PLANNING COMMISSION MEETING

7:00 PM

May 11, 2023

Planning Commission meeting packets are prepared several days prior to the meeting. This information is reviewed and studied by the Commissioners eliminating lengthy discussions to gain a basic understanding. Timely action and short discussion on agenda items does not reflect lack of thought or analysis on the part of the Planning Commission.

Public comment on agenda items may only be made in person.

Public Viewing Only - YouTube: Planning Commission meetings may be viewed through YouTube at: https://www.youtube.com/townofparkerco.

PLEASE NOTE: Public participation is NOT available through YouTube.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. ADDITIONS TO OR DELETIONS FROM THE AGENDA

5. APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes - 02.23.23

6. CONSENT AGENDA

7. PUBLIC HEARINGS

A. 2023 Update to the Town of Parker Parks, Recreation & Open Space Master Plan 2018-2022

Applicant: Town of Parker
Location: Townwide
Department: Parker Parks and Recreation, Brett Collins

B. AVALON PARKER PD ZONING

Applicant: Avalon Bay Communities, Inc.
Location: Southeast corner of Spirit Trail Boulevard and Stroh Road.
Department: Community Department, Julia Duncan
TRAKiT No.: Z22-017

C. Lincoln Professional Park Filing No. 1 – Minor Development Plat

Applicant: Ryanne Sass, Plaza Street Partners
Location: Southeast corner of Lincoln Avenue and Dransfeldt Road
Department: Community Development, Stacey Nerger
TRAKiT No.: SUB21-055

D. Salisbury Equestrian Park L1 - Regional Filtration Annex Site Plan Amendment

Applicant: Parker Water and Sanitation
Location: East Side of Salisbury Park
Department: Community Development, Julia Duncan
TRAKiT No.: SP23-001

8. PLANNING COMMISSION ITEMS

9. STAFF ITEMS

10. ADJOURNMENT

PLANNING COMMISSION MINUTES
February 23, 2023

Planning Commission Chairman Gary Poole called the meeting to order at 7:00 p.m.

The Planning Commission and audience joined in saying the Pledge of Allegiance.

Also present and seated were Commissioners Jane Lane, Roxy Colette, Ruth Ann Nelson, Erik Frandsen, Eliana Burke and Kim Rodell.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner Erik Frandson moved to approve the January 12, 2023, meeting minutes. Commissioner Eliana Burke seconded; a vote was taken and passed unanimously.

Commissioner Roxy Colette moved to approve the January 26, 2023, meeting minutes. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:02 P.M. – O'BRIEN PARK LOT 1 – SITE PLAN

Applicant:	Town of Parker
Location:	Northeast corner of Parker Road and Mainstreet
Department:	Community Development, Amber Wood Hicken
TRAKiT No.:	SP22-104

STAFF PRESENTATION

Amber Wood Hicken, Planner 1, presented the staff report proposing a Site Plan Amendment to change the landscaping on the west, south and east perimeter of O'Brien Park. Ms. Wood concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the site plan.

Commissioner discussion with staff and applicant:

- Commissioner Ruth Ann Nelson asked if the park is increasing in size or is the landscaping changing; *(staff said just the landscaping is changing).*
- Commissioner Kim Rodell asked if there will be a second level of backing for the seating along Mainstreet or will the bench back up to Mainstreet; *(applicant, Brett Collins,*

Parker Park Project Manager said there will be a wall, then a planter with shrubs, then the Corten steel panel to prevent people from walking through, to eliminate the existing fence and improve attractiveness).

- Commissioner Kim Rodell asked if the wall, planter boxes and Corten steel panel will prevent kids from jumping over and falling into Mainstreet; *(applicant said yes and the intent of the project is to better prevent access from the park to Mainstreet and to make it look better).*
- Commissioner Ruth Ann Nelson asked for confirmation that the playground is fenced to prevent children running out, jumping the berm and into Parker Road; *(applicant said yes, the playground is fenced off and was installed along with the new playground equipment).*
- Commissioner Jane Lane asked if the referral comments have been addressed; *(applicant said yes).*

PUBLIC COMMENT

None.

PUBLIC HEARING CLOSED: 7:08 P.M. – O'BRIEN PARK LOT 1 – SITE PLAN.

PLANNING COMMISION DISCUSSION

- Commissioner Kim Rodell appreciates the park enhancements, improvements and measures taken to keep people from going out onto Mainstreet.
- Commissioner Eliana Burke is glad to see these improvements finally being made to the park and congratulated the Town for moving forward with the project.
- Commissioner Erik Frandsen said that these improvements will create a nice gateway into the Town and they look great.
- Commissioner Ruth Ann Nelson said that a picture taken in 1965 of Mainstreet looking east had been posted on Parker's Facebook page and that these park improvements will be nice.
- Commissioner Roxy Colette has watched these improvements take place since he came to Parker and this is one more step in the right direction.
- Commissioner Jane Lane said this is a great opportunity to create an area where both citizens and businesses can benefit from public improvements in an area where we don't want to tell people no, but we want to guide them to where we want them to be. So, it takes care of creating the barrier without making it look like a barrier.
- Commissioner Gary Poole appreciates the Parks Department making their funds stretch as far as they do.

Commissioner Erik Frandsen moved the Planning Commission recommend Town Council approve the site plan. Commissioner Eliana Burke seconded; a vote was taken and was unanimously.

PUBLIC HEARING OPENED: 7:11 P.M. – RAY J. HARVIE L1 OPEN SPACE SITE PLAN.

Applicant:	Town of Parker
Location:	North of the intersection of Mainstreet and Canterberry Parkway
Department:	Community Development, Ashley Chasez
TRAKiT No.:	SP22-099

STAFF PRESENTATION

Ashley Chasez, Planner 1, presented the staff report proposing a site plan to improve Harvie Open Space to allow for trailhead parking, trails and a shelter. The site is located on the north side of the intersection of Mainstreet and Canterberry Parkway. Ms. Chasez concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the site plan.

Commissioners discussed with staff and applicant:

- Commissioner Ruth Ann Nelson asked if the Town anticipates horses being able to use this open space; *(applicant said yes).*
- Commissioner Ruth Ann Nelson asked whether or not a horse trailer can be pulled into the park: *(applicant said there will not be trailer parking; horse riders will be able access the space by riding down the sidewalk, there will not be any access from the north from the large lots, horse traffic is expected to be light and will mostly be pedestrian).*
- Commissioner Kim Rodell asked how many parking spaces are anticipated: *(applicant said 20 parking spaces which is limited by the conservation easement).*
- Commissioner Kim Rodell asked if signage will be placed when the parking lot is full and is there a contingency plan when the parking lot is full since initially this park could be popular: *(applicant said it may be busy initially, walk in traffic is expected, there is public parking available in the surrounding neighborhoods, there is no access to the open space from Quail Creek Road so there should be no parking there and that other Town trailheads have approximately 20 spaces as well).*
- Commissioner Ruth Ann Nelson asked if there will be handicap parking in addition to the 20 parking spaces: *(applicant said that the 20 parking spaces includes the handicap parking).*
- Commissioner Jane Lane asked if the ADA parking spots would not be gravel; *(applicant said yes, permission was granted by the Land Conservancy to have concrete for the ADA parking spaces and access to the restroom building, that other paths would be made up of stabilized crusher fine material and that rest of the trails will be ADA accessible).*
- Commissioner Roxy Colette asked if the Town reached out to the properties to the north in Douglas County and is there a buffer zone between the proposed trail and these properties; *(applicant said that this site plan is based on the Master Plan that was approved by Town Council in 2017/2018 which included public comment, there is a large buffer between the trail and the homes to the north, and since this is a passive park, noise or large crowds shouldn't be a problem).*

- Commissioner Kim Rodell asked what the buffer distance is; *(applicant said at least 100 feet).*
- Commissioner Kim Rodell asked if dogs will be allowed which may be a problem with the presence of horses; *(applicant said dogs are allowed but must be leashed and dog bag dispensers will be installed along the trail).*
- Commissioner Erik Frandson asked where the access is; *(applicant said both parking and pedestrian access line up with Canterberry Parkway where a full movement traffic signal will be installed and there will be another right-in-right-out access for emergency vehicles to the east).*

APPLICANT PRESENTATION

None.

PUBLIC COMMENT OPENED

Phyllis Hartzell, who resides at 1659 South Elbert, Elizabeth, CO, said she is here to comment on behalf of her mother who lives in a home in the Quail Creek Estates that is adjacent to the open space. Ms. Hartzell said her parents were told this property would not be built upon, has concerns about her mother living so close to the open space, that her mother's property has no fences, asked for a copy of the Harvey Space agreement that said this area be set aside as open space, asked which property is Lot One, has concerns about property devaluation, has concerns about public access to the open space between homes, would like to know why the property can't be left alone, who is providing financial backing for the project, asked about lighting, wildlife impact, will there be wildlife-proof trash receptacles, asked about pavilions, asked about sanitary services, has fire hazard concerns, has concerns about the homeless using this property, and concerns about safety and patrol issues.

Mariel Frost and Eric Wolfe, who have resided at 10720 Wildridge Court, Parker, CO for approximately two years said that the seller's real estate agent told them that the property would never be developed or it would be open space, provided information about their family, discussed recent home improvements and lack of privacy, said this will devalue their property, said the lack of fencing is a concern and asked if the Town has final resources to address their personal privacy such as windows and fences.

PUBLIC COMMENT CLOSED

Commissioners discussed with staff and applicant:

- Commissioner Gary Poole said that he previously worked for the Douglas County school district when Highlands Ranch was being built when approximately 3,500 people lived there, and someone came to a school district meeting and said that a real estate agent told him that nothing was going to be built to the south. Well now there are approximately 80,000 people living there, so understand that realtors may not know the entire story or be the most reliable source of information.

- Commissioner Gary Poole asked about the original agreement; *(applicant said there is a conservation easement on the property that was signed by the Harvie family, the Harvie family always intended it to be open space, but with public access, that the Harvie's originally gave the property to Douglas County who in turn gave it to the Town of Parker to ensure that it would not be developed, but would have public access that includes parking for 20 cars, one restroom and six foot wide crusher fine trails versus the typical eight to ten foot wide paths, precluded removing trees unless the Town put trees back in, that there is not direct access to the open space from Quail Creek at the request of the Quail Creek neighborhood, that the entire sight will be fenced off with a new cable fence).*
- Commissioner Gary Poole asked for confirmation on the funding source; *(applicant said the funding is from Town sales tax).*
- Commissioner Eric Frandson asked if the agreement is public record; *(applicant said yes and copies can be made available to anyone who makes a request).*
- Commissioner Jane Lane asked what is the date of the conservation easement; *(applicant said 1996 and that it is not new).*
- Commissioner Jane Lane asked whether the wire fencing is just behind Quail Creek or will it be behind the large lots; *(applicant said the entire open space will be fenced in).*
- *Commissioner Eric Frandsen asked for confirmation that the open space is currently fenced and that the fence will be upgraded;* (applicant said yes, current barbed wire and wire fences will be replaced with smooth wire fencing with some access points for deer).
- Commissioner Gary Poole asked if trailheads in the Town of have hours of use posted; *(applicant said the hours of use are 6 am to 11 pm, just like a normal park that would be posted on a "rules and regulations" sign).*
- Commissioner Gary asked about police patrol of the open space; *(applicant said the open space will be patrolled).*
- Commissioner Eric Frandson asked about lighting on site; *(applicant said the only lighting at the space will a small 14 watt light on the restroom structure facing east).*
- Commissioner Ruth Ann Nelson asked if the trash receptacles are wildlife proof to prevent raccoons spreading trash; *(applicant said they don't know if that will happen, but if it does, wildlife type trash receptacles could be added, but they are currently not included in the plans).*
- Commissioner Kim Rodell asked if the Harvie's wanted public access since they gifted the land to Douglas County and then to Parker; *(applicant said yes).*
- Commissioner Roxy Colette asked if the Parks Department had considered adding a tree of shrub barrier to provide privacy for the adjacent homes; *(applicant said the trail is pretty far from the homes, 150 feet or more, which was part of the original trail design to offer a buffer between the trail and the homes).*
- Commissioner Ruth Ann Nelson recalled that she toured the property when the Town initially acquired it and could not see the homes when walking the trail; *(applicant added the trail is about a mile and a half loop, it won't be crowded like a soccer field or playground, is meant to be passive, may be popular when first opened, but heavy use of the space is not anticipated long term).*
- Commissioner Ruth Ann Nelson said that the open conservancy has had several opportunities for the public to visit and walk the space and the commenters said they had not seen people on the trail, but there has been public access, which shouldn't be an issue.

- Commissioner Ruth Ann Nelson said the only other question from her list regards fire hazards; *(applicant said our Parks Department is currently working on fire mitigation plan for all open spaces and parks including mowing practices to minimize fire risk and that people generally know that they shouldn't be smoking or throwing cigarette butts out into the open space).*
- Commissioner Elaina Burke asked if the restroom is the only structure that will be built; *(applicant said yes and there will be two shade shelters in addition and the trail).*
- Commissioner Elaina Burke asked if the trail will be lighted; *(applicant said no lighting on the trail, but their will be interpretive and wayfinding signs along the trail).*
- Commissioner Jane Lane asked if the Town had received a request to provide the Harvie agreement; *(applicant said no).*
- Commissioner Jane Lane asked what will be done if teenage boys or somebody else gets rambunctious close to the fence line; *(applicant said it be handled by Parker Police just like any other incident).*

PUBLIC HEARING CLOSED: 7:31 P.M. – RAY J. HARVIE L1 OPEN SPACE SITE PLAN.

PLANNING COMMISION DISCUSSION

- Commissioner Kim Rodell appreciates everyone's concerns, has seen many conservation easement agreements in her professional career, which all read differently, and the agreement does not mean the area goes untouched. When something goes in behind our houses, we tend to think the worst. The Harvie's wanted public access and have added that to the conservation easement. People from the Quail Creek area and the neighborhoods to the east will be using the open space more than people driving to the space, so the parking and trash should not be issues and agrees with Commissioner Ruth Ann Nelson that wildlife-proof trash cans should be considered.
- Commissioner Elaina Burke said she has walked many trails in Parker, some homes backup to trails without fences, that the people using the trails are very polite and that some people from other neighborhoods using the trails pick up trash along the trail, understands the concerns of the speakers, sees this project fulfilling the Harvie's dream to do something great for the Town of Parker, hopes the issues aren't great and doesn't see these issues where she lives in Idyllwilde.
- Commissioner Ruth Ann Nelson said in the past she has lived in a home that backed up directly to a heavily used trail without fencing and she did not have any problems and was able to enjoy her back yard, that people are nicer than you think especially when they are grateful to have a space like this, doesn't remember seeing homes when she toured the space a couple of years ago, enjoyed the tour and the space, thinks the plans as they have been drawn up are respectful of the neighbors, is excited that the space is ADA compliant, this site plan has her support and hopes that the public comments have been addressed.
- Commissioner Roxy Colette thanked the public for their comments because it does help the commission dig deeper into the plan and design, is hopeful that the commission was able to answer your questions and alleviate some of your concerns, believes that the

conservation easement was written to allow for public access, that the trails will be far enough away from the existing homes and is support of the site plan.

- Commissioner Jane Lane agrees with her fellow commissioners, asks that trash receptables be considered in light of the wild animals, will probably be one of the people who will walk the property, hears the concerns voiced by the public and hopes they have been addressed, believes the space is a great addition to the neighborhood, that it is unfortunate that everyone doesn't have time to perform all the due diligence on a home to understand adjacent properties and is in support.
- Commissioner Eric Frandsen echoed some his fellow commissioner's comments, that the plans are what the Harvie's wanted, appreciates the activation of the property, will be using the property, is in support of the project and would like to add a condition concerning wild life proof trash receptacles.
- Commissioner Gary Poole commented that it is a beautiful piece of property that will allow people to get an idea of how things might have looked, and he is in support of the project.

Commissioner Eliana Burke moved the Planning Commission recommend Town Council approve the Ray J. Harvie L1 Open Space Site Plan. Commissioner Roxy Colette seconded; a vote was taken and failed 2-5, with Commissioners Erik Frandson, Jane Lane, Ruth Ann Nelson, Gary Poole, and Roxy Colette opposing.

Commissioner Ruth Ann Nelson moved the Planning Commission recommend Town Council approve the Ray J. Harvie L1 Open Space Site Plan subject to the following condition: all trash receptacles provided within the open space shall be wildlife-proof. Commissioner Erik Frandson seconded; a vote was taken and passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

There are no agenda items for the March 10, 2023 meeting, therefor the meeting will be canceled.

ADJOURNMENT

Commissioner Eric Frandson moved that the meeting be adjourned. Commissioner Ruth Ann Nelson seconded the motion, and the motion was passed unanimously. The meeting was adjourned.

Jeff Miller	Gary Poole
Recording Secretary	Chair

Planning Commission Staff Report

Planning Commission Date:	**5/11/2023**
Town Council Date:	**5/15/2023**
Hearing Type:	**Public Hearing** **2023 Update to the Town of Parker Parks, Recreation & Open Space Master Plan 2018-2022**
Location:	**Town of Parker – Townwide**
Project Planner:	**Brett Collins, Park Project Manager**
Applicant:	**Town of Parker**
Executive Summary:	Staff proposes minor text updates to the Town of Parker Parks, Recreation & Open Space Master Plan 2018-2022 ('Plan') to remove the 2018-2022 date range on the cover. The Plan is a living document that is updated from time to time to reflect relevant regulatory and policy updates.
Staff Recommendation:	**Approval**

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council adopt the 2023 Update of the Town of Parker Parks, Recreation & Open Space Master Plan."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council deny adoption of the 2023 Update of the Town of Parker Parks, Recreation & Open Space Master Plan."

"I move the Planning Commission vote to continue adoption of the 2023 Update of the Town of Parker Parks, Recreation & Open Space Master Plan."

I. BACKGROUND/DISCUSSION

In 2018, the Town's Parks, Recreation and Open Space Department applied to the Commission for Accreditation of Park and Recreation Agencies (CAPRA). CAPRA accredits park and recreation agencies for excellence in operation and service. Charged with providing high-quality services and experiences, park and recreation agencies across the United States turn to CAPRA Accreditation as a credible and efficient means of achieving these goals while ensuring the public agency meets national best practice standards.

The Town of Parker Parks, Recreation and Open Space Department joins the ranks of elite park and recreation agencies nationwide by earning accreditation through the CAPRA and the National Recreation and Park Association (NRPA). This distinguished accomplishment was awarded during the 2018 NRPA Annual Conference in Indianapolis, Indiana.

The process for accreditation involves a formal application, self-assessments, a site visit by a team of trained visitors that results in a written report, and a hearing with the commission to grant accreditation. Once accredited, the agency must uphold the standards by submitting an annual report and reaccreditation is reviewed again in five years.

In 2023, the Parks, Recreation and Open Space Department is working on getting reaccredited. There are 154 standards required for national accreditation. To achieve reaccreditation, an agency must comply with all 36 Fundamental Standards and 112 out of 118 Non-Fundamental Standards.

One of the Fundamental Standards is having a current parks, recreation and open space master plan. The current Plan was adopted with a five-year date range of 2018-2022, although the Plan was intended to span 5 to 10 years. Due to the COVID-19 Pandemic, many of the planned projects were delayed for two years as funding was put on hold pending the outcome of the financial impact on the Town. Upon evaluating the current Plan, staff has determined that the goals and strategic actions are still relevant and need to be completed before doing an update to the current master plan document.

To meet the Fundamental CAPRA Standard for having an updated master plan, staff recommends removing the 2018-2022 date range on the cover of the Plan to reflect the intent of the Plan and to adjust for the pandemic impacts.

II. PLAN UPDATES

Cover Sheet: Removed 2018-2022 date range.

III. PRIOR ACTIONS

Date	Action
February 20, 2018	Town Council Adopted the Parks, Recreation and Open Space Master Plan 2018-2022 by reference as part of the Parker 2035 Master Plan

IV. CONCLUSION

Staff concludes that the proposed changes to the Town of Parker Parks, Recreation & Open Space Master Plan incorporate necessary revisions to meet the intended timeframes of the Plan. The next update to the Town of Parker Parks, Recreation & Open Space Master Plan will be a major update, with the timing to be determined based on the completion of goals and strategies within the current Plan.

V. RECOMMENDATION

Staff recommends that the Planning Commission move to recommend that Town Council readopt the Parks, Recreation & Open Space Master Plan as a part of the Parker 2035 Master Plan.

VI. ATTACHMENTS

1. Updated Town of Parker Parks, Recreation & Open Space Master Plan cover sheet.

Report Approved By: Bryce Matthews, Assistant Director-Planning

TOWN OF

PARKER

PARKS, RECREATION & OPEN SPACE MASTER PLAN

Appley
Institute for Parks and Public Lands
INDIANA UNIVERSITY

PARKER
COLORADO

ACKNOWLEDGEMENTS

The Town of Parker Parks, Recreation and Open Space Master Plan is the result of planning and outreach of the Parks, Recreation and Open Space Department, Community Development Department, and the master plan contracting agency, the Eppley Institute for Parks and Public Lands at Indiana University.

The planning team would like to extend special thanks for the efforts and participation of the following groups:

PARKER PARKS, RECREATION AND OPEN SPACE DEPARTMENT

PARKER COMMUNITY DEVELOPMENT DEPARTMENT

PARKER MAYOR

PARKER TOWN COUNCIL MEMBERS

A SPECIAL THANKS TO TOWN STAFF AND COMMUNITY PARTNERS WHO PARTICIPATED IN STAKEHOLDER INTERVIEWS AND FOCUS GROUPS.

TABLE OF CONTENTS

01 1.0 PART ONE: EXECUTIVE SUMMARY

02 1.1 Welcome to Parker!

08 1.2 Master Plan Process and Timeline

08 1.3 Community Input

12 1.4 Parker's Commitment to Accessibility

14 1.5 The Path Forward: System Themes and Strategic Actions

23 1.6 Conclusion

25 2.0 PART TWO: THE PLAN

26 2.1 Community Input

33 2.2 Benchmark Communities

47 2.3 Needs Assessment and Analysis

69 2.4 System Themes and Strategic Action Plan

76 2.5 Financial Framework

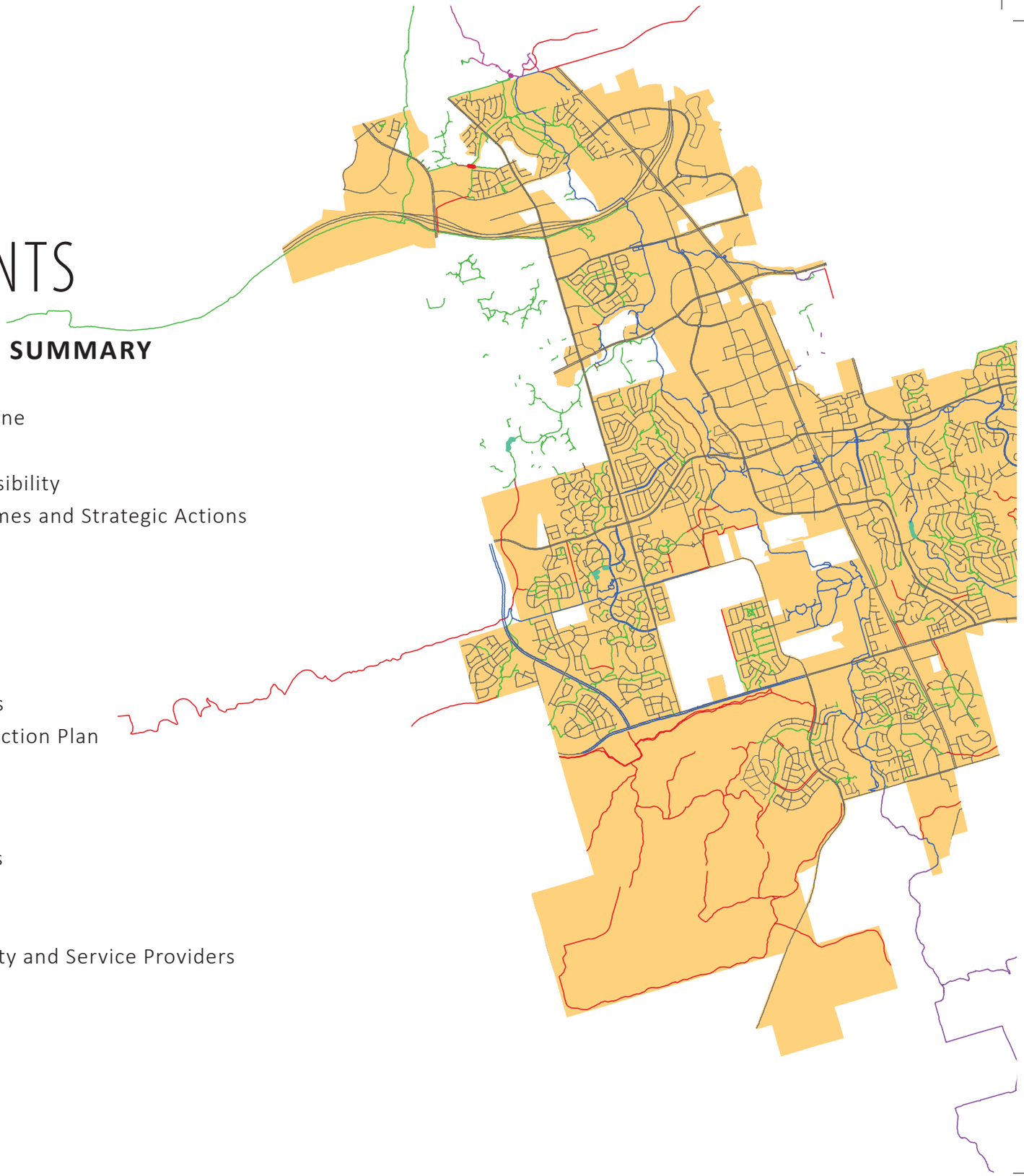
81 APPENDICES

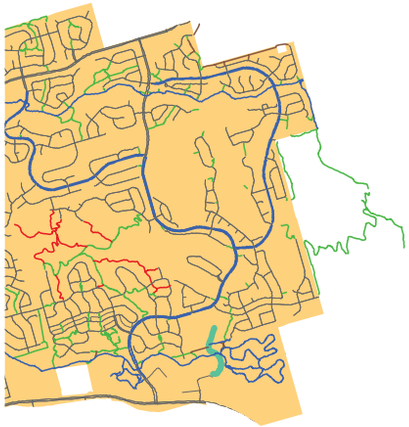
83 A. Stakeholder Interview Questions

85 B. Stakeholder Interview List

89 C. Community Survey

103 D. Town of Parker Recreation Facility and Service Providers





Through world-class facilities, specialized recreation programs for all ages, a vast network of parks, trails and open space, and a wide variety of community events, Parker Parks and Recreation is a key ingredient in the glue that holds the Parker community together. Parker's Parks and Recreation Master Plan will help us acknowledge our successes, while providing us a roadmap to meet the future needs of an active and growing population.

– MAYOR MIKE WAID, TOWN OF PARKER

I lived in Parker before there was a Rec Center, and was so happy when it was built. Then it got expanded and got even better. But it wasn't until I was diagnosed with MS that I really came to love the Rec Center, and the work of Justin, the best personal trainer there, helped me regain balance and strength. Now I can run 5k's!

– TODD T., FACEBOOK

Great place for the entire family. Fitness and recreation options for every age and skill level. The staff is always friendly and the program's well organized. The kids play pool and lazy river rock!

– HOLLIE M., YELP

PARKER RECREATION CENTER
17301

PART 1

EXECUTIVE SUMMARY

PARKER
COLORADO

1.0 WELCOME TO

PARKER!

The Town of Parker, Colorado, encompasses 21.82 square miles and is located in northeastern Douglas County, twenty miles southeast of Denver. With a population just over 50,000 people, Parker is an ideal community for individuals looking for small town living within the Denver Metro Region.

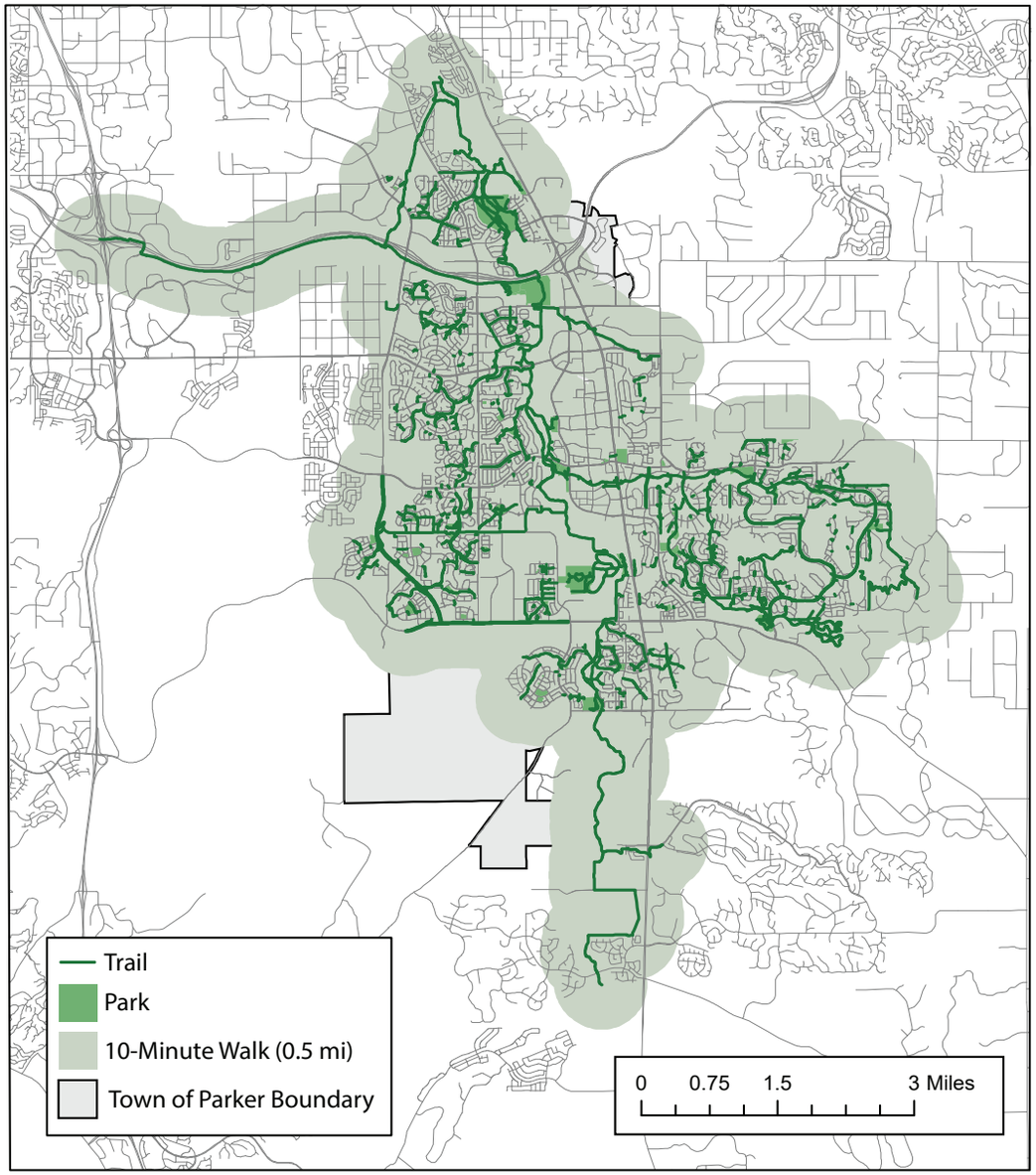
The Town incorporated in 1981 with one square mile of land and a population of 285. Throughout the 1980s, the residents saw their community transform from a rural crossroads to a town of more than 6,000 residents by 1990. The population has continued to grow quickly, from approximately 23,000 people in 2000 to today's population. Although Parker is still growing—the population is expected to continue increasing—Town leaders and citizens want to maintain the hometown feel that has been, and continues to be, a hallmark of life in the community.

According to a 2016 survey conducted by WalletHub, Parker is one of the Best Small Cities in America, based on key indicators of livability, including housing costs, school system quality, and cultural and economic opportunities such as the number of restaurants per capita. Parker was one of only three Colorado communities listed among the study's top 20 cities. In addition to Parker's close proximity to a large urban employment center, the community boasts a clean environment, natural beauty, views of the Rocky Mountains, and access to a wide range of recreational amenities.

A FIRM FOUNDATION, A BRIGHT FUTURE

The Town of Parker has invested substantial resources over the years in developing a comprehensive parks, open space and recreation system that contributes to the community's outstanding quality of life. The Parks, Recreation and Open Space Department has been instrumental in this effort supported by the Community Development Department and other partners. The Town of Parker Parks, Recreation and Open Space Department has been named a finalist for the National Recreation and Park Association's (NRPA) Gold Medal Award as a top agency for its population five times over the past 20 years, earning the highest honor in both 2000 and 2011. The Department functions as the foundation for the community's quality of life, operating 15 parks, nine trails totaling 38 miles, the Parker Recreation Center, H2O'Brien Pool, Parker Fieldhouse, and a comprehensive recreation, sports, and events program for the community. In order for the Department to continue to enhance quality of life for Parker's residents, it must continue to provide dynamic, industry-leading programs, facilities, parks, and services. To accomplish this goal, a comprehensive master plan is necessary.

The planning area for the Parker Parks, Recreation and Open Space Master Plan includes the Town of Parker boundaries. To highlight Parker resident's current access to park and recreation amenities, the map to the left illustrates that over 95% of Parker residents are within a 10-minute walk of a nearby park, trail, and/or open space.



Residents of Parker: Access to Parks, Trails, and Open Space within a 10-minute Walk

MISSION

The mission of the Town of Parker Department of Parks, Recreation and Open Space is to provide quality parks and recreation facilities and services to meet the needs of our community by utilizing the resources of our team, and fostering an environment that encourages support, creativity and integrity.

VISION

The vision of the Department of Parks, Recreation and Open Space is to enhance the quality of life of our citizens by providing dynamic, industry leading programs, facilities, parks and services.

PARKER
COLORADO
Parks and Recreation

PARKER PARKS & RECREATION

PARKER COLORADO Parks and Recreation

STRATEGIC GOALS 2017-2021

Maintain and enhance parks, trails and recreation properties and facilities

Allocate resources to encourage reinvestment and enhancement of existing facilities

Continually improve the safety and security of parks and recreation facilities

Preserve and protect Parker's natural environment and native ecosystems

Provide diverse, quality, safe and accessible recreation opportunities

Provide parks and diverse recreational opportunities that are equitably distributed and accessible across the community

Provide a variety of parks and recreational facilities and programs to meet Parker's changing needs and priorities

Provide effective planning and development addressing future needs

Design, develop and maintain parks and facilities to achieve environmental and financial sustainability

Provide a park and recreation system that will improve the physical form and image of the Town

Provide a townwide trail network linking residents with parks, open space and activity centers

Provide a trail and open space system that physically connects people with parks and other key areas of community

Provide places where citizens can interact and build community

Implement sound financial planning and community collaboration

Develop partnerships to promote ownership in the park system and greater efficiencies in programming, acquisition, maintenance and development

Provide meaningful opportunities for public support, input and engagement

The development and implementation of a Parks, Recreation and Open Space Master Plan presents the Town of Parker with a unique opportunity to integrate other Town plans, analyses, community interests, and approaches into a single, focused vision for sustainability and growth of the recreational facilities and programs to serve the growing population under the Town's stewardship. This master plan is a 5-year plan, with portions of 10-year strategies integrated throughout.

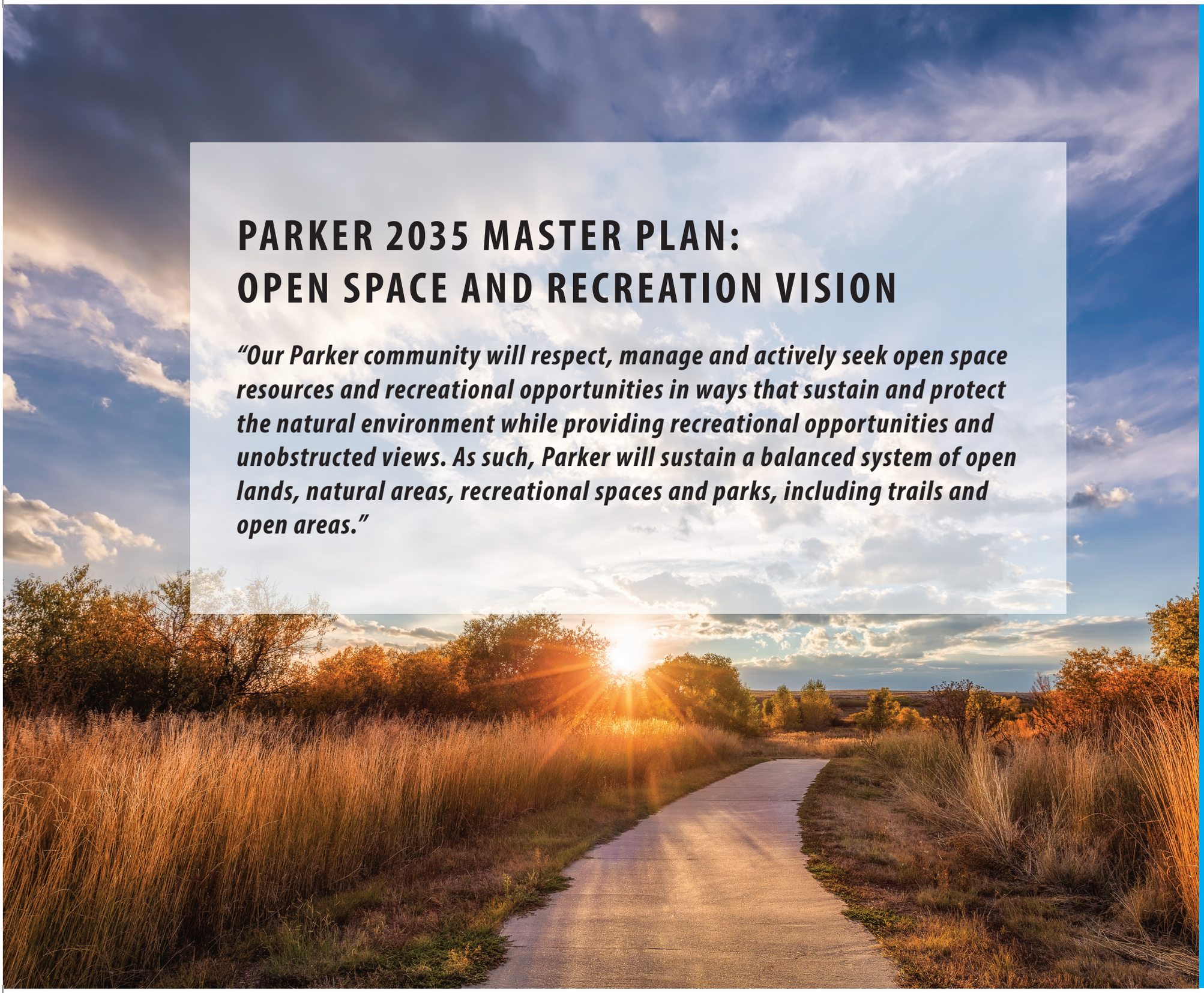
This master plan also includes plans for providing parks, trails and recreation facilities and preserving open space as growth and development in the community occur. Much of the Town's parks, open space and trails that serve residents are preserved through the Town's development review process. One of the results of this is that Parker has an extensive network of neighborhood parks and trails that are built by the developer with new housing and are maintained by homeowners' associations. While the Town provides town-wide parks and recreation, the smaller neighborhood facilities play a vital support role to the provision of parks services to residents. The plan includes high level policy recommendations regarding the development process and how we can ensure that park design, amenities, safety, and maintenance standards meet the Town's vision and goals for parks and recreation amenities, the Town's Land Development Ordinance requirements, and alignment with the Parker 2035 Master Plan.

The Town has created this system-wide master plan for parks, recreation, and open space opportunities to meet the current and future needs of the community. The plan assesses current conditions, identifies community needs and interests, and outlines a strategic action plan that balances opportunity, sustainability, and financial realities. The master plan provides guidance and policy direction for the Parker Parks, Recreation and Open Space Department's role in the community. The plan will shape the development of both Town-provided parks and recreation services, as well as homeowners' association maintained facilities, in a manner that is consistent with the Town's sustainability goals and align with the community's level of service and standards.

Ultimately, the Parker Parks, Recreation and Open Space Master Plan will guide the Town in policy development, capital programming and future planning and growth, as well as meeting park and recreation accreditation standards set by the Commission for Accreditation of Park and Recreation Agencies.

During the master planning process, other Town plans were referenced, supported and integrated throughout the plan. The importance of reviewing existing ordinances and previously agreed upon definitions was considered seriously. This Parks, Recreation and Open Space Master Plan is a careful integration of community input and Town priorities. To view the following corresponding Town plans, please contact the Town of Parker:

- Parker 2035 Master Plan
- Parker Land Development Ordinance
- Parker 2010 Open Space, Trails and Greenways Master Plan
- 2005 Bike Lane Plan
- 2014 Town of Parker Transportation Master Plan



PARKER 2035 MASTER PLAN: OPEN SPACE AND RECREATION VISION

"Our Parker community will respect, manage and actively seek open space resources and recreational opportunities in ways that sustain and protect the natural environment while providing recreational opportunities and unobstructed views. As such, Parker will sustain a balanced system of open lands, natural areas, recreational spaces and parks, including trails and open areas."

1.2 MASTER PLAN PROCESS AND TIMELINE

The Town and its departments have embarked on many Town-wide planning efforts over the years. This plan is the Town's first comprehensive master plan focused exclusively on parks, recreation and open space. This master plan effort is a critical and required component to be accredited by the Commission for Accreditation of Park and Recreation Agencies. The process of developing the plan began in August 2017 with kickoff meetings including community stakeholders, as well as a thorough examination of department and community resources and current planning documents. In September, parks, facilities and programs were assessed, including a physical examination of each facility for amenities and quality.

A community engagement process also began in September and included individual and group meetings with key stakeholders, surveys, and open public meetings. Work continued during November and December with a comprehensive analysis, assessment of needs, and development of a strategic action plan that established goals and strategic actions. The draft plan was presented to the Parker Planning Commission, Town Council and the public in January 2018 and formally adopted in February.

1.3 COMMUNITY INPUT

The importance of public involvement in the decision-making process cannot be overestimated. Parker residents are passionate about their park, recreation, and open space amenities – and it showed in public engagement efforts!

Public engagement is vital if Town of Parker leaders want Parker's citizens to support the plan, enabling the Town to effectively deliver community-oriented park and recreation opportunities.

Overall, the public process must be balanced, open, and collaborative. In order for Parks and Recreation staff to build trust and create a plan that would secure support from advisory groups, the Parker Town Council, department staff, and the community's diverse user groups, the following engagement methods were used:

- Stakeholder and Key Partner Interviews
- Community Surveys
- Master Plan Project Website
- Public Meetings with Comment Sessions

STAKEHOLDER AND KEY PARTNER INTERVIEWS

Stakeholders and key partners are individuals who represent the Parks, Recreation and Open Space Department and community as a result of their position, involvement, interest, or identity in the community. Stakeholders generally represent a cross section of the community and were interviewed in order to obtain a sense of overall public opinion. Stakeholders included representatives from area nonprofits, schools, business, land developers, and Town staff and officials. See Appendices A&B for full list of stakeholders and the questions used in the interviews.

Interviews were conducted individually and in small groups and lasted approximately one hour. Interviewers asked open-ended questions and allowed individual stakeholders or groups to respond and discuss at the topic at length.

THE HIGHLIGHTS INTERVIEW DATA INCLUDED THE FOLLOWING RECURRING REMARKS:

Programmatically, the department is efficient and well run.

Parker needs aquatics facilities in the south.

Planning neighborhoods to include open space is a well-received practice.

Parker needs to better balance the development of new facilities and maintenance of existing facilities.

Seeking public/private partnerships is important in order to meet community demands.

SURVEY SAYS:

Top 5 most important facilities to Parker residents:

1. *Trails*
2. *Parker Recreation Center*
3. *Playgrounds*
4. *Parker Fieldhouse*
5. *Shelters*

Which 3 facilities contribute most to your health?

1. *Trails*
2. *Recreation Center*
3. *Parker Fieldhouse*

Facilities & amenities that residents would like to see increased:

1. *Restrooms*
2. *Water-based recreation*
3. *Drinking fountains in parks*
4. *Recreation centers*

When asked "If you did not use a park or trail, please indicate below whether or not you knew about it." The 5 parks selected most often as "Unaware park existed" include:

1. *Living Wheel Park*
2. *McCabe Meadows*
3. *Auburn Hills Community Park*
4. *Preservation Park & Trailhead*
5. *Baldwin Gulch Trail*

Over 62% of survey respondents attended a community event hosted by Parker Parks and Recreation (e.g. races, festivals) during the past year.

When asked about the benefits residents receive from parks, trails, recreation facilities, programs and services, FOUR benefits rose to the top:

1. *Improve physical health and fitness*
2. *Improve mental health and reduce stress*
3. *Enhance community appearance*
4. *Preserve open space and the environment*

79% of survey respondents utilize a park managed by a Homeowners Association (HOA).

For those respondents who did not use an HOA park, it was because 1) there was no HOA park near them or 2) the HOA park did not have the facilities/amenities that interested them.

COMMUNITY SURVEYS

Community surveys were used to gauge public opinion, interests, and beliefs about the current recreation and park system in the Town of Parker. The survey was offered in two ways:

- a convenience survey was open to any resident who wanted to take it and promoted through department and Town of Parker social media and websites;
- The same survey was also mailed to a selection of households chosen at random.

The purpose of the random sample survey was to provide statistical validation through the retrieval of a random sample of Parker residents that represented park and recreation users and non-users, from varying backgrounds, ages, abilities, etc. Five-thousand households received the random survey. Parker residents are highly invested in the Parks, Recreation and Open Space Department. Over 1,000 survey responses were collected through the combined efforts of the convenience and random surveys. See Appendix C for a copy of the community survey. Highlights from the random (statistically valid) survey are to the left.

MASTER PLAN PROJECT WEBSITE

The project team kept the public informed and updated about the master plan throughout the process using the project website. From the time of its launch and throughout the project, the site contained:

- General information about the parks and recreation master planning process.
- A project timeline and information about major milestones.
- Information about the consultant team.
- Information about how to participate in the public engagement process.
- A portal to access the community survey.

The URL for the website is http://go.iu.edu/ParkerMasterPlan

PUBLIC MEETINGS

The public was further engaged during the developmental stages of the master plan via public meetings. Two general public meetings were held, one on September 13, 2017 at Town Hall and a second on December 7, 2017 at the Parker Recreation Center.

Specific objectives of the September public meeting included:

- Explaining why the Town needed a master plan and the benefits of such a plan.
- Describing the Town's existing recreation programs and park facility offerings.
- Soliciting opinions on the community's parks, recreation and open space needs, condition of existing facilities, and what goals should Parker strive for.

At the December public meeting, Parker staff:

- Presented findings from research conducted to date (specifically, public survey and other public engagement findings).
- Gathered input about each of the emerging themes that arose from the research to confirm and validate ongoing findings.

These meetings and access to the community survey were heavily promoted through the Town of Parker's websites (www.ParkerOnline.org & www.ParkerRec.com), through the Parks and Recreation and Town Facebook Page, and through the distribution of 500+ flyers at open house events. Public comments were recorded and integrated into the Needs Assessment and Action Plan sections of this master plan.

1.4 PARKER'S COMMITMENT TO ACCESSIBILITY

The Parker Parks, Recreation and Open Space Department is committed to meeting the needs of people with disabilities. In recent years, the Department has voluntarily participated in accessibility reviews of facilities and programming. During this planning process, the Department continued its commitment and opted to have a site inspection completed by an accessibility specialist at the Eppley Institute. This type of site inspection is rare in master planning and is certainly viewed as 'above and beyond' the standards in the industry.

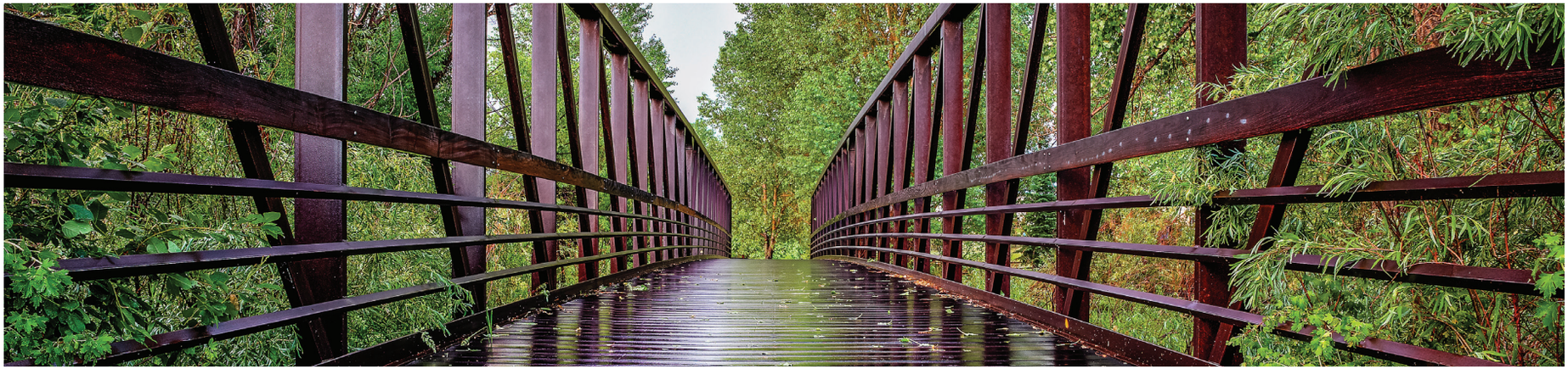
The Eppley Institute utilizes the Americans with Disabilities Act accessibility standard for program access as a guiding principle for viewing the Department's programs, activities, and services, in their entirety, when considering barrier removal. The inspector/inspection team looks critically at all programs from the point of view of persons who have impairments to vision, hearing, mobility, and/or cognitive processes. This approach focuses the inspection on the experiential components of a site, as opposed to compliance with minimum design standards. The Eppley Institute views the physical environment as a catalyst for program access and thus forms recommendations for barrier re-

moval with program access at the forefront of investigative and reporting processes.

The goal of the Eppley Institute ADA site inspection was to assist parks and recreation personnel in long-term planning by identifying barriers to facilities and program participation for people with disabilities and proposing recommendations for barrier removal and improved access. The facilities under the jurisdiction of the Parker Parks, Recreation and Open Space Department largely met the requirements of the accessibility standards, with significant gains made within the last several years to become compliant with minimum standards for accessible design.

The Town of Parker is committed to setting and meeting ongoing goals for minimum compliance, as well as exceeding expectations in program and service delivery for individuals with disabilities. Furthermore, Parker's commitment to accessibility is evident throughout the system themes, goals, and strategic actions of this master plan.

For full details of the ADA Site Inspection Report, a copy can be obtained at the Parker Parks, Recreation and Open Space Department.



1.5 THE PATH FORWARD: SYSTEM THEMES AND STRATEGIC ACTIONS

The strategic action plan found in this section of the master plan encompasses careful research, community input, and thoughtful future planning on behalf of the Town of Parker. With the implementation of this action plan, the vast majority of community members will be able to access recreation opportunities close to their homes via safe, walkable connections to parks and recreation facilities throughout the Town. The themes presented here align with the Parks, Recreation and Open Space Department's strategic goals, found in the executive summary of this plan. The Town of Parker's park and recreation services and amenities fit together to form a park and recreation system that is enjoyed by the entire community. Parker's parks and recreation facilities provide broad benefits to the community, including individual, social, economic, health, and environmental advantages. Residents value Parker's facilities and services and have grown to expect high-quality offerings from the Department. The local economy benefits from the Department's work as well: The Town's park and recreation amenities help Parker attract and retain an educated and healthy workforce, the local tourism industry benefits from visitors in town for special events, and local businesses see increased sales, in turn producing increased tax revenues for the Town.

Five themes emerged from the community engagement and assessment process, each theme helping shape the planning and decision-making described in this master plan. Each theme has corresponding goals and action items. These action items are specific and doable, outlining a clear means for Parker to achieve its goals in the desired timeframe. The five themes are:

1. Manage and protect assets
2. Enhance inclusive programming
3. Connect people and places
4. Enhance organizational capacity
5. Programming for community

The strategic direction of the action plan will focus the energy, commitment, and resources of the municipality, other departments, local businesses, and user groups to revitalize and maintain parks, recreation facilities, and programs as needed. The remainder of this section will outline the strategic actions, their expected year of completion, and potential funding sources for each action. In order for this plan to succeed, it is recommended that it be revisited annually, if not quarterly, to track progress and celebrate achievements.

SYSTEM THEMES

MANAGE AND PROTECT ASSETS

ENHANCE INCLUSIVE PROGRAMMING

CONNECT PEOPLE AND PLACES

ENHANCE ORGANIZATIONAL CAPACITY

PROGRAMMING FOR COMMUNITY

THEME 1: MANAGE AND PROTECT ASSETS

GOAL(S)

1. Efficiently and knowledgeably manage the Town of Parker's recreation amenities based on the needs of its residents
2. Promote the stewardship of open space and natural resources for the Town of Parker
3. Ensure that Parker's future growth is supported by appropriate expansion of parks, facilities, recreation opportunities, and the preservation of open spaces
4. Continue to work collaboratively among Town Departments to ensure the Parks, Recreation and Open Space Master Plan supports and aligns with the Open Space, Trails and Greenways Master Plan, and the Parker 2035 Master Plan

STRATEGIC ACTIONS

TOWN-WIDE

- Recapitalize older playgrounds into modern, attractive facilities.
- Ensure coordination between the Parks, Recreation and Open Space Department and the Community Development Department occurs, to comprehensively address issues arising with privately maintained parks and open spaces.
- Adopt a uniform design policy for Town-owned park-site amenities (e.g. picnic tables, trash receptacles, drinking fountains, etc.).
- Adopt a policy establishing interpretive signage standards and replacement guidelines.
- Align the standards in the Land Development Ordinance (LDO) with the policies outlined in the Parks, Recreation and Open Space Master Plan.
- Implement a policy addressing sustainable design as it relates to facility construction, product purchasing, waste reduction/handling, and energy/natural resources conservation.
- Manage open space preservation by establishing a standard process for acquisition of property by utilizing the criteria in the Open Space, Trails and Greenways Master Plan.
- Develop a policy to promote a balance of quality and quantity in the planning, design and development of HOA parks, recreation and open space associated with new residential development.
- Implement a policy addressing sustainable design as it relates to facility construction, product purchasing, waste reduction/handling, and energy/natural resources conservation.

AUBURN HILLS COMMUNITY PARK

- Create a park-specific mini master plan addressing unsustainable water issues.
- Create a usage agreement with Prairie Crossing Elementary School to expand the school visitors' parking area and link school grounds to the park with a dedicated pathway or designate parking along the roadway for park users.

BALDWIN GULCH TRAIL

- Install way-finding signage.

BAR CCC PARK

- Install lights for fields.
- Review existing pavilion use and replace if needed with larger units.
- Redesign and upgrade parking area.

COTTONWOOD TRAILHEAD

- Upgrade amenities, including the pavilion, trash receptacles, and picnic tables.
- Redesign and upgrade parking area.

DOG PARK & DISC GOLF

- If feasible, add natural plantings to the disc golf course to serve as obstacles/ hazards as well as to enhance the course's appearance.

H2O'BRIEN POOL

- Review opportunities for redevelopment and/or expansion of existing aquatic assets. Consider a new indoor/outdoor pool at the same location or explore opportunities at a different location.

LIVING WHEEL PARK/20 MILE HISTORIC PARK

- Update signage in park.
- Designate a shared parking area for park users.
- Consider a redesign that would add active recreation amenities.

MCCABE MEADOWS

- Install arboretum signage to facilitate self-led environmental education.
- Enhance arboretum area with additional plantings using native species.
- Identify opportunities to enhance the visibility of and access to McCabe Meadows from Parker Road.

PARKER FIELDHOUSE

- Conduct an efficiency study to identify opportunities to utilize space more efficiently and augment programming.
- Implement second-phase expansion of the Fieldhouse.

O'BRIEN PARK

- Complete the design and construct the north property.
- Complete the design and construction of pedestrian safety improvements along the southern edge of the park fronting Mainstreet.
- Maintain and improve bike/pedestrian access to the park from Mainstreet, Sulphur Gulch Trail and points west of Parker Road.

RAILBENDER SKATE AND TENNIS PARK

- Research costs and benefits of an additional skate park or expansion of the existing facility, including opportunities for maintenance upgrades.

RUETER-HESS RESERVOIR

- Implement the Rueter-Hess Reservoir Recreation Master Plan in partnership with the Rueter-Hess Recreation Authority.
- Collaborate with the Rueter-Hess Recreation Authority to explore access options for residents of Anthology North and Hess Ranch.

SALISBURY SPORTS COMPLEX

- Complete Salisbury North design and construction.
- Update signage to separate the two distinct recreation opportunities (equestrian and athletic).
- Determine and implement a direct connection to the East West Trail.

NEW SOUTH RECREATION CENTER

- Establish partnerships with Senior Services, local health care providers, and other pertinent agencies to explore funding opportunities.
- Initiate a site selection evaluation and explore funding for site design and completion.

NEW ICE ARENA

- Investigate establishing a new indoor ice arena, operated in conjunction with public or for-profit partners. If opportunity exists, conduct co-funded feasibility study.

PRESERVATION PARK

- Revisit Preservation Park conceptual plan to include an updated vision and enhance connectivity opportunities.

THEME 2: ENHANCE INCLUSIVE PROGRAMMING

GOAL

1. Provide inclusive programming for all ages, abilities, and income levels

STRATEGIC ACTIONS

- Address the priorities identified in the Town of Parker Parks, Open Space, and Recreation ADA Site Visit Report (October 2017).
- Modernize sports and athletic facilities to optimize inclusive access.
- Establish a policy for the internal review of existing and future park plans to provide greater inclusion.
- Coordinate with homeowners associations to improve ADA access of existing and future HOA-operated parks.
- Establish and actively promote a communication policy and network to facilitate the conveyance, review, and timely response to accessibility concerns from community members.
- Provide educational opportunities for staff on inclusion best practices.
- Set a departmental goal of having a minimum of two staff members trained in identifying accessibility issues.
- Expand availability of universally inclusive playgrounds to the greatest extent possible, targeting 25% of all playgrounds in the next 10 years.

THEME 3: CONNECT PEOPLE AND PLACES

GOAL(S)

1. Plan for, develop, and maintain safe, multi-modal access to parks, open space, and recreation facilities
2. Implement the access and transportation goals of the Parker 2035 Master Plan as it relates to parks, recreation and open space
3. Promote healthy and active lifestyles for the community of Parker by continuing to connect residents to high quality facilities, amenities, and programming
4. Continue to work collaboratively among Town Departments to ensure the Parks, Recreation and Open Space Master Plan supports and aligns with the Town of Parker Transportation Master Plan

STRATEGIC ACTIONS

- Consider parallel soft surface trails to expand the carrying capacity and usability of current and future trails.
- Implement trail improvements within the Public Service Company of Colorado (PSCo) right-of-way.
- Plan for and provide multi-modal access to community and regional parks serving more than one neighborhood.
- Improve the safety of access to/from parks, recreation and open space through implementation of NRPA Safe Routes to Parks strategies.
- Adopt a policy document providing guidance on best practices for the design of high-use, multi-modal trails with special attention paid to signage, width, and ease of access.
- Install additional bike “fix it” stations systematically throughout trail network and identify them on trail maps.
- Update the Bike Lane Plan and Open Space, Trails and Greenways Master Plan where not superseded by the Parks, Recreation and Open Space Master Plan.
- Update the Land Development Ordinance to ensure that private parks and recreation facilities are integrated and well connected to adjacent neighborhoods.
- Design and construct the Kinney Creek Trail.
- Implement way-finding signage at trail head common gathering areas and throughout the trail system.
- Determine plan for new trail development and incremental redesign of existing trails to be implemented over next 20 years.
- Explore feasibility of trail connection linking Bradbury Ranch neighborhood to the Newlin Gulch Trail.
- Explore connectivity opportunities to link O’Brien Park, Discovery Park, Mainstreet and the Sulphur Gulch Trail.
- Extend Newlin Gulch Trail south of Stonegate to Rueter-Hess Reservoir.
- Implement E-470 trail construction, including the grade-separated crossing at Parker Road.

THEME 4: ENHANCE ORGANIZATIONAL CAPACITY

GOAL(S)

1. Improve organizational strategies in order to maintain existing infrastructure and staffing at the highest level
2. Plan for future infrastructure development and maintenance

STRATEGIC ACTIONS

- Explore opportunities for staff training to enhance organizational capacity and support professional development.
- Review membership and gate access fees, adopt a policy for their regular review, and set goals based on measurable factors.
- Review and optimize internally operated and contracted concessions operations.
- Ensure departmental coordination and collaboration between Parks, Recreation and Open Space Department and Community Development Department regarding the planning, dedication, and construction of trails, parks and open space lands.
- Improve understanding of parks, recreation and open space issues as they relate to growth management and development review.
- Earn accreditation through the Commission for Accreditation of Park and Recreation Agencies (CAPRA).
- Adopt a policy for comprehensive staff involvement during review of park mini master plans in order to support best practices overall, better account for maintenance considerations, and provide optimal programming opportunities for users.
- Develop a well-rounded and well-marketed sponsorship program.
- Investigate a partnership with Douglas County Community Foundation to create a dedicated fund supporting annual fundraising drives and planned giving campaigns.
- Implement a financially equitable policy for facility use through partnerships.
- Develop an asset management plan, whereby repairs, replacement, and recapitalization are forecasted for the next 5-10 years. Ensure capital improvement budgets reflect forecasted asset management.
- Investigate partnership opportunities for free or reduced-cost water hookups and usage fee as a by-product of the Reuter Hess agreement.
- Investigate and implement modern maintenance work order and asset management software.
- Develop a staffing plan reflective of future needs with key funding benchmarks to support critical positions.

THEME 5: PROGRAMMING FOR COMMUNITY

GOAL(S)

1. Continue to be responsive and adaptable to community needs and desires for parks and recreation programming
2. Serve all Parker residents through proactive, responsible financial planning that results in high-quality, affordable recreation programming

STRATEGIC ACTIONS

- Establish (or partner to offer) more interpretive programs (self-led and/or facilitated).
- Investigate community desire for specialized outdoor recreation (e.g., archery, bouldering, challenge courses, fishing, etc.).
- Plan for the changing needs of an aging community and align land use planning, development review, and facilities planning to respond accordingly.
- Examine cost-recovery practices and implement a policy that differentiates cost-recovery goals by functional area.
- Implement a policy for establishing programming fees.
- Create a recreation program plan that considers age and ethnicity to provide park and recreation opportunities more equitably to Parker residents.
- Develop environmental education programs for open space properties.

1.6 CONCLUSION

The Town of Parker Parks, Recreation and Open Space system is vibrant, highly respected, award-winning, and beloved by its residents. This master plan provides the analysis of the system's current condition and challenges, key themes that emerged through in-depth community engagement, and industry trends in parks and recreation. If Town staff and elected officials continue to work together to achieve the goals and action items set forth by the master plan, the Town will be positioned to pro-actively make decisions and receive the greatest return on investment. The most significant elements of this plan are the call to action and future positioning of the Town to achieve the community's highest priorities and be responsible stewards of public assets and dollars.

Parker COLORADO
POINT OF INTEREST
RECREATION CENTER
TRAIL

PART 2
THE PLAN

PARKER
COLORADO

2.1 COMMUNITY INPUT

SUMMARY OF OUTREACH EFFORTS

As stated in the executive summary, a critical component of the master planning process is community input and engagement. A balanced, open, and collaborative engagement process is necessary to effectively deliver a community-oriented master plan. Garnering community and stakeholder input was an integral part of the master planning process as a whole, as the Town's goal was to secure support for the master plan from Parker residents, the Town Council, Planning Commission, Town Administrator's Office, advisory groups, Town staff, and the variety of groups that use the Town's amenities and services.

Community members contributed to the master plan via four key means:

- Stakeholder and key partner interviews
- Community survey
- Master plan website
- Public meetings with comment session or survey

STAKEHOLDER AND STAFF INTERVIEWS

Thirty-eight stakeholder and staff interviews were conducted on September 11-13, 2017. The interviews took place individually and in small groups and lasted approximately one hour. Interviewers asked open-ended questions and allowed individual stakeholders or groups to respond and discuss the topic at length. Feedback from these interviews has been incorporated into this master plan, most notably in the Needs Assessment and Analysis and System Themes and Action Plan sections. See Appendices A & B for a list of stakeholders and questions asked in the interviews.

Interview data included the following recurring remarks:

- Programmatically, the department is efficient and well run.
- Parker needs aquatics facilities in the south.
- Planning neighborhoods to include open space is a well-received practice.
- Parker needs to better balance the development new facilities and maintenance of existing facilities.
- Seeking public/private partnerships is important in order to meet community demands.

COMMUNITY SURVEY

Parallel convenience and random scientific community surveys were administered to gauge public opinion, interests, and priorities regarding Parker's current park and recreation system. The survey was created by the Eppley Institute and validated by the Town of Parker Master Planning Committee. A final copy of the community survey can be found in Appendix C.

