



TOWN COUNCIL STUDY SESSION AGENDA
May 11, 2020
5:30 PM

I. Town Council Items

II. Study Session Items

1. Parker Arts Update - Mariner - 30 minutes
2. Chamber & Hess Roads Subarea Plan Overview - Washee-Freeland/Matthews - 30 minutes
3. Noise Ordinance Update - Fussa/Tsurapas/Wynn - 15 minutes



MEMORANDUM

TO: Honorable Mayor and Members of Town Council
FROM: Elaine Mariner, Cultural Director
DATE: May 11, 2020
SUBJECT: Parker Arts 20/21 Update

ISSUE:

Cultural Department staff will provide Council members an update on our plans to stay engaged with the community this summer and a preview of the proposed 20-21 presented season, which was largely planned prior to the current shut-down.

FISCAL/BUDGET IMPACT:

Already included in approved 2020 budget.

BACKGROUND:

Parker Arts facilities have been closed to the public for eight weeks. During the closure, we have been working hard to remain visible and relevant to our loyal patrons, primarily through social media. Although we are unsure when we will be allowed to reopen, we know there will still be restrictions on the size of gatherings. For this summer, we are planning programming that complies with the restrictions while fulfilling our mission to enhance local economic vitality and quality of life through arts and culture. We will share these plans with Council at the Study Session.

For nine years, Parker Arts has offered a season of national, local and educational shows that runs September through May. Parker Arts staff schedules these shows nine to twelve months in advance and most artist contracts are executed by early March. Every May, staff typically provides a preview to Council of the proposed slate of shows, and then the season line-up is typically announced to the public at the end of June. Family Circle Members are able to purchase tickets in July, before they are on sale to the general public on August 1.

Because planning largely took place from last December through late February, we have dates confirmed and contracts in hand for a robust 2020-21 presented season, although very few contracts have been executed. Although we are unsure about future gathering restrictions, we will preview the planned season with Council at the Study Session.

RECOMMENDATION:

Staff update only.

REQUESTED DIRECTION:

None

ATTACHMENT:

1. Council Update



PACE CENTER
THE SCHOOLHOUSE
RUTH MEMORIAL CHAPEL
DISCOVERY PARK

PARKER ARTS

Town Council Update
May 11, 2020

Maintaining Our Community Connections



The Full Monty

- **Studies show that the arts reverse depression and increase a sense of well-being**
- **Parker Arts programs and facilities connect individuals with each other and with their community**
- **Many of our patrons are eager to come back – they told us this**
- **Some working parents will need safe places for their children this summer**
- **We can also offer safe, professional spaces for our community to meet and to celebrate**
- **Parker Arts has a positive economic impact on other Downtown businesses**
- **Parker Arts must stay top-of-mind for our patrons, students, renters, donors and sponsors**

PARKER ARTS

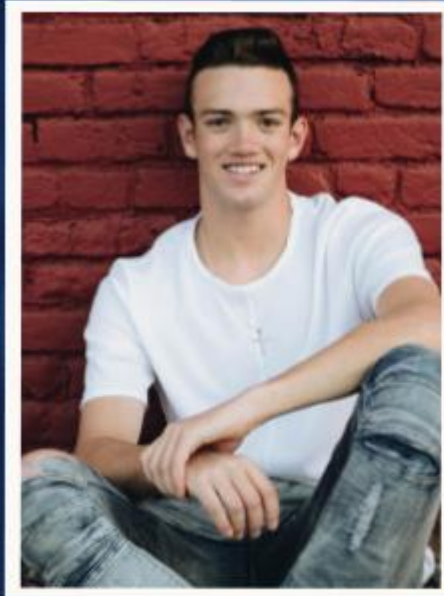
Summer Camps & Classes



- A handful of classes are already online
- Several summer camps can move forward with the 10-or-fewer restriction
- Limited enrollment and social distancing practices
- Designated supplies per student where applicable
- Scheduled hand sanitizing breaks inside classroom
- Maintaining facility disinfecting schedule of procedures for students and staff
- Frequent reminders to not have children attend camp if they or a family member has symptoms

