

NOVEMBER 19, 2018 MEETING CONTINUED TO NOVEMBER 26, 2018
DUE TO LACK OF A QUORUM
TOWN OF PARKER COUNCIL AGENDA
November 19, 2018

Notes:

Town Council meeting packets are prepared several days prior to the meeting. This information is reviewed and studied by the Councilmembers 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 Council.

Ordinances listed for first reading are being approved to introduce them. Public comment will be held upon second reading.

Start times for regular agenda items are tentative; some items may be held earlier than scheduled time.

1. **TOWN COUNCIL MEETING SCHEDULE**

A. **5:30 P.M. – Call to Order Town Council Meeting and Roll Call**

B. **Executive Session – Immediately following Call to Order/Roll Call – (See Attached)**

C. **Reconvene Town Council Meeting at 7:00 P.M. or as soon thereafter as the regular public meeting can be conducted.**

2. **SPECIAL PRESENTATIONS**

- **2018 Parker Civic Academy - Participant Recognition**

3. **PARKER CHAMBER OF COMMERCE UPDATES**

4. **PUBLIC COMMENTS** 3 Minute Limit (No action will be taken on these items)

5. **REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL**

6. **CONSENT AGENDA**

Consent Agenda Items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda Items unless Council votes to remove an item for individual discussion. Ordinances on the Consent Agenda are for introduction only and will not be removed for discussion.

A. ***APPROVAL OF MINUTES - November 5, 2018***

- B. *ORDINANCE NO. 9.252.3 - First Reading*
A Bill for an Ordinance to Approve the Third Amendment to Intergovernmental Agreement Between the Town of Parker and the Board of County Commissioners of the County of Douglas Regarding the Design, Construction and Maintenance of Belford Avenue (Peoria Street to Compark Village South) Improvement Project
- Department: *Engineering/Public Works, Alex Mestdagh*
Second Reading: *December 3, 2018*
- C. *ORDINANCE NO. 9.280 - First Reading*
A Bill for an Ordinance to Approve the Second Replacement Intergovernmental Dispatch Services Agreement
- Department: *Finance, Mary Lou Brown*
Police, David King
Second Reading: *December 3, 2018*
- D. *ORDINANCE NO. 9.281 - First Reading*
A Bill for an Ordinance to Approve the Second Replacement Intergovernmental Agreement By and Between the Town of Parker and the City of Lone Tree Concerning Certain Services and Evidence Storage
- Department: *Finance, Mary Lou Brown*
Police, David King
Second Reading: *December 3, 2018*
- E. *ORDINANCE NO. 9.282 - First Reading*
A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and the City of Lone Tree Concerning Vehicle Fleet Maintenance Services
- Department: *Finance, Mary Lou Brown*
Engineering/Public Works, Jim Gilbert
Second Reading: *December 3, 2018*
- F. *NORTON PROPERTY - Annexation and Zoning*
- Applicant: *Robert and Meredith Norton*
Location: *Northeast Corner of Pine Drive and Summerset Lane*
Department: *Community Development, Stacey Nerger*
Community Development, Carolyn Parkinson
TRAKiT No.: *Z17-005*
Second Reading: *December 3, 2018*

- (1) *ORDINANCE NO. 2.265 - First Reading*
A Bill for an Ordinance Approving and Accomplishing the Annexation of Contiguous Unincorporated Territory Known as the Norton Property in Douglas County
- (2) *ORDINANCE NO. 3.339 - First Reading*
A Bill for an Ordinance Zoning Certain Property Within the Town of Parker, Colorado, Known as the Norton Property to Modified Commercial District and Modified Multiple-Family District Pursuant to the Town of Parker Land Development Ordinance and Amending the Zoning Ordinance and Map to Conform Therewith

- G. *ORDINANCE NO. 9.283 - First Reading*
A Bill for an Ordinance to Approve the Intergovernmental Agreement Regarding the Design of Improvements to the High Plains Trail By and Between the Town of Parker and the Arapahoe County Board of County Commissioners

Department: Parks & Recreation, Dennis Trapp
Second Reading: December 3, 2018

- H. *ORDINANCE NO. 5.82 - First Reading*
A Bill for an Ordinance to Repeal in its Entirety and Readopt Section 7.02.100 of the Parker Municipal Code Concerning Residential On-Street Parking Permits and Fees

Department: Engineer and Public Works, Tom Williams
Second Reading: December 3, 2018

- I. *ORDINANCE NO. 1.525 - First Reading*
A Bill for an Ordinance to Levy General Property Taxes for the Year 2018 to Help Defray the Costs of Government for the Town of Parker, Colorado, for the 2019 Budget Year

Department: Finance, Mary Lou Brown
Second Reading: December 3, 2018

- J. *RESOLUTION NO. 18-085*
A Resolution to Approve the Parker Arts 2019-2023 Strategy Scorecard

Department: Cultural, Elaine Mariner

- K. **RESOLUTION NO. 18-087**
A Resolution to Approve the My Mainstreet Strategic Framework

*Department: P3 - Weldy Feazell
Community Development, Jason Rogers*

- L. **CONTRACTS OVER \$100,000**

1. *Data Storage Lease Agreement*

*Amount: \$108,487.28
Contractor: Bank of the West d/b/a NetApp Capital Solutions
Department: Finance, Mike Aggson*

7. **PUBLIC HEARINGS**

A. **LINCOLN PROFESSIONAL PARK PROPERTY - Annexation and Zoning**

Applicant: Kevin Beck, Equity Ventures Commercial Development, L.C.
Location: Southeast Corner of Lincoln Avenue and Dransfeldt Road
Department: Community Development, Stacey Nerger
TRAKiT No.: Z18-017

- (1) **RESOLUTION NO. 18-084**
A Resolution to Set Forth Town Council's Findings of Fact and Conclusions as to the Eligibility of the Lincoln Professional Park Property for Annexation into the Town of Parker
- (2) **ORDINANCE NO. 2.264 - Second Reading**
A Bill for an Ordinance Approving and Accomplishing the Annexation of Contiguous Unincorporated Territory Known as the Lincoln Professional Park Property in Douglas County
- (3) **ORDINANCE NO. 3.338 - Second Reading**
A Bill for an Ordinance Zoning Certain Property within the Town of Parker, Colorado, Known as the Lincoln Professional Park Property to Modified Commercial District Pursuant to the Town of Parker Land Development Ordinance and Amending the Zoning Ordinance and Map to Conform Therewith
- (4) **ANNEXATION AGREEMENT**

- B. ORDINANCE NO. 1.507.4 - Second Reading**
A Bill for an Ordinance to Adopt the 2018 Revised Budget for the Town of Parker and to Make Appropriations for the Same

Department: Finance, Rhonda Willey

- C. ORDINANCE NO. 1.523 - Second Reading**
A Bill for an Ordinance to Adopt the 2019 Budget and to Make Appropriations for the Same

Department: Finance, Mary Lou Brown

8. ORDINANCES

A. OFF-STREET PARKING

Department: Community Development, Carolyn Washee-Freeland

- (1) ORDINANCE NO. 3.01.117 - Second Reading**
A Bill for an Ordinance to Amend Sections 13.02.010 and 13.06.050 of the Parker Municipal Code Concerning Off-Street Parking and Internal Circulation
- (2) RESOLUTION NO. 18-086**
A Resolution to Approve the Model Shared Parking Agreement Form

- B. ORDINANCE NO. 3.326.1 - Second Reading**
A Bill for an Ordinance to Amend Section 13.10.200 of the Parker Municipal Code Concerning the Town of Parker Architectural and Design Standards For Commercial, Industrial and Multiple-Family Projects

Department: Community Development Department, Carolyn Washee-Freeland

- C. ORDINANCE NO. 3.01.116 - Second Reading**
A Bill for an Ordinance to Repeal Section 13.10.160, to Renumber Section 13.10.161 to 13.10.160, and to Amend Section 13.10.160 of the Parker Municipal Code Concerning Residential Design Minimums

Department: Community Development, Stacey Nerger
Community Development, Carolyn Washee-Freeland

D. ORDINANCE NO. 1.524 - Second Reading
A Bill for an Ordinance to Approve the Memorandum of Understanding for the Formal
Creation of the Centennial Airport Community Noise Roundtable

Department: Town Attorney, Jim Maloney

9. ADJOURNMENT

Parker Town Council

Executive Session Agenda

November 19, 2018

"To determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e)."

1. Proposed annexation agreement concerning the Norton property.

"To hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b)."

2. Sections 13.01.100 and 13.07.020(h) of the Parker Municipal Code (partial waiver-Anthology North/plat exemption Hess Ranch).
3. E-470 Public Highway Authority Establishing Contract.
4. Section 10.11.150 of the Parker Municipal Code (contents of service plans).

**TOWN OF PARKER COUNCIL
MINUTES
NOVEMBER 5, 2018**

Mayor Mike Waid called the meeting to order at 5:38 P.M. All Councilmembers were present.

Town Attorney Jim Maloney announced that the topics for discussion in Executive Session were nine (9) items. Under C.R.S. § 24-6-402(4)(e) there were three (3) items, the first was a proposed intergovernmental agreement with Arapahoe County concerning the design and construction of the High Plains Trail, the second was a proposed annexation agreement concerning the Norton property and the third was a proposed annexation agreement concerning the Lincoln Professional Park property; under C.R.S. § 24-6-402(4)(a) there was one (1) item concerning the Kulback property; under C.R.S. § 24-6-402(4)(b) there were four (4) items, the first was to receive legal advice on specific legal questions concerning Park 64 Stop Work Order-Parker Central Area, Filing 8, Third Amendment, the second was to receive legal advice on specific legal questions concerning South Metro Fire Rescue Fire Protection District v. Parker Authority for Reinvestment, et al., Douglas County District Court Case No. 17CV30549, the third was to receive legal advice on specific legal questions concerning Vista South, LLC, et al., v. City of Centennial, et al., Douglas County District Court, Case No. 2018CV030354 and the fourth was to receive legal advice on specific legal questions concerning Colorado Revised Statute Section 24-10-109 (Notice of Claim); under C.R.S. § 24-6-402(4)(f) there was one (1) item concerning Town Administrator evaluation process.

EXECUTIVE SESSION

Josh Martin moved and Amy Holland seconded to go into Executive Session to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e), to consider the purchase, acquisition, lease, transfer or sale of real, personal or other property, pursuant to C.R.S. § 24-6-402(4)(a), to hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b) and to consider personnel matters, pursuant to C.R.S. § 24-6-402(4)(f).

Debbie Lewis advised that she is the listing agent for Janis Jenson.

Mayor Waid advised that Diane Kulback owned a business a few years ago and advertised in the Mayor's Magazine.

Renee Williams moved and Amy Holland seconded that there were no conflicts.

The motion was approved unanimously.

The motion to go into Executive Session was approved unanimously.

Amy Holland moved and Debbie Lewis seconded to come out of Executive Session at 6:36 P.M.

The motion was approved unanimously.

REGULAR MEETING

Mayor Waid reconvened the meeting at 7:00 P.M.

The Pledge of Allegiance was led by Josh Martin's two children.

SPECIAL PRESENTATIONS**A. Colorado Parks and Recreation Association (CPRA) Annual Awards**

Deni Jacobs (staff) - Certified Therapeutic Recreation Specialist of the Year

Cathy Berends (staff) - PLAY Section Professional of the Year

Marc Hossack (volunteer coach) - Community Champion - Individual Award

Accreditation through CAPRA

Allison Kincaid with Colorado Parks and Recreation Association advised that the Town of Parker received three awards and recognized Cathy Berends and Demi Jacobs individually.

Erin Kuhn of Parks and Recreation recognized Marc Hossack.

Councilmember Josh Martin, whose children played on Marc's team, personally thanked him.

Dick Richwine of the National Recreation and Park Association (NRPA) presented Parks and Recreation with their accreditation. He pointed out that this puts Parker in the top accredited agencies. He also advised that he lives in Parker and was happy to present this award.

PARKER CHAMBER OF COMMERCE UPDATES

Dennis Houston gave updates of the Chamber's current and upcoming events.

DOWNTOWN BUSINESS ALLIANCE UPDATES

Shelly Mango advised that the Chili Cook-Off was very successful and they sold 415 tickets. Shelly stated that every dollar made will go directly to downtown.

PUBLIC COMMENTS - None**REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL**

Each Councilmember reported on meetings they attended since the last Town Council meeting.

CONSENT AGENDA**A. APPROVAL OF MINUTES - October 15, 2018**

B. *LINCOLN PROFESSIONAL PARK PROPERTY - Annexation and Zoning*

Applicant: Kevin Beck, Equity Ventures Commercial Development, L.C.
Location: Southeast Corner of Lincoln Avenue and Dransfeldt Road
Department: Community Development, Stacey Nerger
Second Reading: November 19, 2018
TRAKiT No.: Z18-017

(1) *ORDINANCE NO. 2.264 - First Reading*

A Bill for an Ordinance Approving and Accomplishing the Annexation of Contiguous Unincorporated Territory Known as the Lincoln Professional Park Property in Douglas County

(2) *ORDINANCE NO. 3.338 - First Reading*

A Bill for an Ordinance Zoning Certain Property within the Town of Parker, Colorado, Known as the Lincoln Professional Park Property to Modified Commercial District Pursuant to the Town of Parker Land Development Ordinance and Amending the Zoning Ordinance and Map to Conform Therwith

C. *ORDINANCE NO. 3.326.1 - First Reading*

A Bill for an Ordinance to Amend Section 13.10.200 of the Parker Municipal Code Concerning the Town of Parker Architectural and Design Standards For Commercial, Industrial and Multiple-Family Projects

Department: Community Development Department, Carolyn Washee-Freeland

Second Reading: November 19, 2018

D. *ORDINANCE NO. 3.01.116 - First Reading*

A Bill for an Ordinance to Repeal Section 13.10.160, to Renumber Section 13.10.161 to 13.10.160, and to Amend Section 13.10.160 of the Parker Municipal Code Concerning Residential Design Minimums

Department: Community Development, Stacey Nerger
Community Development, Carolyn Washee-Freeland

Second Reading: November 19, 2018

E. *ORDINANCE NO. 3.01.117 - First Reading*

A Bill for an Ordinance to Amend Sections 13.02.010 and 13.06.050 of the Parker Municipal Code Concerning Off-Street Parking and Internal Circulation

Department: Community Development, Carolyn Washee-Freeland

Second Reading: November 19, 2018

F. *ORDINANCE NO. 1.524 - First Reading*

A Bill for an Ordinance to Approve the Memorandum of Understanding for the Formal Creation of the Centennial Airport Community Noise Roundtable

Department: Town Attorney, Jim Maloney

Second Reading: November 19, 2018

G. *ORDINANCE NO. 1.507.4 - First Reading*

A Bill for an Ordinance to Adopt the 2018 Revised Budget for the Town of Parker and to Make Appropriations for the Same

Department: Finance, Rhonda Willey

Second Reading: November 19, 2018

H. *RESOLUTION NO. 18-068*

A Resolution to Adopt the Town of Parker, Colorado, Three-Mile Area Plan

Department: Community Development, Carolyn Washee-Freeland

I. *PARKER AUTOMOTIVE PLAZA*

Department: Engineering/Public Works, Alex Mestdagh

(1) *RESOLUTION NO. 18-073*

A Resolution Approving the Release of the Slope Easement By and Between Parker Automotive Plaza, LLLP, and the Town of Parker Concerning Lot 1, Cherry Park Business Center Filing No. 1 and Lot 1, Block 1, Stonegate East Filing No. 1

(2) *RESOLUTION NO. 18-074*

A Resolution to Approving the Release of Agreement for Possession and Use By and Between State Farm Mutual Automobile Insurance Company and the Town of Parker Concerning Lot 1, Cherry Park Business Center Filing No. 1

(3) *RESOLUTION NO. 18-075*

A Resolution Accepting the Conveyance of a Traffic Signal/Pedestrian Easement from Faris Properties LLC to Regulate Traffic at the Intersection of Twenty Mile Road and Lincoln Avenue

(4) *RESOLUTION NO. 18-076*

A Resolution Accepting The Conveyance Of A Drainage Easement From Faris Properties LLC for a Portion of Lot 1a, Block 1, Parker Auto Plaza Filing No. 2, 1st Amendment

J. *RESOLUTION NO. 18-077*

A Resolution to Supplement Exhibit A to the Amended and Restated Cooperation Agreement Between the Town of Parker, Colorado, and the Parker Authority for Reinvestment for Administrative Services to Include the Real Property Commonly Known as the Parker Tap House Property

Department: Community Development, Jason Rogers

Amy Holland moved to approve Items 7A-7J on the Consent Agenda.

Renee Williams seconded the motion.

The motion was approved unanimously.

PUBLIC HEARINGS**ORDINANCE NO. 1.523 - First Reading****A Bill for an Ordinance to Adopt the 2019 Budget and to Make Appropriations for the Same****Department: Finance, Mary Lou Brown****Second Reading: November 19, 2018****7:36 P.M.**

Mary Lou Brown presented the first reading of the 2019 Budget. The document was posted on the Town of Parker internet site on Friday, October 12, 2018 in compliance with that requirement. In addition, a budget retreat was held on September 21, 2018 where the financial environment of the Town was reviewed. On October 22, 2018 a Study Session was held with Town Council. At the Study Session the major components of the budget, including capital outlay, contributions to others and the compensation plan, were presented along with an overview of revenue and appropriations.

The projected budget is balanced across all funds. The General Fund cash balance meets the requirement of maintaining a 25% reserve equal to the total annual General Fund appropriations.

Josh Rivero moved to approve Ordinance No. 1.523 on first reading and to schedule second reading and Public Hearing for November 19, 2018.

John Diak seconded the motion.

The motion was approved unanimously.

RESOLUTIONS**RESOLUTION NO. 18-078****A Resolution to Adopt the Town of Parker Complete Streets Policy****Department: Community Development, Mary Munekata
Community Development, Carolyn Parkinson**

In the Town of Parker streets are an important part of the local transportation system and comprise 15 percent of total land area. Streets also serve other purposes such as:

1. Access for land use and development
2. Support for economic vitality
3. Contribute to community character and quality of life
4. Public space for biking, walking and gathering
5. Multi-modal infrastructure for travel choice and safety

The 2014 Transportation Master recommends that the Town prepare and adopt a Complete Streets policy because of the importance of streets and the substantial land area that they occupy in Town.

The adoption of a Complete Streets policy will implement a key recommendation of the Transportation Master Plan and establish a policy framework for how the town approaches streets, the transportation system and adjacent land use in the future. The policy promotes a multi-modal approach to streets while recognizing that vehicular travel will continue to be the dominant mode of travel.

Public Comment- None

Amy Holland moved to approve Resolution No. 18-078.

Debbie Lewis seconded the motion.

The motion was approved unanimously.

ORDINANCES

A. ORDINANCE NO. 5.81 - Second Reading

A Bill for an Ordinance to Amend Title 3 of the Parker Municipal Code Authorizing the Municipal Court to Maintain a Supervision Office Through the Court Clerk's Office

**Department: Municipal Court, Kevin Sidel
 Municipal Court, Sue Ratcliff**

Municipal Judge Kevin Sidel presented the ordinance.

The purpose of this ordinance is to amend Title 3 of the Parker Municipal Code to authorize the Municipal Court to maintain a Supervision Office through the Court Clerk's Office. This will allow the Municipal Court to provide supervision to juveniles and adult defendants who may pose a risk to the community or, in the case of juveniles, who may be at higher risk to re-offend or fail to thrive, and thus become a greater burden to the community. Supervision will further the goals of rehabilitation and community safety.

Public Comment - None

Josh Martin moved to approve Ordinance No. 5.81 on second reading.

Renee Williams seconded the motion.

The motion was approved unanimously.

Randy Sale consolidated Items 10B through 10L.

Randy advised that all these ordinances deal with the adoption of the 2018 building codes. This is the sixth time we have done it (every three years).

A correction was made to Item 10J:

Pursuant to Section 7.7 of the Town of Parker Home Rule Charter, the International Property Maintenance Code, **2018** Edition, as published by the International Code Council (ICC), 500 New Jersey avenue, NW, 6th Floor, Washington, DC 20001 is adopted by reference and incorporated into this Chapter as though fully set forth herein. Except as otherwise provided hereafter, such code is adopted in full, including the outline of contents, index and appendices contained herein.

Public Comments for all Ordinances - None

B. ORDINANCE NO. 4.89.5 - Second Reading

A Bill for an Ordinance to Amend Sections 11.01.030, 11.01.060 and 11.01.080 of the Parker Municipal Code Concerning the Parker Administrative Code

Department: Building, Randy Sale

Josh Rivero moved to approve Ordinance No. 4.89.5 on second reading.

Amy Holland seconded the motion.

The motion was approved unanimously.

C. ORDINANCE NO. 4.91.6 - Second Reading

A Bill for an Ordinance to Amend Sections 11.02.020, 11.02.050, 11.02.060 and 11.02.080 of the Parker Municipal Code Concerning the Parker Residential Code for One- and Two-Family Dwellings Building Code

Department: Building, Randy Sale

Josh Martin moved to approve Ordinance No. 4.91.6 on second reading.

Renee Williams seconded the motion.

The motion was approved unanimously.

D. ORDINANCE NO. 4.92.5 - Second Reading

A Bill for an Ordinance to Amend Sections 11.03.020, 11.03.050, 11.03.060 and 11.03.080 of the Parker Municipal Code Concerning the Parker Building Code

Department: Building, Randy Sale

Josh Rivero moved to approve Ordinance No. 4.92.5 on second reading.

Debbie Lewis seconded the motion.

The motion was approved unanimously.

E. ORDINANCE NO. 4.93.5 - Second Reading

A Bill for an Ordinance to Amend Sections 11.04.020, 11.04.050, 11.04.060 and 11.04.080 of the Parker Municipal Code Concerning the Parker Fire Protection Code

Department: Building, Randy Sale

Renee Williams moved to approve Ordinance No. 4.93.5 on second reading.

Amy Holland seconded the motion.

The motion was approved unanimously.

F. ORDINANCE NO. 4.94.4 - Second Reading

A Bill for an Ordinance to Amend Sections 11.06.020, 11.06.050, 11.06.060 and 11.06.080 of the Parker Municipal Code Concerning the Parker Mechanical Code

Department: Building, Randy Sale

Josh Rivero moved to approve Ordinance No. 4.94.4 on second reading.

Amy Holland seconded the motion.

The motion was approved unanimously

G. ORDINANCE NO. 4.95.4 - Second Reading

A Bill for an Ordinance to Amend Sections 11.07.020, 11.07.050, 11.07.060 and 11.07.080 of the Parker Municipal Code Concerning the Parker Plumbing Code

Department: Building, Randy Sale

John Diak moved to approve Ordinance No. 4.95.4 on second reading.

Josh Rivero seconded the motion.

The motion was approved unanimously.

H. ORDINANCE NO. 4.96.4- Second Reading

A Bill for an Ordinance to Amend Sections 11.14.020, 11.14.050, 11.14.060 and 11.14.080 of the Parker Municipal Code Concerning the Parker Energy Code

Department: Building, Randy Sale

Debbie Lewis moved to approve Ordinance No. 4.96.4 on second reading.

Renee William seconded the motion.

The motion was approved unanimously.

I. ORDINANCE NO. 4.97.4 - Second Reading

A Bill for an Ordinance to Amend Sections 11.15.020, 11.15.050, 11.15.060 and 11.15.080 of the Parker Municipal Code Concerning the Parker Fuel Gas Code

Department: Building, Randy Sale

Amy Holland moved to approve Ordinance No. 4.97.4 on second reading.

Debbie Lewis seconded the motion.

The motion was approved unanimously.

J. ORDINANCE NO. 4.101.5 - Second Reading

A Bill for an Ordinance to Amend Sections 11.16.010, 11.16.050, 11.16.060 and 11.16.080 of the Parker Municipal Code Concerning the Parker Property Maintenance Code

Department: Building, Randy Sale

Josh Martin moved to approve Ordinance No. 4.101.5, with the changes, on second reading.

Debbie Lewis seconded the motion.

The motion was approved unanimously.

K. ORDINANCE NO. 4.105.2 - Second Reading

A Bill for an Ordinance to Amend Sections 11.08.020, 11.08.050, 11.08.060 and 11.08.080 of the Parker Municipal Code Concerning the Parker Existing Building Code

Department: Building, Randy Sale

John Diak moved to approve Ordinance No. 4.105.2 on second reading.

Renee Williams seconded the motion.

The motion was approved unanimously.

L. ORDINANCE NO. 4.106.2 - Second Reading

A Bill for an Ordinance to Amend Sections 11.09.020, 11.09.050, 11.09.060 and 11.09.080 of the Parker Municipal Code Concerning the Parker Swimming Pool and Spa Code

Department: Building, Randy Sale

Amy Holland moved to approve Ordinance No. 4.106.2 on second reading.

Renee Williams seconded the motion.

The motion was approved unanimously.

STROH ROAD WIDENING PROJECT**Stroh Road Widening Project****Department: Engineering & Public Works, Chris Hudson**

- (1) RESOLUTION NO. 18-079
A Resolution Accepting the Conveyance of a Temporary Construction Easement from Parker Water and Sanitation District for Stroh Road**
- (2) RESOLUTION NO. 18-080
A Resolution Accepting the Conveyance of Real Property from Parker Water and Sanitation District for Stroh Road**
- (3) RESOLUTION NO. 18-081
A Resolution Accepting the Conveyance of a Traffic Signal Easement from Parker Water and Sanitation District for Stroh Road**
- (4) RESOLUTION NO. 18-082
A Resolution Accepting the Conveyance of Real Property from Parker Water and Sanitation District (Slope Easement) for Stroh Road**
- (5) ORDINANCE NO. 1.520 - Second Reading
A Bill for an Ordinance Conveying a 50-Foot Nonexclusive Easement to Parker Water and Sanitation District for Water and Sewer Lines to be Located in Stroh Road**

These resolutions will accept the conveyance of right-of-way and easements from Parker Water & Sanitation District associated with the planned Stroh Road widening project west of Cherry Creek. Following the resolutions accepting these conveyances, the Town will convey a nonexclusive easement to Parker Water & Sanitation District associated with the planned Stroh Road widening project west of Cherry Creek subject to Town Council approval of the ordinance.

The ordinance is related to conveying an easement to Parker Water and Sanitation District on real property that they dedicated by a resolution. This proposed real property has existing Parker Water & Sanitation District water and sewer improvements. Since Parker Water & Sanitation District is the owner of the property, they cannot grant themselves an easement. Had the property been owned by someone else, Parker Water & Sanitation District would have an easement in place and the right- of-way conveyance would be subject to that easement. This ordinance will create this condition.

Public Comment – None

Town Council asked the Town Attorney if they could approve the Resolutions in one motion. Town Attorney stated that they could.

Renee Williams moved to approve Resolution No. 18-079, Resolution No. 18-080, Resolution No. 18-081 and Resolution No. 18-082.

Debbie Lewis seconded the motion.

The motion was approved unanimously.

John Diak moved to approve Ordinance No. 1 .520 on second reading.

Amy Holland seconded the motion.

The motion was approved unanimously.

The meeting was adjourned at 8:26 P.M.

Carol Baumgartner, Town Clerk

Mike Waid, Mayor



Request for Town Council Action

Date: November 19, 2018

Submitted By: Alex Mestdagh, Engineering Service Manager

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 9.252.3 - First Reading**
A Bill for an Ordinance to Approve the Third Amendment to Intergovernmental Agreement Between the Town of Parker and the Board of County Commissioners of the County of Douglas Regarding the Design, Construction and Maintenance of Belford Avenue (Peoria Street to Compark Village South) Improvement Project

Department: Engineering/Public Works, Alex Mestdagh

Second Reading: December 3, 2018

EXECUTIVE SUMMARY

The Developer is requesting a third extension to the terms of an IGA between the Town and Douglas County associated with the proposed Compark Village South Filing No. 1 development. The extension is being requested to allow additional time for the Developer to obtain environmental permits necessary to begin work on the development.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

In April 2016, the Town Council and Douglas County Board of County Commissioners entered into an IGA regarding Compark Village South Filing No. 1. This was necessary to codify the responsibilities associated with the construction and maintenance of offsite roadway improvements, located in unincorporated Douglas County, that the Developer will construct with this project. The original IGA included a clause that voids the agreement if the Developer was not allowed to proceed with the project by December 31, 2016. The Town Council and BOCC have since twice agreed to amend the agreement - in April 2017 and January 2018 - to extend this deadline to accommodate delays in the project. The current deadline stated in the agreement is December 31, 2018, and this proposed amendment would extend this deadline for

three years to December 31, 2021.

In order to proceed with the project, the Developer must have in place all necessary state and federal permits. This includes a permit from the US Army Corps of Engineers allowing construction within a major drainageway on the property, Green Acres Tributary. The Developer previously obtained this approval several years ago; however, the approval was allowed to expire last year before the Developer began work on this project and was subsequently not reinstated by the Corps. The Developer's team is now working to obtain a new permit from the Corps for the drainageway improvements, and anticipates that this will be completed in 2019. This amendment to the IGA has been requested to provide the Developer with additional time to move the development forward. Town and County has agreed to a proposed three-year extension to avoid initiating annual Council action should this project fail to move forward in 2019.

All other elements of the original IGA would remain unchanged in this amendment.

FINANCIAL IMPACT

As part of the IGA, the Town will be providing routine maintenance, which includes street sweeping and snow plowing, for the section of Belford Avenue that is located in the County. However, this maintenance will only be provided by the Town until such time as development occurs adjacent to Belford Avenue in the County, at which time Douglas County will accept maintenance responsibility. This 2-lane roadway section is approximately 2,000 feet in length and has been coordinated with the Town's Public Works Department. This maintenance arrangement remains unchanged from the original IGA.