To further validate input provided by the stakeholder and staff interviews and to generate statistically valid data, a community survey was mailed to 5,000 random Parker residents. An exact duplicate of the random survey was administered online as a convenience survey. The convenience survey provided all Town residents with an additional opportunity to share their opinions regarding the future of the Parker Parks, Recreation and Open Space Department. Both surveys were promoted via social media channels, the project web page and Town of Parker mailings.

The population of the survey was defined as all individuals 18 years of age or older who maintain a primary residence in the Town of Parker. The survey population excludes minors 17 years of age or younger, those who consider Parker to be a secondary residence, and anyone with a primary residence outside of Town limits.

COMMUNITY SURVEY CONTINUED...

A probability sampling methodology was used to administer the random survey. At the time of survey development, the U.S. Bureau of the Census reported via the 2011-2015 American Community Survey 5-Year Estimates that the 2015 population of Parker, Colorado, was 47,432 (+/- 71), and the number of residents aged 18 years or older (i.e., the survey population) was estimated to be 32,523 (+/- 486), or 68.7% (+/- 1.0%) of the total population. The focus was to generate findings generalizable to the entire study population with a 95% confidence level and 5% confidence interval. As a result, a sample size of 380 was required. To achieve the necessary number of responses (i.e., 380), a sample of 5,000 addresses were randomly drawn for the study. At the time of closure, 531 random surveys were returned. A total of 558 convenience surveys were returned. It is notable that more than 80% of the random survey responses were returned by mailed paper copy. A much smaller percentage of respondents took the survey online. The availability of paper copy surveys most likely contributed to the success of reaching the sample size required and, as a result, obtaining statistically valid, generalizable results.

The community survey results set the foundation for priorities identified in this Parks, Recreation and Open Space Master Plan. The alignment of this community input and master plan priorities is most notable in the following areas: the importance of open space preservation, trail maintenance and development as a means of connectivity, and continued access to high-quality programs and services. A cross reference of these items illustrates the supporting elements of community input and actions set forth in this master plan.

A copy of data generated by the convenience and random surveys can be obtained at the Parker Parks, Recreation and Open Space Department.

The following survey items summarize the major findings of the community survey:

FIGURE 1: PARKS AND TRAILS USED MOST OFTEN BY PARKER RESIDENTS

Parker residents used the following parks and trails the most in the past year: Cherry Creek Trail, Sulphur Gulch Trail, Tallman Gulch Trail, O'Brien Park, and Newlin Gulch Trail.

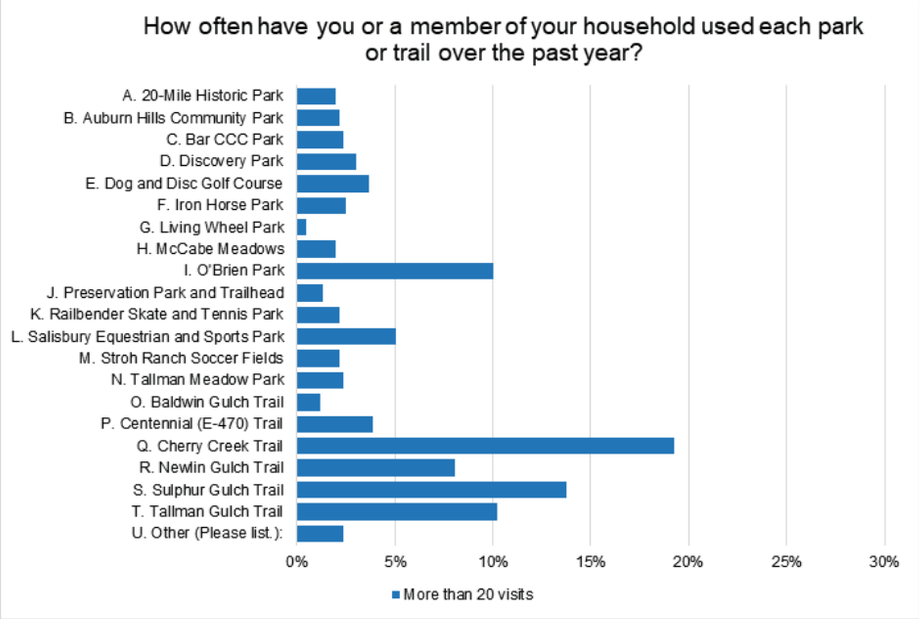


FIGURE 2: PARKER RESIDENT'S AWARENESS OF PARKS AND TRAILS

Parker residents are least aware of the following parks: Living Wheel Park, McCabe Meadows, Auburn Hills Community Park, Preservation Park and Trailhead, and Baldwin Gulch Trail.

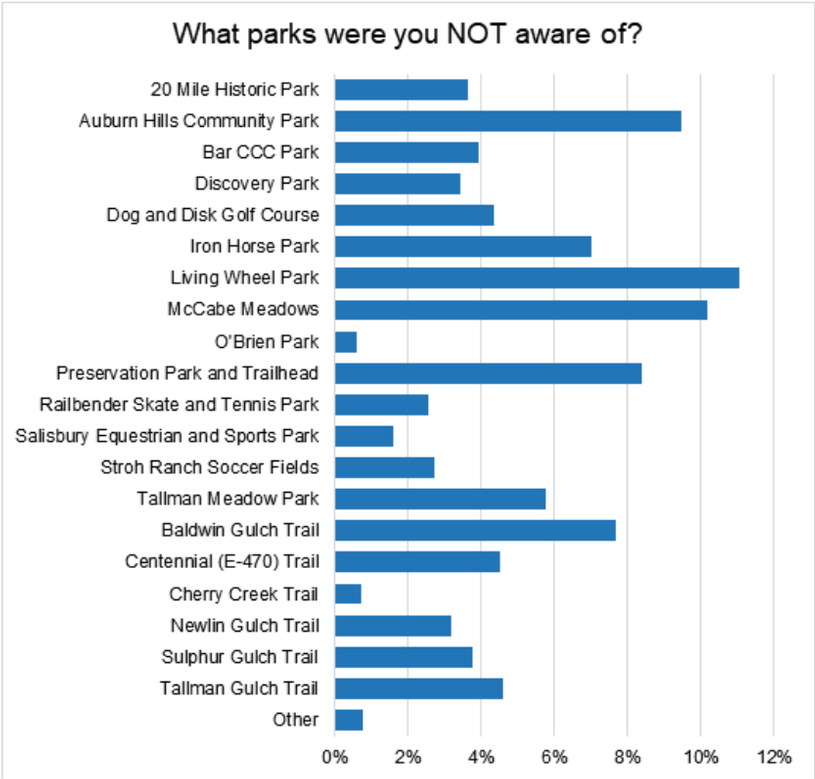


FIGURE 3: PARKER RESIDENT'S USE OF HOA PARKS

Nearly 80% of Parker residents say they use a neighborhood park managed by a homeowners association.

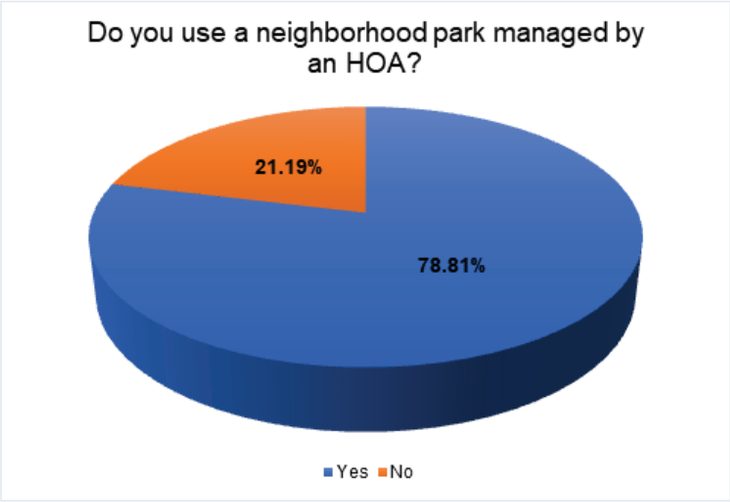


FIGURE 4: REASONS PREVENTING USAGE OF HOA PARKS

Among those residents who reported that they do not use a neighborhood park managed by an HOA, the most commonly reported reasons for not using an HOA-managed park were: 1) There is not a neighborhood park near me, 2) The neighborhood park does not have facilities that interest me, and 3) Simply not interested.

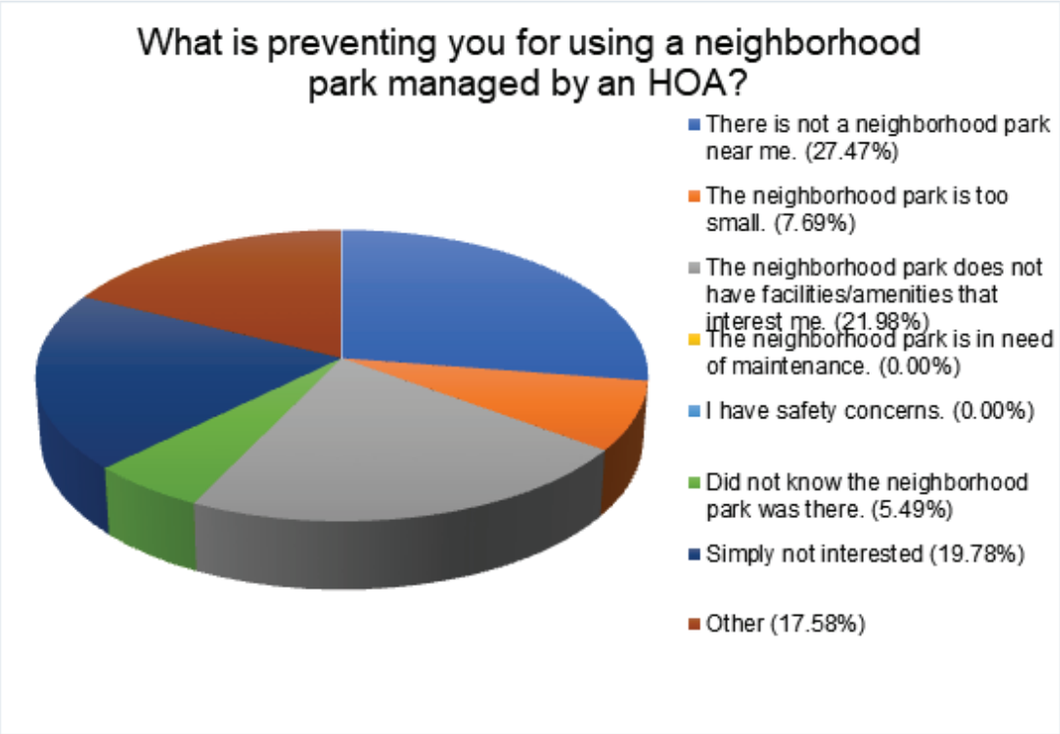


FIGURE 5: PERCEIVED BENEFITS OF PARKS AND RECREATION SERVICES AND AMENITIES

Parker residents identify the following benefits as most important to them: Improve physical health and fitness, improve mental health and reduce stress, enhance community appearance, preserve open space and the environment, and provide access to the outdoors and nature.

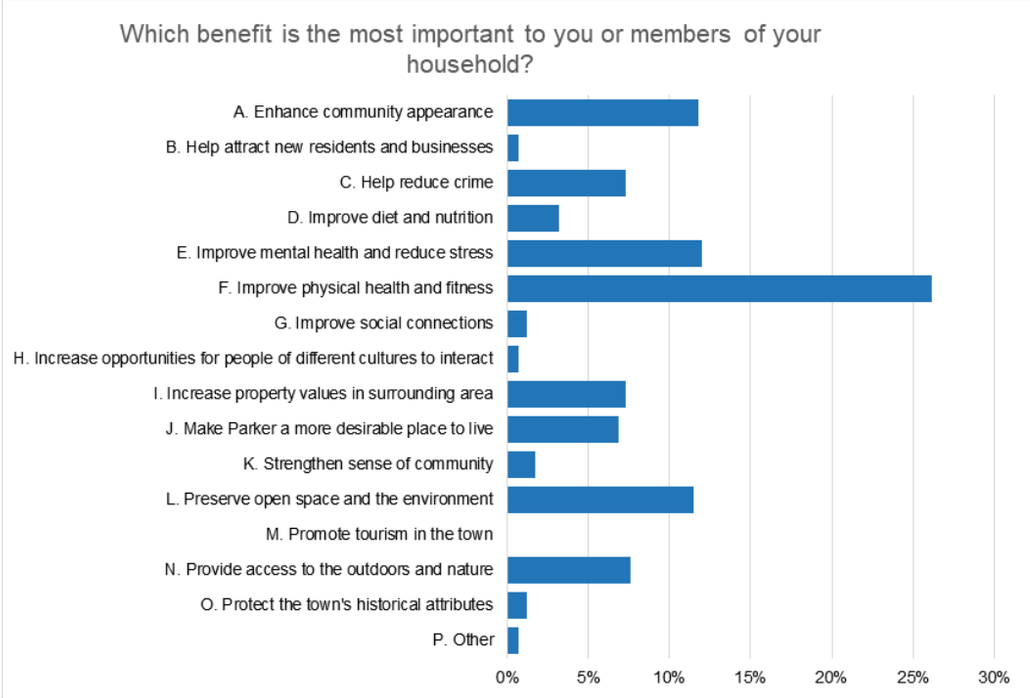


FIGURE 6: PREFERENCES FOR ALLOCATION OF CAPITAL DEVELOPMENT FUNDING

Parker residents prefer capital development funding be prioritized in the following manner: 1) Reuter-Hess Reservoir, 2) purchase of land for open space, 3) trail development, and 4) recreation center.

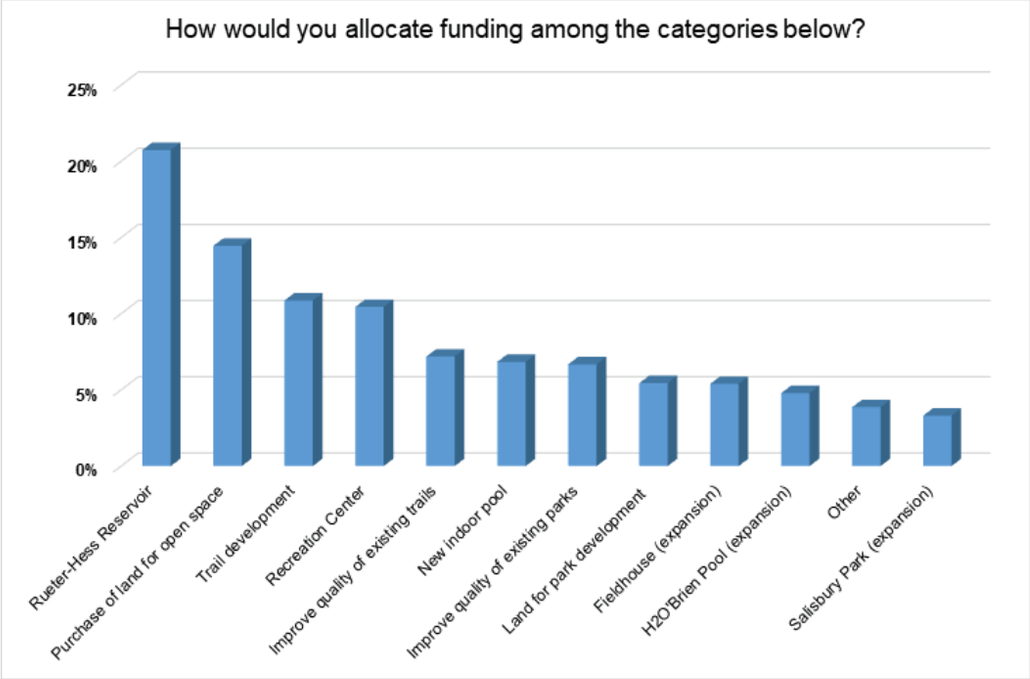


FIGURE 7: FEELINGS ON PROGRAM FEES

58% of Parker residents surveyed believed parks and recreation program fees were fair and should not be adjusted. 15% believed program fees were a little low. 14% believed program fees were a little high.

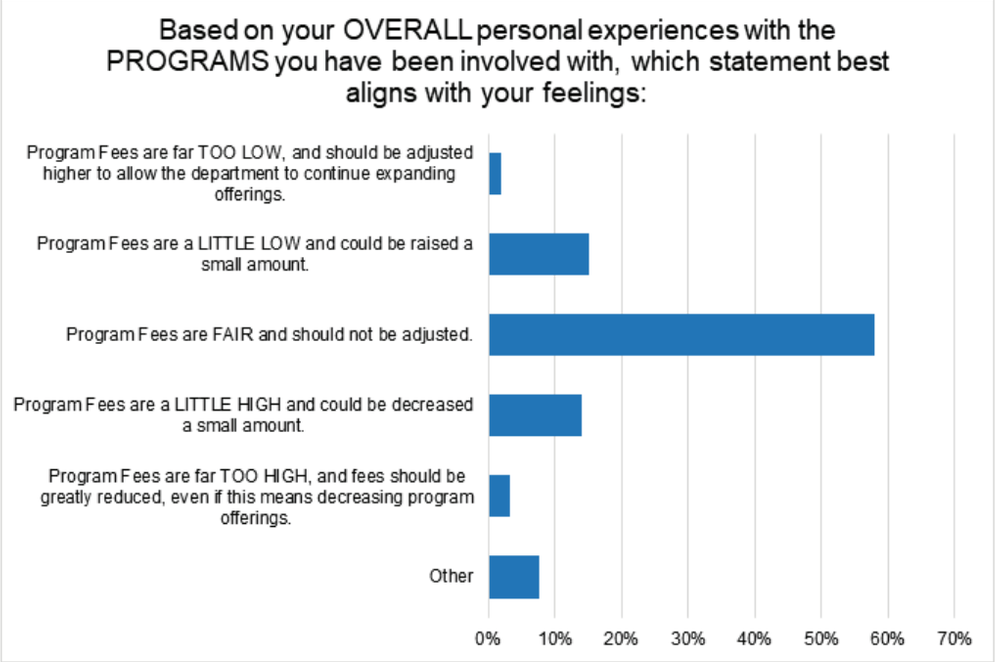
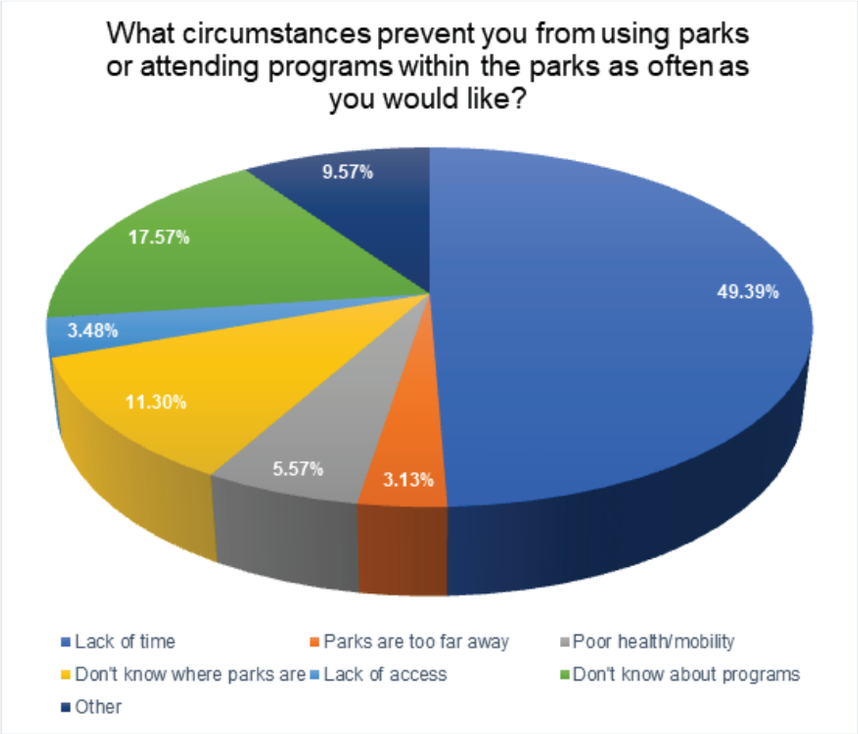


FIGURE 8: CIRCUMSTANCES THAT PREVENT RESIDENTS FROM UTILIZING PARKS OR PROGRAMS

Nearly 50% of Parker residents identify lack of time as the main reason for not utilizing parks and related programs.



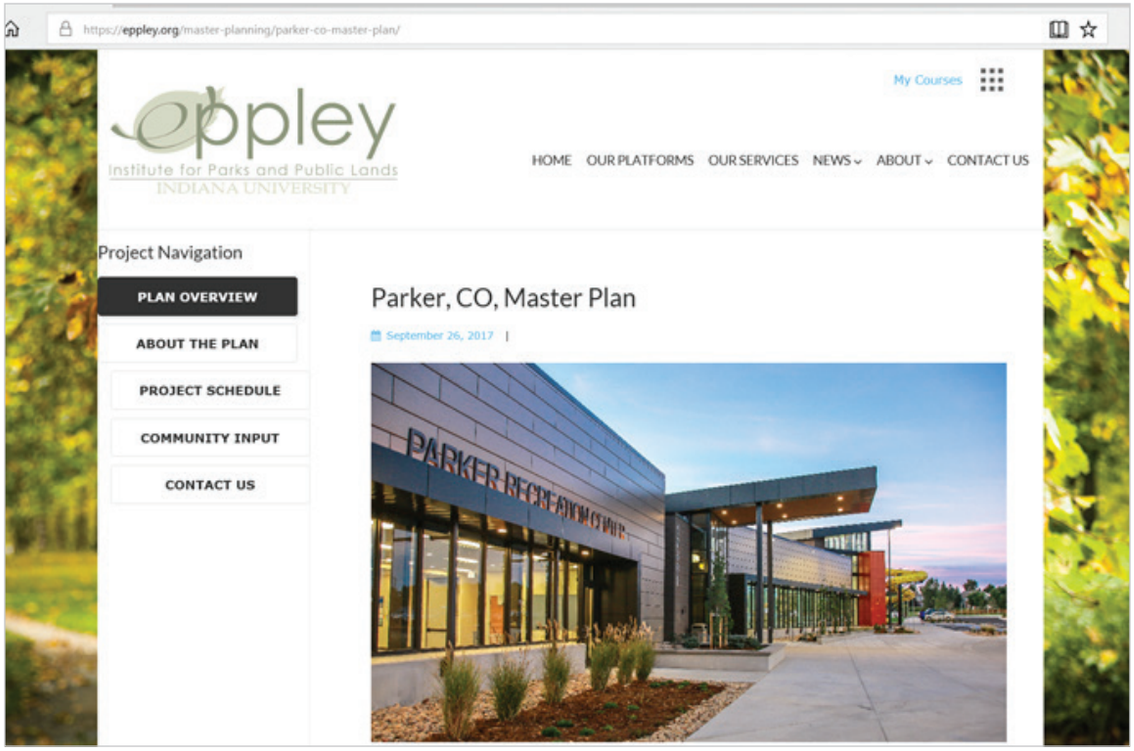
MASTER PLAN WEBSITE

The master plan project team kept community members and stakeholders informed about the master plan process using a project website. The URL for the website is http://go.iu.edu/ParkerMasterPlan. The site launched in October 2017 and saw the most engagement during that month. It was accessed by more than 200 unique visitors during the planning process.

PUBLIC MEETINGS WITH COMMENT SESSION OR SURVEY

The public was also engaged during the developmental stages of the master plan via public meetings. Two general public meetings were held, one on September 13, 2017 at Town Hall and a second on December 7, 2017 at the Parker Recreation Center. These meetings and access to the community survey were heavily promoted using the Town of Parker's websites (www.ParkerOnline.org and www.ParkerRec.com); via the Parks, Recreation and Open Space Department and Town Facebook pages; and through the distribution of more than 500 flyers at open house events. Public comments were recorded and integrated into the needs assessment and action plan sections of this master plan.

A final public meeting was held during the Town Council study session meeting on January 22, 2018. Final edits to the master plan were completed after the study session.



2.2 BENCHMARK COMMUNITIES

INTRODUCTION & INCLUSION CRITERIA

Benchmarking is a vital process that allows organizations to compare their assets, programs, policies, and other criteria to those of peer organizations. Such comparisons are often used by agencies to evaluate themselves and, ultimately, plan better for growth and improvement. In this analysis, initial criteria were selected by Eppley Institute in conjunction with the Parker Parks, Recreation and Open Space Department. Additional points of interest were identified from data provided by the selected peer agencies and compiled for this report.

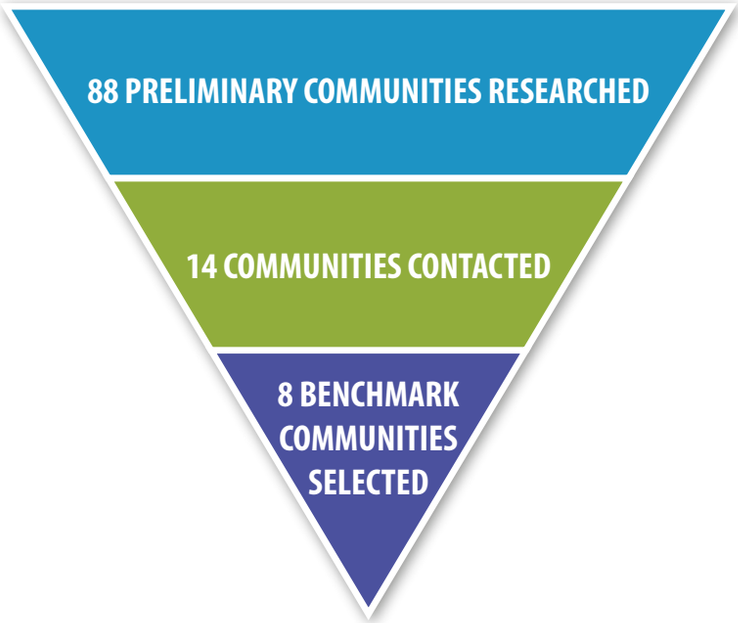
The Town of Parker is growing, and the Parks, Recreation, and Open Space Department is taking steps to meet its new and changing needs, including seeking accreditation. Anticipating the Town's future growth and with the Department's goals in mind, the master planning team sought to compare Parker to accredited organizations with above-average performance, specifically identifying agencies with one or more of the following accomplishments:

- CAPRA Accreditation
  - Accreditation from the Commission for Accreditation of Park and Recreation Agencies (CAPRA) represents the highest level of performance in the parks and recreation industry and is based on agencies' adherence to 151 rigorous standards. To achieve initial accreditation, agencies must meet all 37 Fundamental Standards and at least 108 of the 114 Non-Fundamental Standards. At present (that is, at time of publication), there are only 166 CAPRA-accredited park and recreation agencies in the United States which equates to less than 2% of all park and recreation agencies.
- NRPA Gold Medal
  - Each year, the National Recreation and Park Association (NRPA) presents its Gold Medal award to outstanding agencies, with different agency classes based on population. According to NPRA's description of the selection process, recipients are chosen for demonstrating "excellence in long-range planning, resource management, and innovative approaches to delivering superb park and recreation services with fiscally sound business practices."
  - Parker, with a population of 48,442 (American Community Survey 5-year Estimate, 2016), falls into Class IV (populations of 30,001-75,000). The Town of Parker was awarded NRPA Gold Medals in 2000 and 2011, indicating the long-term success of the Department.
  - To increase the reach of this analysis, communities in adjacent classes (Class III [population 75,001-400,000] and Class V [population less than 30,000]) were also considered.

Furthermore, inclusion criteria for the initial selection of peer agencies also included the following:

- Service area population: Although we sought communities with similar or slightly larger populations, we also included smaller communities when appropriate, especially when seeking comparable local Colorado communities.
- Size and location of metropolitan area: Because Parker is considered an outer suburb of Denver, a metropolitan area of over 2.8 million people, potential peer communities were assessed for their adjacency to a major metropolitan area. Such communities possess characteristics different from urban centers and rural areas.

PEER CITY SELECTION PROCESS

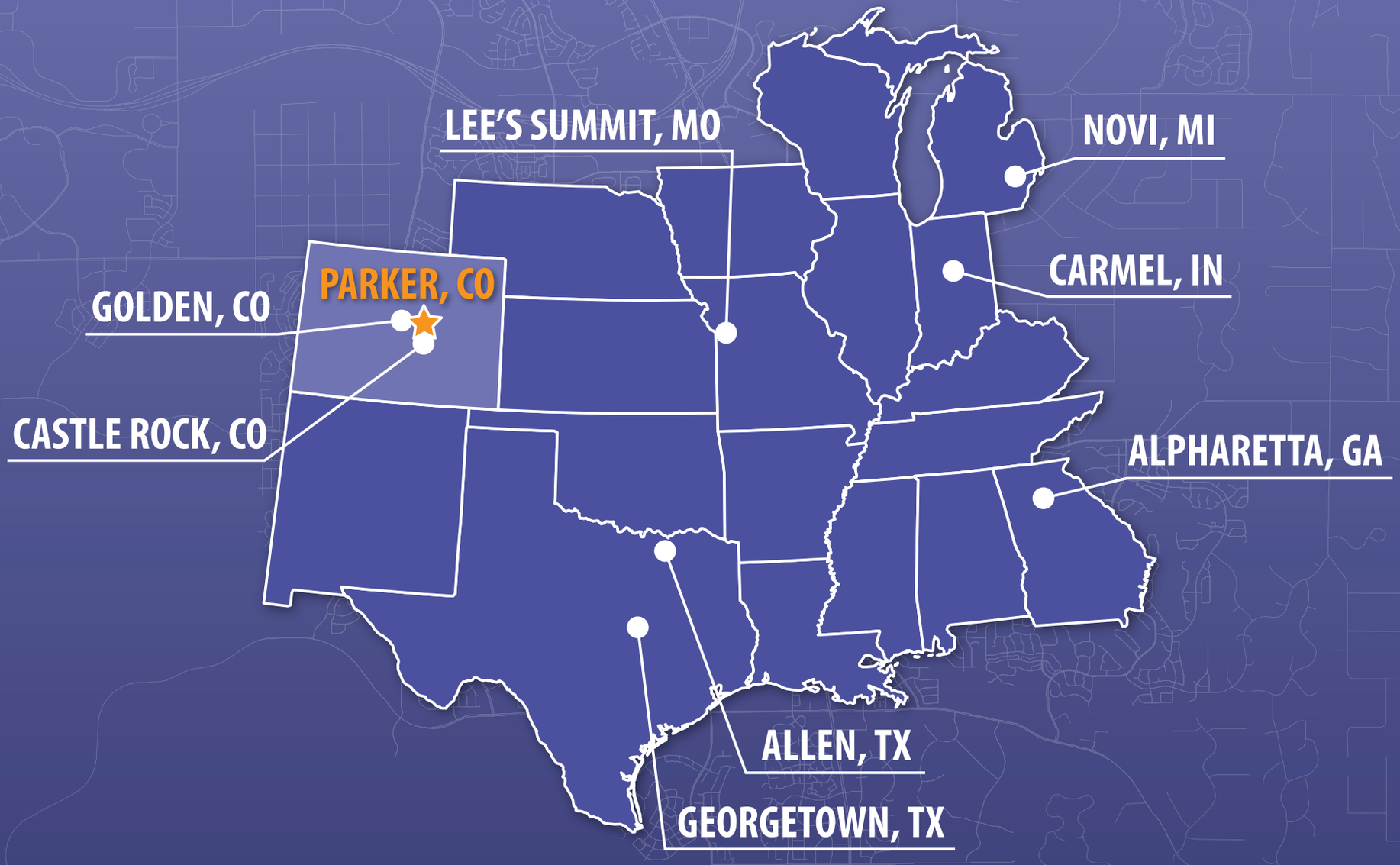


Using these criteria, 88 agencies were initially identified. This list was then narrowed down in consultation with Parker Parks, Recreation and Open Space Department officials. Additional inclusion criteria included management of aquatic centers, management of recreation centers, and sources of funding. Ultimately, 14 agencies across the U.S. were asked to complete a survey of approximately 25 questions. Given the short timeframe for data collection and the limited resources of agencies we contacted, we set a goal of five to seven communities for inclusion in the report. Participation exceeded this goal, and we were able to include the following eight agencies in the final analysis:

- Allen Parks and Recreation Department (Allen, Texas)
- Alpharetta Recreation and Parks Department (Alpharetta, Georgia)
- Carmel Clay Parks and Recreation (Carmel, Indiana)*
- Castle Rock Parks and Recreation Department (Town of Castle Rock, Colorado)
- Georgetown Parks and Recreation Department (Georgetown, Texas)
- Golden Parks and Recreation Department (Golden, Colorado)
- Lee's Summit Parks and Recreation (Lee's Summit, Missouri)
- Novi Parks, Recreation and Cultural Services Department (Novi, Michigan)

* Established through an Interlocal Cooperation Agreement between the City of Carmel and Clay Township

BENCHMARK CITIES



To ensure consistent comparison across communities, data from the 2016 American Community Survey 5-year Estimates were used. We acknowledge that these figures may not be as precise as the decennial census (last conducted in 2010) or as up-to-date as local calculations. However, the American Community Survey allowed us to strike a balance between these two concerns, as the data were recent as well as standardized.

In the analysis below, the Town of Parker can be compared to each individual agency and also to the descriptive statistics of the comparison groups. Specifically, we calculated the mean ("average") and the median ("middle"), when applicable. In instances where the collective data roughly follows a normal distribution, the average of the data points best represents the selected criterion. However, in the case of outliers—that is, when individual figures do not fit normally with the rest of the given data—the median provides a better snapshot, as it represents the midpoint of the sample. In the tables below, it is also important to note that Parker's data is not included in the highest and lowest values (shown by "↑ Highest value of peer agencies" & "↓ Lowest value of peer agencies"), which are indicated **only** for peer agencies.

Survey participants also returned qualitative data in the form of self-descriptions; these descriptions are also provided for analysis. Data points are only as accurate as the information provided by each agency. Data collection was completed between November 2017 and January 2018. It is important to remember that despite our best attempts to standardize data, agencies may report figures differently, especially across different states or regions. The selected peer communities represent communities across

PEER COMMUNITY CHARACTERISTICS

Table: Population and Demographic Characteristics of Peer Communities

	Service Area Population	Land Area in Square Miles	Population per Square Mile	Median ("Middle") Income (Dollars)	Mean ("Average") Income (Dollars)	Median Age (Years)
Parker, CO	48,442	20.48	2,365	$101,969	$113,806	35.0
Golden, CO	**20,268↓**	**9.92↓**	2,043	$59,028	$88,098	**30.7↓**
Castle Rock, CO	53,789	33.79	1,592	$93,153	$110,445	34.6
Novi, MI	58,233	30.26	1,924	$86,193	$114,144	38.8
Georgetown, TX	59,436	47.86	**1,242↓**	$64,256	$81,295	**47.0↑**
Alpharetta, GA	63,013	26.91	2,342	$93,613	$123,728	37.4
Carmel, IN	86,940	47.46	1,832	**$106,546↑**	**$144,480↑**	39.7
Lee's Summit, MO	94,257	**63.35↑**	1,488	**$55,322↓**	**$77,866↓**	38.2
Allen, TX	**94,710↑**	26.29	**3,603↑**	$102,215	$122,963	35.6
Benchmark Average	66,331	35.73	2,008	$82,541	$107,877	37.8
Benchmark Median	61,225	32.03	1,878	$89,673	$112,295	37.8

↑ Highest value of peer agencies

↓ Lowest value of peer agencies

the U.S., spanning the West, South, and Midwest regions. The largest community, Allen, Texas, had a 2016 population estimate of 94,710, while the smallest community, Golden, Colorado, had 20,268 residents in 2016. The average population of the benchmark cities was 66,331, higher than Parker's population, and thus a good picture of what Parker might plan for as it continues to grow. Throughout this analysis, peer cities will be listed in order of increasing population as shown above.

Residents within the Town of Parker are slightly younger and more affluent compared to peer communities.

Figures for population and income were taken from the 2016 American Community Survey 5-year Estimates. Metropolitan areas and associated populations were taken from the Metropolitan Statistical Area 2016 Estimates (U.S. Census Bureau). Land area figures were taken from the 2010 Census Quick Facts.

Table: County, Metro, and State Characteristics

	County	County Population	Metro Area	Metro Population	State	State Population
Parker, CO	Douglas	314,238	Denver-Aurora-Lakewood	2,853,077	CO	5,359,295
Golden, CO	Jefferson	558,810	Denver-Aurora-Lakewood	2,853,077	CO	**5,359,295↓**
Castle Rock, CO	Douglas	314,238	Denver-Aurora-Lakewood	2,853,077	CO	**5,359,295↓**
Novi, MI	Oakland	**1,235,215↑**	Detroit-Warren-Dearborn	4,297,617	MI	9,909,600
Georgetown, TX	Williamson	460,619	Austin-Round Rock	2,056,405	TX	**26,956,435↑**
Alpharetta, GA	Fulton	996,757	Atlanta-Sandy Springs-Roswell	5,789,700	GA	10,099,320
Carmel, IN	Hamilton	**303,042↓**	Indianapolis-Carmel-Anderson	**2,004,230↓**	IN	6,589,578
Lee's Summit, MO	Jackson[1]	683,643	Kansas City	2,104,509	MO	6,059,651
Allen, TX	Collin	886,633	Dallas-Fort Worth-Arlington	**7,233,323↑**	TX	**26,956,435↑**
Benchmark Average	-	679,870	-	3,648,992	-	12,161,201
Benchmark Median	-	621,227	-	2,853,077	-	8,249,589

↑ Highest value of peer agencies
↓ Lowest value of peer agencies
[1] Lee's Summit, MO, spans two counties, Jackson (population listed above) and Cass (population 101,324, excluded from analysis)

As described in the methodology above, we opted to survey communities in the outer-ring suburbs of major metropolitan areas. The benchmark average of 3.6+ million residents in the metropolitan area is slightly above the metro-Denver population of 2.8 million residents in 2016, but similar comparisons can be made across county and state populations as seen in the graph above.

AGENCY CHARACTERISTICS AND STAFFING

Table: Baseline Characteristics of Peer Agencies

	Total Number of Parks	Total Acres Managed by Agency	Total Park Acres per 1,000 population	CAPRA Accreditation	NRPA Gold Medals
Parker, CO	14	1,168[4]	24.1	In Progress[8]	2011, 2000
Golden, CO	25	565[5]	27.9	Yes	2010
Castle Rock, CO	21	**3,331↑**[6]	**61.9↑**	Yes	2012
Novi, MI	19[1]	1,300	22.3	Yes	No
Georgetown, TX	29	**480↓**	8.1	No	1999
Alpharetta, GA	16[2]	832	13.2	Yes	No[9]
Carmel, IN	**14↓**[3]	556[7]	**6.4↓**	Yes	2014
Lee's Summit, MO	32	1,204	12.8	Yes	2010
Allen, TX	**56↑**	1,187	12.5	In Progress[8]	2016
Benchmark Average	26.5	1,182	20.6	Yes: 6/8 No: 2/8	Yes: 6/8 No: 2/8
Benchmark Median	23.0	1,010	13.0	-	-

↑ Highest value of peer agencies
↓ Lowest value of peer agencies
[1] Includes 11 developed parks, 3 facilities, 2 undeveloped parks, and 3 conservation/preservation areas.
[2] Includes both active and passive.
[3] Accessed from agency's website.
[4] Includes open space as calculated by Eppley Institute; does not include 133 acres of HOA managed parks noted in other sections of the master plan.
[5] Accessed from Golden Park and Recreation Master Plan Update 2016
[6] Includes 2,278 acres of open space and 603 acres of parks; accessed from agency's website.
[7] Approximately 35% of parkland is developed and open to public use; remaining parkland is preserved in a natural state. These properties are managed but require significantly less maintenance than areas open to public.
[8] Accreditation process in progress.
[9] 2017 Finalist

The following definitions were provided to peer agencies on the survey:

- Total Number of Parks: parks managed by your agency and open for public use.
- Total Acres Managed by Agency: total acres open for public use.

Directly comparing information such as total acres managed by an agency does not provide a full picture of how much parkland is available to residents, as it does not take into account the service area population (i.e., how many residents share use of that parkland). Computing total park acres per 1,000 population, therefore, provides a more useful figure when comparing agencies. While the Town of Parker manages slightly fewer acres than the benchmark average, it manages a much higher proportion per 1,000 population, surpassing the benchmark median. Only one peer agency reported higher figures (Castle Rock). These differences are mainly due to terrain and each community's available developable land. While Parker has many acres available for residential, commercial, and open space development, Castle Rock's mountainous topography prevents residential and commercial development and makes much of its land usable only as open space, making its proportion of open space acres per 1,000 residents much higher than Parker's.

As noted in the introduction to this section, CAPRA accreditation and NRPA Gold Medals were the first inclusion criteria determined to indicate successful agencies. All eight peer communities have earned at least one of these recognitions, and half of them currently have both designations.

Table: Staffing Levels of Peer Agencies

	Number of Full-Time Employees	Population per Full-Time Employees	Part-Time Employees (Full Time Equivalents)	Part-Time Employees (Number)
Parker, CO	44	1,101	97.6	442[1,2]
Golden, CO	47	**431↓**		318[1]
Castle Rock, CO	44	1222		**416↑**[1,2]
Novi, MI	**12↓**	**4,853↑**		75[1,3]
Georgetown, TX	42	1,415	11	
Alpharetta, GA	51	1,236	**2↓**	**60+↓**[1]
Carmel, IN	65	1,338	**273.5↑**	~400[1]
Lee's Summit, MO	42	2,244		
Allen, TX	**153↑**	619	69.17	
Benchmark Average	57.0	1,670	-	-
Benchmark Median	45.5	1,287	-	-

↑ Highest value of peer agencies
↓ Lowest value of peer agencies
[1] Indicates inclusion of part-time and/or seasonal employees.
[2] This number fluctuates significantly depending on the time of year.
[3] Varies by season due to summer camps

In organizations of all shapes and sizes, variability exists in human resources. Peer agencies track staffing levels differently and did not provide a consistent benchmark. However, even from the incomplete data, we can infer that Parker outpaces its peers in terms of providing jobs to over 440 part-time employees. In Parker, there is one full-time employee for every 1,101 residents. This proportion is smaller than benchmark averages, suggesting a higher level of service provided to the Parker community.

AGENCY BUDGETS

Table: Review of Peer Agencies' Budgets

	Total Operating Budget	Operating Budget per capita	Percent of Budget from Fees and Charges	Percent of Budget from Taxes	Percent of Budget from All Other Sources	Overall Cost Recovery Rate[1]	Cost Recovery Rate from Recreation Programming Only
Parker, CO	$9,975,766[2]	$205.93	54%	46%	0%	54%	87%
Golden, CO	$11,747,033[4]	**$579.59↑**[7]	**10%↓**[7]	80%[7]	11%[7]	56%	80%
Castle Rock, CO	$14,714,374[3]	$273.56	48%	**19%↓**	**33%↑**		84%
Novi, MI	**$3,722,270↓**	**$63.92↓**	53%	33%	14%	71%	**64%↓**
Georgetown, TX	$6,952,686	$116.98	31%	69%	**0%↓**	**31%↓**	81%
Alpharetta, GA	$8,987,223	$142.62	n/a[2]	**100%↑**	n/a[2]	n/a[2]	-
Carmel, IN	$11,780,919[3]	$135.51	**83%↑**	22%	1%	84%	107%
Lee's Summit, MO	$8,650,039	$91.77	54%	37%	9%	**106%↑**	**122%↑**
Allen, TX	**$26,596,433↑**[6]	$280.82	42%	43%	14%	56%	77%
Benchmark Average	$11,643,872	$210.60	46%	50%	12%	67%	88%
Benchmark Median	$10,367,128	$139.07	48%	40%	11%	63%	81%

↑ Highest value of peer agencies
↓ Lowest value of peer agencies
[1] Each agency calculates this differently.
[2] "Municipal agency department;" excluded from analysis.
[3] FY-2016
[4] FY-2017
[5] Based on 2016 NRPAParks Matrix stats.
[6] FY-2018 Adopted Budget.
[7] Jurisdiction revenue source, not just the department.

The following definitions were provided to peer agencies on the survey:

- Total Operating Budget: from ALL sources
- Percent of Budget from Fees and Charges: all fees and charges; programs, rentals, contract fees
- Percent of Budget from Taxes: commonly property and/or local option income tax
- Percent of Budget from All Other Sources: for example, food and beverage, operations or capital, unrestricted, etc.
- Overall Cost Recovery Rate: including direct (salary, equipment), indirect, and overhead
- Cost Recovery Rate from Recreation Programming Only: for example, user fees for adults and kids' programs, children's camps. Please specify.

One of the major benefits of surveying communities both within Colorado and throughout the U.S. is seeing the variation in approaches to parks and recreation budgeting. In our analysis, we standardized budget-related data to the greatest extent possible, but it is important to note that every municipality operates differently. Under operating budget per capita, Parker is in line with the benchmark average and surpasses the median. Parker generates a higher percent of its budget from fees and charges than the benchmark average. The Town's cost recovery rate for recreation programming is impressive: only two of the communities surveyed, Carmel and Lee's Summit, have higher cost recovery rates.

AGENCY REVENUE

Table: Revenue Sources of Peer Agencies

	Revenue from Facilities/ Pavilion Rentals	Revenue from All Programming	Revenue from Other Sources	Total Revenue Reported	Reported Revenue/Capita
Parker, CO	$2,657,062	$2,772,450	$365,800	$5,795,312	$119.63
Golden, CO	$241,150[1]	$1,747,6723	$5,001,868[7]	$6,990,690	**$344.91↑**
Castle Rock, CO	$236,624	**$950,477↓**	**$42,000↓**	**$1,229,101↓**	**$22.85↓**
Novi, MI	**$91,464↓**	$2,399,836	$150,226	$2,641,526[8]	$45.36
Georgetown, TX	$110,000	$1,040,000[4]	$860,000	$2,010,000[9]	$33.82
Alpharetta, GA	$346,000[2]	$1,347,500	$844,900[5]	$2,538,400[10]	$40.28
Carmel, IN	**$5,720,418↑**	$4,057,196	$79,4366	$9,857,050[11]	$113.38
Lee's Summit, MO	$2,979,698	$1,161,989	$120,500	$4,262,187[12]	$45.22
Allen, TX	$1,154,648	**$6,989,574↑**	**$5,822,885↑**	**$13,967,107↑**	$147.47
Benchmark Average	$1,360,000	$2,461,781	$1,615,227	$5,437,008	$99.16
Benchmark Median	$293,575	$1,547,586	$497,563	$3,451,857	$45.29

↑ Highest value of peer agencies
↓ Lowest value of peer agencies
[1] Includes: ball field rental/pavilion rental/Sports Complex rentals.
[2] Fields/Courts, Buildings, Equestrian Center.
[3] Programming is any program that involves pre-registering
[4] Programs, camps, swim lessons, outdoor adventure programs, tennis lessons, sports leagues.
[5] Recreation Center programs, Athletics Adult Activity Center programs/trips.
[6] Extended School Enrichment (before & afterschool program, summer camps).
[7] Pro Shop, Concessions, RV Campground, cemetery, museums, golf, donations, museum collections
[8] Sponsorships, grants, and gate fees.
[9] Rec center memberships and pool admissions
[10] Intergovernmental, non-resident, and event fees.
[11] Dog park, shelter rentals.
[12] Sponsorships, community wellness program.

The following definitions were provided to peer agencies on the survey:

- Revenue from all programming: All programing (recreation, environmental education, etc.). Please provide your definition of what is including in "Programming."
- Revenue from other sources: For example: sponsors, grants, partnerships, gate fees, etc. Please indicate amount and cite the source. We realize there is no standardization in the industry for this type of bookkeeping. Please provide revenue breakdown as best you can.

Continuing on the theme of variation between communities, each agency generates revenue in unique ways. While Parker generates more revenue through facilities/pavilion rentals and all programming, some agencies, such as Golden, bring in revenue via a variety of other sources. Combining reported revenue and using a per capita approach allowed us to better see variation among agencies. Only Golden and Allen generate more revenue per capita than Parker. For departments collecting revenue from just recreation facilities and programming, Parker represents the highest revenue per capita compared to benchmark communities.

AGENCY FACILITIES

Table: Overview of Facilities Managed by Peer Agencies

	Total Paved Trail Miles	Total Unpaved Trail Miles (Soft surface)	Aquatic Facilities (Indoor)	Aquatic Facilities (Outdoor) - Pools	Aquatic Facilities (Outdoor) - Splashpad/ Sprayground	Equine Facilities
Parker, CO	26	12	3	1	2	2
Golden, CO	24	**100↑**[1]	2[3]	2	1	0
Castle Rock, CO	32	37	**3↑**	2	3	0
Novi, MI	**3.6↓**	16.8[2]	**0↓**	**0↓**	**0↓**	0
Georgetown, TX	7	**2↓**	1	**5↑**	2	0
Alpharetta, GA	11.3	5.8	**0↓**	1	**0↓**	**1↑**
Carmel, IN	21	4	2[4]	1	**4↑**	0
Lee's Summit, MO	74	**2↓**	**3↑**[5]	1	1	0
Allen, TX	**65.8↑**	2.3	2	1	1	0
Benchmark Average	29.8	21.2	1.6	1.6	1.5	0.1
Benchmark Median	22.5	4.9	2.0	1.0	1	0.0

↑ Highest value of peer agencies
↓ Lowest value of peer agencies
[1] Nearly 100 miles of off-road trails and paths within one mile of the Golden city limit are owned and managed by the City of Golden or Jefferson County.
[2] 12.95 miles are at Lakeshore Park (10.11 for mountain biking)
[3] One facility, two pools.
[4] Monon Community Center includes activity pool and 6-lane, 25-yard lap pool
[5] Legacy Park Community Center- 3 bodies of water: (1) Lap pool with slide, (2) zero depth kids play area with current, (3) hot tub

Facilities of interest include trails, aquatic facilities, equine facilities, and recreation centers. Trails provide excellent opportunities for physical activity, recreation, social interactions, and connectivity. Parker maintains 26 miles of paved trails, surpassing all communities below 90,000 residents with the exception of Castle Rock, Colorado. The benchmark average is higher than the median, mostly due to the exceptionally large trail systems in Lee's Summit, Missouri, and Allen, Texas.

With the exception of Novi, Michigan, all agencies surveyed manage either an indoor or outdoor aquatic facility or both. Pools and splash pads provide opportunities for either seasonal or year-round recreation and can appeal to all age groups and abilities. Equine facilities, however, are much more specialized; only Alpharetta, Georgia, and Parker, Colorado, include equine facilities under the parks and recreation umbrella.

RECREATION CENTERS

Table: Characteristics of Peer Agencies' Recreation Centers

	Recreation Centers	Total Square Feet of Recreation Centers	Sq. Ft. of Recreation Centers per Capita
Parker, CO	2[1]	170,000	3.5
Golden, CO	**1↓**	71,483	3.5
Castle Rock, CO	2[2]	148,443	2.8
Novi, MI	3[3]	132,907	2.3
Georgetown, TX	**1↓**[4]	**64,000↓**	**1.1↓**
Alpharetta, GA	4[5]	66,844	**1.1↓**
Carmel, IN	**1↓**[6]	146,225	1.7
Lee's Summit, MO	3[7]	104,000	**1.1↓**
Allen, TX	**8↑**[8]	**364,850↑**	**3.9↑**
Benchmark Average	2.9	137,344	2.2
Benchmark Median	2.5	118,454	2.0

↑ Highest value of peer agencies
↓ Lowest value of peer agencies
[1] Parker Fieldhouse and Parker Recreation Center.
[2] Miller Activity Complex and Recreation Center.
[3] Novi Civic Center, Meadowbrook Activity Center, Novi Ice Arena.
[4] Indoor recreation center, not including tennis center and clubhouse.
[5] Alpharetta Adult Activity Center, Alpharetta Community Center, Wills Park Recreation Center, and Crabapple Government Center.
[6] Monon Community Center.
[7] Legacy Park CC, Harris Park CC, Gamber Community Center.
[8] Joe Farmer Recreation Center, Don Rodenbaugh Natatorium, Allen Senior Recreation Center, The Edge Visitor Center (youth), Allen Community Ice Rink, Allen Event Center, Blue Sky Sports Center (public/private partnership), Hydrous Wakeboard (public/private partnership).

This analysis of recreation centers and associated square footage provides an interesting look at regional trends. Parker and the two benchmarking agencies from Colorado maintain recreation centers at a much higher rate than most agencies.

AGENCY PROGRAMS

Table: Snapshot of Peer Agencies' Programming

	What percentage of your operating budget (direct) is dedicated to programming?	Key user groups that tend to need your services more than others
Parker, CO	45%	youth, senior adults, individuals with disabilities
Golden, CO	18%-20%	youth[8], senior adults, swim team, pickle ball players, large private rental groups
Castle Rock, CO	18%[1]	senior adults, individuals with disabilities
Novi, MI	65%	youth, senior adults
Georgetown, TX	20%	senior adults[6]
Alpharetta, GA	50%[2]	youth[7], senior adults
Carmel, IN	41%[3]	youth[8], individuals with disabilities
Lee's Summit, MO	**7-84%↑↓[4]**	youth[7]
Allen, TX	67%[5]	youth[8], senior adults
Benchmark Average/Composite	41%	Youth: 6/8 Senior adults: 6/8 Individuals with disabilities: 2/8

↑ Highest value of peer agencies
↓ Lowest value of peer agencies
[1] This is of our Community Center Fund consisting of facility and programming revenue.
[2] Does not include special events or equestrian center events.
[3] Rec programs, before & afterschool program, and summer camps.
[4] LSPR has several funds. The four funds identified are from the Recreation Division.
[5] Figurers are percentages of the FY18 budget.
[6] For weight room instruction
[7] Including youth sports and/or youth sport associations
[8] Before and afterschool care or preschool

The following definitions were provided to peer agencies on the survey:

- What percentage of your operating budget (direct) is dedicated to programming?: Please define your user groups and breakdown by GROUP or TYPE. Please list as it appears in your agency Recreation Plan or Strategy.
  - Group examples:
    - Children:
    - Adults:
    - Seniors:
  - Type examples:
    - Athletics:
    - Kids camps:
    - Environmental education:
- Key user groups that tend to need your services more than others: For example: youth (for afterschool care, for instance), seniors, etc.

The programmatic capacities of each agency vary according to factors such as budget, culture, and climate. The percentage of operating budget dedicated to programming, however, provides a snapshot of how programs fit into an agency's plan. With 45% of its operating budget dedicated to programming, Parker exceeds a benchmark average of 41%.

Each agency also targets different populations, but we were able to collect qualitative data on the different key user groups within each agency. Overall, 75% of agencies surveyed included youth as key user group, and 75% listed the senior, or older adult, population. Only 25% of agencies listed individuals with disabilities as a key user group. Parker targets all three of these groups in their programmatic offerings.

Through further analysis, various trends in programming were evident across the peer agencies. In addition to traditional programmatic offerings of youth and adult sports, enrichment activities, and youth camps, three agencies identified dance and/or cultural activities as main areas of programming.

In terms of number of programs offered each year, Parker offers 3,260 programs annually. Comparatively, Golden offers 154 types of programs, Alpharetta offers 1,174 programs, Carmel offers 3,000 programs (one-third of which are group fitness programs), Lee's Summit offers 300 programs (with additional agreements in four youth sports), and Allen offers 1,851 programs. Both Alpharetta and Allen offer a large amount of community or special events each year, such as 134 equestrian and 139 other events each year managed by Alpharetta.

A compilation of additional programming offerings is available upon request.

SUMMARY OF BENCHMARK ANALYSIS

Overall, the Town of Parker compares very well to benchmark communities, oftentimes surpassing larger, well-funded agencies. The areas needing improvement are described throughout the Needs Assessment and Analysis section and made actionable in the System Themes and Strategic Action Plan section of this master plan.

2.3 NEEDS ASSESSMENT AND ANALYSIS

COMMUNITY INVENTORY & ASSESSMENT

Access to parks, recreation opportunities, and open space has profound effects on the health of a community. According to the Colorado Health Rankings[1], Douglas County ranks first out of 58 Colorado counties in overall health outcomes and quality of life. According to countyhealthrankings.org, health-related quality of life is a "multi-dimensional concept that includes domains related to physical, mental, emotional and social functioning. It goes beyond direct measures of population health, life expectancy and causes of death, and focuses on the impact health status has on quality of life." The Centers for Disease Control defines health-related quality of life as "an individual's or group's perceived physical and mental health over time."

Table: Community Health Indicators Found on countyhealthrankings.org

Topic	Douglas County	Colorado	Top U.S. Performers (top 10%)
Health Behaviors	1/58		
Adult obesity	17%	20%	26%
Physical inactivity	10%	14%	19%
Access to exercise opportunities	99%	91%	91%

Health and wellness are a nationwide concern, and parks, recreation, and community development services are part of the solution. In terms of health behaviors, Douglas County is the healthiest county in the state of Colorado. According to research, this statistic is certainly attributed to the tremendous access to parks, recreation opportunities, and green space that Parker residents utilize. Results of the master plan community survey support this information: 90% of Parker residents said they would rate their general health as "excellent" or "good." Similarly, when asked how many days during the last month they would rate their physical or mental health as poor, over 83% of Parker residents responded with only 0-3 days. Rates of adult obesity and physical inactivity are lower and access to exercise greater for Douglas County residents than for other Coloradoans as well as residents of other top-performing counties around the United States. These measures are all significantly and positively affected by the Parker Parks, Recreation and Open Space Department, whose facilities, programs, and events support residents working to improve or maintain healthy lifestyles. The Parker Parks, Recreation and Open Space Department offers a significant portion of Parker's recreation and park opportunities, and as the community survey demonstrates, community members understand the Department's important role in promoting community health and want to ensure the Department continues to expand this role. It is a critical component of keeping the Town of Parker healthy and able to serve the needs of its residents. Ensuring that Douglas County—and by extension, Parker—remains a healthy place to live is intertwined with the Department's success for years to come.

While the Parks, Recreation and Open Space Department offers most of the park and recreation services in Parker, it is not the only provider in the community. Organizations from the public, private, and nonprofit sectors all play a role in offering the wide range of programs and facilities Parker residents enjoy. A full list of Town of Parker recreation facility and service providers can be found in Appendix D. Below is a brief description of Parker's largest providers.

[1] County Health Rankings & Roadmaps:
http://www.countyhealthrankings.org/app/colorado/2017/rankings/douglas/county/outcomes/overall/snapshot

OTHER PARK AND RECREATION PROVIDERS

HOA Neighborhood Parks

The Town of Parker has long utilized a growth management and park development philosophy that encourages growth to pay its way. By working with residential developers and homeowners associations (HOAs) to ensure standards for parks, trails, and open space are met in each of its neighborhoods, Parker promotes an equitable and widespread distribution of amenities. HOAs are responsible for the development and maintenance of their parks, thereby minimizing the financial burden on the Town. The HOA neighborhood parks are open to the public and include playgrounds, open space, benches, picnic tables, outdoor pools, courts and other amenities that provide recreational outlets and promote social gatherings. This approach has resulted in a comprehensive public and private network of uniquely interconnected parks and trails equally distributed throughout the Parker community.

School Systems

The Douglas County School District administers many sports fields and playgrounds designed for students from kindergarten through 12th grade. Programs include sports such as football, baseball, softball, and soccer. The District also utilizes facilities operated by the Town for its programs. For example, area schools utilize the Recreation Center aquatic space for swim practice and swim meets. Additionally, some students who participate in sports at their schools play on traveling teams that use facilities administered by the Department.

Douglas County Parks, Trails and Building Grounds[2]

The Douglas County Park and Trails Department's mission is to serve as stewards for resource management by providing the design, development, maintenance, and patrol of all Douglas County local and regional parks and regional trail systems. Its priorities are to maintain local and regional parks as well as regional trails. The primary Douglas County facility in Parker is Challenger Regional Park which is located on Lincoln Avenue adjacent to the Parker Recreation Center. This facility serves Town residents and complements Town facilities with open space, parking and a large complex of fields for active recreation.

Private Health Clubs and Gyms

Parker has a variety of private health clubs and gyms where members pay annual or monthly fees to use the facilities. Such private facilities include 20 Mile Crossfit, 9Rounds Fitness, Farrell's eXteme Bodyshaping, Fit36Parker, Fitness Together, Generation Fitness, Group X Fitness Club, Lifetime Fitness, Orangetheory Fitness, XS Crossfit, and many others. While Parker's private facilities offer a range of services, most provide exercise equipment, weights, and personal training and do not offer sport or recreation programs.

Other

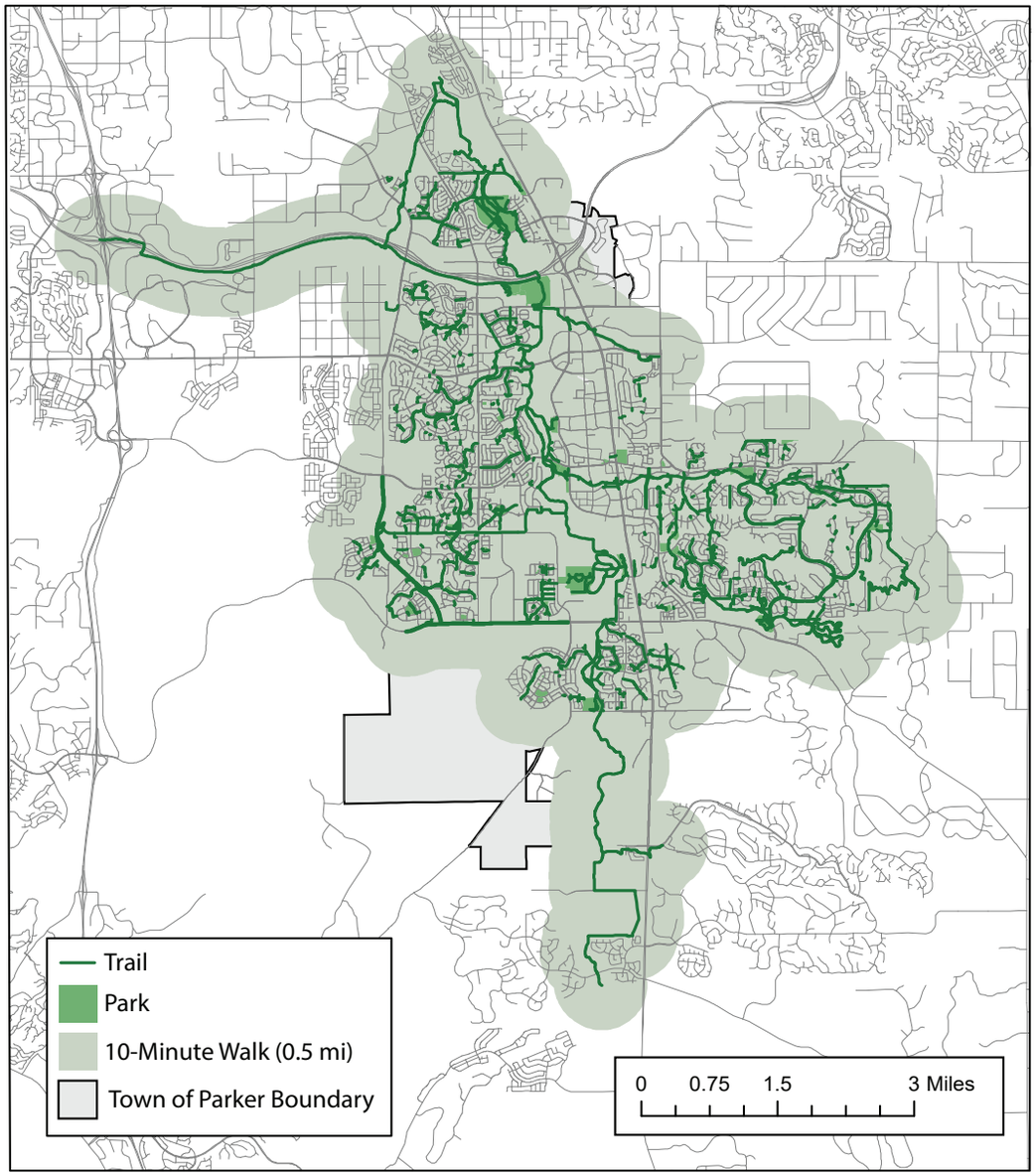
There are many independent clubs that organize sporting events using department facilities and those of other recreation providers throughout Parker. Some examples include:

- Parker Tennis, a long-time collaborator with the Department, is partnering to build a new tennis center in Parker. When complete, the center will offer lessons based on age and skill level.
- Private sports fields (including Cottonwood West Park and Cottonwood East Park) that offer multiple special use areas including baseball fields, soccer fields, and volleyball courts.
- Martial arts providers that offer services for young children and adults.