Grad Ads

- May 4 thru June 30
- Sold first-come-first-served
- \$100 for one person per slide
- \$150 for 2 or 3 people per slide
- Max 50 slides per week
- 15 seconds every 20 minutes or less, for 7 days
- 23 ads sold as of 5/5



GRIFFIN WEBB LUTHERAN

Class of
2020

**WE ARE PROUD
OF YOUR
ACCOMPLISHMENTS!**

ALL OUR LOVE, MOM, DAD,
McKENNA & BRADY

PARKER ARTS

Virtual Workshops

- Launching May 21
- Low registration fee
- Live streaming via Zoom
- Fun and informative topics for all ages

Caricature Drawing with Stan
Becoming a Bee Keeper
Intro to Sign Language
Booze and Boards on a Budget
Improv Frenzy
Colorado Sign Making

Visual Arts
Science
Education
Date Night
Theater
Crafts

Sponsored by

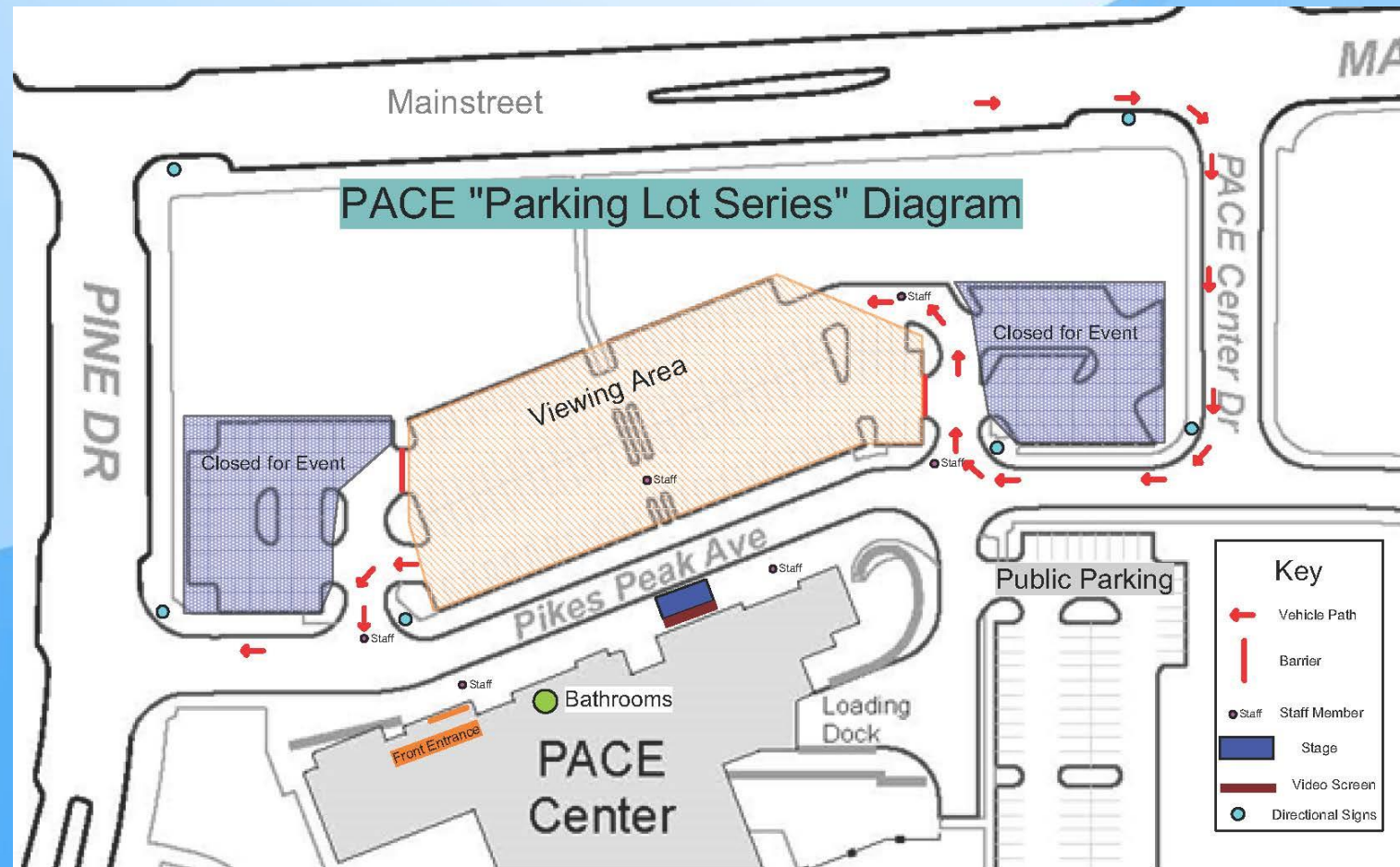


Caricature Drawing with Stan Yan

PARKER ARTS

Parking Lot Series

- June, July, August
- Fridays 8 to 9:30
- 107 vehicles max
- Portable stage in front of PACE
- Inflatable screen and projector
- FM transmitter for car radios
- Variety of events possible (concerts, comedy, education)
- Revenue through ticket fee, sponsorships, concessions, streaming



Parking Lot Series

- Tickets sold per car and purchased online
- Artist fee \$500 to \$700
- Appropriate PPE, Social Distancing, Sanitizing

The Rootin Tootins

Sam Adams

Stargazing Demonstration

17th Avenue Allstars

Trivia Night

Chalk Art Competition

CJRO

Nacho Men

Big Band

Comedian

Educational

Acapella

Themed trivia

Visual Arts

Jazz Band

Rock and Roll



Nacho Men

PARKER ARTS



PACE CENTER
THE SCHOOLHOUSE
RUTH MEMORIAL CHAPEL
DISCOVERY PARK

PARKER ARTS

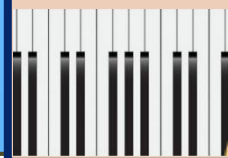
2020-21 Season Planning
(Season 10)