STRATEGIC GOAL(S)



ATTACHMENTS

1. Vicinity Map
2. Ordinance 9.252.3

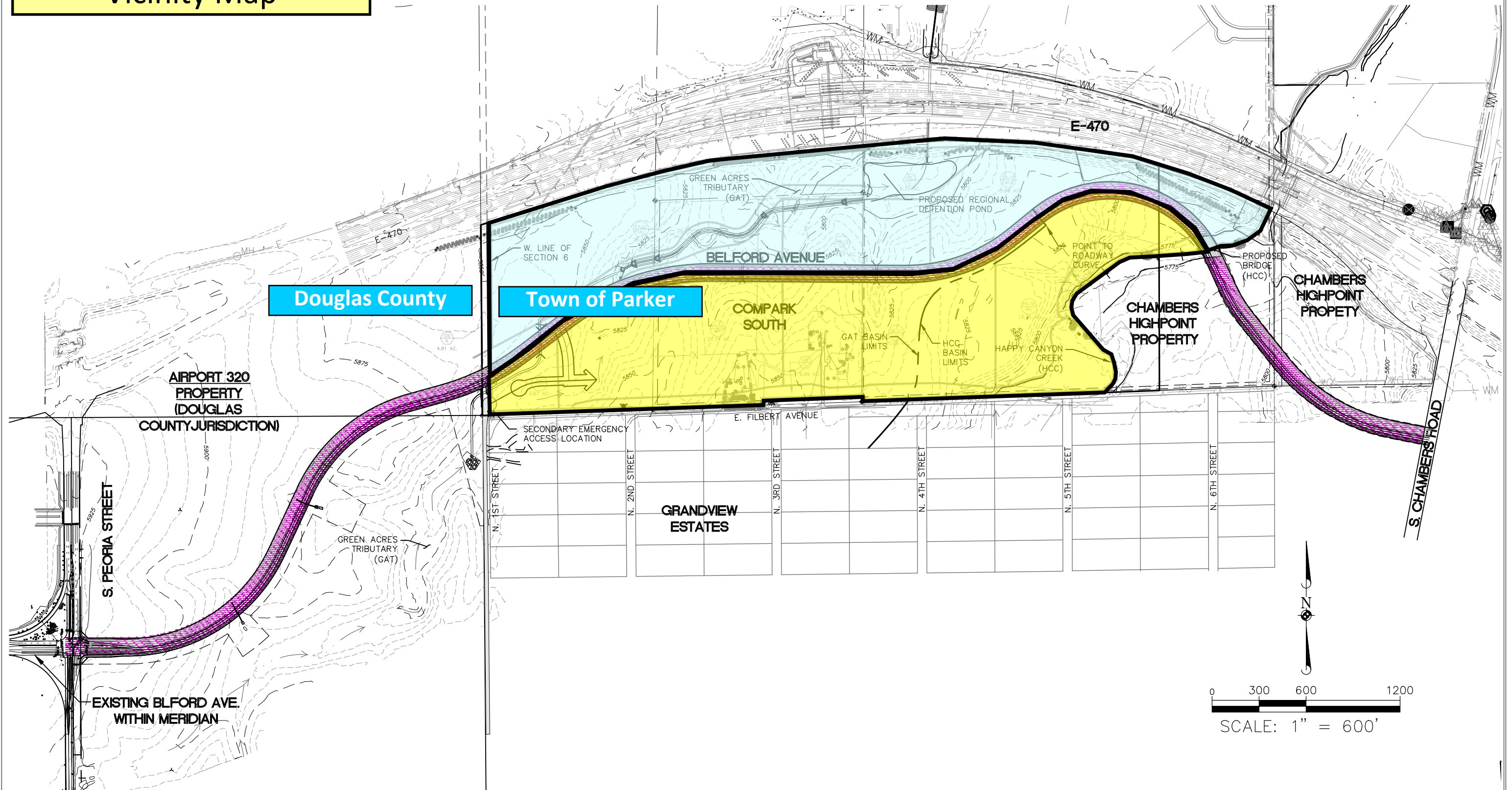
RECOMMENDED MOTION

I move to approve Ordinance No. 9.252.3 on first reading and to schedule second reading for December 3, 2018, as part of the consent agenda.

Belford Vicinity Map

Douglas County

Town of Parker



0 300 600 1200
SCALE: 1" = 600'

ORDINANCE NO. 9.252.3, Series of 2018

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE THIRD AMENDMENT TO INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF PARKER AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS REGARDING THE DESIGN, CONSTRUCTION AND MAINTENANCE OF BELFORD AVENUE (PEORIA STREET TO COMPARK VILLAGE SOUTH) IMPROVEMENT PROJECT

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Town Council of the Town of Parker hereby approves the Third Amendment to Intergovernmental Agreement Between the Town of Parker and the Board of County Commissioners of the County of Douglas Regarding the Design, Construction and Maintenance of Belford Avenue (Peoria Street to Compark Village South) Improvement Project, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

Section 2. 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 3. 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 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2017.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____,
2017.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

THIRD AMENDMENT TO INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF PARKER AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS REGARDING THE DESIGN, CONSTRUCTION AND MAINTENANCE OF BELFORD AVENUE (PEORIA STREET TO COMPARK VILLAGE SOUTH) IMPROVEMENT PROJECT

THIS THIRD AMENDMENT TO INTERGOVERNMENTAL AGREEMENT ("Third Amendment") is made and entered into this ____ day of _____, 2018, by and between the Town of Parker, Colorado, a Colorado home rule municipality (the "Town"), and the Board of County Commissioners of Douglas County, Colorado (the "County"), hereinafter collectively referred to as the "Parties."

RECITALS

WHEREAS, the Town and the County entered into an intergovernmental agreement on April 4, 2016, regarding the design, construction and maintenance of the Belford Avenue Improvement Project (the "Agreement");

WHEREAS, the Town and the County entered into the First Amendment to the Agreement on April 3, 2017;

WHEREAS, the Town and the County entered into the Second Amendment to the Agreement on January 9, 2018;

WHEREAS, the Town and the County desire to amend Paragraph 10 of the Agreement to extend the date for the project from December 31, 2018, to December 31, 2021.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the sufficiency of which is mutually acknowledged, the Parties hereto agree to this Second Amendment as follows:

Section 1. Paragraph 10 of the Agreement is amended to provide as follows:

10. Termination of the Project. The Parties agree that if the Compark Developer is not allowed to proceed with the Project on or before December 31, 2021, then this Agreement shall automatically terminate.

Section 2. The Town and the County acknowledge and agree that the Agreement has not been amended, except as provided in the First Amendment, Second Amendment, and this Third Amendment.

[Remainder of page intentionally left blank. Signatures on following page.]

IN WITNESS WHEREOF, this Third Amendment is executed by the Parties hereto as of the date first written above.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

**BOARD OF COUNTY COMMISSIONERS
OF DOUGLAS COUNTY COLORADO**

Lora L. Thomas, Chair

APPROVED AS TO CONTENT:

ATTEST:

Douglas J. DeBord, County Manager

Emily Wrenn, Deputy Clerk

APPROVED AS TO FORM:

APPROVED AS TO FISCAL CONTENT:

_____, Assistant County
Attorney

Andrew Copland, Director of Finance



Request for Town Council Action

Date: November 19, 2018

Submitted By: Mary Lou Brown, Finance Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 9.280 - First Reading**
A Bill for an Ordinance to Approve the Second Replacement Intergovernmental Dispatch Services Agreement

Department: Finance, Mary Lou Brown
Police, David King

Second Reading: December 3, 2018

EXECUTIVE SUMMARY

The Second Replacement Intergovernmental Dispatch Services Agreement between the Town of Parker and the City of Lone Tree will be expiring on December 31, 2018. The Second Replacement Intergovernmental Dispatch Services Agreement is attached and will commence on January 1, 2019, and will automatically renew for five subsequent one-year terms. For 2019, the budgeted revenue the Town of Parker will receive is \$633,042.53.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town of Parker and the City of Lone Tree first entered into an intergovernmental agreement whereby Parker provided Lone Tree with public dispatch services on June 21, 2005. The current agreement was entered into on November 5, 2012, and contained five one-year renewal periods which took the agreement through December 31, 2018.

Both the Town of Parker and the City of Lone Tree have worked to create a Second Replacement Intergovernmental Agreement which replaces the 2012 Replacement Agreement in its entirety. The new agreement will begin on January 1, 2019.

For 2019, the agreement calls for an allocation of the Dispatch Services annual budget based on an adjustment for calls for service of 38%. The revenue the Town of Parker will receive in 2019 is \$633,042.53 based on this calculation.

FINANCIAL IMPACT

The Town of Parker will receive \$633,042.53 in 2019.

STRATEGIC GOAL(S)



INNOVATE WITH
COLLABORATIVE
GOVERNANCE



PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

1. Ordinance No. 9.280

RECOMMENDED MOTION

I move to approve Ordinance No. 9.280 on first reading and to schedule second reading for December 3, 2018

ORDINANCE NO. 9.280, Series of 2018

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE SECOND REPLACEMENT INTERGOVERNMENTAL DISPATCH SERVICES AGREEMENT

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Town Council of the Town of Parker hereby approves the Second Replacement Intergovernmental Dispatch Services Agreement by and between the Town of Parker and the City of Lone Tree, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

Section 2. 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 3. 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 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

SECOND REPLACEMENT INTERGOVERNMENTAL DISPATCH SERVICES AGREEMENT

THIS SECOND REPLACEMENT INTERGOVERNMENTAL DISPATCH SERVICES AGREEMENT (the "Agreement") is entered in to this _____ day of _____, 2018 (the "Effective Date"), by and between the TOWN OF PARKER, a Colorado home rule municipality ("Parker"), and the CITY OF LONE TREE, a Colorado home rule municipality ("Lone Tree") (each individually the "Party" and collectively the "Parties").

WHEREAS, Parker owns and operates a communications and dispatch center for law enforcement and emergency service providers, which dispatch center is located at 18600 E. Lincoln Meadows Parkway, Parker, Colorado 80134 (the "Dispatch Center");

WHEREAS, the Parties entered into an intergovernmental agreement on June 21, 2005, whereby Parker provided Lone Tree with public dispatch services (the "2005 Agreement");

WHEREAS, the Parties entered into a First Amendment to the 2005 Agreement on November 5, 2012, to extend the term of the 2005 Agreement to December 31, 2012 (the "First Amendment to the 2012 Agreement");

WHEREAS, the Parties entered into the Replacement Intergovernmental Dispatch Services Agreement on November 5, 2012, to replace in its entirety the 2005 Agreement, which replacement agreement commenced on January 1, 2013, and was renewed for five (5) one-year terms through December 31, 2018 (the "2012 Replacement Agreement");

WHEREAS, the Parties desire to enter into the Second Replacement Intergovernmental Agreement, to replace in its entirety the 2012 Replacement Agreement, to commence on January 1, 2019, to improve the process for providing public dispatch services and to address changes in circumstances since Parker and Lone Tree entered into the 2012 Replacement Agreement;

WHEREAS, Lone Tree wishes to receive from Parker, and Parker wishes to provide to Lone Tree, public safety dispatch services ("Dispatch Services");

WHEREAS, Parker and Lone Tree agree that it is in the best interests of the residents of both municipalities for Parker to provide Lone Tree with public safety dispatch services;

WHEREAS, the coordination of services in the manner described herein will save both municipalities money in the long run;

WHEREAS, Parker also recognizes the intangible, nonmonetary benefits that it will enjoy from providing public safety dispatch services for Lone Tree;

WHEREAS, it is the parties' intent that Lone Tree assume all costs, both direct and indirect, associated with Parker's provision of public safety dispatch services to Lone Tree; and

WHEREAS, Article XIV, § 18(2)(a) of the Colorado Constitution and Article 1, Title 29, C.R.S., encourage and authorize governments to cooperate and contract with one another to provide any function, service, or facility lawfully authorized to each.

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the Parties hereby agree as follows:

A. Services. Services to be provided by Parker and Lone Tree:

1. Services. Parker shall provide to Lone Tree the Dispatch Services outlined in the Statement of Work set forth in **Exhibit A**, attached hereto and incorporated herein by this reference.

2. Increase in Services. Each party shall provide prior written notice to the other party of any events which are in such notifying party's control that are anticipated to increase such notifying party's call volume by more than ten percent (10%) annually. Such notice shall be provided to the other party within fourteen (14) days of the notifying party's knowledge of any such events that are not privileged or confidential; provided, however, that in no case shall the notifying party provide less than ninety (90) days prior written notice of such events.

3. Reports. In addition to any reports required by the Statement of Work, Parker shall provide to Lone Tree quarterly management reports.

4. Ownership of Records and Data. All records of the Dispatch Center related to calls dispatched for Lone Tree, including electronically stored data, geographic information system ("GIS") data, computer aided dispatch ("CAD") data, and audio tapes, shall be co-owned by Lone Tree and Parker. Parker shall not dispose of any such records inconsistent with the Town of Parker Records Retention Schedule on file with the Parker Town Clerk, without the prior written authorization of Lone Tree by and through the City Manager or his or her designee.

5. Existing Services. It is the intent of the Parties that the provision of Dispatch Services to Lone Tree pursuant to this Agreement does not decrease the level of existing services currently provided to Parker or Lone Tree.

6. Administration. It is the overriding and critical desire of both Parker and Lone Tree to ensure that the working relationship of the Parties remain strong and united in implementation of this Agreement. To that end, there is hereby created two working groups, the "Joint Working Group" and the "Oversight Group," to administer the Dispatch Services.

a. Joint Working Group. The Joint Working Group shall be comprised of one Parker Police Commander, one Lone Tree Police Commander, and the Communications Manager, or their designees. Additional personnel from each of the Parker and Lone Tree police departments may be appointed to the Joint Working Group upon a majority vote of all its members; provided, however, if an additional member from one police department is appointed to the Joint Working Group, then the other police department shall also appoint an additional member to the Joint Working Group. The Joint Working Group shall meet on a monthly basis throughout the calendar year. Notwithstanding the foregoing sentence, Joint Working Group meetings may be called at any time by any member of the Joint

Working Group, upon seventy-two (72) hours advance notice to the other members. The Joint Working Group shall develop and establish operating procedures for the Dispatch Center to the extent necessary to address matters that are not contained or adequately described in this Agreement or the Scope of Work. The meetings of the Joint Working Group shall not be subject to the Colorado Open Meetings Law.

b. Oversight Group. The Oversight Group shall be comprised of the Parker Police Chief, Parker City Manager, Parker Finance Director, the Lone Tree Police Chief, the Lone Tree City Manager, and the Lone Tree Finance Director, or their designees. The Oversight Group shall meet periodically, but not less than one (1) time per year. Oversight Group meetings may be called at any time by any member of the Oversight Group, upon seventy-two (72) hours advance notice to the other members. The meetings of the Oversight Group shall not be subject to the Colorado Open Meetings Law. The Oversight Group may consider and shall make recommendations on the following matters:

- i. Purchasing Procedures. The Working Group shall establish purchasing procedures (“Purchasing Procedures”) for equipment necessary to provide the Dispatch Services and make recommendations to the Oversight Group.
- ii. Staff. The Working Group shall recommend to the Oversight Group new staff which it determines will be necessary to operate the Dispatch Center.
- iii. Budget. The Oversight Group shall recommend a budget as described in Section 9 hereof to the Parker Town Council and the Lone Tree City Council, each year this Agreement is in effect.
- iv. Dispute Resolution. The Oversight Group will address disputes between the Parties related to the implementation of this Agreement.
- v. Matters of Concern. The Oversight Group will consider other matters of concern between the Parties related to the implementation of this Agreement.

7. Capital Equipment Purchases. While Dispatch Services are being provided to Lone Tree by Parker, it may become necessary to purchase additional equipment, data, and software systems to serve the needs of the Dispatch Center or the specific Dispatch Service needs of Lone Tree (the “Capital Equipment Purchases”). Such Capital Equipment Purchases shall be made in compliance with the Scope of Work, the budget, and the Purchasing Procedures, subject to the Joint Working Group’s prior approval. The Administrative Fee (as defined below) shall not be charged on the Capital Equipment Purchases. Notwithstanding the foregoing, Parker at its sole expense may acquire additional capital equipment that Parker determines is necessary in the exercise of its sole discretion, for the health, safety, and welfare of the Town of Parker.

8. Budget for 2019. All costs of the Dispatch Services attributable to Lone Tree (the “Allocated Costs”) for 2019 shall be based on an estimated call for service volume, as more particularly described in **Exhibit B**, attached hereto and incorporated herein by this reference. **Exhibit C**, attached hereto and incorporated herein by this reference, shall constitute the annual budget for Dispatch Services for 2019, subject to the annual adjustment to calls for service. The Allocated Costs for 2019 shall be thirty-eight percent (38%) of the Total Communications Budget, as provided in Exhibit C.

9. Budget for 2020 and Future Years. The Allocated Costs to be paid by Lone Tree in 2020 and future years shall be as set forth in the annual budget as approved by the Parties and be based on actual costs. The formulation of the annual budget for Dispatch Services will be by mutual agreement of the Parties. The annual budget shall include the amount and timing of Capital Equipment costs attributed to Lone Tree, as well as an estimate of the operational costs to be charged to Lone Tree.

a. Preliminary Budget. An initial preliminary planning budget and cost estimates for Dispatch Services for the next fiscal year shall be presented to both Parties by the Joint Working Group on or before August 1st of each year.

b. Recommended Budget. As early as possible, but no later than September 1st of each year, Parker shall submit to Lone Tree the budget for Dispatch Services for the next fiscal year to be recommended by Parker to its Town Council.

c. Final Budget. The final budget for Dispatch Services for the next fiscal year shall be presented to Lone Tree by Parker as early as possible, but no later than December 1st of each year.

10. Monthly Statement and Payments. Parker will send Lone Tree a monthly statement within thirty (30) days after the end of each calendar month for the Allocated Costs for the preceding month. Lone Tree shall pay Parker the amount due on such statement within thirty (30) days of receipt thereof. If such statement is not paid in full within thirty (30) days of receipt thereof, Parker shall refer the issue to dispute resolution as provided in Section A.6.b.iv of this Agreement.

a. Administrative Fee. In addition to the Allocated Costs, the monthly statement shall include an administrative fee equal to ten percent (10%) of the Allocated Costs for the preceding month (the “Administrative Fee”), which shall be used to pay the reasonable and customary administrative costs of Parker incurred in connection with Parker’s obligations under this Agreement. Notwithstanding the foregoing, in no event will the Administrative Fee payable hereunder exceed \$75,000.00 for any given year.

B. Term and Termination.

1. Term. The initial term of this Agreement shall be from January 1, 2019, through December 31, 2019. Thereafter, this Agreement shall automatically renew for five (5) subsequent one (1) year terms, unless earlier terminated as provided herein.

2. Termination. This Agreement may be terminated by either Party for any reason upon written notice to the other Party provided no later than July 1st of any year, and then the Agreement shall terminate on December 31st of the year in which the notice is given.

3. Appropriation. Pursuant to Article X, § 20 of the Colorado Constitution, the Parties' financial obligations under this Agreement and the renewal of this Agreement are specifically contingent upon annual appropriation of funds sufficient to perform such obligation. Should adequate appropriations not be made by either Party, this Agreement shall automatically terminate. This Agreement shall never constitute a debt of either Party within any statutory or constitutional provision.

C. Miscellaneous.

1. Notices. Any notice required by this Agreement shall be in writing and mailed by first class mail, postage prepaid, to the respective parties as follows:

Parker: Town Administrator
 Town of Parker
 20120 East Mainstreet
 Parker, CO 80138

Lone Tree: City Manager
 City of Lone Tree
 9220 Kimmer Drive, Suite 100
 Lone Tree, CO 80124

2. Insurance. Parker agrees to procure and maintain, at its sole cost and expense, the following insurance coverages set forth below, which insurance shall be placed with insurance companies rated at least A by A.M Best Company, throughout the term of this Agreement. Parker shall give notice to Lone Tree at least thirty (30) days prior to the cancellation or nonrenewal of such policies. Parker shall give notice to Lone Tree within five (5) business days, or as soon as practicable, of any modification of any such policies. Parker shall, upon request, promptly furnish Lone Tree with copies of policies obtained pursuant to this Section D.2.

a. Property Insurance to cover all Parker property, including the equipment utilized by the Dispatch Center; and

b. Commercial General Liability Insurance with minimum combined single limits of one million dollars (\$1,000,000) each occurrence and two million dollars (\$2,000,000) aggregate. This policy will also include errors and omissions coverage.

3. Hold Harmless. To the extent permitted by law, each Party shall defend, indemnify and hold harmless the other Party and its officers, agents, employees and insurers from and against any and all claims, damages, liability, causes of action or expense of whatever nature (including costs, expenses and attorney fees) which may result from any loss, injury

or damage allegedly sustained by any person or entity arising out of or caused by the first Party's negligence or failure to fulfill the terms and conditions of this Agreement.

4. Governmental Immunity. Nothing herein shall be construed as a waiver of any protections or immunities either Party may have under the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended.

5. Governing Law and Venue. This Agreement shall be governed by and construed in accordance with, the laws of the State of Colorado and venue for any legal action arising out of this Agreement shall be in Douglas County, Colorado.

6. Integration. The foregoing constitutes the entire agreement between the Parties and no additional or different oral representation, promise, or agreement shall be binding on any Party with respect to the subject matter of this Agreement.

7. Modification. This Agreement may only be modified upon written agreement of both Parties.

8. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and each of their respective successors, assigns or heirs.

9. Severability. If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

10. No Third-Party Beneficiaries. There are no intended third-party beneficiaries to this Agreement.

11. Independent Contractor. Parker is, and shall at all times be deemed to be, an independent contractor. Nothing herein contained shall be construed as creating the relationship of employer or employee between Lone Tree and Parker or any of Parker's agents or employees. Nothing in this Agreement shall make any employee of Lone Tree a Parker employee or any employee of Parker a Lone Tree employee for any purpose, including, but not limited to, for withholding of taxes, payment of benefits, workers' compensation or any other rights or privileges accorded the Parker or Lone Tree employees by virtue of their employment.

PARKER ACKNOWLEDGES THAT NEITHER IT NOR ITS AGENTS OR EMPLOYEES ARE ENTITLED TO UNEMPLOYMENT INSURANCE BENEFITS OR WORKERS' COMPENSATION BENEFITS OR ANY OTHER RIGHTS OR ENTITLEMENTS OF EMPLOYMENT UNLESS PARKER OR SOME ENTITY OTHER THAN LONE TREE PROVIDES SUCH BENEFITS.

12. Duplicate Originals. This Agreement may be executed in several counterparts, each of which shall be an original, but all of which together shall constitute one in the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

CITY OF LONE TREE, COLORADO

By: _____
Jacqueline A. Millet, Mayor

ATTEST:

Jay Robb, City Clerk

EXHIBIT A

Statement of Work

Overview:

This Statement of Work provides a description of the services and equipment to be provided for this specific project. “TOP” refers to the Town of Parker, “COLT” refers to the City of Lone Tree, “PPD” refers to Parker Police Department and “LTPD” refers to Lone Tree Police Department. This Statement of Work does not include any requests for work, items or services not described in this Statement of Work.

The following acronyms for other items, systems and organizations that will be referenced throughout this document who are not parties to this Statement of Work:

- “ALI” – Automatic Location Identification
- “ANI” – Automatic Number Identification
- “CAD” – Computer-Aided Dispatch
- “CBI” – Colorado Bureau of Investigation
- “CCIC” – Colorado Crime Information Center
- “CCNC” – Consolidated Communications Network of Colorado
- “DCETA” – Douglas County Emergency Telephone Authority
- “EPN” – Emergency Preparedness Network
- “ESN” – Electronic Serial Number
- “IT” – Information Technology
- “NCIC” – National Crime Information Center
- “NIBRS/UCR” – National Incident-Based Reporting System/Uniform Crime Reports
- “ORI” – Originating Agency Identifier
- “PSAP” – Public Safety Answering Point
- “RMS” – Records Management System

Description of Services:

It is the intent of the PPD to provide twenty-four (24) hour, seven day per week, public safety dispatch services to the LTPD at the Dispatch Center.

These services will include the following:

- 911 PSAP for emergency calls;
- Answering non-emergency calls via regular telephone equipment;

- Tracking of calls for service using a CAD System;
- Live CAD data available at all times
- Radio/telephone/e-mail/etc. communication between the Dispatch Center and field units;
- CCIC and NCIC services from the field within CCIC /NCIC guidelines;
- Communication between the Dispatch Center and mobile computers in the field if provided by LTPD (dependent on software and wireless connectivity provided by LTPD);
- Mobile software and hardware applications for LTPD will be purchased by LTPD;
- Mobile software and hardware support will be provided by the TOP IT Department, including in-car hardware and VisiNet Mobile software.

These services do not include:

- Any IT services except for those required in the operation of the 911 system, dispatch radio system, dispatch phone system, applicable mobile applications, audio recording application and CAD system;
- Any records processing, storage or management services beyond what is associated and necessary for the operation of the public safety dispatch function; or

The Dispatch Center will be operated in accordance with the operating and personnel policies of the PPD and the TOP.

Administration:

In an effort to maintain a positive environment for both the PPD and the LTPD, it is imperative for issues and problems to be addressed efficiently. To foster communication, the Dispatch IGA has created the “Joint Working Group” and “Oversight Group” as provided in Section 6 of the Dispatch IGA.

Other administrative considerations are as follows:

- LTPD employees and command staff will follow the established chain of command when contacting Dispatch Center employees.
- LTPD will need to keep PPD apprised of any staff changes, changes to radio identifiers and any other information that may be important to Dispatch Center operations.
- LTPD will coordinate, maintain and update all emergency contact information for its staff with the Dispatch Center.
- LTPD will utilize established radio procedures and terminology. Legitimate needs for variation will be considered by the Oversight Group.
- LTPD will forward a shift roster that includes district assignments and unit number prior to the beginning of each shift.

- Over the next three (3) years, both PPD and LTPD will work toward separate radio channels during peak times, subject to any additional staffing and/or budget considerations. This continued goal will be discussed by the Oversight Group.

Any additional issues of a significant nature that arise during the term of the Dispatch IGA will be forwarded to the Oversight Group for review. (Also see Paragraph 6.b.iv, “Disputes.”)

The PPD and the TOP reserve final authority over the operation of the Dispatch Center.

Personnel:

All Dispatch Center personnel are employees of the TOP and are subject to the policies and operating procedures of the TOP and the PPD. All employees of the Dispatch Center will be selected, hired and supervised by the TOP and the PPD pursuant to TOP policies, procedures and rules. It is the intent of the PPD to include LTPD in dispatcher selection processes.

All IT personnel are employees of the TOP and are subject to the policies and operating procedures of the TOP and its IT Department pursuant to TOP policies, procedures and rules.

911 Services:

PPD will house and operate the 911 PSAP utilizing equipment that is owned and maintained by the TOP. This equipment is already in place and is capable of handling the increased load from the addition of LTPD calls. All 911 equipment is procured, installed, maintained and utilized in accordance with the rules of the TOP. Phone and radio transmissions that utilize predetermined lines and frequencies will be recorded.

911 Equipment Provided:

- Enhanced 911 system
- 911 management software
- Recording equipment

The LTPD will provide ANI/ALI/ESN information from all calling locations within the COLT to the PPD PSAP and make arrangements for that information to be routed to the PPD as needed.

EPN service capabilities are currently in place and will be provided to LTPD. The LTPD will be responsible for any costs associated with EPN activations resulting from its operations.

Non-Emergency Calls:

The Dispatch Center will answer non-emergency calls requiring police services for LTPD and will then dispatch resources as needed. It is understood that LTPD will have staff during regular business hours to handle general information and business calls. After regular business hours, calls will be transferred to the Dispatch Center where they will be answered and routed as needed. Calls not requiring police response will be routed back to LTPD administrative staff or another LTPD-defined phone number or staff member. Some of these calls may be handled by the COLT-automated phone system when appropriate.

Computer-Aided Dispatch:

The PPD will house and maintain the CAD system. The system currently in use is a Tritech Inform system and will be capable of multi-agency dispatching after the purchase of additional licensing. The CAD system, software, data and attachments will remain the property of the TOP. This system will be utilized to track calls for service requiring LTPD response. LTPD will be responsible for providing map data, code files, unit information, patrol areas, radio identifiers, radio call signs, etc., so that these items may be integrated into the CAD system. The LTPD may request or view CAD data as needed within the limits of applicable policies and laws. LTPD will be provided with periodic reports on response times, calls for service, call locations, etc., that can be obtained from available CAD data sources.

Radio Communication:

The PPD will provide dispatch radio consoles and 800 MHz talk group capacity to LTPD on PPD talk groups. This will enable two-way communications between the Dispatch Center and LTPD units and personnel in the field. LTPD will be responsible for providing all radios for police vehicles, police personnel and any other radios LTPD may want to acquire. These radios must be compatible with the CCNC system and must be properly programmed and aligned to PPD and CCNC standards. These radios will be maintained by LTPD. The LTPD will be responsible for obtaining membership to the CCNC and for any charges associated with this membership and CCNC radio operation fees. The LTPD will be responsible for forwarding personnel rosters, district/beat information, car designations, radio identifiers and radio call signs as well as any future updates to this information. Radio call signs will need to be coordinated between PPD and LTPD so that there are no duplications.

CCIC/NCIC Inquiries:

The PPD will provide CCIC/NCIC services to LTPD units and personnel in the field who would normally utilize a dispatch center for this information. This information includes checks for wants and warrants, warrant confirmation, vehicle listings, driver's information, serial number clearance, etc. The LTPD will be responsible for obtaining its own CCIC/NCIC connection, required hardware, required software and ORI number. The LTPD will be responsible for appointing its own CCIC/NCIC coordinator who will insure that LTPD operates within CCIC/NCIC guidelines. LTPD personnel will be responsible for the entry of municipal warrants, stolen property, vehicles, pawn slips, etc., through its own ORI unless the entry of these items is of a time-sensitive nature. PPD will provide CCIC/NCIC information, warrant confirmation, teletypes, locates, etc., and any other entries that are normally requested through the dispatch center. The LTPD will be responsible for its own NIBRS/UCR entries into CCIC/NCIC and for annual statistic confirmation and reporting with the CBI. PPD will act as the "guard agency" for LTPD within CCIC/NCIC guidelines.