[2] Douglas County Parks Trails & Building Grounds: http://www.douglas.co.us/government/departments/parks-trails-building-grounds/

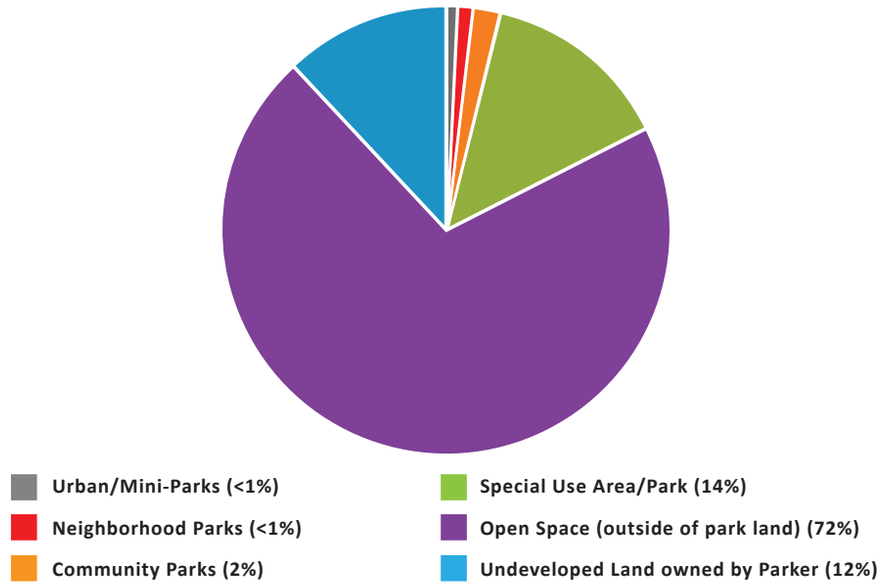
PARK CLASSIFICATIONS AND LEVEL OF SERVICE STANDARDS

The Town of Parker oversees more than 1,000 acres of parkland, open space, and trails and offers thousands of events and programs for Parker residents of all backgrounds, ages, and abilities. The Parks, Recreation, and Open Space Department is responsible for managing, operating, and maintaining complex assets within the parks and recreation system. The assets managed by the Department include 38 miles of multi-use trails, one outdoor and one indoor pool facility, 24 pavilions/gazebos/patios, eight playgrounds, one recreation center, one fieldhouse, one skate park, one dog park, and multiple sports facilities including basketball courts, pickleball courts, tennis courts, volleyball courts, ball diamonds, a disc golf course, and multi-use fields. In this section, the Parker park and recreation system will be broken down into park classifications and a level of service standard for each classification will be described. As a part of its commitment to responsible management, the Department adheres to a level of service that is responsive to the Town's current needs, future growth and the high expectations of residents.



Residents of Parker: Access to Parks, Trails, and Open Space within a 10-minute Walk

PARKLAND



Park systems generally provide their communities with a wide array of diverse settings for many uses, and this is the case for the Town of Parker. As a part of this needs assessment, a park classification system based on industry best practices, community engagement, and benchmark research has been developed for the Town of Parker in order to measure the development of an equitable system of parks for its residents. This classification system will be explained in greater depth in the remainder of this section and includes the following park types: Urban/Mini-Parks, Neighborhood Parks (including HOA Neighborhood Parks), Community Parks, Special Use Parks/Areas, Multi-Use Trails, Undeveloped Land, and Open Space. The map on this page depicts the service area managed by the Town of Parker and shows the Town's developed parkland, including Urban/Mini-Parks, Neighborhood Parks (including HOA Neighborhood Parks), Community Parks, and Special Use Parks/Areas. Based on level of service mapping, Town of Parker residents have excellent access to a variety of parkland, trails, and open space.

LEVEL OF SERVICE (LOS) STANDARDS

The park and recreation needs of a community are expressed through a level of service (LOS) analysis. Numeric LOS metrics are most commonly used when analyzing parkland and recreation facilities and express acreage or availability in per capita terms. However, effective assessments of recreation programming and parkland often rely more heavily on other factors, such as programming trends and unique characteristics of the community. LOS standards will change over time as the Town of Parker grows and changes. In this master plan, the National Recreation and Park Association (NRPA) Level of Service Standards are used as guidelines that define a service area based on population and the resources that support parks, facilities, and amenities. Every community has a unique set of service standards that fit its community profile. In the tables included in this section, the recommended LOS based on local service area represents an adjusted level of service based on the unique characteristics of Parker, programming trends in the community, and the goals of the Town.

Table: Town of Parker Park Classifications and Acreage Totals

Park Classification	Current Acres/Miles
Urban/Mini-Parks	6.7 Acres
Neighborhood Parks	9.8 Acres
Community Parks	19.8 Acres
Special Use Areas/Parks	158.4 Acres
Open Space (Outside of Parkland)	837.1 Acres
Undeveloped Land Owned by Parker	137 Acres
Total Acres Managed by Town of Parker	**1,168.8 Acres**
Portion of Multi-Use Trails Managed by Parker	38 Miles
Private Parks/HOA Parks w/in Town of Parker Limits	133 Acres

Urban/Mini-Parks

- Living Wheel Park
- Preservation Park
- Sulphur Gulch Fitness Park
- Twenty Mile Historic Park

Special Use Areas/Parks

- Bar CCC Park
- USMC CPL David M Sonka Dog Park and Westcreek Disc Golf Course
- Iron Horse Park/Slemmer Barn
- Railbender Skate and Tennis Park
- Salisbury Sports Complex & Equestrian Park
- Stroh Ranch Soccer Park
- Tallman Meadow Park

Neighborhood Parks

- Discovery Park
- McCabe Meadows

Community Parks

- Auburn Hills Community Park
- O'Brien Park & H2O'Brien Pool

Underdeveloped Parkland

- Fieldhouse (property to the west)
- Reata West
- Salisbury Park North

Portions of Multi-Use Trails Managed by Parker

- Cherry Creek
- Sulphur Gulch
- Tallman Gulch
- Cottonwood Trail

PARKLAND AND OPEN SPACE CLASSIFICATIONS & CURRENT LEVEL OF SERVICE

Urban/Mini-Parks

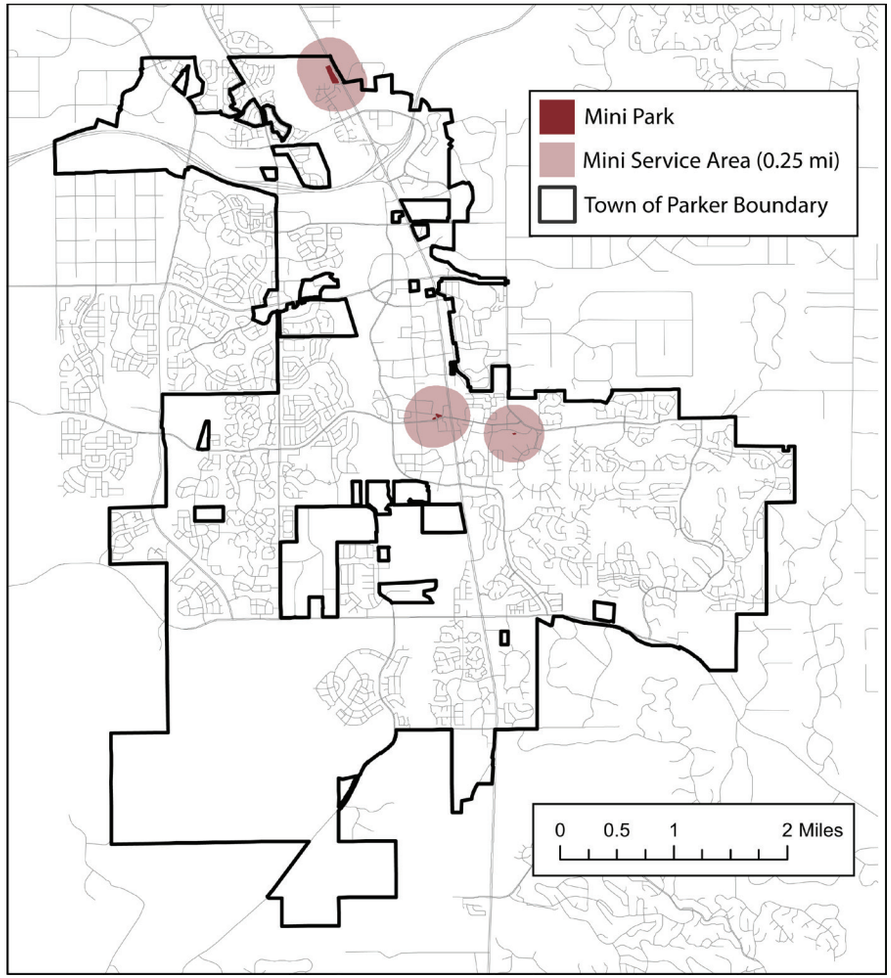
Parker's park system includes four urban parks, also known as mini-parks. These parks serve residents living or working within a quarter-mile walking distance. Urban parks are the smallest park classification and provide surrounding residences, offices, and commercial buildings with open space, which research has shown promotes health and wellness. They serve limited, typically individual, daily needs and occasional group needs.

There is some programming at these parks; however, the majority of use is unscheduled. Urban parks provide benches and limited shelter where people might enjoy a meal. Urban parks can also provide landscape as a buffer for surrounding roads and land use; passive recreational areas for senior citizens and others that include walking paths, benches, gardens, picnic tables, quiet areas, and outdoor picnic areas with small shelters; and small parking lots.

Table: Town of Parker Urban/Mini Park LOS

Current # Acres	Current LOS based upon population*	2022 LOS**	Recommended LOS Based on Local Service Area
6.7	0.14	0.12	0.20

National Recreation and Park Association Standard: 0.25-0.50 acres
* Unless otherwise specified, LOS is presented as per 1,000 residents and based on a population of 48,442. This population estimate is based on 2016 ACS 5-year estimates.
** Based on a population of 53,809 people. Population estimate derived by combining the projected annual percent changes of Douglas County Projected Average Annual Percent Change (DOLA) with the ACS 5-Year Estimates for 2016.



Town of Parker Urban/Mini Park Service Area

Urban/Mini-Park LOS Summary:

- The utilization and development of urban/mini-parks has not been a focus for the Town of Parker. The Town has followed the principle that these smaller spaces are better managed by private entities and have prioritized funds for the development and maintenance of larger, more economically valuable parkland.
- As land becomes available or is dedicated to the Town, the Department will consider incorporating additional urban park space in order to increase the LOS in this park classification.
- A potential focus area for urban/mini-parks is the Mainstreet Corridor between Twenty Mile and Pine Drive as well as areas planned for future higher intensity development.

Neighborhood Parks

Neighborhood parks can provide focal points for neighborhood identities, gathering places for friends and family, opportunities for informal play, and natural settings for quiet reflection close to home. These parks typically range from five to 25 acres in size and are usually located within walking distance of neighborhood residences (i.e., within a half-mile radius). Many of Parker's neighborhood park needs are met by homeowners associations (HOA) properties and various private parks. Please see the HOA Neighborhood Parks section in the following pages for additional information.

Neighborhood parks provide a wide variety of recreational opportunities in residential areas. They can include spaces and facilities for the active recreational pursuits of children, teenagers, and young adults as well as quiet, landscaped areas where older residents can relax with their families. Neighborhood parks also act as buffers to residential settings.

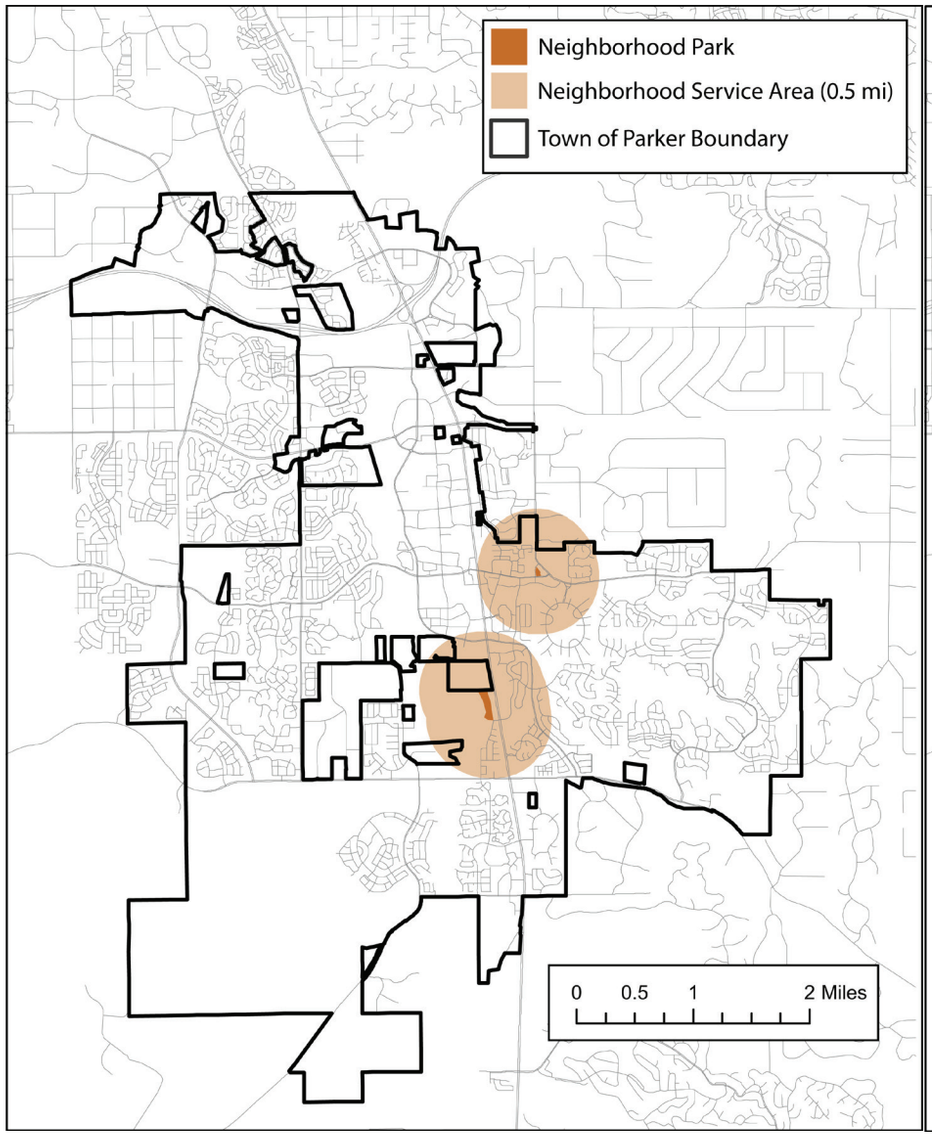
Table: Town of Parker Neighborhood Park LOS

	Current # Acres	Current LOS*	2022 LOS**	Recommended LOS Based on Local Service Area
Parker Neighborhood Parks	9.8	0.20	0.18	0.20
HOA Neighborhood Parks	133	2.76	2.47	n/a
TOTAL	**142.8**	**2.95**	**2.65**	**2.50**

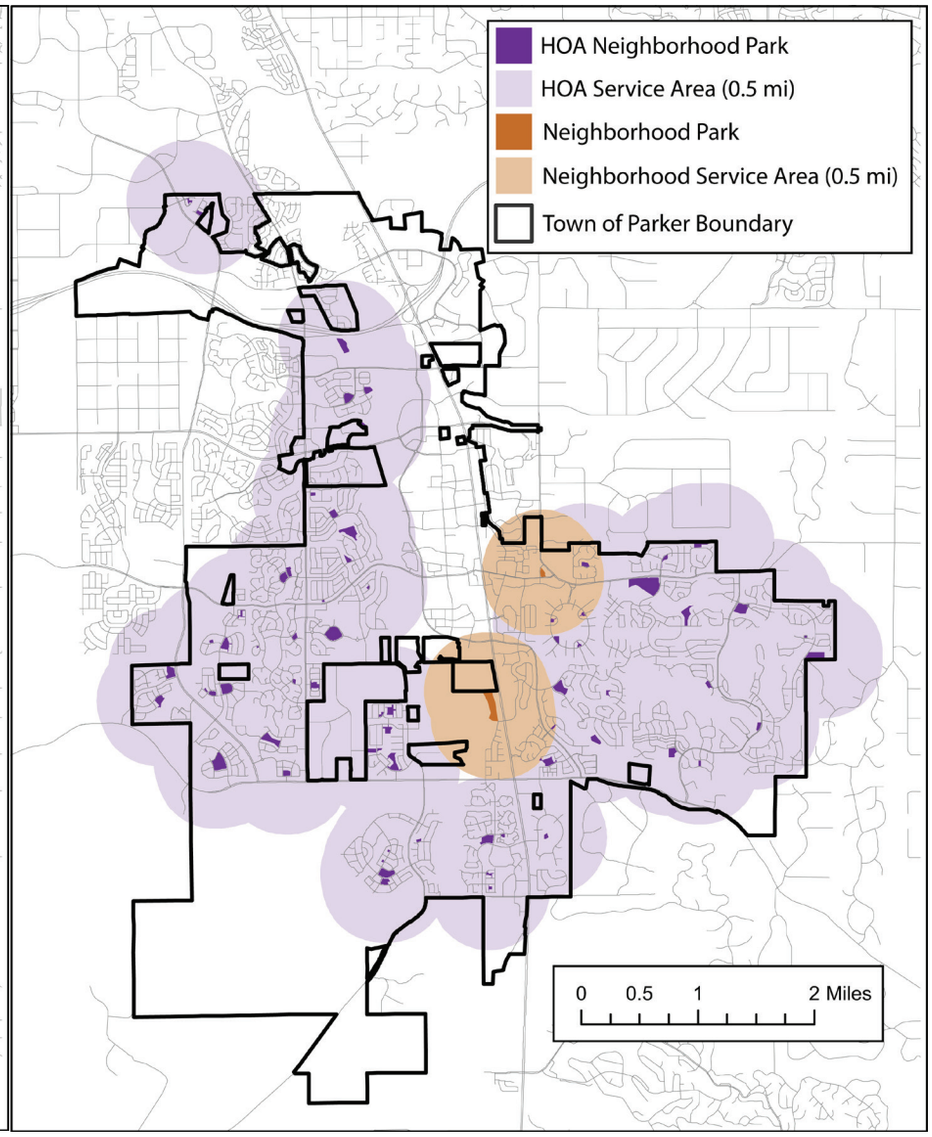
National Recreation and Park Association Standard: 1.00-2.00 acres
* Unless otherwise specified, LOS is presented as per 1,000 residents and based on a population of 48,442. This population estimate is based on 2016 ACS 5-year estimates.
** Based on a population of 53,809 people. Population estimate derived by combining the projected annual percent changes of Douglas County Projected Average Annual Percent Change (DOLA) with the ACS 5-Year Estimates for 2016.

Neighborhood Park LOS Summary:

- The LOS for neighborhood parks cannot be accurately analyzed without considering the enormous contribution HOA neighborhood parks make to the Parker community. As of December 2017, there were 133 acres of HOA neighborhood parks in Parker.
- In terms of access to parkland, HOA neighborhood properties significantly contribute to Parker's LOS, bringing the 2022 neighborhood park LOS to 2.65 acres per 1,000 residents (not including the planned new property developments discussed below). This LOS is significant because it significantly exceeds the NRPA Neighborhood Park Standard of only 1.00-2.00 acres per 1,000 residents (a standard determined by a review of the most well-resourced, well-funded parks and recreation departments in the country).
- There are currently seven planned parks in the Hess Ranch and Anthology North properties, bringing their neighborhood park acreage to 87.7 acres and 47.5 acres, respectively. These parks will be established in addition to the open space (626 acres) also planned for the properties. The development of these two properties will raise Parker's neighborhood park LOS to 5.2, based on 2022 population estimates.
- The unique approach the Town of Parker has taken with housing developers through the Land Development Ordinance process of establishing at least seven and a half acres of parkland per 1,000 new residents has resulted in a comprehensive network of uniquely interconnected neighborhood parks and trails equally distributed throughout the community.
- When reviewing the neighborhood and HOA neighborhood park maps below, it is apparent that access to neighborhood parkland is not an issue in the Town of Parker.
- Given the importance of HOA neighborhood parks to the Town's level of service, the issues of accessibility, improvements and maintenance should be monitored as these facilities age.



Town of Parker Neighborhood Park Service Area



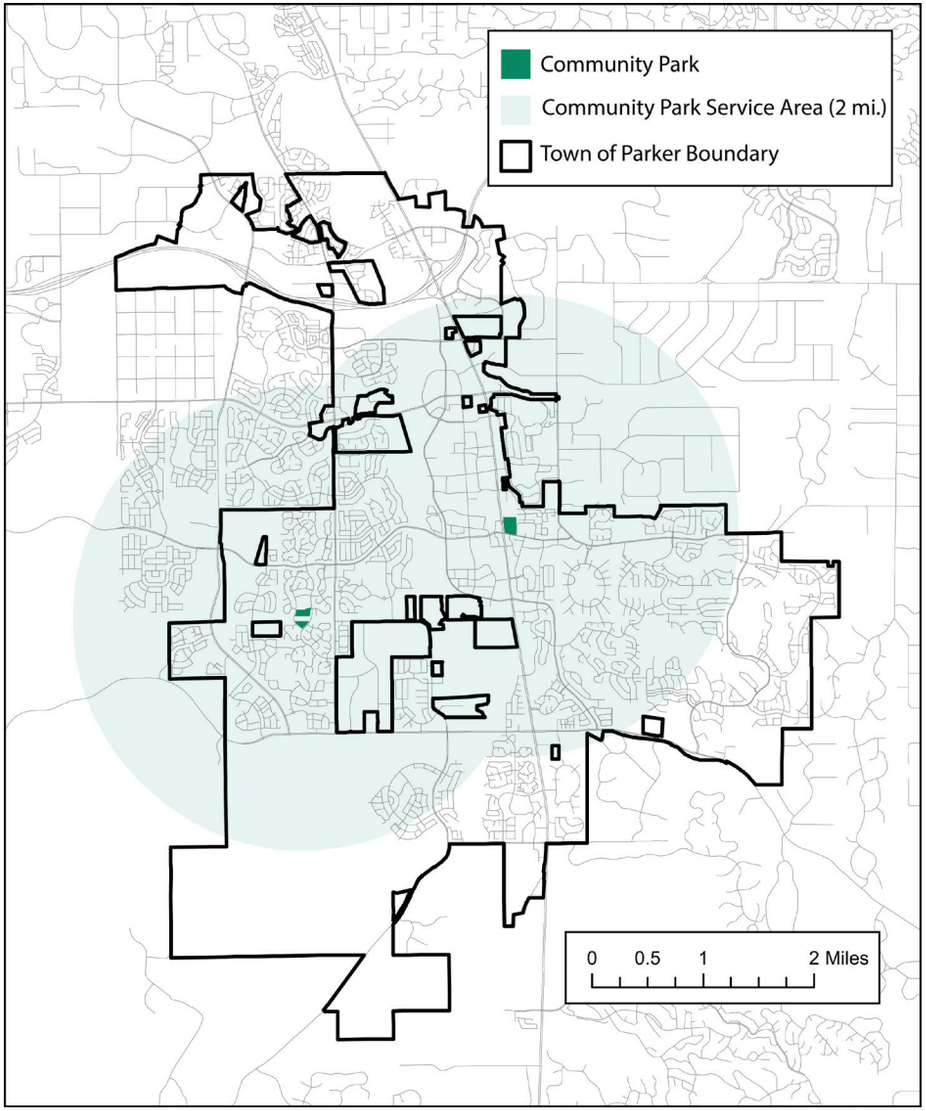
Town of Parker Neighborhood & HOA Park Service Area

Community Parks

Community parks are larger than neighborhood parks and generally include a mix of active and passive park areas and active recreation facilities. Community parks provide space for those recreational activities that serve a wider population than the surrounding neighborhood and are intended to serve several neighborhoods within a larger geographic area of the city.

These parks typically range from 20 to 100 acres in size and provide a balance of natural environments and developed facilities. Physical features in community parks include fields for baseball, softball, soccer, football, and other sports that are scheduled for leagues and tournaments. Community parks also often provide tennis courts and multipurpose courts for basketball, volleyball, and handball. Other amenities may include playgrounds, picnic shelters, tables, paths, and off-street parking lots.

Although community parks are larger in size and broader in purpose than neighborhood parks, they can meet the need for close-to-home parks much like neighborhood parks do. However, their focus is on meeting the recreation needs of several neighborhoods as well as preserving unique landscapes or natural use areas. They facilitate group activities and offer other recreational opportunities not feasible, nor perhaps desirable, at the neighborhood level. The primary purpose of a community park is to provide opportunities for social contact among members of many different neighborhoods and from a range of ethnic and socioeconomic backgrounds. In short, community parks meet the specialized needs of and create connections among members of the broader community.



Town of Parker Community Park Service Area

Community Park LOS Summary:

Table: Town of Parker Community Park LOS

Current # Acres	Current LOS*	2022 LOS**	Recommended LOS Based on Local Service Area
19.8	0.41	0.37	2.0

National Recreation and Park Association Standard: 5.0-8.0 acres
* Unless otherwise specified, LOS is presented as per 1,000 residents and based on a population of 48,442. This population estimate is based on 2016 ACS 5-year estimates.
** Based on a population of 53,809 people. Population estimate derived by combining the projected annual percent changes of Douglas County Projected Average Annual Percent Change (DOLA) with the ACS 5-Year Estimates for 2016.

- Simply looking at the acreage of current community parks demonstrates a gap in the level of service. Part of this gap is due to the parks classification system. However, in Parker, community park amenities can be found in several of the parks identified as special use areas/parks.
- Parker is a growing community whose members and administrators recognize the need for more community parks. The Town will be addressing this need in part through the completion of undeveloped parkland at Reata West.
- This level of service need will also be addressed through the completion of the Salisbury Park North property, which will change its classification from Special Use Park to Community Park.

Special Use Areas/Parks

The Town of Parker manages several special use areas/parks. Special use areas are separate recreation areas or miscellaneous park lands that serve a special, unique purpose and often have regional appeal.

A special use area may include ball fields, soccer fields, other sports-related complexes, or community gardens. The sizes and service areas of special use areas vary based on the intended use of the site and the availability of similar services in the region. The Town of Parker's special use areas/parks include Bar CCC Park, Dog Park and Disc Golf, Iron Horse Park/Slemmer Barn, Railbender Skate and Tennis Park, Salisbury Sports Complex & Equestrian Park, Stroh Ranch Soccer Park, and Tallman Meadow Park.

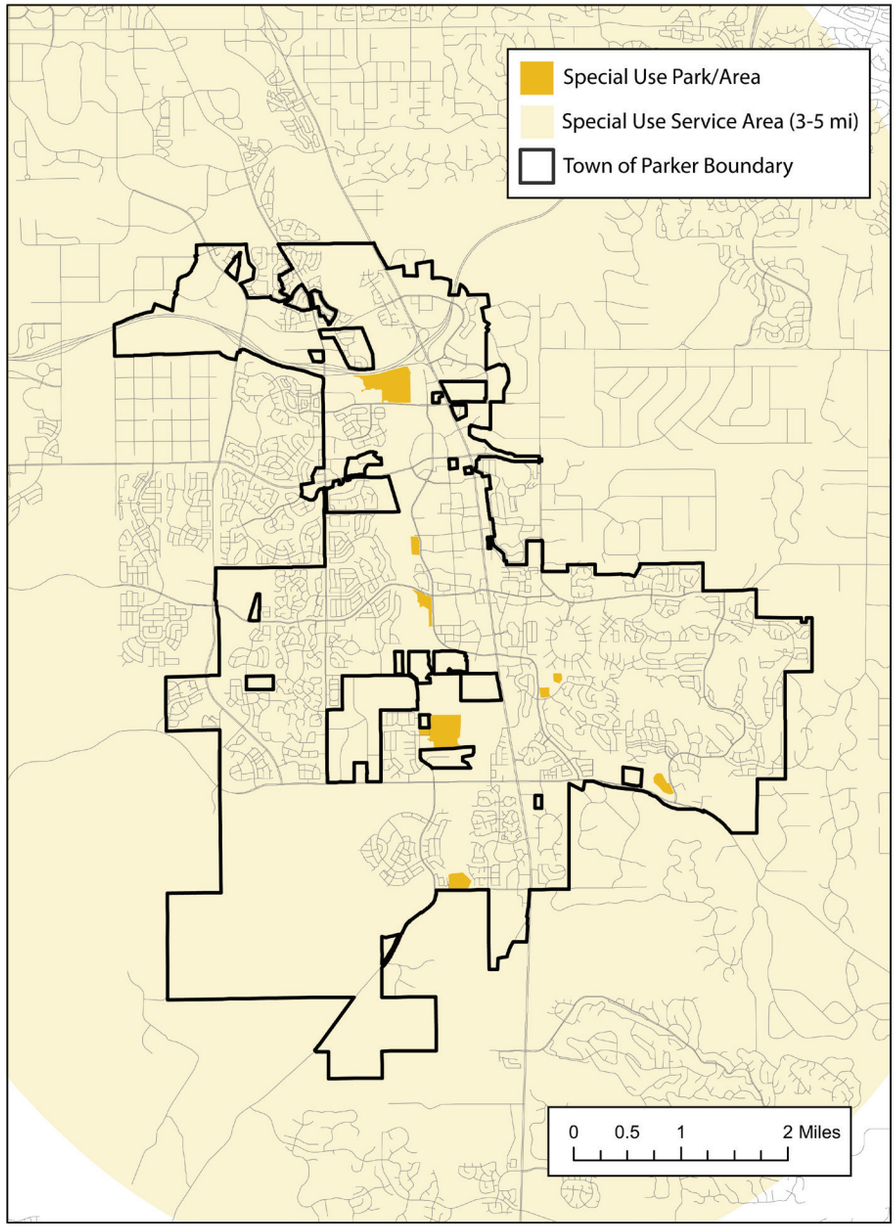
Table: Town of Parker Special Use Park LOS

Current # Acres	Current LOS*	2022 LOS**	Recommended LOS Based on Local Service Area
158.4	3.27	2.94	4.0

National Recreation and Park Association Standard: 5.0-10.0 acres
* Unless otherwise specified, LOS is presented as per 1,000 residents and based on a population of 48,442. This population estimate is based on 2016 ACS 5-year estimates.
** Based on a population of 53,809 people. Population estimate derived by combining the projected annual percent changes of Douglas County Projected Average Annual Percent Change (DOLA) with the ACS 5-Year Estimates for 2016.

Special Use Areas LOS Summary:

- The planned development of a recreation facility on the south side of Parker will help meet this LOS standard.
- Not represented in the LOS map are several sports fields managed by schools and private entities like Cottonwood Park East and Cottonwood Park West. Cottonwood Park East and West are large private sporting fields that serve the northern parts of Parker and the region.
- A LOS of 4.0 acres per 1,000 residents is recommended for the special use area classification. Though not in Town limits, the development of Rueter-Hess Reservoir will greatly increase the special use area LOS in the coming decade; and also meet one of the priorities identified in the community survey.



Town of Parker Special Use Park Service Area

Multi-Use Trails

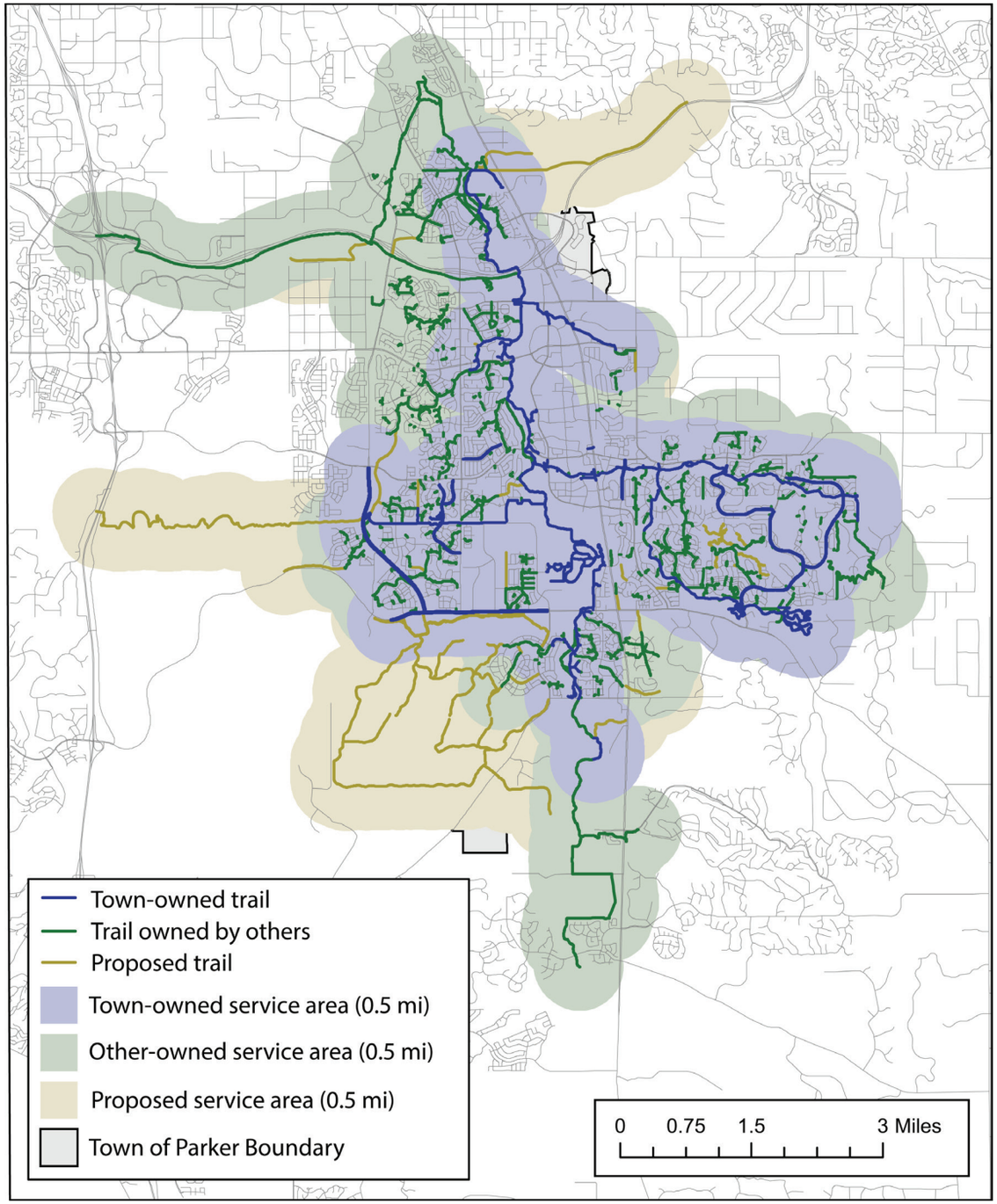
Trails and greenways managed by the Town provide close-to-home recreation and non-motorized transportation links within the community and the region. They also foster improved health and a sense of community connection while protecting wildlife migration corridors and habitats. Currently, the Department maintains 38 miles of paved and unpaved multi-use trails.

Issues surrounding alternative transportation and active lifestyles continue to affect planning decisions in the Town of Parker. The physical connectivity provided by multi-use trails contributes greatly to the health of residents, as evidence shows that people who have more access to parks and trails tend to walk more than those with limited access. Just as proximity of homes to neighborhood and community parks has emerged as a priority in recent years, so too has the proximity of homes to trails. In fact, residential developers operating in the Town of Parker are required to include parks, trails connections, and open space in each neighborhood.

Multi-Use Trail LOS Summary:

- Parker is comparable to its benchmark cities in terms of miles of trails managed by the Town. Parker residents benefit greatly from the extensive system of trails managed and maintained by Douglas County Parks, Trails and Building Grounds, HOA's and E-470 Authority. The trail map in this section, includes Town-managed trails as well as those managed by other entities (including proposed trail connections throughout the Town). Parker residents' access to multi-use trails managed by all entities is impressive and expansive compared to national trends.
- Access to parks and trails is gaining national attention, with the 2017 launch of the 10-Minute Walk to a Park Campaign, which has the support of the Trust for Public Land, the National Recreation and Park Association, and the Urban Land Institute, in addition to 134 mayors from cities across America and from both sides of the political aisle.[3] The interdependence of partnering agencies and the Town's land development standards have made Parker residents incredibly connected, leaving only a very small number of residents without easy access to trails or parks (within a 10 minute walk). The Town of Parker is way ahead of the curve, with 95% of residents within a 10 minute walk to a park, trail or open space.
- In the random community survey, Parker residents ranked trails as the most important facility/amenity. In the convenience survey, trails ranked only slightly lower than the recreation center as most important to Parker residents.
- In the random community survey, participants ranked trails as the facility/amenity that contributes most to residents' health. In the convenience survey, trails ranked second behind the recreation center.
- In addition to the health and social benefits identified by survey participants, trails benefit Parker by connecting neighborhoods, Downtown and other park and recreation facilities.
- Given that trails are the Town's most-used facilities and regarded by residents as the Town's most important, most beneficial amenities in terms of community health, trail expansion and maintenance enjoys deep community support.
- The importance of the Town's trail network also opens opportunities for additional expansion of on-street bike lanes that would improve access to parks and recreation facilities, connections to major destinations and opportunities for staying active.

[3] Nation's mayors launch groundbreaking 10-minute walk to a park campaign: https://www.tpl.org/media-room/nations-mayors-launch-groundbreaking-10-minute-walk-park-campaign#sm.001x7f3dc199udrnz5s1byllvbujm



Multi-Use Trail Service Area Including All Parker-Owned and Non-Parker-Owned Trails (Existing and Proposed)

Open Space

Open space is land permanently preserved and protected from development. Open space has multiple benefits including the preservation of significant natural resources, native landscapes, and visual aesthetic. Generally, open space is preserved in its natural state with limited public access and use. The main purpose of open space is to enhance the livability and character of a community by preserving natural resources and providing wildlife habitat in rapidly urbanizing areas.

Table: Town of Parker Open Space LOS

Current # Acres Parkland Open Space + additional designated open space owned by Parker	Current LOS*	2022 LOS**	Recommended LOS Based on Local Service Area
1000.4	20.65	18.6	18

National Recreation and Park Association Standard: N/A
* Unless otherwise specified, LOS is presented as per 1,000 residents and based on a population of 48,442. This population estimate is based on 2016 ACS 5-year estimates.
** Based on a population of 53,809 people. Population estimate derived by combining the projected annual percent changes of Douglas County Projected Average Annual Percent Change (DOLA) with the ACS 5-Year Estimates for 2016.

As new development occurs in the Town of Parker, open space is preserved, and new parks are developed on a "build as you go basis" to serve future residents. Parker seeks to preserve a minimum 20 percent of land for open space as it goes under development through the Land Development Ordinance (LDO). The Town Open Space, Trails and Greenways Master Plan provides guidance and criteria regarding land to be preserved as open space. Through the development process, open space is most often preserved via the processing of site plan and subdivision plat applications. The LDO also requires the creation of 7.5 acres of new parkland per 1000 residents in connection with development proposals. These parks and open spaces are reviewed by Town staff to meet the quantitative standards of the LDO with some consideration of amenities and design quality.

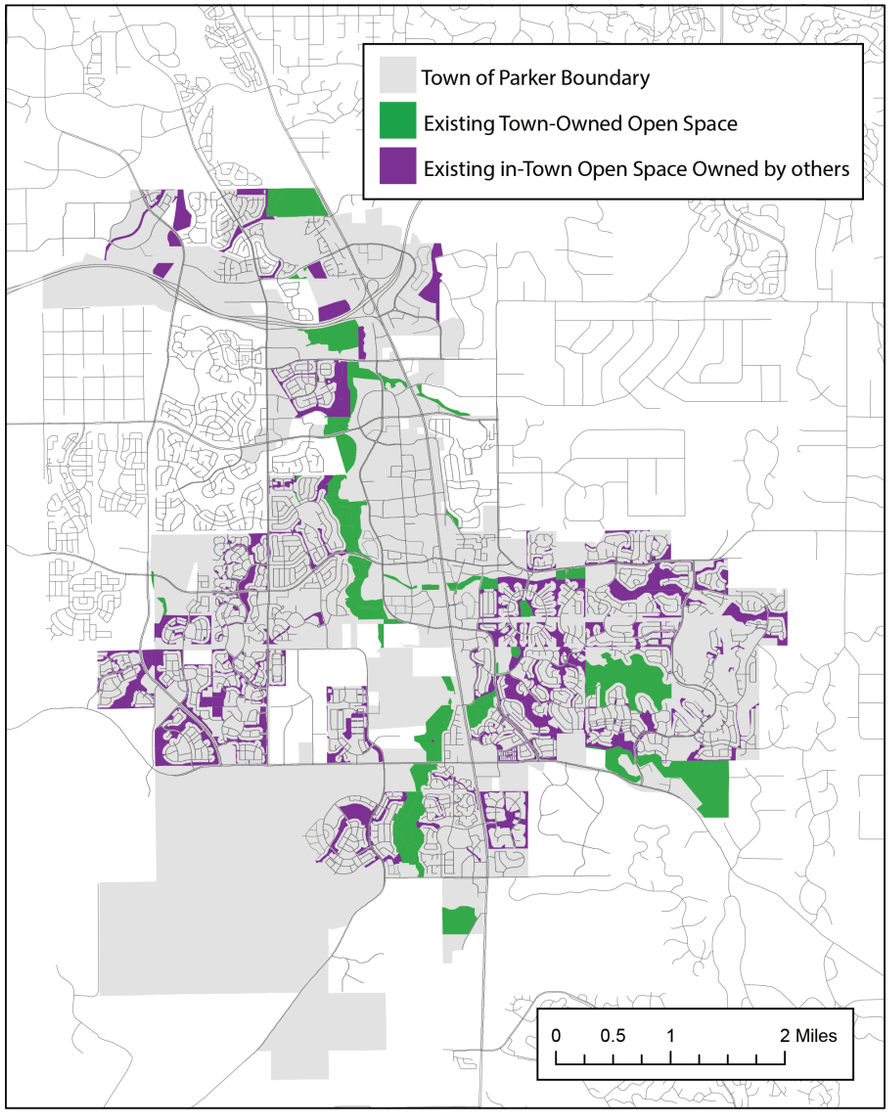
The Town has set minimum requirements regarding the size of each park and the amenities provided in new residential development. This type of park development usually falls in one of two categories: 1) HOA-owned and maintained neighborhood parks and 2) larger community parks developed to Town standards and dedicated to the Town. For example, the currently undeveloped Hess Ranch and Anthology North properties are zoned for up to 6,500 new housing units and approximately 19,000 residents. The zoning for these properties has preserved 384.4 acres of open space (27% of the total land area) and seven community parks totaling 135.2 acres. This zoned open space and park land will be dedicated to the Town through the subdivision process if it meets certain requirements. Each subdivision filing will also be required to incorporate smaller HOA-owned parks, contributing to a greater LOS for the neighborhood park classification.

Open Space LOS Summary:

- Overall, the Town of Parker has been responsive to residents' requests to preserve open space although the pace of municipal acquisition has slowed in recent years as Parker builds out.
- According to the random community survey, when asked to prioritize how to allocate Capital Development funding, residents cited the development of trails and recreation opportunities at Reuter-Hess Reservoir as their first priority and the purchase of land (or easements) for the preservation of open space as their second.
- Upcoming property developments at Hess Ranch and Anthology North will greatly add to the continued preservation of open space. The Hess Ranch property will preserve an additional 384.4 acres of open space, (approximately 25% of the site). With Hess Ranch's anticipated 9,600 new residents, this allotment totals 40 acres of open space per 1,000 new residents, far beyond the recommended LOS of

18 acres per 1,000 residents. The Anthology North property is designed similarly, with 241.8 acres (or 31% of the site) preserved as open space. With approximately 9,400 anticipated residents, the open space LOS for Anthology North will be 25 acres per 1,000 residents.

- While the Town of Parker manages slightly fewer acres than the benchmark agency average, it manages a much higher proportion per 1,000 population, surpassing the benchmark median. Only one peer agency reported higher figures (Castle Rock). These differences are mainly due to terrain and each community's available developable land. While Parker has many acres available for residential, commercial, and open space development, Castle Rock's rugged topography prevents residential and commercial development and makes much of its land usable only as open space, making its proportion of open space acres per 1,000 residents much higher than Parker's.
- The preservation of open space depends greatly on the availability of land that can be developed and community desire—and Parker residents are passionate about it. As a result, the Town of Parker has been both aggressive and strategic in the preservation of open space, especially with the establishment of open space preservation requirements in the Town Land Development Ordinance. Based on resident priorities, the Town may need to consider a more aggressive requirement for open space dedication from developers.
- Setting the open space LOS at 18 acres per 1,000 residents reflects the Town's historic growth patterns, is responsive to community needs and provides opportunity for sustainable growth.



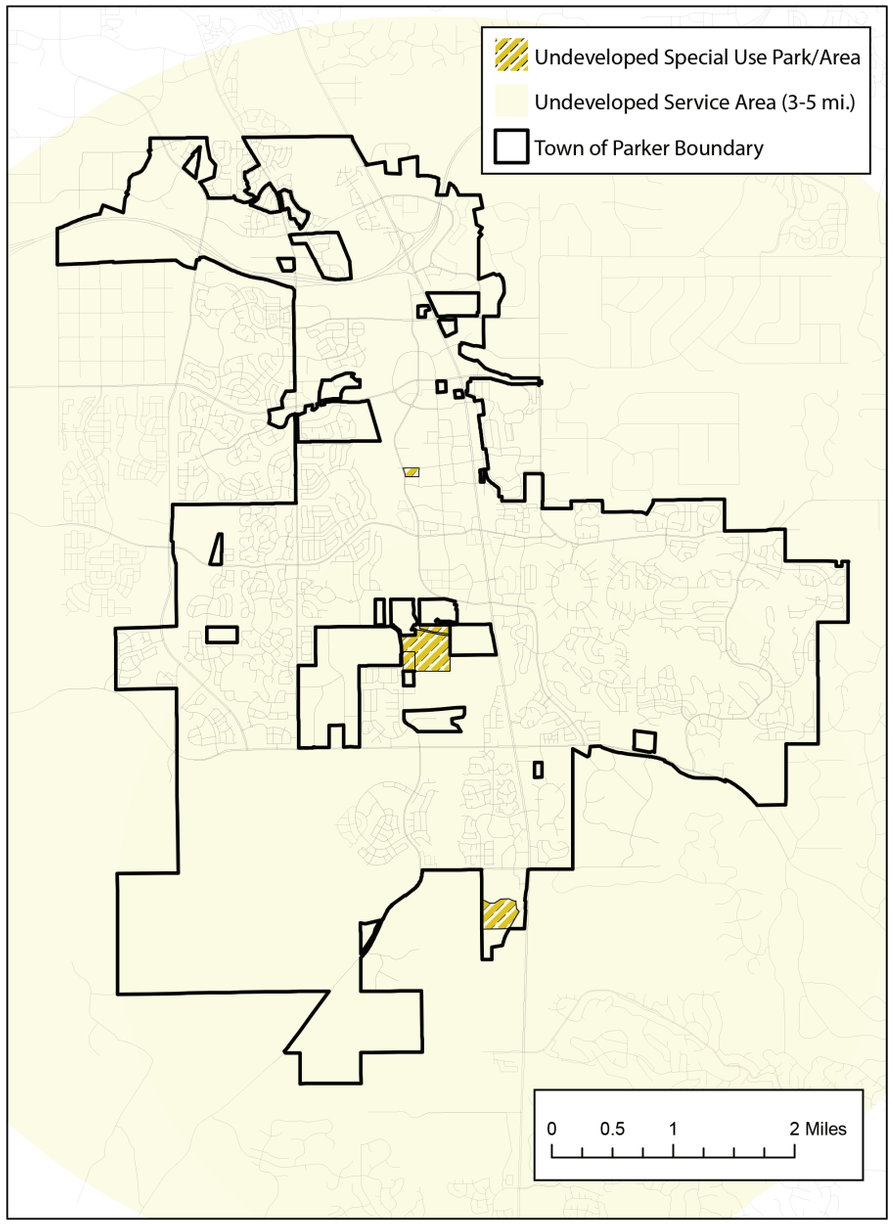
Town of Parker Open Space Service Area

Undeveloped Parkland

The Town of Parker currently has three undeveloped park and recreation properties: the property just west of the Fieldhouse, Reata West, and Salisbury Park North.

Undeveloped Parkland LOS Summary:

- Though the exact purposes of these properties has yet to be determined, the Town of Parker is taking steps to assess the properties' best uses, consider public opinion, and cultivate strategic partnerships as the properties are developed.
- The Town completed a master plan for Salisbury Park North in 2014 and continues to pursue partnerships and strategies to complete the park. The goals of this master plan include:
  - Successfully integrating natural and developed spaces into a rich, expanded park experience.
  - Developing a vision for the park that makes it a community landmark.



Town of Parker Undeveloped Park Area Service Area

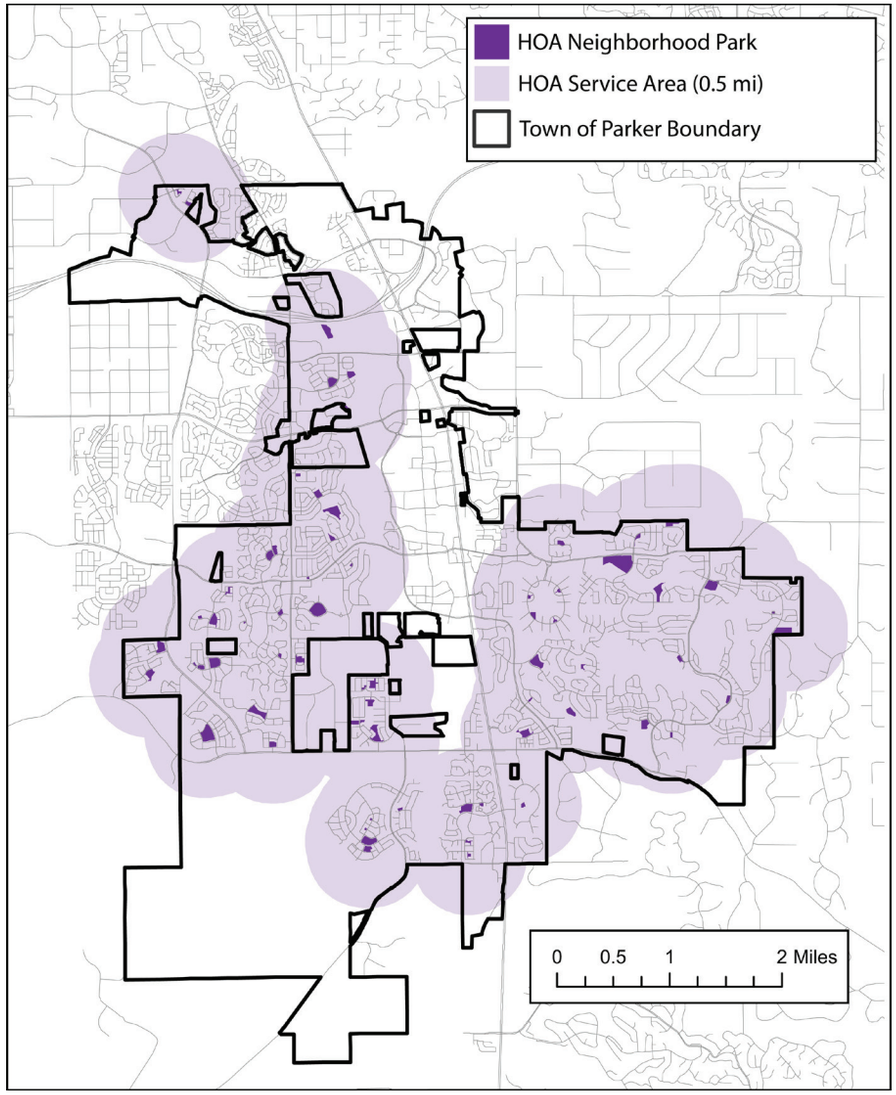
HOA Neighborhood Parks

HOA-managed and private park and recreation facilities are privately owned yet contribute to the public park and recreation system. Many of these park systems reflect the same characteristics of the neighborhood park classification described previously.

The Town of Parker has and continues to rely on the development of privately-managed park and recreation facilities to supplement its system of publicly owned parks, recreation facilities and open spaces. As Parker grows, it has benefitted from long-standing growth management policies that ensure that parks, trails and open spaces are incorporated into new residential neighborhoods. Since developers and HOAs are responsible for the construction and maintenance of these parks, the Town's short- and long-term financial burden is reduced while access to high-quality facilities remains consistent.

HOA Neighborhood Parks LOS Summary:

- Due to the Town of Parker's progressive land use policies, a substantial number of parks and open space are available to residents through HOA-owned neighborhood parks.
- The Town policy is to consider accepting dedication of privately developed parks provided they are 10 acres or larger in size and designed to Town standards. These larger parks are of greater community benefit and offer amenities not found in smaller neighborhood parks.
- The importance of HOA-owned parks was confirmed when 78% of random survey participants reported that they utilized HOA-owned parks.
- It is critical to note that private entities, such as HOA-managed parks, are held to different standards of accessibility under ADA regulations. In order for the HOA neighborhood parks to be considered as part of the Town's LOS, it is highly recommended that standards be implemented for new construction and alterations of existing HOA-managed parks (through the Town LDO) to meet public accommodation regulations, under title II of the ADA.
- It is recommended that the Town consider the development of a policy for coordinating improvements to accessibility and maintenance of new and existing HOA-owned parks.



Town of Parker HOA Neighborhood Park Service Area

FACILITY ASSESSMENT

The Parker Parks, Recreation and Open Space Department is committed to meeting the needs of participants with varying levels of ability. In recent years, the Department has voluntarily participated in accessibility reviews of facilities and programming. During the master plan process, the Department continued this commitment, opting to have a site inspection completed by an accessibility specialist from the Eppley Institute in September 2017. This type of site inspection is rare in master planning and certainly goes above and beyond industry standards. The Eppley Institute uses the Americans with Disabilities Act accessibility standard for program access as a guiding principle for viewing the Department's programs, activities, and services, in their entirety, when considering barrier removal. The inspector/inspection team looks critically at all programs from the point of view of persons who have impairments to vision, hearing, mobility, and/or cognitive processes. This approach focuses the inspection on the experiential components of a site as opposed to compliance with minimum design standards. The Eppley Institute views the physical environment as a catalyst for program access and thus forms recommendations for barrier removal with program access at the forefront of investigative and reporting processes.

The goal of the Eppley Institute ADA site inspection was to assist parks and recreation personnel in long-term planning by identifying barriers to facilities and program participation for people with disabilities and proposing recommendations for barrier removal and improved access. The facilities under the jurisdiction of the Parker Parks, Recreation and Open Space Department largely met the requirements of the accessibility standards, with significant gains in the last several years to become compliant with minimum standards for accessible design.

In 2010, the Americans with Disabilities Act (ADA) was updated to include design standards for recreation facilities. These standards are enforceable for all state and local recreation agencies, including the Town of Parker. The ADA site inspection conducted by the Eppley Institute identified needs for retroactive repairs and modifications to park properties and features in order to become compliant with these minimum design standards, with a particular emphasis on access to sport and fitness facilities and multipurpose fields.

In 2014, the Architectural Barriers Act Accessibility Standards were updated to include technical provisions for Outdoor Developed Areas (ODAs) such as picnic facilities, camping facilities, trails, viewing areas, and beaches. While the ODA standards are only fully enforceable for federal entities or entities receiving federal financial assistance (i.e., grants) at this time, these standards are considered best practices for all agencies providing opportunities for public recreation in these settings. The Parker Parks, Recreation and Open Space Department strives to meet the minimum design standards established in the ODA in order to meet the legislatively mandated requirement for program access as established by the ADA.

The Town of Parker is committed to setting and meeting ongoing goals for compliance as well as exceeding expectations in program and service delivery for individuals with disabilities. Furthermore, Parker's commitment to accessibility can be seen throughout the system themes, goals, and strategic actions in this master plan.

For full details of the ADA Site Inspection Report, a copy can be obtained at the Parker Parks, Recreation and Open Space Department.

RECREATION AND LEISURE TRENDS ANALYSIS

RECREATION PROGRAMS

The Parker Parks, Recreation and Open Space Department offers a wide variety of recreation programs and services to Parker residents. In this needs assessment and trends analysis, the Department's programs are analyzed for both specific and overarching issues in order to determine ways the Department can enhance its services and most effectively use available resources. As part of the Commission for Accreditation of Park and Recreation Agencies (CAPRA) accreditation process set forth by the National Recreation and Park Association, the Department developed a comprehensive Programming Plan (available for public review from the Department). This section of the master plan confirms and builds on the trends analysis in the Programming Plan. Programs and services were examined using national data from the Sports & Fitness Industry Association's 2017 Sports, Fitness, and Leisure Activities Topline Participation Report; benchmark data; and information collected during the community engagement process.

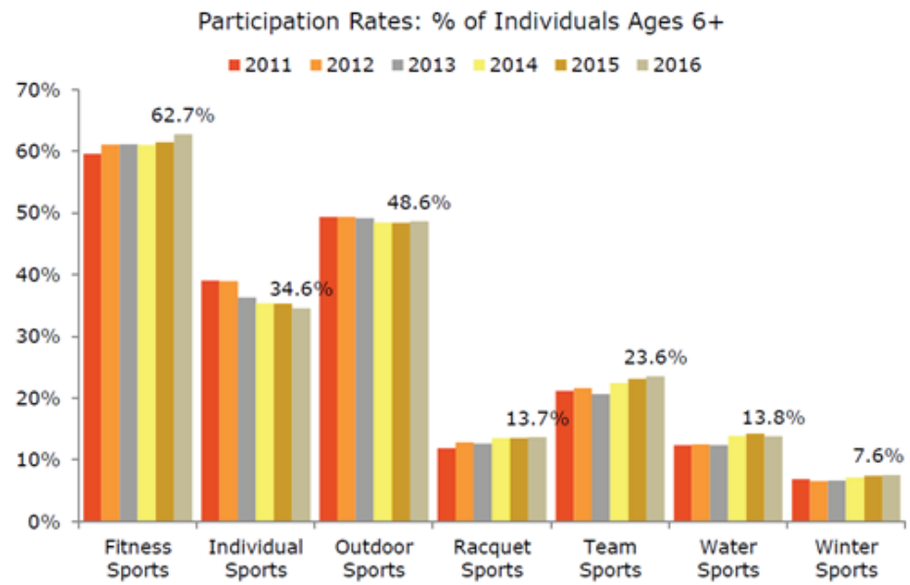
A major priority for the Department has been and continues to be making informed management decisions based on budgeting and financing metrics. In particular, policy decisions regarding specific recreation programs are often made with consideration of the extent to which the cost to deliver a program can be recovered. However, decisions are also informed by the degree of social or public good that a program provides to the community. The Department understands its facilities and programs enhance the health, safety, and livability of the Town of Parker.

The Parker Parks, Recreation and Open Space Department utilizes 45% of their total operating budget to offer over 3,200 programs and events annually. Across the benchmark communities reviewed for this master plan, the median percentage of total operating budget spent on programming was 43%, just below Parker's budget expenditure. As is also true in benchmark communities, youth, seniors, and individuals with disabilities use Parker's services more than other user groups.

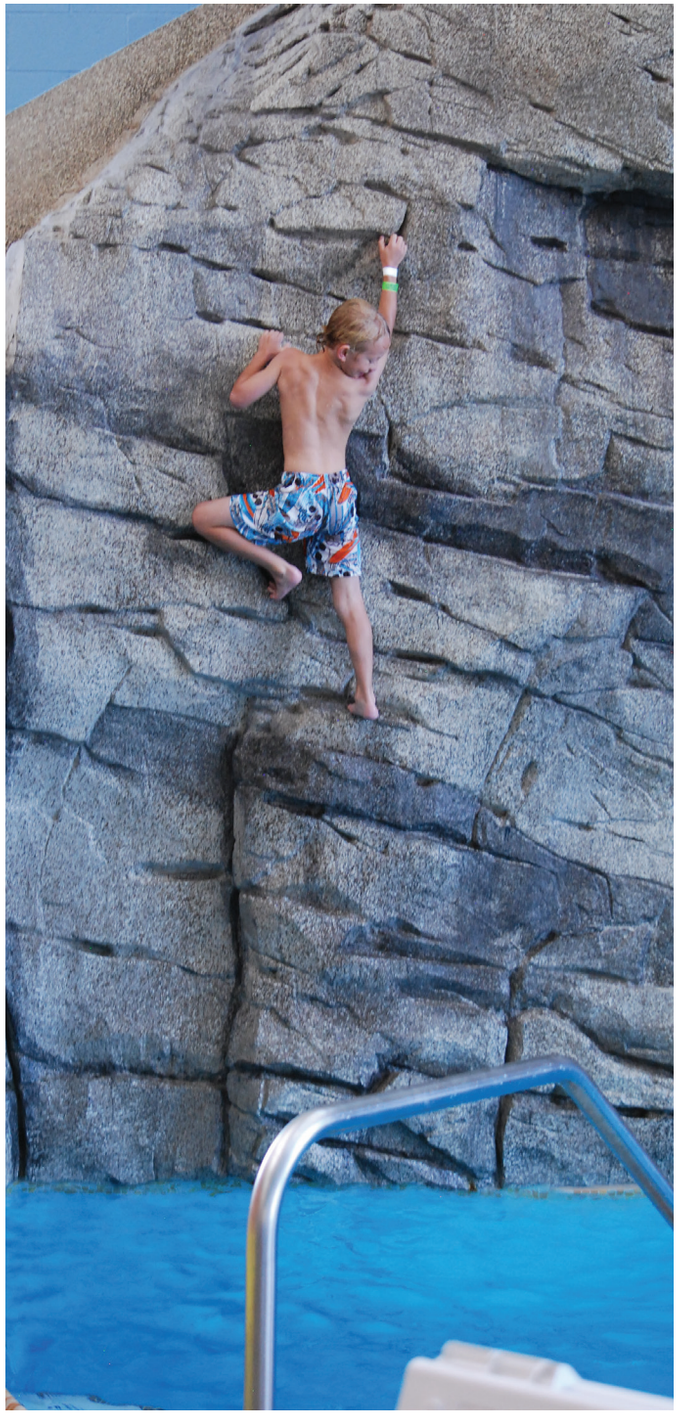
3,260

Parker Parks and Recreation Programs & Events Annually

Including: Aquatics, Sports, Fitness, Day Camps, Enrichment Programs, Tot Activities, Special Events, 5/10K Race Series

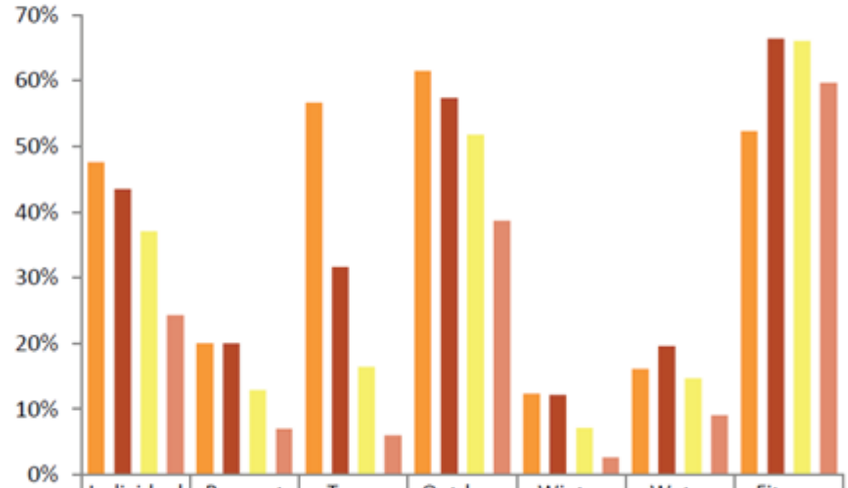


SOURCE: 2017 SPORTS, FITNESS, AND LEISURE ACTIVITIES TOPLINE PARTICIPATION REPORT



According to the 2017 Sports, Fitness, and Leisure Activities Topline Participation Report for the Sports & Fitness Industry Association (SFIA), national participation rates in fitness sports, racquet sports, team sports, water sports, and winter sports continue to see overall increases (see bar chart above) while participation in outdoor sports has remained fairly consistent and participation in individual sports have declined.

This report is particularly important for the Town of Parker when data are broken down by generation. Parker is a fairly young community: residents' median age is 35, while comparable benchmark cities have a median age of 39. As seen in the bar chart below , Generation Z (born in 2000 or later) and Millennial (born 1980-1999) respondents are among the most likely to participate in fitness sports and outdoor sports; these national findings are supported by Parker residents' regular use of trails and outdoor recreation areas. Unlike the national data, however, Parker survey respondents indicated that amenities that facilitate individual sports like inline skating, skateboarding, and trail running are most important to them.



	Individual Sports	Racquet Sports	Team Sports	Outdoor Sports	Winter Sports	Water Sports	Fitness Sports
Gen Z (2000+)	47.6%	20.0%	56.7%	61.5%	12.3%	16.2%	52.3%
Millennials (1980-1999)	43.5%	20.0%	31.6%	57.4%	12.1%	19.6%	66.4%
Gen X (1965-1979)	37.1%	12.9%	16.5%	51.8%	7.2%	14.7%	66.1%
Boomers (1945-1964)	24.4%	7.0%	6.0%	38.7%	2.6%	9.1%	59.7%

SOURCE: 2017 SPORTS, FITNESS, AND LEISURE ACTIVITIES TOPLINE PARTICIPATION REPORT

RECREATION FACILITIES

The following descriptions of recreation facilities are intended for use as guidelines to analyze and plan for a recreation facility inventory that represents and reflects the interests of the Parker community, accounts for relevant national trends, provides direction for future recreation facility management, and fits within current and future funding levels. The table below provides a summary of the current LOS and identifies needs for each of these facilities based on benchmark community data, the *2016 Trust for Public Land City Park Facts Report*, and the *2016 National Recreation and Park Association Field Report.*

The Parker Parks, Recreation and Open Space Department operates a wide range of facilities, ranging from outdoor aquatic facilities to playgrounds. These facilities support both general informal use by the public as well as specialized or scheduled use for athletic competitions, recreation programs, and other events. Recreation facilities have highly specialized maintenance and management requirements and are subject to different standards than urban parkland.