Local Presentations



Sept, Oct, Feb, Mar

Friday
Night
Jazz



Sept, Oct, Feb, Mar

Parker
Chorale



May 1-2



Parker
Symphony
Orchestra

Oct, Mar, May

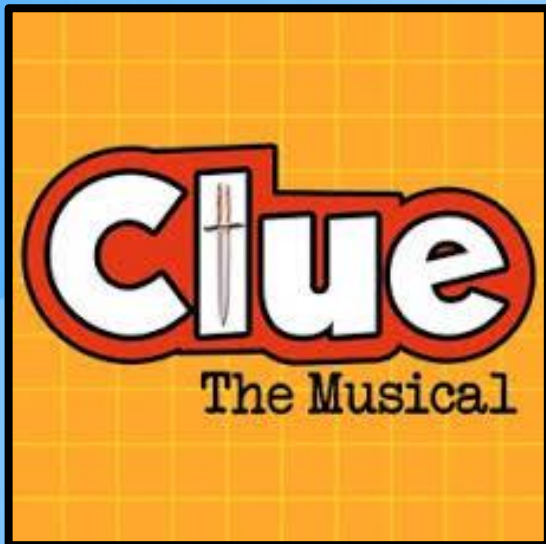
Colorado School
of Dance



Dec 10-19

PARKER ARTS

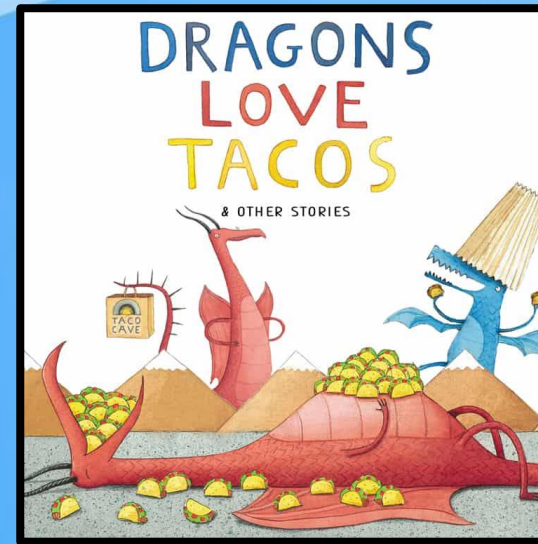
Local Theater



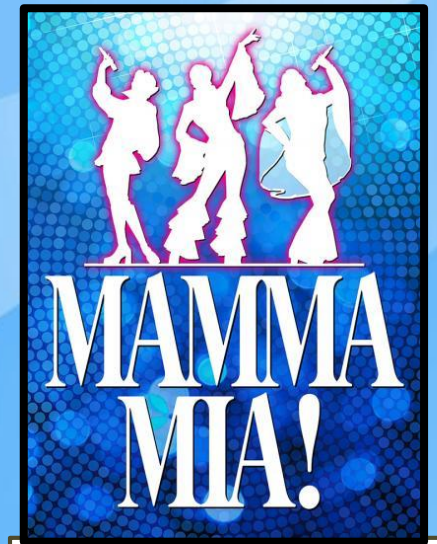
Oct 29 – Nov 22



Jan 15 – Feb 7



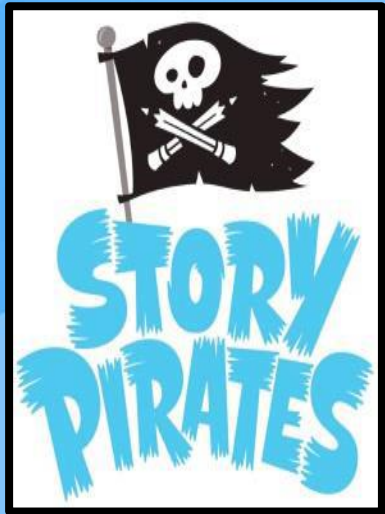
Apr 5-9



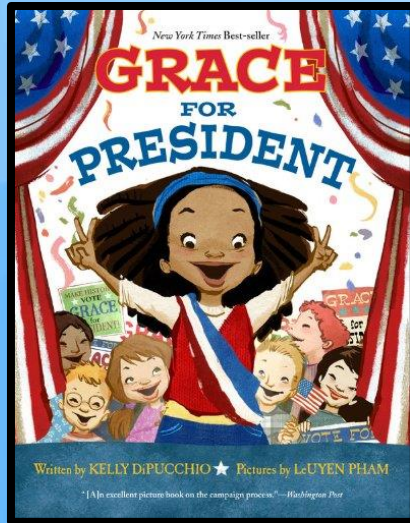
June 25 – July 17

PARKER ARTS

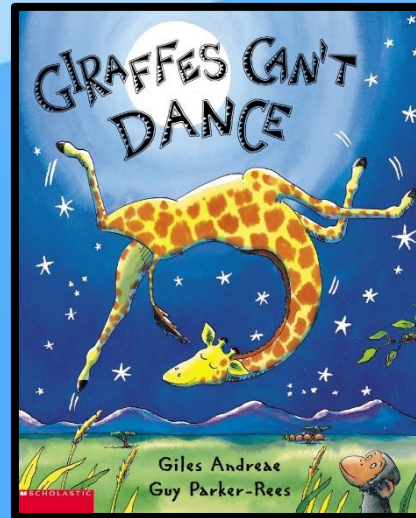
Student Matinees



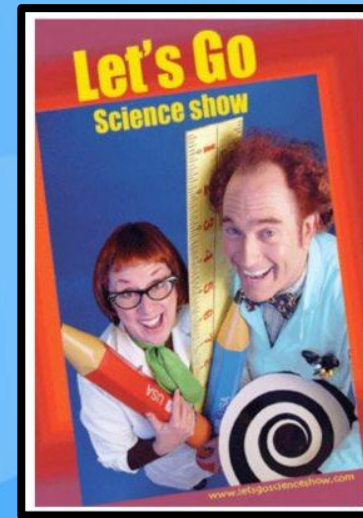
Oct 5-6



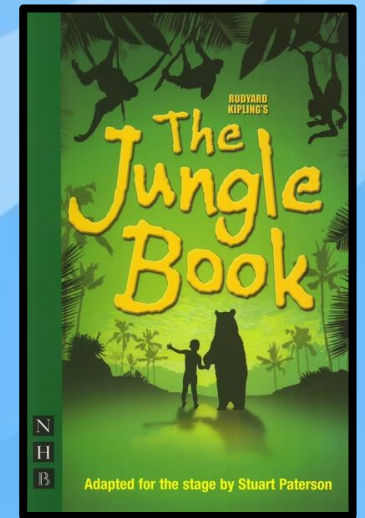
Nov 6



Feb 9-10



Feb 22



Mar 1-2

PARKER ARTS

Holidays



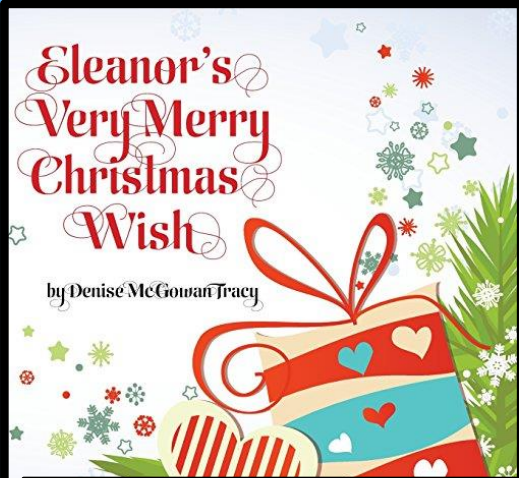