Disputes:

The Oversight Group will address any complaints, concerns or disputes of a significant nature that arise regarding dispatch services. Issues of lesser importance may be addressed by the supervisory staff of the two agencies within the guidelines set forth by the Oversight Group. The value of open

and efficient communications is imperative to the successful operation of a quality communications and a mutually beneficial partnership.

EXHIBIT B

Row Labels	Column Labels		Parker		Total Sum of Total	Total Sum of Total2
	Itpd					
	Sum of Total	Sum of Total2	Sum of Total	Sum of Total2		
911	993	31.59%	2150	68.41%	3143	100.00%
Abandoned Vehicle	212	37.66%	351	62.34%	563	100.00%
Accident	186	59.81%	125	40.19%	311	100.00%
Accident - Fatal		0.00%	1	100.00%	1	100.00%
Accident - Hit & Run	184	50.83%	178	49.17%	362	100.00%
Accident - Injury	21	34.43%	40	65.57%	61	100.00%
Accident - Private Property	317	48.25%	340	51.75%	657	100.00%
Accident - Property Damage	951	51.27%	904	48.73%	1855	100.00%
Alcohol Compliance Check	3	75.00%	1	25.00%	4	100.00%
Alcohol Violation	12	40.00%	18	60.00%	30	100.00%
Animal Control	93	17.61%	435	82.39%	528	100.00%
Animal Cruelty	91	37.14%	154	62.86%	245	100.00%
Arson	1	14.29%	6	85.71%	7	100.00%
Assault	45	29.61%	107	70.39%	152	100.00%
Assist Fire	452	33.78%	886	66.22%	1338	100.00%
Assist Law Enforcement Agency	443	34.83%	829	65.17%	1272	100.00%
Assist Medical Response	9	20.00%	36	80.00%	45	100.00%
Assist Other Agency	50	31.45%	109	68.55%	159	100.00%
Attempt to Contact	60	20.76%	229	79.24%	289	100.00%
Attempted Burglary	5	31.25%	11	68.75%	16	100.00%
Attempted Robbery	1	33.33%	2	66.67%	3	100.00%
Attempted Theft	3	42.86%	4	57.14%	7	100.00%
Bank Alarm	11	29.73%	26	70.27%	37	100.00%
Bar Check	100	31.75%	215	68.25%	315	100.00%
Barking Dog	68	17.80%	314	82.20%	382	100.00%
Bomb Threat	1	50.00%	1	50.00%	2	100.00%
Building Check	80	33.06%	162	66.94%	242	100.00%
Burglary	64	37.21%	108	62.79%	172	100.00%
Business Alarm	916	49.43%	937	50.57%	1853	100.00%
Business Check	2733	50.63%	2665	49.37%	5398	100.00%
Child Abuse	28	22.58%	96	77.42%	124	100.00%
Citizen Assist	715	23.06%	2385	76.94%	3100	100.00%
Citizen Contact	495	36.50%	861	63.50%	1356	100.00%
Civil Problem	74	17.87%	340	82.13%	414	100.00%
Computer Crime	1	10.00%	9	90.00%	10	100.00%
Contrib Delinquency of Minor	1	33.33%	2	66.67%	3	100.00%
Coyote Sighting/Encounter	7	13.21%	46	86.79%	53	100.00%
Criminal Trespass	119	37.54%	198	62.46%	317	100.00%
Crisis Intervention	1	100.00%		0.00%	1	100.00%
Curfew Violation	2	22.22%	7	77.78%	9	100.00%
Damage to Property	99	34.38%	189	65.63%	288	100.00%
Death Investigation	9	16.36%	46	83.64%	55	100.00%
Death Notification	2	25.00%	6	75.00%	8	100.00%
Disorderly Conduct	28	41.18%	40	58.82%	68	100.00%
Disturbance	100	34.25%	192	65.75%	292	100.00%
Dog Bite	13	16.25%	67	83.75%	80	100.00%
Dog Running at Large	84	12.43%	592	87.57%	676	100.00%
Domestic Violence	72	33.64%	142	66.36%	214	100.00%
Driving While Under Restraint	38	22.35%	132	77.65%	170	100.00%
Drug Offense	73	22.60%	250	77.40%	323	100.00%
DUI - Alcohol	67	35.08%	124	64.92%	191	100.00%
DUI - Drugs	3	9.38%	29	90.63%	32	100.00%
Evading/Eluding	11	37.93%	18	62.07%	29	100.00%
False Imprisonment	1	100.00%		0.00%	1	100.00%
False Reporting	2	66.67%	1	33.33%	3	100.00%
Family Fight	56	13.59%	356	86.41%	412	100.00%
Fight In Progress	11	33.33%	22	66.67%	33	100.00%
Fireworks Complaint	42	12.00%	308	88.00%	350	100.00%

Follow-Up	1079	32.34%	2257	67.66%	3336	100.00%
Forgery	7	31.82%	15	68.18%	22	100.00%
Found Person	7	21.21%	26	78.79%	33	100.00%
Found Property	142	34.89%	265	65.11%	407	100.00%
Fraud	218	41.52%	307	58.48%	525	100.00%
Fraud - Prescription	1	20.00%	4	80.00%	5	100.00%
Harassment	126	34.81%	236	65.19%	362	100.00%
ICAC	2	18.18%	9	81.82%	11	100.00%
Impersonating a Police Officer	4	44.44%	5	55.56%	9	100.00%
Indecent Exposure	18	69.23%	8	30.77%	26	100.00%
Information	185	30.58%	420	69.42%	605	100.00%
Interstate Compact		0.00%	9	100.00%	9	100.00%
Intimidation		0.00%	1	100.00%	1	100.00%
Intoxication	93	42.27%	127	57.73%	220	100.00%
Juvenile Complaint	70	23.57%	227	76.43%	297	100.00%
Keep the Peace	119	32.78%	244	67.22%	363	100.00%
Kidnapping	2	100.00%		0.00%	2	100.00%
Liquor License Violation	9	90.00%	1	10.00%	10	100.00%
Littering	2	12.50%	14	87.50%	16	100.00%
Loitering	13	25.49%	38	74.51%	51	100.00%
Loose Horses/Cows/Animals	11	17.46%	52	82.54%	63	100.00%
Lost Property	56	51.85%	52	48.15%	108	100.00%
Menacing	17	42.50%	23	57.50%	40	100.00%
Missing Person	50	40.98%	72	59.02%	122	100.00%
Motorcycle/Dirtbike/Scooter	13	16.88%	64	83.12%	77	100.00%
Motorist Assist	1062	54.77%	877	45.23%	1939	100.00%
Neighborhood Disputes	14	17.72%	65	82.28%	79	100.00%
Noise Complaint	123	28.67%	306	71.33%	429	100.00%
Obstruction	3	60.00%	2	40.00%	5	100.00%
Open Door/Window	52	46.85%	59	53.15%	111	100.00%
Ordinance Violation	66	7.70%	791	92.30%	857	100.00%
Parking Violation	464	49.68%	470	50.32%	934	100.00%
Pornography	2	9.09%	20	90.91%	22	100.00%
Prisoner Transport	4	57.14%	3	42.86%	7	100.00%
Private Tow	154	32.08%	326	67.92%	480	100.00%
Prostitution	1	100.00%		0.00%	1	100.00%
Prowler		0.00%	1	100.00%	1	100.00%
REDDI Report	569	51.96%	526	48.04%	1095	100.00%
Residential Alarm	283	30.50%	645	69.50%	928	100.00%
Restraining Order Violation	30	26.09%	85	73.91%	115	100.00%
Returned Runaway	7	25.00%	21	75.00%	28	100.00%
Robbery	9	50.00%	9	50.00%	18	100.00%
Runaway	20	30.77%	45	69.23%	65	100.00%
Sex Assault	15	16.67%	75	83.33%	90	100.00%
Shoplifting	617	78.30%	171	21.70%	788	100.00%
Shots Fired		0.00%	2	100.00%	2	100.00%
Solicitor Complaint	83	42.56%	112	57.44%	195	100.00%
Suicidal Subject	64	22.38%	222	77.62%	286	100.00%
Suspicious Occurrence	565	33.67%	1113	66.33%	1678	100.00%
Suspicious Person	257	41.86%	357	58.14%	614	100.00%
Suspicious Vehicle	884	36.60%	1531	63.40%	2415	100.00%
Tampering	8	21.62%	29	78.38%	37	100.00%
Theft	445	58.86%	311	41.14%	756	100.00%
Tobacco Violation	3	8.82%	31	91.18%	34	100.00%
Traffic - Careless Driving	548	40.99%	789	59.01%	1337	100.00%
Traffic - Road Rage	139	43.30%	182	56.70%	321	100.00%
Traffic Control	162	48.50%	172	51.50%	334	100.00%
Traffic Hazard	507	48.06%	548	51.94%	1055	100.00%
Traffic Offense	54	42.19%	74	57.81%	128	100.00%
Traffic Stop	6201	36.91%	10598	63.09%	16799	100.00%
Trespassing	56	43.75%	72	56.25%	128	100.00%

Unknown Trouble	49	50.00%	49	50.00%	98	100.00%
Unwanted Party	86	44.10%	109	55.90%	195	100.00%
Vehicle Theft	47	45.19%	57	54.81%	104	100.00%
Vicious Animal	4	16.67%	20	83.33%	24	100.00%
Warrant Arrest	127	34.70%	239	65.30%	366	100.00%
Weapons Offense	2	8.33%	22	91.67%	24	100.00%
Welfare Check	558	32.61%	1153	67.39%	1711	100.00%
Wildlife	96	20.65%	369	79.35%	465	100.00%
Grand Total	26943	37.48%	44936	62.52%	71879	100.00%

EXHIBIT C
2019 Estimated Budget - Communications

2019 BILLING
DISPATCH SERVICES

ESTIMATED
BUDGET
1/1/2019

PERSONAL SERVICES

SAL & WAGE - FT	1,120,200.00
SAL & WAGE - PT	-
SAL & WAGE - OT	52,400.00
On Call Pay	-
HEALTH INSURANCE	143,300.00
LIFE & DISABILITY INSURANCE	6,700.00
FICA	17,000.00
RETIREMENT CONTRIBUTION	117,300.00
WORKER'S COMPENSATION	1,100.00

SUPPLIES

GENERAL SUPPLIES	4,000.00
BOOKS & PERIODICALS	500.00
CLOTHING & UNIFORMS	3,500.00
MEETING & MEAL EXPENSES	300.00

PURCHASED SERVICES

LEGAL SERVICES	-
MEDICAL SERVICES	1,500.00
OTHER PROF/TECH SERVICES	800.00
TELEPHONE & RADIO	3,600.00
PRINTING & BINDING	400.00
TRAVEL	650.00
EDUCATION, TRAINING, DEVEL	550.00
MEMBERSHIPS & DUES	100.00
POSTAGE & DELIVERY	50.00
OTHER PURCHASED SERVICES	300.00
TECHNOLOGY MANAGEMENT	222,024.00

CAPITAL OUTLAY

COMPUTER EQUIPMENT	-
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Total Communications Budget	<u><u>1,696,274.00</u></u>
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911 AUTHORITY REIMBURSEMENT	(200,000.00)
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CALLS FOR SERVICE %	38%*
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*Administrative related call types will be removed when calculating the percentage of usage between both PPD and LTPD. These call types will be agreed upon by the Joint Working Group (see **Appendix 1**).

DUE FROM LONE TREE

ALLOCATED COST	644,584.12
PARKER 10% ADMIN FEE	64,458.41
911 AUTHORITY REIMBURSEMENT	(76,000.00)

LONE TREE SHARE	<u><u>633,042.53</u></u>
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Request for Town Council Action

Date: November 19, 2018

Submitted By: Mary Lou Brown, Finance Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 9.281 - First Reading**
A Bill for an Ordinance to Approve the Second Replacement Intergovernmental Agreement By and Between the Town of Parker and the City of Lone Tree Concerning Certain Services and Evidence Storage

Department: Finance, Mary Lou Brown
Police, David King

Second Reading: December 3, 2018

EXECUTIVE SUMMARY

The Second Replacement Intergovernmental Agreement between the Town of Parker and the City of Lone Tree for certain services and evidence storage will be expiring on December 31, 2018. The Second Replacement Intergovernmental Agreement is attached and will commence on January 1, 2019, and will automatically renew for five subsequent one-year terms.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town of Parker and the City of Lone Tree first entered into an intergovernmental agreement whereby Parker and Lone Tree shared in the cost of certain personnel and equipment and use of certain facilities related to crime scene investigation and evidence storage on December 13, 2010. The current agreement was entered into on November 5, 2012, and contained five one year renewable terms.

Both the Town of Parker and the City of Lone Tree have worked to create a Second Replacement Intergovernmental Agreement which replaces the 2012 Replacement Agreement in its entirety. The new agreement will begin on January 1, 2019.

For 2019, the agreement calls for an allocation of the Evidence Storage services budget of 50%

for Lone Tree.

FINANCIAL IMPACT

The revenue th Town of Parker will receive in 2019 is \$164,136.83.

STRATEGIC GOAL(S)

INNOVATE WITH
COLLABORATIVE
GOVERNANCE



PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

1. Ordinance No. 9.281

RECOMMENDED MOTION

I move to approve Ordinance No. 9.281 on first reading and to schedule second reading for December 3, 2018.

ORDINANCE NO. 9.281, Series of 2018

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE SECOND REPLACEMENT INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE TOWN OF PARKER AND THE CITY OF LONE TREE CONCERNING CERTAIN SERVICES AND EVIDENCE STORAGE

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Town Council of the Town of Parker hereby approves the Second Replacement Intergovernmental Agreement by and between the Town of Parker and the City of Lone Tree concerning certain services and evidence storage, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

Section 2. 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 3. 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 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

SECOND REPLACEMENT INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE TOWN OF PARKER AND THE CITY OF LONE TREE FOR CERTAIN SERVICES AND EVIDENCE STORAGE

THIS SECOND REPLACEMENT INTERGOVERNMENTAL AGREEMENT (the "Agreement") is entered into this ____ day of _____, 2018, by and between the Town of Parker, a Colorado home rule municipality ("Parker"), and the City of Lone Tree, a Colorado home rule municipality ("Lone Tree") (each individually the "Party" and collectively the "Parties").

RECITALS

A. Parker maintains and operates a police department for the protection of public peace, prevention of crime, apprehension of criminals, protection of the rights of persons and property and enforcement of the laws of the State of Colorado and the ordinances of Parker.

B. Lone Tree maintains and operates a police department for the protection of public peace, prevention of crime, apprehension of criminals, protection of the rights of persons and property and enforcement of the laws of the State of Colorado and the ordinances of Lone Tree.

C. Parker and Lone Tree entered into an intergovernmental agreement on December 13, 2010 (the "2010 Agreement"), which commenced on January 1, 2011, and was renewed for one (1) one-year term, ending on December 31, 2012, to share in the cost of certain personnel and equipment and use of certain facilities contained within the Parker Police Facility located at 18600 E. Lincoln Meadows Parkway (the "Parker Police Facility"), related to, crime scene investigation and evidence storage, including the use of, crime scene investigators and, a property technician and Lone Tree's payment to Parker of the funds necessary to purchase a crime scene van to be used by the crime scene investigators for the benefit of Parker and Lone Tree police departments.

D. Parker and Lone Tree entered into the Replacement Intergovernmental Agreement on November 5, 2012 (the "2012 Agreement"), to replace in its entirety the 2010 Agreement, which replacement agreement commenced on January 1, 2013, and was renewed for five (5) one-year terms through December 31, 2018, to improve the process for sharing of certain personnel, equipment and storage and to address changes in circumstances from the time of the 2010 Agreement.

E. Parker and Lone Tree desire to enter into the Second Replacement Intergovernmental Agreement to replace the 2012 Agreement in its entirety, commencing on January 1, 2019, to update the process for sharing of certain personnel, equipment and storage and to address changes in circumstances since Parker and Lone Tree entered into the 2010 Agreement and the 2012 Agreement.

F. Parker and Lone Tree agree that continuing to share in the cost of certain personnel and equipment and sharing in the use of the evidence storage contained in the Parker Police Facility is in the best interests of the residents of both municipalities.

G. Parker and Lone Tree agree that the continued coordination of services, equipment and facilities in the manner described herein will save both municipalities taxpayer money over the term of this Agreement.

H. It is the intent of the Parties that Lone Tree assume all costs, both direct and indirect, associated with Parker's provision of services described in Section 1 herein (the "Police Services") to Lone Tree, except the cost to maintain the crime scene van and that portion of the Parker Police Facility used for the storage of evidence.

I. Colo. Const. Art. XIV, § 18(2) and C.R.S. § 29-1-203 encourage and authorize local governments to cooperate and contract with one another to provide any function, service or facility lawfully authorized to each.

J. Parker and Lone Tree, as home rule municipalities, are authorized to enter into this Agreement, pursuant to Colo. Const. Art. XX, Colo. Const. Art. XI, Section 18, C.R.S. § 29-1-203, and the home rule charters of Parker and Lone Tree.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Parker Police Department Staff/Services. The Parties specifically acknowledge that Parker and Lone Tree are home rule municipal corporations, and as such, the Parties are specifically identified as separate entities, subject only to the degree of cooperation and control specified by this Agreement. The Parties further acknowledge and agree that the Parker Police Department staff described in this Agreement shall be solely the employees of Parker and shall owe all duties and responsibilities to Parker, and shall be subject to all employee personnel policies and regulations of Parker. The Parker staff members that are subject to this Agreement are described by title below. Parker shall provide to Lone Tree the services described below and more specifically outlined in the Statement of Work set forth in **Exhibit A**, attached hereto and incorporated herein by this reference.

a. Crime Scene Services. Parker employs crime scene investigators that perform the crime scene services described in the Scope of Work (the "Crime Scene Services"). Lone Tree desires to use on an hourly basis the Crime Scene Services. Parker will provide Lone Tree with the Crime Scene Services, and Lone Tree will reimburse Parker for the provision of the Crime Scene Services, based upon each of the crime scene investigator's hourly rate (which shall include benefits and overtime, if any), supply costs, and technology management. Lone Tree will reimburse Parker for overtime compensation for Crime Scene Services on a prorated basis dependent on the number of actual hours worked by the crime scene investigators on Crime Scene Services during each work week.

b. Evidence Storage Services. Parker constructed a "Property Room," as a part of the Parker Police Facility, for the storage of evidence as described in the Scope of Work (the "Evidence Storage Services"). Lone Tree desires to use the Evidence Storage Services. Parker agrees to employ three full-time employees (the "Property Technicians") to perform Evidence Storage Services, and Lone Tree will reimburse Parker for the provision of the Evidence Storage Services based on the Allocated Costs, as defined below.

2. 2019 Financial Costs to Parker. All costs of the Evidence Storage Services attributable to Lone Tree (the “Allocated Costs”) for 2019 shall be based on an estimated budget, as more particularly described in **Exhibit B**, attached hereto and incorporated herein by this reference (the “2019 Estimated Budget”). The 2019 Estimated Budget shall not be increased, except by approval of the Parker Town Council and the Lone Tree City Council. The Allocated Cost for 2019 shall be fifty percent (50%) of the total actual cost.

3. 2020 Financial Costs and Future Years. The Allocated Costs to be paid by Lone Tree in 2020 and future years shall be as set forth in the annual budget as approved by the Parties. The formulation of the annual budget for Police Services for 2020 and future years will be by mutual agreement of the Parties, but based on actual costs

a. Preliminary Budget. An initial preliminary planning budget and cost estimates for Services for the next fiscal year shall be presented to both Parties by the Joint Working Group on or before August 1st of each year.

b. Recommended Budget. As early as possible, but no later than September 1st of each year, Parker shall submit to Lone Tree the budget for Services for the next fiscal year to be recommended by Lone Tree to its City Council.

c. Final Budget. The final budget for Services for the next fiscal year shall be presented to Lone Tree by Parker as early as possible, but no later than December 1st of each year.

4. Monthly Statement and Payments. Parker will send Lone Tree a monthly statement within thirty (30) days after the end of each calendar month for the Allocated Costs for the preceding month. Lone Tree shall pay Parker the amount due on such statement within thirty (30) days of receipt thereof. If such statement is not paid in full within thirty (30) days of receipt thereof, Parker shall refer the issue to dispute resolution as provided by Paragraph 5 of this Agreement.

a. Administrative Fee. In addition to the Allocated Costs, the monthly statement shall include an administrative fee equal to ten percent (10%) of the Allocated Costs for the preceding month (the “Administrative Fee”), which shall be used to pay the reasonable and customary administrative costs of Parker incurred in connection with Parker’s obligations under this Agreement. Notwithstanding the foregoing, in no event will the Administrative Fee payable hereunder exceed \$20,000 for any given year.

5. Administration. It is the overriding and critical desire of both Parker and Lone Tree to ensure that the working relationship of the Parties remains strong and united in implementation of this Agreement. To that end, there is hereby created two working groups, the “Joint Working Group” and the “Oversight Group,” to administer the Police Services.

a. Joint Working Group. The Joint Working Group shall be comprised of one Parker Police Commander, one Lone Tree Police Commander, one Parker Patrol Supervisor, one Lone Tree Patrol Supervisor and the Evidence Supervisor, or their

designees. Additional personnel from each of the Parker and Lone Tree police departments may be appointed to the Joint Working Group upon a majority vote of its members; provided, however, if an additional member from one police department is appointed to the Joint Working Group, then the other police department shall also appoint an additional member to the Joint Working Group. The Joint Working Group shall meet on a monthly basis throughout the calendar year. Notwithstanding the foregoing sentence, Joint Working Group meetings may be called at any time by any member of the Joint Working Group, upon seventy-two (72) hours advance notice to the other members. The Joint Working Group shall develop and establish operating procedures related to the Scope of Work to the extent necessary to address matters that are not contained or adequately described in this Agreement or the Scope of Work. The meetings of the Joint Working Group shall not be subject to the Colorado Open Meetings Law.

b. Oversight Group. The Oversight Group shall be comprised of the Parker Police Chief, Parker City Manager, Parker Finance Director, the Lone Tree Police Chief, the Lone Tree City Manager, and the Lone Tree Finance Director, or their designees. The Oversight Group shall meet periodically, but not less than one (1) time per year. Oversight Group meetings may be called at any time by any member of the Oversight Group, upon seventy-two (72) hours advance notice to the other members. The meetings of the Oversight Group shall not be subject to the Colorado Open Meetings Law. The Oversight Group may consider and shall make recommendations on the following matters:

- i. Purchasing Procedures. The Working Group shall establish purchasing procedures (“Purchasing Procedures”) for equipment related to the Scope of Work and make recommendations to the Oversight Group.
- ii. Staff. The Working Group shall recommend to the Oversight Group new staff which it determines will be necessary to provide the Services.
- iii. Budget. The Oversight Group shall recommend a budget as described in Paragraph 3 of this Agreement to the Parker Town Council and the Lone Tree City Council, each year this Agreement is in effect.
- iv. Dispute Resolution. The Oversight Group will address disputes between the Parties related to the implementation of this Agreement.
- v. Matters of Concern. The Oversight Group will consider other matters of concern between the Parties related to the implementation of this Agreement.

6. Term and Termination.

a. Term. The initial term of this Agreement shall be from January 1, 2019, through December 31, 2019. Thereafter, this Agreement shall automatically renew for five (5) subsequent one (1) year terms, unless earlier terminated as provided herein.

b. Termination. This Agreement may be terminated by either Party for any reason upon written notice to the other Party provided no later than July 1st of any year, and then the Agreement shall terminate on December 31st of the year in which the notice is given. Upon the termination of this Agreement, Lone Tree shall remove any evidence stored in the Property Room within sixty (60) days, after which term Lone Tree agrees to pay to the Town a storage fee of Five Dollars and Eight-Five Cents (\$5.85) per square foot of useable space for each day that evidence being held for Lone Tree is not completely removed.

c. Appropriation. Pursuant to Article X, § 20 of the Colorado Constitution, the Parties' financial obligations under this Agreement and the renewal of this Agreement are specifically contingent upon annual appropriation of funds sufficient to perform such obligation. Should adequate appropriations not be made by either Party, this Agreement shall automatically terminate. This Agreement shall never constitute a debt of either Party within any statutory or constitutional provision.

7. Remedies. In the event that Parker or Lone Tree default in the performance of any of the duties and responsibilities under this Agreement, the nondefaulting party shall be limited to the remedies of specific performance and mandamus. Prior to exercising such remedies in the event of default, the nondefaulting party shall be given written notice to the other party of the nature of the default and that such default must be cured within thirty (30) days from the date notice is given.

8. Miscellaneous.

a. Notices. Any notice required by this Agreement shall be in writing and mailed by first class mail, postage prepaid, to the respective parties as follows:

Parker: Town Administrator
Town of Parker
20120 East Mainstreet
Parker, CO 80138

Lone Tree: City Manager
City of Lone Tree
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124

b. Insurance. Parker agrees to procure and maintain, at its sole cost and expense, the following insurance coverages set forth below, which insurance shall be placed with insurance companies rated at least A by A.M Best Company, throughout the term of this Agreement. Parker shall give notice to Lone Tree at least thirty (30) days prior to the cancellation or nonrenewal of such policies. Parker shall give notice to Lone Tree within five (5) business days, or as soon as practicable, of any modification of any such policies. Parker shall, upon request, promptly furnish Lone Tree with copies of policies obtained pursuant to this Section D.2.

- i. Property Insurance to cover all Parker property, including the Property Room and crime scene van.
- ii. Commercial General Liability Insurance with minimum combined single limits of one million dollars (\$1,000,000) each occurrence and two million dollars (\$2,000,000) aggregate. This policy will also include errors and omissions coverage.
- c. Hold Harmless. To the extent permitted by law, each Party shall defend, indemnify and hold harmless the other Party and its officers, agents, employees and insurers from and against any and all claims, damages, liability, causes of action or expense of whatever nature (including costs, expenses and attorney fees) which may result from any loss, injury or damage allegedly sustained by any person or entity arising out of or caused by the first Party's negligence or failure to fulfill the terms and conditions of this Agreement.
- d. Governmental Immunity. Nothing herein shall be construed as a waiver of any protections or immunities either Party may have under the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended.
- e. Governing Law and Venue. This Agreement shall be governed by and construed in accordance with, the laws of the State of Colorado and venue for any legal action arising out of this Agreement shall be in Douglas County, Colorado.
- f. Integration. The foregoing constitutes the entire agreement between the Parties and no additional or different oral representation, promise, or agreement shall be binding on any Party with respect to the subject matter of this Agreement.
- g. Modification. This Agreement may only be modified upon written agreement of both Parties.
- h. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and each of their respective successors, assigns or heirs.
- i. Severability. If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.
- j. No Third-Party Beneficiaries. There are no intended third-party beneficiaries to this Agreement.
- k. Independent Contractor. Parker is, and shall at all times be deemed to be, an independent contractor. Nothing herein contained shall be construed as creating the relationship of employer or employee between Lone Tree and Parker or any of Parker's agents or employees. Nothing in this Agreement shall make any employee of Lone Tree a Parker employee or any employee of Parker a Lone Tree employee for any purpose, including, but not limited to, for withholding of taxes, payment of benefits, workers'

compensation or any other rights or privileges accorded the Parker or Lone Tree employees by virtue of their employment.

PARKER ACKNOWLEDGES THAT NEITHER IT NOR ITS AGENTS OR EMPLOYEES ARE ENTITLED TO UNEMPLOYMENT INSURANCE BENEFITS OR WORKERS' COMPENSATION BENEFITS UNLESS PARKER OR SOME ENTITY OTHER THAN LONE TREE PROVIDES SUCH BENEFITS.

l. Duplicate Originals. This Agreement may be executed in several counterparts, each of which shall be an original, but all of which together shall constitute one in the same instrument.

m. Recitals. The Recitals to this Agreement are incorporated by this reference.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

TOWN OF PARKER, COLORADO

By: _____
Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

CITY OF LONE TREE, COLORADO

By: _____
Jacqueline A. Millet, Mayor

ATTEST:

Jay Robb, City Clerk

EXHIBIT A

Scope of Work

Overview:

This Statement of Work provides a description of the services and equipment to be provided for this specific project. “TOP” refers to the Town of Parker, “COLT” refers to the City of Lone Tree, “PPD” refers to Parker Police Department, and “LTPD” refers to Lone Tree Police Department. This Statement of Work does not include any requests for work, items or services not described in this Statement of Work.

The following are acronyms for other items, systems, and organizations that will be referenced throughout this document who are not parties to this Statement of Work:

- “BEAST” – Bar-coded Evidence Analysis Statistics and Tracking
- “CBI” – Colorado Bureau of Investigations

Description of Services:

It is the intent of the PPD to provide Evidence Storage, and twenty-four (24) hour, seven day per week, Crime Scene Response services to the LTPD.

These services will include the following:

Crime Scene Processing:

- Respond to crime scenes in the COLT for the purposes of processing the scene for evidence at the direction of the on-scene LTPD Detective or Supervisor.
- Respond to impound lots to process vehicles held for evidentiary purposes.
 - Crime Scene and Vehicle Processing will include; the collection of possible DNA samples, advanced photography techniques, the collection of trace evidence, field confirmation testing for blood and semen, and the collection of impression evidence such as; tool marks, tire tracks, footprints and fingerprints.
- Lab processing of evidence to discover and preserve fingerprints and tool impressions.

