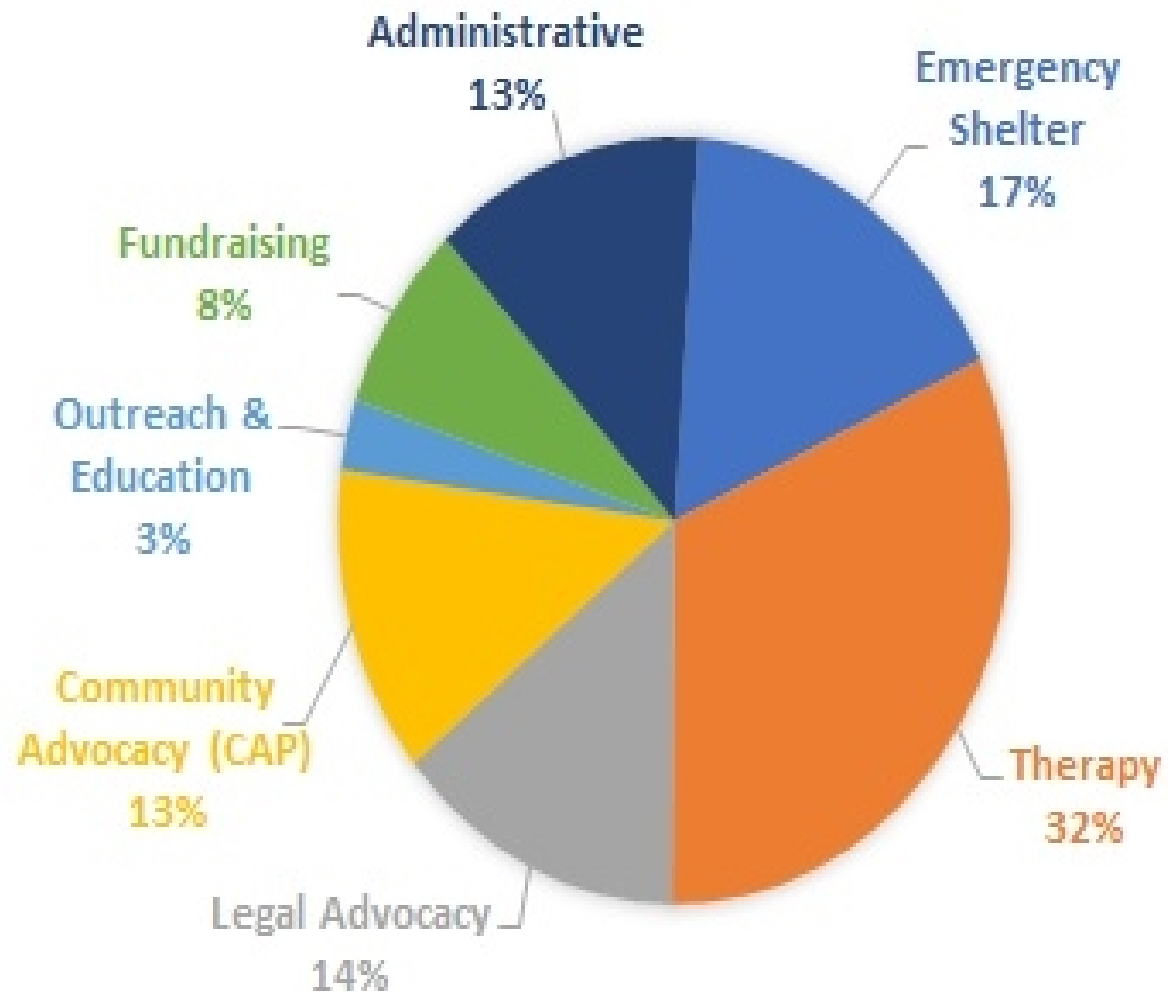
**315** adults and children traumatized by domestic violence  
received therapy

**234** clients were assisted with legal advocacy services

Served a total of **546** domestic violence victims in our  
community



Inco  
me



# Expenses



During the worst time of my life, the Crisis Center provided me with support. I lost my husband to suicide after a domestic violence altercation. At that point, I want to go with him in the worst ways. I felt guilty, sad and abused. After meeting with Nicole, I felt supported, safe and she helped me work through so much. I found my will to live again. I'm not sure I could have survived my tragedy without the help of the Crisis Center.