**A Parker Holiday
Dec 4-6**



**Sounds of the
Season – Dec 5**



**The Nutcracker
Dec 10-19**



**Eleanor's Very Merry
Christmas Wish – Nov 27**



Christmas in Killarney - Nov 28

PARKER ARTS

National Cultural



**Duff Goldman –
Fall TBD**



**Popovich Comedy Pet
Theater – Feb 19**



**World of Musicals –
Feb 21**



**Rick Thomas
Illusionist – Mar 7**

National Music/Comedy

SNL Alum - Spring TBD

**SATURDAY
NIGHT
LIVE**



Aug 22



Sept 3



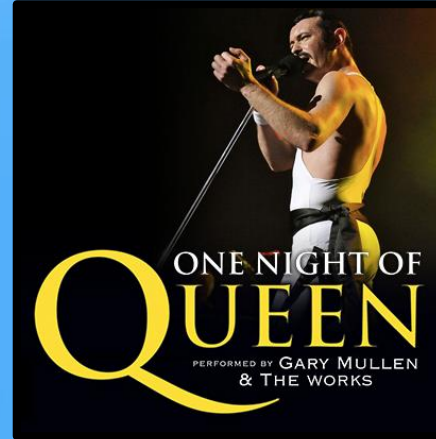
Sept 24



Sept 26



Oct 24



Mar 17



Mar 27



Apr 3

PARKER ARTS



MEMORANDUM

TO: Honorable Mayor and Members of Town Council

FROM: Carolyn Washee-Freeland, Associate Planner
Bryce Matthews, Planning Manager
John Fussa, Community Development Director