Evidence Storage:

- Track and manage all physical evidence for LTPD through the BEAST
- Pick up and transport evidence from LTPD to PPD on an as-needed basis.
- Store, track, inventory, and audit evidence stored for LTPD per PPD approved Standard Operating Procedures. The standards for auditing and inventory are as follows:

- Weapons, money and controlled substances stored in the Property Room should be audited per the PPD Evidence Section SOP to monitor the security of this property. At least one audit should be unannounced.
- A complete inventory should be conducted at least once every three years.
- Transport evidence for submission to area labs for analysis on at least a monthly basis.

The Crime Scene Processing and Evidence Storage will be operated in accordance with the operating and personnel policies of the PPD and the TOP.

These services do not include:

- Any IT services except for those required in the operation of the BEAST system.

Administration:

In an effort to maintain a positive environment for both the PPD and the LTPD it is imperative for issues and problems to be addressed efficiently. To foster communication, the joint services IGA has created the “Joint Working Group” and “Oversight Group” as provided in Section 5 of the Crime Scene Processing, and Evidence Storage IGA.

Other administrative considerations are as follows:

- LTPD employees and command staff will follow the established chain of command when contacting Crime Scene, or Property Room employees.
- LTPD will need to keep PPD apprised of any staff changes or other information that may be important to Property Room operations.
- LTPD will utilize established evidence booking procedures to include entry into the BEAST system and evidence packaging standards. Legitimate needs for variation will be considered by the Oversight Group.
- LTPD shall abide by the PPD Evidence Section SOP.

Any additional issues of a significant nature that arise during the term of the Crime Scene Processing, and Evidence Storage IGA will be forwarded to the Oversight Group for review.

The PPD and the TOP reserve final authority over the operation of the Evidence Section.

Personnel:

All Evidence Section personnel are employees of the TOP and are subject to the policies and operating procedures of the TOP and the PPD. All employees of the Evidence Section will be selected, hired and supervised by the TOP and the PPD pursuant to TOP policies, procedures, and rules. It is the intent of the PPD to include LTPD in Crime Scene Investigator, Property Technician and Evidence Technician processes.

All IT personnel are employees of the TOP and are subject to the policies and operating procedures of the TOP and its IT Department. All IT employees will be selected, hired and supervised by the TOP and its IT Department pursuant to TOP policies, procedures and rules.

Crime Scene Processing Services:

PPD will house and store all necessary crime scene processing vehicles and equipment.

The Crime Scene Unit will respond to process crime scenes in the COLT as needed on a pay-by-call-out basis. A call-load prioritization by the on-call Crime Scene Investigator and Investigations Supervisor from both agencies will determine the call priorities in the TOP or the COLT if there are more requests for service than available employees. Extraordinarily large or complex scenes may be worked in conjunction with an outside crime lab, such as CBI or Douglas County. Crime scene reports in the COLT will be completed on LTPD reporting software, while crime scene reports in the TOP will be completed on PPD reporting software.

Evidence Storage Services:

PPD will house and store all necessary evidence storage vehicles, equipment and servers.

LTPD employees will book evidence into the temporary storage lockers at LTPD using the BEAST system. PPD Property Room employees will transport evidence from temporary storage at LTPD, on an as-needed basis, to the PPD storage facility. PPD will store, track, audit and inventory LTPD property in a segregated manner in the Property Room.

LTPD civilian property returns and evidence viewings will be handled by PPD Property Room employees at PPD during regular business hours by appointment only.

LTPD Officer/Detective viewings or check-outs will be handled during business hours at either PPD or LTPD if at least a 24-hour notice is given to Property Room employees. LTPD Officer/Detective viewings or check-outs with less than 24 hours' notice will be handled on an as-needed basis at PPD during business hours.

LTPD evidence transports for submission to crime labs will be handled on a written request basis and transported by PPD Property Room employees.

LTPD evidence disposition will follow guidelines set forth by the 18th Judicial District and PPD Procedures and Policies. All final LTPD evidence dispositions will require a LTPD designated member approval.

Money belonging to the LTPD that has reached its final disposition needs to be transferred at least quarterly per the PPD Evidence Section SOP. This money will be logged into the Town of Parker Point of Sale System and deposited into the Town of Parker authorized bank account through an armored carrier service. A check request will be completed by the Parker Police Department, whom will send a check to the City of Lone Tree for those funds.

Disputes:

The Oversight Group will address any complaints, concerns, or disputes of a significant nature that arise regarding Crime Scene Processing Services, and Evidence Storage Services. Issues of lesser importance may be addressed by the supervisory staff of both agencies within the guidelines set forth by the Joint Working Group. The value of open and effective communication is imperative to the successful overall operation between the two agencies.

EXHIBIT B

2019 Estimated Budget

Crime Scene Investigation and Evidence Storage Services

2019 Crime Scene & Evidence

Account #	Title	Budget 1/1/2019	Remove Property & Evidence Manager & Assistant	Adjusted Total	
			Crime Scene Inv		
101-4218-1102	SAL & WAGE - FT	337,870.00	(173,638.40)	164,231.60	Included at 50%
101-4218-1104	SAL & WAGE - PT	6,240.00		6,240.00	-Evidence Technician
101-4218-1300	SAL & WAGE - OT	15,600.00	(10,600.00)	5,000.00	- Property Technician
101-4218-1350	ON CALL PAY	12,480.00		12,480.00	- Admin Assistant (Property & Evidence)
101-4218-1410	HEALTH INSURANCE	55,400.00	(17,974.60)	37,425.40	
101-4218-1411	LIFE & DISABILITY INSURANCE	2,069.00	(1,015.30)	1,053.70	Included based on actual Lone Tree time
101-4218-1420	FICA	5,780.00	(2,481.69)	3,298.31	- Crime Scene and Evidence Manager (estimated 5%)
101-4218-1421	FICA-Rec membership	-		-	- Crime Scene Investigator 3 (estimated 10%)
101-4218-1430	RETIREMENT CONTRIBUTION	33,790.00	(17,363.94)	16,426.06	
101-4218-1432	LESS: RETIREMENT FORFEITURE	-		-	Not Included
101-4218-1450	UNEMPLOYMENT	-		-	- Property & Evidence Assistant
101-4218-1460	WORKER'S COMPENSATION	6,550.00	(3,424.46)	3,125.54	
101-4218-1496	PHONE/DATA ALLOWANCE	-		-	Overtime estimated based on payroll percentages
101-4218-2100	GENERAL SUPPLIES	20,000.00		20,000.00	
101-4218-2120	SMALL TOOLS & EQUIPMENT	4,000.00		4,000.00	Parker employs an Evidence Technician that has a dual role of a property technician and a crime scene investigator. Her time has been absorbed into the budget and will not be billed at an hourly rate.
101-4218-2125	FURNITURE & FIXTURES	-		-	
101-4218-2130	COMPUTER & SOFTWARE	-		-	
101-4218-2140	BOOKS & PERIODICALS	500.00		500.00	
101-4218-2200	CLOTHING & UNIFORMS	1,550.00		1,550.00	
101-4218-2270	MEETINGS & MEALS	500.00		500.00	
101-4218-3340	MEDICAL SERVICES	-		-	
101-4218-3390	OTHER PROF/TECH SERVICES	500.00		500.00	
101-4218-3430	TELEPHONE & RADIO	-		-	
101-4218-3431	R&M - MACHINERY & EQUIPMENT	1,000.00		1,000.00	
101-4218-3433	R&M - TRANSPORTATION EQUIPMENT	300.00		300.00	
101-4218-3530	TELEPHONE & RADIO	4,000.00		4,000.00	
101-4218-3540	ADVERTISING & ANNOUNCEMENTS	50.00		50.00	
101-4218-3550	PRINTING & BINDING	350.00		350.00	
101-4218-3561	EMPLOYEE MILEAGE REIMBURSEMENT	-		-	
101-4218-3562	VEHICLE FUEL	6,000.00		6,000.00	
101-4218-3563	TRAVEL	1,200.00		1,200.00	
101-4218-3570	EDUCATION, TRAINING, DEVEL	6,400.00		6,400.00	
101-4218-3600	MEMBERSHIPS & DUES	2,000.00		2,000.00	
101-4218-3710	POSTAGE & DELIVERY	2,400.00	(2,400.00)	-	
101-4218-3900	OTHER PURCHASED SERVICES	800.00		800.00	
101-4218-5525	WORKER'S COMP CLAIMS	-		-	
101-4218-7415	COMPUTER EQUIPMENT	-		-	
Total Before Admin Fees		527,329.00	(228,898.39)	298,430.61	
Allocated Cost (50%)				149,215.30	
Admin Fee (10%)				14,921.53	
Lone Tree Share				164,136.83	



Request for Town Council Action

Date: November 19, 2018

Submitted By: Mary Lou Brown, Finance Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 9.282 - First Reading**
A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and the City of Lone Tree Concerning Vehicle Fleet Maintenance Services

Department: Finance, Mary Lou Brown
Engineering/Public Works, Jim Gilbert

Second Reading: December 3, 2018

EXECUTIVE SUMMARY

The Town of Parker and the City of Lone Tree have completed an agreement whereby Lone Tree will receive routine, preventative and scheduled vehicle maintenance of Lone Tree vehicles through the Town of Parker Fleet Division. The initial term of the agreement will cover January 1, 2019 through December 31, 2019, and automatically renew for five subsequent one-year terms.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Intergovernmental Agreement provides for the provision of routine, preventative and scheduled vehicle maintenance of Lone Tree vehicles at the Town of Parker Fleet Services facility. The shop rate for 2019 will be \$103.00 per hour and is based on 2017 actual costs.

FINANCIAL IMPACT

The Town of Parker will receive budgeted revenue of \$79,453.17.

STRATEGIC GOAL(S)



INNOVATE WITH
COLLABORATIVE
GOVERNANCE



PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

1. Ordinance No. 9.282

RECOMMENDED MOTION

I move to approve Ordinance No. 9.282 on first reading and to schedule second reading for December 3, 2018.

ORDINANCE NO. 9.282, Series of 2018

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE TOWN OF PARKER AND THE CITY OF LONE TREE CONCERNING VEHICLE FLEET MAINTENANCE SERVICES

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Town Council of the Town of Parker hereby approves the Intergovernmental Agreement by and between the Town of Parker and the City of Lone Tree concerning vehicle fleet maintenance services, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

Section 2. 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 3. 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 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE TOWN OF PARKER AND THE CITY OF LONE TREE FOR VEHICLE FLEET MAINTENANCE SERVICES

THIS AGREEMENT (the “Agreement”) is entered into this ____ day of _____, 2018, by and between the Town of Parker, a Colorado home rule municipality (“Parker”), and the City of Lone Tree, a Colorado home rule municipality (“Lone Tree”) (each individually the “Party” and collectively the “Parties”).

RECITALS

A. Parker operates a fleet division that provides on-site mechanics that provide routine, preventative, and scheduled repairs of Parker vehicles (“Fleet Services”).

B. Lone Tree operates a fleet of vehicles that is for the support of Lone Tree governmental functions.

C. Lone Tree desires to receive from Parker and Parker desires to provide to Lone Tree Fleet Services for routine, preventative, and scheduled vehicle maintenance of Lone Tree vehicles.

D. Parker currently has a 9,600 square foot building located at 12010 Motsenbocker Road, which is used for Fleet Services.

E. Lone Tree and Parker agree that sharing in the cost of certain personnel and equipment for Fleet Services is in the best interest of residents of both municipalities.

F. Parker and Lone Tree agree that the coordination of services, equipment, and facilities in the manner described herein will save both municipalities taxpayer money over the term of this Agreement.

G. It is the intent of the Parties that Lone Tree assume all costs, both direct and indirect, associated with Parker’s provision of Fleet Services to Lone Tree, based on actual hours worked on an hourly rate that will be billed directly to Lone Tree (the “Shop Rate”).

H. Colo. Const. Art. XIV, § 18(2) and C.R.S. § 29-1-203 encourage and authorize local governments, such as Parker and Lone Tree, to cooperate and contract with one another to provide any function, service or facility lawfully authorized to each.

I. Parker and Lone Tree as home rule municipalities are authorized to enter into this Agreement, pursuant to Colo. Cons. Art. XX, Colo. Const. Art. XI, Section 18, C.R.S. § 29-1-203, and the home rule charters of Parker and Lone Tree.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows.

1. Parker Fleet Maintenance Services Division Staff/Services. The Parties acknowledge and agree that the Parker Fleet Services Division staff described in this Agreement shall be solely the employees of Parker and shall owe all duties and responsibilities to Parker, and

shall be subject to all employee personnel policies and regulations of Parker. The services that will be provided by Parker are also described below.

a. Fleet Services. Parker employs maintenance technicians that perform vehicle repair, preventive maintenance, and scheduled services, such as mechanical repair, tire rotation, replacement, wheel alignment, oil, filters, fluids, as well as muffler and exhaust repair. Lone Tree desires Parker to provide Lone Tree with Fleet Services for Lone Tree police and other vehicles, and Lone Tree will reimburse Parker for the provision of these services.

b. Garage Keepers Insurance. Parker will purchase garage keepers insurance to insure the Lone Tree vehicles maintained by Parker's maintenance technicians, the cost, including deductibles, of which shall be paid by Lone Tree. The cost of this policy will be an annual expense added to the last monthly statement and not included in the hourly fee.

2. 2019 Financial Costs to Parker. Parker will incur costs in providing the Fleet Services described in Paragraph 1 of this Agreement to Lone Tree, which costs will be reimbursed by Lone Tree at the Shop Rate and shall be based on actual hours worked. Parker and Lone Tree acknowledge and agree that the estimate of these costs is described in **Exhibit A** of this Agreement, which is attached hereto and incorporated herein by this reference. The annual Shop Rate shall be reviewed and adjusted by mutual agreement of the Parties on an annual basis. Lone Tree shall pay to Parker the actual Shop Rate cost, plus the Administrative Fee (as defined below), for the Fleet Services described herein.

3. 2019 Financial Costs and Future Years. The Shop Rate cost to be paid by Lone Tree in 2019 and future years for the Fleet Services described in paragraph 1 of this Agreement shall be as set forth in the annual Shop Rate determination as approved by the Parties.

a. Preliminary Budget. An initial preliminary planning budget and cost estimates for Fleet Services for the next fiscal year shall be presented to both Parties by the Oversight Group on or before August 1st of each year.

b. Recommended Budget. As early as possible, but no later than September 1st of each year, Parker shall submit to Lone Tree the recommended budget for Fleet Services for the next fiscal year.

c. Final Budget. The final budget for Fleet Services for the next fiscal year shall be presented to Lone Tree by Parker as early as possible, but no later than December 1st of each year.

4. Monthly Statement and Payments. Parker will send Lone Tree a monthly statement within thirty (30) days after the end of each calendar month for the Shop Rate costs incurred by Parker for the preceding month. Lone Tree shall pay Parker the amount due on such statement within thirty (30) days of receipt thereof. If such statement is not paid in full within thirty (30) days of receipt thereof, Parker shall refer the issue to dispute resolution as provided by Paragraph 5.e. of this Agreement.

a. Administrative Fee. In addition to the Shop Rate costs, the monthly statement shall include an administrative fee equal to three percent (3%) of the Shop Rate costs for the preceding month (the “Administrative Fee”), which shall be used to pay the reasonable and customary administrative costs of Parker incurred in connection with Parker’s obligations under this Agreement. Administrative fees related to Fleet Services operations are included in the Shop Rate costs. This 3% fee is not included on parts purchased.

5. Administration. It is the overriding and critical desire of both Parker and Lone Tree to ensure that the working relationship of the Parties remains strong and united in implementation of this Agreement. To that end, there is hereby created an “Oversight Group” to oversee the administration of the Fleet Services. The Oversight Group shall be comprised of the Parker Public Works Director, the Parker Finance Director, the Lone Tree City Manager, the Lone Tree Finance Director and the Lone Tree Police Chief, or their designees. The Oversight Group shall meet periodically, but not less than one (2) times per year. Oversight Group meetings may be called at any time by any member of the Oversight Group, upon seventy-two (72) hours advanced notice to the other members. The meetings of the Oversight Group shall not be subject to the Colorado Open Meetings Law. The Oversight Group may consider the following matters:

a. Purchasing Procedures. The Oversight Group shall establish purchasing procedures (“Purchasing Procedures”) for equipment related to the Fleet Services.

c. Staff. The Oversight Group may recommend new staff which it determines will be necessary to provide the Fleet Services.

d. Budget. The Oversight Group shall review and recommend a budget as described in Paragraph 3 of this Agreement to the Parker Town Council and the Lone Tree City Council, each year this Agreement is in effect.

e. Dispute Resolution. The Oversight Group will address disputes between the Parties related to the implementation of this Agreement.

f. Matters of Concern. The Oversight Group will consider other matters of concern between the Parties related to the implementation of this Agreement.

6. Term and Termination.

a. Term. The initial term of this Agreement shall be from January 1, 2019, through December 31, 2019. Thereafter, this Agreement shall automatically renew for five (5) subsequent one (1) year terms, unless earlier terminated as provided herein.

b. Termination. This Agreement may be terminated by either Party for any reason upon written notice to the other Party provided no later than July 1st of any year, and then the Agreement shall terminate on December 31st of the year in which the notice is given. Upon the termination of this Agreement, Lone Tree shall remove any vehicles stored in the Town of Parker within sixty (60) days, after which term Lone Tree agrees to pay to the Town a storage fee of \$20.00 for each day, for each vehicle that is not completely removed.

c. Appropriation. Pursuant to Article X, § 20 of the Colorado Constitution, the Parties' financial obligations under this Agreement and the renewal of this Agreement are specifically contingent upon annual appropriation of funds sufficient to perform such obligation. Should adequate appropriations not be made by either Party, this Agreement shall automatically terminate. This Agreement shall never constitute a debt of either Party within any statutory or constitutional provision.

7. Remedies. In the event that Parker or Lone Tree default in the performance of any of the duties and responsibilities under this Agreement, the nondefaulting party shall be limited to the remedies of specific performance and mandamus. Prior to exercising such remedies in the event of default, the nondefaulting party shall be given written notice to the other party of the nature of the default and that such default must be cured within thirty (30) days from the date notice is given.

8. Miscellaneous.

a. Notices. Any notice required by this Agreement shall be in writing and mailed by first class mail, postage prepaid, to the respective parties as follows:

Parker: Director of Engineering/Public Works
Town of Parker
20120 East Mainstreet
Parker, CO 80138

Lone Tree: Police Chief
City of Lone Tree
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124

b. Insurance. Parker agrees to procure and maintain, at its sole cost and expense, the following insurance coverages set forth below, which insurance shall be placed with insurance companies rated at least A by A.M. Best Company, throughout the term of this Agreement. Parker shall give notice to Lone Tree at least thirty (30) days prior to the cancellation or nonrenewal of such policies. Parker shall give notice to Lone Tree within five (5) business days, or as soon as practicable, of any modification of any such policies. Parker shall, upon request, promptly furnish Lone Tree with copies of policies obtained pursuant to this Section 8.b.

i. Property Insurance to cover all Parker property, including the Fleet maintenance shop.

ii. Commercial General Liability Insurance with minimum combined single limits of one million dollars (\$1,000,000) each occurrence and two million dollars (\$2,000,000) aggregate. This policy will also include errors and omissions coverage.

iii. "Garage Keepers" insurance to cover Lone Tree vehicles, the cost, including deductibles, of which will be paid by Lone Tree.

c. Hold Harmless. To the extent permitted by law, each Party shall defend, indemnify and hold harmless the other Party and its officers, agents, employees and insurers from and against any and all claims, damages, liability, causes of action or expense of whatever nature (including costs, expenses and attorney fees) which may result from any loss, injury or damage allegedly sustained by any person or entity arising out of or caused by the first Party's negligence or failure to fulfill the terms and conditions of this Agreement; provided that all damages for which Parker is responsible, if any, shall not exceed the payments made by Lone Tree under this Agreement for those claims, damages, liability, causes of action or expense of whatever nature that are not covered by insurance.

d. Governmental Immunity. Nothing herein shall be construed as a waiver of any protections or immunities either Party may have under the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended.

e. Governing Law and Venue. This Agreement shall be governed by and construed in accordance with, the laws of the State of Colorado and venue for any legal action arising out of this Agreement shall be in Douglas County, Colorado.

f. Integration. The foregoing constitutes the entire agreement between the Parties and no additional or different oral representation, promise, or agreement shall be binding on any Party with respect to the subject matter of this Agreement.

g. Modification. This Agreement may only be modified upon written agreement of both Parties.

h. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and each of their respective successors, assigns or heirs.

i. Severability. If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

j. No Third-Party Beneficiaries. There are no intended third-party beneficiaries to this Agreement.

k. Duplicate Originals. This Agreement may be executed in several counterparts, each of which shall be an original, but all of which together shall constitute one in the same instrument.

l. Recitals. The Recitals to this Agreement are incorporated by this reference.

[Remainder of page intentionally left blank. Signatures on following page.]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

TOWN OF PARKER, COLORADO

By: _____
Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

[Remainder of page intentionally left blank. Signatures continue on following page.]

CITY OF LONE TREE, COLORADO

By: _____
Jackie Millet, Mayor

ATTEST:

Jay Robb, City Clerk

EXHIBIT A

Fleet Maintenance Services Cost Analysis

Company	Department	2017 Billed Labor	2017 Labor Hours	Percent of Labor
TOP	CD - COMMUNITY DEVELOPMENT	\$ -	0.00	0.00%
TOP	CUS - CUSTODIAL	\$ 1,176.11	14.17	0.28%
TOP	CUT - CULTURAL	\$ 154.38	1.86	0.04%
TOP	ENG - ENGINEERING	\$ 2,807.06	33.82	0.67%
TOP	FAC - FACILITIES	\$ 3,767.37	45.39	0.91%
TOP	FLT - FLEET	\$ 2,624.46	31.62	0.63%
TOP	FOR - FORESTRY	\$ 12,845.08	154.76	3.09%
TOP	INS - BUILDING INSPECTORS	\$ 5,516.18	66.46	1.33%
TOP	INT - INTERDEPARTMENTAL	\$ 633.29	7.63	0.15%
TOP	PD - POLICE DEPARTMENT	\$ 101,147.95	1,218.65	24.32%
TOP	PKS - PARKS	\$ 52,606.23	633.81	12.65%
TOP	REC - RECREATION DEPARTMENT	\$ 2,190.37	26.39	0.53%
TOP	STR - STREETS	\$ 137,807.39	1,660.33	33.14%
TOP	SW - STORMWATER	\$ 20,424.64	246.08	4.91%
TOP	TRA - TRAFFIC	\$ 8,154.75	98.25	1.96%
	TOP Subtotals	\$ 351,855.26	\$ 4,239.22	85%
LTPD	ADMIN - ADMIN	\$ 4,088.58	49.26	0.98%
LTPD	ARTS - ARTS CENTER	\$ 192.56	2.32	0.05%
LTPD	BLDG - BUILDING INSPECTION	\$ 107.90	1.30	0.03%
LTPD	CD - COMMUNITY DEVELOPMENT	\$ 200.86	2.42	0.05%
LTPD	CODE - CODE ENFORCEMENT	\$ 746.17	8.99	0.18%
LTPD	PD - POLICE DEPARTMENT	\$ 58,689.30	707.10	14.11%
	Lone Tree Subtotals	\$ 64,025.37	\$ 771.39	15%
	Billed Totals	\$ 415,880.63	\$ 5,010.61	100%
	Current Labor Rate Per Hour	\$ 83.00		
	Actual Costs Incurred (2017)	\$ 514,745.16		
	Actual Cost per Hour	\$ 102.73		

Budget Impact at \$83.00 Per Hour	2017 Actuals		
Totals By Company	Labor Cost	Labor Hours	Percent of Labor
TOP	\$ 351,855.26	\$ 4,239.22	85%
LTPD	\$ 64,025.37	\$ 771.39	15%

Budget Impact at \$93.00 Per Hour	2018 Proposed Increase		
Totals By Company	Labor Cost	Labor Hours	Percent of Labor
TOP	\$ 394,247.46	4239.22	85%
LTPD	\$ 71,739.27	771.39	15%

Budget Impact at \$103.00 Per Hour	2019 Proposed Increase		
Totals By Company	Labor Cost	Labor Hours	Percent of Labor
TOP	\$ 436,639.66	4239.22	85%
LTPD	\$ 79,453.17	771.39	15%



Request for Town Council Action

Date: November 19, 2018

Submitted By: Stacey Nerger, Associate Planner
Carolyn Parkinson, Planner I
Bryce Matthews, Planning Manager
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **NORTON PROPERTY - Annexation and Zoning**

Applicant: Robert and Meredith Norton

Location: Northeast Corner of Pine Drive and
Summerset Lane

Department: Community Development, Stacey
Nerger
Community Development, Carolyn
Parkinson

TRAKiT No.: Z17-005

Second Reading: December 3, 2018

- (1) **ORDINANCE NO. 2.265 - First Reading**
**A Bill for an Ordinance Approving and Accomplishing
the Annexation of Contiguous Unincorporated
Territory Known as the Norton Property in Douglas
County**
- (2) **ORDINANCE NO. 3.339 - First Reading**
**A Bill for an Ordinance Zoning Certain Property
Within the Town of Parker, Colorado, Known as the
Norton Property to Modified Commercial District and
Modified Multiple-Family District Pursuant to the
Town of Parker Land Development Ordinance and
Amending the Zoning Ordinance and Map to
Conform Therewith**

EXECUTIVE SUMMARY

The applicant, Robert and Meredith Norton, propose to annex approximately 9.5 acres of land currently located in unincorporated Douglas County into the Town of Parker. The subject property is located at the northeast corner of Pine Drive and the recently constructed Summerset Lane extension. It currently contains several homes, a garage and accessory buildings.

The applicant also proposes to zone the subject property for future commercial and residential development. The westernmost property adjacent to Pine Drive is approximately 3.2 acres and will be zoned for commercial use as Modified Commercial. The easternmost property is approximately 6.3 acres and will be zoned for residential use as Modified Multiple Family District. The applicant, in consultation with Town staff, has prepared the proposed zoning to balance the market demand for commercial use fronting Pine Drive with residential uses that provide a transition to the adjacent Parker Vista neighborhood.

The Town Council approved Resolution No. 18-063 on October 15, 2018, determining that the Annexation Petition substantially complies with the requirements of the Municipal Annexation Act of 1965, C.R.S. § 31-12-107(1)(a). The Council also set a public hearing for December 3, 2018, on the eligibility of the subject property to be annexed into the Town as provided by the Act. The Town, with the adoption of Resolution No. 18-063, has also initiated the procedure for zoning the subject property as described herein.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Norton Property is located at the eastern edge of Downtown on the northeast corner of Pine Drive and Summerset Lane. This property consists of two (2) parcels which currently have existing homes, a large garage and several accessory buildings. The properties are proposed to be annexed and zoned into the Town of Parker as provided by the Possession and Use Agreement for the construction of the Summerset Lane extension dating to August, 2016.

The subject property is contiguous with the Town and is identified in the Parker 2035 Master Plan as being located in the Town's Urban Growth Area. Specifically, the property is located within the East Downtown Gateway as designated by the General Land Use Plan of the Master Plan. The East Downtown Gateway is intended to provide a transition from the Downtown Core west of the property to the existing suburban residential uses to the east. According to the Master Plan, this area is an entry point into the Downtown Core and should include a mix of commercial and higher-density residential uses.

The current Douglas County zoning for the subject property is Rural Residential. The westernmost parcel located adjacent to Pine Drive will be zoned Modified Commercial and is intended to provide an opportunity for retail and service development. The easternmost property located closer to the Parker Vista neighborhood will be zoned Modified Multiple Family District and is intended to permit a range of single-family residential development. This

includes horizontally attached residences ranging from a minimum density of five (5) units per acre to a maximum density of 20 units per acre.

The requested zoning is consistent with several Goals and Strategies of the Parker 2035 Master Plan as follows:

- Will encourage a variety of housing densities in close proximity to employment centers within and around the Downtown Core;
- Will continue commercial uses within and adjacent to the Downtown Core;
- Will support new businesses by providing additional land for commercial development.

On November 8, 2018, the Planning Commission recommended 6:1, that Town Council approve the zoning request subject to the following conditions:

- reduce the height plane to zero feet above the center line of Pike View Lane and allow for 15 feet above Pike View Lane as a use by special review;
- to remove freestanding gas canopy; with or without a gas station and convenience store as a use by right and make them allowed as a use by special review.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



ENHANCE ECONOMIC
VITALITY

ATTACHMENTS

1. VicinityMap
2. Ordinance No. 2.263
3. Annexation Map
4. Ordinance No. 3.339
5. Modified Multifamily Zoning
6. Modified Commercial Zoning
7. Zoning Map
8. Planning Commission Staff Report

RECOMMENDED MOTION

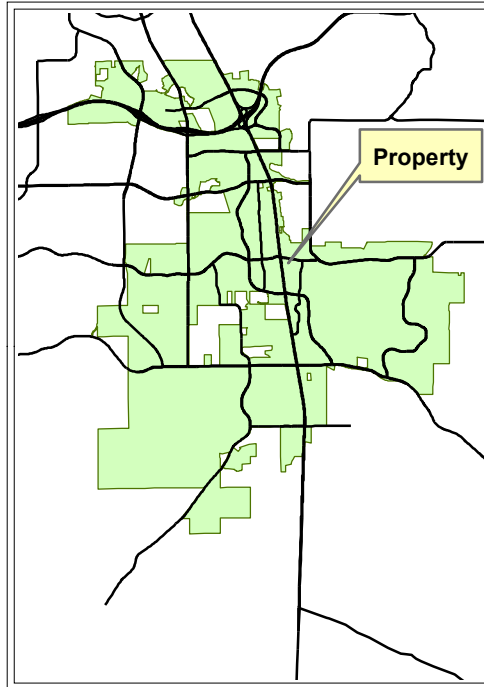
I move to approve Ordinance No. 2.265 on first reading and to schedule second reading for

December 3, 2018, as part of the consent agenda.