Table: Facility Level of Service

Recreation Facility	Parker Qty.	Trust for Public Land Median Qty.*	Parker LOS Based on Trust for Public Land**	# of Benchmark Departments that Offer Facility Type	LOS Based on NRPA Standard	Recommendation Based on Local Service Area
Recreation Centers	2	2.1	.8	8/8	3.5 sf per person	Meets Current Needs
Outdoor/Indoor Swimming Pools	4	5.8	4.5	7/8	1.6 sf per person	Need Exists
Dog Parks	1	3.8	2.1	n/a	1.1	Meets Needs
Playgrounds	6	2.3	1.3	8/8	13.6	Need Exists
Equine Facilities	2	n/a	n/a	1/8	n/a	Meets Needs

* Source of Trust for Public Land data: 2016 City Park Facts Report
Recreation or Senior Centers per 20,000
Swimming pools per 100,000 residents. Swimming pools include both indoor and outdoor pools, four-foot minimum depth.
Playgrounds per 10,000 residents
Dog Parks per 100,000 residents
**Unless otherwise specified, Parker LOS is based on a population of 48,442. This population estimate is based on 2016 ACS 5-year estimates.
Parker SF calculations: 170,000 SF recreation space (fieldhouse & rec center), 77,460 SF pool space (rec center & H2O'Brien)
NPRA recommended service level for aquatic facilities = 0.5 square feet (sf) per person
NRPA recommended service level for complex facilities (recreation or senior centers) = 1.5 square feet (sf) per person
2016 NRPA Field Report calculates median number of residents per facility: 1 playground per 3,560 population
2016 NRPA Field Report calculates median number of residents per facility: 1 dog park per 43,183 population

Specialized facilities/parks operated by the Department include the Parker Fieldhouse, Recreation Center, Bar CCC Park, Dog Park and Disc Golf Course, Iron Horse Park/Slemmer Barn, Railbender Skate and Tennis Park, Salisbury Sports Complex & Equestrian Park, Stroh Ranch Soccer Park, and Tallman Meadow Park. While some of these facilities can be used for different activities, many are single- or narrow-purpose. Active recreation facilities are typically more costly to build and operate over time. Community decisions about the provision of these facilities generally take into consideration the extent of the user base, lifecycle management costs, and existence of similar facilities in or near the community.

Passive or community recreation facilities include playgrounds, picnic shelters, and some open rectangular fields for unstructured and informal use. These facilities play a significant role in giving parks their character, and as a result of their broader use, a wider segment of the general public tends to access them. While passive/community recreation facilities are usually less expensive to develop and maintain, they also have notable lifecycle costs associated with their management.

Recreation Facility LOS Summary:

- Based upon current usage and projected population growth, it is recommended that additional recreation center space be developed in the next 5-10 years. This need will be met by the development of a new recreation facility ideally located in the south end of Parker.
- LOS standards based upon the Trust for Public Lands and NRPA data indicate a need for greater aquatic facility space. In stakeholder interviews with community partners, aquatics space was also identified as a need, due in part to the reliance of area schools on the Recreation Center's competitive pool.
- The redevelopment of H2O'Brien Pool and plans for a future recreation facility will help meet this aquatic facility need.

- The LOS for playgrounds is supplemented by HOA neighborhood parks in Parker; however, the need for 100% publicly accessible playgrounds is apparent. The playgrounds developed and managed by the Town are designed and maintained to meet ADA standards, while many of the HOA-managed playgrounds are not.
- The availability of equine facilities is a unique and special feature for the Town of Parker. Equine facilities should continue to be offered by the Department as community need/desire exists and the Town can make these amenities financially sustainable.

2.4 SYSTEM THEMES AND STRATEGIC ACTION PLAN

Each theme, goal, and strategic action included in the following tables reflects the planning team's careful, concerted efforts to set ambitious but achievable goals. Strategic actions were created to be **specific, measurable, attainable, relevant, and timely** in order to lay out a clear path for completing each action and reaching each larger goal in a timely manner. The remainder of this section will outline the strategic actions, their expected year of completion, and potential funding sources for each action. The majority of this master plan is designed to lay out the path for the next five years; however, strategies for the next five-ten years are also identified. In order for this plan to succeed, it is recommended that it be revisited annually, if not quarterly, to track progress and celebrate achievements.

Due to the COVID pandemic delays and to better align with the Town's recently implemented 10-Year Capital Improvement Plan, dates for completing themes 1-5 on the following pages have been updated. Please see the attached spreadsheet for updates for each Strategic Action.

THEME 1: MANAGE AND PROTECT ASSETS

GOAL(S)

1. Efficiently and knowledgeably manage the Town of Parker's recreation amenities based on the needs of its residents
2. Promote the stewardship of open space and natural resources for the Town of Parker
3. Ensure that Parker's future growth is supported by appropriate expansion of parks, facilities recreation opportunities and the preservation of open spaces
4. Continue to work collaboratively among Town Departments to ensure the Parks, Recreation and Open Space Master Plan supports and aligns with the Open Space, Trails and Greenways Master Plan, and the Parker 2035 Master Plan

STRATEGIC ACTIONS

Town-Wide	***Expected Completion***	***Potential Funding Sources***
Recapitalize older playgrounds into modern, attractive facilities.	Ongoing	Possible Grants
Ensure coordination between the Parks, Recreation and Open Space Department and the Community Development Department occurs, to comprehensively address issues arising with privately maintained parks and open spaces.	2019	No Funding Needed
Adopt a uniform design policy for Town-owned park-site amenities (e.g. picnic tables, trash receptacles, drinking fountains, etc.).	2019-2020	Parks and Recreation Fund
Adopt a policy establishing interpretive signage standards and replacement guidelines.	2019-2020	Parks and Recreation Fund
Align the standards in the Land Development Ordinance (LDO) with the policies outlined in the Parks, Recreation and Open Space Master Plan.	2019-2020	No Funding Needed
Implement a policy addressing sustainable design as it relates to facility construction, product purchasing, waste reduction/handling, and energy/natural resources conservation.	2020-2022	Parks and Recreation Fund
Manage open space preservation by establishing a standard process for acquisition of property by utilizing the criteria in the Open Space, Trails and Greenways Master Plan.	2019-2020	Parks and Recreation Fund/ Grants/Developer Contributions
Develop a policy to promote a balance of quality and quantity in the planning, design and development of HOA parks, recreation and open space associated with new residential development.	2019-2020	Community Development Budget
Auburn Hills Community Park		
Create a park-specific mini master plan addressing unsustainable water issues.	2021-2023	Parks and Recreation Fund
Create a usage agreement with Prairie Crossing Elementary School to expand the school visitors' parking area and link school grounds to the park with a dedicated pathway or designate parking along the roadway for park users.	2021-2023	Parks and Recreation Fund
Baldwin Gulch Trail		
Install way-finding signage.	2019-2020	Parks and Recreation Fund
Bar CCC Park		
Install lights for fields.	2021-2023	Parks and Recreation Fund
Review existing pavilion use and replace if needed with larger units.	2021-2023	Parks and Recreation Fund
Redesign and upgrade parking area.	2021-2023	Parks and Recreation Fund

Cottonwood Trailhead	***Expected Completion***	***Potential Funding Sources***
Upgrade amenities, including the pavilion, trash receptacles, and picnic tables.	2020-2022	Parks and Recreation Fund
Redesign and upgrade parking area.	2022-2024	Parks and Recreation Fund
Dog Park & Disc Golf		
If feasible, add natural plantings to the disc golf course to serve as obstacles/hazards as well as to enhance the course's appearance.	2021-2023	Parks and Recreation Fund
H2O'Brien Pool		
Review opportunities for redevelopment and/or expansion of existing aquatic assets. Consider a new indoor/outdoor pool at the same location or explore opportunities at a different location.	2022-2024	Possible Grants
Living Wheel Park/20 Mile Historic Park		
Update signage in park.	2019-2020	Parks and Recreation Fund
Designate a shared parking area for park users.	2021-2023	Parks and Recreation Fund
Consider a redesign that would add active recreation amenities.	2021-2023	Parks and Recreation Fund/ General Fund/Parker Authority for Reinvestment
McCabe Meadows		
Install arboretum signage to facilitate self-led environmental education.	2020-2022	Parks and Recreation Fund
Enhance arboretum area with additional plantings using native species.	2021-2023	Parks and Recreation Fund
Identify opportunities to enhance access to McCabe Meadows from Parker Road.	2021-2023	Parks and Recreation Fund
Parker Fieldhouse		
Conduct an efficiency study to identify opportunities to utilize the space more efficiently and augment programming.	2021-2023	Parks and Recreation Fund
Implement second-phase expansion of the Fieldhouse.	2023-2027	Parks and Recreation Fund
O'Brien Park		
Maintain and improve bike/pedestrian access to the park from Mainstreet, Sulphur Gulch Trail and points west of Parker Road.	Ongoing	Parks and Recreation Fund/ General Fund
Complete the design and construction of pedestrian safety improvements along the southern edge of the park fronting Mainstreet.	2019-2020	Parks and Recreation Fund
Complete the design and construction of the north property.	2022-2025	Possible Grants
Railbender Skate and Tennis Park		
Research costs and benefits of an additional skate park or expansion of the existing facility, including opportunities for maintenance upgrades.	2021-2023	Possible Grants
Rueter-Hess Reservoir		
Implement the Rueter-Hess Reservoir Recreation Master Plan in partnership with the Rueter-Hess Recreation Authority.	Ongoing	Possible Grants
Collaborate with the Rueter-Hess Recreation Authority to explore access options for residents of Anthology North and Hess Ranch.	2019-2020	Parks and Recreation Fund/ Developer

Salisbury Sports Complex	*Expected Completion*	*Potential Funding Sources*
Complete Salisbury North design and construction.	Ongoing	Possible Grants/Parks and Recreation Fund
Update signage to separate the two distinct recreation opportunities (equestrian and athletic).	2021-2023	Parks and Recreation Fund
Determine and implement a direct connection to the East West Trail.	2019-2020	Parks and Recreation Fund
New South Recreation Center		
Establish partnerships with Senior Services, local health care providers, and other pertinent agencies to explore funding opportunities.	2023-2027	Parks and Recreation Fund/ General Fund/External Sources
Initiate a site selection evaluation and explore funding for site design and completion.	2023-2027	Parks and Recreation Fund
New Ice Arena		
Investigate establishing a new indoor ice arena, operated in conjunction with public or for-profit partners. If opportunity exists, conduct co-funded feasibility study.	2021-2025	Possible Grants
Preservation Park		
Revisit Preservation Park master plan to include an updated vision and enhance connectivity opportunities.	2019-2020	Parks and Recreation Fund

THEME 2: ENHANCE INCLUSIVE PROGRAMING

GOAL

1. Provide inclusive programming for all ages, abilities, and income levels

STRATEGIC ACTIONS

	Expected Completion	*Potential Funding Sources*
Address the priorities identified in the Town of Parker Parks, Open Space, and Recreation ADA Site Visit Report (October 2017).	Ongoing	Possible Grants/Parks and Recreation Fund
Modernize sports and athletic facilities to optimize inclusive access.	Ongoing	Parks and Recreation Fund
Establish a policy for the internal review of existing and future park plans to provide greater inclusion.	Ongoing	No Funding Needed
Coordinate with homeowners associations to improve ADA access of existing and future HOA-operated parks.	Ongoing	No Funding Needed
Establish and actively promote a communication policy and network to facilitate the conveyance, review, and timely response to accessibility concerns from community members.	2019	No Funding Needed
Provide educational opportunities for staff on inclusion best practices.	2019	Parks and Recreation Fund
Set a departmental goal of having a minimum of two staff members trained in identifying accessibility issues.	2021-2023	Parks and Recreation Fund
Expand availability of universally inclusive playgrounds to the greatest extent possible, targeting 25% of all playgrounds in the next 10 years.	2023-2027	Possible Grants/Parks and Recreation Fund

THEME 3: CONNECT PEOPLE AND PLACES

GOAL(S)

1. Plan for, maintain, and develop safe, multi-modal trail access to parks, open space, and recreation facilities
2. Implement the access and transportation goals of the Parker 2035 Master Plan as it relates to parks, recreation and open space
3. Promote healthy and active lifestyles for the community of Parker by continuing to connect residents to high quality facilities, amenities, and programming
4. Continue to work collaboratively among Town Departments to ensure the Parks, Recreation and Open Space Master Plan supports and aligns with the Town of Parker Transportation Master Plan

STRATEGIC ACTIONS

	Expected Completion	***Potential Funding Sources***
Consider parallel soft surface trails to expand the carrying capacity and usability of current and future trails.	Ongoing	Parks and Recreation Fund
Implement trail improvements within the Public Service Company of Colorado (PSCo) right-of-way.	Ongoing	Parks and Recreation Fund
Plan for and provide multi-modal access to community and regional parks serving more than one neighborhood.	Ongoing	Parks and Recreation Fund/ General Fund
Improve the safety of access to/from parks, recreation and open space through implementation of NRPA Safe Routes to Parks strategies.	Ongoing	Parks and Recreation Fund/ General Fund
Adopt a policy document providing guidance on best practices for the design of high-use, multi-modal trails with special attention paid to signage, width, and ease of access.	2019-2020	No Funding Needed
Install additional bike “fix it” stations systematically throughout trail network and identify them on trail maps.	2019-2020	Parks and Recreation Fund
Update the 2005 Bike Lane Plan and 2010 Open Space, Trails and Greenways Plan where not superseded by the Parks, Recreation and Open Space Master Plan.	2019-2020	General Fund
Update the Land Development Ordinance to ensure that private parks and recreation facilities for future residential development are integrated into site design and well-connected to adjacent neighborhoods.	2019-2020	General Fund
Design and construct the Kinney Creek Trail.	2021-2023	Parks and Recreation Fund
Implement way-finding signage at trail head common gathering areas and throughout the trail system.	2021-2023	Parks and Recreation Fund
Determine plan for new trail development and incremental redesign of existing trails to be implemented over next 20 years.	2021-2023	Parks and Recreation Fund
Explore feasibility of trail connection linking Bradbury Ranch neighborhood to the Newlin Gulch Trail.	2021-2023	Parks and Recreation Fund
Explore connectivity opportunities to link O’Brien Park, Discovery Park, Mainstreet and the Sulphur Gulch Trail.	2021-2023	Parks and Recreation Fund
Extend Newlin Gulch Trail south of Stonegate to Rueter-Hess Reservoir.	2022-2025	Parks and Recreation Fund
Implement E-470 trail construction, including the grade-separated crossing at Parker Road.	2023-2026	Possible Grants/Parks and Recreation Fund
Review existing pavilion use and replace if needed with larger units.	2021-2023	Parks and Recreation Fund
Redesign and upgrade parking area.	2021-2023	Parks and Recreation Fund

THEME 4: ENHANCE ORGANIZATIONAL CAPACITY

GOAL(S)

1. Improve organizational strategies in order to maintain existing infrastructure and staffing at the highest level
2. Plan for future infrastructure development and maintenance

STRATEGIC ACTIONS

	Expected Completion	***Potential Funding Sources***
Explore opportunities for staff training to enhance organizational capacity and support professional development.	Ongoing	Parks and Recreation Fund
Review membership and gate access fees, adopt a policy for their regular review, and set goals based on measurable factors.	Ongoing	No Funding Needed
Review and optimize internally operated and contracted concessions operations.	Ongoing	No Funding Needed
Ensure departmental coordination and collaboration between Parks, Recreation and Open Space Department and Community Development Department regarding the planning, dedication, and construction of trails, parks and open space lands.	Ongoing	No Funding Needed
Improve understanding of parks, recreation and open space issues as they relate to growth management and development review.	Ongoing	No Funding Needed
Earn accreditation through the Commission for Accreditation of Park and Recreation Agencies (CAPRA).	2019	Parks and Recreation Fund
Adopt a policy for comprehensive staff involvement during review of park mini master plans in order to support best practices overall, better account for maintenance considerations, and provide optimal programming opportunities for users.	2019-2020	No Funding Needed
Develop a well-rounded and well-marketed sponsorship program.	2019-2020	Parks and Recreation Fund
Investigate a partnership with Douglas County Community Foundation to create a dedicated fund supporting annual fundraising drives and planned giving campaigns.	2019-2020	No Funding Needed
Implement a financially equitable policy for facility use through partnerships.	2019-2023	No Funding Needed
Develop an asset management plan, whereby repairs, replacement, and recapitalization are forecasted for the next 5-10 years. Ensure capital improvement budgets reflect forecasted asset management.	2020-2022	Parks and Recreation Fund
Investigate partnership opportunities for free or reduced-cost water hookups and usage fee as a by-product of the Reuter Hess agreement.	2021-2023	No Funding Needed
Investigate and implement modern maintenance work order and asset management software.	2021-2023	Parks and Recreation Fund
Develop a staffing plan reflective of future needs with key funding benchmarks to support critical positions.	2021-2023	Parks and Recreation Fund

THEME 5: PROGRAMMING FOR COMMUNITY

GOAL(S)

1. Continue to be responsive and adaptable to community needs and desires for parks and recreation programming
2. Serve all Parker residents through proactive, responsible financial planning that results in high-quality, affordable recreation programming

STRATEGIC ACTIONS

	Expected Completion	***Potential Funding Sources***
Establish (or partner to offer) more interpretive programs (self-led and/or facilitated).	Ongoing	Possible Grants/Parks and Recreation Fund
Investigate community desire for specialized outdoor recreation (e.g., archery, bouldering, challenge courses, fishing, etc.).	Ongoing	No Funding Needed
Plan for the changing needs of an aging community and align land use planning, development review, and facilities planning to respond accordingly.	Ongoing	Parks and Recreation Fund/ General Fund
Examine cost-recovery practices and implement a policy that differentiates cost-recovery goals by functional area.	2019-2020	No Funding Needed
Implement a policy for establishing programming fees.	2019-2020	No Funding Needed
Create a recreation program plan that considers age and ethnicity to provide park and recreation opportunities more equitably to Parker residents.	2021-2023	No Funding Needed
Develop environmental education programs for open space properties.	2021-2023	Parks and Recreation Fund

2.5 FINANCIAL FRAMEWORK

The Parks, Recreation and Open Space Department has adhered to fiscally responsible strategies for decades. The Department has a higher median revenue from facilities and programming than other benchmark cities. Although it has a smaller budget than several of the benchmark communities, Parker has comparable overall cost recovery rates, including an impressive 87% cost recovery rate for recreation programming. While it continues to focus on increasing organizational capacity and sustaining high-quality programs, facilities, and services, the Department must also tackle comprehensive asset management planning. Asset management is the systematic process of maintaining, upgrading, and operating physical assets cost effectively. This process combines engineering principles with sound business practices and economic theory and provides organizations with the tools needed to facilitate a more organized and logical approach to decision making.

The need to track, inventory, and manage assets is a common theme in many public and private organizations. Organizations in the public sector—at various governmental levels—are accountable for responsibly managing their assets as fiduciaries to those who support their programs and operations with public funds. Park and recreation agencies are specifically known for a range of assets that provide both passive and active services to the public (e.g., playgrounds, courts, ball fields, picnic shelters, etc.).

As part of the master planning process, the Department assessed its facilities and determined the current replacement value (CRV) of individual assets. This value was obtained using construction costs, bid documents, and engineer's estimates and is based on several factors: the combined costs of building, renovating, and expanding assets; the anticipated increase in construction and maintenance over time due to changes in cost of living; and changes in maintenance costs as assets age. The total CRV for all assets is preliminarily estimated at just over $95 million.

Parker Parks, Recreation and Open Space: Current Replacement Value of Assets

Major Assets	Combined Cost to Build/Renovate/ Expand	Age of Asset in Years	Average Cost of Living Increase (past 10 years)	Current CRV
Auburn Hills Community Park	$1,000,000	14	1.7%	$1,238,000
Bar CCC Park	$500,000	10	1.7%	$585,000
Cottonwood Trailhead	$50,000	25	1.7%	$71,250
Discovery Park	$8,000,000	1	1.7%	$8,136,000
Dog Park and Disc Golf Park	$1,500,000	1	1.7%	$1,525,500
Fieldhouse	$10,500,000	11	1.7%	$12,463,500
Iron Horse Park/Slemmer Barn	$300,000	16	1.7%	$381,600
Living Wheel Park	$40,000	15	1.7%	$50,200
McCabe Meadows	$60,000	25	1.7%	$85,500
O'Brien Park & H2O'Brien Pool	$4,400,000	15	1.7%	$5,522,000
Parker Recreation Center	$16,000,000	3	1.7%	$16,816,000
Preservation Park	$450,000	9	1.7%	$518,850
Railbender Park	$3,400,000	9	1.7%	$3,920,200
Salisbury Sports & Equestrian Park	$5,800,000	15	1.7%	$7,279,000
Stroh Ranch Soccer Park	$950,000	24	1.7%	$1,337,600
Sulphur Gulch Fitness Park	$25,000	4	1.7%	$26,700
Tallman Meadow Park	$1,750,000	11	1.7%	$2,077,250
Twenty-Mile Historic Park	$20,000	15	1.7%	$25,100
*Trails (10' wide, 30 miles = 158,400 L.F. @ $186 per L.F.)	$29,462,400	7	1.7%	$32,968,426
			Total all Assets	**$95,027,676**

* Average age of trails used = 7 years

CURRENT OPERATIONS AND MANAGEMENT

Calculating CRVs of assets is the first step in asset management planning. Forecasting the operations and maintenance costs of park and recreation assets is the next step. Annual operational costs for parks and recreation facilities vary depending on the level of service provided, the current condition of the asset, and the construction methods used to build the facility. Priority for funding operations is based on several criteria: the facility's contribution to community health, safety, and other intangible social or community goods; anticipated benefits to the local economy; the amount of use or demand for each facility; and revenue generated.

Based on current industry standards, annual operations and maintenance costs can range from 2-4% of the CRV. Generally, high-use, more complex facilities are at the high end of this range, requiring around 4% of the CRV annually, while costs for trails, and low use areas are closer to the low end (2% of the CRV) of the range. Projected annual operations and maintenance costs for Parker are between $1.9-3.8 million. Considering the Department's 2017 total operating budget of 9.9 million dollars, this equates to projected operations and maintenance costs of between 19-38% of the total operating budget. As operations and maintenance is tracked more strategically in the future, these projections will become more precise over time.

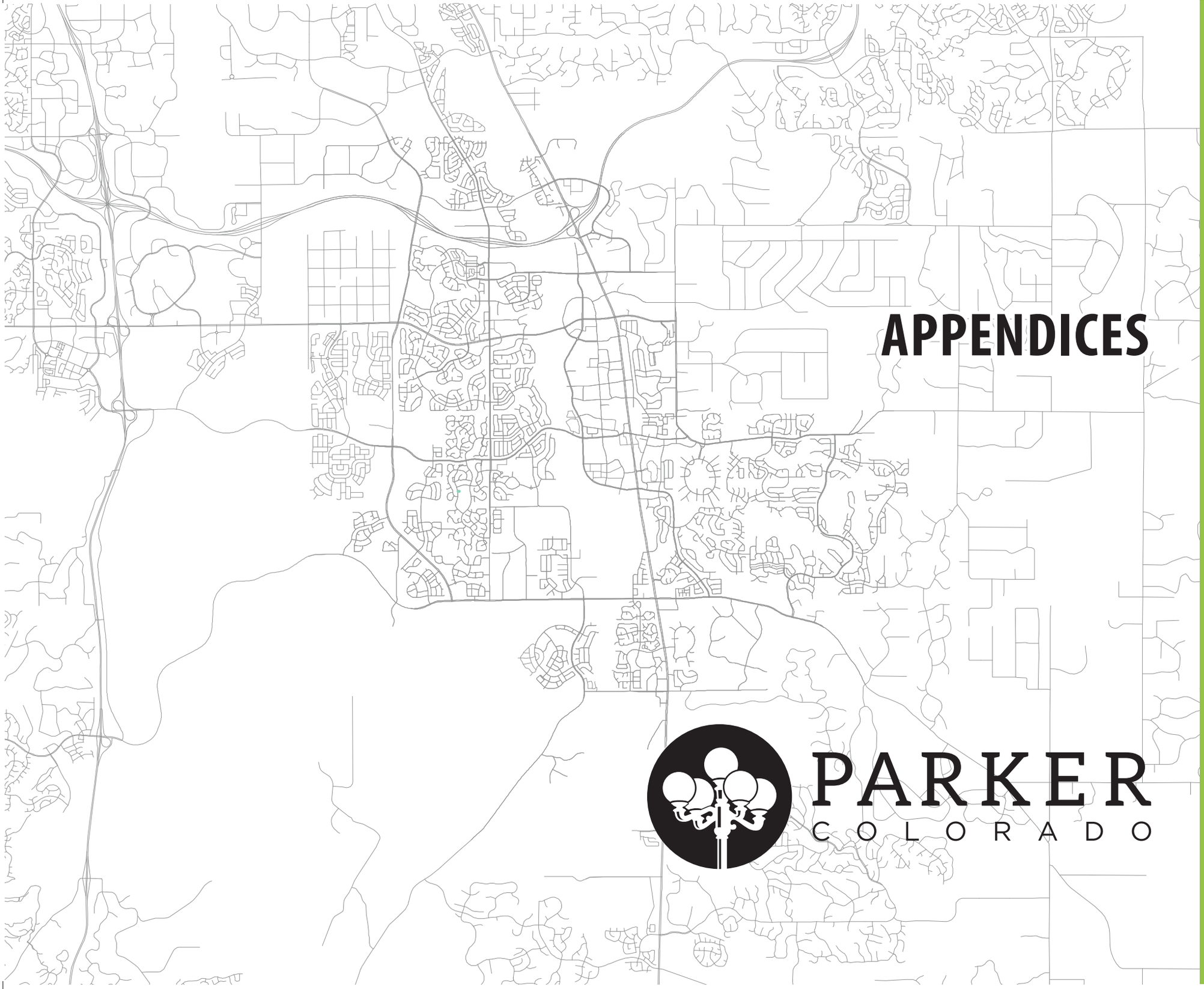
Projected Annual Operations and Maintenance Costs of Parker Assets

Major Assets	Current CRV	Projected Annual Operations & Maintenance (Low 2%)	Projected Annual Operations & Maintenance (High 4%)
Auburn Hills Community Park	$1,238,000	$24,760	$49,520
Bar CCC Park	$585,000	$11,700	$23,400
Cottonwood Trailhead	$71,250	$1,425	$2,850
Discovery Park	$8,136,000	$162,720	$325,440
Dog Park and Disc Golf Park	$1,525,500	$30,510	$61,020
Fieldhouse	$12,463,500	$249,270	$498,540
Iron Horse Park/Slemmer Barn	$381,600	$7,632	$15,264
Living Wheel Park	$50,200	$1,004	$2,008
McCabe Meadows	$85,500	$1,710	$3,420
O'Brien Park & H2O'Brien Pool	$5,522,000	$110,440	$220,880
Parker Recreation Center	$16,816,000	$336,320	$672,640
Preservation Park	$518,850	$10,377	$20,754
Railbender Park	$3,920,200	$78,404	$156,808
Salisbury Sports & Equestrian Park	$7,279,000	$145,580	$291,160
Stroh Ranch Soccer Park	$1,337,600	$26,752	$53,504
Sulphur Gulch Fitness Park	$26,700	$534	$1,068
Tallman Meadow Park	$2,077,250	$41,545	$83,090
Twenty-Mile Historic Park	$25,100	$502	$1,004
*Trails (10' wide, 30 miles = 158,400 L.F. @ $186 per L.F.)	$32,968,426	$659,369	$1,318,737
Annual Operations & Maintenance Range		**$1,900,554**	**$3,801,107**

RECOMMENDATIONS

As described in the Needs Assessment and Analysis section of this master plan, the park and recreation needs of future residential developments will not all be met by homeowners associations. The Town will need to continue to be a part of the solution. The community survey results indicated capital development funding should be allocated to projects like the Rueter-Hess Reservoir, the purchase of open space land, trail development, and a new recreation center. The community must understand that the development—and, more significantly, the maintenance—of these spaces and amenities come at a cost. Community members and stakeholders are very satisfied with the quality and management of Parker's parks and recreation system, a finding that is validated across interviews, surveys, and other public engagement activities. To keep this high level of service intact, it is recommended that another attempt at a parks and recreation ballot issue be explored, with special attention given to explaining exactly how tax dollars will be used and, using the community data collected for this plan, confirming community members' desire for the spaces and programs increased tax revenue would support. As recommended in the action plan, other effective tools for making decisions about new development are impact fee or feasibility studies. Impact fee or feasibility studies look at both financing and regulations and can help agencies generate support for a project from citizens and other stakeholders.

The purpose of this financial framework is to provide a high-level review of necessary asset management and to take an initial step toward a more-detailed investigation into the condition of all Parker park and recreation assets. The Town of Parker manages many facilities, including parks, recreation facilities, aquatic facilities, and miles of multi-use trails. In order to continue meeting the needs of Parker residents, sustainable growth must be addressed in the immediate future. As its population grows, Parker must continue to be forward-thinking—that is, proactive rather than reactive—when responding to changing community trends. Across the nation, communities like Parker face similar challenges when balancing deferred maintenance with constituents' desire for new, attractive facilities and amenities. To keep up with these changes and to develop a sustainable financial framework, a comprehensive examination of the Department's current financial landscape and future asset management approach is warranted.



APPENDICES

PARKER
COLORADO

1414
Dr. Robert M. DiGiorgio, D.D.S., P.C.

APPENDIX A
STAKEHOLDER INTERVIEW QUESTIONS

STAKEHOLDER INTERVIEW QUESTIONS

Introduction and Overview Question

Thank you for participating in the Stakeholder Interviews that are being conducted as part of the Town of Parker Parks and Recreation Department's Master Plan. The questions that follow will assist the Department in its analysis of the town's park, facility, recreation, and green space needs and ultimately inform the Department's goals for the future.

1. What are your impressions of Parker Parks and Recreation as a whole (programmatically, facilities, and administratively)
2. What are your opinions about programs offered by the Department? (Quality? Overall Program mix and Quantity? Cost?)
3. What are your opinions on the quality of the parks and recreation facilities provided by the department (what is appropriate.)
4. In what ways do you think the parks and recreation department can improve the community's health overall? (Follow-up: Are there partnerships with health agencies that could be beneficial?)
5. Funding decisions can sometimes be difficult. The population in Parker is rapidly increasing and land is being developed. With this in-mind, and keeping in-mind the limitations of public funding, what should the priority of the department be if it's forced to choose? Acquire available open space or parkland before it's developed, this may mean open space preservation or additional parks (once it's gone, it's gone), or maintaining existing infrastructure at a high level (the longer you wait for repairs, the more expensive repairs are and caring for infrastructure is expensive).
6. A similar question regarding programing. Should programs be kept as affordable as possible for inclusion of the greatest number of residents, or should the programs be 'pay to play', imposing the full direct cost of the programs and overhead on the participants? If you seek a middle-point, where would you lean knowing that higher costs may prove to be a barrier for some underserved residents?
7. Your thoughts on the trail system in Parker?
8. If YOU were in charge of Parker Parks and Recreation, what would you do differently? What would you make sure to do that's the same?

APPENDIX B
STAKEHOLDER INTERVIEW LIST

Eppley
Institute for Parks and Public Lands
INDIANA UNIVERSITY

Parker Parks, Recreation and Open Space Master Plan
Stakeholder Interview List

Dates of Stakeholder Interviews: September 11-13, 2017
Location: Town Hall, Parker Colorado
Stakeholders: External Community Groups & Town of Parker Staff

Eppley Institute Team of Interviewers:
Layne Elliott
Michelle Monroe-Cook
Sally Pelto-Wheeler
William Roche
Kate Wiltz

Monday, September 11, 2017
Jared Musil, Town of Parker Parks and Recreation
Betsy Mercer, Town of Parker Parks and Recreation
Erik Stadsvold, Town of Parker Parks and Recreation
Andy Fraser, Town of Parker Parks and Recreation
Bob Bullock, Town of Parker Parks and Recreation
Lou Meadows, Town of Parker Parks and Recreation
Jamie Vollertsen, Town of Parker Parks and Recreation
Megan Arvidson, Town of Parker Parks and Recreation
Hillary Roemersberger, Town of Parker Parks and Recreation
Tim Logan, Town of Parker Parks and Recreation
Bryce Matthews, Town of Parker Community Development
Mary Munekata, Town of Parker Community Development
John Fussa, Town of Parker Community Development
Renee Williams, Town of Parker Council Member
Joshua Rivero, Town of Parker Council Member
John Diak, Town of Parker Council Member
Mike Waid, Town of Parker Mayor
Michelle Kivela, Town of Parker Town Administrator

Tuesday, September 12, 2017
Tim Ottoman, Ponderosa Highschool
Tracy Hutchins, SDI Inc
Randy Burkhardt, Douglas County Parks
Sara Crowe, Parker Chamber of Commerce
Josh Miller, Cherokee Trail Elementary
Valerie Robson, Doulas County Community Development
Kam Breitenbach, Rotary Club

Jason Jacob, Legend High School
Barry Riddle, Parker Tennis
Kurt Wolter, Trevey Land and Commercial
Gary Poole, Parker Planning Commission
Rich Foerster, Home Smart Realty
Elaine Mariner, Town of Parker Cultural Director
Elise Penington, Town of Parker Communications Director
Kelli Bainbridge, Pioneer Elementary
Dirk Richwine, Commission for Accreditation of Park and Recreation Agencies Advisor

Wednesday, September 13, 2017
Donna Forester, Seniors' Council for Douglas County
Mary Colton, Town of Parker Parks and Recreation
Alex Eaton, Town of Parker Parks and Recreation
Jim Cleveland, Town of Parker Parks and Recreation

APPENDIX C
COMMUNITY SURVEY

PARKER
COLORADO
Parks and Recreation

Dear Community Member,

The Town of Parker is conducting research for a new parks and recreation master plan. You have been randomly selected to participate in a survey that is part of the Parks and Recreation Department's master planning effort. When complete, the new plan will guide the development and operation of your town's parks and recreation resources and activities for years to come.

To participate in the survey, please answer the questions that follow and return ALL pages, including this cover letter, in the accompanying pre-paid envelope.

On-line Option
If you prefer to take the survey online, please type http://go.iu.edu/ParkerRS into your web browser. When prompted, type in the 4-digit verification code.

Your verification code: Code Here

Please return this survey at your earliest convenience. If you have any questions about the survey, please contact the Eppley Institute at (812) 855-3095 or Eppley@indiana.edu

Thank you for helping to shape the future of our community!

Respectfully,

Jim Cleveland, Parks, Recreation and Open Space Director
Parker Parks and Recreation Department

PARKS AND RECREATION DEPARTMENT MASTER PLAN SURVEY

The Town of Parker Parks and Recreation Department would like your input to help determine parks and recreation priorities for its new five-year master plan. This survey will take 10-15 minutes to complete. The results of this survey will be used to guide the Parks and Recreation Department in the management, operation, and development of park resources for years to come. Your participation is valued and appreciated!

1. Are you a resident of the Town of Parker?

○ Yes ○ No

2. Using this list of the Town of Parker's PARKS and TRAILS, please identify how often you or a member of your household used each park over the past year. For any parks and trails that you or members of your household have not used, please indicate whether or not you were AWARE the park or trail existed.

Name of Park or Trail	How often have you or a member of your household used each park or trail over the past year?					If you did not use a park or trail, please indicate below whether or not you knew about it.	
	0 visits	1 – 5 visits	6 – 10 visits	11 – 20 visits	More than 20 visits	Aware of park but do not use	Unaware park existed
A. 20-Mile Historic Park	○	○	○	○	○	Aware – Do not use	Unaware it existed
B. Auburn Hills Community Park	○	○	○	○	○	Aware – Do not use	Unaware it existed
C. Bar CCC Park	○	○	○	○	○	Aware – Do not use	Unaware it existed
D. Discovery Park	○	○	○	○	○	Aware – Do not use	Unaware it existed
E. Dog and Disc Golf Park	○	○	○	○	○	Aware – Do not use	Unaware it existed
F. Iron Horse Park	○	○	○	○	○	Aware – Do not use	Unaware it existed
G. Living Wheel Park	○	○	○	○	○	Aware – Do not use	Unaware it existed
H. McCabe Meadows	○	○	○	○	○	Aware – Do not use	Unaware it existed
I. O'Brien Park	○	○	○	○	○	Aware – Do not use	Unaware it existed
J. Preservation Park and Trailhead	○	○	○	○	○	Aware – Do not use	Unaware it existed
K. Railbender Skate and Tennis Park	○	○	○	○	○	Aware – Do not use	Unaware it existed
L. Salisbury Equestrian and Sports Park	○	○	○	○	○	Aware – Do not use	Unaware it existed
M. Stroh Ranch Soccer Fields	○	○	○	○	○	Aware – Do not use	Unaware it existed
N. Tallman Meadow Park	○	○	○	○	○	Aware – Do not use	Unaware it existed
O. Baldwin Gulch Trail	○	○	○	○	○	Aware – Do not use	Unaware it existed
P. Centennial (E-470) Trail	○	○	○	○	○	Aware – Do not use	Unaware it existed
Q. Cherry Creek Trail	○	○	○	○	○	Aware – Do not use	Unaware it existed
R. Newlin Gulch Trail	○	○	○	○	○	Aware – Do not use	Unaware it existed
S. Sulphur Gulch Trail	○	○	○	○	○	Aware – Do not use	Unaware it existed
T. Tallman Gulch Trail	○	○	○	○	○	Aware – Do not use	Unaware it existed
U. Other (Please list.): _____	○	○	○	○	○	Aware – Do not use	Unaware it existed

3. Using the following list of the Town of Parker's parks and trails, please rate your LEVEL OF SATISFACTION for the PARKS and TRAILS that you or members of your household have used during the past year. If you have not visited a park or trail, please select "Don't Know."

Name of Park or Trail	How would you rate the condition of the park or trail?					
	Excellent	Good	Fair	Poor	Very Poor	Don't Know
A. 20-Mile Historic Park	5	4	3	2	1	○
B. Auburn Hills Community Park	5	4	3	2	1	○
C. Bar CCC Park	5	4	3	2	1	○
D. Discovery Park	5	4	3	2	1	○
E. Dog and Disc Golf Park	5	4	3	2	1	○
F. Iron Horse Park	5	4	3	2	1	○
G. Living Wheel Park	5	4	3	2	1	○
H. McCabe Meadows	5	4	3	2	1	○
I. O'Brien Park	5	4	3	2	1	○
J. Preservation Park and Trailhead	5	4	3	2	1	○
K. Railbender Skate and Tennis Park	5	4	3	2	1	○
L. Salisbury Equestrian and Sports Park	5	4	3	2	1	○
M. Stroh Ranch Soccer Fields	5	4	3	2	1	○
N. Tallman Meadow Park	5	4	3	2	1	○
O. Baldwin Gulch Trail	5	4	3	2	1	○
P. Centennial (E-470) Trail	5	4	3	2	1	○
Q. Cherry Creek Trail	5	4	3	2	1	○
R. Newlin Gulch Trail	5	4	3	2	1	○
S. Sulphur Gulch Trail	5	4	3	2	1	○
T. Tallman Gulch Trail	5	4	3	2	1	○
U. Other (Please list.): _____	5	4	3	2	1	○

4. For any park or trail you rate "Fair" or lower in question 3, please help us better understand how the park/trail needs to be improved.

Name of Park or Trail rated "Fair" or lower	How should the Park or Trail be improved?
1.	
2.	
3.	
4.	
5.	

5. Please indicate if you or members of your household have used any of the following RECREATION FACILITIES listed below in the past year. If you or members of your household have used a facility in the past year, please indicate how IMPORTANT the facility is to your family's recreational needs.

	Name of Facility	Do you or members of your household use this facility?		How important is it to YOU to have the following facility in Parker?			
		Yes	No	Very Important	Important	Somewhat Important	Not Important
A	H2O'Brien Pool	Yes	No	4	3	2	1
B	Parker Fieldhouse	Yes	No	4	3	2	1
C	Parker Recreation Center	Yes	No	4	3	2	1
D	Baseball Fields	Yes	No	4	3	2	1
E	Basketball Courts	Yes	No	4	3	2	1
F	Disc Golf Course	Yes	No	4	3	2	1
G	Trails	Yes	No	4	3	2	1
H	Playgrounds	Yes	No	4	3	2	1
I	Shelters	Yes	No	4	3	2	1
J	Skate Park	Yes	No	4	3	2	1
K	Softball Fields	Yes	No	4	3	2	1
L	Tennis Courts	Yes	No	4	3	2	1
M	Other (Please list.): _____	Yes	No	4	3	2	1

6. Which THREE facilities from Question #5 have you or members of your household used the most during the past year?

Most: _____ (enter A – M)

2nd Most: _____ (enter A – M)

3rd Most: _____ (enter A – M)

7. From the list in Question #5, which THREE facilities contribute the most to your health?

Most: _____ (enter A – M)

2nd Most: _____ (enter A – M)

3rd Most: _____ (enter A – M)

8. Below is a list of recreation FACILITIES and AMENITIES. Some are currently provided by the Town of Parker; others are not. Please rate how important it is for YOU that the Town of Parker INCREASE the availability of the facilities and amenities listed below.

	Name of Amenity	Need More Access	Might Need More	What exists is Adequate	Already More Resources than Needed	Unsure
A	Baseball Fields	4	3	2	1	○
B	Basketball Courts	4	3	2	1	○
C	Bike Racks	4	3	2	1	○
D	Community Pools (Indoor)	4	3	2	1	○
E	Community Pools (Outdoor)	4	3	2	1	○
F	Concessions Services	4	3	2	1	○
G	Disc Golf Courses	4	3	2	1	○
H	Dog Parks	4	3	2	1	○
I	Drinking Fountains in Parks	4	3	2	1	○
J	Educational/Historical (Interpretive) Displays	4	3	2	1	○
K	Equestrian Facilities	4	3	2	1	○
L	Fitness Centers	4	3	2	1	○
M	Football Fields	4	3	2	1	○
N	Golf Courses	4	3	2	1	○
O	Horseshoe Pits	4	3	2	1	○
P	Ice Skating Rinks (Indoor)	4	3	2	1	○
Q	Ice Skating Rinks (Outdoor)	4	3	2	1	○
R	In-line Skating	4	3	2	1	○
S	Multipurpose Fields	4	3	2	1	○
T	Nature Center	4	3	2	1	○
U	Pickle Ball	4	3	2	1	○
V	Picnic Tables	4	3	2	1	○
W	Playgrounds	4	3	2	1	○
X	Recreation Center	4	3	2	1	○
Y	Restrooms	4	3	2	1	○
Z	Shelters/Gazebos	4	3	2	1	○
AA	Skate Parks	4	3	2	1	○
BB	Softball Fields	4	3	2	1	○
CC	Soccer Fields (Indoor)	4	3	2	1	○
DD	Soccer Fields (Outdoor)	4	3	2	1	○
EE	Splash Pads	4	3	2	1	○
FF	Tennis Courts	4	3	2	1	○
GG	Trailheads	4	3	2	1	○
HH	Water Based Recreation	4	3	2	1	○
II	Other (Please list.): _____	4	3	2	1	○

9. Which THREE amenities from Question #8 are the most important to you?

Most: _____ (enter A – II)

2nd Most: _____ (enter A – II)

3rd Most: _____ (enter A – II)

10. Please indicate if you or members of your household have participated in any of the RECREATION PROGRAMS listed below in the past year. If you or members of your household have participated in a program, please indicate your OVERALL level of satisfaction for the type of program you participated in.

	Name of Program	Participate in this type of program over the past year?		If you or a member of your household did participate, what is your overall level of satisfaction for the program?					
		Yes	No	Excellent	Good	Fair	Poor	Very Poor	Don't Know
A	Aquatics (adult)	Yes	No	5	4	3	2	1	○
B	Aquatics (youth)	Yes	No	5	4	3	2	1	○
C	Community Events (e.g. races, festivals)	Yes	No	5	4	3	2	1	○
D	Day Camps	Yes	No	5	4	3	2	1	○
E	Fitness/Wellness Programs	Yes	No	5	4	3	2	1	○
F	Senior Programing	Yes	No	5	4	3	2	1	○
G	Sports (adult)	Yes	No	5	4	3	2	1	○
H	Sports (youth)	Yes	No	5	4	3	2	1	○
I	Therapeutic Recreation	Yes	No	5	4	3	2	1	○
J	Kids Zone (youth programs)	Yes	No	5	4	3	2	1	○

11. For any PROGRAM type in which you or a member of your household participated and that you ranked "Fair" or lower in question 10, please explain how the program should be improved.

Name of Program "Fair" or lower	How should the Program be improved?
1.	
2.	
3.	
4.	
5.	

12. Neighborhood parks are typically built and managed by a Home Owners Association (HOA). Do you use a neighborhood park managed by an HOA?

- ○ Yes
- ○ No

I do NOT use a neighborhood park managed by an HOA, because:

(PLEASE ONLY CHECK ONE OF THE FOLLOWING)

- ○ There is not a neighborhood park near me
- ○ The neighborhood park is too small
- ○ The neighborhood park does not have facilities/amenities that interest me
- ○ The neighborhood park is in need of maintenance
- ○ I have safety concerns
- ○ Did not know the neighborhood park was there
- ○ Simply not interested
- ○ Other: _____

13. Ultimately, programs require funding. The Town aims to balance the greatest level of access to programs with maintaining a strong, diversified program set. This balance requires the Town to consider its program fees and how much of actual program costs they will cover while keeping fees low enough for many community members can participate in the programs being offered. Based on your OVERALL personal experiences with the PROGRAMS you have been involved with, which statement best aligns with your feelings:

- ○ **Program Fees are far TOO LOW** and should be adjusted higher to allow the department to continue expanding offerings.
- ○ **Program Fees are a LITTLE LOW** and could be raised a small amount.
- ○ **Program Fees are FAIR** and should not be adjusted.
- ○ **Program Fees are a LITTLE HIGH** and could be decreased a small amount.
- ○ **Program Fees are far TOO HIGH**, and fees should be greatly reduced, even if this means decreasing program offerings.
- ○ **Other** (please describe)

_____

14. If additional funding were available for the Town of Parker Parks and Recreation Department to fund CAPITAL DEVELOPMENT of parks and trails, how would you allocate the funding among the competing categories below? Enter as much or as little as you wish for each category, but please make your total allocation equal 100%.

Category	% Allocation
Fieldhouse (expansion)	%
H2O'Brien Pool (expansion)	%
Improve quality of existing parks	%
Improve quality of existing trails	%
LAND (acquisition only) for Park Development	%
New indoor pool (sized appropriately for competitive meets)	%
Purchase of land (or easements) for preservation of open space	%
Recreation Center (addition of a second facility)	%
Rueter-Hess Reservoir (development of trails and recreation opportunities)	%
Salisbury Park (expansion - North Development)	%
Trail development (additional)	%
Other (Please describe.)	%
TOTAL (should equal 100%)	%

15. Please select ALL of the ways that you CURRENTLY learn about the Town of Parker Parks and Recreation Department's services and programs within the parks.

- ○ www.parkerrec.com
- ○ From friends and neighbors
- ○ *Talk of the Town* (Newsletter)
- ○ Flyers/posters at parks and rec facilities
- ○ Conversations with parks and rec staff
- ○ Facebook, Twitter, YouTube, or Instagram
- ○ I do not receive any information
- ○ Newspaper articles
- ○ Recreation Brochure
- ○ Blogs
- ○ Parks and Rec Department e-mail bulletins
- ○ Newspaper advertisements
- ○ Other:_____

16. Please select ALL of the ways that you WOULD PREFER to learn about the Town of Parker Parks and Recreation Department's services and programs within the parks.

- ○ www.parkerrec.com
- ○ From friends and neighbors
- ○ Flyers/posters at parks and rec facilities
- ○ Conversations with parks and rec staff
- ○ Facebook, Twitter, YouTube, or Instagram
- ○ Recreation Brochure
- ○ Radio
- ○ Newspaper articles
- ○ Blogs
- ○ Parks and Rec Department e-mail bulletins
- ○ Newspaper advertisements
- ○ Other:_____
- ○ Television

17. The following are some of the benefits that you, members of your household, and the community in general may receive from parks, trails, recreation facilities, programs, and services. For each item below, please indicate how strongly you agree or disagree that it is a benefit of parks and rec facilities and programs.

	Benefits	Strongly Agree	Agree	Uncertain	Disagree	Strongly Disagree
A	Enhance community appearance	5	4	3	2	1
B	Help attract new residents and businesses	5	4	3	2	1
C	Help reduce crime	5	4	3	2	1
D	Improve diet and nutrition	5	4	3	2	1
E	Improve mental health and reduce stress	5	4	3	2	1
F	Improve physical health and fitness	5	4	3	2	1
G	Improve social connections	5	4	3	2	1
H	Increase opportunities for people of different cultures to interact	5	4	3	2	1
I	Increase property values in surrounding area	5	4	3	2	1
J	Make Parker a more desirable place to live	5	4	3	2	1
K	Strengthen sense of community	5	4	3	2	1
L	Preserve open space and the environment	5	4	3	2	1
M	Promote tourism in the town	5	4	3	2	1
N	Provide access to the outdoors and nature	5	4	3	2	1
O	Protect the town's historical attributes	5	4	3	2	1
P	Other (Please describe): _____	5	4	3	2	1

18. From Question #17, which THREE benefits are the most important to you or members of your household?

Most: _____ (enter A – P)

2nd Most: _____ (enter A – P)

3rd Most: _____ (enter A – P)

19. Please indicate any of the following circumstances that prevent you from using parks or attending programs within parks as often as you would like.

- ○ Lack of time
- ○ Poor health/mobility
- ○ Lack of access
- ○ Parks are too far away
- ○ Don't know where parks are
- ○ Don't know about programs
- ○ Other (please list): _____

20. Would you say that in general your health is:

- ○ Excellent
- ○ Good
- ○ Fair
- ○ Poor

21. During the past 30 days, for approximately how many days did your poor physical or mental health keep you from doing your usual activities, such as self-care, work, or recreation?

- ○ 0-3 days
- ○ 4-7 days
- ○ 8-14 days
- ○ 15-21 days
- ○ 22-30 days

22. There are some circumstances in life that make it easy for us to be healthy, and other circumstances that make it more difficult. Please indicate which of the following circumstances prevent you or members of your household from using parks and recreation services. Check all that apply.

- ○ My neighborhood does not have a park, recreation facility, or trail within a 10-minute walk
- ○ Not enough time
- ○ Not enough money
- ○ Personal safety concern – the walk to the park or trail is not safe due to traffic or roadways
- ○ Personal safety concern – the park or trail is not safe
- ○ The Department's programs, parks, or facilities are not accessible to people with disabilities
- ○ Personal health problem
- ○ Inadequate or poorly maintained facilities
- ○ Programs that the Department offers do not interest me
- ○ Other:_____

23. Counting yourself, how many people in your household belong to each age group? (Please write the <u>NUMBER</u> of people in your household for each age group below; please <u>DO NOT</u> just provide a checkmark.)

_____ Under age 5	_____ Ages 20-24	_____ Ages 55-64
_____ Ages 5-9	_____ Ages 25-34	_____ Ages 65-74
_____ Ages 10-14	_____ Ages 35-44	_____ Ages 75+
_____ Ages 15-19	_____ Ages 45-54	

24. What is your sex?

○ Female ○ Male ○ Prefer not to answer

25. How long have you lived in the Town of Parker?

- ○ Less than one year
- ○ 1-5 years
- ○ 6-10 years
- ○ 11-15 years
- ○ 16 or more years

26. What is your race/ethnicity? (Please check all that apply.)

- ○ White
- ○ Black or African American
- ○ American Indian and Alaskan Native
- ○ Asian
- ○ Native Hawaiian or Other Pacific Islander
- ○ Other Race: _____

27. Are you of Hispanic, Latino, or Spanish origin?

- ○ No, not of Hispanic, Latino, or Spanish origin
- ○ Yes, Mexican, Mexican American, Chicano
- ○ Yes, Puerto Rican
- ○ Yes, Cuban
- ○ Yes, another Hispanic, Latino, or Spanish Origin: _____

28. What is your household income?

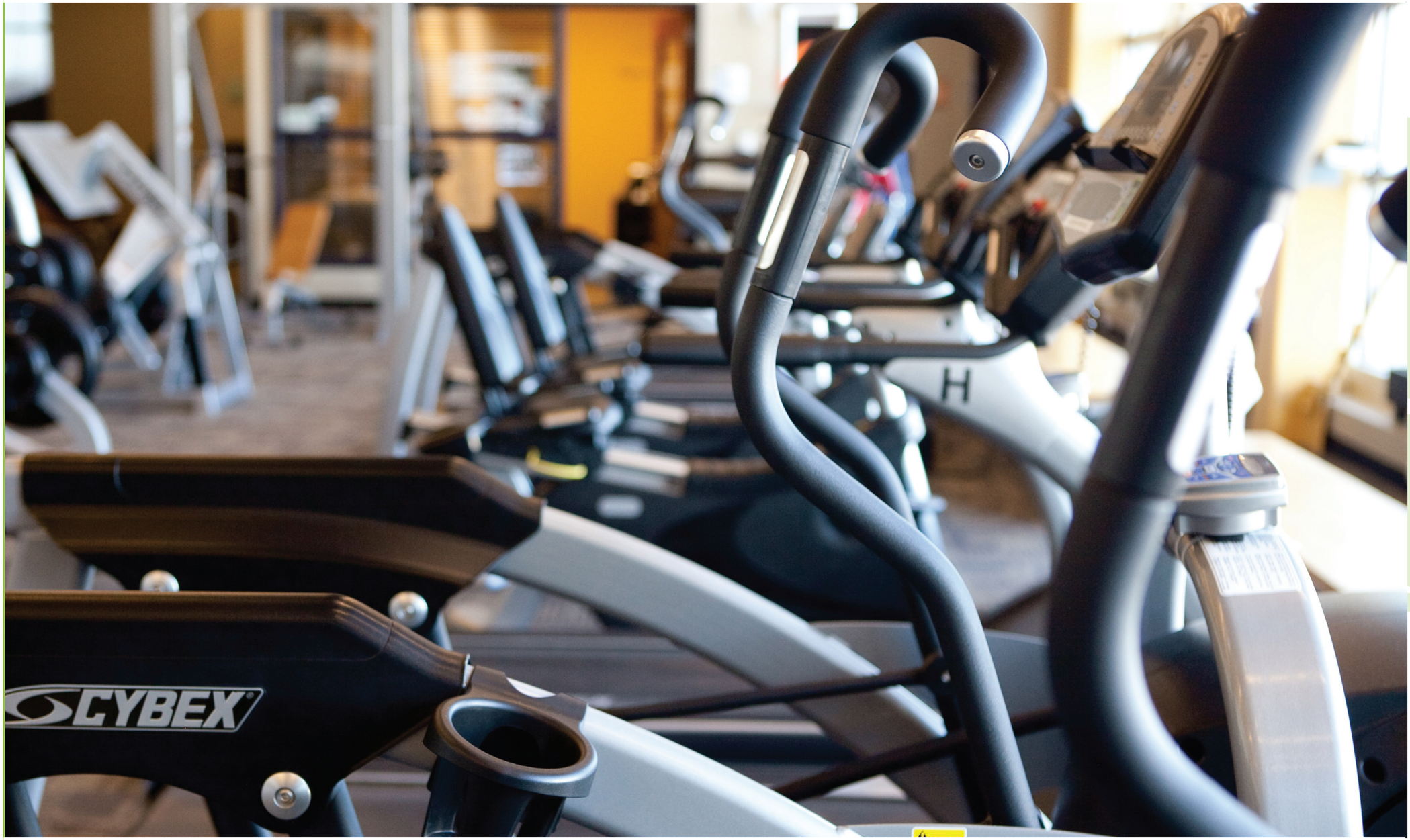
- ○ Under $25,000
- ○ $25,000-$49,999
- ○ $50,000-$74,999
- ○ $75,000-$99,999
- ○ $100,000-$199,999
- ○ $200,000 or more

29. Do you have any additional comments for the Town of Parker Parks and Recreation Department?

_____
_____
_____
_____

Conclusion

Thank you for completing this survey for the Town of Parker Parks and Recreation Department's Master Plan. Your responses will remain confidential and will be used by the Town of Parker to help plan for a successful future for our community!


CYBEX

APPENDIX D

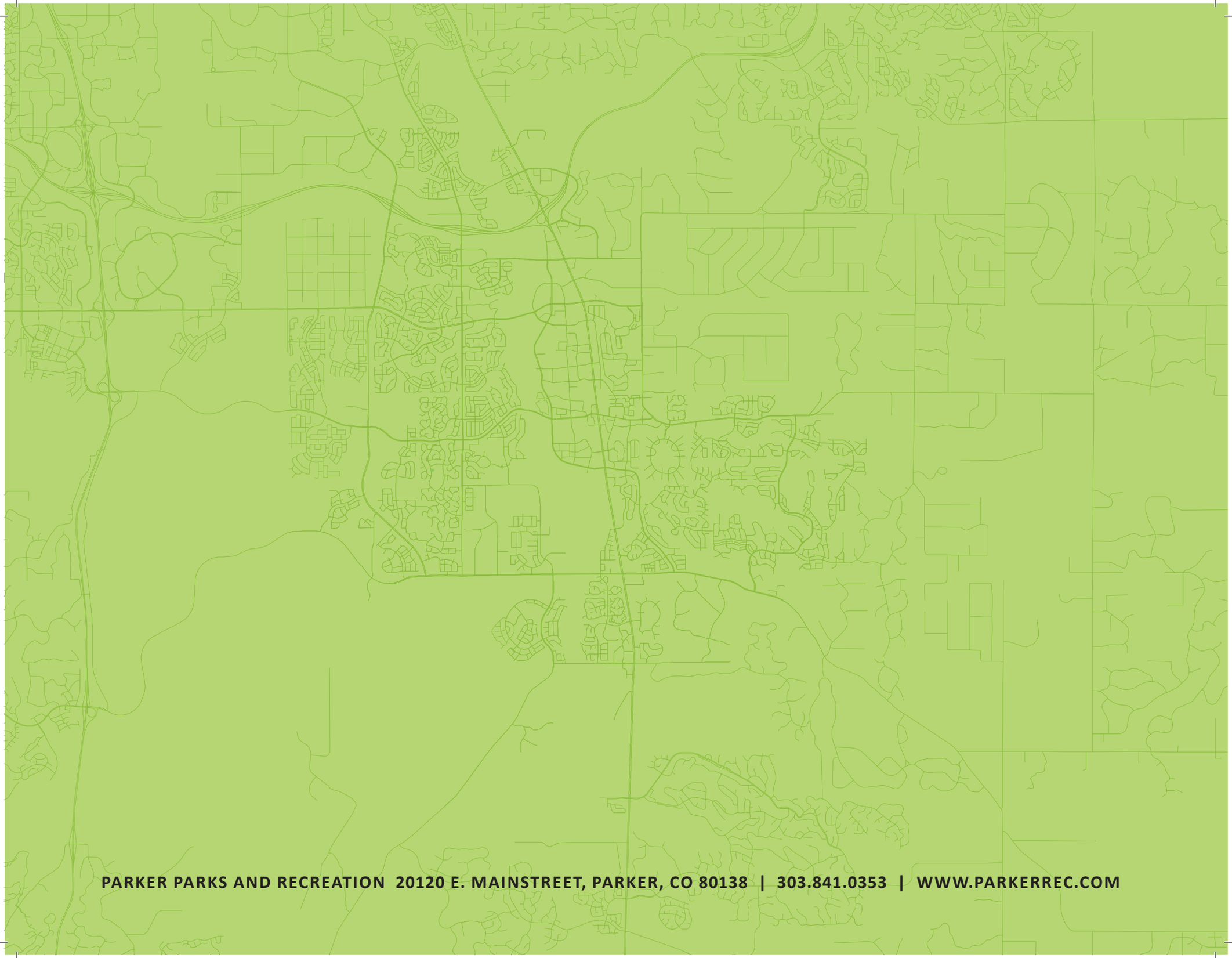
TOWN OF PARKER RECREATION FACILITY AND SERVICE PROVIDERS (UPDATED SUMMER 2017)

Town of Parker Recreation Facility and Service Providers (Updated Summer 2017)

Recreation Provider	Adult Sports	After School Programs	Art Programs	Athletic Fields	Birthday Parties	Day Camp	Fitness Programs	Gymnastics	Gymnasiums	Ice Skating	Indoor Pool	Tennis Courts	Martial Arts Programs	Outdoor Pool	Parks	Performing Arts-Dance	Performing Arts-Music	Performing Arts-Theatre	Playgrounds	Skills Clinics/Camps	Swim Lessons	Swim Team	Teen Programs	Trails	Youth Sports Programs
Parker Parks and Recreation Department	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	X
20 Mile Athletic Center Gymnastics								X																	
20 Mile Crossfit							X																		
5280 Martial Arts													X												
9Rounds Fitness							X																		
ABBA Martial Arts/Karate for Kids													X												
Anthology West Community Pool														X											
Bardo's Diamond Sports							X													X			X		X
Boondocks Food & Fun Center					X																				
Canterberry Crocs																						X			
Canterberry Crossing Community Pool														X							X				
Chaparral Theatre																		X							
Children's Learning Adventure		X				X																			
Children's Music Academy																	X								
Clarke Farms Community Swimming Pool														X							X				
Clarke Farms Tsunamis																						X			
Colorado Premier Baseball																				X			X		X
Colorado School of Dance																X									
Colorado Storm Soccer Association																				X			X		X
CorePower Yoga							X																		
Creekside Recreation Center							X		X		X	X		X							X				
Dancing Pricness Parties					X																				
Deep Space					X																				
Dolphinz Swim School											X										X				
Double Angel Ballpark	X			X																X			X		X
Douglas County Parks and Trails				X											X				X					X	
Douglas County School District		X	X	X											X				X				X		X
E&E Dance Company																X									
Farrell's eXtreme Bodyshaping							X																		
Fencing Academy of Parker																				X					X
Fit36® Parker							X																		
Fitness Together							X																		
Front & Center Theatre Academy																		X							
Generation Fitness							X																		
Global Village Academy		X																		X					X
Great Play of Parker					X																				
Group X Fitness Club							X																		
Hidden River Community															X				X						
High Altitude Tennis	X																			X					X
i9 Sports																				X			X		X
Idyllwidlde Community														X	X				X						
iLoveKickboxing							X																		
iThrive Yoga							X																		
Kiddie Academy of Parker		X																							
Kinetics Youth Center		X																							
Kiryu Aikido Colorado													X												
Koko FitClub of Parker							X																		
La Petite Academy of Parker		X				X																			
Life Time Fitness					X	X	X	X	X		X			X							X	X	X		X
Little Monkey Business					X																				
Liver-Hunt Kickboxing Academy							X																		

Recreation Provider	Adult Sports	After School Programs	Art Programs	Athletic Fields	Birthday Parties	Day Camp	Fitness Programs	Gymnastics	Gymnasiums	Ice Skating	Indoor Pool	Tennis Courts	Martial Arts Programs	Outdoor Pool	Parks	Performing Arts-Dance	Performing Arts-Music	Performing Arts-Theatre	Playgrounds	Skills Clinics/Camps	Swim Lessons	Swim Team	Teen Programs	Trails	Youth Sports Programs
M2 Core +							X																		
Merryhill Preschool		X																							
Momentum Athletic Center								X																	
Music @ Mainstreet																	X								
Ninpiden Dojo													X												
Omega Martial Arts													X												
Orangetheory Fitness Parker							X																		
Otomi Martial Arts													X												
Parker Academy of Martial Arts													X												
Parker Arts, Culture & Events Center			X													X	X	X					X		
Parker Burn Boot Camp							X																		
Parker Core Knowledge		X																							
Parker Dance Academy																X									
Parker Kung Fu													X												
Parker Landing Child Development Center		X				X																			
Parker Monart			X																						
Parker Montessori		X																							
Parker Panthers																				X					X
Parker Performing Arts School																X	X	X							
Parker Tennis	X																			X			X		X
Parker Youth Sports-Parker Hawks																				X					X
PEPC Early Learning Center		X																							
Pop Warner																									X
Primrose School of Parker		X																							
Real Colorado																				X					X
Riva Ridge-Community																			X						
SafeSplash Swim School											X										X				
Scale Gynmastics								X																	
School of Chines Martial Arts													X												
Sky Zone Trampoline Park					X																				
SpaceTime Kids					X																				
Spirit Wild Kempo Karate													X												
Stepping Stone Community															X				X						
Stonegate Community												X		X	X				X		X				
Stonegate KinderCare		X																							
Stonegate Stingrays																						X			
Stonegate Tennis Courts												X													
Stonegate Village Swimming Pool														X							X				
Stroh Ranch Community														X					X						
Stroh Ranch Anthology Dolphins																						X			
Studio 9 Dance Studio																	X								
Summit Pilates							X																		
Swim TLC-Phenomena																						X			
Tamminga Music Studio																	X								
The Goddard School		X				X																			
The Meadows Early Learning Center		X																							
The Pinery															X				X						
The Pinery Country Club	X											X		X	X				X	X					X
The Schoolhouse at Mainstreet																		X							
Tiger Lee's World Class Taekwondo													X												
Tiger Rock Academy													X												
UFC Gym							X																		

Recreation Provider	Adult Sports	After School Programs	Art Programs	Athletic Fields	Birthday Parties	Day Camp	Fitness Programs	Gymnastics	Gymnasiums	Ice Skating	Indoor Pool	Tennis Courts	Martial Arts Programs	Outdoor Pool	Parks	Performing Arts-Dance	Performing Arts-Music	Performing Arts-Theatre	Playgrounds	Skills Clinics/Camps	Swim Lessons	Swim Team	Teen Programs	Trails	Youth Sports Programs
Victory Taekwondo Center													X												
Wolfpack Pop Warner																				X					X
XS CrossFit							X																		
Zenith Authentic Brazilian Jiu Jitsu													X												
Z-Ultimate Self Defense Studios													X												



PARKER PARKS AND RECREATION 20120 E. MAINSTREET, PARKER, CO 80138 | 303.841.0353 | WWW.PARKERREC.COM

Planning Commission Staff Report

Planning Commission Date:	**5/11/2023**
Town Council Date:	**6/5/2023**
Hearing Type:	**Public Hearing** **Avalon Bay Parker – Zoning** **TRAKiT No: Z22-017**
Location:	**The site is located at the southeast corner of Crowfoot Valley Road and Stroh Road**
Project Planner:	**Julia Duncan, Associate Planner**
Applicant:	**Avalon Bay Communities, Inc, Applicant**
Executive Summary:	**The applicant is proposing to zone 33.4 acres for commercial and multifamily residential uses.**
Staff Recommendation:	**Approval**

RECOMMENDED MOTION
"I move the Planning Commission recommend Town Council approve the zoning."