DATE: May 11, 2020

SUBJECT: Chambers/Hess Subarea Plan Update

ISSUE:

Parker has been growing at a rapid pace for the past few decades and is on the path to build-out with the southwest quadrant of Town the last major growth area. In 2018, the Community Development Department identified the need for additional analysis of planned Community and Neighborhood Centers that are identified in the Parker 2035 Master Plan. The primary purpose of this analysis is to assess the feasibility of existing zoning in planned Centers, clarify the expectations for future commercial development and identify/resolve issues that may be an impediment to future development especially of commercial uses.

In 2019, the Community Development Department initiated this analysis for the planned Community Center at the intersection of Chambers and Hess Roads as part of our Annual Work Program. This analysis, known as the Chambers/Hess Subarea Plan, is a multi-disciplinary effort of the Community Development Department in partnership with the Economic Development Office, Engineering/Public Works Department and Parks and Recreation Department. The outcome of this effort is the draft Subarea Plan based upon a coordinated land use, transportation and market analysis.

The draft Chambers/Hess Subarea Plan addresses and is consistent with the long-standing Master Plan vision of a large mixed-use Community Center focused upon the intersection of Chambers and Hess Roads. The Community Center is intended to connect to and serve adjacent residential neighborhoods, Anthology North/Hess Ranch and the southern section of Town including nearby areas in Douglas County. Generally, the draft Subarea Plan maintains the adopted land use policy and zoning for the area while updating certain use recommendations, identifying access and connection opportunities and refining the mixed-use vision found in the Master Plan.

Community Development staff last provided updates to the Planning Commission on October 24, 2019, and the Town Council on November 12, 2019. The Council gave direction to proceed

with the completion of the Subarea Plan at that time. The staff presentation will provide the Council with a further update now that the Plan is in final draft form and ready for public review and comment.

FISCAL/BUDGET IMPACT:

None

BACKGROUND:

The Chambers/Hess Subarea Plan is intended to support the implementation of the Parker 2035 Master Plan vision for a mixed-use Community Center centered upon the intersection of Chambers and Hess Roads. The draft Subarea Plan also establishes a coordinated framework to manage the existing, disparate Planned Development (PD) zoning districts within the project area. This approach will ensure that future development is well-planned with an appropriate balance between housing, business, parks and open space served by multi-modal connections.

The Subarea Plan has been a multi-disciplinary effort with the Community Development Department as project manager in collaboration with the Economic Development Office, Engineering/Public Works and Parks and Recreation Departments. The Plan has incorporated public input through multiple community engagement activities including Let's Talk Parker, Open Houses, social media and public updates to the Planning Commission and Town Council. There are multiple stakeholders including residential Homeowners' Associations, adjacent residential neighborhoods, property owners and developers interested in the area.

The Subarea Plan encompasses a study area with five (5) zoned planning areas centered upon the intersection of Chambers and Hess Roads. This includes three (3) commercial and one (1) mixed-use planning area located within the Anthology North PD south of Hess Road and one commercial planning area within the Douglas 234 PD at the northeast corner of the intersection. Together, the Plan area comprises nearly 124 acres of vacant land.

COMMUNITY ENGAGEMENT

As part of the planning process, community engagement activities were conducted at the neighborhood and Town-wide levels. Public input was obtained through the Let's Talk Parker project page, an on-line community survey and community open houses. The first community open house was held at the PACE Center on October 9, 2019 and the second community open house will be scheduled in early June, 2020. Staff will post the draft Subarea Plan for public review and comment after the May 11th update. The Plan will be completed and scheduled for public hearing for adoption as part of the Master Plan this summer.

A common theme of the community survey, open house and stakeholder comments focused on appropriate character for the built environment, desired neighborhood amenities and community goals for parks and open space. The main themes are summarized as follows:

1. Appropriate Character for the Built Environment: Community members expressed a desire for commercial buildings that are well-designed and will complement the character of the nearby residential neighborhoods.