I move to approve Ordinance No. 3.339 on first reading and to schedule second reading for December 3, 2018, as part of the consent agenda.

Norton Property Annexation and Zoning

Annexation and Zoning
Case No. ANX17-002 & Z18-005



Legend

-  Site
-  Roads

Narrative:
Proposed annexation of approximately 9.5 acres from Dougals County into the Town of Parker. 3.16 acres will be zoned Modified Commercial and 6.3 acres will be zoned Modified Multifamily.

Planner: Stacey Nerger
Hearing Schedules:

Planning Commission:
November 8, 2018

Town Council:
November 19, 2018 (1st Reading)
December 3, 2018 (2nd Reading)



ORDINANCE NO. 2.263, Series of 2018

TITLE: A BILL FOR AN ORDINANCE APPROVING AND ACCOMPLISHING THE ANNEXATION OF CONTIGUOUS UNINCORPORATED TERRITORY KNOWN AS THE NORTON PROPERTY IN DOUGLAS COUNTY

WHEREAS, pursuant to the laws of the State of Colorado, there was presented to and filed with the Town Council of the Town of Parker, Colorado, written petition(s) for annexation to and by the Town of Parker, Colorado, of that property described in attached **Exhibit 1** (the “Property”), being contiguous unincorporated territory situated, lying, and being in the County of Douglas, State of Colorado;

WHEREAS, the Town Council of the Town of Parker, Colorado has conducted a public hearing, as required by law, to determine the eligibility for annexation of the Property; and

WHEREAS, the Town Council of the Town of Parker, Colorado, has satisfied itself concerning the eligibility for annexation of the Property, and concerning the conformance of the proposed annexation to the applicable law and the annexation policy of the Town of Parker, Colorado.

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

Section 1. The annexation by and to the Town of Parker, State of Colorado, of the Property, situated, lying, and being in the County of Douglas, State of Colorado, meets all requirements of law and the annexation policy of the Town of Parker, and therefore, the said annexation is hereby approved.

Section 2. More than fifty percent (50%) of the owner(s) of more than fifty percent (50%) of the Property have petitioned for annexation.

Section 3. Rezoning of the Property shall be completed simultaneously with the annexation of the Property, pursuant to Section 15.9 of the Home Rule Charter for the Town of Parker (the “Charter”).

Section 4. Upon the effective date of this Annexation Ordinance, the Property shall become subject to the Municipal Laws of the State of Colorado pertaining to cities and to the Charter, ordinances, resolutions, rules and regulations of the Town of Parker, except general taxation, which shall be effective on and after January 1 of the next succeeding year following the passage of this Annexation Ordinance.

Section 5. The Town Council hereby approves the Annexation Agreement that is attached hereto as **Exhibit 2**, and incorporated by this reference, and authorizes the execution of the Annexation Agreement by the Mayor and Town Clerk.

Section 6. Considering all of the foregoing, and based on the conviction that annexation of the Property to the Town of Parker will serve the best interests of the Town of Parker and the owner(s) of the Property, the Property is hereby annexed to the Town of Parker, Colorado.

Section 7. The Town Clerk shall file for recording three (3) certified copies of the Annexation Ordinance and three (3) certified copies of the Annexation Map for the Property with the Clerk and Recorder of the County of Douglas, State of Colorado.

Section 8. The Annexation Map showing the boundaries of the newly annexed territory, as above described, shall be kept on file in the office of the Douglas County Clerk and Recorder.

Section 9. 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 10. This Annexation Ordinance shall become effective ten (10) days after the publication date of this Annexation Ordinance, except for the purpose of general taxation, and for such purposes it shall become effective on January 1st of the next succeeding year following passage of this Annexation Ordinance.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 23, 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 23;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER NORTH 89°37'38" EAST, A DISTANCE OF 85.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF PINE DRIVE RECORDED AT RECEPTION NO. 2011031053 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89°37'38" EAST, A DISTANCE OF 1255.31 FEET TO THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID EASTERLY LINE SOUTH 00°22'39" EAST, A DISTANCE OF 331.90 FEET TO THE NORTHEAST CORNER OF VILLA PARKER SUBDIVISION FILING NO. 1, MINOR DEVELOPMENT PLAT RECORDED AT RECEPTION NO. 2009018851 IN SAID RECORDS;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID VILLA PARKER SUBDIVISION FILING NO. 1, MINOR DEVELOPMENT PLAT SOUTH 89°56'19" WEST, A DISTANCE OF 1270.09 FEET TO THE NORTHWEST CORNER THEREOF AND THE EASTERLY RIGHT-OF-WAY OF PINE DRIVE RECORDED AT RECEPTION NO. 2003173279 IN SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAYS THE FOLLOWING (3) COURSES:

1. NORTH 00°25'11" WEST, A DISTANCE OF 25.00 FEET;
2. NORTH 89°37'38" EAST, A DISTANCE OF 15.00 FEET;
3. NORTH 00°25'11" WEST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 9.474 ACRES, (412,693 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS, PLS
FOR AND ON BEHALF OF:
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898



EXHIBIT 2

NORTON PROPERTY ANNEXATION AGREEMENT

THIS NORTON ANNEXATION AGREEMENT (the "Agreement") is voluntarily made and entered into this _____ day of _____, 2018, by and between the Town of Parker, a Colorado home rule municipality (hereinafter referred to as the "Town"), the Parker Water and Sanitation District (hereinafter referred to as the "District") (only as to Paragraph 3), and, Robert M. Norton and Meredith J. Norton, its successors and assigns (hereinafter referred to as the "Property Owner").

RECITALS:

A. The Property Owner is the owner of certain real property (the "Property") situated in the County of Douglas, State of Colorado, which Property is described in **Exhibit A** attached hereto and made a part hereof.

B. The Property Owner desires to have the Property annexed to the Town and zoned as provided herein.

C. The Town wishes to annex the Property into the Town and shall consider the zoning application for the Property upon the condition that this Agreement is approved by the Town and is executed by the Town and the Property Owner.

NOW, THEREFORE, in consideration of the foregoing recitals, mutual covenants, and promises set forth below, the receipt and sufficiency of which are mutually acknowledged, the Town, the District (only as to Paragraphs 3) and the Property Owner hereby agree as follows:

1. Annexation. The annexation of the Property shall be in accordance with the Colorado Municipal Annexation Act of 1965, as amended.

a. Conditions Precedent. Annexation of the Property shall not become effective, and neither the Property Owner nor the Town shall record or cause to be recorded the items described in § 31-12-113(2)(a)(II)(A), C.R.S. or this Agreement, until all of the following conditions have been satisfied (it being acknowledged that the Town shall cause recordation of the requisite documents to effect annexation of the Property upon satisfaction of the conditions precedent):

i. The Property Owner and the Town have mutually executed and delivered this Agreement.

ii. The Consent and Subordination of Lenders contained in this Agreement have been fully executed.

iii. The Property has been fully included within the boundaries of the District by virtue of an Order of Inclusion having been signed by the Douglas County

District Court and recorded in the real estate records of Douglas County, Colorado (the "Records").

iv. The District signs this Agreement.

v. The transfer of ownership to the Town has occurred in accordance with Paragraph 14.f. of this Agreement.

vi. The ordinance approving the annexation of the Property has become effective in accordance with the provisions of the Town Charter.

b. Failure of Conditions. Until the conditions precedent set forth in subparagraph 1.a have been satisfied, this document shall constitute an offer by the Property Owner and the Town to enter into this Agreement (notwithstanding the parties' mutual execution and delivery of this document), and the annexation of the Property to the Town shall not become effective. In such case, neither the Property Owner nor the Town shall record or cause to be recorded this Agreement or the items described in § 31-12-113(2)(a)(II)(A), C.R.S.

2. Purpose. The purpose of this Agreement is to set forth the terms, conditions, and fees to be paid by the Property Owner upon the initial development of the Property. Unless otherwise expressly provided to the contrary herein, all conditions contained herein are in addition to any and all requirements of the Parker Land Development Ordinance and other sections of the Parker Municipal Code, as amended.

3. Water and Sewer Services. The parties to this Agreement acknowledge that the Town has no obligation under this Agreement to provide water and sewer service to the Property. The District will provide water and sewer services to the Property if the Property Owner satisfies all requirements of the District including, but not limited to, the dedication of water resources and/or the payment of fees in lieu thereof, and the construction of water, sewer and wastewater treatment lines and facilities necessary to service the land use proposed for the Property.

4. Zoning and Development.

a. The Property Owner hereby consents to zoning the Property Modified Commercial/Residential as adopted by Ordinance No. 3.339, Series of 2018, zoning the Property, which is attached as **Exhibit B** and incorporated by this reference (the "Development Plan"), contemporaneously with the approval of this Agreement. The Property Owner acknowledges and agrees that the zoning of the Property does not include any approval related to the grading of the Property. The Property Owner further acknowledges and agrees that any grading or development of the Property is subject to the requirements contained within the Parker Municipal Code, as amended.

b. Town Fees. The Property Owner hereby agrees to pay the Town the actual cost plus fifteen percent (15%) to defray the administrative and review expenses of the Town, and for reasonable engineering, surveying, and legal services rendered in connection with the review of the annexation of the Property, which cost shall be determined by the

Town Community Development Director. In addition, the Property Owner shall reimburse the Town for the actual cost of making corrections or additions to the official Town Map, with a fee for recording such map, if necessary, and accompanying documents with the County Clerk and Recorder. The Property Owner further agrees to pay when due all building fees, use taxes, impact fees and excise taxes that are in effect by Town ordinance at the time this Agreement is executed and such additional fees and taxes as may be in effect at the time of development of the Property (as evidenced by plat approval), except as specifically provided by this Agreement. The Town may withhold any plat approval or withhold the issuance of any permits for construction or occupancy for failure to pay Town fees and taxes, as provided herein. All fees recited in this Agreement shall be subject to amendment by the Town Council by ordinance so long as any amendment is Town-wide. Any amendment to the fees shall be incorporated into this Agreement as if originally set forth herein.

5. Open Space. The Property Owner shall provide a minimum of one and a quarter (1.25) acres of open space on the Property which shall be conveyed to a property owners association approved by the Town. The Property Owner shall dedicate the Open Space Property to the property owners association at the time of the first final plat for that portion of the Property zoned modified residential ("Planning Area No. 2). The Property Owner shall implement and complete a plan using best management practices as approved by the Town to eradicate the noxious weeds on the Open Space Property prior to conveyance to the property owners association.

6. Buffer Area. The Property Owner shall create a sixty-five-foot-wide buffer area along the entire eastern boundary of the Property (the "Buffer Area"), which may be adjusted as provided by the Development Plan at the time of the first site plan or preliminary plan approval for Planning Area 2. The Buffer Area shall not contain any structures or parking spaces, and shall be landscaped by the Property Owner with trees and shrubs according to a landscape plan approved by the Town. The Buffer Area shall be described in the first final plat for Planning Area No. 2, and the final plat shall contain a plat note that "The Buffer Area shall not contain any structures or parking spaces and shall be landscaped with trees and shrubs along the entire eastern boundary of the Property." The Buffer Area improvements described here in shall be constructed prior to the issuance of the first building permit for Planning Area No. 2.

7. Trail and Trail Connections. The Property Owner shall hereby design and construct and cause to be owned and maintained by the HOA, trail connections throughout the Property, connecting, in accordance with approved final subdivision plat(s), to existing trails. The Property Owner shall also design and construct, according to Town standards contained in the Construction Specifications and Design Considerations for Parks, Trails and Streetscapes, as amended (the "Trail Standards"), the trails and sidewalk connections described in the Development Plan, in accordance with approved subdivision plat(s). The width of the trails and sidewalk connections described in the Development Plan and the materials used to construct such trails and sidewalk connections shall be determined by the Town at the time of the first preliminary plan for the Property.

8. Parks. The Property Owner shall develop parks sites within Planning Area 2 in accordance with the minimum collective acreage that is calculated based upon 0.0139 acres of developed parks for each multifamily residential dwelling unit. The park sites shall be owned and

maintained by a property owners association) ("the Park Sites"). The Park Sites shall be developed according to the standards contained in the Town's Parks and Open Space Master Plan and the Town of Parker Construction Specifications and Design Considerations for Parks, Trails and Streetscapes, as amended. The Property Owner shall construct the Park Sites prior to the issuance of the first (1st) certificate of occupancy (temporary or otherwise) for a final platted area (including a replat) for Planning Area No. 2 as described in the Development Plan. In the event that the Property Owner is not able to install or complete the landscaping improvements within any Park Site due to extreme weather conditions, as generally described in Section 13.10.180 of the Parker Municipal Code, the Property Owner may continue to obtain building permits for residential dwelling units after the deadline described herein; provided the Property Owner deposits with the Town one hundred and ten percent (110%) of the cost to install the remaining landscaping improvements, in the form of cash or letter of credit, to secure the Property Owner's obligation to install such landscaping improvements on or before the following June 1st.

9. Limitation on Number of Units. The total number of units allowed on the Property shall not exceed one hundred twenty-four (124) residential dwelling units, as provided in the Development Plan.

10. School Mitigation Plan. The Property Owner desires and has agreed to contribute to the Douglas County School District No. RE-1 (the "School District") the sum of Two Thousand Eight Hundred Three Dollars (\$2,803.00) for each residential unit constructed on Planning Area No. 2 for school mitigation (the "School Mitigation Fee"). The School Mitigation Fee for each residential dwelling unit shall be paid by the Property Owner to the School District prior to the issuance of the building permit for each residential dwelling unit on Planning Area No. 2.

A fee in lieu of up to a 0.660-acre land dedication for school sites as determined in accordance with the School District cash in-lieu calculation for student generation (the "In-Lieu Fee"), which fees are for the benefit of the School District and its students. The amount of the In-Lieu Fee shall be determined by an appraisal provided by the Property Owner prior to the recording of the first final residential subdivision plat for the Property. The In-Lieu Fee shall be paid by the Property Owner in one (1) installment to the School District for all lots in each final residential subdivision plat within 45 days following final plat approval by the Parker Town Council. The In-Lieu Fee for each final residential subdivision plat shall be calculated, as a proportionate share of the total In-Lieu Fee for Planning Area No. 2, based upon the number of residential units contemplated in such final residential subdivision plat or site plan. Any outstanding balance of the In-Lieu Fee shall be paid to the School District in its entirety concurrently with recording of the last residential subdivision plat for the Property.

11. Construction of Roads. The Property Owner shall pay to the Town Four Hundred Twenty-Two Thousand Seven Hundred Twenty-Eight and 90/100 Dollars (\$422,728.90), prior to the issuance of any building permits on the Property, which is twenty-five percent (25%) of the cost to design and construct the Summerset Lane improvements, including the proposed traffic signal, adjacent to the Property (the "Right-of-Way Property"), prior to the issuance of any building permits on the Property, which amounts shall increase annually commencing on the date on that Ordinance No. 2.265, Series of 2018, goes into effect, by the U.S. Bureau of Labor Statistics Consumer Price Index for Denver-Boulder, All Items, All Urban Consumers, or its successor index. This will fully

satisfy the Property Owner's obligation relating to the design, construction and installation of the Right-of-Way Improvements; provided, however, the Property Owner shall design and construct at its sole cost any auxiliary turn lanes on Summerset Lane necessitated by the development of the Property, as determined by the Town in accordance with the Roadway Manual.

12. Major Drainageway Improvements. The Property Owner shall design and construct all of the regional drainage improvements in accordance with the Urban Drainage and Flood Control District Criteria (UDFCD), for all major drainageways on the Property as identified in the Pine Gulch Watershed Outfall Systems Plan, October 2011. All eligible drainage improvements must be designed, constructed, and accepted into the UDFCD's maintenance eligibility program prior to the release of any certificates of occupancy (temporary or otherwise) for the Property.

13. Deficit Reduction Fee. The Property Owner acknowledges and agrees that the Town, as a condition to adoption of the ordinance described in Paragraph 4.a. of this Agreement, requires a payment to the Town in the form of a "Deficit Reduction Fee" to off-set the impact to the Town's General Fund as the result of the amendment to the Development Plan to allow residential development. The Town acknowledges and agrees that, if the Property is zoned in the manner described in Paragraph 4.a. of this Agreement, the financial impact to the Town will be fiscally neutral. The Town agrees not to impose a deficit reduction fee on the development of the Property, if the Property is zoned in the manner described in Paragraph 4 of this Agreement. The Property Owner acknowledges and agrees that the Town may impose a deficit reduction fee as a condition to any change in the zoning initiated by the Property Owner, which results in an increase in the number of residential units described in Paragraph 9 of this Agreement, based upon the method used by the Town for calculating the "Deficit Reduction Fee" at the time any change in zoning is initiated by the Property Owner, as described herein.

14. Land Dedication. The Property Owner shall convey, free and clear of all liens and encumbrances (except utility easements and similar encumbrances that exist as of the Effective Date, which are not inconsistent with the use intended for the real property described herein or are otherwise acceptable to the Town), the real property interests described below.

a. The Property Owner shall convey to the HOA the Open Space Property, as provided in Paragraph 5 of this Agreement.

b. The Property Owner shall convey to the HOA the Buffer Area Easement, as provided in Paragraph 6 of this Agreement.

c. The Property Owner shall convey to the HOA the trail and trail connections, as provided in Paragraph 7 of this Agreement.

d. The Property Owner shall convey to the HOA the Park Sites, as provided in Paragraph 8 of this Agreement.

e. The Property Owner shall convey to the Town right-of-way for auxiliary turn lanes on Summerset Lane, as provided in Paragraph 11 of this Agreement.

f. The Property Owner has dedicated to the Town the Subject Property described in Paragraph 5 of the that certain Agreement for Possession and Use dated August 31, 2016, between the Property Owner and the Town, recorded with the Douglas County Clerk and Recorder's Office at Reception No. 2016072391, free and clear of all liens and encumbrances.

15. Permitted Development. The Property Owner shall develop the Property in accordance with this Agreement, Town ordinances and regulations, and applicable state and federal law and regulations. The Town shall allow and permit the development of the Property upon submission of proper application and payment of fees imposed by the Town ordinances and regulations. The Property Owner shall cause to be created, at the time of the first final plat, the HOA for the purpose of maintaining the Open Space, Buffer Area Easement, Trail and Trail Connections and Park Sites described in Paragraphs 5, 6, 8 and 9 of this Agreement.

16. Property Owner. The Property Owner is entering into this Agreement and is undertaking the obligations imposed upon the Property Owner herein in reliance upon the Town's concurrent adoption of the ordinance described in Paragraph 4.a. of this Agreement. Performance of the Property Owner's obligations hereunder is expressly conditioned upon the Town's adoption of the ordinance described in Paragraph 4.a. of this Agreement. If the Town fails to adopt the ordinance described in Paragraph 4.a. of this Agreement, then this Agreement shall not go into effect and the Original Annexation Agreement shall remain in full force and effect.

17. Waiver of Prior Vested Rights. The Property Owner waives any prior vested property rights acquired in Douglas County so long as the Property remains annexed into the Town. The Property Owner acknowledges and agrees that the vesting of property rights in the Town is governed by Section 13.01.110 of the Parker Municipal Code, as amended.

18. Remedies. The Property Owner's remedies against the Town for the Town's breach of this Agreement are limited to breach of contract claims. The Town's remedies under this Agreement include, but are not limited to, the following:

- a. The refusal to issue any building permit or certificate of occupancy.
- b. The revocation of any building permit previously issued under which construction directly related to such building permit has not commenced, except a building permit previously issued to a third party.
- c. A demand that the security given for the completion of the public improvements be paid or honored.
- d. Any other remedy available at law.

19. Authority of the Town. Nothing contained in this Agreement shall constitute or be interpreted as a repeal of existing codes or ordinances or as a waiver or abrogation of the Town's legislative, governmental, or police powers to promote and protect the health, safety and general welfare of the Town or its inhabitants; nor shall this Agreement prohibit the enactment by the Town of any fee that is of uniform or general application.

20. Termination. If the ordinance described in Paragraph 4.a. of this Agreement is not approved or this Agreement is not approved by the Town Council, then this Agreement shall be null and void and of no force and effect whatsoever.

21. Binding Effect. This Agreement, when executed, shall inure to the benefit of and be binding upon the successors or assigns in interest or the legal representatives of the parties hereto, including all the purchasers and subsequent owners of any lots or parcels within the Property. This Agreement constitutes the entire agreement of the parties and may be amended only in writing, approved in substantially the same manner as the Agreement itself. This Agreement is binding upon and shall run with the land.

22. Recordation of Agreement. This Agreement shall be recorded with the Clerk and Recorder of Douglas County, Colorado, upon the effective date of Ordinance No. 3.339, as described in Paragraph 4.a. of this Agreement.

23. Effective Date. This Agreement shall be effective and binding upon the parties immediately upon the effective date of Ordinance No. 3.339, as described in Paragraph 4.a. of this Agreement.

24. Severability. It is understood and agreed by the parties hereto that if any part, term, or provision of this Agreement is held by the courts to be illegal or in conflict with any law of the State of Colorado, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid.

25. Governing Law. The laws of the State of Colorado shall govern the validity, performance and enforcement of this Agreement. Should either party institute legal suit or action for enforcement of any obligation contained herein, it is agreed that venue of such suit or action shall be in Douglas County, Colorado.

26. Notice. All notice required under this Agreement shall be in writing and shall be hand delivered or sent by registered or certified mail, return receipt requested, postage prepaid, to the addresses of the parties herein set forth. All notices so given shall be considered effective on the earlier of actual receipt or seventy-two (72) hours after deposit in the United States mail with the proper address as set forth below. Either party by notice so given may change the address to which future notices shall be sent.

To the Town: Town Administrator
 Town of Parker
 20120 E. Mainstreet
 Parker, Colorado 80138

With a copy to: Town Attorney
 Town of Parker
 20120 E. Mainstreet
 Parker, Colorado 80138

To the Property Owner: Robert M. Norton
Meredith J. Norton
10980 Pine Drive
Parker, Colorado 80138

27. Special Districts. The Town will allow the formation of a special district on the Property to finance the construction of public improvements, subject to Chapter 10.11 of the Parker Municipal Code, as amended.

28. Waiver. No waiver of one or more of the terms of this Agreement shall constitute a waiver of other terms. No waiver of any provision of this Agreement in any instance shall constitute a waiver of such provision in other instances.

29. Further Assurances. Each party shall execute and deliver to the other all such other further instruments and documents as may be reasonably necessary to carry out this Agreement, in order to provide and secure to the other party the full and complete enjoyment of its rights and privileges under this Agreement.

30. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original and all of which taken together shall constitute one and the same agreement.

31. No Third-Party Beneficiaries. It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the parties hereto, their successors and assigns, and nothing contained in this Agreement shall give or allow any claim or right of action by any other or third person under this Agreement. It is the express intention of the parties that any person other than the parties receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

32. Recitals. The Recitals to this Agreement are incorporated herein by this reference.

33. Entire Agreement - Amendments. This Agreement embodies the whole agreement of the parties. There are no promises, terms, conditions, or obligations other than those contained herein, and this Agreement shall supersede all previous communications, representations or agreements, either verbal or written, between the parties hereto. This Agreement may be amended by written agreement between the Property Owner and the Town acting pursuant to Town Council authorization.

IN WITNESS WHEREOF, the parties have signed this Agreement as of the date set forth above.

TOWN OF PARKER, COLORADO

By: _____
Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

[Remainder of page intentionally left blank. Signatures continue on following page.]

PROPERTY OWNER:

ROBERT M. NORTON

By: _____

MEREDITH J. NORTON

By: _____

STATE OF COLORADO)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Robert M. Norton and Meredith J. Norton.

My commission expires: _____.

SEAL

Notary Public

[Remainder of page intentionally left blank. Signatures continue on following page.]

**PARKER WATER AND SANITATION
DISTRICT**

(AS TO PARAGRAPH #3 ONLY)

By: _____
Ron Redd, District Manager

ATTEST:

Maleia Good, Engineering Secretary

[Remainder of page intentionally left blank. Signatures continue on following page.]

CONSENT AND SUBORDINATION OF LENDER

Seacoast Commerce Bank, as the beneficiary of a deed of trust that is secured against the real property described in Addendum No. 1 to this Consent and Subordination of Lender (the "Deed of Trust Property") and recorded on October 1, 2013, at Reception No. 2013080434 of the Douglas County Clerk and Recorder's Office (the "Deed of Trust"), hereby consents to this Annexation Agreement, and agrees and confirms for itself and its successors and assigns that the lien of the Deed of Trust and other rights and interests of the Lender in the Deed of Trust Property are subject to and subordinate to this Annexation Agreement. In the event of a foreclosure of the Deed of Trust and the sale of the Deed of Trust Property, but only to the extent that the Deed of Trust Property is contained within the real property described in Exhibit A to this Annexation Agreement, pursuant to such foreclosure, the rights of the Town of Parker acquired by virtue of this Annexation Agreement shall not be affected thereby.

SEACOAST COMMERCE BANK

By: _____

[Please print name/title]

STATE OF _____)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by _____, as _____, of Seacoast Commerce Bank.

My commission expires: _____.

SEAL

Notary Public

ADDENDUM NO. 1
Property Being Released

The east 435.6 feet of the west 505.6 feet of the north 300 feet of Section 23, Township 6 South, Range 66 West of the 6th Principal Meridian, except that portion deeded to the Board of County Commissioners of the County of Douglas, State of Colorado, recorded March 28, 2002, in Book 2296, at Page 1816, County of Douglas, State of Colorado, which has an address of 10980 Pine Drive, Parker, Colorado 80138.

[Remainder of page intentionally left blank. Signatures continue on following page.]

CONSENT AND SUBORDINATION OF LENDER

CMG Mortgage, Inc., as the beneficiary of a deed of trust that is secured against the real property described in Exhibit A (the "Property") and recorded on March 3, 2015, at Reception No. 2015012730 of the Douglas County Clerk and Recorder's Office (the "Deed of Trust"), hereby consents to this Annexation Agreement, and agrees and confirms for itself and its successors and assigns that the lien of the Deed of Trust and other rights and interests of the Lender in the Property are subject to and subordinate to this Annexation Agreement. In the event of a foreclosure of the Deed of Trust and the sale of the Property that is the subject to the Deed of Trust pursuant to such foreclosure, the rights of the Town of Parker acquired by virtue of this Annexation Agreement shall not be affected thereby.

CMG MORTGAGE, INC.

By: _____

[Please print name/title]

STATE OF _____)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by _____, as _____, of CMG Mortgage, Inc.

My commission expires: _____.

SEAL

Notary Public

[Remainder of page intentionally left blank. Signatures continue on following page.]

CONSENT AND SUBORDINATION OF LENDER

Trust Company of America FBO Jack L. McLaughlin SEP, as the beneficiary of a deed of trust that is secured against the real property described in Exhibit A (the "Property") and recorded on January 9, 2018, at Reception No. 2018002129 of the Douglas County Clerk and Recorder's Office (the "Deed of Trust"), hereby consents to this Annexation Agreement, and agrees and confirms for itself and its successors and assigns that the lien of the Deed of Trust and other rights and interests of the Lender in the Property are subject to and subordinate to this Annexation Agreement. In the event of a foreclosure of the Deed of Trust and the sale of the Property that is the subject to the Deed of Trust pursuant to such foreclosure, the rights of the Town of Parker acquired by virtue of this Annexation Agreement shall not be affected thereby.

**TRUST COMPANY OF AMERICA FBO
JACK L. MCCLAUGHLIN SEP**

By: _____

[Please print name/title]

STATE OF _____)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by _____, as _____, of Trust Company of America FBO Jack L. McLaughlin SEP.

My commission expires: _____.

SEAL

Notary Public

[Remainder of page intentionally left blank. Signatures continue on following page.]

CONSENT AND SUBORDINATION OF LENDER

Redstone Bank, as the beneficiary of a deed of trust that is secured against the real property described in Exhibit A (the "Property") and recorded on August 1, 2018, at Reception No. 2018046440 of the Douglas County Clerk and Recorder's Office (the "Deed of Trust"), hereby consents to this Annexation Agreement, and agrees and confirms for itself and its successors and assigns that the lien of the Deed of Trust and other rights and interests of the Lender in the Property are subject to and subordinate to this Annexation Agreement. In the event of a foreclosure of the Deed of Trust and the sale of the Property that is the subject to the Deed of Trust pursuant to such foreclosure, the rights of the Town of Parker acquired by virtue of this Annexation Agreement shall not be affected thereby.

REDSTONE BANK

By: _____

[Please print name/title]

STATE OF _____)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by _____, as _____, of Redstone Bank.

My commission expires: _____.

SEAL _____
Notary Public

EXHIBIT LIST

EXHIBIT A LEGAL DESCRIPTION OF PROPERTY

EXHIBIT B DEVELOPMENT PLAN

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 23, 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 23;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER NORTH 89°37'38" EAST, A DISTANCE OF 85.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF PINE DRIVE RECORDED AT RECEPTION NO. 2011031053 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89°37'38" EAST, A DISTANCE OF 1255.31 FEET TO THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID EASTERLY LINE SOUTH 00°22'39" EAST, A DISTANCE OF 331.90 FEET TO THE NORTHEAST CORNER OF VILLA PARKER SUBDIVISION FILING NO. 1, MINOR DEVELOPMENT PLAT RECORDED AT RECEPTION NO. 2009018851 IN SAID RECORDS;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID VILLA PARKER SUBDIVISION FILING NO. 1, MINOR DEVELOPMENT PLAT SOUTH 89°56'19" WEST, A DISTANCE OF 1270.09 FEET TO THE NORTHWEST CORNER THEREOF AND THE EASTERLY RIGHT-OF-WAY OF PINE DRIVE RECORDED AT RECEPTION NO. 2003173279 IN SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAYS THE FOLLOWING (3) COURSES:

1. NORTH 00°25'11" WEST, A DISTANCE OF 25.00 FEET;
2. NORTH 89°37'38" EAST, A DISTANCE OF 15.00 FEET;
3. NORTH 00°25'11" WEST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 9.474 ACRES, (412,693 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS, PLS
FOR AND ON BEHALF OF:
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898



EXHIBIT B
MODIFIED COMMERCIAL ZONING

A. Intent

Areas for businesses providing convenience retail and personal service uses. These uses have minimal wholesale activity and limited storage within the principal structure.