ALTERNATIVE MOTIONS
"I move the Planning Commission recommend Town Council approve the zoning request, subject to the following conditions:"
-List proposed conditions

"I move the Planning Commission recommend Town Council deny the zoning as the request does not meet the following approval criteria:"
-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission vote to continue the zoning to a future date."

I. BACKGROUND/DISCUSSION

The subject property consists of 33.40 acres in unincorporated Douglas County and is located at the southeast corner of the intersection of Stroh Road and Crowfoot Valley Road. The applicant is proposing to annex the parcel into the Town. It is largely undeveloped except for a small single-family house and several accessory structures that are remnants of previous agricultural uses. The subject property is zoned A1 - Agricultural One within Douglas County. The property is adjacent to the current Town Boundary and wholly in the Town's planning area set forth in the General

Land Use Plan map in the Parker 2035 Master Plan. The General Land Use Plan map establishes the future geographic boundaries of the Town. The Site is bounded to the east by a vacant parcel of land owned by Parker Water & Sanitation District and to the south by the Meadowlark residential neighborhood and a private residence. To the west, across Crowfoot Valley Road is the Looking Glass residential neighborhood, and to the north of the Site, across Stroh Road are Hunter's Chase Condominiums.

The applicant has submitted a Rezoning application that is running concurrently with the Annexation Petition. The parcel is proposed to be zoned to AvalonBay-Parker Planned Development (PD), which would permit a maximum of 343 residential dwelling units, commercial development, and associated parks and open space. The proposal will have a maximum density of 12 dwelling units per acre.

The Parker 2035 Master Plan designates the intersection of Stroh Road and Crowfoot Valley Road as a Neighborhood Center overlaying the Medium Density Residential Character Area.

The Annexation Petition was submitted in accordance with the Colorado Municipal Annexation act of 1965, Title 31, Article 12, Part 1, C.R.S., for annexation of the subject land into the Town as described in the Petition.

The Town has identified the Coyle/Perkins property as a candidate for future annexation through the annual Three-Mile Plan and the Parker 2035 Master Plan. Therefore, the proposed annexation is consistent with the Town's land use policy as expressed in both plans. Further, the subject property is eligible for annexation because it is located within the Town's Planning Area (urban growth boundary) and satisfies the contiguity requirements of the Act, C.R.S. § 31-12-104(a).
A need exists for zoning of the subject property because the Town of Parker Home Rule Charter and Section 13.04.250 of the Parker Municipal Code require that zoning occurs concurrently with annexation requests.

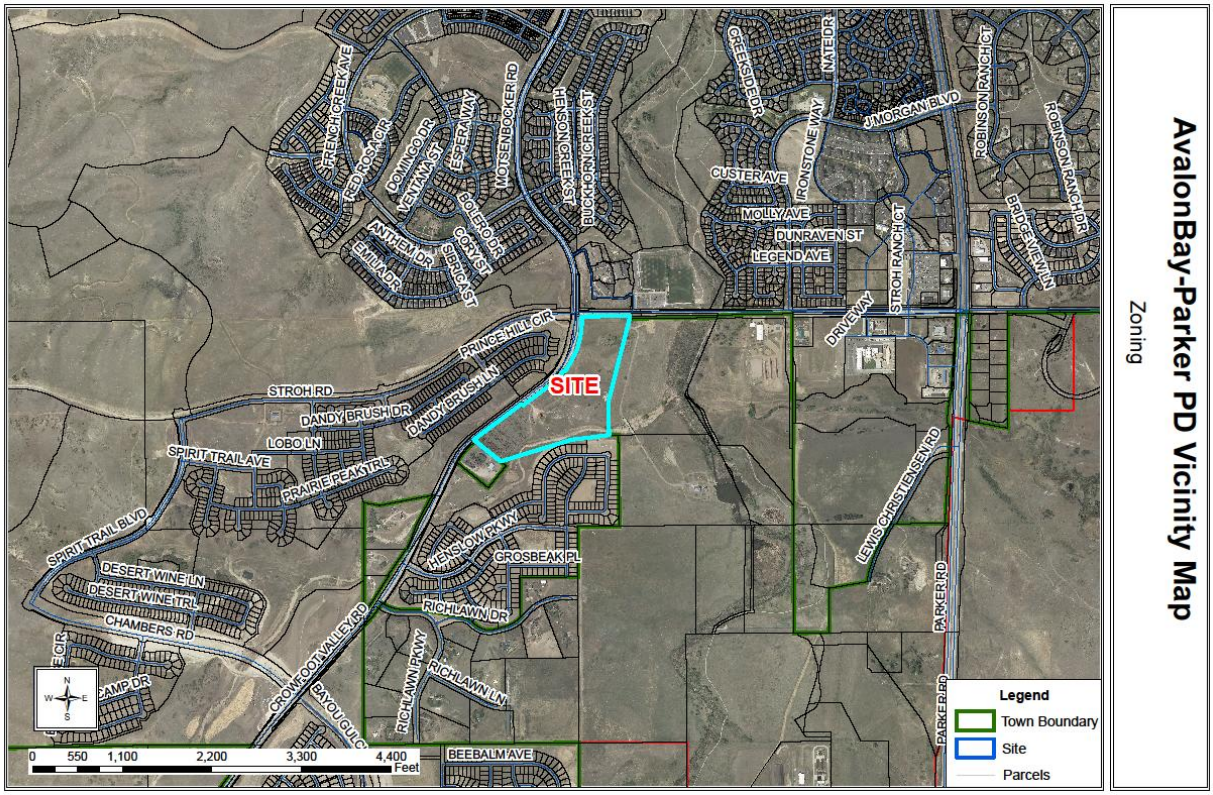
The project proposes to rezone from agriculture to AvalonBay-Parker PD and would allow:

- Residential - a maximum of 343 dwelling units (12 dwelling units per acre),
- Commercial -8.76 acres,
- Open Space -, a minimum of 6.68 acres, and\
- Parkland 4.77 acres.

Housing types, minimum lot areas, building heights, lot widths, required setbacks, and residential and commercial uses are delineated amongst the five (5) proposed Planning Areas and are consistent with straight zoning proposed in the Land Development Ordinance Modernization.

The annexation and zoning fulfill the Town of Parker goal of actively pursuing annexations to allow for continuity of services within the Parker 2035 Master Plan's Planning Area.

Vicinity Map



II. PRIOR ACTIONS

N/A

III. CURRENT SITE DATA

Existing Zoning	A - Agricultural One
Overlay District	N/A
PD & Plan Area	N/A
Master Plan Area	Neighborhood Center - Medium Density Residential
Site Acreage	33.40 acres
Subdivision	N/A
Existing Use	It is largely undeveloped except for a small single-family house and several accessory structures that are remnants of a previous agricultural uses.

Surrounding Uses

	Master Plan Land Use	Zoning	Existing Use
North	Neighborhood Center	PD – Planned Development	Stroh Road and Hunter's Chase Condominiums
South	Medium Density Residential	PD - Planned Development	Meadowlark w/ Single Family Homes. Private residence.

East	Medium Density Residential	Douglas County Zoning	Vacant Parcel owned by PWSD
West	Low Density Residential	PD - Planned Development	Crowfoot Valley Road and Looking Glass development

IV. PARKER 2035 MASTER PLAN
Parker 2035 Master Plan | Town of Parker - Official Website

MASTER PLAN CONSISTENCY	
Master Plan Designation	Choose an item. ☒ **Consistent** ☐ **Inconsistent**
Master Plan Character Discussion	**Medium Density Residential** The Medium Density Residential Character Area will consist of an overall gross density of 3.5 dwelling units per acre. Higher densities for housing for older adults may be considered as long as impacts are comparable to other uses permitted within this Character Area. In addition, the intersection of Stroh Road and Crowfoot Valley Road is also designated as a Neighborhood Center **Neighborhood Centers** Neighborhood Centers should be planned to serve the basic needs of the surrounding residents. Typical uses within Neighborhood Centers include convenient retail and personal/business services, generally anchored by a grocery store. Other compatible uses such as small offices, recreational uses and restaurants are also permitted. Generally, the total Gross Leasable Area (GLA) for the commercial/office components within an entire Neighborhood Center should range from 50,000 to 250,000 square feet combined. In general, a Neighborhood Center shall have no less than 33 percent or eight (8) acres, whichever is greater of its total land area zoned and developed for commercial use with corner located parcels zoned and developed principally for commercial, retail, service and restaurant use. Residential use shall be a secondary element unless part of a vertical mixed-use. Higher density residential is appropriate in these Centers as a transition between less intense residential areas and nonresidential areas when developed as part of a mixed-use development and when the design encourages residents to walk or bicycle to obtain goods

	and services. Massing and scale of higher density residential development shall respect the scale and massing of adjoining land uses and shall reflect an integrated neighborhood feel. Typical garden style apartment designs are not appropriate.
Consistent Goals/Strategies	Land Use 1. A Land Use 1. B Land Use 1. C Land Use 1. D Land Use 1. E Land Use 1.H Land Use 1. I Community Appearance and Design 1.C Community Appearance and Design 2 Community Appearance and Design 2. B Housing and Neighborhoods 1 Housing and Neighborhoods 1. A Housing and Neighborhoods 3. A
Staff Analysis	The project proposes to rezone from agriculture AvalonBay-Parker PD to allow for 12 dwelling units per acre, 8.76acres of commercial development, in addition to parks and open space. The site is located at the southeast corner of Crowfoot Valley Road and Stroh Road. The property is within Neighborhood Center as designated by the Parker 2035 Master Plan. Planning Area 1 adjacent to the intersection of Crowfoot Valley Road and Stroh Road is designated within the PD as "Mixed-Use Neighborhood and is intended to accommodate a mix of housing types at varied densities and supporting neighborhood-centric commercial activities serving the needs of surrounding residents at a less-intense, more walkable scale. The Mixed-Use district is intended to include both vertical and horizontal mixed-use development and can serve as a transitional district to more intense commercial, mixed-use, and nonresidential districts and uses. Multi-tenant commercial development requirements have been included in the PD. At 8.76 acres of commercial zoning, this Planning area is consistent with the Neighborhood Center commercial requirements. Planning Areas 2, 3, and 4 are multi-family residential and are intended to accommodate a variety of housing types and serve as transitional districts from the more intense Mixed-Use district of PA-1to the less intense

	residential uses to the south. The land use development standards in PA2, 3 and 4 become more restrictive to respect the more sensitive single-family residential zones. Maximum height on the southernmost residential portion of the property is 2 stories, equivalent in height to a single family detached home zoning. A minimum buffer for the southern properties of 30 feet is required along the southern property line and a roadway buffer ranging from 60-65 ft. (average) at the south to 30 ft. along the northern sections of Crowfoot Valley Road are required. Parks and Open Space are provided consistent with the LDO requirements. Housing types, minimum lot areas, building heights, lot widths, required setbacks, and residential and commercial uses are delineated amongst the five (5) proposed Planning Areas and are consistent with straight zoning proposed in the Land Development Ordinance Modernization. The proposal creates a PD that is consistent with existing adjacent uses and is an infill site. The annexation and zoning fulfill the Town of Parker goal of actively pursuing annexations to allow for continuity of services within the Parker 2035 Master Plan's Planning Area. Based on this analysis, staff has determined that the request is consistent with the Parker 2035 Master Plan.

V. LAND DEVELOPMENT ORDINANCE

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	**As recommended by the Master Plan**	**Proposed**	**Analysis**
Units Per Acre	Higher density residential is appropriate as a transition from more intense commercial land uses to lower density single family residential land uses.	12 dwelling units per acre	☒ Consistent ☐ Inconsistent ☐ No Change ☐ N/A
Allowed Uses	Medium Density: Residential housing. Neighborhood Centers: convenient retail, personal/business services, generally anchored by a grocery store. Other compatible uses such as small offices, recreational uses and restaurants are also permitted and higher density residential uses	A mix of housing types and Commercial uses.	☒ Consistent ☐ Inconsistent ☐ No Change
Height/Stories	N/A. The Master Plan does not speak to height.	PA-1 Four Stories or 65 feet (whichever is less) PA-2: Four Stories or 65 feet (whichever is less) PA-3: Three Stories or 50 feet (whichever is less) PA-4: Two Stories or 40 feet (whichever is less)	☒ Consistent ☐ Inconsistent ☐ No Change
Staff Analysis	As detailed in the analysis above, the requested zoning is consistent with the Parker 2035 Master Plan for the allowed uses and the requested height maximum for buildings. Based on this analysis, staff has determined that the request is consistent with The Parker 2035 Master Plan.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

Vehicular access for the proposed Avalon Parker development will be provided via an internal roadway network providing connectivity to the external transportation system at the following locations:

- A full access driveway intersecting Stroh Rd. across from the Stroh Ranch Soccer Park access driveway forming a 4-way intersection and providing access to the north end of the site and the commercial parcel.
- A right-in right-out driveway intersecting Crowfoot Valley Rd. approximately 550 feet south of the Stroh Rd./Crowfoot Valley Rd. intersection, forming a "T" intersection and providing a shared access point between the commercial parcel and the north most block of housing.
- A full access driveway intersecting Crowfoot Valley Rd. approximately 1000 feet south of the Stroh Rd./Crowfoot Valley Rd. intersection, forming a "T" intersection and providing a main access point for the housing parcel and public park.
- A ¾ movement driveway intersecting Crowfoot Valley Rd. approximately 1600 feet south of the Stroh Rd./Crowfoot Valley Rd. intersection, forming a "T" intersection and providing another access point for the housing parcel.

Based on these parameters, at buildout, the proposed Avalon Parker development is projected to generate 7,649 daily vehicle trips of which 286 are projected to be generated during the a.m. peak hour and 616 during the p.m. peak hour. Recommendations for geometric and operational improvements/modifications to the area roadways and intersections to sufficiently mitigate the impacts created by the traffic generated are provided within the Traffic Impact Report and will be evaluated through the Sketch, Preliminary, and Final Plat process.

At the time of development, the applicant will be required to ensure all required roadway improvements are constructed as identified in compliance with an approved annexation agreement and traffic study.

VII. APPROVAL CRITERIA REZONING

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Applicant's Response

There is a strong need to expand and diversify housing options in the Town of Parker while maintaining a healthy balance of non-residential development. Land identified for housing development in the Town of Parker is limited, particularly in the multifamily rental housing category. As stated in the Parker 2035 Master Plan, single-family detached homes accounts for 75% of the housing stock in the Town, and the demand for high quality rental housing is increasing. In addition, there is a need to provide an appropriate amount of neighborhood-scale commercial/retail development to expand business opportunities and retail options for existing and future residents. The proposed development considers the Town's need for viable commercial offerings together with the emerging residential needs of the population, resulting in a well-integrated and balanced community with emphasis on small-town livability.

The proposed PD Zoning will accomplish these goals and support both the residential and non-residential needs that currently exist in the community. This PD amendment will also allow development to occur in accordance with the Town's vision for the property as identified within the Parker 2035 Master Plan.

Staff Analysis
A need exists for the annexation and zoning of the subject property because the Town of Parker Home Rule Charter and Section 13.04.250 of the Parker Municipal Code require that zoning occur concurrently with annexation requests and, the project will:
1. Provide adequate opportunities for expansion of the Town's economic and tax base.

3. Support infill development that is consistent with existing residential neighborhoods and provide neighborhood serving commercial uses.
5 Allow the Town to consolidate services and recognize efficiencies of scale and delivery of services; and
6. Promote orderly growth, continuity of development and certainty of development within the subject property and surrounding areas within the Town and the Town Urban Growth Area.

Based on this analysis, staff has determined that this criterion has been met.

2. **The particular parcel of ground is indeed the correct site for the proposed development.**

Applicant's Response
The property's location, market conditions, existing infrastructure and development in the area, and the existing land use designation make the subject parcels the ideal site for the development as proposed. As previously stated, there is desire for the provision of both apartment-style housing and neighborhood-scale commercial uses. Public facilities and services exist to support development of the property, and existing infrastructure is adequate to serve development of the property. The property is within a designated "Neighborhood Center," which envisions convenient access to commercial uses at identified intersections with thoughtful transitions to surrounding neighborhoods. Higher density residential uses are identified as a supporting use, with appropriate transitions built into the design. The proposed plan achieves this transition and integrates seamlessly within the existing built and natural environment. Furthermore, the inclusion of residential uses as part of this community will expand the employment base and support future commercial business and services.

The Site's location at the corner of two major roadways provides an ideal location for commercial development. The existence of single-family neighborhoods to the south of the Site provides an opportunity for thoughtful and deliberate transitions from non-residential to residential land uses while incorporating a high level of connectivity to adjacent areas. The proposed plan achieves this transition and integrates seamlessly with existing residential uses adjacent to the property while providing significant park and open space areas.

Staff Analysis
The property is within unincorporated Douglas County. The subject property is contiguous with the Town and is described in the Parker 2035 General Land Use Plan as being located within the Town's "Planning Area Boundary." Specifically, the subject property is located within Neighborhood Center as designated by the Parker 2035 General Land Use Plan and at the intersection of two arterial roads. Neighborhood Centers are planned to provide neighborhood serving commercial and higher density residential uses.

The subject property has been identified as property to be annexed, zoned and developed in the Town for commercial and residential uses; therefore, the subject property is appropriate for multifamily residential and commercial development.

Based on this analysis, staff has determined that this criterion has been met.

3. **There has been an error in the original zoning; or**

Applicant's Response
The purpose of this application is not to correct an error in the original zoning; therefore, this factor is not applicable.

Staff Analysis
There was no error in the original zoning and the proposed residential and commercial development is consistent with the Town's 2035 Master Plan land use designation of Medium Density Residential and Neighborhood Center.

4. **There have been significant changes in the area to warrant a zone change.**

Applicant's Response
Parker's growth rate as well as larger industry trends have shifted land use priorities in the Town from agricultural towards residential. Recent residential developments adjacent to the site such as Meadowlark to the south and Looking Glass to the west point to this trend. The zoning change is reflected in the Parker 2035: Choices and Changes (Master Plan) General Land Use Plan which designates the Site location as Medium Residential Density with a Neighborhood Center envisioned for the intersection of Stroh Road and Crowfoot Valley Road, the proposed location of the commercial uses in the PD. Additionally, the proposed apartments speak to the Town's Master Plan's discussion on the issue of housing affordability and notes importance of diversifying the existing housing stock through attainable housing options in response to this

Staff Analysis
The Parker 2035 Master Plan directs future zonings of unincorporated lands within the Planning Area and requests for rezonings of existing properties already annexed in the Town. The Denver Metropolitan area is home to 2.8 million people today and another million people are expected in the metro area by 2035. Parker will continue to receive a share of this growth over the next 20 years. In addition, there has been significant

residential growth to the south of this property and in Douglas County including Trails at Crowfoot, Looking Glass, Macanta and The Canyons, these neighborhoods will need commercial services. The existing Agricultural Zoning designation within unincorporated Douglas County are inconsistent with the Master Plan's Character Area designation for Medium Density Residential and Neighborhood Center.

5. **Adequate circulation exists and traffic movement would not be impeded by development; and**

Applicant's Response
Vehicular access is proposed along Stroh Road and Crowfoot Valley Road. and will conform to all applicable Town standards and specifications. The existing roadways and circulation network is adequate to serve the development as demonstrated in further detail in the Traffic Impact Analysis included with this application. Enhanced pedestrian connections to surrounding neighborhoods, open space areas, and future commercial development offers opportunities for residents to live, work, and play in close proximity.

Staff Analysis
At the time of development, the applicant will be required to construct all warranted traffic mitigation improvements necessary for the development as identified within the traffic study for the property to ensure adequate circulation. The applicant will also be required to make improve Stroh Road and Crowfoot Valley Road where they are adjacent to the property.

Based on this analysis, staff has determined that this criterion has been met.

6. **Additional municipal service costs will not be incurred which the Town is not prepared to meet.**

Applicant's Response
Existing facilities and services exist to serve development on the property, and development of the property will not result in undue financial burden. The proposed project will satisfy all applicable fees, policies, and requirements as specified by the Town of Parker and applicable service districts.

Staff Analysis
Any construction on the subject properties will be considered private and will be privately maintained.

As evidenced by the inclusion of the subject property in the Town's Planning Area, the Town is prepared to meet the additional municipal service costs associated with the subject property.

Based on this analysis, staff has determined that this criterion has been met.

7. **There are minimal environmental impacts or impacts can be mitigated.**

Applicant's Response
Development of the Site will not result in negative impacts to vegetation, wildlife, or environmentally sensitive areas. The floodplain along Lemon Gulch will be preserved. Development will comply with any applicable requirements of the Town and Colorado Parks & Wildlife.

Staff Analysis
The subject property is surrounded by urbanized areas and will be required to meet all Town environmental standards as set forth in the Land Development Ordinance, such review will occur during the subdivision and Site Plan processes. As a part of this review, site improvements will be required to be designed to ensure that any environmental impacts are mitigated. Lemon Gulch through the site will be preserved.

Based on this analysis, staff has determined that this criterion has been met.

8. The proposal is consistent with the Town Master Plan, maps, goals, and policies.

Applicant's Response
The proposed PD Zoning directly advances many goals and strategies stated within the Parker 2035 Master Plan as described below.

Land Use

<u>Strategy 1.A: Strengthen the identity of Parker by encouraging a balance of land uses that supports a high quality of life and contributes to the hometown character of our community.</u>

The proposed development will provide an innovative and well planned in the Town of Parker. A healthy balance of residential and non-residential land will be provided, meeting the needs of the local community, and advancing Parker's vision to "be a full-service community with a hometown feel."

<u>Strategy 1.C: Ensure adequate opportunities for future expansion of our economic base in appropriate locations in the community.</u>

Diversifying and expanding the Town's housing mix will increase opportunities for expansion of employment base. With the simultaneous provision of non-residential land, the proposed PD Zoning will ensure opportunities for existing and future Town residents to live and work in the same area.
<u>Strategy 1.D: Increase the amount of open space using the criteria set forth in the Open Space, Trails and Greenways Master Plan which emphasizes supporting a regional greenway network that provides a community separation buffer from development in neighboring jurisdictions while maintaining the viability and connectivity of the natural ecosystem.</u>

The proposed development will increase open space and recreational offerings for future and existing residents, supporting more active and healthier lifestyles and a stronger connection to nature. A significant amount of active open space and recreation

areas are proposed, and the plan includes trails that will connect to the established trail network, including connections to the Chery Creek Regional Trail.

Strategy 1.E: Encourage transitions between different land uses and intensities.

The proposed zoning will facilitate a development that is well integrated into surrounding land use and provide an effective and appropriate transition of uses. Mixed-use development at this location will provide an ideal transition between future commercial uses at the corner of Stroh Road and Crowfoot Valley Road and existing residential development south of the property. Furthermore, the site plan incorporates significant buffering from the Lemon Gulch floodplain area, providing protection and adequate transition to this natural resource.

Strategy 1.F: Develop land use patterns that are compatible with and support a variety of transportation opportunities and/or choices.

The subject property is located at the intersection of major roadways with planned vehicular access to all areas. Pedestrian and bicycle infrastructure will be provided by the proposed development to support a variety of transportation options and encourage a safe, pedestrian-scale environment. Furthermore, a trail will be extended along the east side of the Site to connect to the broader regional trail network.

Strategy 1.H: Encourage land uses that create a sense of community among those who work, live and play within appropriate neighborhoods.

The proposed PD and associated site plan will accommodate residential and non-residential land uses in a well-designed arrangement, exemplifying orderly and compact growth that is sensitive to the surrounding context. The amendment will also afford residents to live, work, and play in the same neighborhood, thereby encouraging and promoting social integration and strengthening the overall sense of community.

Community Appearance and Design

Strategy 2.B: Use architecture, building design, public spaces and massing to create neighborhoods that are desirable places to live.

The site plan is thoughtfully planned to encourage a walkable, pedestrian-focused environment with ample access to public open spaces. Furthermore, building design, placement, and massing is focused on high quality and durable materials, architectural variation, and promoting a strong sense of community, social interaction, and livability.

Strategy 5.C: Where appropriate, locate buildings adjacent to the street to either block or break up the view of parking lots.

As demonstrated by the site plan, buildings are oriented along the perimeter of the Site to enhance the pedestrian experience and minimize the presence of surface parking on the Site.

Housing and Neighborhoods

Strategy 1.A: When reviewing development proposals adjacent to and within existing neighborhoods, ensure that the development demonstrates compatibility with, and sensitivity to, existing neighborhood characteristics in terms of housing, quality, density, building height, placement, scale and architectural character.

The proposed PD and associated development will achieve compatibility with existing land uses in all areas including housing, quality, density, building massing and placement, and architectural character. The site plan is designed to maximize perimeter buffers, provide buffers to adjacent uses, preserve views, and encourage a highly walkable and pedestrian-friendly environment. Building design and architecture will be of an appropriate scale to the surrounding context and feature durable, high quality materials that will complement the existing built and natural environment.

Jobs and Economic Vitality

Strategy 2.A: Nurture and support established businesses and ensure adequate opportunities for future and expanded commercial activity within designated areas of Town, as specified in the General Land Use Plan.

The General Land Use Plan designates the subject property within a designated "Neighborhood Center" which envisions convenient access to commercial uses at identified intersections with thoughtful transitions to surrounding neighborhoods. Higher density residential uses are identified as a supporting use, with appropriate transitions built into the design. The proposed plan achieves this transition and integrates seamlessly within the existing built and natural environment. Furthermore, the inclusion of residential uses as part of this community will expand the employment base and support future commercial business and services.

Strategy 2.B: Balance Parker's business and retail community includes a variety and diversity of business types as well as a variety of business scales and sizes.

Facilitating approximately 8.3 acres of land for commercial uses will increase and diversify the Town's businesses and offer opportunities for varied types and scales. The proposed PD will allow a wider variety of commercial/retail offerings while integrated into the existing neighborhood context and provide desirable transitions from major roadways and existing uses.

Staff Analysis

As detailed in Section IV. of this staff report, the proposed rezoning to allow for the AvalonBay – Parker Planned Development is consistent with the Neighborhood Character Area Medium Density Residential and Neighborhood Center of the Parker 2035 Master Plan.

Based on this analysis, staff has determined that this criterion has been met.

9. **There is adequate waste and sewage disposal water, schools, parks and recreation, and other services to the proportional degree necessary due to the impacts created by the proposed land uses.**

Applicant's Response
Public facilities and services exist to serve the proposed development including water and sewer utilities, water resources, fire and emergency response, schools, and parks and recreation.

Staff Analysis

The property is located within Parker Water and Sanitation District and infrastructure exists serving adjoining properties.

Based on this analysis, staff has determined that this criterion has been met.

I. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Zoning Comments
Parker Engineering	Approved
Aztec Consultants	No Comment
Parker Building	Approved
Fire Life Safety	Approved
Douglas County Assessor's Office	No Comment
Douglas County Planning	No Comment
Douglas County School District	No Comment
Parker Police	No Comment
PSCO	No Comment
CORE	Approved
CenturyLink	No Comment
Comcast	No Comment
Parker Water and Sanitation District	Approved
RTD	No Comment

VIII. CONCLUSION

This zoning request is being processed to allow for:

- Residential - a maximum of 343 dwelling units (12 dwelling units per acre),
- Commercial - 8.76 acres,
- Open Space -, a minimum of 6.68 acres, and\
- Parkland 4.77 acres.

The proposed rezoning of AvalonBay – Parker Planned Development dictates height, setbacks, floor area, required open space and park space consistent with the Town's Land Development Ordinance. Staff has reviewed the application has determined that it meets the zoning approval criteria of the Parker Land Development Ordinance and the Parker 2035 Master Plan.

Based on the analysis contained in this staff report, staff recommends that Planning Commission recommends Town Council approve the zoning request.

IX. RECOMMENDED CONDITIONS

Staff recommends that the Planning Commission recommend that the Town Council approve AvalonBay-Parker PD-Planned Development District zoning.

X. ATTACHMENTS

1. AvalonBay – Parker Development Plan
2. AvalonBay – Parker Development Guide
3. Neighborhood Outreach Summary
4. Public Comment

Report Approved By: Bryce Matthews, Assistant Director, Planning

DEVELOPMENT GUIDE

Avalon Parker

PD Guide Index

Table of Contents

General 4
A. Statement of Purpose 4
B. Application 4
C. Control 4
D. Relationship to the Town of Parker Land Development Ordinance 4
E. Definitions 5
F. Conflicts 5
Authority 5
A. Authority 5
B. Adoption 5
C. Enforcement 5
D. Application 6
General Provisions 6
A. Agricultural Uses 6
B. Planning Area Boundaries 6
C. Density Standards 6
D. Density Variations 6
E. Utility Connections 6
F. Underground Utilities 7
Development Standards 7
Development Planning Areas 8
Planning Area 1 – Mixed-Use Neighborhood 8
A. Purpose 8
B. Lot and Building Standards 8
C. Additional Standards 8
Planning Areas 2, 3, & 4 – Multifamily Residential 8
A. Purpose 8

B. Lot and Building Standards 8
C. Additional Standards 9
Planning Area 5 9
A. Purpose 9
B. Lot and Building Standards 9
Table of Allowed Uses 10
Use Specific Standards 13

GENERAL

A. Statement of Purpose

The purpose of the Avalon Parker Development Guide (the "Development Guide") is to establish standards for the development and improvements of the real property described in **Exhibit A**, which is attached hereto and incorporated by this reference (the "Property"), according to the Development Plan, which is attached hereto and incorporated by this reference (the "Development Plan"). The standards contained in this Development Guide are intended to carry out the goals of this planned development.

B. Application

This Development Guide shall apply to the Property as illustrated on the Development Plan.

C. Control

After the adoption of this Development Guide by the Town Council of the Town of Parker, subject to the provisions of Section 13.04.230 (Nonconforming Situations) of the Parker Municipal Code, as amended, the Development Guide in conjunction with the Town of Parker Land Development Ordinance shall control development, land use, the location and bulk of all buildings and other structures, existing and future on the Property, including:

1. Any new building or other structure, and any parcel of land, or land use;

2. The use of any existing building, other structure or parcel of land that may be changed or extended;

3. Any existing building or other structure may be enlarged, reconstructed, structurally altered, converted or relocated provided changes are in accordance with this Development Guide and the Development Plan;

4. All standards and requirements set forth or referred to in the standards and requirements for the planning area in which such buildings and other structures are located; and

5. Any other applicable standards and requirements of this Development Guide.

D. Relationship to the Town of Parker Land Development Ordinance

The provisions of this Development Guide shall prevail and govern the development of the Property; provided, however, except where the provisions of the Development Guide do not clearly address a specific subject or are in conflict with a specific provision defined in the Parker Land Development Ordinance. In such situations, the provisions of the Town of Parker Land Development Ordinance, as amended, or other applicable ordinances, resolutions or regulations of the Town of Parker shall prevail.

E. Definitions

The definitions contained in Section 13.02.010, of the Parker Municipal Code (Definitions), as amended, shall apply unless otherwise addressed herein.

- **Agriculture, Urban** – means the raising, keeping, or production of fruits, vegetables, flowers, and other crops; composting; and the processing of those agricultural products. Accessory uses may include incidental sales of produce, plants, or products raised on the premises, limiting preparing, treating, and storing agricultural products, equipment, and machinery, but does not include marijuana cultivation or the dressing of animals. Agricultural activities on properties three acres or larger shall not be considered "urban agriculture." This definition does not include the keeping or raising of chicken, fowl, swine, goats, sheep, cattle, horses, or other farm animals.

- **Agritainment** – means events and activities that allow for recreation, entertainment, and tourism in conjunction with agricultural activities and agricultural support services. This may include farm dinners, corn mazes, hayrides, and petting zoos.

- **Dwelling, Co-Housing** – means a residential development that combines small individually owned units on a single lot with common open space and sometimes including a larger community kitchen and dining room intended for communal use on a regular basis. The residents in a co-housing development may agree to share in the provision of communal services such as cooking meals, maintenance of grounds, and child care.

F. Conflicts

Where there is more than one provision within the Development Guide that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by the Community Development Director.

AUTHORITY

A. Authority

The authority for this Development Guide is Section 13.04.150 (PD-Planned Development) of the Parker Municipal Code, as amended.

B. Adoption

The adoption of this Development Guide by ordinance shall evidence the findings and decisions of the Town of Parker Town Council that this Development Guide for the Property is authorized by the provisions of Section 13.04.150 of the Parker Municipal Code, as amended.

C. Enforcement

The provisions of the Development Guide relating to the use of the Property shall run in favor of the Town of Parker and shall be enforceable, at law or in equity, by the Town of Parker without any limitation on any power or authority otherwise granted by law.

D. Application

The standards contained in this Development Guide shall apply to the various planning areas contained within the Development Plan. These standards shall become the governing standards for review, approval and modification of all uses occurring within each planning area described in the Development Plan.

GENERAL PROVISIONS

A. Agricultural Uses

Existing agricultural activities and uses, and all existing accessory structures and uses which are customarily incidental or appropriate to farming and ranching shall be permitted on the Property prior to commencement of site grading within a specific planning area.

B. Planning Area Boundaries

The boundaries and acreage of all planning areas within the Property are shown on the Development Plan. Where a Planning Area abuts a street, the boundary shall be the right-of-way line of that street. Where a Planning Area abuts another Planning Area, the boundary shall be as shown on the Development Plan.

C. Density Standards

The dwelling unit density permitted in any residential planning area shall apply to the entire planning area and shall not be specifically applicable to any portion thereof. Density of any residential area shall be computed by dividing the total number of dwelling units by the gross residential acres in the area.

D. Density Variations

The total number of residential dwelling units for the Property is shown on the Development Plan. The residential density for each planning area is also shown on the Development Plan. Residential density variations within the any planning area are subject to the following:

1. The residential density of any planning area may be less than the anticipated maximum density shown on the Development Plan for that planning area.

2. The increase in maximum residential density for any planning area shall be subject to Section 13.04.240(b) of the Parker Municipal Code, as amended.

3. In no event shall the total number of residential dwelling units for the Property, as shown on the Development Plan, be exceeded.
    a. Residential dwelling units not utilized through Site Plan approval for Planning Areas 2, 3, or 4 may be administratively transferred to Planning Area 1.

E. Utility Connections

Connection to Parker Water and Sanitation District facilities shall be required for each principal building constructed in the future on the Property.

F. Underground Utilities

All electrical and communication distribution lines shall be placed underground.

DEVELOPMENT STANDARDS

All development within the Property shall be designed in accordance with the Land Development Ordinance (LDO) and any other Town of Parker standards, Compliance with these standards shall be demonstrated at the time of subdivision and/or site plan.

DEVELOPMENT PLANNING AREAS

Planning Area 1 – Mixed-Use Neighborhood

(a) Purpose – The Mixed-Use district is intended to accommodate a mix of housing types at varied densities and supporting neighborhood-centric commercial activities serving the needs of surrounding residents at a less-intense, more walkable scale. The Mixed-Use district is intended to include both vertical and horizontal mixed-use development and can serve as a transitional district to more intense commercial, mixed-use, and nonresidential districts and uses.

(b) Lot and Building Standards

Residential Density		
To be determined during Site Plan.		
Lot Standards (minimum)		
	Lot size	7,000 sq. ft.
	Lot width	35 feet
Setbacks (minimum) [1]		
	Front	5 feet
	Side	5 feet
	Side, adjoining street	10 feet
	Rear, with alley, minimum	None
	Rear, without alley, minimum	8 feet
Height (maximum)		
	Building height	Four Stories or 65 feet (whichever is less)

Notes:
[1] In instances where aerial fire apparatus is required from the internal drive, an 8 ft. maximum setback is required.

(c) Additional Standards

a. Multifamily dwellings are only permitted above ground floor commercial as part of a vertical mixed-use building. Only commercial and commercial support uses shall be allowed on the first floor. Residential amenities or residential support uses (i.e. residential leasing office, residential community gym/work out center, etc.) shall only be allowed above the first floor commercial in PA-1.
b. A multi-tenant commercial building, not less than three (3) tenants with a minimum of 8,000 square feet in total size, shall be built no later than the third commercial building within PA-1.
c. Additional standards in the Development Design Standards may apply depending on use type.

Planning Areas 2, 3, & 4 – Multifamily Residential

(a) Purpose – The Multifamily Residential Planning Areas are intended to accommodate a variety of housing types and serve as transitional districts to the Mixed-Use district of PA-1.

(b) Lot and Building Standards

Residential Density (maximum)

PA-2	21 Dwelling Units per acre	
PA-3	15 Dwelling Units per acre	
PA-4	14 Dwelling Units per acre	
Lot Standards (minimum)		
	Lot size	**Single-family attached or duplex:** 1,000 sq. ft. **Other uses:** 7,000 sq. ft.
	Lot width	**Single-family attached or duplex:** 22 feet **Other uses:** 35 feet
Setbacks (minimum) [1] [2]		
	Front	**Single-family attached or duplex:** 5 feet **Single-family attached or duplex, with garage:** 18 feet **Other uses:** 5 feet
	Side	5 feet
	Side, adjoining street	10 feet
	Rear, with alley, minimum	None
	Rear, without alley, minimum	8 feet
Height (maximum)		
PA-2		Four Stories or 65 feet (whichever is less)
PA-3		Three Stories or 50 feet (whichever is less)
PA-4		Two Stories or 40 feet (whichever is less)

Notes:
[1] Setbacks adjacent to the dedicated public park or other park areas: 8 feet
[2] In instances where aerial fire apparatus is required from the internal drive, an 8 ft. maximum setback is required.

(c) Additional Standards

a. **Planning Areas 2 & 3**

i. A minimum roadway buffer of 30 ft. along Crowfoot Valley Road as measured from the edge of right-of-way to building façades shall be provided.

b. **Planning Area 4**

i. A 60-65 ft. average setback from the Crowfoot Valley Road back of curb to the nearest building façade shall be provided. At no point will this setback be less than 50 ft.

ii. A minimum buffer of 30 ft. to building façade from the southern property line shall be provided.

Planning Area 5 – Open Space

(a) Purpose – The OS district is intended to preserve and protect Parker's natural environmental resources such as wildlife corridors and habitats; scenic viewsheds; cultural and historical areas and structures; and landmarks. The OS district also accommodates both limited active and passive outdoor recreation uses and activities.

(b) Lot and Building Standards

Setbacks (minimum)		
	Front	25 feet
	Side	20 feet
	Rear	20 feet

Height (maximum)		
	Building height	25 feet

Table of Allowed Uses

Table of Allowed Uses
P = permitted by right **S** = Use by Special Review required **A** = accessory use by right
blank cell = prohibited **+** = use-specific standards apply to that use in that zoning district

Planning Area	1	2/3/4	5	Use Specific Standards
Residential				
Household Living				
Caretaker Residence				
Dwelling, Co-Housing	S+	P+		Use Specific Standards b. 1.
Dwelling, Duplex		P		
Dwelling, Live/Work				
Dwelling, Multifamily	P	P		
Dwelling, Single-Family Attached		P		
Dwelling, Single-Family Detached				
Home Occupation	A+	A+		Use Specific Standards a. 1.
Group Living				
Continuing Care Facility	S+			Use Specific Standards b. 2.
Group Home and Residential Facility				
Public, Institutional, and Civic Uses				
Community and Cultural Facilities				
Cemetery				
Community Facility	P	P		
Daycare, Commercial	P+			Use Specific Standards c. 1.
Daycare, Residential	P+			Use Specific Standards c. 2.
Funeral Facility				
Park	P	P	P	
Open Space	P	P	P	
Public Safety Facility				
Religious Assembly	P+			Use Specific Standards c. 3.
Educational Facilities				
School, College or University				
School, Public or Private	S			
School, Vocational or Trade	P+			Use Specific Standards c. 4.
Healthcare Facilities				
Hospital				

Table of Allowed Uses
P = permitted by right **S** = Use by Special Review required **A** = accessory use by right
blank cell = prohibited **+** = use-specific standards apply to that use in that zoning district

Planning Area	1	2/3/4	5	Use Specific Standards
Medical or Dental Clinic	P			
Commercial Uses				
Agricultural and Animal Uses				
Agriculture, General			P	
Agriculture, Urban	A+	A+	A+	Use Specific Standards a. 2.
Agritainment			P	
Kennel, Commercial				
Stable, Commercial				
Veterinary Clinic and Hospital	P+			Use Specific Standards d. 1.
Recreation and Entertainment				
Indoor Recreation Facility	S+			Use Specific Standards d. 2.
Outdoor Recreation Facility	S			
Food and Beverage Services				
Bar and Lounge	P			
Microbrewery, Cidery, Distillery, or Winery	P+			Use Specific Standards d. 3.
Restaurant	P			
Office, Business, and Professional Services				
Administrative, Professional, and Government Office	P			
Automated Teller Machine	P+			Use Specific Standards d. 4.
Financial Institution	P+			Use Specific Standards a. 3.
Research and Development				
Personal Services				
Check-Cashing Establishment				
Laundry Facility, Commercial	P+			Use Specific Standards d .5.
Laundry Facility, Self-Service	P+			Use Specific Standards d. 6.
Personal Instruction or Studio	P+			Use Specific Standards d. 7.
Personal Services, General	P+			Use Specific Standards d. 8.
Retail Sales				
Building Materials and Supply Store				
General Retail, 10,000 Square Feet or Less	P+			Use Specific Standards d. 9.
General Retail, More than 10,000 Square Feet	S+			Use Specific Standards d. 10.
Mobile Business				
Nursery or Garden Supply Store				
Outdoor Sales and Display				
Pawnbroker				
Lodging Facilities				
Bed and Breakfast	P+			Use Specific Standards d. 11.

Table of Allowed Uses
P = permitted by right **S** = Use by Special Review required **A** = accessory use by right
blank cell = prohibited **+** = use-specific standards apply to that use in that zoning district

Planning Area	1	2/3/4	5	Use Specific Standards
Hotel/Motel	S			
Short-Term Rental				
Transportation, Vehicles, and Equipment				
Automotive Fuel Sales	P+			Use Specific Standards d. 12.
Automotive Repair, Major				
Automotive Repair, Minor				
Automotive Sales and Leasing, Heavy				
Automotive Sales and Leasing, Light				
Car Wash				
Drive-Through Facility	A+			Use Specific Standards a. 3.
Electric Vehicle Charging Station	A+	A+	A+	Use Specific Standards a. 4.
Equipment and Machinery Sales, Rental, and Repair				
Parking Garage				
Parking Lot				
Recreational Vehicle Sales, Rental, and Repair				
Transit Terminal or Station	P			
Sexually Oriented Businesses				
Sexually Oriented Business				
Industrial Uses				
Manufacturing and Processing				
Food and Beverage Processing				
Industrial, General				
Industrial, Light				
Industrial Hemp Processing				
Mining and Extraction				
Oil and Gas Operations				
Storage and Warehousing				
Commercial Outdoor Storage	A+			Use Specific Standards a. 5.
Contractor Office				
Distribution Facility				
Self-Storage				
Public and Semi-Public Utility Uses				
Utilities				
Public Utility, Major	S+	S+	S+	Use Specific Standards e. 1.

Use-Specific Standards – All uses with use-specific standards are indicated in the table above.

(a) Accessory Uses and Structures

1. **Home Occupation.** A home occupation shall be allowed as a permitted accessory use, provided that all of the following conditions are met:
    a. General Standards
        1. Medical and dental clinics, short-term rentals, veterinary clinics and hospitals, light industrial or manufacturing activities, and restaurants are not permitted as home occupations
        2. Group homes, group residential facilities, day care (adult and child), assisted/independent living, and continuing care are not considered home occupations and shall be regulated in accordance with the standards pertaining to those uses in this PD.
        3. Home occupations shall be clearly incidental and secondary to the use of the dwelling as a dwelling unit and shall not change the character of the dwelling.
        4. The total area used for such purposes shall not exceed 50 percent of the building footprint of the principal dwelling.
    b. Operational Standards
        1. Such use shall only be conducted entirely within an enclosed building.
        2. There shall be no exterior advertising of the home occupation.
        3. There shall be only incidental sale of products made by the residents and conducted on the premises.
        4. There shall not be more than one employee on site, excluding the owner of the home occupation and dwelling unit and residents of the dwelling unit.
        5. There shall not be more than two customers or patrons on site at any given time.
        6. There shall be no outside storage on the premises of materials or equipment used in connection with the home occupation.
        7. There shall be no excessive or offensive noise, vibration, smoke, dust, odors, heat, glare or light noticeable or extending beyond that property.
        8. Home occupations shall not generate traffic that significantly affects the residential character of an area, nor allow for deliveries of materials or products to the property.
    c. In cases where clarification of a permitted home occupation is needed, the Planning Director shall determine which activities are conducive to the principal use of residence or compatible with adjoining land uses.
2. **Agriculture, Urban**
    a. The keeping or raising of animals shall only be allowed as an accessory use on lots within an occupied dwelling unit, and are subject to the standards in the Town of Parker Land Development Ordinance, as amended.
    b. Structures associated with this use may not exceed 25 percent of the total site area.
    c. Produce sales shall comply with the Colorado Cottage Foods Act.
    d. Produce sales must occur onsite, and are limited to the hours between 7:00 a.m. and 7:00 p.m.
3. **Drive-Through Facility**

a. An establishment with a drive-through facility shall not be located within 250 feet of the hard corner (Stroh Road and Crowfoot Valley Road) or 250 feet from the residential property lines located within PA-2, unless the drive-through is located as part of a multi-tenant building, then these setbacks shall not apply.

4. **Electric Vehicle Charging Station**
    a. Level 1, Level 2, and Level 3 charging stations are allowed as an accessory use to any permitted principal use.
    b. Level 3 charging stations shall not count toward required parking spaces.
    c. EV charging station spaces shall be reserved for the charging of electric vehicles only. Such spaces shall be posted accordingly, including any amperage and voltage levels, time limits, and contact information for reporting issues.
    d. EV charging station equipment shall be located so that it does not interfere with vehicular, bicycle, or pedestrian access and circulation, or with required landscaping.
5. **Commercial Outdoor Storage**
    a. Purpose
        1. Nothing in this section shall be construed as permitting any new or expanded storage, outdoor storage, and warehousing as principal uses within any zoning district of the Town or any areas of the Town zoned PD-planned development, except as provided by this section.
    b. Storage Uses Prohibited
        1. All storage, self-storage, outdoor self-storage, commercial storage, and warehousing uses are prohibited as a use by right or as a Use by Special Review in all zoning districts and in all areas zoned PD-planned development, except as allowed as an accessory use.
    c. Residential
        1. Storage in residential areas shall be limited to those items which are clearly incidental to residential functions and uses. Commercial or industrial related storage of materials or equipment is not allowed.
        2. Outdoor storage shall not be permitted in the front yard of a residential dwelling.
        3. Outdoor storage of items commonly used inside a residential dwelling are not permitted.
        4. Storage of items defined as “junk” or “litter” by the Town of Parker Land Development Code are not permitted.
    d. Screening
        1. All types of accessory commercial storage shall be screened from public view and from the view of the surrounding areas as required by using consistent materials and color schemes as the principal building and in compliance with the Development Design Standards. This shall include the screening of materials and equipment used by the principal use.
    e. Storage and Warehousing are permitted only where the use is accessory, ancillary, incidental, subordinate and integral to the operations of a primary nonresidential permitted use. Storage and warehousing as an accessory use should generally occupy not more than twenty-five (25%) of the site or building(s) with the remaining seventy-five (75%) of the site or building being the primary use. Storage and warehousing are not permitted as a principal land use within the Town of Parker.

(b) Residential Uses

1. **Dwelling, Co-Housing**
    a. Design and layout.
        1. The minimum project size for co-housing development is one acre.
        2. The maximum size of each co-housing unit is 800 square feet of gross floor area.
        3. A shared open space containing a minimum of 20 percent of the project area shall be provided.
        4. Underlying zoning district lot and setback requirements shall apply to the project site boundaries as a whole, but not to individual co-housing dwelling pads.
        5. Each co-housing dwelling unit shall be separated by a minimum of five feet.
    b. Operation and ownership.
        1. Each co-housing dwelling unit shall be on a permanent foundation and shall connect to public water and sanitary sewer.
        2. One accessory storage structure less than 100 square feet may be permitted for any unit part of a co-housing project approval.
        3. One accessory storage structure less than 600 square feet may be permitted as a shared maintenance storage facility for the co-housing project. The structure shall be enclosed on all sides and separated from other structures by a minimum of three feet.
        4. Access drives within a co-housing dwelling development shall be constructed to Town standards.
        5. Co-housing projects shall be organized as condominium developments meeting all requirements of the Town's Condominium Platting and map process and Colorado state law.
2. **Continuing Care Facility.** Continuing care facilities shall not be located within 250 feet from a hard corner unless approved by a Use by Special Review.

(c) Public, Institutional, and Civic Uses

1. **Daycare, Commercial**
    a. Daycares shall provide adequate drop-off and pickup queuing on-site to avoid impacting adjacent properties or roadways
    b. Daycares shall not exceed 3,500 square feet and shall not be located within 250 feet from a hard corner.
2. **Daycare, Residential.** A residential daycare meeting the definition of a "family child-care home," as defined by Section 26-6-102(4), C.R.S., shall be subject to compliance with the Parker Residential Code for One- and Two-Family Dwellings.
3. **Religious Assembly.**
    a. Religious assemblies between 3,500 and 10,000 square feet shall not be located within 250 feet of a hard corner or 250 feet of a residentially zoned property; and
    b. Religious assemblies larger than 10,000 square feet require a Use by Special Review.
4. **School, Vocational or Trade.** Vocational or trade schools shall be limited to training for skilled career fields in which such career would be an allowed use type or activity in the underlying zoning district of the school.

(d) Commercial Uses

1. **Veterinary Clinic and Hospital.** Outdoor facilities associated with a veterinary clinic or hospital are prohibited unless such facilities:
    a. Are not closer than 150 feet to any residentially zoned property line;
    b. Are only used between the hours of 7:00 a.m. and 7:00 p.m.; and
    c. Provide and maintain a pet relief area that does not interfere with any public right-of-way, easement, shared access, walkway, or other service area.
2. **Indoor Recreation Facility.**
    a. Indoor recreation facility uses shall be conducted entirely within an enclosed building.
    b. Indoor recreation facilities shall not exceed 15,000 square feet.
3. **Microbrewery, Cidery, Distillery, or Winery.**
    a. Storage of raw or spent materials shall be stored within a fully enclosed principal or accessory structure, building, or container
    b. A microbrewery, distillery, or winery shall not exceed 10,000 square feet.
    c. Wholesale sales and bulk shipping of products shall be prohibited.
4. **Automated Teller Machine.** Freestanding automated teller machines shall not be located within 250 feet of the hard corner (Stroh Road and Crowfoot Valley Road) or 250 feet from the residential property lines located within PA-2, unless the automated teller machine is located as part of a multi-tenant building, then these setbacks shall not apply.
5. **Laundry Facility, Commercial.**
    a. All activities must be conducted entirely within an enclosed building.
    b. Laundry facilities shall not exceed 3,500 square feet and shall not be located within 250 feet of the hard corner (Stroh Road and Crowfoot Valley Road) or 250 feet from the residential property lines located within PA-2.
6. **Laundry Facility, Self-Service.**
    a. All activities must be conducted entirely within an enclosed building.
    b. Laundry facilities shall not exceed 3,500 square feet and shall not be located within 250 feet of the hard corner (Stroh Road and Crowfoot Valley Road) or 250 feet from the residential property lines located within PA-2.
7. **Personal Instruction or Studio.** Personal instruction studios shall not exceed 10,000 square feet unless otherwise approved as part of a Use by Special Review.
8. **Personal Services, General.**
    a. Any personal service use involving the care of animals shall be subject to the following standards:
        1. Shall be located a minimum of 250 feet from any residential use or residential zoning district, except for residential uses within a mixed-use zoning district;
        2. Shall be operated entirely within an enclosed building; and
        3. Shall provide and maintain a pet relief area that does not interfere with any public right-of-way, easement, shared access, walkway, or other service area.
    b. Personal services shall not exceed 10,000 square feet unless otherwise approved as part of a Use by Special Review.
9. **General Retail, 10,000 square feet or less.** All activities must be conducted entirely within an enclosed building.
10. **General Retail, More than 10,000 square feet.** General retail shall not exceed 15,000 square feet.

11. **Bed and Breakfast.**
    a. **Location.** Bed and breakfast establishments shall only be allowed in a building with residential character. Any modifications to the building shall be compatible with applicable design standards and with the character of the neighborhood.
    b. **Number of bedrooms.** The total number of bedrooms, including the bedrooms occupied by permanent residents of the building shall not exceed five.
    c. **Operations.**
        1. The structure shall be owner-occupied or shall be occupied by a resident manager.
        2. Guest stays shall be limited to a maximum of 30 days.
12. **Automotive Fuel Sales.**
    a. Automotive fuel sales establishments shall not be located within 500 feet of an elementary or secondary school, a hospital, a continuing care facility, a group home, or a group residential facility.
    b. Automotive fuel sales establishments shall not be located within 250 feet of the hard corner (Stroh Road and Crowfoot Valley Road) or 250 feet from the residential property lines located within PA-2.
    c. Not more than two fuel sales establishments shall be located within 660 feet of any single hard corner.

(e) Public and Semi-Public Utility Uses

1. **Public Utility, Major**
    a. **Purpose.** Public utility uses described in this section may be permitted upon approval by the Town Council following public notice and hearing as described in the LDO and subject to such conditions and safeguards as may be imposed by the Town Council. Certain public utility uses as specified in this section may be permitted upon approval of the Planning Director, and subject to such conditions and safeguards as may be imposed by the Town Council.
    b. **Conflict with other standards.** To the extent that there is a conflict between this section and any franchise approved by the Town for a public utility, this section shall control.
    c. **Public Utilities – where prohibited.** In addition to criteria contained below, a public utility shall not be permitted as a Use by Special Review unless the applicant demonstrates to the Town Council, by clear and convincing evidence, the following:
        1. There is a compelling need for such public utility to be located on the proposed site; and
        2. The applicant cannot adequately perform its utility functions on a site that is zoned to permit such a use, either by right or by special review, whether within or outside the Town.
    d. **Public utilities – screening.** All public utilities shall be adequately screened and buffered with landscaping, fencing or walls, or any combination thereof; shall be placed underground; or shall be enclosed in a structure in such a manner as to blend and complement the character of the surrounding area, of which the structure shall be well-landscaped. All wires and cables other than long-distance transmission wires shall be placed underground.
    e. **Public utilities – use by special review process**
        1. **Planning commission review and recommendation.** With the exception of applications for a water or sanitation public utility use by an applicant that

provides water or sanitation service within the corporate boundaries of the Town, an application for a public utility Use by Special Review shall be reviewed by the Town in accordance with the procedures of the Town of Parker Land Development Ordinance, as amended. The Planning Commission shall first consider whether the public utility has presented clear and convincing evidence in support of the requirements set forth in the **Public utilities – where prohibited.** section above. Regardless of its recommendation on the issue of compliance with those requirements, the Planning Commission shall consider the merits of the Use by Special Review application. The Planning Commission shall submit its recommendations to the Town Council, which shall hear and decide the application in accordance with the procedures specified in the Town of Parker Land Development Ordinance, as amended.

2. **Town council decision.** The Town Council shall first hear and decide whether the public utility has presented clear and convincing evidence in support of the requirements set forth in the **Public utilities – where prohibited.** section above. If the Town Council determines that clear and convincing evidence has not been presented, it shall deny approval of the Use by Special Review. If the Town Council determines that clear and convincing evidence has been presented in support of the requirements of the aforementioned section above, it shall, at the same hearing, hear and decide the merits of the Use by Special Review application.
3. **Public utility use by special review process for water or sanitation provider.** An application for a public utility use by an applicant that provides water or sanitation service within the corporate boundaries of the Town shall be subject to an administrative review process by the Planning Director or his or her designee. The Planning Director shall be authorized to determine if the proposed utility meets the requirements contained in the **Public utilities – criteria for review of use by special review application.** section below and, where applicable, the **Public utilities – where prohibited.** section above. The Planning Director shall further have the authority based on the nature and scope of the application to require that the applicant obtain approval by the Town Council following public notice and a hearing. The applicant shall also have the right, in the event the Planning Director denies the application or imposes conditions determined by the applicant to be unreasonable, to appeal the decision of the Planning Director to the Town Council within 15 days of the Planning Director's decision. Such appeal shall be a de novo review by the Town Council using the process for a Use by Special Review for public utilities described in the **Planning commission review and recommendation.** section above.
4. **Public utilities – criteria for review of use by special review application.** In determining whether to approve or deny an application for a public utility Use by Special Review, the Planning Commission and the Town Council shall consider the following criteria:
    a. Whether the public utility is compatible with the surrounding area;
    b. The effect of the public utility upon the immediate area;
    c. The effect of the public utility upon future development of the area;

d. Whether the proposed height limitations, setbacks, lot area and open space are sufficient to mitigate the impacts of the proposed facility on the surrounding area;
e. Whether land surrounding the public utility can be planned in coordination with the public utility;
f. Whether the public utility is in conformity with the master plan;
g. Whether adequate open space and visual corridors are preserved;
h. Whether the public utility fosters and desirable and stable environment;
i. Whether the public utility makes possible the innovative and efficient use of the subject property;
j. Whether the public utility would exacerbate a natural hazard; and
k. Whether there are reasonably available and economically feasible alternatives for the public utility.

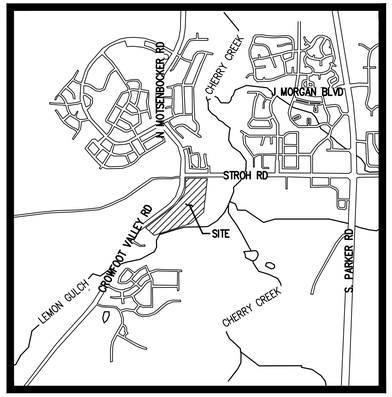
5. **Public utilities – administrative approval process.** The following public utility uses and activities are subject to an administrative review and approval process instead of the use by special review requirement:
    a. Utilities that are underground and entirely within the right-of-way require a Right-of-Way (ROW) permit only. A ROW permit is reviewed and approved administratively by the Public Works Engineering Department.
    b. Water and Sewer Providers who are proposing a water line, well, or similar service are required to submit a Use by Special Review Application, but the application is reviewed and approved by the Planning Director pursuant to the **Public utility use by special review process for water or sanitation service provider.** section above.
6. **Exceptions to review process.**
    a. Utilities associated with a multifamily development are reviewed with the site plan and a separate submittal is not required.
    b. Utilities associated with a private single-family development are reviewed at time of Final Plat and a separate submittal is not required.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

AVALON PARKER PLANNED DEVELOPMENT

SITUATED IN THE NORTHWEST 1/4 OF SECTION 3 AND THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

PD DEVELOPMENT PLAN



VICINITY MAP
SCALE: 1" = 1000'

LEGEND

- PLANNING AREA BOUNDARY
- TRAIL
- PARKS/OPEN SPACE
- EXISTING FEMA 100-YR FLOODPLAIN (APPX AREA = 2.2 ACRE)
- EXISTING FEMA SPECIAL FOOD HAZARD AREA
- PROPERTY BOUNDARY
- RIGHT-OF-WAY

LAND USE SUMMARY

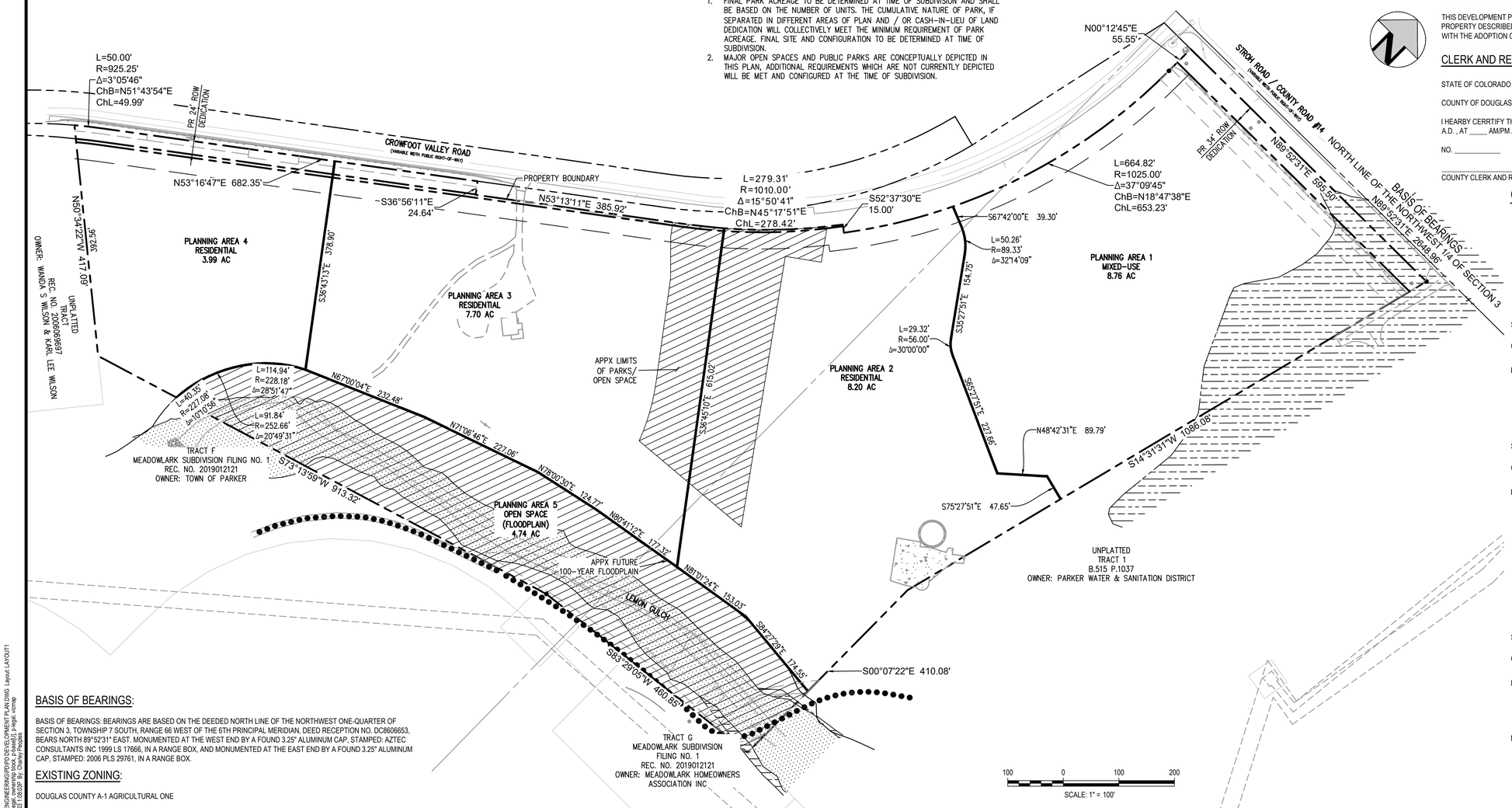
PLANNING AREA	DESCRIPTION	ACREAGE	% OF ACREAGE	MAX DENSITY (DU/ACRE)	MAX UNITS
1	MIXED-USE	8.76	31%	TO BE DETERMINED DURING SITE PLAN	
2	RESIDENTIAL	8.20	29%	21	172
3	RESIDENTIAL	7.70	27%	15	115
4	RESIDENTIAL	3.99	14%	14	56
SUBTOTAL		28.65	85.8%	12.0	343
5	OPEN SPACE (FLOODPLAIN)	4.74	14%	N/A	N/A
TOTAL		33.39	100%		

NOTE:
RESIDENTIAL DWELLING UNITS NOT UTILIZED THROUGH SITE PLAN APPROVAL FOR EACH PLANNING AREA MAY BE ADMINISTRATIVELY TRANSFERRED TO OTHER PLANNING AREAS

PARKS AND OPEN SPACE REQUIREMENTS:

PARKS: 343 UNITS X 0.0139 = 4.77 ACRES
OPEN SPACE: 33.4 ACRES X 0.20 = 6.68 ACRES

1. FINAL PARK ACREAGE TO BE DETERMINED AT TIME OF SUBDIVISION AND SHALL BE BASED ON THE NUMBER OF UNITS. THE CUMULATIVE NATURE OF PARK, IF SEPARATED IN DIFFERENT AREAS OF PLAN AND / OR CASH-IN-LIEU OF LAND DEDICATION WILL COLLECTIVELY MEET THE MINIMUM REQUIREMENT OF PARK ACREAGE. FINAL SITE AND CONFIGURATION TO BE DETERMINED AT TIME OF SUBDIVISION.
2. MAJOR OPEN SPACES AND PUBLIC PARKS ARE CONCEPTUALLY DEPICTED IN THIS PLAN, ADDITIONAL REQUIREMENTS WHICH ARE NOT CURRENTLY DEPICTED WILL BE MET AND CONFIGURED AT THE TIME OF SUBDIVISION.