79% OF EVERY  
DOLLAR

GOES BACK TO SERVE  
CLIENTS



PARKER  
CLIENTS

80



The Crisis Center supported me when I needed help when I was going through domestic violence with now my ex-husband. They helped me find the right divorce attorney who had an understanding of these special cases. They offered therapy for me and my two children which helped us all to deal with and heal from what had occurred in our lives. I see an amazing change in my children and I strongly believe that they will become better and more self-reliable and confident adults in the future despite the trauma they went through. For me, I see growth and change in me over the years that helped me with dealing with daily situations and not get myself in abusive relationships



LETHALITY IN PARKER

**21 CALLS WITH A  
HIGHLY LETHAL  
OFFENDER**

# OUTCOMES FROM CLIENT SURVEYS

94% gained  
knowledge about  
community  
resources

93% know more  
ways to plan for  
their safety

90% are more  
hopeful about their  
future

90% are more self-  
sufficient than before  
engaging in services

87% understand the  
violence was not  
their fault

84% stated their  
overall emotional  
health and well-  
being have improved

97% stated their  
parenting skills have  
improved

Duplicate  
Service Contacts

1333

## More Statistics

- ◆ 70% OF CRISIS CENTER CLIENTS DO NOT CONTACT FORMAL SYSTEMS FOR ASSISTANCE
- ◆ 22% OF CRISIS CENTER CLIENTS RECEIVE AT LEAST TWO SERVICES

# COST OF DOMESTIC VIOLENCE

**\$9.3  
BILLION  
ANNUALLY**

*INSTITUTE OF WOMEN'S POLICY  
RESEARCH,*

*GLADYS MCLEAN, SARAH GONZALEZ -  
BOCINSKI, M.A.*

IN COLORADO

**\$10,000  
PER VICTIM**

(INCLUDING  
CHILDREN WHO  
ARE EXPOSED TO  
DV)

# TOWN OF PARKER FUNDING

\$312.50 PER CLIENT PER  
YEAR

# COST SAVINGS TO PARKER

\$560,000



# QUESTIONS



## MEMORANDUM

**TO:** Mayor and Town Council

**FROM:** Dannette Robberson, Assistant to the Town Administrator

**DATE:** June 10, 2019

**SUBJECT:** Development Impact Fee Study Results

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### **ISSUE:**

In 2018, the Town retained TischlerBise, a forty year national practice in fiscal impact analysis, to conduct a multi-faceted study to review the current development related funding practices and to provide potential options to pay for future growth and new development. The Town has not conducted such an analysis in twenty years. The primary focus of the study was on development impact fees, which are one-time payments for new development's proportionate share of the capital cost of infrastructure. In the presentation, TischlerBise will present the maximum supportable impact fees, impact fee categories, and credit options as determined by the analysis. They will also present the general methodology for development impact fees along with the proposed implementation and administration of the fees should they be adopted.

### **FISCAL/BUDGET IMPACT:**

The purpose of development impact fees is to defray capital costs directly related to development. Should the Town Council adopt impact fees, staff anticipates a positive fiscal impact due to the fees addressing a current deficit in development related fees. The specific fiscal impact amount will be dependent upon the Town Council policy decision to adopt the proposed maximum supportable fees or some derivation. The fee options will be presented at the study session for Town Council consideration.

### **BACKGROUND:**

On November 2, 1999, the registered electors of the Town of Parker voted by a margin of 4 to 1 to approve an excise tax, repealing the impact fee ordinance that was previously in place. Since approval of the excise tax in 1999, the Town has not conducted a comprehensive review of the paying for growth policies to determine whether the revenue tools currently in place are the most ideal and at the level necessary to maintain future financial sustainability.

Accordingly, the Town retained TischlerBise to conduct a comprehensive fiscal analysis including a development impact fee study and development related user fee study. The user fee study results will be presented as a part of the regular budget development process for 2020.

In two previous study sessions on October 22, 2018 and April 22, 2019, the TischlerBise consultants provided detailed information regarding the Town's current development funding practices including the current excise tax. They also provided detailed information on the impact fee methodologies utilized in the study. Town staff has been working closely with TischlerBise over the past year providing extensive data for this evidence-based study. Additionally, the consultants have interviewed dozens of Town staff to gather information regarding current levels of service, capital projects and financial tools currently utilized to fund growth. The June 10, 2019 study session presentation is a culmination of the year-long process.

**RECOMMENDATION:**

The proposed maximum supportable fees will be presented for Town Council consideration.

**REQUESTED DIRECTION:**

Provide feedback and direction on the presented development impact fee study results.

**ATTACHMENT:**

None



## MEMORANDUM

**TO:** Mayor and Town Council

**FROM:** Jim Cleveland, Acting Deputy Town Administrator/Parks,  
Recreation and Open Space Director  
Dennis Trapp, Projects Administrator

**DATE:** June 10, 2019

**SUBJECT:** Update of Auburn Hills Park Improvements

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### **ISSUE:**

Auburn Hills Park is an existing eleven (11) acre park that is currently bisected by the undeveloped Public Service Company (PSCo) corridor/right of way. In response to the recent regional project by the Public Service Company, the Parks, Recreation and Open Space Department has worked with Wenk Associates to develop a concept that will integrate both sides of the park as well as address some existing irrigation issues at the north end of the park which has multi-use turf that currently used for youth sports programming. The Town negotiated with PSCo for funding for this project.