B. Compliance

All developments within this Modified Commercial zoning district must comply with the requirements specified in Section 13.06 of the Town's Land Development Ordinance, as amended by the following standards. Where the following standards vary from the Town's Land Development Ordinance, the following standards shall take precedence.

C. Uses Permitted by Right

Any use within the C-Commercial District as defined in Section 13.04.120 of the Town of Parker Land Development Ordinance, as amended, that is not specifically described in this exhibit shall be prohibited in this district.

1. Any nonresidential uses by right permitted in B-Business District as defined in Section 13.04.100 of the Town of Parker Land Development Ordinance, as amended with the following exceptions which are not permitted in this Modified Commercial zoning: hotels, motels, places of worship, health club, indoor amusement and recreational facilities, institutional services/studios, public or private schools, hospitals, nursing homes, convalescent care facilities, extended stay facilities, public or private membership clubs, nursery schools or day care facilities, greenhouses, public or private parking lots, entertainment & amusement facilities, or caretaker residences.
2. Bakeries, wholesale & retail
3. Brewery/distillery
4. Bank with drive-through.
5. Freestanding Gas Canopy
6. Convenience Store with or without gas station

D. Development Standards

1. Maximum Building Height: 45 feet
2. Minimum Front Yard Setback:
 - a) Pine Drive: 25 feet
 - b) Summerset Lane: 15 feet
 - c) Parking/drive-through: 10 feet
3. Minimum Side Yard Setback: 10 feet.
4. Minimum Rear Yard Setback: 10 feet.

MODIFIED MULTIPLE FAMILY ZONING

A. Intent

Areas for higher density residential development served by public water and sewer facilities and having paved roads.

B. Compliance

All developments within this Modified Multiple Family zoning district must comply with the requirements specified in Section 13.06 of the Town's Land Development Ordinance, as amended by the following standards. Where the following standards vary from the Town's Land Development Ordinance, the following standards shall take precedence.

C. Uses Permitted by Right

1. Single-family dwellings; detached and clustered
2. Duplex
3. Single Family Attached*
4. Open Space
5. Accessory buildings and uses
6. Assembly Uses up to 10,000 **

*Single Family Attached is defined as three or more single-family dwelling units, each with its own outside entrance and individual lot, which are joined together by a common or party wall.

**Assembly uses shall include Health Club, Indoor Amusement and Recreational Facility, Instructional Service/Studio, Membership Club, Places of Worship, Child Care Centers

D. Uses Permitted by Special Review

1. None

E. Residential Development Standards

1. Minimum Lot size: To be determined at time of platting.
2. Maximum Density: 20 DU per acre
3. Minimum Density: 5 DU per acre
4. Minimum Setback: To be determined at time of site plan with the following exception.
 - a) The Eastern boundary of the property shall have a 65 foot minimum setback. This setback may include recreational uses such as parks, gardens, and patio areas as an accessory use. No parking is permitted in this setback. This setback may be reduced subject to review and approval of a development plan. The setback must include a 35 foot minimum landscaped buffer as described in Parker Municipal code, section 13.02.010, at the eastern property boundary.
5. Maximum Building Height: Forty-Five feet (45') and no building shall penetrate the elevation ceiling plane which is defined as 15 feet above the Pikeview Lane street pavement elevation of 5971' based on Douglas County GIS point 1.085040

with an elevation of 5917.93' NAVD 88 and Douglas County GIS point 1.090035 with an elevation of 5883.72' NAVD 88. (Street pavement elevation = average of the highest and lowest points along Pikeview Lane.)

F. Non-Residential Development Standards

1. Minimum Lot size: To be determined at time of platting.
2. Minimum Setback: To be determined at time of final plat with the following exception.
 - a) The Eastern boundary of the property shall have a 65 foot minimum setback. This setback may include recreational uses such as parks, gardens, and patio areas as an accessory use. No parking is permitted in this setback. This setback must include a 35 foot minimum landscaped buffer as described in Parker Municipal code, section 13.02.010, at the eastern property boundary.
3. Maximum Building Height: Forty-Five feet (45') and no building shall penetrate the elevation ceiling plane which is defined as 15 feet above the Pikeview Lane street pavement elevation of 5971' based on Douglas County GIS point 1.085040 with an elevation of 5917.93' NAVD 88 and Douglas County GIS point 1.090035 with an elevation of 5883.72' NAVD 88. (Street pavement elevation = average of the highest and lowest points along Pikeview Lane.)

A vicinity map showing the intersection of Pine Drive, Main Street, and South Parker Road. The map is oriented with North at the top. Pine Drive runs vertically along the left side. Main Street runs horizontally across the middle. South Parker Road runs vertically along the right side. The intersection of Pine Drive and Main Street is marked with a small circle and the number '10'. The intersection of Main Street and South Parker Road is marked with a small circle and the number '11'. A north arrow is located in the bottom right corner, and a scale of 1" = 2000' is indicated in the bottom center.

A PARCEL OF LAND BEING A PART OF THAT PARCEL DESCRIBED AT RECEPTION NO. 2015012/29 IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER NORTH 89°37'38" EAST, A DISTANCE OF 505.60 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89°37'38" EAST, A DISTANCE OF 834.71 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID EAST LINE SOUTH 00°22'39" EAST, A DISTANCE OF 331.90 FEET TO THE
NORTHEAST CORNER OF VILLA PARKER SUBDIVISION FILING NO. 1, MINOR DEVELOPMENT PLAT
RECORDED AT RECEPTION NO. 2009018851 IN SAID RECORDS;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID VILLA PARKER SUBDIVISION FILING NO. 1,
MINOR DEVELOPMENT PLAT SOUTH 89°56'19" WEST, A DISTANCE OF 834.48 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY NORTH 00°25'11" WEST, A DISTANCE OF 327.37 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 6.316 ACRES, (275,108 SQUARE FEET), MORE OR LESS.

A PARCEL OF LAND BEING ALL OF THE PARCEL DESCRIBED AT RECEPTION NO. 2013067572 AND A PART OF THE PARCEL DESCRIBED AT RECEPTION NO. 2015012729 BOTH IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER NORTH 89°37'38" EAST, A DISTANCE OF 85.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF PINE DRIVE RECORDED AT RECEPTION NO. 2011031053 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89°37'38" EAST, A DISTANCE OF 420.60 FEET;

THENCE DEPARTING SAID NORTH LINE SOUTH 00°25'11" EAST, A DISTANCE OF 327.37 FEET TO THE NORTHERLY BOUNDARY OF VILLA PARKER SUBDIVISION FILING NO. 1, MINOR DEVELOPMENT PLAT RECORDED AT RECEPTION NO. 2009018851 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY SOUTH 89°56'19" WEST, A DISTANCE OF 435.59 FEET TO THE NORTHWEST CORNER THEREOF AND THE EASTERLY RIGHT-OF-WAY OF PINE DRIVE RECORDED AT RECEPTION NO. 2003173279 IN SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAYS THE FOLLOWING (3) COURSES:

1. NORTH 00°25'11" WEST, A DISTANCE OF 25.00 FEET;
2. NORTH 89°37'38" EAST, A DISTANCE OF 15.00 FEET;
3. NORTH 00°25'11" WEST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING

CONTAINING AN AREA OF 3.159 ACRES. (137,585 SQUARE FEET) MORE OR LESS

1. BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS BEARING SOUTH 00°25'11" EAST, GRID BEARINGS, COLORADO COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 BETWEEN THE MONUMENTS SHOWN HEREON.

2. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET UNITS.

3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.

4. THIS ZONING MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

5. THE PROPOSED ZONING OF THESE PARCELS IS RESIDENTIAL AND COMMERCIAL.

THIS REZONING MAP WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY THE TOWN
OF PARKER PLANNING COMMISSION FOLLOWING A PUBLIC HEARING HELD ON THE _____
DAY OF _____, 20____

PLANNING DIRECTOR, ON BEHALF OF THE TOWN OF PARKER PLANNING COMMISSION

THIS REZONING MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER
ON THE _____ DAY OF _____, 20____, FOR THE PROPERTY DESCRIBED
AS NORTON PROPERTY. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH
THE ADOPTION OF ORDINANCE NO. _____

MAYOR, TOWN OF PARKER

ATTEST: TOWN CLERK

I, DANIEL E. DAVIS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS ZONING MAP WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ZONED IN THE TOWN OF PARKER, COLORADO.

DANIEL E. DAVIS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38256
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN

NOTICE:
PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL
ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS
USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT
CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY
REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT
SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED
UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

STATE OF COLORADO)
) ss
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY
OF _____ 20____ A.D., AT _____ A.M./P.M. AND WAS RECORDED AT _____

RECEPTION NO. _____

COUNTY CLERK AND RECORDER

[illegible]

NORTON ANNEXATION MAP

TO THE TOWN OF PARKER

LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 23, 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 23;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER NORTH 89°37'38" EAST, A DISTANCE OF 85.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF PINE DRIVE RECORDED AT RECEPTION NO. 2011031053 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89°37'38" EAST, A DISTANCE OF 1255.31 FEET TO THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID EASTERLY LINE SOUTH 00°22'39" EAST, A DISTANCE OF 331.90 FEET TO THE NORTHEAST CORNER OF VILLA PARKER SUBDIVISION FILING NO. 1, MINOR DEVELOPMENT PLAT RECORDED AT RECEPTION NO. 2009018851 IN SAID RECORDS;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID VILLA PARKER SUBDIVISION FILING NO. 1, MINOR DEVELOPMENT PLAT SOUTH 89°56'19" WEST, A DISTANCE OF 1270.09 FEET TO THE NORTHWEST CORNER THEREOF AND THE EASTERLY RIGHT-OF-WAY OF PINE DRIVE RECORDED AT RECEPTION NO. 2003173279 IN SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAYS THE FOLLOWING (3) COURSES:

1. NORTH 00°25'11" WEST, A DISTANCE OF 25.00 FEET;
2. NORTH 89°37'38" EAST, A DISTANCE OF 15.00 FEET;
3. NORTH 00°25'11" WEST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 9.474 ACRES, (412,693 SQUARE FEET), MORE OR LESS.

NOTES

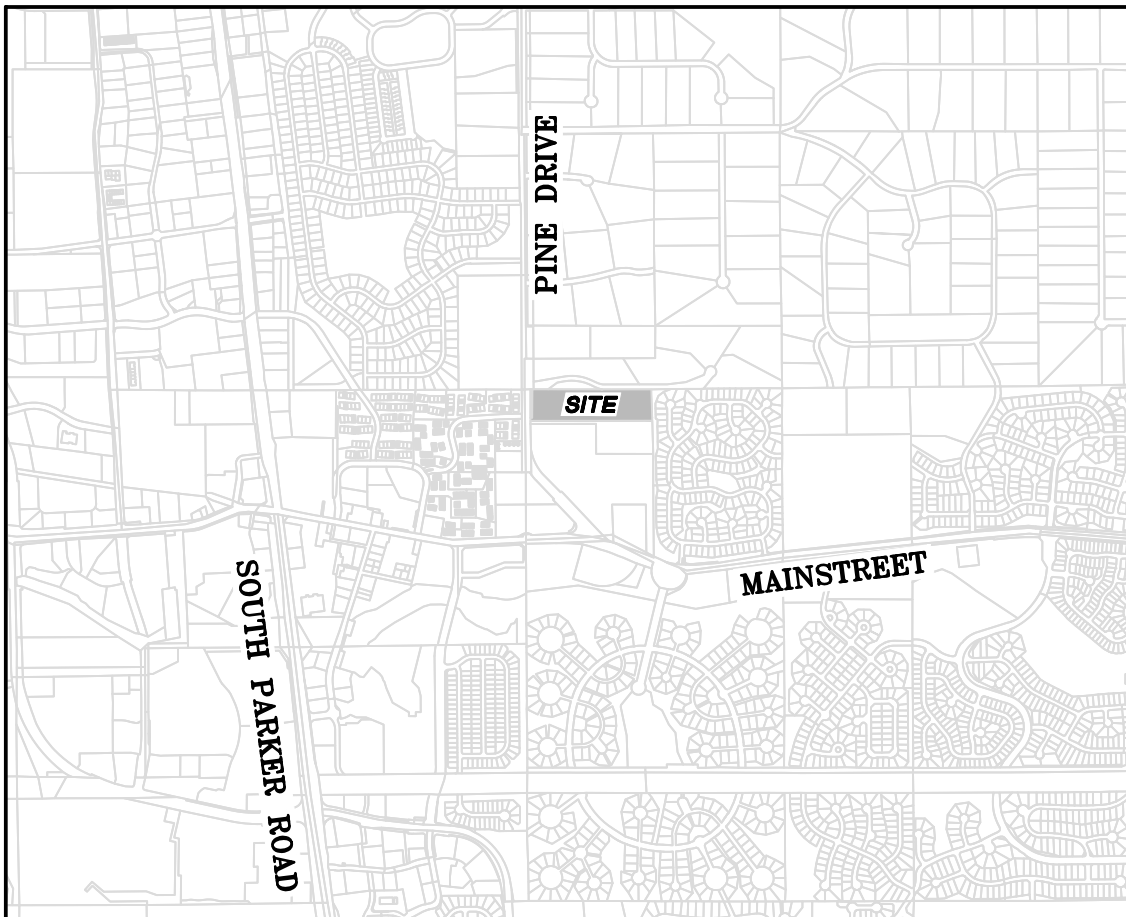
1. BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS BEARING SOUTH 00°25'11" EAST, GRID BEARINGS, COLORADO COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 BETWEEN THE MONUMENTS SHOWN HEREON.

2. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET UNITS.

3. THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

4. THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.



VICINITY MAP
SCALE: 1" = 2000'

SURVEYOR'S CERTIFICATE

I, DANIEL E. DAVIS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION; THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE TOWN OF PARKER, COLORADO; AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

FOR REVIEW

DANIEL E. DAVIS, COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38256
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____ 20____ A.D., AT _____

A.M./P.M. AND WAS RECORDED AT

RECEPTION NO. _____

COUNTY CLERK AND RECORDER

ACCEPTANCE

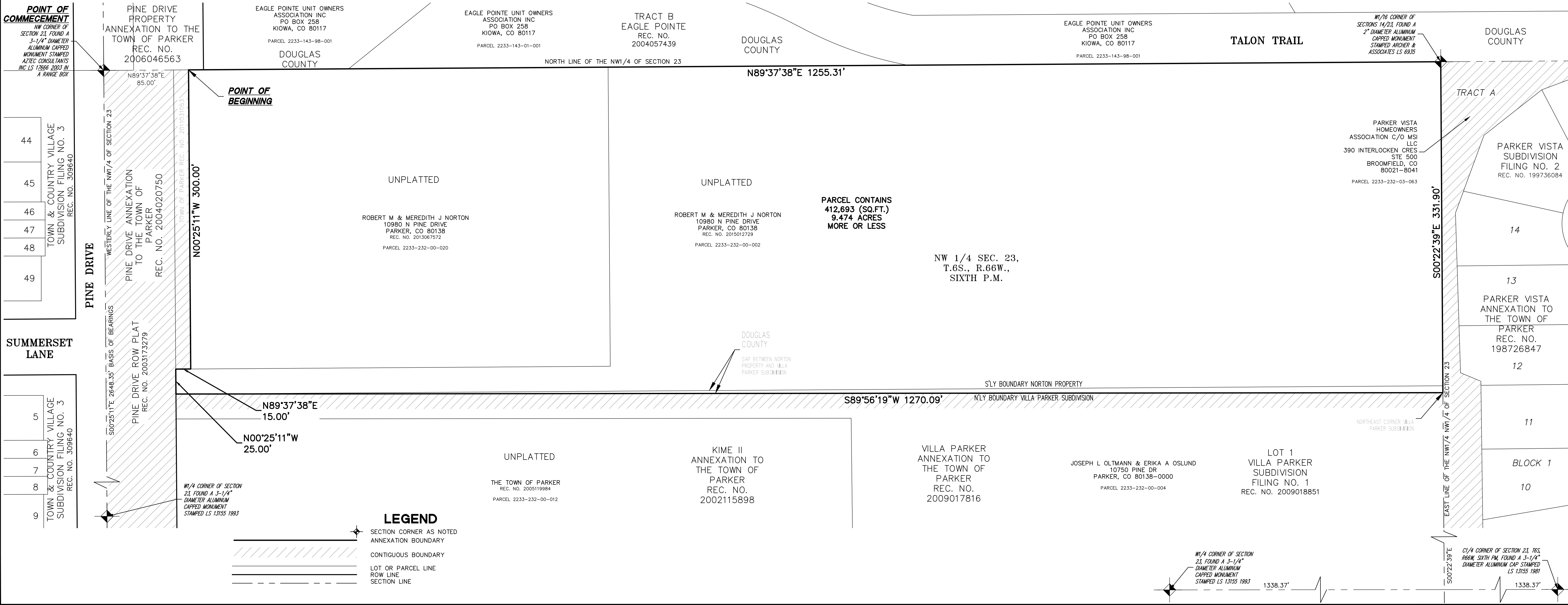
ACCEPTED BY THE PARKER TOWN COUNCIL THIS _____ DAY OF _____, 20____.

MAYOR, TOWN OF PARKER

ATTEST: TOWN CLERK

CONTIGUITY

TOTAL PERIMETER = 3197.30'
CONTIGUOUS PERIMETER = 1941.99'
1/6 PERIMETER = 532.88'
TOTAL AREA = 9.474 ACRES±



AZTEC
CONSULTANTS, INC.
8000 S. Lincoln St., Suite 201
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

NORTON ANNEXATION MAP
TOWN OF PARKER
DOUGLAS COUNTY, COLORADO
PREPARED FOR
THE TOWN OF PARKER
20120 EAST MAINSTREET, PARKER, CO 80138

SHEET
1
OF 1 SHEETS
24918-13
JOB NO.

ORDINANCE NO. 3.339, Series of 2018

TITLE: A BILL FOR AN ORDINANCE ZONING CERTAIN PROPERTY WITHIN THE TOWN OF PARKER, COLORADO, KNOWN AS THE NORTON PROPERTY TO MODIFIED COMMERCIAL AND MODIFIED MULTIPLE FAMILY 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 A**, within the Town of Parker, Colorado, as Modified Commercial, pursuant to the Town of Parker Land Development Ordinance (the “**Exhibit A Property**”), and zoning certain property described in attached **Exhibit B**, within the Town of Parker, Colorado, as Modified Multiple Family, pursuant to the Town of Parker Land Development Ordinance (the “**Exhibit B Property**”). The Exhibit A Property and the Exhibit B Property are collectively referred to as the “Property.”

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.

d. The requirements contained in Section 13.04.240(f) of the Parker Land Development Ordinance are satisfied for zoning the Exhibit A Property to Modified Commercial District and Exhibit B Property to Modified Multiple Family, as described in the Parker Land Development Ordinance.

Section 2. The Exhibit A Property is hereby zoned Modified Commercial as described in **Exhibit C** and the Exhibit B Property is hereby zoned Modified Multiple Family, as described in **Exhibit D**, which are attached hereto and incorporated by this reference. The zoning map for the Property is attached as **Exhibit E** and incorporated by this reference.

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 _____, 2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT A

LEGAL DESCRIPTION Norton Zoning - Commercial

A PARCEL OF LAND BEING ALL OF THE PARCEL DESCRIBED AT RECEPTION NO. 2013067572 AND A PART OF THE PARCEL DESCRIBED AT RECEPTION NO. 2015012729 BOTH IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, 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 23;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER NORTH 89°37'38" EAST, A DISTANCE OF 85.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF PINE DRIVE RECORDED AT RECEPTION NO. 2011031053 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89°37'38" EAST, A DISTANCE OF 420.60 FEET;

THENCE DEPARTING SAID NORTH LINE SOUTH 00°25'11" EAST, A DISTANCE OF 327.37 FEET TO THE NORTHERLY BOUNDARY OF VILLA PARKER SUBDIVISION FILING NO. 1, MINOR DEVELOPMENT PLAT RECORDED AT RECEPTION NO. 2009018851 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY SOUTH 89°56'19" WEST, A DISTANCE OF 435.59 FEET TO THE NORTHWEST CORNER THEREOF AND THE EASTERLY RIGHT-OF-WAY OF PINE DRIVE RECORDED AT RECEPTION NO. 2003173279 IN SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAYS THE FOLLOWING (3) COURSES:

1. NORTH 00°25'11" WEST, A DISTANCE OF 25.00 FEET;
2. NORTH 89°37'38" EAST, A DISTANCE OF 15.00 FEET;
3. NORTH 00°25'11" WEST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING

CONTAINING AN AREA OF 3.159 ACRES, (137,585 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS, PLS
FOR AND ON BEHALF OF:
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898



EXHIBIT B

LEGAL DESCRIPTION Norton Zoning - Residential

A PARCEL OF LAND BEING A PART OF THAT PARCEL DESCRIBED AT RECEPTION NO. 2015012729 IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, 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 23;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER NORTH 89°37'38" EAST, A DISTANCE OF 505.60 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89°37'38" EAST, A DISTANCE OF 834.71 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID EAST LINE SOUTH 00°22'39" EAST, A DISTANCE OF 331.90 FEET TO THE NORTHEAST CORNER OF VILLA PARKER SUBDIVISION FILING NO. 1, MINOR DEVELOPMENT PLAT RECORDED AT RECEPTION NO. 2009018851 IN SAID RECORDS;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID VILLA PARKER SUBDIVISION FILING NO. 1, MINOR DEVELOPMENT PLAT SOUTH 89°56'19" WEST, A DISTANCE OF 834.48 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY NORTH 00°25'11" WEST, A DISTANCE OF 327.37 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 6.316 ACRES, (275,108 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS, PLS
FOR AND ON BEHALF OF:
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898



EXHIBIT C
MODIFIED COMMERCIAL ZONING

A. Intent

Areas for businesses providing convenience retail and personal service uses. These uses have minimal wholesale activity and limited storage within the principal structure.

B. Compliance

All developments within this Modified Commercial zoning district must comply with the requirements specified in Section 13.06 of the Town's Land Development Ordinance, as amended by the following standards. Where the following standards vary from the Town's Land Development Ordinance, the following standards shall take precedence.

C. Uses Permitted by Right

Any use within the C-Commercial District as defined in Section 13.04.120 of the Town of Parker Land Development Ordinance, as amended, that is not specifically described in this exhibit shall be prohibited in this district.

1. Any nonresidential uses by right permitted in B-Business District as defined in Section 13.04.100 of the Town of Parker Land Development Ordinance, as amended with the following exceptions which are not permitted in this Modified Commercial zoning: hotels, motels, places of worship, health club, indoor amusement and recreational facilities, institutional services/studios, public or private schools, hospitals, nursing homes, convalescent care facilities, extended stay facilities, public or private membership clubs, nursery schools or day care facilities, greenhouses, public or private parking lots, entertainment & amusement facilities, or caretaker residences.
2. Bakeries, wholesale & retail
3. Brewery/distillery
4. Bank with drive-through.
5. Freestanding Gas Canopy
6. Convenience Store with or without gas station

D. Development Standards

1. Maximum Building Height: 45 feet
2. Minimum Front Yard Setback:
 - a) Pine Drive: 25 feet
 - b) Summerset Lane: 15 feet
 - c) Parking/drive-through: 10 feet
3. Minimum Side Yard Setback: 10 feet.
4. Minimum Rear Yard Setback: 10 feet.

EXHIBIT D
MODIFIED MULTIPLE FAMILY ZONING

A. Intent

Areas for higher density residential development served by public water and sewer facilities and having paved roads.

B. Compliance

All developments within this Modified Multiple Family zoning district must comply with the requirements specified in Section 13.06 of the Town's Land Development Ordinance, as amended by the following standards. Where the following standards vary from the Town's Land Development Ordinance, the following standards shall take precedence.

C. Uses Permitted by Right

1. Single-family dwellings; detached and clustered
2. Duplex
3. Single Family Attached*
4. Open Space
5. Accessory buildings and uses
6. Assembly Uses up to 10,000 **

*Single Family Attached is defined as three or more single-family dwelling units, each with its own outside entrance and individual lot, which are joined together by a common or party wall.

**Assembly uses shall include Health Club, Indoor Amusement and Recreational Facility, Instructional Service/Studio, Membership Club, Places of Worship, Child Care Centers

D. Uses Permitted by Special Review

1. None

E. Residential Development Standards

1. Minimum Lot size: To be determined at time of platting.
2. Maximum Density: 20 DU per acre
3. Minimum Density: 5 DU per acre
4. Minimum Setback: To be determined at time of site plan with the following exception.
 - a) The Eastern boundary of the property shall have a 65 foot minimum setback. This setback may include recreational uses such as parks, gardens, and patio areas as an accessory use. No parking is permitted in this setback. This setback may be reduced subject to review and approval of a development plan. The setback must include a 35 foot minimum landscaped buffer as described in Parker Municipal code, section 13.02.010, at the eastern property boundary.
5. Maximum Building Height: Forty-Five feet (45') and no building shall penetrate the elevation ceiling plane which is defined as 15 feet above the Pikeview Lane street pavement elevation of 5971' based on Douglas County GIS point 1.085040

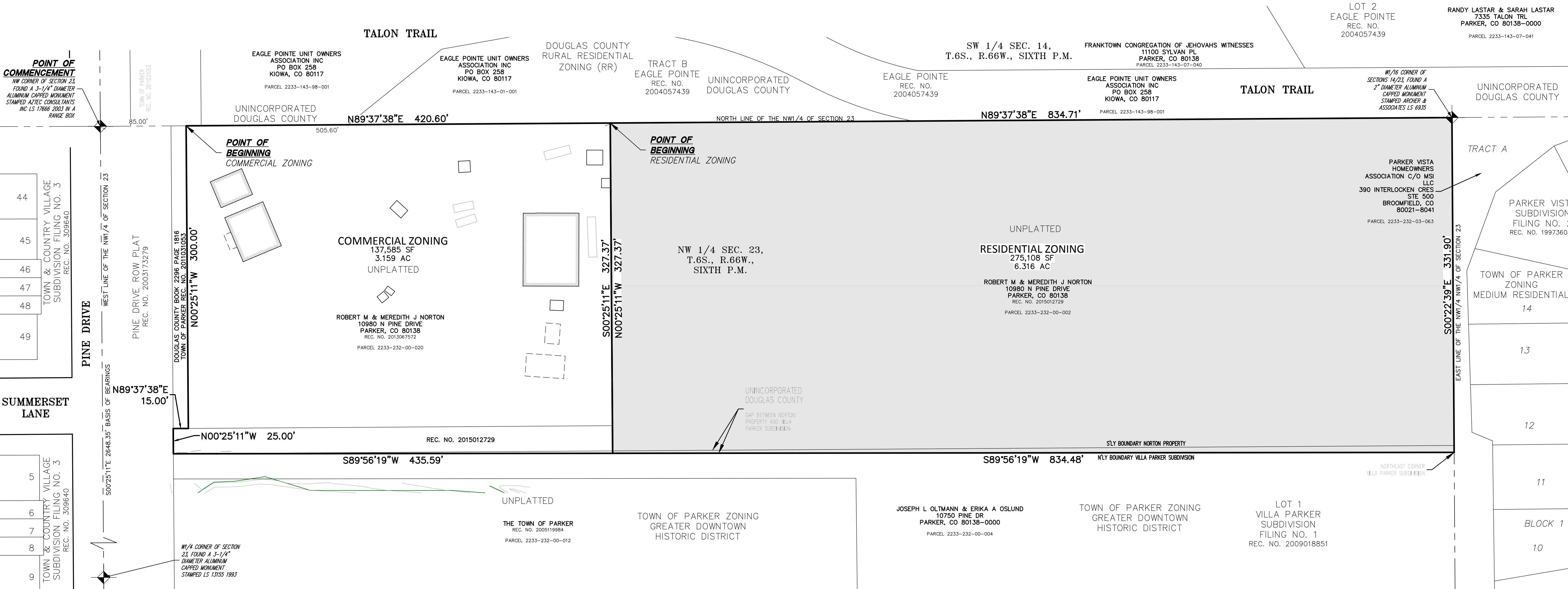
with an elevation of 5917.93' NAVD 88 and Douglas County GIS point 1.090035 with an elevation of 5883.72' NAVD 88. (Street pavement elevation = average of the highest and lowest points along Pikeview Lane.)

F. Non-Residential Development Standards

1. Minimum Lot size: To be determined at time of platting.
2. Minimum Setback: To be determined at time of final plat with the following exception.
 - a) The Eastern boundary of the property shall have a 65 foot minimum setback. This setback may include recreational uses such as parks, gardens, and patio areas as an accessory use. No parking is permitted in this setback. This setback must include a 35 foot minimum landscaped buffer as described in Parker Municipal code, section 13.02.010, at the eastern property boundary.
3. Maximum Building Height: Forty-Five feet (45') and no building shall penetrate the elevation ceiling plane which is defined as 15 feet above the Pikeview Lane street pavement elevation of 5971' based on Douglas County GIS point 1.085040 with an elevation of 5917.93' NAVD 88 and Douglas County GIS point 1.090035 with an elevation of 5883.72' NAVD 88. (Street pavement elevation = average of the highest and lowest points along Pikeview Lane.)