BASIS OF BEARINGS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE DEEDED NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DEED RECEPTION NO. DC8606653, BEARS NORTH 89°52'31" EAST. MONUMENTED AT THE WEST END BY A FOUND 3.25" ALUMINUM CAP, STAMPED: AZTEC CONSULTANTS INC 1999 LS 17666, IN A RANGE BOX, AND MONUMENTED AT THE EAST END BY A FOUND 3.25" ALUMINUM CAP, STAMPED: 2006 PLS 29761, IN A RANGE BOX.

EXISTING ZONING:

DOUGLAS COUNTY A-1 AGRICULTURAL ONE

PROPOSED ZONING:

AVALON PARKER PLANNED DEVELOPMENT - TOWN OF PARKER

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 3 AND THE NORTHEAST QUARTER OF SECTION 4, ALL IN TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 TO BEAR NORTH 89°52'31" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE NORTH 89°52'31" EAST ALONG SAID NORTH LINE, A DISTANCE OF 670.60 FEET;
THENCE SOUTH 14°31'31" WEST, A DISTANCE OF 31.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STROH ROAD/COUNTY RD #14 POINT ALSO BEING THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 14°31'31" WEST, A DISTANCE OF 1,086.08 FEET;
THENCE SOUTH 00°07'22" EAST, A DISTANCE OF 410.08 FEET TO THE NORTH CORNER OF TRACT G, MEADOWLARK SUBDIVISION FILING NO. 1;
THENCE ALONG THE NORTH LINE OF MEADOWLARK SUBDIVISION FILING NO. 1 THE FOLLOWING 2 (TWO) COURSES:
1. SOUTH 83°29'05" WEST, A DISTANCE OF 460.85 FEET;
2. SOUTH 73°13'59" WEST, A DISTANCE OF 913.32 FEET TO A POINT ON THE NORTHEAST LINE OF AN UNPLATTED TRACT RECORDED AT RECEPTION NO. 2006069697;
THENCE NORTH 50°34'22" WEST ALONG SAID NORTHEAST LINE, A DISTANCE OF 417.09 FEET TO A POINT OF NON-TANGENT CURVATURE, POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD;
THENCE ALONG SAID EAST LINE OF CROWFOOT VALLEY ROAD THE FOLLOWING 8 COURSES:
1. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 50.00 FEET, SAID CURVE HAVING A RADIUS OF 925.25 FEET, A CENTRAL ANGLE OF 03°05'46", AND A CHORD WHICH BEARS NORTH 51°43'54" EAST A CHORD DISTANCE OF 49.99 FEET;
2. NORTH 53°16'47" EAST, A DISTANCE OF 682.35 FEET;
3. SOUTH 36°56'11" EAST, A DISTANCE OF 24.64 FEET;
4. NORTH 53°13'11" EAST, A DISTANCE OF 385.92 FEET TO A POINT OF CURVATURE;
5. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 279.31 FEET, SAID CURVE HAVING A RADIUS OF 1,010.00 FEET, A CENTRAL ANGLE OF 15°50'41", AND A CHORD WHICH BEARS NORTH 45°17'51" EAST A CHORD DISTANCE OF 278.42 FEET;
6. THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 52°37'30" EAST, A DISTANCE OF 15.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
7. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 664.82 FEET, SAID CURVE HAVING A RADIUS OF 1,025.00 FEET, A CENTRAL ANGLE OF 37°09'45", AND A CHORD WHICH BEARS NORTH 18°47'38" EAST A CHORD DISTANCE OF 653.23 FEET;
8. NORTH 00°12'45" EAST, A DISTANCE OF 55.55 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF STROH ROAD/COUNTY RD #14;
THENCE NORTH 89°52'31" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 595.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,454,691 SQUARE FEET OR 33.40 ACRES, MORE OR LESS.

PLANNING COMMISSION CERTIFICATE:

THIS ZONING MAP WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY THE TOWN OF PARKER PLANNING COMMISSION FOLLOWING A PUBLIC HEARING ON

_____

TOWN COUNCIL CERTIFICATE

THIS DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THE ___ DAY OF _____, 2023, FOR THE PROPERTY DESCRIBED AS THE AVALON PARKER PLANNED DEVELOPMENT. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. _____

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) SS
COUNTY OF DOUGLAS)

I HEARBY CERRTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ___ DAY OF _____, 2023
A.D. , AT _____ AM/PM AND WAS RECORDED AT RECEPTION

NO. _____

_____
COUNTY CLERK AND RECORDER

OWNER CERTIFICATE:

OWNER
THE RALPH AND MARSHA PERKINS, JR LIVING TRUST, UTA DATED MAY 24, 2021.

BY: _____
RALPH PERKINS, JR., TRUSTEE

BY: _____
MARSHA PERKINS, TRUSTEE

STATE OF COLORADO)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023, BY RALPH PERKINS, JR., AS TRUSTEE OF THE RALPH AND MARSHA PERKINS, JR LIVING TRUST, UTA DATED MAY 24, 2021.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:_____

_____
NOTARY PUBLIC

STATE OF COLORADO)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023, BY MARSHA PERKINS, AS TRUSTEE OF THE RALPH AND MARSHA PERKINS, JR LIVING TRUST, UTA DATED MAY 24, 2021.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:_____

_____
NOTARY PUBLIC

OWNER
BY: _____
WILLIAM L. COYLE

STATE OF COLORADO)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023, BY WILLIAM L. COYLE.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:___

_____
NOTARY PUBLIC

PROJECT # 210729

Filepath: K:\210729\ENGINEERING\PD\PD DEVELOPMENT PLAN.DWG Layout:LAYOUT1
Plotted By: Charley Peoples on Monday, January 23, 2023 - 1:38:07 PM
Plotted: MON 09/01/23 1:38:03P By: Charley Peoples

PD DEVELOPMENT PLAN
SHEET 1 OF 1
AVALON PARKER

AVB Parker Neighborhood Meeting Summary

A neighborhood meeting was held on October 18, 2022 at the Parker Fieldhouse from 6:30pm to 8:00pm. Invitations were sent two weeks in advance of the meeting to property owners within 500 ft of the site. Four members of the community attended the meeting. Members of the project team spoke with those community members in attendance and presented exhibits on the following topics:

- An overview of the Town's development review process for the current Annexation and Zoning applications and the anticipated next steps of Site Plan, Minor Development Plan, and Construction Document applications.
- The proposed PD Plan outlining the proposed commercial, residential, park, and open space land uses on the site.
- A conceptual Site Plan indicating the possible layouts of streets, buildings, open space and public amenities such as the park, regional trail connectivity, and improvements to Lemon Gulch.
- An exhibit detailing the steps of How the Site Design Comes Together taken from the Town of Parker's Development Design Standards outlining the design process the team intends to follow in preparation of a Site Plan.
- Information about AvalonBay and their work both locally in Colorado and nationwide.

Feedback from community members was invited through both a comment box and conversation with the project team to help inform the design process.

PARKER PLANNING MEETING
MONDAY FEBRUARY 13, 2023
10AM JULIA DUCAN/WILSON 7600 CROWFOOT VALLEY ROAD

OBJECTIVE: *TO COME TO A REASONABLE SOLUTION FOR THE RESIDENTS OF 7600 CROWFOOT VALLEY ROAD IN ORDER TO MITIGATE CONFILCT BETWEEN AG1 PROPERTY/RR DOUGLAS COUNTY PROPERTY AND THE TOWN OF PARKER HEAVY URBAN RESIDENTAL RENTAL APARTMENTS.*

7600 CROWFOOT VALLEY ROAD RESIDENCE IS SPECIFIC TO NO OTHERS WITHIN THE PROPOSED BUILDING AREA ENVELOPE OF THE AVALON BAY APARTMENT BUILDINGS AND WILL SUFFER THE MOST DAMAGE WHICH DEROGATES REASONABLE USE OF PROPERTY ENJOYMENT.

ITEMS OF DISCUSSION

1. **REVIEW OF ZOING BETWEEN PROPERTIES**
    a. IDENTIFY THE OPPORTUNITY OF LAND USE CONFLICT
    b. REVIEW CURRENT BUFFERS
        i. VISUAL VIEW WITH MEADOWLARK/LOOKING GLASS BUFFERS
2. **AVALON BAY PLAN /CONCERNS**
    a. LACK OF WALLS/BARRIERS/DISTANCE BETWEEN CONFLICTING ZONING PROPERTIES
    b. LOCATION OF
        i. MECHNICAL EQUIPMENT
        ii. WASTE MANAGEMENT
        iii. LIGHTS
            1. PORCH/BUILDINGS/BALACONIES/PARKING FACILITIES
            2. IMPACTS OF FACING 2 STORY BUILDING TO 7600 CROWFOOT VALLEY ROAD
    c. INTERNAL PARKING LANES/2 ENTERANCE DIRECT EFFECTS TO 7600 CROWFOOT
        i. TRAFFIC STACKUPS
        ii. LIGHT POLLUTION
        iii. NOISE POLLUTION
3. **CONCERNS FOR 7600 CROWFOOT VALLEY ROAD**
    a. TRESSPASSING
    b. NO VISUAL SCREENING
    c. TENANT NOISE
    d. CRIME
    e. TRAFFIC
    f. DIMISH PROPERTY VALUE
    g. EXCESS TRASH
    h. CONSTRUCTION
        i. LENGTH OF PROJECT
        ii. NOISE
            1. 7 DAYS A WEEK 7AM TO 7PM

a. LACK OF ANY TIME FOR REASONABLE ENJOYMENT OF USE OF 7600 CROWFOOT VALLEY PROPERTY

iii. LACKING HEAVY USE OF WATER TO MITIGATE DUST CONTAIMENTS THAT DIRECTLY IMPACT THE HOME ENVIORNMENT OF 7600 CROWFOOT VALLEY ROAD

iv. EXCESS CONSTRUCTION TRASH

4. **MITIGATION SOULTIONS**

a. PROPERTY BORDER WALL WHERE RENTAL TENANTS OR THEIR PETS ARE UNABLE TO CLIMB OVER OR UNDER INTO THE BACKYARD OF 7600 CROWFOOT AND PROVIDE A SOUND BARRIER TO MITIGATE INTERUSION

b. HEAVY LANDSCAPING WITH EVERGREEN TREES FOR VISUAL SCREENING FROM RENTAL TENAT BUILDINGS

c. NOISE AND LIGHT PROTECTIONS?????

d. POSITIONING OF BUILDING LOCATIONS/BALACONY LOCATIONS

i. TO NOT DIRECTLY FACE BACKYARD OF 7600 CROWFOOT

e. CONSTRUCTION SITE NOISE

i. EVAULATION OF CONSTRUCTION OPERATING TIMES

1. CONDITIONS WITH POSSIBLE WEEKEND REPRIEVES FOR RESIDENCES OF 7600 CROWFOOT VALLEY ROAD

f. CONSTRUCTION SITE DUST POLLUTION

i. USE OF WATER DAILY DURING ALL EARTHMOVING OPERATIONS AND AN OFFICIAL MONITORING DUST MITIGATION EFFORTS

1. EXCLUDE EXCAVATION TASKS DURING EXTERMLEY WINDY CONDITIONS

ii. BIGGEST COMPLAINT FROM ALL 3 PREVIOUS PROJECTS (LEMON GULCH, MEADOWLARK, LOOKING GLASS WAS THE SEVERE LACK OF WATER USED DURING CLEARING AND EARTHMOVING TASKS, GREATLY IMPACTING THE HEALTH OF THE RESIDENCES, HOME AND PROPERTY.

g. AVALON BAY PURCHASES 7600 CROWFOOT VALLEY ROAD FOR ADDITIONAL APARTMENT BUILDINGS WITH THE BLESSINGS OF THE TOWN OF PARKER

h. KILL THE PROJECT

i. UNREALISTIC SINCE PROJECT HAS ALREADY BEEN SLATED WITH LEAP FROGGING URBAN RESIENTIAL (HOUSING SUBDIVISIONS) TO HEAVY URBAN RESIDENTIAL (RENTAL APARTMENTS)

NOTES:

ORDINANCE NO. 3.361, Series of 2023

TITLE: A BILL FOR AN ORDINANCE ZONING CERTAIN PROPERTY WITHIN THE TOWN OF PARKER, COLORADO, KNOWN AS THE COYLE/PERKINS PROPERTY TO PD-PLANNED DEVELOPMENT DISTRICT PURSUANT TO THE TOWN OF PARKER LAND DEVELOPMENT ORDINANCE AND AMENDING THE ZONING ORDINANCE AND MAP TO CONFORM THEREWITH

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, THAT:

Section 1. Finding of Fact.

a. Application has been made for zoning certain property described in attached **Exhibit 1**, within the Town of Parker, Colorado (the "Property"), as PD-Planned Development District, pursuant to the Town of Parker Land Development Ordinance.

b. Public notice has been given by publication on the Town's website at least fifteen (15) days prior to the public hearing of such zoning.

c. Written notice was sent by first class mail to all owners of property that abut the Property, at least fifteen (15) days prior to the public hearing.

d. Notice of such proposed hearing was posted on the Property for fifteen (15) consecutive days prior to said hearing.

e. The requirements contained in Section 13.04.240(f) of the Parker Land Development Ordinance are satisfied for zoning the Property to PD-Planned Development District, as described in the Parker Land Development Ordinance.

Section 2. The Property is hereby zoned PD-Planned Development District as provided in the Avalon Parker Development Guide and Plan, which is attached hereto as **Exhibit 2** and incorporated by this reference. The uses permitted for the Property are specifically described in the attached Development Guide and Plan.

Section 3. The Zoning Ordinance and Zoning Map for the Town are hereby amended to conform with the zoning changes to the Property.

Section 4. Approval of this Ordinance does not create a vested property right. Vested property rights may arise and accrue, pursuant to the provisions of Ordinance No. 3.65.1, as amended, of the Town of Parker.

Section 5. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for

the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 6. Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 7. This Ordinance shall become effective upon the later to occur of: (i) the date that is ten (10) days after final publication; or (ii) the date the Annexation Ordinance for the Property goes into effect, whichever occurs last.

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2023.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2023.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Kristin Hoffmann, Town Attorney

EXHIBIT 1

Legal Description

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 3 AND PARTLY IN THE NORTHEAST QUARTER OF SECTION 4, ALL IN TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 3 AND CONSIDERING THE NORTH LINE OF SAID SECTION 3 TO BEAR NORTH 89°52'31" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE NORTH 89°52'31" EAST, A DISTANCE OF 670.60 FEET;
THENCE SOUTH 14°31'31" WEST, A DISTANCE OF 31.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STROH ROAD/COUNTY RD #14 POINT ALSO BEING THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH, A DISTANCE OF 1,086.08 FEET;
THENCE SOUTH 00°07'22" EAST, A DISTANCE OF 410.08 FEET TO THE NORTH CORNER OF TRACT G, MEADOWLARK SUBDIVISION FILING NO. 1;
THENCE ALONG THE NORTH LINE OF MEADOWLARK SUBDIVISION FILING NO. 1 THE FOLLOWING 2 (TWO) COURSES:
1. SOUTH 83°29'05" WEST, A DISTANCE OF 460.85 FEET;
2. SOUTH 73°13'59" WEST, A DISTANCE OF 913.32 FEET TO A POINT ON THE NORTHEAST LINE OF AN UNPLATTED TRACT RECORDED AT RECEPTION NO. 2006069697;

THENCE NORTH 50°34'22" WEST ALONG SAID NORTHEAST LINE, A DISTANCE OF 417.09 FEET TO A POINT OF NON-TANGENT CURVATURE, POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD;
THENCE ALONG SAID EAST LINE OF CROWFOOT VALLEY ROAD THE FOLLOWING 8 COURSES:
1. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 50.00 FEET, SAID CURVE HAVING A RADIUS OF 925.25 FEET, A CENTRAL ANGLE OF 03°05'46", AND A CHORD WHICH BEARS NORTH 51°43'54" EAST A CHORD DISTANCE OF 49.99 FEET TO THE NORTHWEST CORNER OF SAID CROWFOOT VALLEY ROAD RIGHT-OF-WAY EXPANSION, POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD;
2. ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING 7 (SEVEN) COURSES:
3. NORTH 53°16'47" EAST, A DISTANCE OF 682.35 FEET;
4. SOUTH 36°56'11" EAST, A DISTANCE OF 24.64 FEET;
5. NORTH 53°13'11" EAST, A DISTANCE OF 385.92 FEET TO A POINT OF CURVATURE;
6. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 279.31 FEET, SAID CURVE HAVING A RADIUS OF 1,010.00 FEET, A CENTRAL ANGLE OF 15°50'41", AND A CHORD WHICH BEARS NORTH 45°17'51" EAST A CHORD DISTANCE OF 278.42 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 52°37'30" EAST, A DISTANCE OF 15.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

7. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 664.82 FEET, SAID CURVE HAVING A RADIUS OF 1,025.00 FEET, A CENTRAL ANGLE OF 37°09'45", AND A CHORD WHICH BEARS NORTH 18°47'38" EAST A CHORD DISTANCE OF 653.23 FEET;
8. NORTH 00°12'45" EAST, A DISTANCE OF 55.55 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF STROH ROAD/COUNTY RD #14;

THENCE NORTH 89°52'31" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 595.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,454,691 SQUARE FEET OR 33.40 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE DEEDED NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DEED RECEPTION NO. DC8606653, BEARS NORTH 89°52'31" EAST. MONUMENTED AT THE WEST END BY A FOUND 3.25" ALUMINUM CAP, STAMPED: AZTEC CONSULTANTS INC 1999 LS 17666, IN A RANGE BOX, AND MONUMENTED AT THE EAST END BY A FOUND 3.25" ALUMINUM CAP, STAMPED: 2006 PLS 29761, IN A RANGE BOX.

EXHIBIT 2

DEVELOPMENT GUIDE

Avalon Parker

PD Guide Index

Table of Contents

General 4
A. Statement of Purpose 4
B. Application 4
C. Control 4
D. Relationship to the Town of Parker Land Development Ordinance 4
E. Definitions 5
F. Conflicts 5
Authority 5
A. Authority 5
B. Adoption 5
C. Enforcement 5
D. Application 6
General Provisions 6
A. Agricultural Uses 6
B. Planning Area Boundaries 6
C. Density Standards 6
D. Density Variations 6
E. Utility Connections 6
F. Underground Utilities 7
Development Standards 7
Development Planning Areas 8
Planning Area 1 – Mixed-Use Neighborhood 8
A. Purpose 8
B. Lot and Building Standards 8
C. Additional Standards 8
Planning Areas 2, 3, & 4 – Multifamily Residential 8
A. Purpose 8

B. Lot and Building Standards 8
C. Additional Standards 9
Planning Area 5 9
A. Purpose 9
B. Lot and Building Standards 9
Table of Allowed Uses 10
Use Specific Standards 13

GENERAL

A. Statement of Purpose

The purpose of the Avalon Parker Development Guide (the "Development Guide") is to establish standards for the development and improvements of the real property described in **Exhibit A**, which is attached hereto and incorporated by this reference (the "Property"), according to the Development Plan, which is attached hereto and incorporated by this reference (the "Development Plan"). The standards contained in this Development Guide are intended to carry out the goals of this planned development.

B. Application

This Development Guide shall apply to the Property as illustrated on the Development Plan.

C. Control

After the adoption of this Development Guide by the Town Council of the Town of Parker, subject to the provisions of Section 13.04.230 (Nonconforming Situations) of the Parker Municipal Code, as amended, the Development Guide in conjunction with the Town of Parker Land Development Ordinance shall control development, land use, the location and bulk of all buildings and other structures, existing and future on the Property, including:

1. Any new building or other structure, and any parcel of land, or land use;

2. The use of any existing building, other structure or parcel of land that may be changed or extended;

3. Any existing building or other structure may be enlarged, reconstructed, structurally altered, converted or relocated provided changes are in accordance with this Development Guide and the Development Plan;

4. All standards and requirements set forth or referred to in the standards and requirements for the planning area in which such buildings and other structures are located; and

5. Any other applicable standards and requirements of this Development Guide.

D. Relationship to the Town of Parker Land Development Ordinance

The provisions of this Development Guide shall prevail and govern the development of the Property; provided, however, except where the provisions of the Development Guide do not clearly address a specific subject or are in conflict with a specific provision defined in the Parker Land Development Ordinance. In such situations, the provisions of the Town of Parker Land Development Ordinance, as amended, or other applicable ordinances, resolutions or regulations of the Town of Parker shall prevail.

E. Definitions

The definitions contained in Section 13.02.010, of the Parker Municipal Code (Definitions), as amended, shall apply unless otherwise addressed herein.

- **Agriculture, Urban** – means the raising, keeping, or production of fruits, vegetables, flowers, and other crops; composting; and the processing of those agricultural products. Accessory uses may include incidental sales of produce, plants, or products raised on the premises, limiting preparing, treating, and storing agricultural products, equipment, and machinery, but does not include marijuana cultivation or the dressing of animals. Agricultural activities on properties three acres or larger shall not be considered "urban agriculture." This definition does not include the keeping or raising of chicken, fowl, swine, goats, sheep, cattle, horses, or other farm animals.

- **Agritainment** – means events and activities that allow for recreation, entertainment, and tourism in conjunction with agricultural activities and agricultural support services. This may include farm dinners, corn mazes, hayrides, and petting zoos.

- **Dwelling, Co-Housing** – means a residential development that combines small individually owned units on a single lot with common open space and sometimes including a larger community kitchen and dining room intended for communal use on a regular basis. The residents in a co-housing development may agree to share in the provision of communal services such as cooking meals, maintenance of grounds, and child care.

F. Conflicts

Where there is more than one provision within the Development Guide that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by the Community Development Director.

AUTHORITY

A. Authority

The authority for this Development Guide is Section 13.04.150 (PD-Planned Development) of the Parker Municipal Code, as amended.

B. Adoption

The adoption of this Development Guide by ordinance shall evidence the findings and decisions of the Town of Parker Town Council that this Development Guide for the Property is authorized by the provisions of Section 13.04.150 of the Parker Municipal Code, as amended.

C. Enforcement

The provisions of the Development Guide relating to the use of the Property shall run in favor of the Town of Parker and shall be enforceable, at law or in equity, by the Town of Parker without any limitation on any power or authority otherwise granted by law.

D. Application

The standards contained in this Development Guide shall apply to the various planning areas contained within the Development Plan. These standards shall become the governing standards for review, approval and modification of all uses occurring within each planning area described in the Development Plan.

GENERAL PROVISIONS

A. Agricultural Uses

Existing agricultural activities and uses, and all existing accessory structures and uses which are customarily incidental or appropriate to farming and ranching shall be permitted on the Property prior to commencement of site grading within a specific planning area.

B. Planning Area Boundaries

The boundaries and acreage of all planning areas within the Property are shown on the Development Plan. Where a Planning Area abuts a street, the boundary shall be the right-of-way line of that street. Where a Planning Area abuts another Planning Area, the boundary shall be as shown on the Development Plan.

C. Density Standards

The dwelling unit density permitted in any residential planning area shall apply to the entire planning area and shall not be specifically applicable to any portion thereof. Density of any residential area shall be computed by dividing the total number of dwelling units by the gross residential acres in the area.

D. Density Variations

The total number of residential dwelling units for the Property is shown on the Development Plan. The residential density for each planning area is also shown on the Development Plan. Residential density variations within the any planning area are subject to the following:

1. The residential density of any planning area may be less than the anticipated maximum density shown on the Development Plan for that planning area.

2. The increase in maximum residential density for any planning area shall be subject to Section 13.04.240(b) of the Parker Municipal Code, as amended.

3. In no event shall the total number of residential dwelling units for the Property, as shown on the Development Plan, be exceeded.
    a. Residential dwelling units not utilized through Site Plan approval for Planning Areas 2, 3, or 4 may be administratively transferred to Planning Area 1.

E. Utility Connections

Connection to Parker Water and Sanitation District facilities shall be required for each principal building constructed in the future on the Property.

F. Underground Utilities

All electrical and communication distribution lines shall be placed underground.

DEVELOPMENT STANDARDS

All development within the Property shall be designed in accordance with the Land Development Ordinance (LDO) and any other Town of Parker standards, Compliance with these standards shall be demonstrated at the time of subdivision and/or site plan.

DEVELOPMENT PLANNING AREAS

Planning Area 1 – Mixed-Use Neighborhood

(a) Purpose – The Mixed-Use district is intended to accommodate a mix of housing types at varied densities and supporting neighborhood-centric commercial activities serving the needs of surrounding residents at a less-intense, more walkable scale. The Mixed-Use district is intended to include both vertical and horizontal mixed-use development and can serve as a transitional district to more intense commercial, mixed-use, and nonresidential districts and uses.

(b) Lot and Building Standards

Residential Density		
To be determined during Site Plan.		
Lot Standards (minimum)		
	Lot size	7,000 sq. ft.
	Lot width	35 feet
Setbacks (minimum) [1]		
	Front	5 feet
	Side	5 feet
	Side, adjoining street	10 feet
	Rear, with alley, minimum	None
	Rear, without alley, minimum	8 feet
Height (maximum)		
	Building height	Four Stories or 65 feet (whichever is less)

Notes:
[1] In instances where aerial fire apparatus is required from the internal drive, an 8 ft. maximum setback is required.

(c) Additional Standards

a. Multifamily dwellings are only permitted above ground floor commercial as part of a vertical mixed-use building. Only commercial and commercial support uses shall be allowed on the first floor. Residential amenities or residential support uses (i.e. residential leasing office, residential community gym/work out center, etc.) shall only be allowed above the first floor commercial in PA-1.
b. A multi-tenant commercial building, not less than three (3) tenants with a minimum of 8,000 square feet in total size, shall be built no later than the third commercial building within PA-1.
c. Additional standards in the Development Design Standards may apply depending on use type.

Planning Areas 2, 3, & 4 – Multifamily Residential

(a) Purpose – The Multifamily Residential Planning Areas are intended to accommodate a variety of housing types and serve as transitional districts to the Mixed-Use district of PA-1.

(b) Lot and Building Standards

Residential Density (maximum)

PA-2	21 Dwelling Units per acre	
PA-3	15 Dwelling Units per acre	
PA-4	14 Dwelling Units per acre	
Lot Standards (minimum)		
	Lot size	**Single-family attached or duplex:** 1,000 sq. ft. **Other uses:** 7,000 sq. ft.
	Lot width	**Single-family attached or duplex:** 22 feet **Other uses:** 35 feet
Setbacks (minimum) [1] [2]		
	Front	**Single-family attached or duplex:** 5 feet **Single-family attached or duplex, with garage:** 18 feet **Other uses:** 5 feet
	Side	5 feet
	Side, adjoining street	10 feet
	Rear, with alley, minimum	None
	Rear, without alley, minimum	8 feet
Height (maximum)		
PA-2		Four Stories or 65 feet (whichever is less)
PA-3		Three Stories or 50 feet (whichever is less)
PA-4		Two Stories or 40 feet (whichever is less)

Notes:
[1] Setbacks adjacent to the dedicated public park or other park areas: 8 feet
[2] In instances where aerial fire apparatus is required from the internal drive, an 8 ft. maximum setback is required.

(c) Additional Standards

a. **Planning Areas 2 & 3**

i. A minimum roadway buffer of 30 ft. along Crowfoot Valley Road as measured from the edge of right-of-way to building façades shall be provided.

b. **Planning Area 4**

i. A 60-65 ft. average setback from the Crowfoot Valley Road back of curb to the nearest building façade shall be provided. At no point will this setback be less than 50 ft.

ii. A minimum buffer of 30 ft. to building façade from the southern property line shall be provided.

Planning Area 5 – Open Space

(a) Purpose – The OS district is intended to preserve and protect Parker's natural environmental resources such as wildlife corridors and habitats; scenic viewsheds; cultural and historical areas and structures; and landmarks. The OS district also accommodates both limited active and passive outdoor recreation uses and activities.

(b) Lot and Building Standards

Setbacks (minimum)		
	Front	25 feet
	Side	20 feet
	Rear	20 feet

Height (maximum)		
	Building height	25 feet

Table of Allowed Uses

Table of Allowed Uses
P = permitted by right **S** = Use by Special Review required **A** = accessory use by right
blank cell = prohibited **+** = use-specific standards apply to that use in that zoning district

Planning Area	1	2/3/4	5	Use Specific Standards
Residential				
Household Living				
Caretaker Residence				
Dwelling, Co-Housing	S+	P+		Use Specific Standards b. 1.
Dwelling, Duplex		P		
Dwelling, Live/Work				
Dwelling, Multifamily	P	P		
Dwelling, Single-Family Attached		P		
Dwelling, Single-Family Detached				
Home Occupation	A+	A+		Use Specific Standards a. 1.
Group Living				
Continuing Care Facility	S+			Use Specific Standards b. 2.
Group Home and Residential Facility				
Public, Institutional, and Civic Uses				
Community and Cultural Facilities				
Cemetery				
Community Facility	P	P		
Daycare, Commercial	P+			Use Specific Standards c. 1.
Daycare, Residential	P+			Use Specific Standards c. 2.
Funeral Facility				
Park	P	P	P	
Open Space	P	P	P	
Public Safety Facility				
Religious Assembly	P+			Use Specific Standards c. 3.
Educational Facilities				
School, College or University				
School, Public or Private	S			
School, Vocational or Trade	P+			Use Specific Standards c. 4.
Healthcare Facilities				
Hospital				

Table of Allowed Uses
P = permitted by right **S** = Use by Special Review required **A** = accessory use by right
blank cell = prohibited **+** = use-specific standards apply to that use in that zoning district

Planning Area	1	2/3/4	5	Use Specific Standards
Medical or Dental Clinic	P			
Commercial Uses				
Agricultural and Animal Uses				
Agriculture, General			P	
Agriculture, Urban	A+	A+	A+	Use Specific Standards a. 2.
Agritainment			P	
Kennel, Commercial				
Stable, Commercial				
Veterinary Clinic and Hospital	P+			Use Specific Standards d. 1.
Recreation and Entertainment				
Indoor Recreation Facility	S+			Use Specific Standards d. 2.
Outdoor Recreation Facility	S			
Food and Beverage Services				
Bar and Lounge	P			
Microbrewery, Cidery, Distillery, or Winery	P+			Use Specific Standards d. 3.
Restaurant	P			
Office, Business, and Professional Services				
Administrative, Professional, and Government Office	P			
Automated Teller Machine	P+			Use Specific Standards d. 4.
Financial Institution	P+			Use Specific Standards a. 3.
Research and Development				
Personal Services				
Check-Cashing Establishment				
Laundry Facility, Commercial	P+			Use Specific Standards d .5.
Laundry Facility, Self-Service	P+			Use Specific Standards d. 6.
Personal Instruction or Studio	P+			Use Specific Standards d. 7.
Personal Services, General	P+			Use Specific Standards d. 8.
Retail Sales				
Building Materials and Supply Store				
General Retail, 10,000 Square Feet or Less	P+			Use Specific Standards d. 9.
General Retail, More than 10,000 Square Feet	S+			Use Specific Standards d. 10.
Mobile Business				
Nursery or Garden Supply Store				
Outdoor Sales and Display				
Pawnbroker				
Lodging Facilities				
Bed and Breakfast	P+			Use Specific Standards d. 11.

Table of Allowed Uses
P = permitted by right **S** = Use by Special Review required **A** = accessory use by right
blank cell = prohibited **+** = use-specific standards apply to that use in that zoning district

Planning Area	1	2/3/4	5	Use Specific Standards
Hotel/Motel	S			
Short-Term Rental				
Transportation, Vehicles, and Equipment				
Automotive Fuel Sales	P+			Use Specific Standards d. 12.
Automotive Repair, Major				
Automotive Repair, Minor				
Automotive Sales and Leasing, Heavy				
Automotive Sales and Leasing, Light				
Car Wash				
Drive-Through Facility	A+			Use Specific Standards a. 3.
Electric Vehicle Charging Station	A+	A+	A+	Use Specific Standards a. 4.
Equipment and Machinery Sales, Rental, and Repair				
Parking Garage				
Parking Lot				
Recreational Vehicle Sales, Rental, and Repair				
Transit Terminal or Station	P			
Sexually Oriented Businesses				
Sexually Oriented Business				
Industrial Uses				
Manufacturing and Processing				
Food and Beverage Processing				
Industrial, General				
Industrial, Light				
Industrial Hemp Processing				
Mining and Extraction				
Oil and Gas Operations				
Storage and Warehousing				
Commercial Outdoor Storage	A+			Use Specific Standards a. 5.
Contractor Office				
Distribution Facility				
Self-Storage				
Public and Semi-Public Utility Uses				
Utilities				
Public Utility, Major	S+	S+	S+	Use Specific Standards e. 1.

Use-Specific Standards – All uses with use-specific standards are indicated in the table above.

(a) Accessory Uses and Structures

1. **Home Occupation.** A home occupation shall be allowed as a permitted accessory use, provided that all of the following conditions are met:
    a. General Standards
        1. Medical and dental clinics, short-term rentals, veterinary clinics and hospitals, light industrial or manufacturing activities, and restaurants are not permitted as home occupations
        2. Group homes, group residential facilities, day care (adult and child), assisted/independent living, and continuing care are not considered home occupations and shall be regulated in accordance with the standards pertaining to those uses in this PD.
        3. Home occupations shall be clearly incidental and secondary to the use of the dwelling as a dwelling unit and shall not change the character of the dwelling.
        4. The total area used for such purposes shall not exceed 50 percent of the building footprint of the principal dwelling.
    b. Operational Standards
        1. Such use shall only be conducted entirely within an enclosed building.
        2. There shall be no exterior advertising of the home occupation.
        3. There shall be only incidental sale of products made by the residents and conducted on the premises.
        4. There shall not be more than one employee on site, excluding the owner of the home occupation and dwelling unit and residents of the dwelling unit.
        5. There shall not be more than two customers or patrons on site at any given time.
        6. There shall be no outside storage on the premises of materials or equipment used in connection with the home occupation.
        7. There shall be no excessive or offensive noise, vibration, smoke, dust, odors, heat, glare or light noticeable or extending beyond that property.
        8. Home occupations shall not generate traffic that significantly affects the residential character of an area, nor allow for deliveries of materials or products to the property.
    c. In cases where clarification of a permitted home occupation is needed, the Planning Director shall determine which activities are conducive to the principal use of residence or compatible with adjoining land uses.
2. **Agriculture, Urban**
    a. The keeping or raising of animals shall only be allowed as an accessory use on lots within an occupied dwelling unit, and are subject to the standards in the Town of Parker Land Development Ordinance, as amended.
    b. Structures associated with this use may not exceed 25 percent of the total site area.
    c. Produce sales shall comply with the Colorado Cottage Foods Act.
    d. Produce sales must occur onsite, and are limited to the hours between 7:00 a.m. and 7:00 p.m.
3. **Drive-Through Facility**

a. An establishment with a drive-through facility shall not be located within 250 feet of the hard corner (Stroh Road and Crowfoot Valley Road) or 250 feet from the residential property lines located within PA-2, unless the drive-through is located as part of a multi-tenant building, then these setbacks shall not apply.

4. **Electric Vehicle Charging Station**
    a. Level 1, Level 2, and Level 3 charging stations are allowed as an accessory use to any permitted principal use.
    b. Level 3 charging stations shall not count toward required parking spaces.
    c. EV charging station spaces shall be reserved for the charging of electric vehicles only. Such spaces shall be posted accordingly, including any amperage and voltage levels, time limits, and contact information for reporting issues.
    d. EV charging station equipment shall be located so that it does not interfere with vehicular, bicycle, or pedestrian access and circulation, or with required landscaping.
5. **Commercial Outdoor Storage**
    a. Purpose
        1. Nothing in this section shall be construed as permitting any new or expanded storage, outdoor storage, and warehousing as principal uses within any zoning district of the Town or any areas of the Town zoned PD-planned development, except as provided by this section.
    b. Storage Uses Prohibited
        1. All storage, self-storage, outdoor self-storage, commercial storage, and warehousing uses are prohibited as a use by right or as a Use by Special Review in all zoning districts and in all areas zoned PD-planned development, except as allowed as an accessory use.
    c. Residential
        1. Storage in residential areas shall be limited to those items which are clearly incidental to residential functions and uses. Commercial or industrial related storage of materials or equipment is not allowed.
        2. Outdoor storage shall not be permitted in the front yard of a residential dwelling.
        3. Outdoor storage of items commonly used inside a residential dwelling are not permitted.
        4. Storage of items defined as “junk” or “litter” by the Town of Parker Land Development Code are not permitted.
    d. Screening
        1. All types of accessory commercial storage shall be screened from public view and from the view of the surrounding areas as required by using consistent materials and color schemes as the principal building and in compliance with the Development Design Standards. This shall include the screening of materials and equipment used by the principal use.
    e. Storage and Warehousing are permitted only where the use is accessory, ancillary, incidental, subordinate and integral to the operations of a primary nonresidential permitted use. Storage and warehousing as an accessory use should generally occupy not more than twenty-five (25%) of the site or building(s) with the remaining seventy-five (75%) of the site or building being the primary use. Storage and warehousing are not permitted as a principal land use within the Town of Parker.

(b) Residential Uses

1. **Dwelling, Co-Housing**
    a. Design and layout.
        1. The minimum project size for co-housing development is one acre.
        2. The maximum size of each co-housing unit is 800 square feet of gross floor area.
        3. A shared open space containing a minimum of 20 percent of the project area shall be provided.
        4. Underlying zoning district lot and setback requirements shall apply to the project site boundaries as a whole, but not to individual co-housing dwelling pads.
        5. Each co-housing dwelling unit shall be separated by a minimum of five feet.
    b. Operation and ownership.
        1. Each co-housing dwelling unit shall be on a permanent foundation and shall connect to public water and sanitary sewer.
        2. One accessory storage structure less than 100 square feet may be permitted for any unit part of a co-housing project approval.
        3. One accessory storage structure less than 600 square feet may be permitted as a shared maintenance storage facility for the co-housing project. The structure shall be enclosed on all sides and separated from other structures by a minimum of three feet.
        4. Access drives within a co-housing dwelling development shall be constructed to Town standards.
        5. Co-housing projects shall be organized as condominium developments meeting all requirements of the Town's Condominium Platting and map process and Colorado state law.
2. **Continuing Care Facility.** Continuing care facilities shall not be located within 250 feet from a hard corner unless approved by a Use by Special Review.

(c) Public, Institutional, and Civic Uses

1. **Daycare, Commercial**
    a. Daycares shall provide adequate drop-off and pickup queuing on-site to avoid impacting adjacent properties or roadways
    b. Daycares shall not exceed 3,500 square feet and shall not be located within 250 feet from a hard corner.
2. **Daycare, Residential.** A residential daycare meeting the definition of a "family child-care home," as defined by Section 26-6-102(4), C.R.S., shall be subject to compliance with the Parker Residential Code for One- and Two-Family Dwellings.
3. **Religious Assembly.**
    a. Religious assemblies between 3,500 and 10,000 square feet shall not be located within 250 feet of a hard corner or 250 feet of a residentially zoned property; and
    b. Religious assemblies larger than 10,000 square feet require a Use by Special Review.
4. **School, Vocational or Trade.** Vocational or trade schools shall be limited to training for skilled career fields in which such career would be an allowed use type or activity in the underlying zoning district of the school.

(d) Commercial Uses

1. **Veterinary Clinic and Hospital.** Outdoor facilities associated with a veterinary clinic or hospital are prohibited unless such facilities:
    a. Are not closer than 150 feet to any residentially zoned property line;
    b. Are only used between the hours of 7:00 a.m. and 7:00 p.m.; and
    c. Provide and maintain a pet relief area that does not interfere with any public right-of-way, easement, shared access, walkway, or other service area.
2. **Indoor Recreation Facility.**
    a. Indoor recreation facility uses shall be conducted entirely within an enclosed building.
    b. Indoor recreation facilities shall not exceed 15,000 square feet.
3. **Microbrewery, Cidery, Distillery, or Winery.**
    a. Storage of raw or spent materials shall be stored within a fully enclosed principal or accessory structure, building, or container
    b. A microbrewery, distillery, or winery shall not exceed 10,000 square feet.
    c. Wholesale sales and bulk shipping of products shall be prohibited.
4. **Automated Teller Machine.** Freestanding automated teller machines shall not be located within 250 feet of the hard corner (Stroh Road and Crowfoot Valley Road) or 250 feet from the residential property lines located within PA-2, unless the automated teller machine is located as part of a multi-tenant building, then these setbacks shall not apply.
5. **Laundry Facility, Commercial.**
    a. All activities must be conducted entirely within an enclosed building.
    b. Laundry facilities shall not exceed 3,500 square feet and shall not be located within 250 feet of the hard corner (Stroh Road and Crowfoot Valley Road) or 250 feet from the residential property lines located within PA-2.
6. **Laundry Facility, Self-Service.**
    a. All activities must be conducted entirely within an enclosed building.
    b. Laundry facilities shall not exceed 3,500 square feet and shall not be located within 250 feet of the hard corner (Stroh Road and Crowfoot Valley Road) or 250 feet from the residential property lines located within PA-2.
7. **Personal Instruction or Studio.** Personal instruction studios shall not exceed 10,000 square feet unless otherwise approved as part of a Use by Special Review.
8. **Personal Services, General.**
    a. Any personal service use involving the care of animals shall be subject to the following standards:
        1. Shall be located a minimum of 250 feet from any residential use or residential zoning district, except for residential uses within a mixed-use zoning district;
        2. Shall be operated entirely within an enclosed building; and
        3. Shall provide and maintain a pet relief area that does not interfere with any public right-of-way, easement, shared access, walkway, or other service area.
    b. Personal services shall not exceed 10,000 square feet unless otherwise approved as part of a Use by Special Review.
9. **General Retail, 10,000 square feet or less.** All activities must be conducted entirely within an enclosed building.
10. **General Retail, More than 10,000 square feet.** General retail shall not exceed 15,000 square feet.

11. **Bed and Breakfast.**
    a. **Location.** Bed and breakfast establishments shall only be allowed in a building with residential character. Any modifications to the building shall be compatible with applicable design standards and with the character of the neighborhood.
    b. **Number of bedrooms.** The total number of bedrooms, including the bedrooms occupied by permanent residents of the building shall not exceed five.
    c. **Operations.**
        1. The structure shall be owner-occupied or shall be occupied by a resident manager.
        2. Guest stays shall be limited to a maximum of 30 days.
12. **Automotive Fuel Sales.**
    a. Automotive fuel sales establishments shall not be located within 500 feet of an elementary or secondary school, a hospital, a continuing care facility, a group home, or a group residential facility.
    b. Automotive fuel sales establishments shall not be located within 250 feet of the hard corner (Stroh Road and Crowfoot Valley Road) or 250 feet from the residential property lines located within PA-2.
    c. Not more than two fuel sales establishments shall be located within 660 feet of any single hard corner.

(e) Public and Semi-Public Utility Uses

1. **Public Utility, Major**
    a. **Purpose.** Public utility uses described in this section may be permitted upon approval by the Town Council following public notice and hearing as described in the LDO and subject to such conditions and safeguards as may be imposed by the Town Council. Certain public utility uses as specified in this section may be permitted upon approval of the Planning Director, and subject to such conditions and safeguards as may be imposed by the Town Council.
    b. **Conflict with other standards.** To the extent that there is a conflict between this section and any franchise approved by the Town for a public utility, this section shall control.
    c. **Public Utilities – where prohibited.** In addition to criteria contained below, a public utility shall not be permitted as a Use by Special Review unless the applicant demonstrates to the Town Council, by clear and convincing evidence, the following:
        1. There is a compelling need for such public utility to be located on the proposed site; and
        2. The applicant cannot adequately perform its utility functions on a site that is zoned to permit such a use, either by right or by special review, whether within or outside the Town.
    d. **Public utilities – screening.** All public utilities shall be adequately screened and buffered with landscaping, fencing or walls, or any combination thereof; shall be placed underground; or shall be enclosed in a structure in such a manner as to blend and complement the character of the surrounding area, of which the structure shall be well-landscaped. All wires and cables other than long-distance transmission wires shall be placed underground.
    e. **Public utilities – use by special review process**
        1. **Planning commission review and recommendation.** With the exception of applications for a water or sanitation public utility use by an applicant that

provides water or sanitation service within the corporate boundaries of the Town, an application for a public utility Use by Special Review shall be reviewed by the Town in accordance with the procedures of the Town of Parker Land Development Ordinance, as amended. The Planning Commission shall first consider whether the public utility has presented clear and convincing evidence in support of the requirements set forth in the **Public utilities – where prohibited.** section above. Regardless of its recommendation on the issue of compliance with those requirements, the Planning Commission shall consider the merits of the Use by Special Review application. The Planning Commission shall submit its recommendations to the Town Council, which shall hear and decide the application in accordance with the procedures specified in the Town of Parker Land Development Ordinance, as amended.

2. **Town council decision.** The Town Council shall first hear and decide whether the public utility has presented clear and convincing evidence in support of the requirements set forth in the **Public utilities – where prohibited.** section above. If the Town Council determines that clear and convincing evidence has not been presented, it shall deny approval of the Use by Special Review. If the Town Council determines that clear and convincing evidence has been presented in support of the requirements of the aforementioned section above, it shall, at the same hearing, hear and decide the merits of the Use by Special Review application.
3. **Public utility use by special review process for water or sanitation provider.** An application for a public utility use by an applicant that provides water or sanitation service within the corporate boundaries of the Town shall be subject to an administrative review process by the Planning Director or his or her designee. The Planning Director shall be authorized to determine if the proposed utility meets the requirements contained in the **Public utilities – criteria for review of use by special review application.** section below and, where applicable, the **Public utilities – where prohibited.** section above. The Planning Director shall further have the authority based on the nature and scope of the application to require that the applicant obtain approval by the Town Council following public notice and a hearing. The applicant shall also have the right, in the event the Planning Director denies the application or imposes conditions determined by the applicant to be unreasonable, to appeal the decision of the Planning Director to the Town Council within 15 days of the Planning Director's decision. Such appeal shall be a de novo review by the Town Council using the process for a Use by Special Review for public utilities described in the **Planning commission review and recommendation.** section above.
4. **Public utilities – criteria for review of use by special review application.** In determining whether to approve or deny an application for a public utility Use by Special Review, the Planning Commission and the Town Council shall consider the following criteria:
    a. Whether the public utility is compatible with the surrounding area;
    b. The effect of the public utility upon the immediate area;
    c. The effect of the public utility upon future development of the area;

d. Whether the proposed height limitations, setbacks, lot area and open space are sufficient to mitigate the impacts of the proposed facility on the surrounding area;
e. Whether land surrounding the public utility can be planned in coordination with the public utility;
f. Whether the public utility is in conformity with the master plan;
g. Whether adequate open space and visual corridors are preserved;
h. Whether the public utility fosters and desirable and stable environment;
i. Whether the public utility makes possible the innovative and efficient use of the subject property;
j. Whether the public utility would exacerbate a natural hazard; and
k. Whether there are reasonably available and economically feasible alternatives for the public utility.

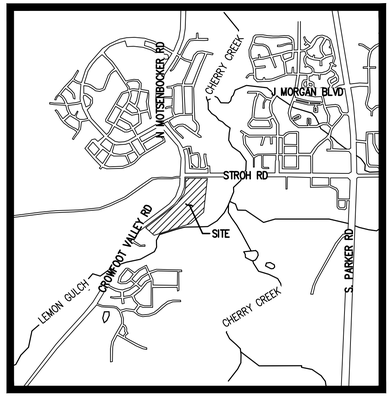
5. **Public utilities – administrative approval process.** The following public utility uses and activities are subject to an administrative review and approval process instead of the use by special review requirement:
    a. Utilities that are underground and entirely within the right-of-way require a Right-of-Way (ROW) permit only. A ROW permit is reviewed and approved administratively by the Public Works Engineering Department.
    b. Water and Sewer Providers who are proposing a water line, well, or similar service are required to submit a Use by Special Review Application, but the application is reviewed and approved by the Planning Director pursuant to the **Public utility use by special review process for water or sanitation service provider.** section above.
6. **Exceptions to review process.**
    a. Utilities associated with a multifamily development are reviewed with the site plan and a separate submittal is not required.
    b. Utilities associated with a private single-family development are reviewed at time of Final Plat and a separate submittal is not required.

EXHIBIT A

AVALON PARKER PLANNED DEVELOPMENT

SITUATED IN THE NORTHWEST 1/4 OF SECTION 3 AND THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

PD DEVELOPMENT PLAN



VICINITY MAP
SCALE: 1" = 1000'

LEGEND

- PLANNING AREA BOUNDARY
- TRAIL
- PARKS/OPEN SPACE
- EXISTING FEMA 100-YR FLOODPLAIN (APPX AREA = 2.2 ACRE)
- EXISTING FEMA SPECIAL FOOD HAZARD AREA
- PROPERTY BOUNDARY
- RIGHT-OF-WAY

LAND USE SUMMARY

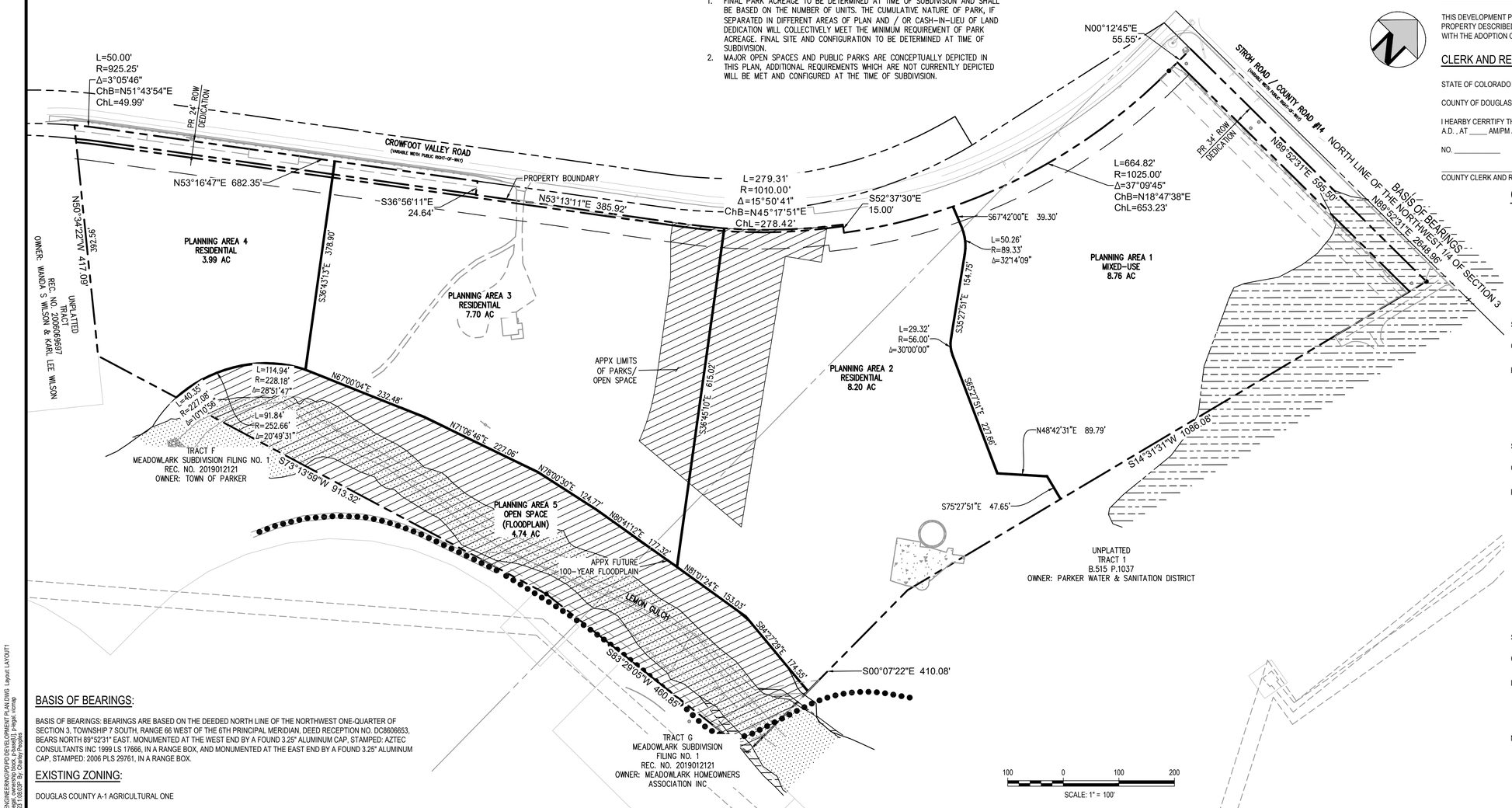
PLANNING AREA	DESCRIPTION	ACREAGE	% OF ACREAGE	MAX DENSITY (DU/ACRE)	MAX UNITS
1	MIXED-USE	8.76	31%	TO BE DETERMINED DURING SITE PLAN	
2	RESIDENTIAL	8.20	29%	21	172
3	RESIDENTIAL	7.70	27%	15	115
4	RESIDENTIAL	3.99	14%	14	56
SUBTOTAL		28.65	85.8%	12.0	343
5	OPEN SPACE (FLOODPLAIN)	4.74	14%	N/A	N/A
TOTAL		33.39	100%		

NOTE:
RESIDENTIAL DWELLING UNITS NOT UTILIZED THROUGH SITE PLAN APPROVAL FOR EACH PLANNING AREA MAY BE ADMINISTRATIVELY TRANSFERRED TO OTHER PLANNING AREAS

PARKS AND OPEN SPACE REQUIREMENTS:

PARKS: 343 UNITS X 0.0139 = 4.77 ACRES
OPEN SPACE: 33.4 ACRES X 0.20 = 6.68 ACRES

1. FINAL PARK ACREAGE TO BE DETERMINED AT TIME OF SUBDIVISION AND SHALL BE BASED ON THE NUMBER OF UNITS. THE CUMULATIVE NATURE OF PARK, IF SEPARATED IN DIFFERENT AREAS OF PLAN AND / OR CASH-IN-LIEU OF LAND DEDICATION WILL COLLECTIVELY MEET THE MINIMUM REQUIREMENT OF PARK ACREAGE. FINAL SITE AND CONFIGURATION TO BE DETERMINED AT TIME OF SUBDIVISION.
2. MAJOR OPEN SPACES AND PUBLIC PARKS ARE CONCEPTUALLY DEPICTED IN THIS PLAN, ADDITIONAL REQUIREMENTS WHICH ARE NOT CURRENTLY DEPICTED WILL BE MET AND CONFIGURED AT THE TIME OF SUBDIVISION.



BASIS OF BEARINGS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE DEEDED NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DEED RECEPTION NO. DC8606653, BEARS NORTH 89°52'31" EAST. MONUMENTED AT THE WEST END BY A FOUND 3.25" ALUMINUM CAP, STAMPED: AZTEC CONSULTANTS INC 1999 LS 17666, IN A RANGE BOX, AND MONUMENTED AT THE EAST END BY A FOUND 3.25" ALUMINUM CAP, STAMPED: 2006 PLS 29761, IN A RANGE BOX.

EXISTING ZONING:

DOUGLAS COUNTY A-1 AGRICULTURAL ONE

PROPOSED ZONING:

AVALON PARKER PLANNED DEVELOPMENT - TOWN OF PARKER

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 3 AND THE NORTHEAST QUARTER OF SECTION 4, ALL IN TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 TO BEAR NORTH 89°52'31" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE NORTH 89°52'31" EAST ALONG SAID NORTH LINE, A DISTANCE OF 670.60 FEET;
THENCE SOUTH 14°31'31" WEST, A DISTANCE OF 31.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STROH ROAD/COUNTY RD #14 POINT ALSO BEING THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 14°31'31" WEST, A DISTANCE OF 1,086.08 FEET;
THENCE SOUTH 00°07'22" EAST, A DISTANCE OF 410.08 FEET TO THE NORTH CORNER OF TRACT G, MEADOWLARK SUBDIVISION FILING NO. 1;
THENCE ALONG THE NORTH LINE OF MEADOWLARK SUBDIVISION FILING NO. 1 THE FOLLOWING 2 (TWO) COURSES:
1. SOUTH 83°29'05" WEST, A DISTANCE OF 460.85 FEET;
2. SOUTH 73°13'59" WEST, A DISTANCE OF 913.32 FEET TO A POINT ON THE NORTHEAST LINE OF AN UNPLATTED TRACT RECORDED AT RECEPTION NO. 2006069697;
THENCE NORTH 50°34'22" WEST ALONG SAID NORTHEAST LINE, A DISTANCE OF 417.09 FEET TO A POINT OF NON-TANGENT CURVATURE, POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD;
THENCE ALONG SAID EAST LINE OF CROWFOOT VALLEY ROAD THE FOLLOWING 8 COURSES:
1. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 50.00 FEET, SAID CURVE HAVING A RADIUS OF 925.25 FEET, A CENTRAL ANGLE OF 03°05'46", AND A CHORD WHICH BEARS NORTH 51°43'54" EAST A CHORD DISTANCE OF 49.99 FEET;
2. NORTH 53°16'47" EAST, A DISTANCE OF 682.35 FEET;
3. SOUTH 36°56'11" EAST, A DISTANCE OF 24.64 FEET;
4. NORTH 53°13'11" EAST, A DISTANCE OF 385.92 FEET TO A POINT OF CURVATURE;
5. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 279.31 FEET, SAID CURVE HAVING A RADIUS OF 1,010.00 FEET, A CENTRAL ANGLE OF 15°50'41", AND A CHORD WHICH BEARS NORTH 45°17'51" EAST A CHORD DISTANCE OF 278.42 FEET;
6. THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 52°37'30" EAST, A DISTANCE OF 15.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
7. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 664.82 FEET, SAID CURVE HAVING A RADIUS OF 1,025.00 FEET, A CENTRAL ANGLE OF 37°09'45", AND A CHORD WHICH BEARS NORTH 18°47'38" EAST A CHORD DISTANCE OF 653.23 FEET;
8. NORTH 00°12'45" EAST, A DISTANCE OF 55.55 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF STROH ROAD/COUNTY RD #14;
THENCE NORTH 89°52'31" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 595.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,454,691 SQUARE FEET OR 33.40 ACRES, MORE OR LESS.

PLANNING COMMISSION CERTIFICATE:

THIS ZONING MAP WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY THE TOWN OF PARKER PLANNING COMMISSION FOLLOWING A PUBLIC HEARING ON

_____

TOWN COUNCIL CERTIFICATE

THIS DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THE ___ DAY OF _____, 2023, FOR THE PROPERTY DESCRIBED AS THE AVALON PARKER PLANNED DEVELOPMENT. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. _____

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) SS
COUNTY OF DOUGLAS)

I HEARBY CERRTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ___ DAY OF _____, 2023
A.D. , AT _____ AM/PM AND WAS RECORDED AT RECEPTION

NO. _____

_____
COUNTY CLERK AND RECORDER

OWNER CERTIFICATE:

OWNER
THE RALPH AND MARSHA PERKINS, JR LIVING TRUST, UTA DATED MAY 24, 2021.

BY: _____
RALPH PERKINS, JR., TRUSTEE

BY: _____
MARSHA PERKINS, TRUSTEE

STATE OF COLORADO)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023, BY RALPH PERKINS, JR., AS TRUSTEE OF THE RALPH AND MARSHA PERKINS, JR LIVING TRUST, UTA DATED MAY 24, 2021.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:_____

_____
NOTARY PUBLIC

STATE OF COLORADO)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023, BY MARSHA PERKINS, AS TRUSTEE OF THE RALPH AND MARSHA PERKINS, JR LIVING TRUST, UTA DATED MAY 24, 2021.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:_____

_____
NOTARY PUBLIC

OWNER
BY: _____
WILLIAM L. COYLE

STATE OF COLORADO)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023, BY WILLIAM L. COYLE.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:___

_____
NOTARY PUBLIC

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

PROJECT #: 210729

PD DEVELOPMENT PLAN
SHEET 1 OF 1
AVALON PARKER

Planning Commission Staff Report

Planning Commission Date:	**5/11/2023**
Town Council Date:	**6/5/2023**
Hearing Type:	**Public Hearing** **Lincoln Professional Park Filing No. 1 – Minor Development Plat** **TRAKiT No(s): SUB21-055**
Location:	**Generally located on the southeast corner of Lincoln Avenue and Dransfeldt Road**
Project Planner:	**Stacey Nerger, Planner**
Applicant:	**Ryanne Sass, Plaza Street Partners**
Executive Summary:	**The applicant, Plaza Street Partners, is proposing a Minor Development Plat to create 6 commercial lots and 3 tracts. The site is located at the southeast corner of Lincoln Avenue and Dransfeldt Road.**
Staff Recommendation:	**Approval**

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Lincoln Professional Park Filing No. 1 Minor Development Plat."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Lincoln Professional Park Filing No. 1 Minor Development Plat, subject to the following conditions:"
-List Conditions

"I move the Planning Commission recommend Town Council deny the Lincoln Professional Park Filing No. 1 Minor Development Plat as the request does not meet the following approval criteria:"
-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission vote to continue the *Lincoln Professional Park Filing No. 1 Minor Development Plat to a future date."*

I. BACKGROUND/DISCUSSION

The subject property was annexed into the Town and zoned for commercial purposes. The subject property is located at the southeast corner of Lincoln Avenue and Dransfeldt Road and west of the existing Walgreens. To the west of the site is the Lincoln Meadows Planned Development which allows for a mix of commercial uses and is currently developed as the Lowe's Shopping Center. To the south is the ET Technology Planned Development which currently allows for light industrial uses. To the north is Modified Commercial Zoning which allows for a mix of commercial uses and is currently developed with the Murdoch's Shopping Center. To the east is Commercial zoning and is currently developed as Walgreens.

The property is currently zoned C-Commercial. The C-Commercial Zone District allows for a mix of commercial uses as outlined within the Parker Land Development Ordinance. The proposed Minor Development Plat proposes six lots and three tracts. The proposed Minor Development Plat will accommodate the required drainage and will provide access to all lots through access easements through the development. The six lots are sized appropriately to allow for future commercial development.

VICINITY MAP

II. PRIOR ACTIONS

Date	Action
September 8, 2008	Town Council approved the Annexation and Zoning of the eastern 3.57 acres into the Town of Parker.
May 17, 2021	Town Council approved the Annexation of the western 4.37 acres of the property into the Town of Parker.
May 17, 2021	Town Council approved the zoning of all 7.95 acres to C-Commercial.
May 17, 2021	Town Council approved a Use by Special Review for a gas station convenience store on the property.

III. CURRENT SITE DATA

Existing Zoning		C - Commercial District	
Overlay District		N/A	
PD & Plan Area		Commercial	
Master Plan Area		Central Commercial	
Site Acreage		7.95 acres	
Subdivision		Not currently subdivided	
Existing Use		Residential/Undeveloped	
Surrounding Uses			
	Master Plan Land Use	**Zoning**	**Existing Use**
North	Central Commercial	Modified Commercial District	Existing Commercial – Murdoch's and Inspire Animal Hospital
South	Central Commercial	PD - Planned Development	Existing Commercial/Light Industrial – ET Technology
East	Central Commercial	C - Commercial District	Existing Commercial - Walgreens.
West	Central Commercial	PD - Planned Development	Existing Commercial – Lowe's and Richies Carwash

IV. PARKER 2035 MASTER PLAN

Parker 2035 Master Plan | Town of Parker - Official Website

MASTER PLAN CONSISTENCY	
Master Plan Designation	Central Commercial ☒ **Consistent** ☐ **Inconsistent**
Master Plan Character Discussion	**Central Commercial District:** This is the commercial core of the Town. Growth should focus on core retail, services, offices, lodging, restaurants, entertainment, and to a lesser extent, higher density residential uses. Vertical mixed use is highly encouraged where appropriate.
Consistent Goals/Strategies	Land Use 1.C Land Use 1.E

	Jobs and Economic Vitality 2.A Jobs and Economic Vitality 2.B
Staff Analysis	The subject property is located at the southeast corner of Lincoln Avenue and Dransfeldt Road within the Central Commercial Character Area as designated by the Parker 2035 Master Plan. This area is intended to provide commercial uses which focus on retail, services, lodging, restaurants and entertainment. The Town's Commercial zone district is intended to accommodate a wide range of commercial uses. The proposed Minor Development Plat will create six commercial lots and three tracts. The tracts will accommodate the drainage for the development as well as east/west and north/south access through the development. The requested plat is consistent with the specific Goals/ Strategies of the Master Plan for the following reasons: • Land Use 1.C: The request would expand the Town's economic base in an area that is designated for commercial uses and zoned for commercial uses. • Jobs and Economic Vitality 2.A: The request would provide for expanded commercial activities in an area designated as a Commercial Center. Based on this analysis, staff has determined that the request is consistent with the Parker 2035 Master Plan. In addition, this property falls within the Parker Road Corridor Plan study area. The Parker Road Corridor Plan is an element of the Parker 2035 Master Plan. Among other things, the Plan includes a focus on connectivity and enhanced access between the parcels adjoining Parker Road and Dransfledt Road. The proposed plat includes important east/west and north/south connections which aligns with the connectivity goals and graphics of the Plan.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	**Existing/Required**	**Proposed**	**Analysis**
Setbacks	Lincoln Avenue – 40' Dransfeldt Road – 40' South property line – 25' East property line – 15'	Structures are not a part of this proposal. Required setbacks will be met at time of site plan approval.	☒ Consistent ☐ Inconsistent ☐ N/A
Density	N/A	No residential development is a part of this proposal.	☒ Consistent ☐ Inconsistent ☐ N/A
Height/Stories	35 feet	Structures are not a part of this proposal. Required height will be met at time of site plan approval.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Size	None	Proposed lot sizes meet the zoning requirements	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	None	Structures are not a part of this proposal.	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	All required streetscape and tract landscaping to meet the requirements of an MDP have been proposed and satisfied.	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050	All parking requirements will be met at the time of site plan approval.	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	As outlined above, staff has evaluated the requested Minor Development Plat against the requirements in the Town's Commercial zone district as well as the standards in the Land Development Ordinance (LDO) and determined that the request complies with the relevant standards.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The subject property will construct a full movement access into the property from Dransfeldt Road. The existing right-in/right-out access on Lincoln Avenue will remain and will provide access to this development as well as Walgreens. All lots within the development will have access from the proposed east/west or north/south roads within the

development. These access roads will provide future access to Walgreens to the east and ET Technology to the south.