2. Desired Neighborhood Amenities: The types of neighborhood amenities that community members requested include a fresh food market, grocery store, gas station, bank, pharmacy, coffee shop, retail shops that are locally-owned and convenience oriented commercial services.

3. Parks and Open Space Goals: Community members stressed that the natural environment should be maintained to the greatest extent possible in the study area. Parks and open space should offer recreation and outdoor activities for all ages. Residents would like multi-modal access to parks and open space areas.

SUMMARY OF KEY COMPONENTS OF THE PLAN

The Subarea Plan articulates a framework to help guide future mixed-use development in the study area based on a high-level analysis of market demand, evaluation of commercial viability, review of transportation infrastructure (roads, access), site analysis, land use and related considerations. The Plan is organized into four (4) main chapters: 1. Project Background and Planning Context; 2. Existing Conditions; 3. Land Use Analysis; and 4. Recommendations.

1. Planning Background and Planning Context Chapter

The Planning Background and Planning Context chapter provides an introduction to the Plan, project background, planning process and an overview of community engagement activities. The land use framework is based upon the Parker 2035 Master Plan informed by the market analysis, access feasibility and community input.

2. Existing Conditions Chapter

The Existing Conditions chapter focuses on an assessment of demographics and housing trends, existing commercial development, topography, land use and zoning, transportation and community services. The chapter also provides a market analysis on the potential demand for commercial development in the study area. The results of the market analysis estimated that the study area would potentially support up to 350,000 square feet of commercial space anchored by one or more grocery stores based upon forecasted growth and future competitors. The 350,000 square feet of commercial space is estimated to require approximately 45 to 47 acres based upon a calculation of development intensity at suburban levels typical of Parker.

The ability to capture this amount of space in the Chambers/Hess Subarea may be affected by the future development of the planned Neighborhood Center at the intersection and Chambers and Stroh Roads to the south especially if uses overlap.

3. Land Use Analysis

A high-level Land Use Analysis was completed by the project team to identify specific

opportunities and constraints of the study area as well as barriers to viable commercial development. The analysis describes the site characteristics, topographic features, access and circulation and the viability of commercial development for each planning area in the study area.

The findings of the Land Use Analysis are based upon multiple factors including: Community Development evaluation, site visits by the staff team, site assessment by the Public Works/Engineering Department, market study with yield analysis, high-level traffic analysis, community engagement, constraints and opportunities as well as conceptual land use alternatives. Each planning area was assessed in detail to identify site constraints and opportunities for commercial development.

Land Use Concepts

As an outcome of the Land Use Analysis, two (2) preferred land use concepts were developed to provide a framework for future development at a scale appropriate for a Community Center. Each concept illustrates potential land uses and development intensities for the study area.

Land Use Concept #1

Under this land use concept, the Douglas 234 portion of the study area remains commercial. Commercial retail uses that are more auto-oriented are recommended to be located along the Hess Road and Chambers Road frontages. Less intense commercial uses are recommended to be located at the interior portion of the site with buffers to the existing single-family residential neighborhoods to the north and east.

In the Anthology North portion of the study area, commercial development remains concentrated at key intersections and along major street frontages. Planning Area 15 is divided to provide for future commercial use on a minimum one-third (1/3) of the upland, developable area with mixed-use likely containing substantial housing on the balance of the site as shown in the concept.

Planning Areas 16, 17 and 18 are planned to remain commercial in use. A grocery-anchored type commercial development may be suitable for Planning Area 18 with retail uses along the Hess Road frontage.

Land Use Concept #2

This land use concept is similar to land use concept #1, however, the Douglas 234 planning area is proposed as mixed-use with single-family attached housing to be located within the interior of the site on less than half of total land area. The remaining land is planned for future commercial use along the Chambers and Hess Road frontages.