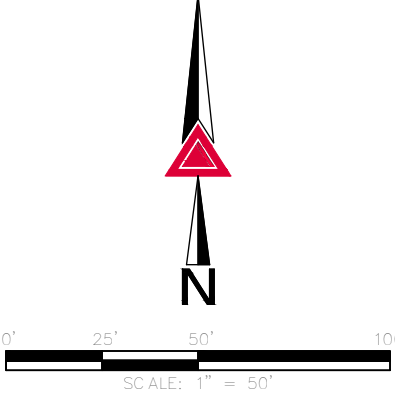
NORTON REZONING MAP

TWO PARCELS LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



COMMERCIAL ZONING PARCEL

RESIDENTIAL ZONING PARCEL



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

SCALE
1"=50'

OWN

DED

MDW

05/07/2018

DATE

APPR

REVISION DESCRIPTION

BY

DATE

NORTON REZONING MAP

NW1/4 S23, T6S, R66W, SIXTH PM

DOUGLAS COUNTY, COLORADO

PREPARED FOR

THE TOWN OF PARKER

20120 E. MAIN STREET, PARKER, CO 80138

SHEET

2

OF 2 SHEETS

JOB NO.

24918-13

EXHIBIT D
MODIFIED MULTIPLE FAMILY ZONING

A. Intent

Areas for higher density residential development served by public water and sewer facilities and having paved roads.

B. Compliance

All developments within this Modified Multiple Family zoning district must comply with the requirements specified in Section 13.06 of the Town's Land Development Ordinance, as amended by the following standards. Where the following standards vary from the Town's Land Development Ordinance, the following standards shall take precedence.

C. Uses Permitted by Right

1. Single-family dwellings; detached and clustered
2. Duplex
3. Single Family Attached*
4. Open Space
5. Accessory buildings and uses
6. Assembly Uses up to 10,000 **

*Single Family Attached is defined as three or more single-family dwelling units, each with its own outside entrance and individual lot, which are joined together by a common or party wall.

**Assembly uses shall include Health Club, Indoor Amusement and Recreational Facility, Instructional Service/Studio, Membership Club, Places of Worship, Child Care Centers

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EXHIBIT C
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A. Intent

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NORTON REZONING MAP
TWO PARCELS LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION - RESIDENTIAL ZONING PARCEL

A PARCEL OF LAND BEING A PART OF THAT PARCEL DESCRIBED AT RECEPTION NO. 2015012729 IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, 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 23,

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER NORTH 89°37'38" EAST, A DISTANCE OF 505.60 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89°37'38" EAST, A DISTANCE OF 834.71 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID EAST LINE SOUTH 00°22'39" EAST, A DISTANCE OF 331.90 FEET TO THE NORTHEAST CORNER OF VILLA PARKER SUBDIVISION FILING NO. 1, MINOR DEVELOPMENT PLAT RECORDED AT RECEPTION NO. 2009018851 IN SAID RECORDS;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID VILLA PARKER SUBDIVISION FILING NO. 1,
MINOR DEVELOPMENT PLAT SOUTH 89°56'19" WEST, A DISTANCE OF 834.48 FEET:

THENCE DEPARTING SAID NORTHERLY BOUNDARY NORTH 00°25'11" WEST, A DISTANCE OF 327.37 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 6.316 ACRES, (275,108 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION - COMMERCIAL ZONING PARCEL

A PARCEL OF LAND BEING ALL OF THE PARCEL DESCRIBED AT RECEPTION NO. 2013067572 AND A PART OF THE PARCEL DESCRIBED AT RECEPTION NO. 2015012729 BOTH IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE DEPARTING SAID NORTH LINE SOUTH 00°25'11" EAST, A DISTANCE OF 327.37 FEET TO THE NORTHERLY BOUNDARY OF VILLA PARKER SUBDIVISION FILING NO. 1, MINOR DEVELOPMENT PLAT RECORDED AT RECEPTION NO. 2009018851 IN SAID RECORDS;

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THENCE ALONG SAID EASTERLY RIGHT-OF-WAYS THE FOLLOWING (3) COURSES:

1. NORTH 00°25'11" WEST, A DISTANCE OF 25.00 FEET;
2. NORTH 89°37'38" EAST, A DISTANCE OF 15.00 FEET;
3. NORTH 00°25'11" WEST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 3.159 ACRES, (137,585 SQUARE FEET), MORE OR LESS.

PLANNING COMMISSION ACCEPTANCE

THIS REZONING MAP WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY THE TOWN
OF PARKER PLANNING COMMISSION FOLLOWING A PUBLIC HEARING HELD ON THE _____
DAY OF _____, 20_____

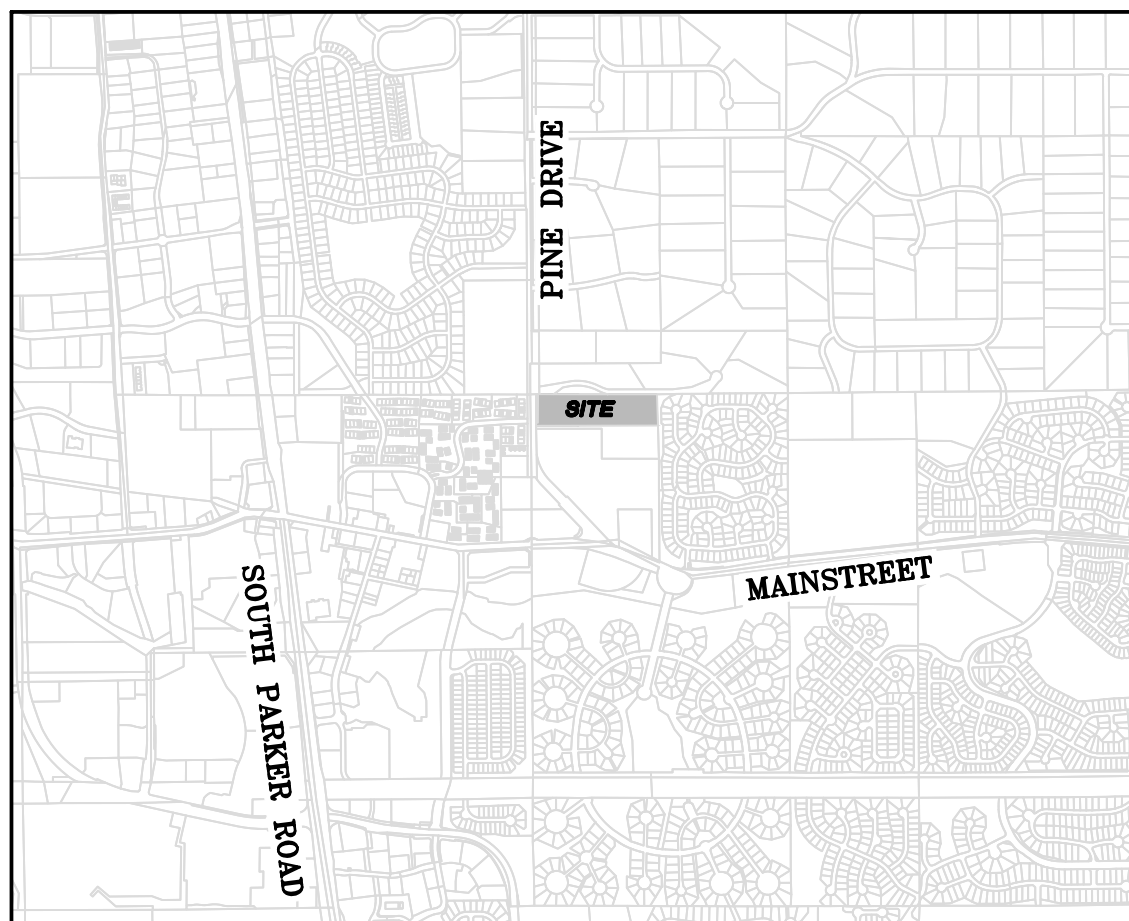
PLANNING DIRECTOR, ON BEHALF OF THE TOWN OF PARKER PLANNING COMMISSION

TOWN COUNCIL ACCEPTANCE

THIS REZONING MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER
ON THE ____ DAY OF _____, 20____, FOR THE PROPERTY DESCRIBED
AS NORTON PROPERTY. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH
THE ADOPTION OF ORDINANCE NO. _____.

MAYOR, TOWN OF PARKER

ATTEST: TOWN CLERK



VICINITY MAP
SCALE: 1" = 2000'



SURVEYOR'S CERTIFICATE

I, DANIEL E. DAVIS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS ZONING MAP WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ZONED IN THE TOWN OF PARKER, COLORADO.

FOR REVIEW

DANIEL E. DAVIS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38256
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE:
PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL
ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS
USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT
CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY
REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT
SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED
UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY
OF _____ 20____ A.D., AT _____ A.M./P.M. AND WAS RECORDED A

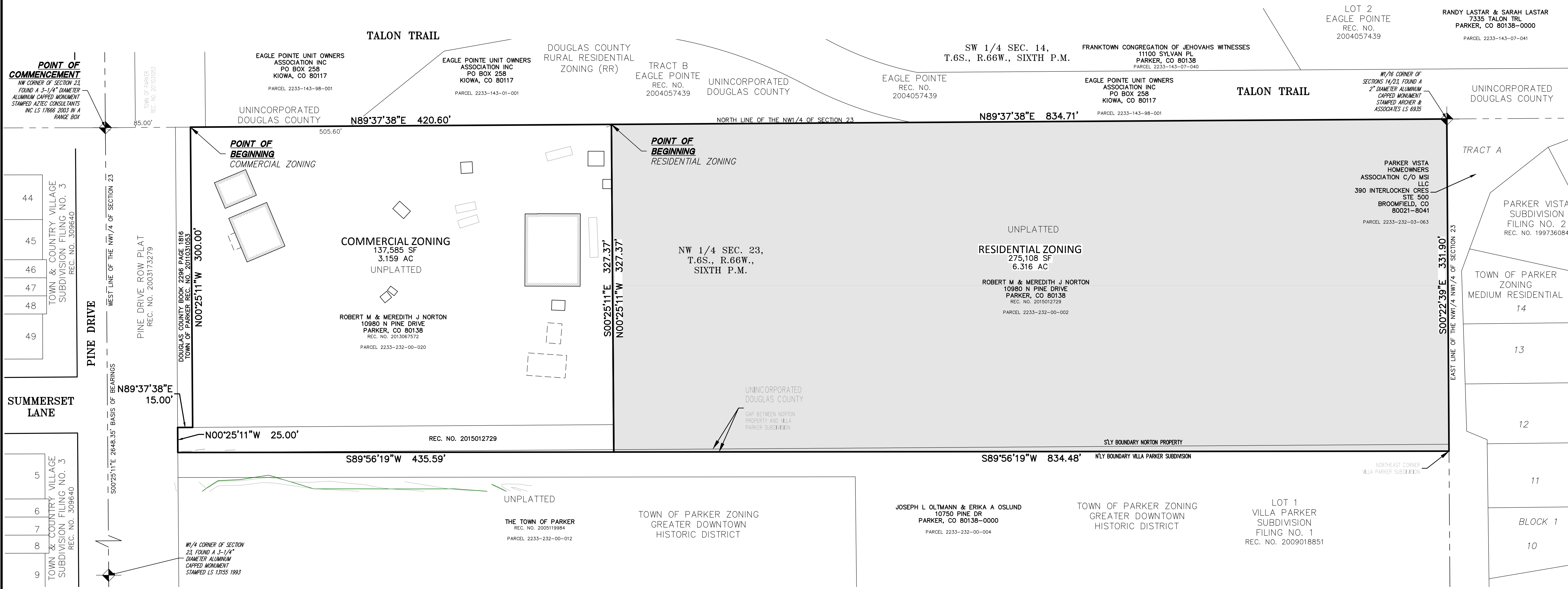
RECEPTION NO. _____

COUNTY CLERK AND RECORDER

NORTON REZONING MAP NW1/4 S23, T6S, R66W, SIXTH PM DOUGLAS COUNTY, COLORADO		AZTEC CONSULTANTS, INC.		300 E. Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com		SCALE 1"=50'	
OF	SHEET	DATE	BY	REVISION DESCRIPTION	APPROV	DATE	
2	1						
24918-13							
JOB NO.							

NORTON REZONING MAP

TWO PARCELS LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

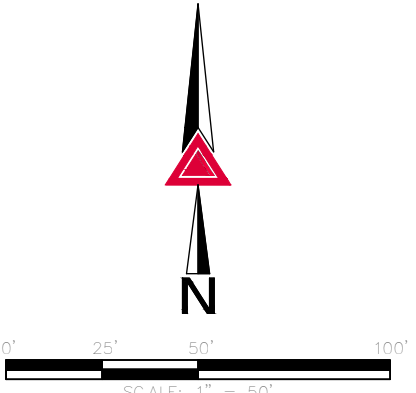


44	TOWN & COUNTRY VILLAGE SUBDIVISION FILING NO. 3 REC. NO. 309640
45	
46	
47	
48	
49	

SUMMERSET
LANE

5	TOWN & COUNTRY VILLAGE SUBDIVISION FILING NO. 3 REC. NO. 309640
6	
7	
8	
9	

- COMMERCIAL ZONING PARCEL
- RESIDENTIAL ZONING PARCEL



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

SCALE
1"=50'

OWN

DED

MDW

05/07/2018

DATE

APPR

REVISION DESCRIPTION

BY

DATE

300 E. Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AZTEC

CONSULTANTS, INC.

NORTON REZONING MAP
NW1/4 S23, T6S, R66W, SIXTH PM
DOUGLAS COUNTY, COLORADO

PREPARED FOR
THE TOWN OF PARKER
20120 E. MAIN STREET, PARKER, CO 80138

SHEET
2

OF 2 SHEETS

24918-13

JOB NO.



Planning Commission Staff Report

Planning Commission Date: 11/8/2018

Town Council Date: 12/3/2018

Hearing Type: Public Hearing
Z17-005 Norton Property – Zoning

Location: Generally located on the northeast Corner of Pine Drive and Summerset Lane

Project Planner: Stacey Nerger, Planner
Carolyn Parkinson, Planner

Applicant(s): Robert and Meredith Norton

Executive Summary: This proposal is to zone approximately nine acres consisting of two lots to Modified Commercial and Modified Multifamily.

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the zoning request.”

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 request is to zone two lots which are currently being annexed into the Town to two separate zoning designations. The property closest to Pine Drive (west property) is approximately 3.16 acres and will be zoned Modified Commercial. The back property (east property) is approximately 6.3 acres and will be zoned Modified Multifamily. The applicant, in coordination with Town staff, has developed the proposed zoning request to fit the demands for the property.

Under Section 15.9 of the Town of Parker Home Rule Charter “[i]n all proceedings for the annexation of territory into the Town, the Council shall require concurrent zoning of the same....”

Vicinity Map



II. PRIOR ACTIONS

Date	Action
August 31, 2016	Town Council approved the Agreement for Possession and Use with the Property Owner which allowed the dedication and construction of Summerset Lane on the property.
June 7, 2017	Town Council approved the First Amendment to the Agreement for Possession and Use.
February 5, 2018	Town Council approved the Second Amendment to the Agreement for Possession and Use.
June 18, 2018	Town Council approved the Third Amendment to the Agreement for Possession and Use.

III. CURRENT SITE DATA

Existing Zoning	Rural Residential (Douglas County)		
Overlay District	N/A		
PD & Plan Area	Modified Commercial and Modified Multifamily (proposed)		
Master Plan Area	East Downtown Gateway		
Site Acreage	9.475 acres		
Subdivision	Not currently subdivided		
Existing Use	Large lot residential with outbuildings		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Douglas County	Rural Residential	Rural Residential
South	East Downtown Gateway	GD - Greater Downtown District	Vacant – Pine Curve
East	Medium Density Residential	PD - Planned Development	Residential – Parker Vista
West	Downtown Core	PD - Planned Development	Multifamily – Town and Country

IV. PARKER 2035 MASTER PLAN

[Parker 2035 Master Plan | Town of Parker - Official Website](#)

MASTER PLAN CONSISTENCY	
Master Plan Designation	East Downtown Gateway ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	East Downtown Gateway: Provides a transition from the Downtown Core to the suburban residential uses to the east. Development in this area should frame the gateway to the Downtown Core at the intersection of Pine Drive and Mainstreet and then west along Mainstreet to PACE Center Drive.

	Appropriate uses include; higher density residential, office, government, arts and cultural venues, restaurants, retail that compliments residential and unique land uses of the Downtown Core, personal services, as well as parks, open space and other public gathering places. The total Gross Leasable Area for the commercial/office within the East Downtown Gateway should range from a combined 100,000 to 300,000 square feet. The East Downtown Gateway should focus on connecting the Downtown Core and the Sulphur Gulch Trail. The properties are also included within the Mainstreet Master Plan and identified for future mixed-use development.
Consistent Goals/Strategies	Land Use 1.C Land Use 1.E Housing and Neighborhoods 3.A Jobs and Economic Vitality 2.B
Staff Analysis	The subject properties are located east of the Downtown core within the East Downtown Gateway area. This area is intended to provide a gateway into the Downtown Core and should include higher density residential along with retail, services and gathering spaces. The proposed property is surrounded on the south, east and west by the Town of Parker. Annexation of this property will benefit the landowners, the Town and the County by consolidating the service areas of the Town and County. The requested zoning is consistent with the specific Goals/ Strategies of the Master Plan for the following reasons: 1. It will encourage a variety of housing densities in close proximity to employment centers within and around the Downtown Core; 2. It will continue commercial uses within and adjacent to the Downtown Core; and 3. It will support new businesses by providing additional land for commercial development. 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	Minimum of 5 units per acre with a maximum of 20 units per acre within the Multifamily designation	☒ Consistent ☐ Inconsistent ☐ No Change ☐ N/A
Allowed Uses	Primary uses include a variety of higher density residential with retail, office, restaurants, arts and cultural venues.	Commercial uses focusing on retail and employment within the commercial area and single-family detached and attached permitted within the multifamily area	☒ Consistent ☐ Inconsistent ☐ No Change
Height/Stories	None	45 feet	☒ 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 potential for development as recommended by the Parker 2035 Master Plan.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The subject properties currently are provided access through the newly constructed Summerset Lane. Summerset Lane will be a full-movement signalized intersection at Pine Drive. At the time of development the applicant will be required to submit a traffic study to determine if additional access is needed. The application will be required to ensure all required roadway improvements are constructed as identified in compliance with an approved traffic study.

VII. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Staff Analysis

A need exists for the annexation and zoning of the subject property, for the following reasons:

1. Provide adequate opportunities for expansion of the Town's economic and tax base;
2. Continue urban development within the Town's Urban Growth Boundary;
3. Allow the Town to consolidate services and recognize efficiencies of scale and delivery of services; and

4. 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.

Staff Analysis

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 "Urban Growth Area Boundary." Specifically, the subject properties are located within the East Downtown Gateway area as designated by the Parker 2035 General Land Use Plan, which is planned to provide a mix of commercial and residential uses in close proximity to Parkers Downtown Core. The properties are also included within the Mainstreet Master Plan and identified for future mixed-use development.

The subject properties are to be annexed, zoned and developed in the Town for mixed use. Therefore, the subject properties are appropriate for the proposed mixed-use 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

N/A

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

Staff Analysis

The subject property is currently zoned Rural Residential within Unincorporated Douglas County. The zoning application for the subject properties is for new zoning as a part of the annexation of the subject properties, in the form of a Modified Commercial and Modified Multifamily. The area surrounding the properties has changed substantially in the last five – ten years with the construction of the Douglas County Library and Discovery Park at the northwest corner of Mainstreet and Pine Drive. In addition, the Parker 2035 Master Plan and the Mainstreet Master Plan identify development for these properties as mixed-use.

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

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

Staff Analysis

The Town recently constructed Summerset Lane on the south side of the subject properties.

Summerset Lane will provide full-movement signalized access to Pine Drive. At the time of development, the applicant will be required to construct any additional auxiliary lanes necessary for their development as identified within the traffic study for the properties.

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.

Staff Analysis

The public improvements necessary to support the subject properties are currently in place. Any construction on the subject properties will be considered private and will be privately maintained.

As evidenced by the inclusion of the subject properties in the Town's Growth Boundary, the Town is prepared to meet the additional municipal service costs associated with the subject properties.

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

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

Staff Analysis

The subject properties are currently underutilized with residential buildings and ancillary agricultural buildings, as development occurs on the property over time, the developer will be required to work with the Town's Engineering Department to ensure that any environmental impacts are mitigated.

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.

Staff Analysis

As detailed in Section IV of this staff report, the proposed Modified zoning is consistent with 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.

Staff Analysis

The properties are surrounded on the south, east and west by existing residential uses with a plan for mixed-use to the south.

Adequate services are located within the area and will be available to the properties at the time of development. The properties have been included and will be served by the Parker Water and Sanitation District.

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

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	Infrastructure obligations associated with this project will be codified within the Annexation Agreement.
Aztec Consultants	Completed
Parker Building	No Comment
Fire Life Safety	No Comment
Douglas Country Planning	Enclave Annexation, no Comment
Douglas County Public Works	No Comment
Douglas County Assessor's Office	No Comment
Douglas County School District	The School District has established fees for mitigation and cash-in-lieu for the proposed multifamily development.
Parker Police	No Comment
Parker Comprehensive Planning	The property is located within the Town's Urban Growth Boundary as described within the Parker 2035 Master Plan and is located within the Downtown Core.
Parker Economic Development	Approved
Xcel	Public Service Company has existing natural gas distribution facilities throughout the area and has no objection to the proposed annexation and zoning, contingent upon their ability to maintain all existing rights.
IREA	The Association has existing facilities on the property and will maintain these facilities unless otherwise requested by the applicant.
CenturyLink	Approved
Centennial Airport	The property is approximately 5.2 miles from the closest runway and may be subject to numerous overflights. The Authority recommends an aviation easement for development.
Comcast	No Comment
Cherry Creek Basin Water Quality Authority	No exceptions taken as submitted.
Parker Water and Sanitation District	Approved
RTD	No Comment
Parker Vista HOA	No Comment

Town and Country HOA	No Comment
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IX. CONCLUSION

This zoning request is being processed concurrently with the annexation application as provided by the Town of Parker Home Rule Charter and Section 13.04.250 of the Parker Municipal Code. The application has been determined to meet the zoning approval criteria of the Parker Land Development Ordinance. Based on the analysis contained in this staff report, staff recommends that Planning Commission recommend Town Council approve the zoning request.

RECOMMENDED CONDITIONS

None

X. ATTACHMENTS

1. Modified Commercial Zoning
2. Modified Multifamily Zoning
3. Zoning Map
4. Referral Comments

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

EXHIBIT C
MODIFIED COMMERCIAL ZONING

A. Intent

Areas for businesses providing convenience retail and personal service uses. These uses have minimal wholesale activity and limited storage within the principal structure.

B. Compliance

All developments within this Modified Commercial zoning district must comply with the requirements specified in Section 13.06 of the Town's Land Development Ordinance, as amended by the following standards. Where the following standards vary from the Town's Land Development Ordinance, the following standards shall take precedence.

C. Uses Permitted by Right

Any use within the C-Commercial District as defined in Section 13.04.120 of the Town of Parker Land Development Ordinance, as amended, that is not specifically described in this exhibit shall be prohibited in this district.

1. Any nonresidential uses by right permitted in B-Business District as defined in Section 13.04.100 of the Town of Parker Land Development Ordinance, as amended with the following exceptions which are not permitted in this Modified Commercial zoning: hotels, motels, places of worship, health club, indoor amusement and recreational facilities, institutional services/studios, public or private schools, hospitals, nursing homes, convalescent care facilities, extended stay facilities, public or private membership clubs, nursery schools or day care facilities, greenhouses, public or private parking lots, entertainment & amusement facilities, or caretaker residences.
2. Bakeries, wholesale & retail
3. Brewery/distillery
4. Bank with drive-through.
5. Freestanding Gas Canopy
6. Convenience Store with or without gas station

D. Development Standards

1. Maximum Building Height: 45 feet
2. Minimum Front Yard Setback:
 - a) Pine Drive: 25 feet
 - b) Summerset Lane: 15 feet
 - c) Parking/drive-through: 10 feet
3. Minimum Side Yard Setback: 10 feet.
4. Minimum Rear Yard Setback: 10 feet.

EXHIBIT D
MODIFIED MULTIPLE FAMILY ZONING

A. Intent

Areas for higher density residential development served by public water and sewer facilities and having paved roads.

B. Compliance

All developments within this Modified Multiple Family zoning district must comply with the requirements specified in Section 13.06 of the Town's Land Development Ordinance, as amended by the following standards. Where the following standards vary from the Town's Land Development Ordinance, the following standards shall take precedence.

C. Uses Permitted by Right

1. Single-family dwellings; detached and clustered
2. Duplex
3. Single Family Attached*
4. Open Space
5. Accessory buildings and uses
6. Assembly Uses up to 10,000 **

*Single Family Attached is defined as three or more single-family dwelling units, each with its own outside entrance and individual lot, which are joined together by a common or party wall.

**Assembly uses shall include Health Club, Indoor Amusement and Recreational Facility, Instructional Service/Studio, Membership Club, Places of Worship, Child Care Centers

D. Uses Permitted by Special Review

1. None

E. Residential Development Standards

1. Minimum Lot size: To be determined at time of platting.
2. Maximum Density: 20 DU per acre
3. Minimum Density: 5 DU per acre
4. Minimum Setback: To be determined at time of site plan with the following exception.
 - a) The Eastern boundary of the property shall have a 65 foot minimum setback. This setback may include recreational uses such as parks, gardens, and patio areas as an accessory use. No parking is permitted in this setback. This setback may be reduced subject to review and approval of a development plan. The setback must include a 35 foot minimum landscaped buffer as described in Parker Municipal code, section 13.02.010, at the eastern property boundary.
5. Maximum Building Height: Forty-Five feet (45') and no building shall penetrate the elevation ceiling plane which is defined as 15 feet above the Pikeview Lane street pavement elevation of 5971' based on Douglas County GIS point 1.085040

with an elevation of 5917.93' NAVD 88 and Douglas County GIS point 1.090035 with an elevation of 5883.72' NAVD 88. (Street pavement elevation = average of the highest and lowest points along Pikeview Lane.)

F. Non-Residential Development Standards

1. Minimum Lot size: To be determined at time of platting.
2. Minimum Setback: To be determined at time of final plat with the following exception.
 - a) The Eastern boundary of the property shall have a 65 foot minimum setback. This setback may include recreational uses such as parks, gardens, and patio areas as an accessory use. No parking is permitted in this setback. This setback must include a 35 foot minimum landscaped buffer as described in Parker Municipal code, section 13.02.010, at the eastern property boundary.
3. Maximum Building Height: Forty-Five feet (45') and no building shall penetrate the elevation ceiling plane which is defined as 15 feet above the Pikeview Lane street pavement elevation of 5971' based on Douglas County GIS point 1.085040 with an elevation of 5917.93' NAVD 88 and Douglas County GIS point 1.090035 with an elevation of 5883.72' NAVD 88. (Street pavement elevation = average of the highest and lowest points along Pikeview Lane.)

NORTON REZONING MAP
TWO PARCELS LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION - RESIDENTIAL ZONING PARCEL

A PARCEL OF LAND BEING A PART OF THAT PARCEL DESCRIBED AT RECEPTION NO. 2015012729 IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, 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 23,

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER NORTH 89°37'38" EAST, A DISTANCE OF 505.60 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89°37'38" EAST, A DISTANCE OF 834.71 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID EAST LINE SOUTH 00°22'39" EAST, A DISTANCE OF 331.90 FEET TO THE NORTHEAST CORNER OF VILLA PARKER SUBDIVISION FILING NO. 1, MINOR DEVELOPMENT PLAT RECORDED AT RECEPTION NO. 2009018851 IN SAID RECORDS;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID VILLA PARKER SUBDIVISION FILING NO. 1, MINOR DEVELOPMENT PLAT SOUTH 89°56'19" WEST, A DISTANCE OF 834.48 FEET:

THENCE DEPARTING SAID NORTHERLY BOUNDARY NORTH 00°25'11" WEST, A DISTANCE OF 327.37 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 6.316 ACRES, (275,108 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION - COMMERCIAL ZONING PARCEL

A PARCEL OF LAND BEING ALL OF THE PARCEL DESCRIBED AT RECEPTION NO. 2013067572 AND A PART OF THE PARCEL DESCRIBED AT RECEPTION NO. 2015012729 BOTH IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, 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 23,

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER NORTH 89°37'38" EAST, A DISTANCE OF 85.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF PINE DRIVE RECORDED AT RECEPTION NO. 201103105. IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89°37'38" EAST, A DISTANCE OF 420.60 FEET,

THENCE DEPARTING SAID NORTH LINE SOUTH 00°25'11" EAST, A DISTANCE OF 327.37 FEET TO THE NORTHERLY BOUNDARY OF VILLA PARKER SUBDIVISION FILING NO. 1, MINOR DEVELOPMENT PLAT RECORDED AT RECEPTION NO. 2009018851 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY SOUTH 89°56'19" WEST, A DISTANCE OF 435.59 FEET TO THE NORTHWEST CORNER THEREOF AND THE EASTERLY RIGHT-OF-WAY OF PINE DRIVE RECORDED AT RECEPTION NO. 2003173279 IN SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAYS THE FOLLOWING (3) COURSES:

1. NORTH 00°25'11" WEST, A DISTANCE OF 25.00 FEET;
2. NORTH 89°37'38" EAST, A DISTANCE OF 15.00 FEET;
3. NORTH 00°25'11" WEST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING

CONTAINING AN AREA OF 3.159 ACRES, (137,585 SQUARE FEET), MORE OR LESS.