VII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Aztec	No Comment
Town of Parker Building	Ok for replat per building.
CenturyLink Communications	Our engineer has reviewed this plat and their comments are: "I have no objections to his Plat."
Cherry Creek Basin Water Quality Authority	The authority requires construction and post-construction best management practices. No exceptions take with the proposed BMPs. The authority reserves the right to review and comment on future submittals.
Comcast	No comments submitted
Town of Parker Comprehensive Planning	Advisory Comments - Please shade the private roads for clarity/ease of recognition. Ensure the north-south roadway through the development extends/connects to Lincoln Ave.
Town of Parker Engineering/Storm water	Approved
Douglas County Assessors	No comment
Fire Life Safety	Approved
Parker Authority for Reinvestment	No Comment
IREA	Approved
Parker Water and Sanitation District	PWSD has no further design comments.
Public Service Company/ Xcel	PSCo acknowledges the comment response and has no additional concerns at this time.

VIII. CONCLUSION

The applicant is proposing to plat the 7.95 acres into six commercial lots and three tracts. Access easements are proposed to be dedicated through the property that will allow east/west and north/south access through the site. These access easements will also allow for future access through the site for the property to the east and south. The layout proposed allows for adequate access and lots sufficient in size and shape to accommodate future commercial development in alignment with the zoning and allowed uses.

This proposal is consistent with the *Parker 2035 Master Plan* and the Minor Development Plat has demonstrated compliance with the applicable approval criteria. Therefore, staff is recommending that the Planning Commission recommend Town Council approve the Lincoln Professional Park Filing No. 1 Minor Development Plat.

IX. RECOMMENDED CONDITIONS

None

X. ATTACHMENTS

1. Lincoln Professional Park Filing No. 1 MDP
2. Lincoln Professional Park Filing No. 1 Overall Landscape Plan

Report Approved By: Bryce Matthews, Assistant Director - Planning

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

LINCOLN PROFESSIONAL PARK FILING NO. 1

MINOR DEVELOPMENT

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 3

7 LOTS, 2 TRACTS - 7.95 ACRES ±

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;
THENCE SOUTH 83°44'03" EAST, A DISTANCE OF 846.76 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LINCOLN AVENUE AND THE **POINT OF BEGINNING**;

THENCE NORTH 89°29'00" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 697.77 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, PEASLEE SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 99104313;
THENCE ALONG THE WEST LINE OF SAID LOT 1 THE FOLLOWING TWO (2) COURSES:
1) SOUTH 00°31'00" EAST, A DISTANCE OF 89.84 FEET;
2) SOUTH 11°49'46" EAST, A DISTANCE OF 225.08 FEET TO THE NORTHWEST CORNER OF LOT 1, PEASLEE SUBDIVISION FILING NO. 2, RECORDED AT RECEPTION NO. 2005085666;
THENCE SOUTH 05°51'51" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 120.83 FEET TO A POINT ON THE NORTH LINE OF LOT 1B, PARKER PROFESSIONAL PARK FIRST AMENDMENT, RECORDED AT RECEPTION NO. 8725509;
THENCE SOUTH 84°07'50" WEST ALONG SAID NORTH LINE, A DISTANCE OF 24.51 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1 E.T. TECHNOLOGIES INC., RECORDED AT RECEPTION NO. 2002093991;
THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES:
1) SOUTH 82°44'13" WEST, A DISTANCE OF 163.50 FEET;
2) SOUTH 84°51'34" WEST, A DISTANCE OF 577.15 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DRANSFELDT ROAD DEEDED BY RECEPTION NO. 2002088425 AND A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSE:
1) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 25.79 FEET, SAID CURVE HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 02°14'19", AND A CHORD WHICH BEARS NORTH 02°20'42" WEST A CHORD DISTANCE OF 25.79 FEET;
2) NORTH 01°13'32" WEST, A DISTANCE OF 165.71 FEET TO A POINT OF CURVATURE;
3) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 43.04 FEET, SAID CURVE HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 03°19'57", AND A CHORD WHICH BEARS NORTH 02°53'30" WEST A CHORD DISTANCE OF 43.03 FEET;
4) NORTH 04°33'29" WEST, A DISTANCE OF 217.83 FEET TO A POINT OF CURVATURE;
5) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 49.23 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 94°01'51", AND A CHORD WHICH BEARS NORTH 42°27'27" EAST A CHORD DISTANCE OF 43.89 FEET;
6) NORTH 04°33'21" WEST, A DISTANCE OF 15.04 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 346,479 SQUARE FEET OR 7.95 ACRES, MORE OR LESS.

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **LINCOLN PROFESSIONAL PARK FILING NO. 1**. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF PARKER, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES. THE UNDERSIGNED GRANTS TO THE TOWN A SIGHT EASEMENT(S) AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE UTILITY EASEMENTS. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, COUNTER-FORTS, DECKS, STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR ACCESS, USE AND MAINTENANCE THEREOF. PROHIBITED IMPROVEMENTS MAY BE REMOVED BY THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES. THE OWNERS OF THE PROPERTY SUBJECT TO OR ADJACENT TO THE UTILITY EASEMENTS SHOWN HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SUCH AREAS, WHICH DOES NOT INCLUDE UTILITY LINES AND RELATED FACILITIES. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH UTILITY EASEMENTS, INCLUDING THE REMOVAL OF PROHIBITED IMPROVEMENTS, THE MAINTENANCE, OPERATION, RECONSTRUCTION AND REMOVAL SHALL BE AT THE COST OF THE OWNER(S).

ACKNOWLEDGMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HEREBY ACKNOWLEDGE THAT ANY SUBDIVISION APPROVAL OBTAINED BY THE TOWN OF PARKER DOES NOT OBVIATE SAID UNDERSIGNED'S NEED OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT OF 1973, 16 U.S.C. §1 531, ET SEQ., AS AMENDED, OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

OWNER

PLAZA STREET FUND, 106, LLC, A KANSAS LIMITED LIABILITY COMPANY

BY: ______________________________

AS: ______________________________

SIGNED THIS _______ DAY OF __________________________, 20_______

NOTARY BLOCK:

STATE OF ____________________)
)SS
COUNTY OF ____________________)

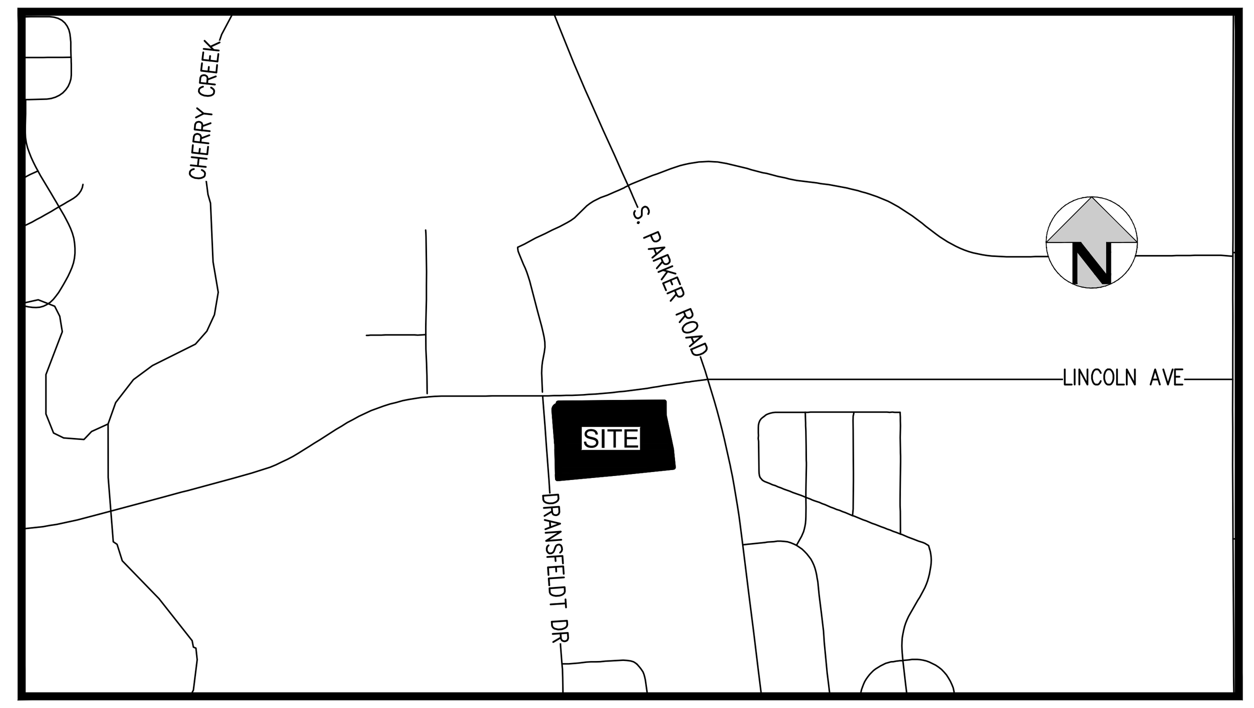
SUBSCRIBED AND SWORN TO BEFORE ME THIS _______ DAY OF __________________________, 20_______

BY ______________________________ AS ______________________________ PLAZA STREET FUND, 106, LLC, A KANSAS LIMITED LIABILITY COMPANY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

____
NOTARY PUBLIC

MY COMMISSION EXPIRES: ____________________.



VICINITY MAP
SCALE: 1" = 1000'

NOTES

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. NCS-1003894-KCTY ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF MARCH 02, 2020 AT 5:00 P.M.
2. UTILITIES SHOWN HEREON ARE FROM VISIBLE FIELD INFORMATION AND UTILITY LOCATES. UTILITY LOCATES WERE PROVIDED BY HKS UTILITY SERVICES. HARRIS KOCHER SMITH DOES NOT GUARANTEE THESE LOCATIONS OR THAT THE UTILITIES SHOWN HEREON COMPRISE ALL UTILITIES IN THIS AREA, EITHER IN SERVICE OR ABANDONED. FOR THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AND THE APPROPRIATE UTILITY COMPANY PRIOR TO CONSTRUCTION.
3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED AT THE NORTHWEST CORNER BY A 3.25" ALUMINUM CAP PLS 19003 IN RANGE BOX AND THE NORTH QUARTER CORNER BY A 3.25" ALUMINUM CAP PLS 30109, ASSUMED TO BEAR SOUTH 89°29'00" WEST.
4. SURVEYED PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 08035C0067G, COMMUNITY NO. 080049 0067G AND NO. 080310 0067G, LAST REVISED MARCH 16, 2016. ZONE X IS DEFINED AS AREAS OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN.
5. TRACT A IS FOR STORM WATER DETENTION, AND TRACT B IS FOR ACCESS, DRAINAGE, AND UTILITIES. TRACT C IS FOR ACCESS.
6. A BLANKET DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE TOWN OF PARKER OVER AND ACROSS TRACT A FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORMWATER MANAGEMENT IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICROPOOLS, AND WATER QUALITY FACILITIES IN THE EVENT THAT THE PROPERTY OWNER FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES.
7. MONUMENTS, ORNAMENTAL COLUMNS AND RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCROACH INTO UTILITY EASEMENTS.
8. ACCESS EASEMENTS ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THIS PROPERTY FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THIS PROPERTY BE SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.
9. NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS AND NECESSARY ONSITE IMPROVEMENTS ARE COMPLETED AND ACCEPTED IN WRITING BY THE TOWN.
10. NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE SHALL BE ISSUED UNTIL THE LANDSCAPING IS INSTALLED AND APPROVED BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT CODE.
11. PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPATION AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON PROPERTY SHOWN HEREIN.
12. PROPERTIES IN THIS PLAT ARE SUBJECT TO A PERPETUAL, NON-EXCLUSIVE CROSS PARKING EASEMENT FOR THE SHARED USE OF ALL PARKING SPACES SITUATED WITH THE PROPERTIES SHOWN HEREIN. THE OWNER OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THERE RESPECTIVE LOT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
13. NON-EXCLUSIVE UTILITY EASEMENTS LOCATED AS SHOWN ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.
14. A MULTI-USE UTILITY EASEMENT IS HEREBY DEDICATED AS SHOWN FOR THE USE OF ALL UTILITIES. THE TOWN OF PARKER IS GRANTED ACCESS OVER AND ACROSS THE EASEMENT FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORMWATER MANAGEMENT IMPROVEMENTS IN THE EVENT THAT THE PROPERTY OWNER FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES.
15. THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.

PARCEL	LOT/TRACT GROSS AREA (AC)	LOT/TRACT GROSS AREA (SF)
OVERALL SITE	7.95	346,479
LOT 1	1.36	59,066
LOT 2	1.05	45832
LOT 3	0.92	39931
LOT 4	0.96	41679
LOT 5	1.16	50672
LOT 6	0.61	26592
TRACT A (DETENTION POND)	0.77	33467
TRACT B (EX WQ POND)	0.50	21843
TRACT C (ACCESS)	0.44	19069

PLANNING COMMISSION

THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON ____________________, 20__.

____
PLANNING DIRECTOR
ON BEHALF OF THE PLANNING COMMISSION

TOWN APPROVAL

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL AND/OR, WHERE APPLICABLE, THE PLANNING DIRECTOR AND DIRECTOR OF ENGINEERING OF THE TOWN OF PARKER, COLORADO, ON THE _____ DAY OF _______________, 20____, FOR FILING. THE DEDICATIONS ARE HEREBY ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF PARKER. THE TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE ROADWAY IMPROVEMENTS AFTER CONSTRUCTION HAS BEEN COMPLETED, AND AFTER THE WARRANTY PERIOD, IN ACCORDANCE WITH TOWN REGULATIONS.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

____
MAYOR, TOWN OF PARKER

ATTEST: ______________________________
TOWN CLERK

TITLE VERIFICATION

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS NOTED IN SCHEDULE B-2 OF THE TITLE COMMITMENT REFERENCED IN NOTE 1.

____
SIGNATURE

BY: ______________________________ .

AS: ______________________________ OF FIRST AMERICAN TITLE INSURANCE COMPANY.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _______________, 20____, BY ____________________ AS ____________________ OF FIRST AMERICAN TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

____
NOTARY PUBLIC

MY COMMISSION EXPIRES ______________________________

SURVEYOR

I, AARON MURPHY, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF LINCOLN PROFESSIONAL PARK FILING NO. 1 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE ______ DAY OF ____________, 20___, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR DEVELOPMENT PLAT AND THE SURVEY THEREOF.
I ATTEST THE ABOVE ON THIS _________ DAY OF ________________ , 20_____ .

____
AARON MURPHY, PLS
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
PLS NO. 38162

CLERK AND RECORDER

STATE OF COLORADO)
)SS.
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____________, 202____ A.D., AT ______ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER __________________

____
(SIGNATURE)
COUNTY CLERK AND RECORDER

LINCOLN PROFESSIONAL PARK
MINOR SUBDIVISION PLAT

DEVELOPER/APPLICANT:
PLAZA STREET FUND, 106, LLC,
A KANSAS LIMITED LIABILITY COMPANY

ENGINEER/SURVEYOR:
HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203 (303) 623-6300

PREPARATION DATE: JULY 18, 2022

FILEPATH: K:\200829\SURVEY\PLAT-200829.DWG LAYOUT: LAYOUT1
4 XREFs: p-base-future-lot 1[U], p-base[U], p-legal[U], p-util[U]
PLOTTED: TUE 04/18/23 2:01:47P BY: AARON MURPHY

PROJECT NUMBER: 200829

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

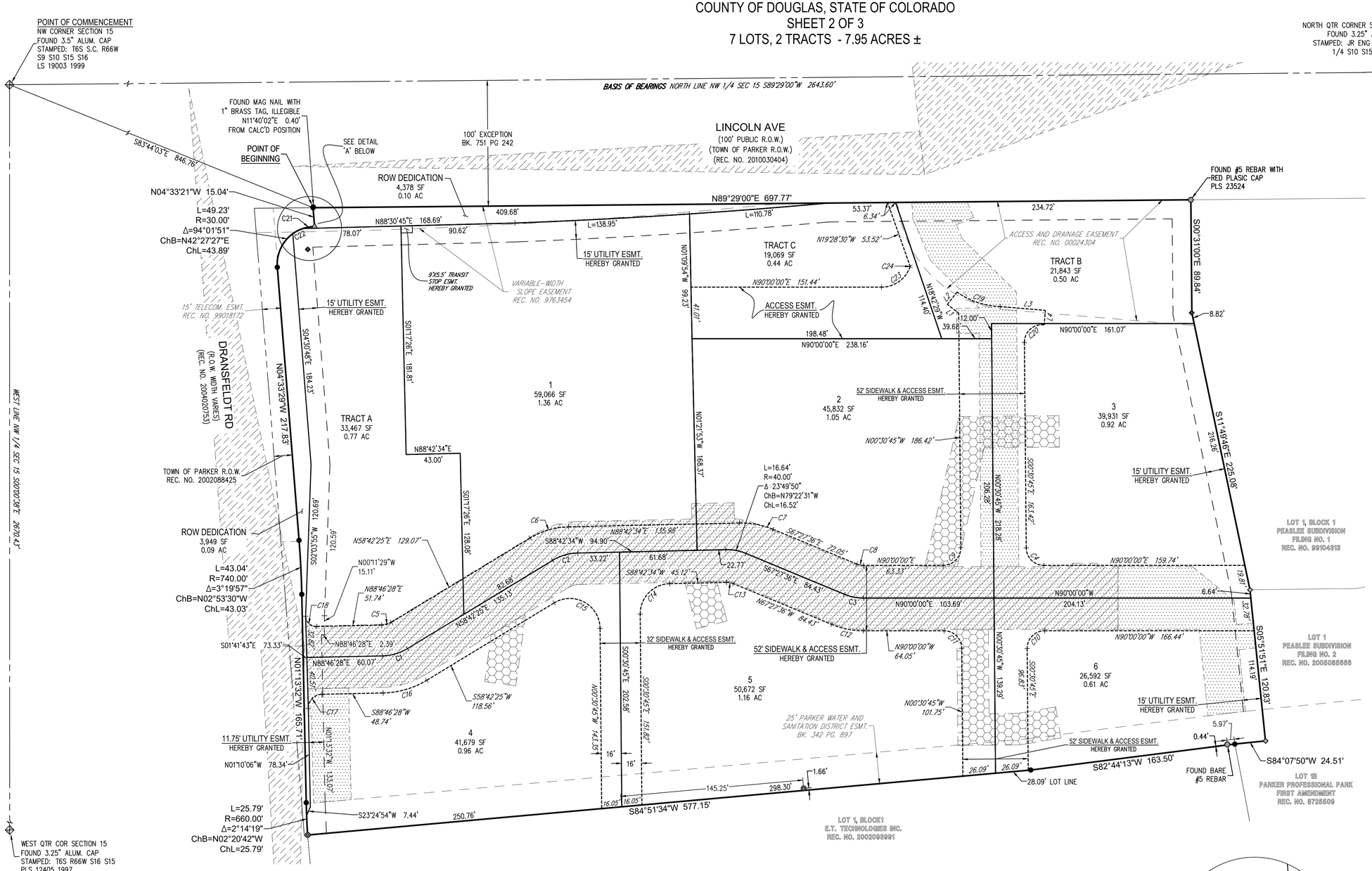
LINCOLN PROFESSIONAL PARK FILING NO. 1

MINOR SUBDIVISION PLAT

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 2 OF 3

7 LOTS, 2 TRACTS - 7.95 ACRES ±



LEGEND

- SECTION CORNER
- FOUND MONUMENT AS DESCRIBED
- FOUND #5 REBAR WITH 1.25" YELLOW PLASTIC CAP PLS 27609
- FOUND #5 REBAR WITH 1.25" RED PLASTIC CAP PLS 25933
- FOUND #5 REBAR WITH ORANGE PLASTIC CAP PLS 26285
- FOUND 60D NAIL
- SET #5x18" REBAR WITH 1.25" BLUE PLASTIC CAP PLS 38162 OR SET CONCRETE NAIL WITH 1" BRASS TAG PLS 38162
- XX.XX' ACCESS EASEMENT DIMENSION
- PWSD EASEMENT TO BE GRANTED BY SEPARATE INSTRUMENT
- MULTI-USE UTILITY EASMENT HEREBY GRANTED – SEE SHEET 3
- DRAINAGE EASMENT HEREBY GRANTED – SEE SHEET 3
- SIGHT TRIANGLE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N52°01'04"W	11.42'
L2	N37°58'56"E	12.46'
L3	S85°05'49"E	36.05'
L4	S04°54'06"W	11.51'

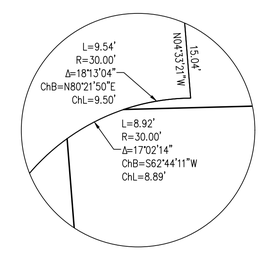
SCALE: 1" = 40'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	40.00'	30°04'03"	20.99'	N73°44'27"E	20.75'
C2	40.00'	30°00'08"	20.95'	N73°42'29"E	20.71'
C3	40.00'	22°32'24"	15.74'	S78°43'48"E	15.63'
C4	14.00'	89°29'17"	21.87'	S45°15'22"E	19.71'
C5	15.50'	30°04'03"	8.13'	N73°44'27"E	8.04'
C6	61.00'	30°00'15"	31.94'	N73°42'30"E	31.58'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C7	66.00'	23°49'50"	27.45'	S79°22'31"E	27.25'
C8	14.00'	22°32'24"	5.51'	S78°43'48"E	5.47'
C9	14.00'	90°30'45"	22.12'	N44°44'38"E	19.89'
C10	14.00'	90°30'45"	22.12'	S44°44'38"W	19.89'
C11	14.00'	89°29'15"	21.87'	N45°15'22"W	19.71'
C12	66.00'	22°32'24"	25.96'	N78°43'48"W	25.80'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C13	14.00'	23°49'50"	5.82'	N79°22'31"W	5.78'
C14	24.00'	89°13'18"	37.37'	S44°05'55"W	33.71'
C15	24.00'	120°46'50"	50.59'	N60°54'10"W	41.73'
C16	69.50'	30°04'03"	36.47'	S73°44'27"W	36.05'
C17	11.00'	90°02'38"	17.29'	S43°45'09"W	15.56'
C18	8.50'	89°27'51"	13.27'	S47°11'44"E	11.97'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C19	61.61'	34°09'28"	36.73'	S71°25'11"E	36.19'
C20	14.00'	97°27'35"	23.81'	S48°13'05"W	21.05'
C21	30.00'	18°13'04"	9.54'	S80°21'50"W	9.50'
C22	30.00'	17°02'14"	8.92'	S62°44'11"W	8.89'
C23	24.00'	70°58'30"	29.73'	N54°30'45"E	27.87'
C24	1.00'	38°30'00"	0.67'	N00°13'30"W	0.66'



DETAIL 'A'
SCALE: 1" = 10'

LINCOLN PROFESSIONAL PARK
MINOR SUBDIVISION PLAT

DEVELOPER/APPLICANT:
PLAZA STREET FUND, 106, LLC,
A KANSAS LIMITED LIABILITY COMPANY

ENGINEER/SURVEYOR:
HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203 (303) 623-6300

PREPARATION DATE: JULY 18, 2022

SHEET 2 OF 3

PROJECT NUMBER: 200829

FILEPATH: K:\200829\SURVEY\PLAT-200829.DWG LAYOUT: LAYOUT2
PLOTTED BY: AARON MURPHY [HKS]
PLOTTED TIME/DATE: 7/18/2022 3:01:54 PM BY: AARON MURPHY

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

LINCOLN PROFESSIONAL PARK FILING NO. 1

MINOR SUBDIVISION PLAT

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

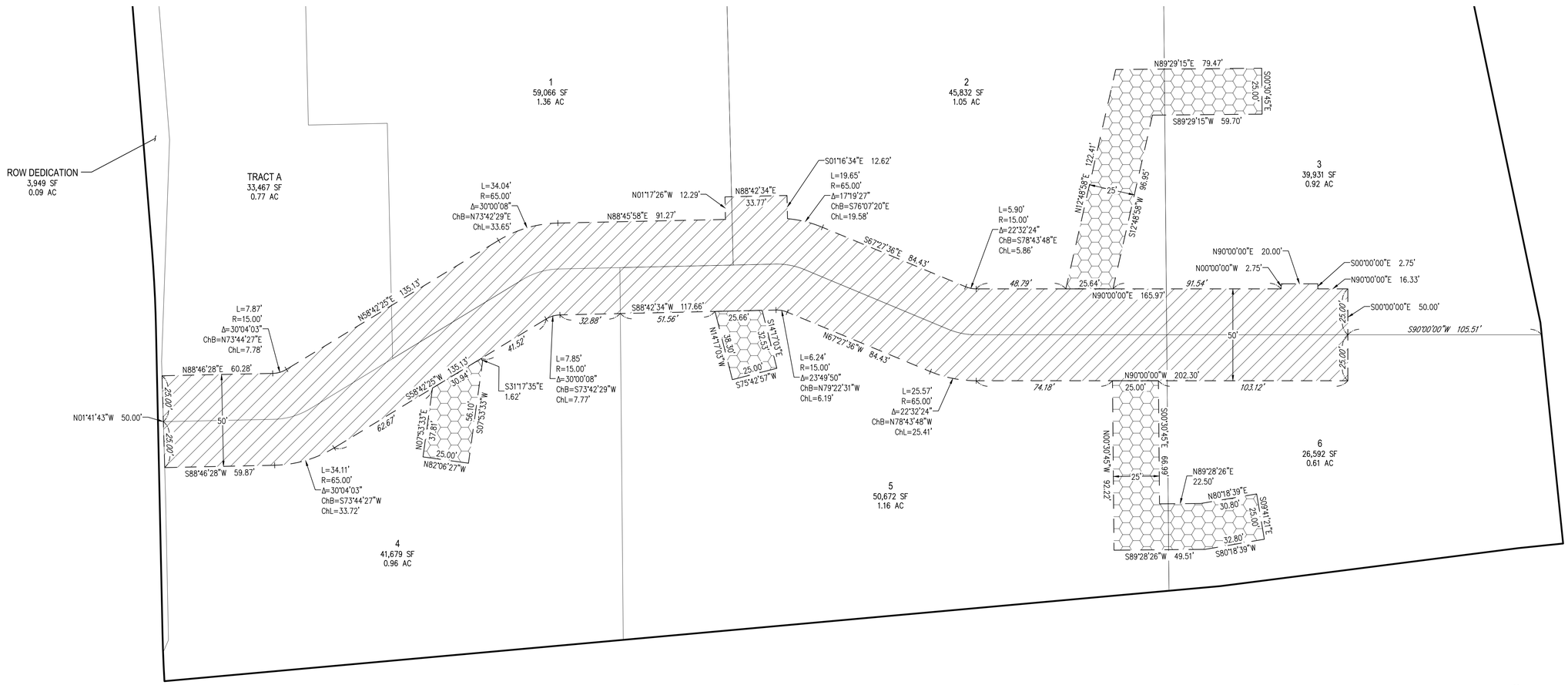
SHEET 3 OF 3

7 LOTS, 2 TRACTS - 7.95 ACRES ±

LEGEND

- MULTI-USE UTILITY EASMENT HEREBY GRANTED
- DRAINAGE EASMENT HEREBY GRANTED

MULTI-USE UTILITY EASEMENT & DRAINAGE EASEMENT DETAIL



30 0 30 60

SCALE: 1" = 30'

LINCOLN PROFESSIONAL PARK
MINOR SUBDIVISION PLAT

DEVELOPER/APPLICANT:
PLAZA STREET FUND, 106, LLC,
A KANSAS LIMITED LIABILITY COMPANY

ENGINEER/SURVEYOR:
HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203 (303) 623-6300

PREPARATION DATE: JULY 18, 2022

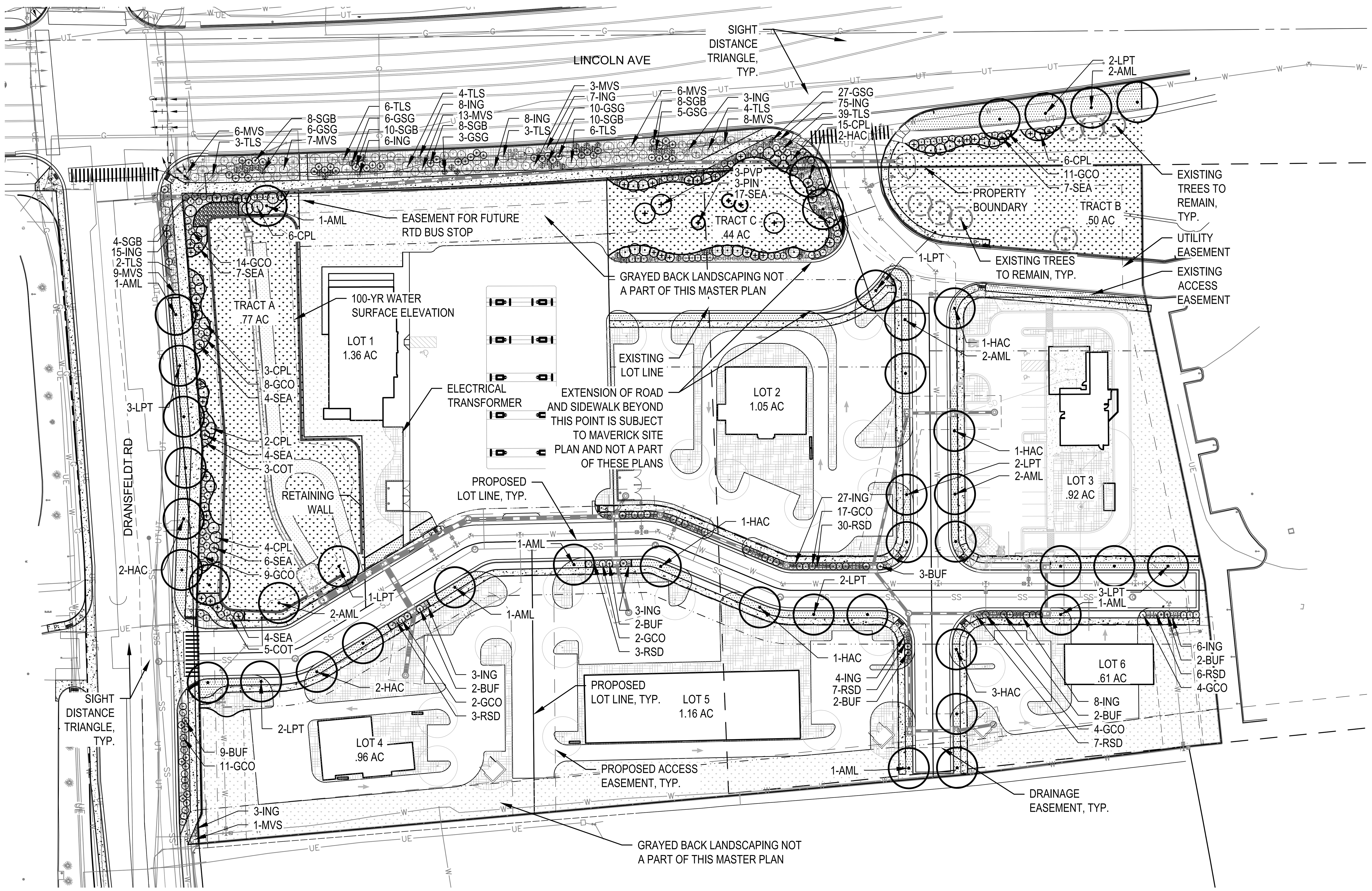
SHEET 3 OF 3

FILEPATH: K:\200829\SURVEY\PLAT-200829.DWG LAYOUT: LAYOUT3
XREFS: 200829-BASE, 200829-MVT, 200829-EASEMENT, 200829-PL
PLOTTED: TUE,04/19/22 3:01:58P BY: AARON MURRAY

PROJECT NUMBER: 200829

LINCOLN PROFESSIONAL PARK FILING NO.1
MASTER LANDSCAPE PLAN

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.



GENERAL LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
10. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 5 cu.yrds/1,000sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
11. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
12. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
13. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
14. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
15. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
16. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
17. SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE BROWN, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
18. ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, SHREDDED CEDAR GORILLA HAIR LANDSCAPE MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 3" DEPTH, SHREDDED CEDAR GORILLA HAIR LANDSCAPE MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.
19. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
20. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
21. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
22. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
23. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
24. SOFT SURFACE TRAILS NEXT TO MANICURED TURF OR SHRUB BEDS SHALL BE CONTAINED WITH 4" x 14 GAUGE BROWN ROLL TOP EDGER, RYERSON OR EQUAL.
25. PLANT MATERIAL WITHIN PLANTER POTS SHALL BE PER OWNER. IRRIGATION FOR PLANTER POTS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVING PRIOR TO PLACEMENT OF PAVEMENT.
26. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
27. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
28. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.

LEGEND

	QUANTITY/SF
DECIDUOUS TREE	43*
EXISTING TREE TO REMAIN	7
EVERGREEN TREES	6
DECIDUOUS SHRUBS	216
EVERGREEN SHRUBS	205
ORNAMENTAL GRASSES	233
NATIVE SEED	91,739 SF
IRRIGATED SOD	6,588 SF
PLANTING BED	42,980 SF

NOTE:
1. AREA TAKEOFFS DO NOT INCLUDE AREAS WITHIN PUBLIC RIGHT OF WAY.
* TREE QUANTITY DOES NOT INCLUDE TREES SHOWN WITHIN CONCEPTUAL LOT SITE PLANS.

PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	CODE
COMMON HACKBERRY	CELTIS OCCIDENTALIS	HAC
LONDON PLANETREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	LPT
AMERICAN LINDEN	TILIA AMERICANA	AML
SHRUB COTONEASTER	COTONEASTER DIVARICATUS	COT
SEA GREEN JUNIPER	JUNIPERUS X MEDIA 'SEA GREEN'	SEA
COMMON PURPLE LILAC	SYRINGA VULGARIS	CPL
SPANISH GOLD BROOM	CYTISUS PURGAN 'SPANISH GOLD'	SGB
MESA VERDE SPRUCE	PICEA PUNGENS 'MESA VERDE'	MVS
INDIAN GRASS	SORGASTRUM NUTANS	ING
THREE LEAF SUMAC	RHUS TRILOBATA	TLS
GIANT SACATON GRASS	SPOROBOLUS WRIGHTII	GSG
PINYON PINE	PINUS EDULIS	PIN
VANDERWOLF'S PYRAMID PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	PVP
BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	BUF
GROUND COTONEASTER	COTONEASTER HORIZONTALIS PERPUSILLUS	GCO
DWARF RUSSIAN SAGE	PEROVSKIA ARTIPLICIFOLIA 'LITTLE SPIRE'	RSD

NORTH

SCALE 1" = 50'

0 25 50 100

PROJECT #: 200829

REVISION DATE:

ISSUE DATE: 05-01-2023

LANDSCAPE PLAN

SHEET 3 OF 6

LINCOLN PROFESSIONAL PARK

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Filepath: P:\PLAZA STREET PARTNERS - LINCOLN DRANSFELDT - 1154-01-3148\DRAWINGS\SUBMITTALS\BASE-PLAZASST-PLAN.DWG Layout: SITE PLAN 00.0000001
Plotted: MON 05/01/23 2:54:40P By: Carl Runge

Planning Commission Staff Report

Planning Commission Date:	**5/11/2023**
Town Council Date:	**6/5/2023**
Hearing Type:	**Public Hearing** **Salisbury Equestrian Park Lot 1 - Regional Filtration Annex Site Plan Amendment** **SP23-001**
Location:	**The site is located on the east side of Salisbury Park.**
Project Planner:	**Julia Duncan, Associate Planner**
Applicant:	**The Town of Parker**
Executive Summary:	**The applicant, Parker Water and Sanitation, is proposing a regional filtration annex building and facility.**
Staff Recommendation:	**Approval**

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Salisbury Equestrian Park Lot 1 - Regional Filtration Annex Site Plan Amendment."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Salisbury Equestrian Park Lot 1 - Regional Filtration Annex Site Plan Amendment subject to the following conditions:"
-List conditions

"I move the Planning Commission recommend Town Council deny the Salisbury Equestrian Park Lot 1 - Regional Filtration Annex Site Plan Amendment as the request does not meet the following approval criteria:"
-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission vote to continue the Salisbury Equestrian Park Lot 1 - Regional Filtration Annex Site Plan Amendment to a future date."

I. BACKGROUND/DISCUSSION

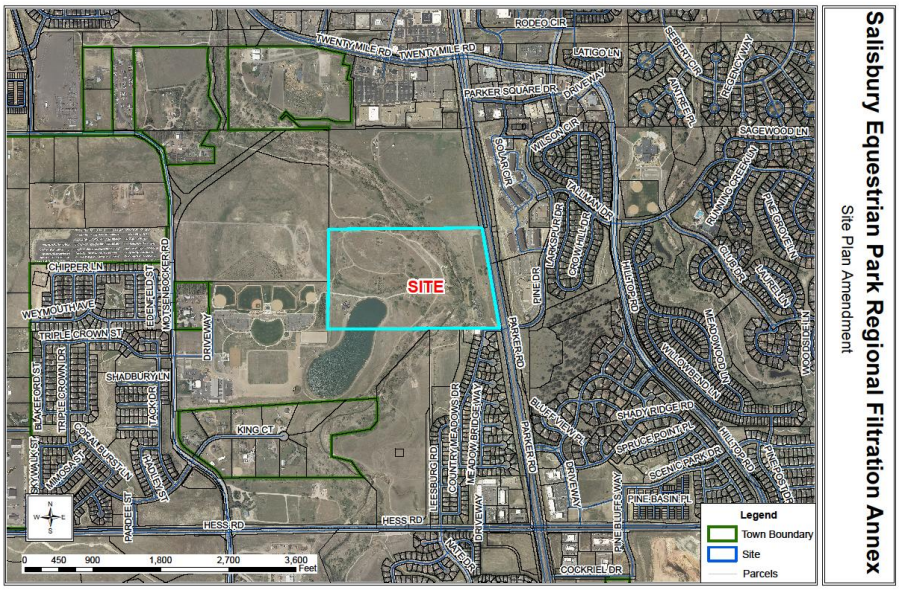
The subject property was annexed into the Town in 1984. The Town owned property is one of five properties that make up the Salisbury Equestrian Park and is bounded on the north by an undeveloped lot with the KOA tower, to the east by Parker Road, and to the west and south by other Salisbury Equestrian Park parcels. The proposed Filtration Annex would be within Salisbury Equestrian Park and located to the south of the existing Parker Water Sanitation District facility. This project occurs on land owned by the Town of Parker and on easement(s) granted to the Parker Water and Sanitation District.

Site Plan Amendments are typically administrative approvals, this proposal requires Planning Commission recommendation and Town Council approval because the improvements are proposed on Town owned property.

PWSD is constructing a Filtration Annex building adjacent to the existing Regional Well House. The Filtration Annex would further improve drinking water quality through water treatment and filtration. The Project includes the Annex building, underground piping connections to and from the existing well house and Annex, and an underground sanitary sewer pipeline connection to the nearby and existing Salisbury sanitary sewer line to the southeast of the existing well house. Existing raw water lines to the well house are being relocated for the Annex construction. The Annex does not provide storage for any chemicals or hazardous materials. An associated Use by Special Review – Public Utilities, Z23-001. The UBSR portion of this project reviewed the underground utility and sanitary sewer pipeline routing and was approved on March 16, 2023. The site plan amendment portion of this project addresses the balance of the work, primarily constructing the above grade Filtration Annex building.

The parcel's current zoning is Public Facility, and the site is located within the Medium Density Residential Character Area of the *Parker 2035 Master Plan*.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
1984	Parcel was annexed as part of the Villages of Parker IX Annexation
1984	Villages of Parker I-IX Development Guide Adopted
2004	Rezone to Public Facilities
2007-2017	Site Plan Approvals for Salisbury Equestrian Park
2007	
2008	UBSR- 08001: Below Ground Vault for Well
2019	UBSR – Z19-009: Public Utilities Parker Water & Sanitation District 20"/24" Waterline

III. CURRENT SITE DATA

Existing Zoning	Public Facilities District		
Overlay District	N/A		
PD & Plan Area	N/A		
Master Plan Area	Medium Density Residential		
Site Acreage	2.59 acres with 4,670.46 sq. ft. building		
Subdivision	Salisbury Equestrian Park		
Existing Use	Park/Regional Well House		
Surrounding Uses			
	Master Plan Land Use	**Zoning**	**Existing Use**
North	Medium Density Residential	A - Agricultural District	Undeveloped/KOA Tower
South	Medium Density Residential	Public Facilities District	Salisbury Equestrian Park
East	Medium Density Residential	Public Facilities District	Salisbury Equestrian Park/Parker Road
West	Medium Density Residential	Public Facilities District	Salisbury Equestrian Park

IV. PARKER 2035 MASTER PLAN

Parker 2035 Master Plan | Town of Parker - Official Website

MASTER PLAN CONSISTENCY	
Master Plan Designation	Medium Density Residential ☒ **Consistent** ☐ **Inconsistent**
Master Plan Character Discussion	Neighborhoods: Neighborhoods serve as the primary building blocks of our community and focus on a range of mostly residential classifications, with an emphasis on single-family detached homes. Other community assets such as places of worship, schools and parks, are allowed within our neighborhoods. The Salisbury Equestrian Park serves the greater Parker community as a regional park and houses PWSD Public Facilities that treat drinking water.

	Medium Density Residential: The Medium Density Residential Character Area will consist of an overall gross density of 3.5 dwelling units per acre. Higher densities for housing for older adults may be considered as long as impacts are comparable to other uses permitted within this Character Area.
Consistent Goals/Strategies	Land Use 1.A Land Use 1.G Public Services and Facilities 1.G
Staff Analysis	Public services and facilities represent the public's investment in the design, development and delivery of services and programs to the community. These services and facilities are also an investment in our future ability to serve our growing population. Parker Water and Sanitation District provides service for the District residents. Parker Water and Sanitation District is the largest of the Water District serving Town residents. The District also serves many areas outside of the Town. The District has planned for and has the capacity to provide water services to the District's expected population growth through the 'ultimate' build out as described in their 2005 Water and Sewer Master Plan. PWSD is constructing a Filtration Annex building adjacent to their existing Regional Well House to further improve drinking water quality for the community. The proposed Filtration Annex is consistent with the architectural character of the existing Regional Well House and also fulfills the Town's Development Design Criteria. The proposed site amendment to the property is consistent with the Town's Master Plan and the referenced Master Plan Goals and Strategies for Public Services and Facilities.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	**Existing/Required**	**Proposed**	**Analysis**
Setbacks	The setback shall be a minimum of twenty-five (25) feet when adjoining a residential district.	Building is located greater than 25' from the nearest residential district	☒ Consistent ☐ Inconsistent N/A

Density	None	No residential is proposed as part of this application.	☐ Consistent ☐ Inconsistent ☒ N/A

Height/Stories	None	28.33’	☒ Consistent ☐ Inconsistent N/A
Lot Size	None	112,963.70 sf	☒ Consistent ☐ Inconsistent N/A
Landscaping	Title 13.06.070	This Site Plan includes enhancements to the perimeter landscape screening both the existing and proposed structures from publicly viewable areas, as well as a tree mitigation plan.	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	0	0	☒ Consistent ☐ Inconsistent N/A
Staff Analysis	The proposed Site Plan Amendment is consistent with the requirements outlined within the Public Facilities zoning district.		

VI. DESIGN REVIEW

This Site Plan includes enhancements to the site perimeter landscape, a tree mitigation plan, and architectural features to the proposed filtration annex that complement the existing building. The continuity between the existing design with the new proposal and the site perimeter landscaping will help keep the visibility of these buildings to a minimum. Three different stone types are used to break up vertical massing. Awnings have been added over entries to extenuate design and achieve compliance with the Town’s Development Design Standards. Due to the nature of the filtration process clerestory windows have been added on the public facing facades to contribute to the elevated design of the structure.

VII. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

Vehicular access to the site is from the west or south. Existing well house vehicular access remains unchanged. A 24’ asphalt access driveway has been designed to accommodate a SU-40 delivery truck and a SM Fire E-ONE HP95 mid mount firetruck. For the new filtration annex, an additional flat asphalt area was added for parking and unloading of vehicles. Two new manual gates have been added to the site, each equipped with a fork gate latch with a hole for a Knox brand padlock for South Metro Fire Rescue access.

There will be no additional traffic impact. This facility is not visited by or open to the public. There are no proposed changes in operations and maintenance traffic is required to integrate the Annex with the existing wellhouse. PWSD currently plows the access road to

the existing well house and will continue to provide access maintenance to the well house and Filtration Annex complex during snow events.

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Building 20	Advisory Comment - Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional. Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall.
Centurylink Communications	No Comment
Comcast	No comment
Construction Plans - Environmental	Approved
Construction Plans - Civil	Completed
Douglas County Assessor	No comment
Douglas County Planning	No comment
Douglas County Engineering	No comment
Douglas County School District	No comment
Drainage Report	Completed
Floodplain Development Plan	Advisory Comments: Please evaluate whether any work is proposed within the 100-year floodplain. If it is, a Floodplain Development Permit application should be provided to Engineering along with a "No-Rise" statement confirming that any minor grading within the floodplain will not cause a rise.
Fire Life Safety	Approved
IREA/CORE	Approved
Parker Water and Sanitation	Approved
Plat - Civil	Completed
Police	No comment
PSCO Residential Subdivisions	No comment
Public Service Company of Colorado	Approved
Site Plan - Civil	Completed
Site Plan - Stormwater	Completed
South Metro Fire	No comment

Traffic Impact Study	Completed
Urban Drainage and Flood Control	No comment

IX. CONCLUSION

Staff has reviewed the site plan amendment and has determined that it meets the Town's Master Plan, Development Design Standards, as well as all criteria outlined in the LDO. Based on this information, staff recommends Planning Commission recommend that Town Council approve the site plan amendment.

X. RECOMMENDED CONDITIONS

None

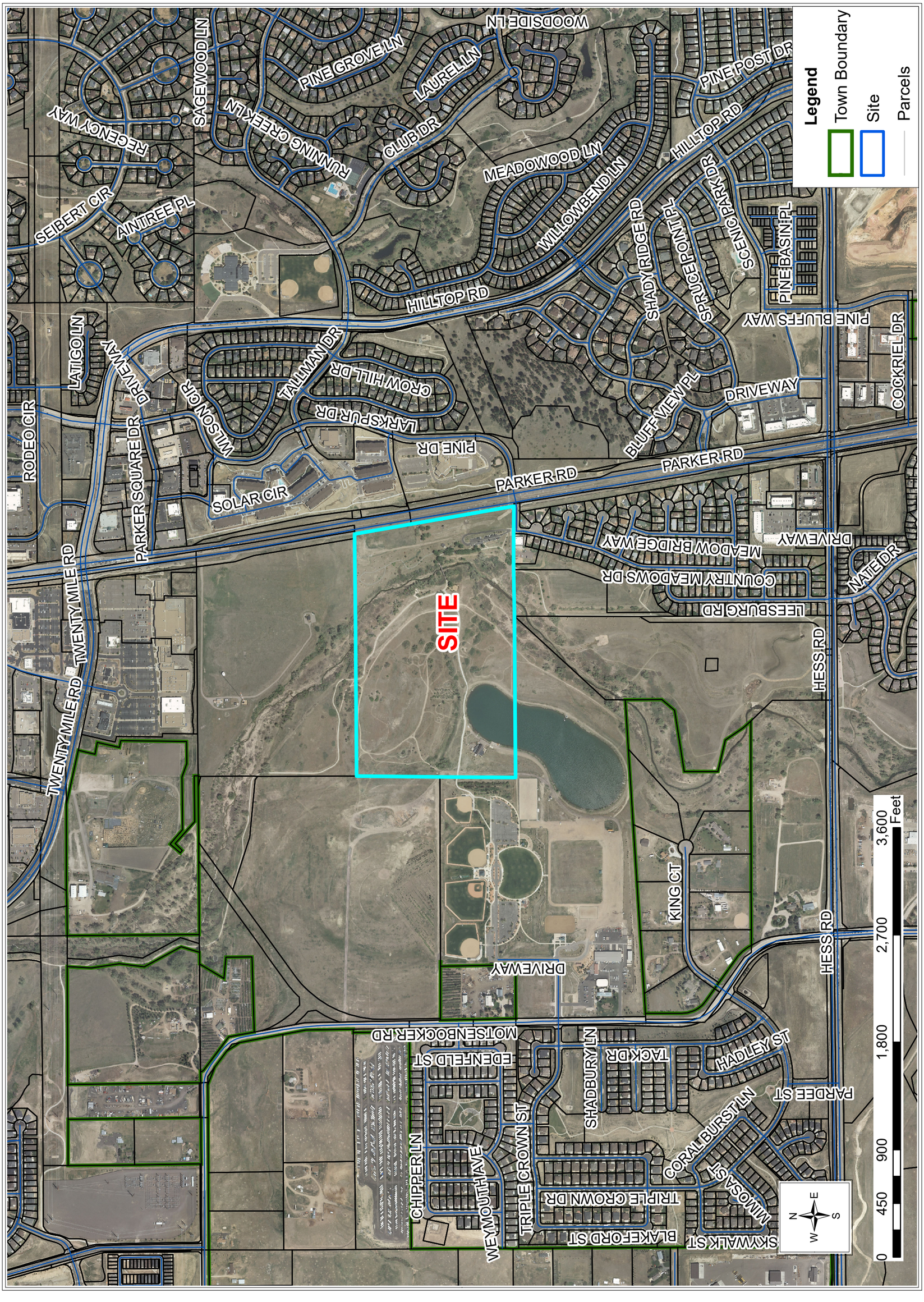
XI. ATTACHMENTS

1. Vicinity Map
2. Site Plan

Report Approved By: Bryce Matthews, Assistant Director-Planning

Salisbury Equestrian Park Regional Filtration Annex

Site Plan Amendment



SALISBURY EQUESTRIAN PARK LOT 1
REGIONAL FILTRATION ANNEX

LOT 1 - SALISBURY EQUESTRIAN PARK SUB
PORTIONS OF THE WEST HALF OF SECTION 27, T 6 S, R 66 W,
6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

SITE PLAN AMENDMENT

JURISDICTIONAL AND UTILITY CONTACTS

TOWN OF PARKER - PLANNING
COMMUNITY DEVELOPMENT DEPARTMENT
20120 EAST MAINSTREET
PARKER, COLORADO 80138
PH: (303) 805-3327
CONTACT: PAUL WORKMAN

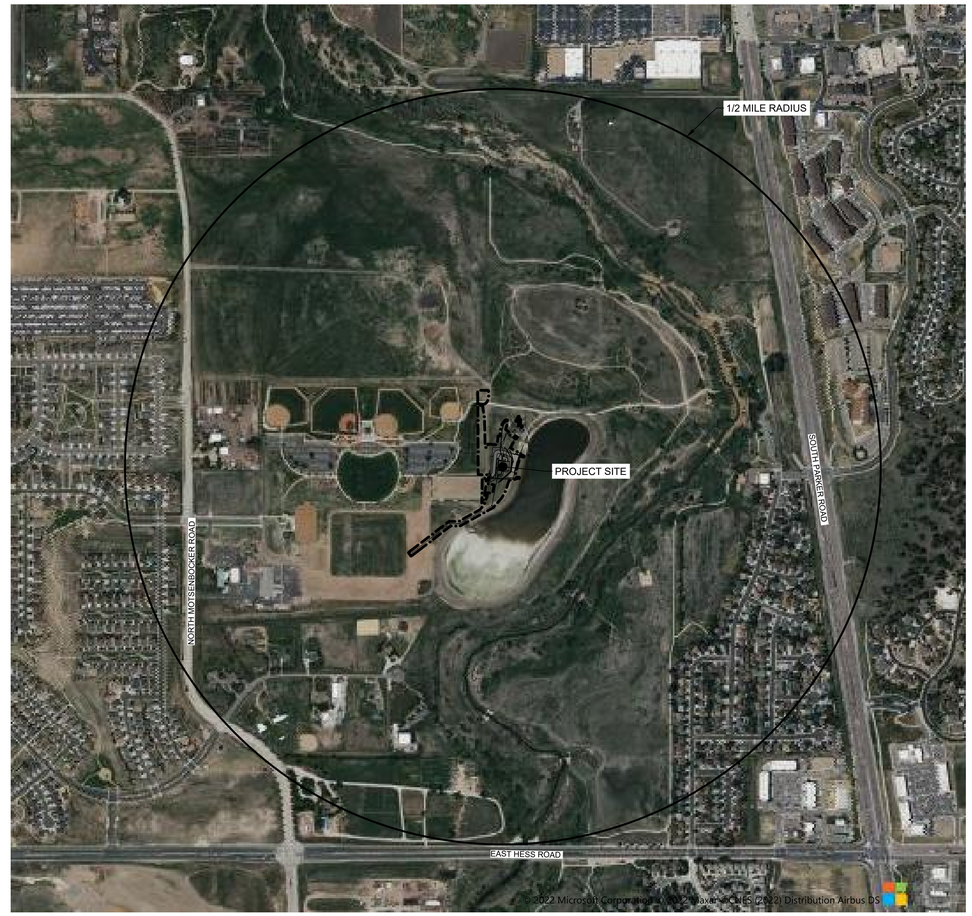
TOWN OF PARKER - ENGINEERING
COMMUNITY DEVELOPMENT DEPARTMENT
20120 EAST MAINSTREET
PARKER, COLORADO 80138
PH: (303) 805-3304
CONTACT: ALEX MESTDAGH

PARKER WATER & SANITATION DISTRICT
ENGINEERING DEPARTMENT
18100 WOODMAN DRIVE
PARKER, COLORADO 80134
PH: (720) 842-4265
CONTACT: DRAYTON SANDERSON

SOUTH METRO FIRE RESCUE
9195 MINERAL AVENUE
CENTENNIAL, COLORADO 80223
PH: (303) 805-3169
CONTACT: RANDY CAPRA

I.R.E.A. (ELECTRIC)
5496 N. U.S. HIGHWAY 85
SEDALIA, COLORADO 80135
PH: (720) 733-5582
CONTACT: REN OSTERWALD

XCEL (GAS)
EN ENGINEERING
9777 PYRAMID COURT, STE. 200
ENGLEWOOD, COLORADO
PH: (303) 416-2435
CONTACT: DANIEL HEFTY



VICINITY MAP
SCALE 1"=500'

PROJECT TEAM

APPLICANT
PARKER WATER & SANITATION DISTRICT
18100 WOODMAN DRIVE
PARKER, COLORADO 80134
PH: (720) 842-4254
CONTACT: JENNA BARKER

ENGINEERING & LANDSCAPE ARCHITECTURE
TETRA TECH
1560 BROADWAY, SUITE 1400
DENVER, COLORADO 80202
PH: (303) 825-5999
CONTACT: DEENA DAVIDSON

SURVEYOR
TRUE NORTH SURVEYING & MAPPING, LLC
9623 MALLARD POND WAY
LITTLETON, COLORADO 80125
PH: (303) 484-8886
CONTACT: BILL BUNTROCK

SHEET INDEX

1 COVER SHEET
2 EXISTING CONDITIONS
3 SITE PLAN
4 GRADING AND DRAINAGE
5 UTILITY PLAN
6 LANDSCAPE PLAN
7 LANDSCAPE DETAILS
8 BUILDING ELEVATIONS
9 BUILDING ELEVATIONS
10 FIRE PROTECTION PLAN
11 PHOTOMETRIC PLAN

ITEM	SQUARE FOOTAGE	% OF GROSS SITE
Gross Site Area	112963.70	100%
• Building Footprint • Parking and Roads (including sidewalks) HARDSCAPE TOTAL	4670.46 15819.70 20490.16	4% 14% 18%
• Planting Area (if applicable, include parking lot islands used for stormwater detention and water quality ponds)	92473.54	82%

ITEM	DESCRIPTION
Building size: 1 Story	4670.46 sq. ft. TOTAL
Parking: • Required • Provided	 0 0

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.

FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

TETRA TECH
www.tetratech.com
1560 Broadway, Suite 1400
Denver, CO 80202
TEL (303) 825-5999 FAX (303) 825-0642

MARK	DATE	DESCRIPTION	BY
1	05/03/23	PERMIT SUBMITTAL	KGS

SALISBURY EQUESTRIAN PARK LOT 1
REGIONAL FILTRATION ANNEX
SITE PLAN AMENDMENT
COVER SHEET

PROJ: 200-326208-22001
DESN: KGS
DRWN: AJK
CHKD: JAL

1

Copyright: Tetra Tech

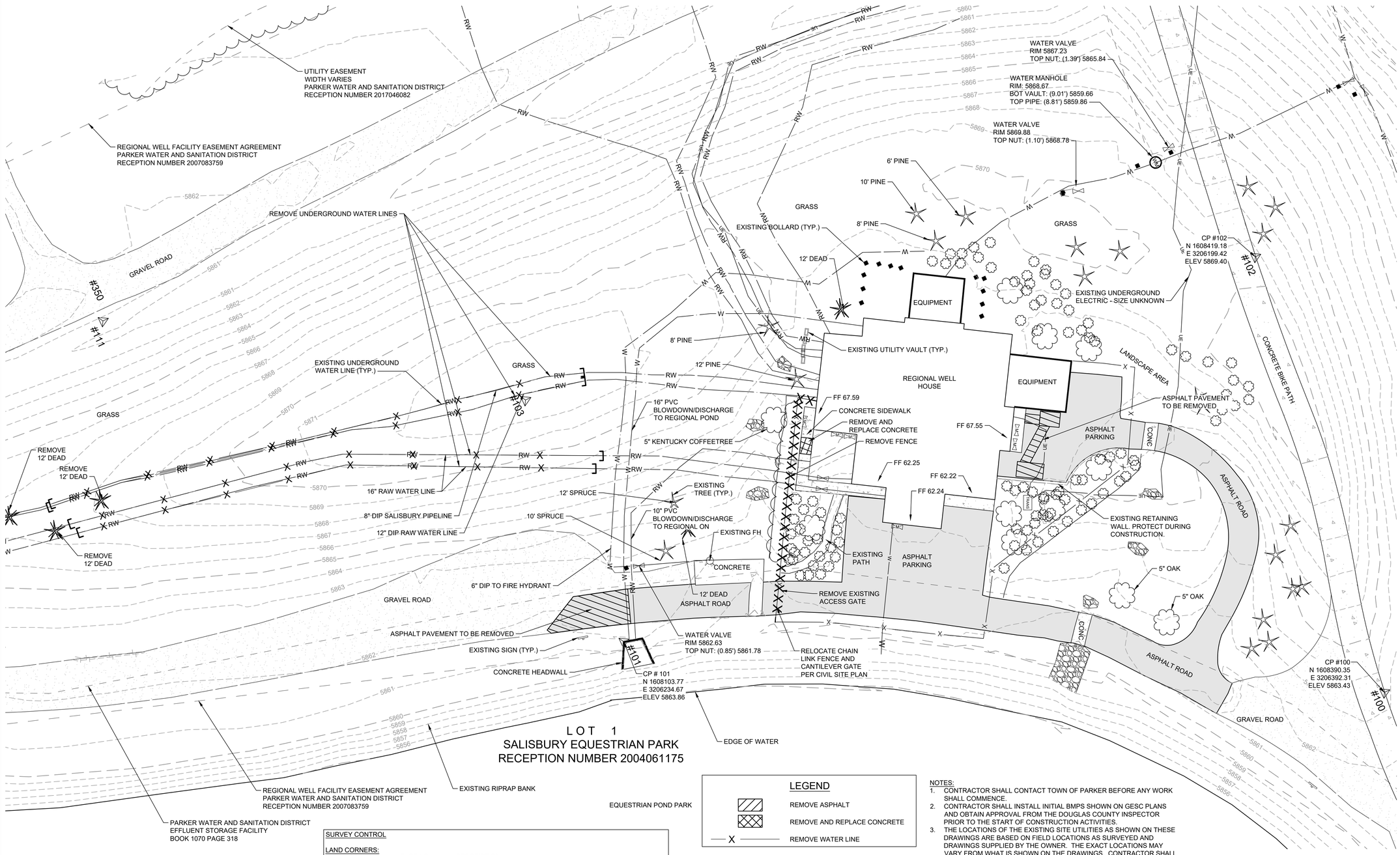
5/3/2023 11:22:11 AM - O:\PROJECTS\DENVER\326208\200-326208-22001\CAD\SHEETFILES\REGIONAL WELL HOUSE\PERMIT\1 COVER SHEET.DWG - KOCH, ALYSSA

Bar Measures 1 inch, otherwise drawing not to scale

SALISBURY EQUESTRIAN PARK LOT 1
REGIONAL FILTRATION ANNEX

LOT 1 - SALISBURY EQUESTRIAN PARK SUB
PORTIONS OF THE WEST HALF OF SECTION 27, T 6 S, R 66 W,
6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

SITE PLAN AMENDMENT



SURVEY CONTROL			
LAND CORNERS:			
PNT	NORTHING	EASTING	DESCRIPTION
350	1607959.39	3205996.35	W 1/16TH C - C SECTION 27 3.25" ALUMINUM CAP PLS 22561

SITE CONTROL:				
PNT	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	1608390.35	3206392.31	5863.46	1" BRASS PLUG STAMPED TRUE NORTH CP#
101	1608103.77	3206234.67	5863.85	MACHINE CUT CROSS
102	1608419.17	3206199.42	5869.40	MACHINE CUT CROSS
103	1608109.40	3206122.82	5872.92	8" PK SURVEY SPIKE WITH PLASTIC WASHER
111	1607959.45	3206015.41	5861.44	NO.5 REBAR

LEGEND

- REMOVE ASPHALT
- REMOVE AND REPLACE CONCRETE
- X — REMOVE WATER LINE

NOTES:

1. CONTRACTOR SHALL CONTACT TOWN OF PARKER BEFORE ANY WORK SHALL COMMENCE.
2. CONTRACTOR SHALL INSTALL INITIAL BMPS SHOWN ON GESC PLANS AND OBTAIN APPROVAL FROM THE DOUGLAS COUNTY INSPECTOR PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
3. THE LOCATIONS OF THE EXISTING SITE UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON FIELD LOCATIONS AS SURVEYED AND DRAWINGS SUPPLIED BY THE OWNER. THE EXACT LOCATIONS MAY VARY FROM WHAT IS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL LOCATE AND EXPOSE ANY UTILITIES IMPACTED BY CONSTRUCTION ACTIVITIES AND VERIFY EXACT LOCATION, ELEVATION, SIZE, AND MATERIAL TYPE AND REPORT TO THE OWNER. THE INFORMATION SHALL BE INCLUDED IN THE PROJECT SUBMITTAL FOR THE SPECIFIC UTILITY.
4. FEATURES THAT WILL REMAIN IN SERVICE, SUCH AS TRANSFORMERS, VALVES, AND AIR RELEASE VALVES, NEAR THE CONSTRUCTION AREA SHALL BE PROTECTED BY TRAFFIC BARRIER OR SIMILAR FEATURE.
5. REMOVAL OF EXISTING RAW WATER LINES SHALL BE PHASED TO KEEP EXISTING LINES LIVE UNTIL NEW LINES ARE TESTED AND READY TO BE REROUTED.