In the Anthology North Planning Area 15, the required one-third (1/3) of developable, upland area for future commercial use is located along Chambers Road, north of Great Plain Way and the mixed-use area likely containing substantial housing is located on the western portion of the

property adjacent to Jordan Road and Oak Gulch. Planning Areas 16, 17 and 18 remain unchanged for future commercial use.

4. Recommendations

The conclusion of the Plan provides a summary of Recommendations specific to each land use concept. The recommendations are summarized as follows:

Elevate urban design to depict walkable streetscapes that will complement the nearby residential neighborhoods and encourage residents to walk and bike to services.

Enhance important corners in the study area. New development will use enhanced urban design, landscaping, place-making signage, architectural features and other improvements to create a sense of arrival and place.

Locate higher intensity retail uses along arterial roadway frontages, and less intense commercial uses should transition to the adjacent residential uses and parks and open space.

Integrate destination-type uses that provide opportunities for working, living, and shopping in the study area.

Support zoning amendments that achieve the vision and goals of the Plan.

Seek context sensitive land uses adjacent to the future school campus.

Integrate multi-modal access to support walking and biking.

CONCLUSION:

The Chambers/Hess Subarea Plan is consistent with the community vision of the Parker 2035 Master Plan for a mixed-use Community Center in the study area as well as the goals of the Parker Transportation Master Plan. The Subarea Plan will support the implementation of this vision and provide a flexible policy framework for future development in one of the Town's last major growth areas. It will be an element of the Parker 2035 Master Plan once adopted.

RECOMMENDATION:

Staff seeks Town Council input and direction to proceed with completion of the Chambers/Hess Subarea Plan

REQUESTED DIRECTION:

Staff wishes to update the Town Council about the Chambers/Hess Subarea Plan and obtain Council input and direction.

ATTACHMENT:

None



MEMORANDUM

TO: Honorable Mayor and Members of Town Council

FROM: John Fussa, Community Development Director
Jim Tsurapas, Deputy Chief
Jamie Wynn, Assistant Town Attorney

DATE: May 11, 2020

SUBJECT: Proposed Amendments to Noise Regulations Code Sections Under 6.03

ISSUE:

Discussion regarding proposed Amendments to Parker Municipal Code Sections regarding Noise Regulations.

FISCAL/BUDGET IMPACT:

None.

BACKGROUND:

As Council will recall, in 2019, Parker Municipal Code Section 6.03.040 was amended to allow for the use of loudspeakers, public address systems, and similar devices for both commercial and non-commercial purposes, but restricting the use of such devices for any purpose between 10 p.m. and 7 a.m.

After having time to review the effect of the changes made with that amendment, staff has recommendations for further clarification with respect to prohibitions and exceptions for the use of loudspeakers, public address systems, and similar devices.

Staff is looking at the following amendments:

- (1) Distinguishing between the use of loudspeakers, public address systems, or similar devices in residential and mixed-use areas versus non-residential areas and allowing an additional hour into the evenings in non-residential areas;
- (2) Extending the evening hours for all areas by one hour in the "summer season," between the Friday before Memorial Day and through Labor Day; and
- (3) Adding the Chief Building Official as an authorized individual to issue a special variance for construction purposes; and
- (4) Recognizing that Community Event Permits are handled in a different Chapter of the Municipal Code, and any exemptions to the time limits will be addressed in that permit review

and approval process pursuant to 10.08.070(a)(6).

RECOMMENDATION:

Staff requests Council direction and feedback on the proposed amendments to Parker Municipal Code under various Sections of 6.03 regarding noise regulations.

REQUESTED DIRECTION:

Staff wishes to update and discuss with Town Council the 2019 changes to Parker Municipal Code Section 6.03.040 and to recommend possible additional changes and clarifications to various Sections under 6.03, and is seeking Council direction and input.

ATTACHMENT:

None