### **FISCAL/BUDGET IMPACT:**

The budget for this project is just over \$1 million. However, much of this expense is covered by PSCo mitigation funds.

Expenses may be impacted negligibly in terms of funding for maintenance of the enhanced areas of the park.

Revenues may increase due to increased participation in youth sports programming held at Auburn Hills. The park enhancements will allow for more use of the multi-use field at the park.

### **BACKGROUND:**

Auburn Hills Park is an eleven (11) acre parks that is currently bisected by the undeveloped Public Service Company corridor/right of way. The Town reached an agreement with PSCo to develop and integrate the areas on each side of the right of way and make improvements to the North end of the park which includes a multi-use turf field that is used for youth sports programming. Improvements to the park include: a picnic area and passive multi-use turf space on the South end of the park, new East-West Trail alignment, a new walking loop connection, improved irrigation of the existing turf field on the North end of the park which is used for youth sports programming and the addition of a crusher finds trail.

These improvements will not only improve the aesthetics of this park but it will also improve the safety of participants in the youth sports programs that use the park for practices and games. Improved irrigation will ensure that the playing surface remains safe and covered in grass as opposed to the hardened surface that has developed due to lack of water to some areas of the field.

**RECOMMENDATION:**

This report is purely for informational purposes. There is no further action requested.

**REQUESTED DIRECTION:**

This report is for informational purposes. There is no further action requested.

**ATTACHMENT:**

1. Auburn Hills Park Vicinity Map
2. Auburn Hills Park Renovation - Preferred Concept

# Auburn Hills Park



# Preferred Concept:



## Overall Park Concept





## MEMORANDUM

**TO:** Mayor and Town Council

**FROM:** Mary Munekata, Associate Planner  
Stacey Nerger, Associate Planner  
Bryce Matthews, Planning Manager  
John Fussa, Community Development Director

**DATE:** June 10, 2019

**SUBJECT:** Parker Land Development Ordinance (LDO) Modernization Project

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### **ISSUE:**

Parker's Land Development Ordinance (LDO), Chapter 13 of the Municipal Code, was originally adopted in 1981 from Douglas County zoning. The LDO contains regulations governing the use and development of land in the Town. Portions of the LDO have remained unchanged for many years while others have been amended and expanded more recently in response to issues, policy changes and Town Council direction. This has resulted in a situation where the Town's development regulations are in need of a major update to achieve the following:

1. Better alignment with the Parker 2035 Master Plan
2. Meet the demands of future growth and development
3. Incorporate best practices in zoning
4. Improve ease of use for the public and staff administration
5. Provide a more transparent process with predictable outcomes

Community Development staff and the project consultant Clarion Associates will update the Town Council on the status of the LDO Modernization project and present the results of the recently completed analysis of the current LDO. The update will include recommendations about next steps in the project.

### **FISCAL/BUDGET IMPACT:**

None

### **BACKGROUND:**

The Community Development Department has worked with the Town Council, Planning Commission and multiple Town Departments for the past few years to advance the LDO Modernization Project. The Town contracted with Denver-based consulting firm Clarion

Associates and formally initiated the project in Fall, 2018. Clarion is one of the leading planning and zoning consulting firms in the western U.S. and has significant experience in partnering with municipalities to prepare zoning codes. They also have substantial experience in Colorado and local knowledge about Parker.

The Town's primary tools for managing future growth and development are the Parker 2035 Master Plan (policy), the LDO (regulation) and the Capital Improvement Program (infrastructure/facilities). The LDO governs land use and development within Parker and its primary purpose is to promote the public health, safety and general public welfare. It is one of the most important tools to implement the goals and recommendations of the Master Plan, which itself expresses the vision of the community and Town Council for the future growth and development of Parker.

The LDO has required periodic amendments, limited updates and new sections since it was first adopted after the incorporation of Parker in 1981. The existing LDO has for many years served its purpose, however, the Town has expanded to such an extent and the growth and development issues have become complicated to the point that a comprehensive modernization of the LDO is now necessary. The LDO Modernization Project will help the Town guide future growth and development as it enters the last phase of build-out over the next 10-20 years and support the transition from a fast growth, semi-rural exurban community to a mature, slower growth suburban community.

Currently, the LDO Modernization Project is in Phase 1 of a two phase effort. Phase 1 includes the recently completed analysis of the current LDO entitled *LDO Diagnostic Report and Annotated Outline*. It includes the development of a Project Charter that will generally describe the Phase 2 technical effort, community engagement and how the preparation of the new LDO will proceed.

**RECOMMENDATION:**

For update purposes only. Staff seeks Town Council input about the initial phase of the LDO Modernization project and comments about future phases of the project.

**REQUESTED DIRECTION:**

Staff seeks the Town Council's input about the initial phase of the LDO Modernization project and comments about future phases of the project

**ATTACHMENT:**

None