0 10' 20' 40'
SCALE: 1" = 20'

Bar Measures 1 inch, otherwise drawing not to scale

TETRA TECH
www.tetratech.com
1560 Broadway, Suite 1400
Denver, CO 80202
TEL (303) 825-5999 FAX (303) 825-0642

MARK	DATE	DESCRIPTION	BY
1	08/03/23	PERMIT SUBMITTAL	KGS

SALISBURY EQUESTRIAN PARK LOT 1
REGIONAL FILTRATION ANNEX
SITE PLAN AMENDMENT
EXISTING CONDITIONS

PROJ:	200-326208-22001
DESN:	KGS
DRWN:	AJK
CHKD:	JAL

2

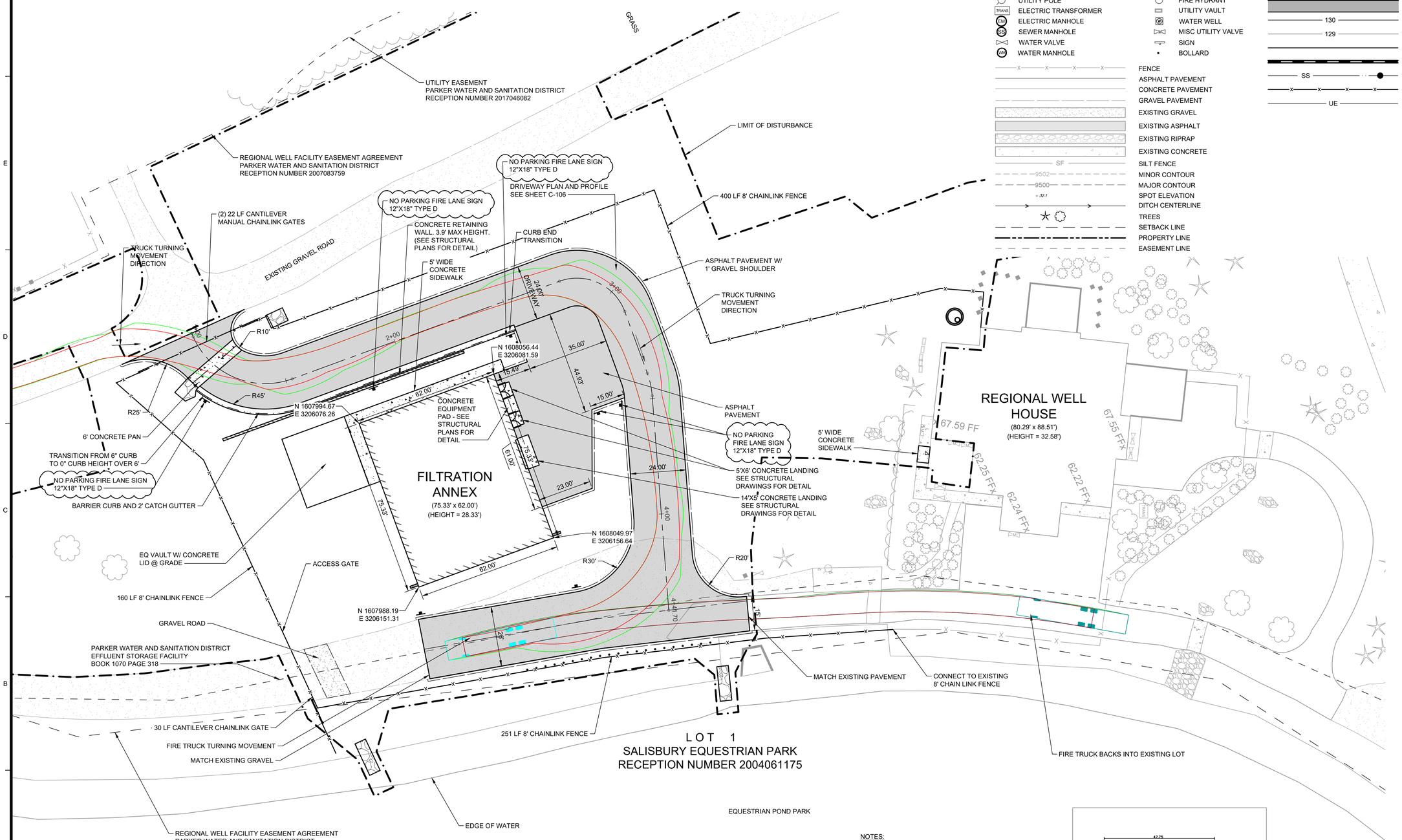
Copyright: Tetra Tech

5/3/2023 11:22:30 AM - O:\PROJECTS\DENVER\326208\200-326208-22001\CAD\SHEETFILES\REGIONAL WELL HOUSE\PERMIT\9 EXISTING CONDITIONS.DWG - KOCH, ALYSSA

SALISBURY EQUESTRIAN PARK LOT 1
REGIONAL FILTRATION ANNEX

LOT 1 - SALISBURY EQUESTRIAN PARK SUB
PORTIONS OF THE WEST HALF OF SECTION 27, T 6 S, R 66 W,
6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

SITE PLAN AMENDMENT



LEGEND

EXISTING:

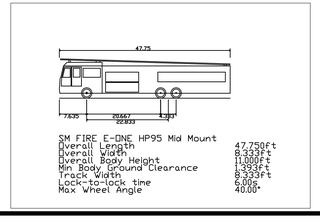
- SS — SANITARY SEWER LINE
- W — WATER LINE
- RW — RAW WATER LINE
- UE — UNDERGROUND ELECTRIC LINE
- OE — OVERHEAD ELECTRIC LINE
- UTILITY POLE
- TRANS — ELECTRIC TRANSFORMER
- EM — ELECTRIC MANHOLE
- SS — SEWER MANHOLE
- WATER VALVE
- WM — WATER MANHOLE
- FIRE HYDRANT
- UTILITY VAULT
- WATER WELL
- MISC UTILITY VALVE
- SIGN
- BOLLARD
- FENCE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL PAVEMENT
- EXISTING GRAVEL
- EXISTING ASPHALT
- EXISTING RIPRAP
- EXISTING CONCRETE
- SF — SILT FENCE
- 9502 — MINOR CONTOUR
- 9500 — MAJOR CONTOUR
- +32.1 — SPOT ELEVATION
- DITCH CENTERLINE
- TREES
- SETBACK LINE
- PROPERTY LINE
- EASEMENT LINE

PROPOSED:

- SS — SEWER MANHOLE
- CO — SEWER CLEANOUT
- FLARED END - RCP
- GV — WATER VALVE
- FH — HYDRANT
- SD — STORM MANHOLE
- ASPHALT
- 130 — CONTOUR MAJOR
- 129 — CONTOUR MINOR
- WATER
- STORM SEWER
- SS — SEWER (GRAVITY)
- FENCE
- UE — ELECTRIC

NOTES:

1. ALL AREAS DISTURBED DURING CONSTRUCTION NOT PAVED, PLANTED, OR OTHERWISE CONSTRUCTED SHALL BE RESTORED WITH AN APPROVED NATIVE GRASS MIX. SEE CBMP DRAWINGS AND SPECIFICATION FOR REQUIREMENTS.
2. SETBACK REQUIREMENTS DO NOT APPLY TO THE UTILITY EASEMENT GRANTED FOR THIS DEVELOPMENT. PROPERTY LINES ARE NOT LOCATED NEAR THE EXTENTS OF THIS EASEMENT.
3. ALL FIRE LANE SIGNING SHALL BE RED ON WHITE SIGNAGE.



N

0 10' 20' 40'
SCALE: 1" = 20'

TETRA TECH
www.tetratech.com
1560 Broadway, Suite 1400
Denver, CO 80202
TEL (303) 825-5999 FAX (303) 825-0642

MARK	DATE	DESCRIPTION	BY
1	03/03/23	PERMIT SUBMITTAL	KGS

SALISBURY EQUESTRIAN PARK LOT 1
REGIONAL FILTRATION ANNEX
SITE PLAN AMENDMENT
SITE PLAN

PROJ:	200-326208-22001
DESN:	KGS
DRWN:	AJK
CHKD:	JAL

3

Copyright: Tetra Tech

Bar Measures 1 inch, otherwise drawing not to scale

5/3/2023 11:22:54 AM - O:\PROJECTS\DENVER\326208\200-326208-22001\CAD\SHEETFILES\REGIONAL WELL HOUSE\PERMIT\2 SITE PLAN.DWG - KOCH, ALYSSA

SALISBURY EQUESTRIAN PARK LOT 1
REGIONAL FILTRATION ANNEX

LOT 1 - SALISBURY EQUESTRIAN PARK SUB
PORTIONS OF THE WEST HALF OF SECTION 27, T 6 S, R 66 W,
6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

SITE PLAN AMENDMENT

NOTES:
1. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN AREA WHERE EXCAVATION WILL OCCUR TO VERIFY DEPTH PRIOR TO THE START OF EXCAVATION.
2. CONTRACTOR SHALL INSTALL ALL INTERIM AND FINAL BMPS AND STABILIZATION MEASURES SHOWN ON GESC PLANS.
3. BASIS OF ELEVATIONS: ELEVATIONS ARE BASED UPON DOUGLAS COUNTY GIS CONTROL DC 1.069050. ELEVATION = 6129.93 NAVD 88.

TETRA TECH
www.tetratech.com
1560 Broadway, Suite 1400
Denver, CO 80202
TEL (303) 825-5999 FAX (303) 825-0642

MARK	DATE	DESCRIPTION	BY
1	03/03/23	PERMIT SUBMITTAL	KGS

SALISBURY EQUESTRIAN PARK LOT 1
REGIONAL FILTRATION ANNEX
SITE PLAN AMENDMENT
GRADING AND DRAINAGE

PROJ:	200-326208-22001
DESN:	KGS
DRWN:	AJK
CHKD:	JAL

4

Copyright: Tetra Tech

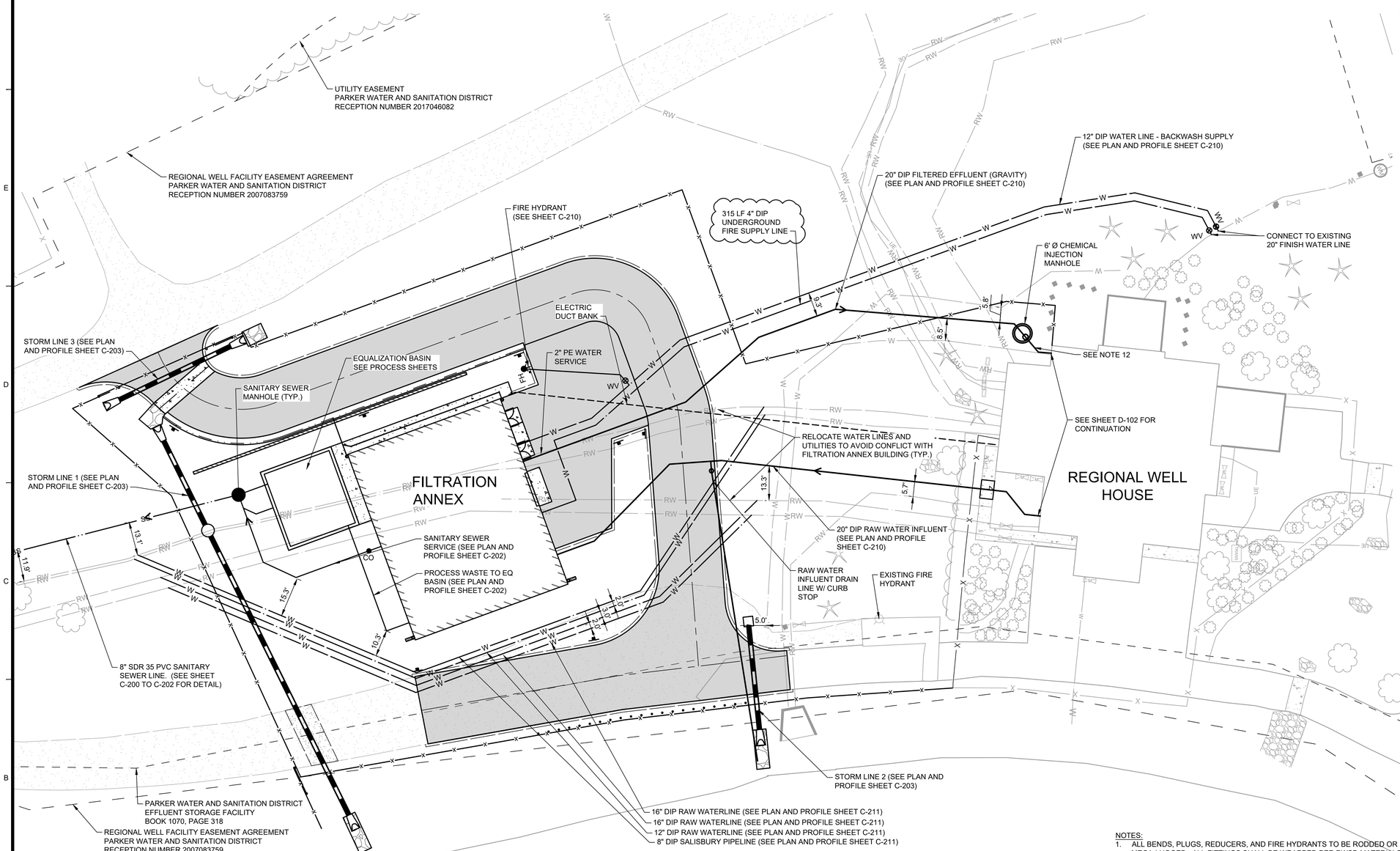
Bar Measures 1 inch, otherwise drawing not to scale

5/3/2023 11:23:23 AM - O:\PROJECTS\DENVER\326208\200-326208-22001\CAD\SHEETFILES\REGIONAL WELL HOUSE\PERMIT\3 GRADING AND DRAINAGE.DWG - KOCH, ALYSSA

SALISBURY EQUESTRIAN PARK LOT 1
REGIONAL FILTRATION ANNEX

LOT 1 - SALISBURY EQUESTRIAN PARK SUB
PORTIONS OF THE WEST HALF OF SECTION 27, T 6 S, R 66 W,
6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

SITE PLAN AMENDMENT



LEGEND

EXISTING:

- SS — SANITARY SEWER LINE
- W — WATER LINE
- RW — RAW WATER LINE
- UE — UNDERGROUND ELECTRIC LINE
- OE — OVERHEAD ELECTRIC LINE
- UTILITY POLE
- TRANS — ELECTRIC TRANSFORMER
- EM — ELECTRIC MANHOLE
- SS — SEWER MANHOLE
- WV — WATER VALVE
- WM — WATER MANHOLE
- FIRE HYDRANT
- UTILITY VAULT
- WATER WELL
- MISC UTILITY VALVE
- SIGN
- BOLLARD
- FENCE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL PAVEMENT
- EXISTING GRAVEL
- EXISTING ASPHALT
- EXISTING RIPRAP
- EXISTING CONCRETE
- SF — SILT FENCE
- 9502 — MINOR CONTOUR
- 9500 — MAJOR CONTOUR
- +32.1 — SPOT ELEVATION
- DITCH CENTERLINE
- TREES
- SETBACK LINE
- PROPERTY LINE
- EASEMENT LINE

PROPOSED:

- SS — SEWER MANHOLE
- CO — SEWER CLEANOUT
- FLARED END - RCP
- GV — WATER VALVE
- FH — HYDRANT
- SD — STORM MANHOLE
- ASPHALT
- 130 — CONTOUR MAJOR
- 129 — CONTOUR MINOR
- WATER
- STORM SEWER
- SS — SEWER (GRAVITY)
- FENCE
- UE — ELECTRIC

FIRE FLOW INFORMATION:

- FIRE SPRINKLER: BUILDING IS SPRINKLERED. NO FIRE FLOW REDUCTION WAS APPLIED.
- CONSTRUCTION TYPE: TYPE II-B
- BUILDING FLOOR AREA: 4,670 SQ. FT.
- FIRE FLOW REQUIRED: 1,500 GPM FOR A DURATION OF 2 HOURS
- 2021 INTERNATIONAL FIRE CODE

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.

FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

NOTES:

1. ALL BENDS, PLUGS, REDUCERS, AND FIRE HYDRANTS TO BE RODDED OR MEGA-LUGGED. ALL FITTINGS SHALL BE WRAPPED PER PWSD MATERIALS SPECIFICATIONS.
2. ALL BENDS, TEES FIRE HYDRANTS, BLOW-OFFS, AND PLUGS AT DEAD END MAINS SHALL BE PROTECTED FROM THRUST WITH CONCRETE THRUST BLOCKS PER DETAIL, UNLESS OTHERWISE NOTED ON PLAN AND PROFILES.
3. THE OMISSION OF ANY CURRENT PWSD STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT. THE WORK SHALL BE PERFORMED IN CONFORMANCE WITH CURRENT PWSD STANDARD SPECIFICATIONS AND DETAILS.
4. THERE SHALL BE A MINIMUM COVER OF 4.5 FEET OVER ALL WATER MAINS.
5. FIRE HYDRANTS SHALL CONFORM TO AWWA C-502 "DRY BARREL FIRE HYDRANTS" PIPE HYDRANTS ASSEMBLIES PER PWSD SPECIFICATIONS.
6. CONTRACTOR SHALL PROVIDE SIGNED AND SEALED DRAWINGS BY ENGINEER FOR ALL STORM, OVERFLOW AND SANITARY MANHOLES AND VAULTS PRIOR TO CONSTRUCTION.
7. SEE SHEET D-101 FOR CONTINUATION OF ALL NON-POTABLE WATER AND CHEMICAL FEED PIPING INTO BUILDING.
8. SEE SHEET E-301 FOR ELECTRICAL SITE PLAN.
9. REFER TO SHEET C-105 FOR PLAN AND C-210 FOR PROFILES OF ALL PROCESSES PIPING ON SITE.
10. ALL RELOCATED RAW WATER LINES WILL NEED TO BE TESTED INDEPENDENTLY BEFORE CONNECTION TO EXISTING RAW WATER LINES.
11. EXISTING GRAVEL ROAD IMPACTED BY UTILITY INSTALLATION SHALL BE RESTORED PER DETAIL 3/C-504. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
12. 1/2" ID FLEXIBLE PVC PIPING ON 4" PVC CONTAINMENT PIPE.

0 10' 20' 40'
SCALE: 1" = 20'

TETRA TECH
www.tetratech.com
1560 Broadway, Suite 1400
Denver, CO 80202
TEL (303) 825-5999 FAX (303) 825-0642

MARK	DATE	DESCRIPTION	BY
1	03/03/23	PERMIT SUBMITTAL	KGS

SALISBURY EQUESTRIAN PARK LOT 1
REGIONAL FILTRATION ANNEX
SITE PLAN AMENDMENT
UTILITY PLAN

PROJ:	200-326208-22001
DESN:	KGS
DRWN:	AJK
CHKD:	JAL

5

Copyright: Tetra Tech

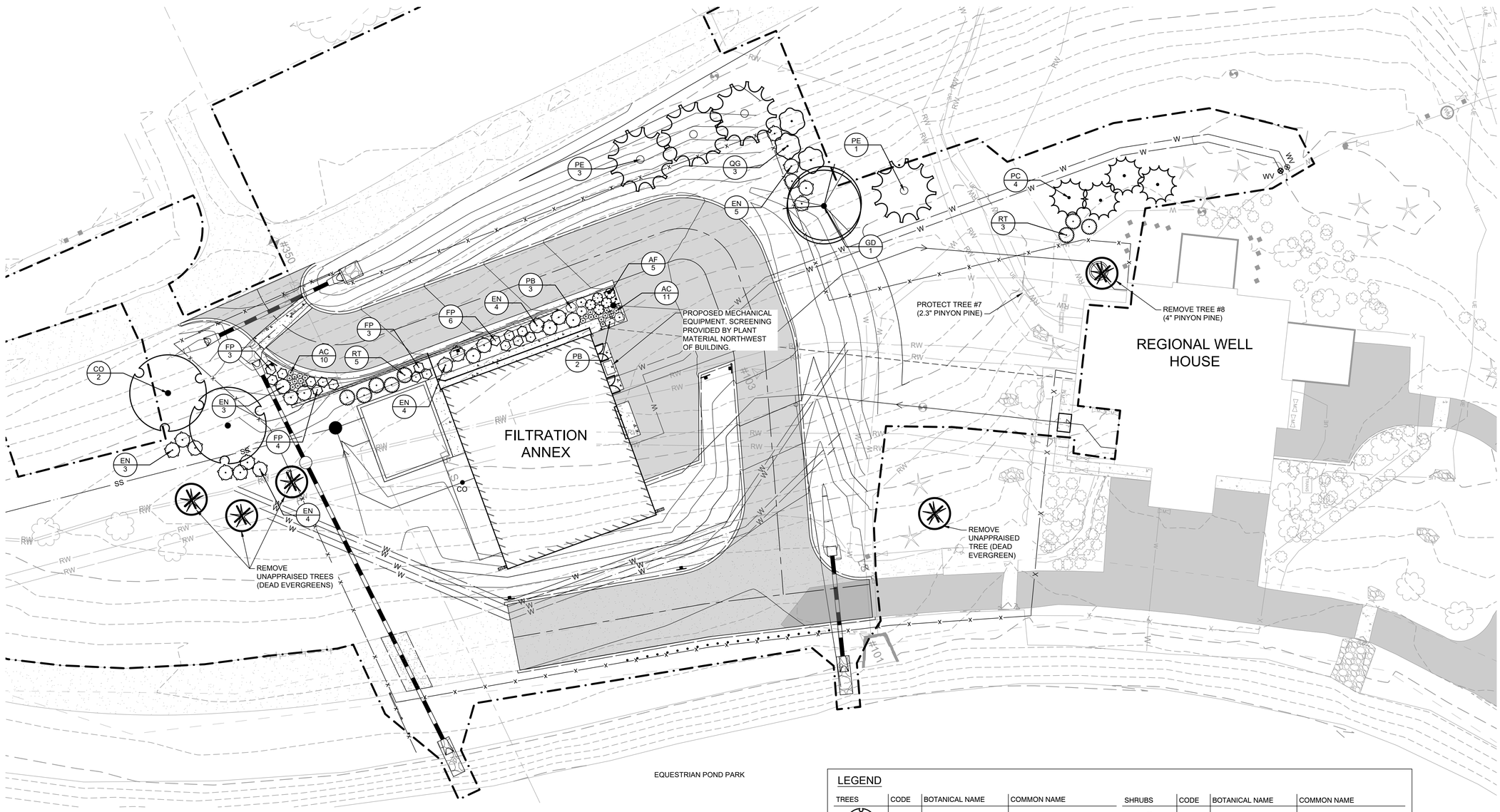
5/3/2023 11:24:04 AM - O:\PROJECTS\DENVER\326208\200-326208-22001\CAD\SHEETFILES\REGIONAL WELL HOUSE\PERMIT\4 UTILITY PLAN.DWG - KOCH, ALYSSA

Bar Measures 1 inch, otherwise drawing not to scale

SALISBURY EQUESTRIAN PARK LOT 1
REGIONAL FILTRATION ANNEX

LOT 1 - SALISBURY EQUESTRIAN PARK SUB
PORTIONS OF THE WEST HALF OF SECTION 27, T 6 S, R 66 W,
6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

SITE PLAN AMENDMENT



NOTES:

1. ALL AREAS AND/OR ITEMS DISTURBED DURING CONSTRUCTION WHICH ARE OUTSIDE OF THE DESIGNATED CONSTRUCTION LIMITS SHALL BE REPAIRED OR REPLACED TO A CONDITION EQUAL TO OR BETTER THAN EXISTED PRIOR TO CONSTRUCTION ACTIVITIES.
2. THE CONTRACTOR SHALL FIELD STAKE LOCATIONS OF ALL PROPOSED LANDSCAPE MATERIAL FOR REVIEW BY PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST LOCATIONS OF PLANT MATERIAL PRIOR TO INSTALLATION.
3. REFER TO PLANTING SCHEDULE ON SHEET 7 FOR PLANT IDENTIFICATION AND PLANTING REQUIREMENTS. REFER TO SPECIFICATIONS FOR INSTALLATION, MAINTENANCE AND GUARANTEE REQUIREMENTS.
4. CONTRACTOR SHALL COORDINATE INSTALLATION OF PLANT MATERIAL WITH ALL OTHER TRADES.
5. ALL DISTURBED AREA WITHIN THE LIMITS OF CONSTRUCTION NOT PAVED, PLANTED OR OTHERWISE CONSTRUCTED SHALL BE RESTORED PER REQUIREMENTS OF CONSTRUCTION BEST MANAGEMENT PRACTICES PLAN AND SPECIFICATIONS.

PLANTING SYMBOL LEGEND

NS — KEY NAME
1 — QUANTITY

LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	CO	Celtis occidentalis	Common Hackberry
	GD	Gymnocladus dioica	Kentucky Coffeetree
	PC	Picea pungens	Colorado Spruce
	PE	Pinus edulis	Pinyon Pine
	QG	Quercus gambelii	Gambel Oak

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	AC	Amorpha canescens	Leadplant
	AF	Artemisia filifolia	Sand Sagebrush
	EN	Ericameria nauseosa	Rubber Rabbitbrush
	FP	Fallugia paradoxa	Apache Plume
	PB	Prunus besseyi 'P011S'	Pawnee Buttes® Sand Cherry
	RT	Rhus trilobata	Skunkbush Sumac

REMOVE EX. TREE

NOTE:
SEE SHEET 7 FOR PLANTING SCHEDULE

0 10' 20' 40'
SCALE: 1" = 20'

TETRA TECH
www.tetratech.com
1560 Broadway, Suite 1400
Denver, CO 80202
TEL (303) 825-5999 FAX (303) 825-0642

MARK	DATE	DESCRIPTION	BY
1	03/03/23	PERMIT SUBMITTAL	KGS

SALISBURY EQUESTRIAN PARK LOT 1
REGIONAL FILTRATION ANNEX
SITE PLAN AMENDMENT
LANDSCAPE PLAN

PROJ:	200-326208-22001
DESN:	A. MURDICK
DRWN:	A. MURDICK
CHKD:	A. MURDICK

6

Copyright: Tetra Tech

Bar Measures 1 inch, otherwise drawing not to scale

5/3/2023 11:24:37 AM - O:\PROJECTS\DENVER\326208\200-326208-22001\CAD\SHEETFILES\REGIONAL WELL HOUSE\PERMIT\6 LANDSCAPE DETAILS.DWG - KOCH, ALYSSA

SALISBURY EQUESTRIAN PARK LOT 1
REGIONAL FILTRATION ANNEX

LOT 1 - SALISBURY EQUESTRIAN PARK SUB
PORTIONS OF THE WEST HALF OF SECTION 27, T 6 S, R 66 W,
6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

SITE PLAN AMENDMENT

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE		QTY
	CO	Celtis occidentalis	Common Hackberry	2" B&B		2
	GD	Gymnocladus dioica	Kentucky Coffeetree	2" B&B		1
	PC	Picea pungens	Colorado Spruce	6` Ht.		4
	PE	Pinus edulis	Pinyon Pine	6` Ht.		4
	QG	Quercus gambelii	Gambel Oak	2" B&B		3
SHRUBS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**		**QTY**
	AC	Amorpha canescens	Leadplant	5 gal.		21
	AF	Artemisia filifolia	Sand Sagebrush	5 gal.		5
	EN	Ericameria nauseosa	Rubber Rabbitbrush	5 gal.		23
	FP	Fallugia paradoxa	Apache Plume	5 gal.		16
	PB	Prunus besseyi 'P011S'	Pawnee Buttes® Sand Cherry	5 gal.		5
	RT	Rhus trilobata	Skunkbush Sumac	5 gal.		8

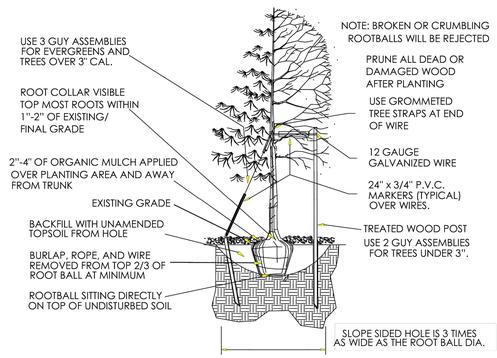
TREE MITIGATION TABLE

TREE #	COMMON NAME	TRUNK DIAMETER	APPRAISAL VALUE
7	PINYON PINE	2.3 INCHES	$860
8	PINYON PINE	4.0 INCHES	$0

NOTES:

1. SEE TREE MITIGATION PLAN AND ADDENDUM TO TREE MITIGATION PLAN FOR ADDITIONAL INFORMATION.
2. DEAD EVERGREENS NOT MEETING SIZE REQUIREMENTS WERE NOT ASSESSED AS PART OF THE TREE MITIGATION PLAN.
3. CONTRACTORS SHALL ATTEMPT TO PROTECT TREE #7 DURING CONSTRUCTION, AS NOTED ON PLAN. A COST OF $860 WILL BE PAID TO THE TOWN OF PARKER FOR ASSUMED IMPACTS TO THIS TREE.

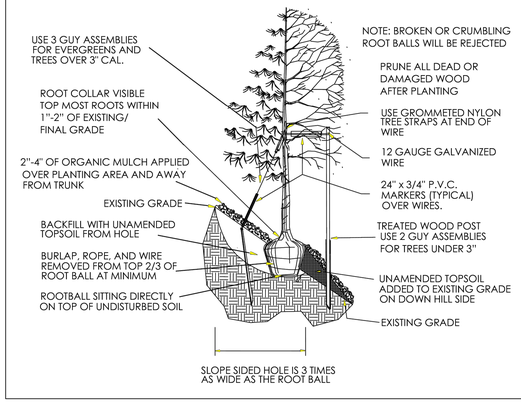
TOWN OF PARKER PLANTING STANDARDS



- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. The planting area shall be loosened and aerated at least three times the diameter of the root ball. Backfill shall consist of existing on site topsoil – no amendments shall be used unless otherwise specified.
- Trees shall be planted with the root collar/flare visible above grade AND two or more structural roots located within the top 1" to 2" of the root ball/finished grade measured 3" to 4" from trunk. This includes trees that are set on slopes (see slope planting detail). Trees that do not have a visible root collar shall be rejected. Do not cover the root ball with soil.
- When root ball will remain intact, cut off bottom $^1/_4$ of wire basket before placing tree in hole, cut off remainder of basket AFTER tree is set in hole, remove basket completely. At a minimum, the top 2/3 of the burlap and basket shall be removed from the root ball on all trees. Remove all nylon ties, twine, rope and burlap. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (saucer) around planting area. This is not necessary in irrigated turf areas. Apply 2" to 4" depth of specified mulch over planting area and inside saucers, away from trunk.
- Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be required to stabilize trees. Staking and guying must be removed within 1 year of planting date.
- Tree wrap is *not* to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.
- Resetting of improperly planted trees will only be allowed if it is determined that doing so will in no way compromise the root ball, and shall only be done with approval of the Town Arborist.

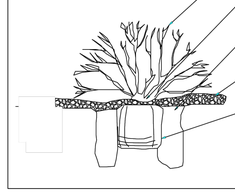
1 – TREE PLANTING DETAIL
SCALE: NTS

TOWN OF PARKER TREE PLANTING DETAIL - SLOPES



2 – TREE PLANTING DETAIL-SLOPES
SCALE: NTS

TOWN OF PARKER PLANTING DETAIL – SHRUBS



PRUNE DAMAGED OR DEAD WOOD PRIOR TO PLANTING.

PLANT SHRUB 2" HIGHER THAN ORIGINAL GROWN GRADE

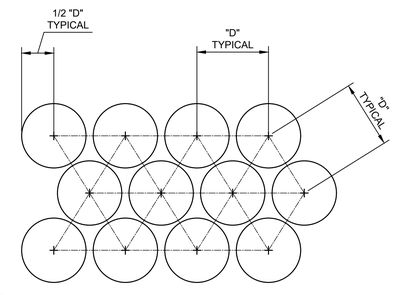
DIG PIT TWICE AS WIDE AS THE CONTAINER

APPLY 2"-4"SPECIFIED MULCH AS SHOWN

LOOSEN OR SCORE SIDES OF ROOTBALL

NOTES:
- BACKFILL AND WATER-IN THOROUGHLY
- BROKEN ROOTBALLS WILL BE REJECTED

3 – SHRUB PLANTING DETAIL
SCALE: NTS



NOTE:
"D" = DIMENSION OF ON CENTER SPACING AS INDICATED ON PLANTING PLAN.

4 – PLANTING DETAIL TYPICAL SPACING
SCALE: NTS

TETRA TECH
www.tetratech.com
1560 Broadway, Suite 1400
Denver, CO 80202
TEL (303) 825-5999 FAX (303) 825-0642

MARK	DATE	DESCRIPTION
1	03/03/23	PERMIT SUBMITTAL

BY: KGS

SALISBURY EQUESTRIAN PARK LOT 1
REGIONAL FILTRATION ANNEX
SITE PLAN AMENDMENT
LANDSCAPE DETAILS

PROJ:	200-326208-22001
DESN:	A. MURDICK
DRWN:	A. MURDICK
CHKD:	A. MURDICK

Copyright: Tetra Tech

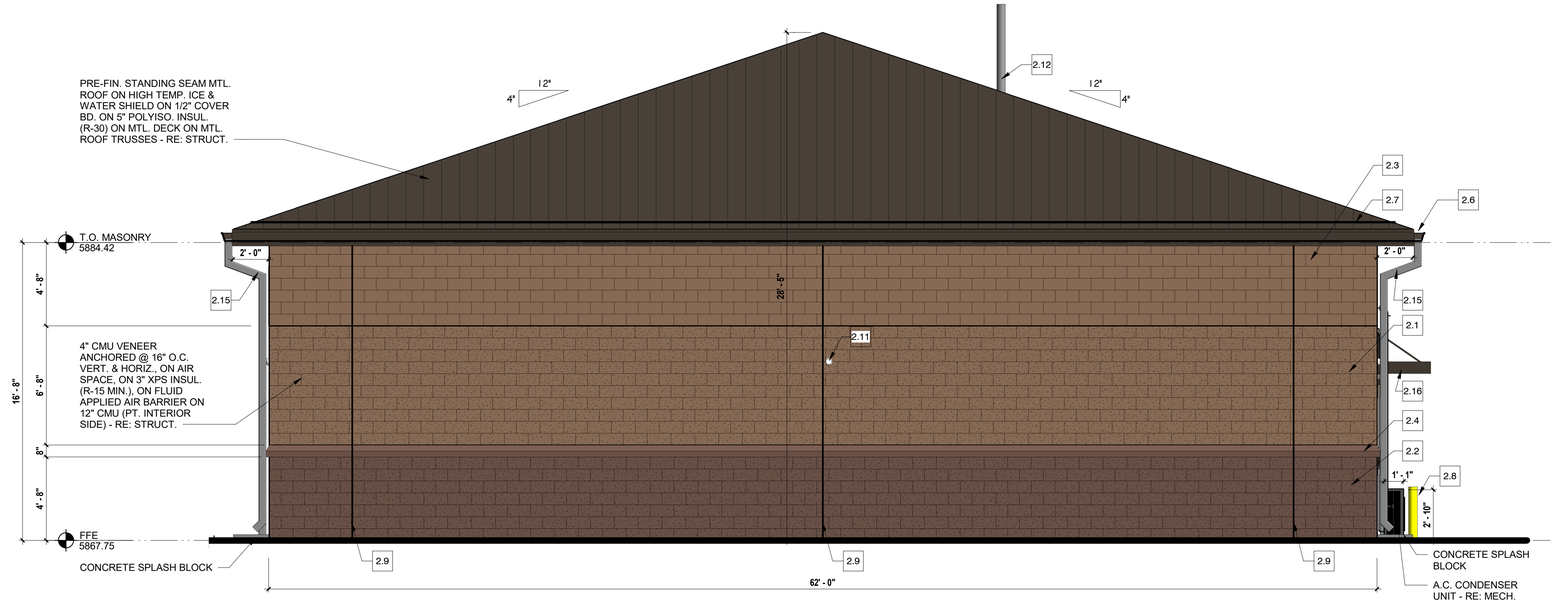
Bar Measures 1 inch, otherwise drawing not to scale

5/3/2023 11:24:46 AM - O:\PROJECTS\DENVER\326208\200-326208-22001\CAD\SHEETFILES\REGIONAL WELL HOUSE\PERMIT\6 LANDSCAPE DETAILS.DWG - KOCH, ALYSSA

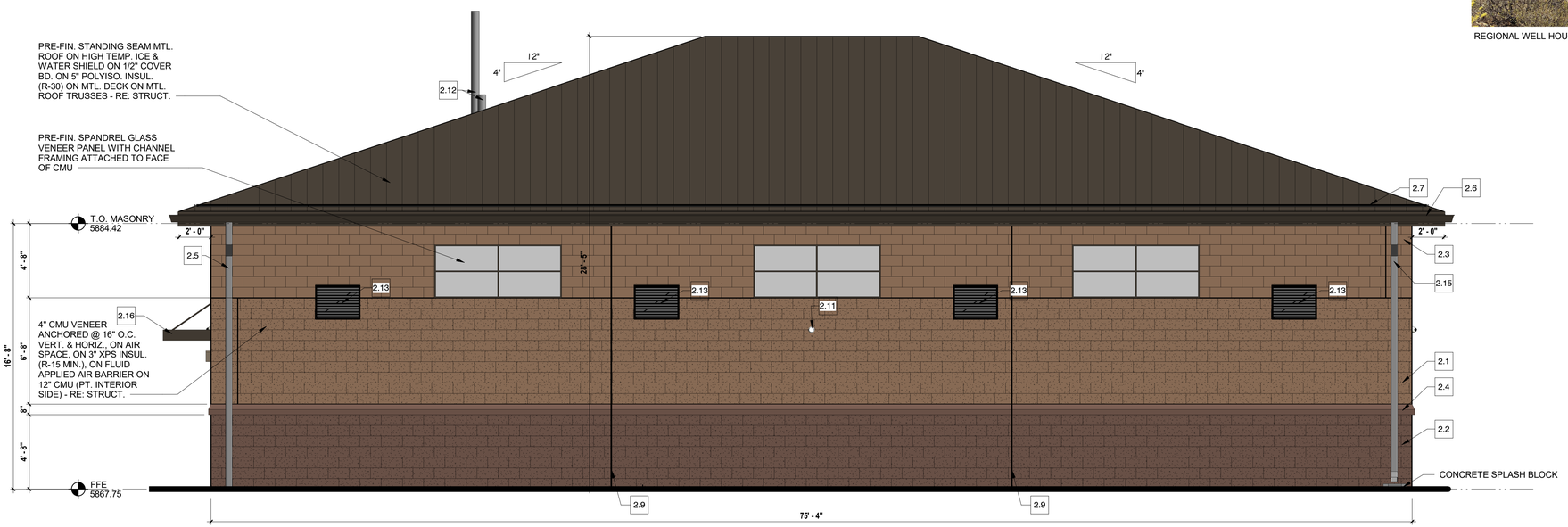
SALISBURY EQUESTRIAN PARK LOT 1
REGIONAL FILTRATION ANNEX

LOT 1 - SALISBURY EQUESTRIAN PARK SUB
PORTIONS OF THE WEST HALF OF SECTION 27, T 6 S, R 66 W,
6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN AMENDMENT



1 / 7 EAST ELEVATION
1/4" = 1'-0"



2 / 7 SOUTH ELEVATION
1/4" = 1'-0"

Keynote Legend - Elevations

2.1	CMU-1, 4" TH. SPLIT FACE CMU VENEER, MATCH EXISTING
2.2	CMU-2, 4" TH. SPLIT FACE CMU VENEER, MATCH EXISTING
2.3	CMU-3, 4" TH. GROUND FACE CMU VENEER, MATCH EXISTING
2.4	CMU-4, 6" TH. GROUND FACE SOLID CHAMFERED SILL CMU VENEER
2.5	PRE-FIN. MTL. 5" x 5" DOWNSPOUT - SEMI OPEN FACE. TIE TO STORM LINE - RE: CIVIL
2.6	PRE-FIN. MTL. 7" SEAMLESS GUTTER - SLOPED 1/8" PER FT. TO D.S. LOCATION
2.7	SNOW RAIL GUARD
2.8	STEEL BOLLARD, PT.- RE: CIVIL
2.9	VENEER CONTROL JOINT
2.10	CONTROL JOINT
2.11	SURVEILLANCE CAMERA MOUNT 10'-0" A.F.F. -RE: ELECT.
2.12	PLUMBING VENT - RE: PLUMBING - PAINT TO MATCH ROOF
2.13	LOUVER - RE: MECH.
2.14	LED WALL PACK - RE: ELECT. MOUNT 9'-0" A.F.F. - RE: ELECT.
2.15	PRE-FIN. MTL. 5" x 5" DOWNSPOUT WITH ELBOW - SEMI OPEN FACE. DISCHARGE TO GRADE - RE: CIVIL
2.16	PRE-ENGINEERED PRE-FINISHED ALUMINUM CANOPY
2.17	INSULATED COILING OVERHEAD DOOR
2.18	INSULATED PRE-FIN. H.M. DOOR IN H.M. FRAME

NOTE: ALL EXTERIOR COLOR FINISHES TO MATCH EXISTING REGIONAL WELL HOUSE.

REGIONAL WELL HOUSE

TETRA TECH
www.tetratech.com
1560 Broadway, Suite 1400
Denver, CO 80202
TEL (303) 825-5999 FAX (303) 825-0642

STATE OF COLORADO
04/14/2023
LORI MARIE HANSON
ARC-400684
LICENSED ARCHITECT

MARK	DATE	DESCRIPTION	BY
1	01/05/23	PERMIT SUBMITTAL	LH
2	04/17/23	PERMIT SUBMITTAL	

SALISBURY EQUESTRIAN PARK LOT 1
REGIONAL FILTRATION ANNEX
SITE PLAN AMENDMENT

EXTERIOR ELEVATIONS 1

PROJ:	200-326208-22001
DESN:	MR
DRWN:	MR
CHKD:	LH

8

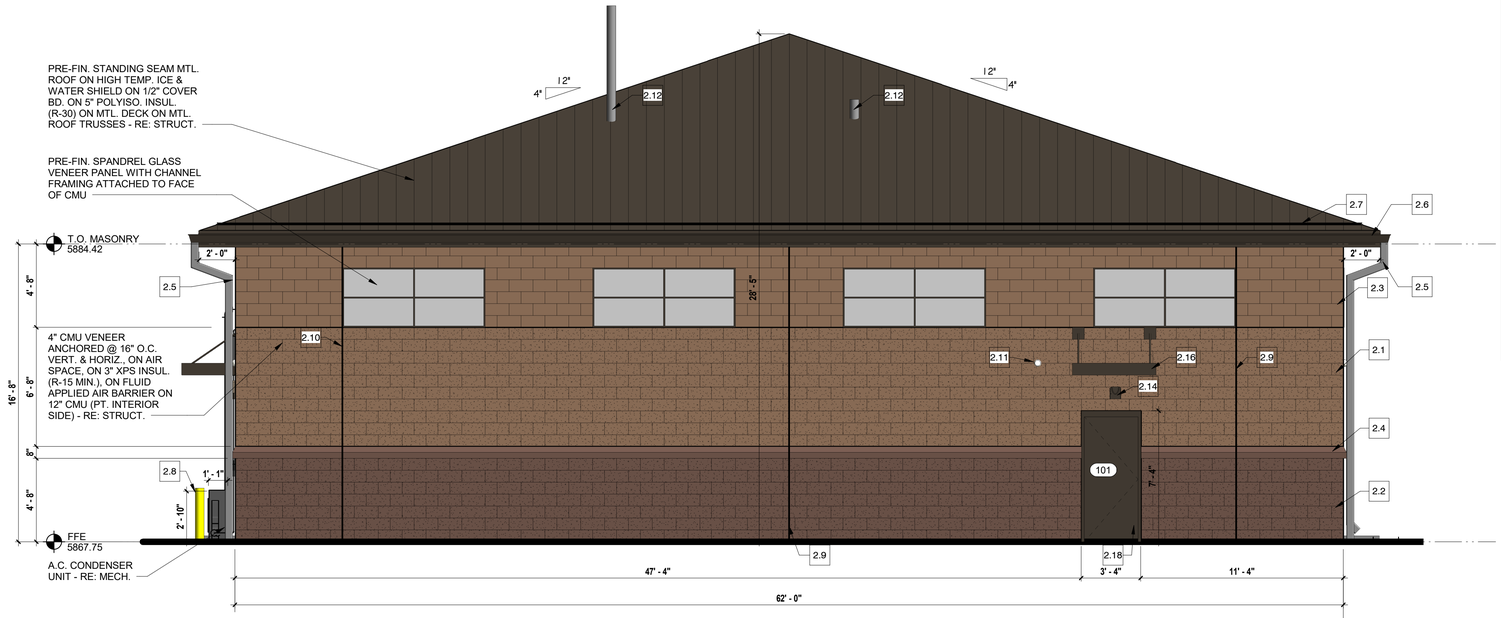
Copyright: Tetra Tech

Bar Measures 1 inch, otherwise drawing not to scale

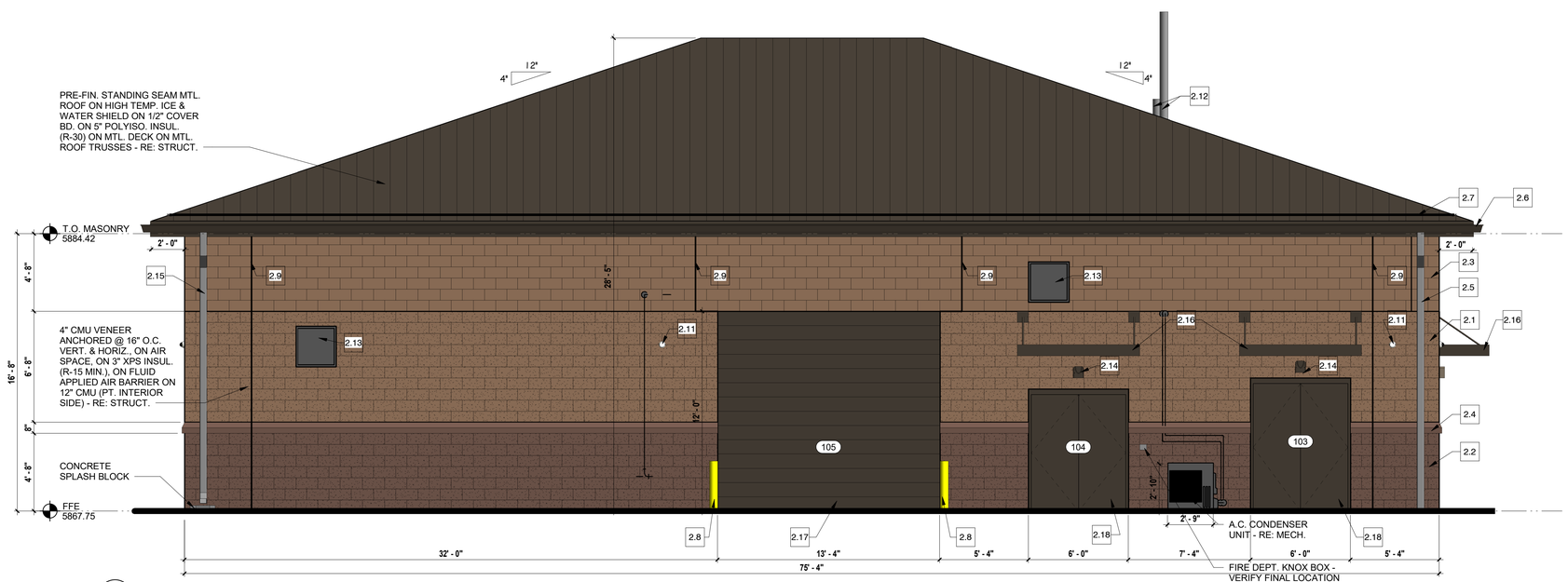
1/5/2023 1:20:04 PM - O:\PROJECTS\DENVER\326208\200-326208-22001\CAD\SHEETFILES\REGIONAL WELL HOUSE\PERMITTG-BS-24X36VT.DWG - SCANLAN, KEATON

SALISBURY EQUESTRIAN PARK LOT 1
REGIONAL FILTRATION ANNEX
LOT 1 - SALISBURY EQUESTRIAN PARK SUB
PORTIONS OF THE WEST HALF OF SECTION 27, T 6 S, R 66 W,
6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN AMENDMENT



1 / 8 WEST ELEVATION
1/4" = 1'-0"



2 / 8 NORTH ELEVATION
1/4" = 1'-0"

Keynote Legend - Elevations

2.1	CMU-1, 4" TH. SPLIT FACE CMU VENEER, MATCH EXISTING
2.2	CMU-2, 4" TH. SPLIT FACE CMU VENEER, MATCH EXISTING
2.3	CMU-3, 4" TH. GROUND FACE CMU VENEER, MATCH EXISTING
2.4	CMU-4, 6" TH. GROUND FACE SOLID CHAMFERED SILL CMU VENEER
2.5	PRE-FIN. MTL. 5" x 5" DOWNSPOUT - SEMI OPEN FACE. TIE TO STORM LINE - RE: CIVIL
2.6	PRE-FIN. MTL. 7" SEAMLESS GUTTER - SLOPED 1/8" PER FT. TO D.S. LOCATION
2.7	SNOW RAIL GUARD
2.8	STEEL BOLLARD, PT.- RE: CIVIL
2.9	VENEER CONTROL JOINT
2.10	CONTROL JOINT
2.11	SURVEILLANCE CAMERA MOUNT 10'-0" A.F.F. -RE: ELECT.
2.12	PLUMBING VENT - RE: PLUMBING - PAINT TO MATCH ROOF
2.13	LOUVER - RE: MECH.
2.14	LED WALL PACK - RE: ELECT. MOUNT 9'-0" A.F.F. - RE: ELECT.
2.15	PRE-FIN. MTL. 5" x 5" DOWNSPOUT WITH ELBOW - SEMI OPEN FACE. DISCHARGE TO GRADE - RE: CIVIL
2.16	PRE-ENGINEERED PRE-FINISHED ALUMINUM CANOPY
2.17	INSULATED COILING OVERHEAD DOOR
2.18	INSULATED PRE-FIN. H.M. DOOR IN H.M. FRAME

NOTE: ALL EXTERIOR COLOR FINISHES TO MATCH EXISTING REGIONAL WELL HOUSE.

TETRA TECH
www.tetratech.com
1560 Broadway, Suite 1400
Denver, CO 80202
TEL (303) 825-5999 FAX (303) 825-0642

STATE OF COLORADO
06/14/2023
LORI MARIE HANSON
ARC-400684
LICENSED ARCHITECT

MARK	DATE	DESCRIPTION	BY
1	01/05/23	PERMIT SUBMITTAL	LH
2	04/17/23	PERMIT SUBMITTAL	

SALISBURY EQUESTRIAN PARK LOT 1
REGIONAL FILTRATION ANNEX
SITE PLAN AMENDMENT
EXTERIOR ELEVATIONS 2

PROJ:	200-326208-22001
DESN:	MR
DRWN:	MR
CHKD:	LH

9

Copyright: Tetra Tech

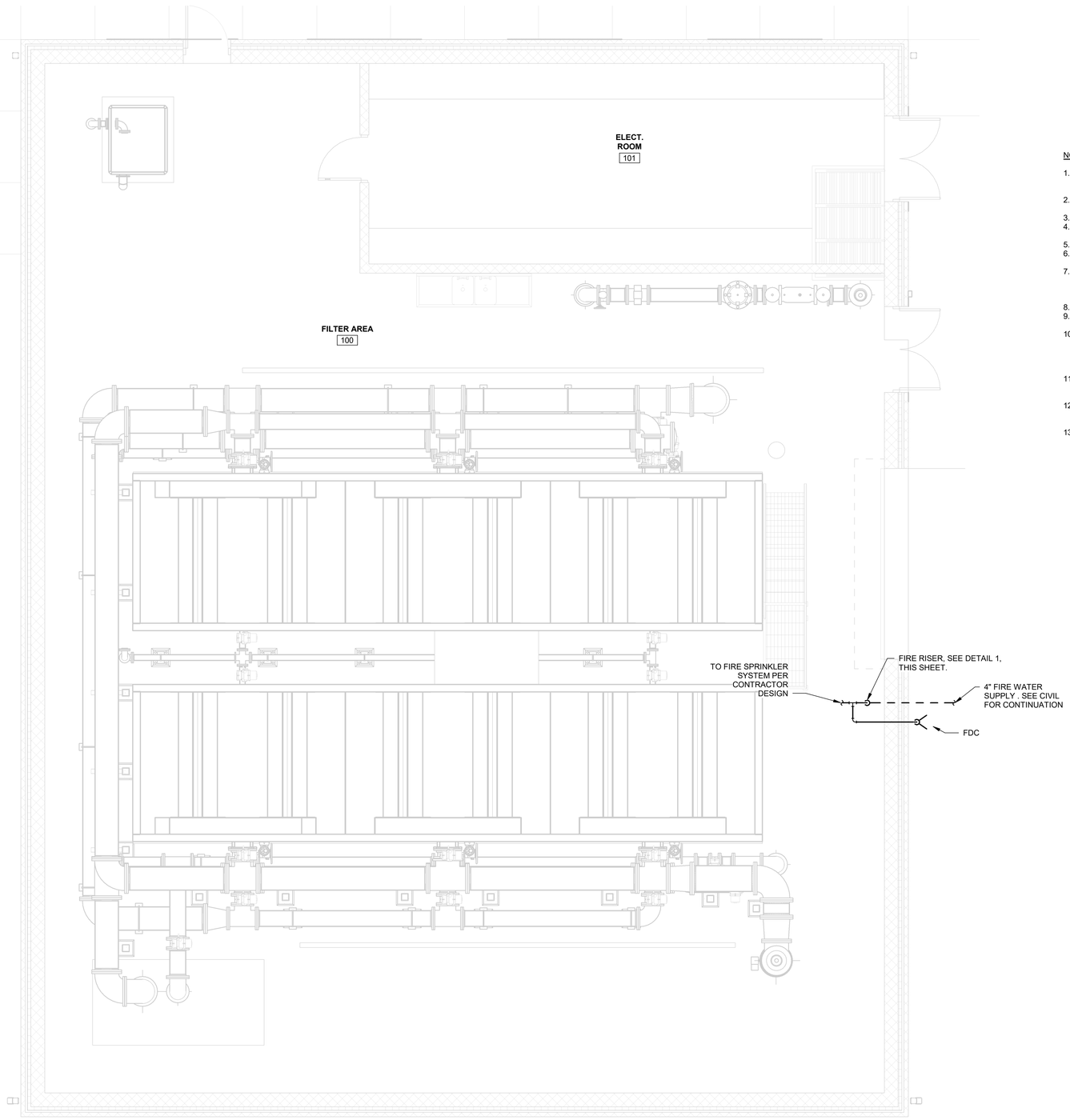
Bar Measures 1 inch, otherwise drawing not to scale

1/5/2023 1:20:04 PM - O:\PROJECTS\DENVER\326208\200-326208-22001\CAD\SHEETFILES\REGIONAL WELL HOUSE\PERMITTG-BS-24X36VT.DWG - SCANLAN, KEATON

SALISBURY EQUESTRIAN PARK LOT 1
REGIONAL FILTRATION ANNEX

LOT 1 - SALISBURY EQUESTRIAN PARK SUB
PORTIONS OF THE WEST HALF OF SECTION 27, T 6 S, R 66 W,
6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN AMENDMENT



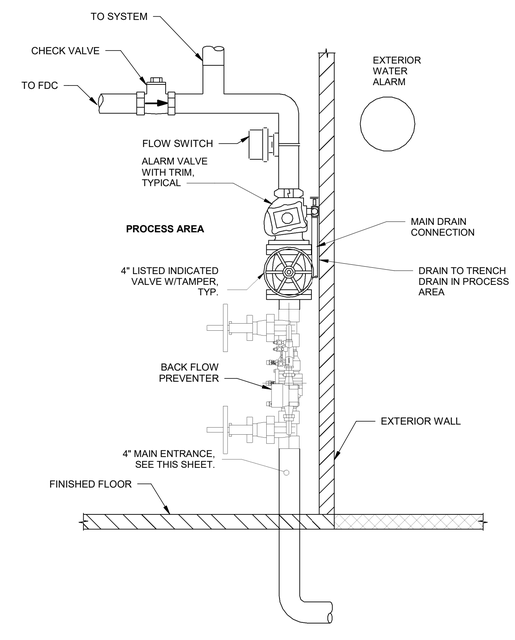
FIRE PROTECTION PLAN

SCALE: 1/4" = 1'-0"

FIRE PROTECTION			
ZONE	NFPA 13 CLASSIFICATIONS	DENSITY	TYPE
FILTER AREA	ORDINARY HAZARD GROUP 2	0.20 GPM/SF OR PER NFPA 13	WET

NOTES:

1. CONTRACTOR TO PERFORM RF TEST AFTER CONSTRUCTION OF BUILDING IS COMPLETE TO DETERMINE IF A BI-DIRECTIONAL AMPLIFIER IS REQUIRED AS PART OF THE EMERGENCY RESPONDER SIGNAL ENHANCEMENT SYSTEM.
2. THIS DRAWING IS A DEFERRED APPROVAL BY THE COUNTY FIRE MARSHAL. FOR REFERENCE ONLY. FINAL COUNTY MARSHAL APPROVAL SHALL BE FOR CONTRACTOR SUBMITTED SHOP DRAWINGS.
3. SPRINKLER SYSTEM SHALL BE DESIGNED BY LICENSED FIRE PROTECTION ENGINEER.
4. SPRINKLER DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH NFPA 13, 2016 EDITION AND APPROVED BY THE COUNTY FIRE MARSHAL.
5. KEEP MINIMUM OF 3' CLEARANCE AROUND SPRINKLER RISER AND ANY EQUIPMENT.
6. SPRINKLER SYSTEM DESIGNER/CONTRACTOR SHALL PERFORM RESIDUAL PRESSURE TEST ON FIRE MAIN FOR SIZING OF SPRINKLER SYSTEM
7. INSTALLATION OF THE FIRE SPRINKLER SYSTEM SHALL NOT BE STARTED UNTIL COMPLETE PLANS AND SPECIFICATIONS (INCLUDING WATER SUPPLY INFORMATION AND TYPE OF EXISTING SYSTEM, IF ANY) HAVE BEEN APPROVED BY THE COUNTY FIRE MARSHAL. AT VARIOUS STAGES AND UPON COMPLETION, THE SYSTEM SHALL BE TESTED IN THE PRESENCE OF THE COUNTY FIRE MARSHAL.
8. A MINIMUM OF 72 HOURS NOTICE IS REQUIRED FOR ANY TESTING AND/OR INSPECTION.
9. ANY DISCREPENCIES BETWEEN THE DRAWINGS AND THE CODE OR RECOGNIZED STANDARDS SHALL BE BROUGHT TO THE ATTENTION OF THE INSPECTOR OF RECORD.
10. STANDPIPE SYSTEM SHALL CONFORM TO THE REQUIREMENTS OF THE 2019 EDITION OF NFPA 14. STANDARD FOR THE INSTALLATION OF STANDPIPES AND HOSE SYSTEMS. INSTALLATION OF THE STANDPIPE SYSTEM SHALL NOT BY STARTED UNTIL COMPLETE PLANS AND SPECIFICATIONS (INCLUDING WATER SUPPLY INFORMATION AND TYPE OF EXISTING SYSTEM, IF ANY) HAVE BEEN APPROVED BY THE COUNTY FIRE MARSHAL.
11. A CABINET WITH A STOCK OF SPARE SPRINKLERS AND SPECIAL SPRINKLER WRENCH SHALL BE PROVIDED. LOCATION OF THE CABINET NUMBER AND TYPE OF SPRINKLERS SHALL CONFORM TO THE 2019 EDITION OF NFPA 13 SECTION 6.2.9.
12. A STAMPED SET OF APPROVED AUTOMATIC FIRE SPRINKLER DRAWINGS SHALL BE ON THE JOB SITE AND USED FOR INSTALLATION, ANY DEVIATION FROM THE APPROVED PLANS, INCLUDING THE SUBSTITUTION OF COMPONENTS, SHALL BE APPRCVED BY THE COUNTY FIRE MARSHAL.
13. THE INSTALLING CONTRACTOR SHALL IDENTIFY A HYDRAULICALLY DESIGNED SPRINKLER SYSTEM WITH A PERMANENTLY MARKED WEATHERPROOF METAL OR RIGID PLASTIC SIGN SECURED WITH CORROSION RESISTANT WIRE, CHAIN, OR OTHER APPROVED MEANS. PRE-ACTION VALVE, OR DELUGE VALVE SUPPLYING THE CORRESPONDING HYDRAULICALLY DESIGNED AREA. THE AREA SHALL INCLUDE THE FOLLOWING INFORMATION.
    - 12.1 LOCATION OF THE DESIGN AREA OR AREAS.
    - 12.2 DISCHARGE DENSITIES OVER THE DESIGN AREA OR AREAS.
    - 12.3 REQUIRED FLOW AND RESIDUAL PRESSURE DEMAND AT THE BASE OF THE RISER.
    - 12.4 HOSE STREAM DEMAND INCLUDED IS ADDITION TO THE SPRINKLER DEMAND.
    - 12.5 2019 EDITION OF NFPA 13 25.4.1 AND 24.5.2.



1 FP-101 FIRE RISER DETAIL

SCALE: 12" = 1'-0"

TETRA TECH
www.tetratech.com
1560 Broadway, Suite 1400
Denver, CO 80202
TEL (303) 825-5999 FAX (303) 825-0642

MARK	DATE	DESCRIPTION	BY
1	03/03/23	PERMIT SUBMITTAL	KGS

SALISBURY EQUESTRIAN PARK LOT 1

REGIONAL FILTRATION ANNEX
SITE PLAN AMENDMENT
FIRE PROTECTION

PROJ:	200-326208-22001
DESN:	TRB
DRWN:	TRB
CHKD:	LER

Copyright: Tetra Tech

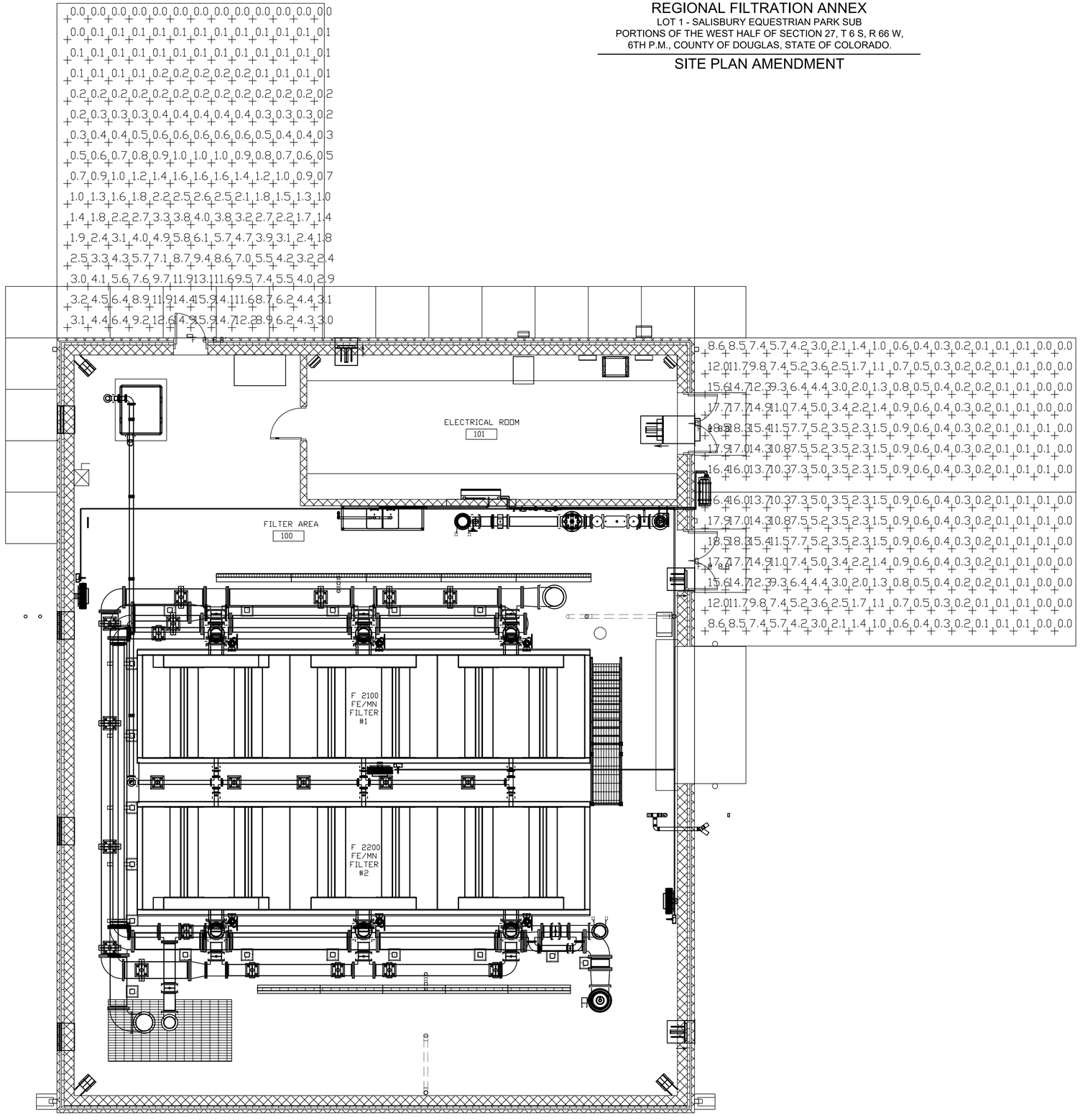
Bar Measures 1 inch, otherwise drawing not to scale

3/8/2023 12:03:07 PM - \\TT.LOCAL\GFS\VOLUME5\LEGACY\TTS049FS1\PROJECTS\326208\200-326208-22001\SUPPORTDOCS\HVAC AND PLUMBING\REGIONAL\G-BS-24X36VT.DWG - BURNETT, TYLER

SALISBURY EQUESTRIAN PARK LOT 1
REGIONAL FILTRATION ANNEX

LOT 1 - SALISBURY EQUESTRIAN PARK SUB
PORTIONS OF THE WEST HALF OF SECTION 27, T 6 S, R 66 W,
6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

SITE PLAN AMENDMENT



0 2.5' 5' 10'
SCALE: 1" = 5'

Bar Measures 1 inch, otherwise drawing not to scale

TETRA TECH
www.tetratech.com
1560 Broadway, Suite 1400
Denver, CO 80202
TEL (303) 825-5999 FAX (303) 825-0642

MARK	DATE	DESCRIPTION	BY
1	03/03/23	PERMIT SUBMITTAL	KGS

SALISBURY EQUESTRIAN PARK LOT 1
REGIONAL FILTRATION ANNEX
SITE PLAN AMENDMENT
EXTERIOR LIGHTING
PHOTOMETRIC PLAN

PROJ:	200-326208-22001
DESN:	DVP
DRWN:	DVP
CHKD:	WTM

11

Copyright: Tetra Tech

5/3/2023 11:25:26 AM - O:\PROJECTS\DENVER\326208\200-326208-22001\CAD\SHEETFILES\REGIONAL WELL HOUSE\PERMIT\11 EXTERIOR LIGHTING PHOTOMETRIC PLAN.DWG - KOCH, ALYSSA