PLANNING COMMISSION ACCEPTANCE

THIS REZONING MAP WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY THE TOWN
OF PARKER PLANNING COMMISSION FOLLOWING A PUBLIC HEARING HELD ON THE _____
DAY OF _____, 20_____

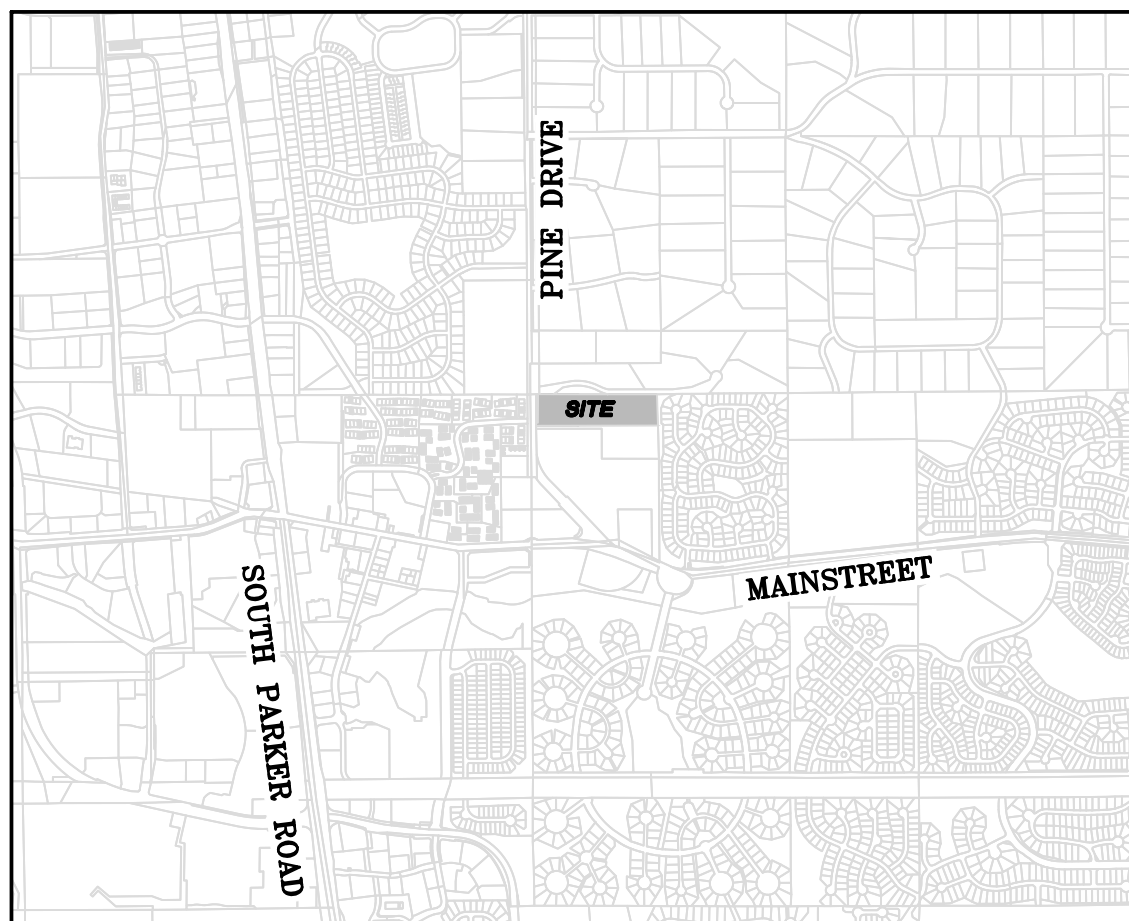
PLANNING DIRECTOR, ON BEHALF OF THE TOWN OF PARKER PLANNING COMMISSION

TOWN COUNCIL ACCEPTANCE

THIS REZONING MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER
ON THE ____ DAY OF _____, 20____, FOR THE PROPERTY DESCRIBED
AS NORTON PROPERTY. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH
THE ADOPTION OF ORDINANCE NO. _____

MAYOR, TOWN OF PARKER

ATTEST: TOWN CLERK



VICINITY MAP
SCALE: 1" = 2000'



SURVEYOR'S CERTIFICATE

I, DANIEL E. DAVIS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS ZONING MAP WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ZONED IN THE TOWN OF PARKER, COLORADO.

FOR REVIEW

DANIEL E. DAVIS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38256
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON
ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH
DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE
COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN
HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY
OF _____ 20____ A.D., AT _____ A.M./P.M. AND WAS RECORDED A

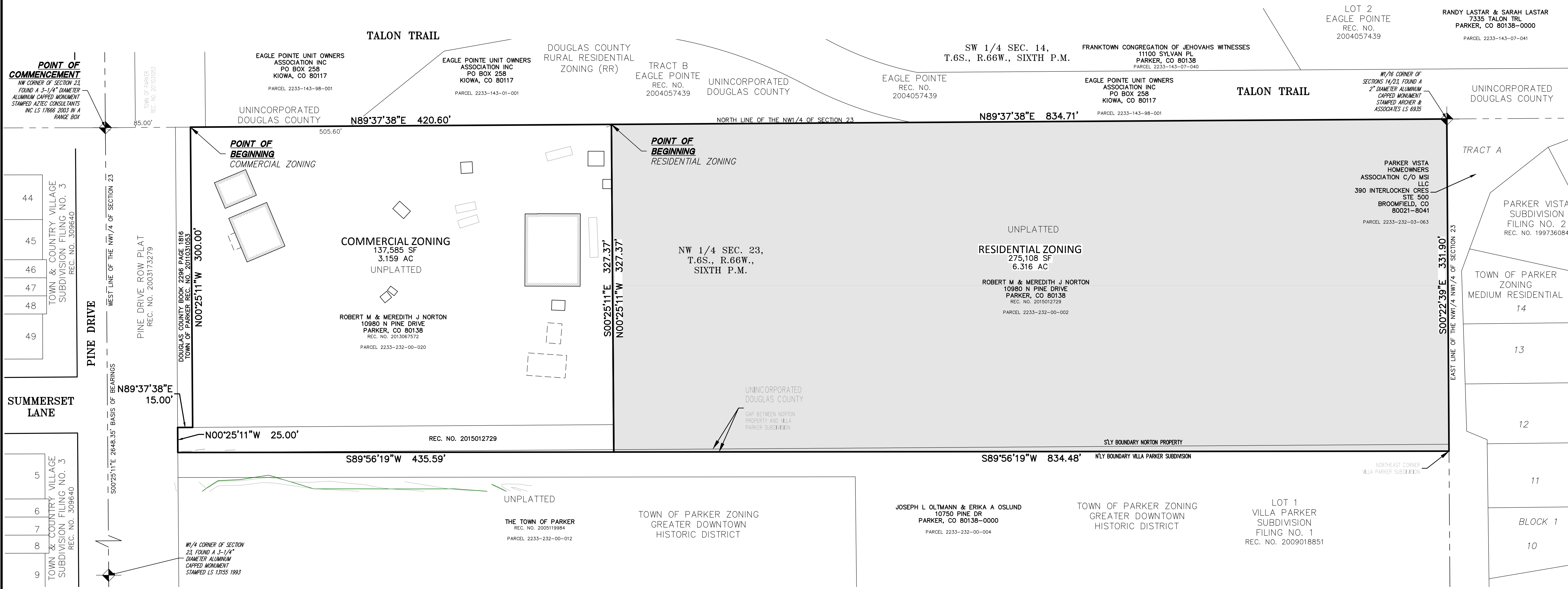
RECEPTION NO. _____

COUNTY CLERK AND RECORDER

NORTON REZONING MAP NW1/4 S23, T6S, R66W, SIXTH PM DOUGLAS COUNTY, COLORADO		AZTEC CONSULTANTS, INC.		300 E. Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com		SCALE 1"=50'	
OF	SHEET	THE TOWN OF PARKER 20120 E. MAINSTREET, PARKER, CO 80138		REVISION DESCRIPTION		DATE	
2	1			APPROV		DATE	
24918-13				DED		MDW	
JOB NO.				DATE		05/07/2018	

NORTON REZONING MAP

TWO PARCELS LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



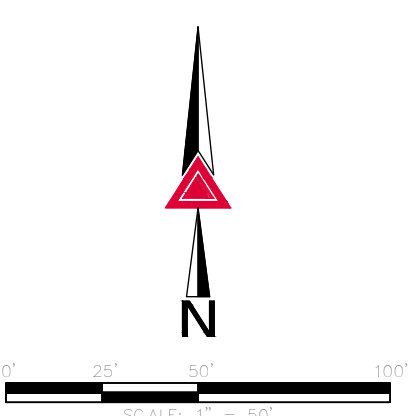
44	TOWN & COUNTRY VILLAGE SUBDIVISION FILING NO. 3 REC. NO. 309640
45	
46	
47	
48	TOWN & COUNTRY VILLAGE SUBDIVISION FILING NO. 3 REC. NO. 309640
49	

SUMMERSET LANE

5	TOWN & COUNTRY VILLAGE SUBDIVISION FILING NO. 3 REC. NO. 309640
6	
7	
8	
9	TOWN & COUNTRY VILLAGE SUBDIVISION FILING NO. 3 REC. NO. 309640

COMMERCIAL ZONING PARCEL

RESIDENTIAL ZONING PARCEL



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

SCALE
1"=50'

OWN

MDW

DED

DATE

05/07/2018

REVISION DESCRIPTION

BY

DATE

NORTON REZONING MAP
NW1/4 S23, T6S, R66W, SIXTH PM
DOUGLAS COUNTY, COLORADO

PREPARED FOR
THE TOWN OF PARKER
20120 E. MAIN STREET, PARKER, CO 80138

AZTEC

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Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

SHEET
2

OF 2 SHEETS

24918-13

JOB NO.

REFERRAL AGENCY COMMENTS

Aztec Consultants

Z17-005

Review Type **AzTec Consultants, Inc. 15**

Reviewer **Dean Cates** ▼

Date Sent **12/18/2017**  Today

Date Due **1/2/2018**  Today

Status **COMPLETED** ▼

Remarks

Date Returned **12/22/2017**  Today

Add to Timesheet

 **Add Standard Notes**

Town of Parker Building

Z17-005

Review Type **Building 20**

Reviewer **Randy Sale** ▼

Date Sent **3/17/2017**  Today

Date Due **4/14/2017**  Today

Status **NO COMMENT** ▼

Remarks

Date Returned **3/29/2017**  Today

Add to Timesheet

 **Add Standard Notes**

Centennial Airport

Dylan Heberlein

**Centennial
Airport 20**

Dear Ms. Parkinson,

Thank you for the opportunity to review ANX17-001 / Z17-005, plan to annex and rezone to non-residential zone district. We have the following comments to make on the project:

- The proposed development lies approximately 5.2 miles from the closest runway at Centennial Airport and is located near the Airport Influence Area (AIA). The proposed development may be subjected to numerous aircraft overflights and their associated effects. These effects include, but are not limited to: noise, smoke, dust, fumes and vibrations.
- An avigation easement is recommended for development within/near the AIA. Additionally, please provide book and page number of the avigation easement and include the airport in the vicinity map.
- Any objects on the site (including cranes used during construction) that penetrate a 100:1 slope from the nearest point of the nearest runway, penetrates the FAA Part 77 airspace surface, impede signals associated with navigational equipment or any other reason the FAA deems necessary will require the filing and approval of FAA Form 7460-1. This form may take 90 days or more for approval. Please visit <https://oeaaa.faa.gov> to utilize the notice criteria tool to confirm filing requirements and to file the FAA Form 7460-1. Please note that this is a State and Federal regulatory requirement. We estimate the max allowable height to remain below the 100:1 slope at this location is 107 feet above ground level. Any object above this height will require the filing and approval of a FAA form 7460-1. Runway endpoint data is available from the Airport for engineering calculations. In addition, please have crane operators advise the airport prior to erecting any cranes.

3/23/2017 9:13:34 AM

CenturyLink Communications

Z17-005

Review Type **CenturyLink Communications 20**

Reviewer **Dustin Pulciani** ▼

Date Sent **3/17/2017**  Today

Date Due **4/14/2017**  Today

Status **APPROVED** ▼

Remarks

Date Returned **4/13/2017**  Today

Add to Timesheet

 **Add Standard Notes**

Cherry Creek Basin Water Quality Authority

REVIEWS

Jim Swanson

Cherry Creek Basin Water Quality Authority 20

No exceptions taken as submitted.

4/3/2017 4:30:52 PM

Comcast

No comments submitted

Town of Parker Comprehensive Planning

REVIEWS

Bryce Matthews

**Comprehensive
Planning 20**

The Parker 2035 Master Plan shows these properties as Downtown Core. Downtown Core generally recommends:

'...The Downtown Core acts as a 'mixed-use neighborhood' that includes uses such as higher density residential, office, government, arts and cultural venues, restaurants, retail, personal services, as well as parks and other gathering places for community events...

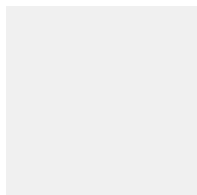
The Downtown should be compact and walkable. In order to maintain Downtown as a vibrant and attractive 'destination', attention needs to be directed to development intensity, diverse land uses, building height and architectural design. These are critical elements in creating a sustainable downtown core for our growing population'

Chapter 8 Housing and Neighborhoods Strategy 1A states:

'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 zoning responds to a mix of uses and Strategy 1A of the Master Plan. Please continue to work with your case manager to ensure that the proposed zoning complies with the Parker 2035 Master Plan.

4/14/2017 5:14:34 PM



Douglas County Assessor

ANX18-003

Review Type **Douglas County Assessors Office 20**

Reviewer **Brooke Decker** ▼

Date Sent **5/17/2018**  Today

Date Due **6/15/2018**  Today

Status **NO COMMENT** ▼

Remarks

Date Returned **6/12/2018**  Today

Add to Timesheet

 **Add Standard Notes**

Douglas County Planning & Public Works

No comments submitted

Douglas County School District

Good morning,

Per your request, attached are school land dedication and voluntary capital mitigation calculations for Norton PD Annexation and Rezoning. Also attached is a copy of our prior referral letter regarding the application.

As you know, DCSD calculates student generation based on proposed residential density. In reviewing the documents provided, we notice that rezoning allows a range of residential uses from a minimum of 5 DU's/acre to 20 DU's/acre. With this in mind, we have taken the liberty of providing the aforementioned calculations for both the minimum and maximum densities. The results are as follows:

Multi- Family Residential

- 5 Du's/ acre on 6.2267-acres = 31 DU's
- School Land Dedication Acreage for Cash-in-Leu of Fees = 0.462-acres
- Voluntary Capital Mitigation = \$340 per dwelling unit.

Single-Family Residential

- 5 Du's/ acre on 6.2267-acres = 125 DU's
- School Land Dedication Acreage for Cash-in-Leu of Fees= 0.660-acres
- Voluntary Capital Mitigation = \$2803 per dwelling unit.

Please note, as stated in the attached referral letter, at the subdivision and site plan stage, DCSD will evaluate each subdivision and/or site plan application and provide to the Town of Parker school land dedication and voluntary capital mitigation calculation figures based on the then current information.

Economic Development

Z17-005

Review Type

Economic Development 20

Reviewer

Matt Carlson

Date Sent

3/17/2017

Today

Date Due

4/14/2017

Today

Status

APPROVED

Remarks

Date Returned

3/17/2017

Today

Add to Timesheet

+

Add Standard Notes

Town of Parker Engineering

REVIEWS

Alex Mestdagh

Infrastructure obligations associated with this annexation will be codified in the Annexation Agreement for the property. This will be coordinated with Community Development and a draft agreement provided to the applicant.

4/27/2017 11:11:28 AM

**PLANNED
DEVELOPMENT /
ZONING PLAN - PW**

IREA

REVIEWS

Brooks Kaufman

**IREA
20**

The Association has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments:

The Association has existing overhead electric facilities on the subject property. The Association will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the Association's current extension policies.

The Association is requesting the Town of Parker notify the undersigned after approval of the proposed annexation has been finalized. This notification will allow our mapping department to make the necessary changes to keep our mapping system and Town of Parker franchise agreement updated.

4/7/2017 11:25:32 AM

Town of Parker Fire Life Safety

Z17-005

Review Type	FIRE LIFE SAFETY 20	
Reviewer	Randy Capra ▼	
Date Sent	3/17/2017	Today
Date Due	4/14/2017	Today
Status	NO COMMENT ▼	
Remarks		
Date Returned	3/20/2017	Today
Add to Timesheet		

Add Standard Notes

Parker Water and Sanitation District

REVIEWS

Drayton Sanderson

Parker Water and Sanitation District 20

Approved for rezoning only.

3/20/2017 8:36:24 AM

Parker Vista HOA

No comments submitted

Town of Parker Police

No comments submitted

Public Service Company

REVIEWS

Donna George

**Public
Service
Company of
Colorado 20**

Public Service Company of Colorado has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The property owner/developer/contractor must contact the Builder's Call Line at 1-800-628-2121 or <https://xcelenergy.force.com/FastApp> (register, application can then be tracked) and complete the application process for any new natural gas service. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center at 1-800-922-1987 to have all utilities located prior to any construction.

RTD

No comments submitted

Town and Country HOA

No comments submitted



Request for Town Council Action

Date: November 19, 2018

Submitted By: Dennis Trapp, Projects Administrator

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 9.283 - First Reading**
A Bill for an Ordinance to Approve the Intergovernmental Agreement Regarding the Design of Improvements to the High Plains Trail By and Between the Town of Parker and the Arapahoe County Board of County Commissioners

Department: Parks & Recreation, Dennis Trapp
Second Reading: December 3, 2018

EXECUTIVE SUMMARY

The attached Intergovernmental Agreement (IGA) between Arapahoe County and the Town addresses the initial 30% Design and Engineering documents for the High Plains Trail (HPT) formerly known as the E-470 Trail. The cost to complete this work effort is estimated at \$200,000 which will be split between the Town (\$100,000) and Arapahoe County (\$100,000). The County approved the IGA on October 31, and will transfer \$100,000 to the Town. Parker has previously allocated \$100,000 in the 2018 budget for this engineering effort. This IGA will be amended over the course of the HPT project to address various issues and milestones, including future funding commitments by Aurora and Douglas County.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The attached IGA between Arapahoe County and the Town of Parker addresses the initial 30% Design and Engineering for the future High Plains Trail (HPT), formerly known as the E-470 Regional Trail. The proposed HPT is located within four (4) separate jurisdictions including Arapahoe County, Douglas County, City of Aurora and the Town of Parker. Collectively these jurisdictions form the “The Partners Group”. The Partners Group is in the process of developing design, engineering, and construction documentation for the Project, reviewing potential maintenance and ownership responsibilities, and identifying potential outside funding sources to

supplement individual jurisdictional contributions.

It is anticipated that this IGA will be amended several times over the course of the project to address various items and milestones such as:

- Future funding commitments from all members of The Partners Group
- Funding allocations to complete final design and engineering documents for the project
- Funding allocations to construct the project including construction oversight/inspection
- Determination of long-term maintenance responsibilities for the trail and bridge
- Incorporation of any outside funding commitments such as GOCO grants or DRCOG Transportation Improvement Program (TIP) funding.

The attached IGA currently addresses funding commitments by Arapahoe County (\$100,000) and the Town of Parker (\$100,000) to complete the Conceptual Designs and Initial Designs (30% Engineering) for Segments I, II & IV of the HPT. Segment III of the HPT will be designed and constructed by the developer of Kings Point (see map included with the attached IGA). Section 5.B of the IGA requires that the IGA be amended to exceed the total \$200,000 noted above.

Arapahoe County staff and their County Attorney have reviewed and concur with the attached IGA. The County approved the agreement and will transfer \$100,000 to the Town Parker. The Town has previously allocated \$100,000 in the 2018 budget for these various design efforts.

FINANCIAL IMPACT

The final financial impact of the HPT project will be determined based upon the following information and future determinations:

- Estimate of the total project cost upon completion of design & engineering studies
- Documentation of outside funding sources, i.e., Grants, DRCOG, E-470 contribution, etc.
- Individual contributions from The Partners Group jurisdictions
- Determination of on-going trail maintenance responsibilities

STRATEGIC GOAL(S)



**SUPPORT AN
ACTIVE COMMUNITY**



**INNOVATE WITH
COLLABORATIVE
GOVERNANCE**



**ENHANCE ECONOMIC
VITALITY**



**PROMOTE A SAFE AND
HEALTHY COMMUNITY**

ATTACHMENTS

1. Ordinance No. 9.283

RECOMMENDED MOTION

I move to approve Ordinance No. 9.283 on first reading and to schedule second reading for December 3, 2018, as part of the consent agenda.

ORDINANCE NO. 9.283, Series of 2018

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE INTERGOVERNMENTAL AGREEMENT REGARDING THE DESIGN OF IMPROVEMENTS TO THE HIGH PLAINS TRAIL BY AND BETWEEN THE TOWN OF PARKER AND THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Town Council of the Town of Parker hereby approves the Intergovernmental Agreement by and between the Town of Parker and Arapahoe County concerning the E-470 Regional Trail, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

Section 2. 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 3. 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 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

INTERGOVERNMENTAL AGREEMENT REGARDING THE DESIGN OF IMPROVEMENTS TO THE HIGH PLAINS TRAIL

THIS INTERGOVERNMENTAL AGREEMENT (the “Agreement”) is made and entered into this _____ day of _____, 2018, by and between the Town of Parker, a Colorado home rule municipality (“Parker”), and the Arapahoe County Board of County Commissioners (“Arapahoe”) (collectively, the “Parties”).

RECITALS:

A. The Town entered into an Intergovernmental Agreement with the E-470 Public Highway Authority (the “Authority”), on November 21, 2016 (the “E-470 IGA”), regarding the extension of the existing E-470 Recreational Trail, recently renamed the High Plains Trail (the “High Plains Trail”).

B. As a part of the E-470 IGA, the Authority contributed Four Hundred Thirty-Eight Thousand Dollars (\$438,000) (the “Authority Construction Contribution”) to be applied to the cost of constructing the continuation of the High Plains Trail between its current concrete improved terminus near the county line between Arapahoe and Douglas Counties, adjacent to E-470, and the Norton Farms Trailhead/17-Mile House site, as generally described in **Exhibit A**, which is attached hereto and incorporated by this reference (the “Proposed High Plains Trail”).

C. The Proposed High Plains Trail will be located within four (4) separate jurisdictions, including Arapahoe County, Douglas County, the Town of Parker (defined above), and the City of Aurora (“Aurora”) (collectively referred to as “The Partners Group”).

D. The Proposed High Plains Trail will include four (4) segments as generally depicted in **Exhibit B**, which is attached hereto and incorporated by this reference. “Segment I” includes the Parker Road overpass and trail connections to the existing trails along the west side of Parker Road; “Segment II” is located between Parker Road and the future Aurora Parkway; “Segment III” is that portion of the trail to be constructed as a detached 10-foot wide sidewalk as part of the future Aurora Parkway improvements; and “Segment IV” represents the trail connection to the existing High Plains Trails located near the county line and along the west side of the E-470 Tollway.

E. The “Project” consists of the design, engineering and construction of Segments I, II and IV of the Proposed High Plains Trail and the determination of long-term maintenance responsibilities of all four (4) segments. The design, engineering and construction of Segment III is not part of the Project. Segment III, which is located in Aurora, will be designed, engineered and constructed by the owner of the real property, on real property commonly known as Kings Point North, located within Segment III, in accordance with the land use approvals related to the development of the real property located in Segment III.

F. The Partners Group is in the process of developing design, engineering, and construction documentation for the Project, and reviewing potential maintenance and ownership responsibilities of the Project, including opportunities to fund the Project, in addition to the Authority Construction Contribution as described in the Recitals.

G. Parker and Arapahoe County desire to enter into this Agreement, in advance of an agreement that will also include Douglas County and Aurora, to fund the initial design of the Project to a level that is thirty percent (30%) of the Project design, which initial design is necessary to pursue funding opportunities that include potential grant funding through Great Outdoors Colorado.

H. Stanley Consultants, Inc. is recently under contract with the Town and has completed the conceptual design for Segments I and II of the Project, and Arapahoe desires that Parker continue to take the lead on completing the conceptual and initial designs, subject to the allocation of funding for these design efforts as described herein.

I. Parker and Arapahoe will continue the process of reviewing the design, engineering, construction, maintenance, ownership and funding of the Project, including the advancement of funds by Parker and Arapahoe for the initial design.

J. Parker and Arapahoe desire to include Douglas County and Aurora as parties to this Agreement at such times as adequate funds are budgeted and appropriated to fund the Project by Douglas County and Aurora.

K. Parker and Arapahoe, as Colorado governments, are constitutionally and statutorily empowered pursuant to Colo. Const. Article XIV, §18 and Section 29-1-201, *et seq.*, C.R.S., to cooperate or contract via intergovernmental agreement with one another to provide functions, services and facilities authorized to each cooperating government.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are mutually acknowledged, the Parties hereto covenant and agree as follows:

AGREEMENT

1. The Recitals set forth above are hereby incorporated into the covenants and agreements set forth below.

2. SCOPE OF WORK. This Agreement defines the responsibilities and financial commitments of the Parties with respect to the Project. This scope of work will be expanded as necessary to address future design efforts and may include additional task orders.

3. SCOPE OF PROJECT.

A. Conceptual Design Segments I and II. The Project included the conceptual design of the overcrossing of Parker Road, along with construction cost estimates, in accordance with the approved scope attached as **Exhibit C** and incorporated by this reference. This scope of work component has been completed.

B. Conceptual Design Segment IV. The Project shall include the conceptual design consisting of up to four (4) alternative trail alignments to connect the High Plains Trail to the existing E-470 Trail, along with construction cost estimates, in accordance with the scope attached as **Exhibit D** and incorporated by this reference.

C. Initial Design Segments I and II. The Project shall include the initial design and preparation of thirty percent (30%) of the construction plans and specifications, along with construction cost estimates, in accordance with the scope attached as **Exhibit E** and incorporated by this reference.

D. Initial Design Segment IV. The Project shall include the initial design and preparation of thirty percent (30%) of the construction plans and specifications, along with construction cost estimates. A scope of work for this project component, along with a specific cost to complete this design work, has not been prepared as of the date of this Agreement. For budgetary and planning purposes, an estimate of \$63,031 has been allocated to complete this initial design.

E. Final Design. The final design of the Project will be addressed by future amendment to this Agreement.

F. Construction Management Services. These services will be addressed by future amendment to this Agreement.

G. Construction. The construction of the Project will be addressed by future amendment to this Agreement.

4. PUBLIC NECESSITY. The Parties agree that the work performed pursuant to this Agreement is necessary for the health, safety, comfort, convenience, and welfare of all the people of the state, and is of particular benefit to the residents of the Parties and to their property therein.

5. PROJECT COSTS AND ALLOCATION OF COSTS.

A. The Parties agree that for the purposes of this Agreement, the Project costs shall consist of and be limited to the following:

- 1) Conceptual design services;
- 2) Initial design services;
- 3) Final design services;
- 4) Construction management services;
- 5) Construction of improvements; and
- 6) Contingencies mutually agreeable to the Parties.

B. It is understood that the Project costs for components one and two, as defined above, are not to exceed \$200,000 without amendment to this Agreement.

Project costs for the various elements of the effort as of the date of this Agreement are estimated as follows. It is anticipated that funds for additional design work and related construction costs may be added to this Agreement at a future date.

<u>ITEM</u>	<u>AMOUNT</u>
Conceptual Design (Segments I and II)	\$ 37,493
Conceptual Design (Segment IV)	\$ 20,947
Initial Design (30%) (Segments I and II)	\$ 78,529
Initial Design (30%) (Segment IV)	\$ 63,031
Final Design	-0-
Construction	-0-
Contingency	-0-
Total	\$200,000

This estimated breakdown of costs is for planning purposes only. Costs may vary between the specific elements of the effort without amendment to this Agreement, as long as the total expenditures do not exceed the maximum contribution by all Parties, plus accrued interest, if applicable, as provided by Paragraph 6.

C. Based on total Project estimated costs for conceptual and initial design, the maximum percent and dollar contribution by each party shall be:

	Percentage Share	Maximum Contribution
PARKER	50%	\$100,000
ARAPAHOE	50%	\$100,000
TOTAL	100%	\$200,000

6. MANAGEMENT OF FINANCES. The cost sharing shall be calculated after any state, federal, or other funding from third-party sources are deducted. Payment of each Party's full share (Parker: \$100,000; Arapahoe: \$100,000) shall be made to Parker subsequent to execution of this Agreement and within thirty (30) days of request for payment by Parker. The payments by the Parties shall be held by Parker in a reserved fund to pay for increments of the Project as authorized by the Parties, and as defined herein. Parker shall provide Arapahoe with a periodic accounting of the Project funds as well as a periodic notification of any unpaid obligations. Any interest earned by the monies contributed by the Parties shall be accrued to the reserved fund established by Parker for the Project and such interest shall be used only for the Project upon approval by the contracting officers identified in Paragraph 14. Within one (1) year of completion of the Project, each party shall receive a share of any remaining monies, including interest earned, that are not committed, obligated, or disbursed. These shares shall be computed as were the original shares. Any disbursement from remaining Project funds must define the reserve fund from which the disbursement will be paid.

7. CONCEPTUAL AND INITIAL DESIGNS. The contracting officers for the Parties, as defined in Paragraph 14 of this Agreement, have mutually agreed to retain the engineering consulting firm Stanley Consultants, Inc. Parker shall supervise and coordinate the conceptual and initial designs of the Project. Payment for the conceptual and initial designs shall be made by Parker as the work progresses from the Project fund established as set forth above. Conceptual and initial design services shall consist of, but not be limited to, the following:

A. Conceptual Design.

- 1) Conceptual civil and structural layouts of two (2) alternative crossings of Parker Road at the Arapahoe County line (Segments I and II).
- 2) Conceptual civil and structural layouts of up to four (4) conceptual alignments of Segment IV.
- 3) Alternative analysis, including estimate of probable construction costs.
- 4) Colored renderings of the preferred alternative.
- 5) Documentation of analysis.

B. Initial Design.

1) Preparation of a work plan schedule identifying the timing of major elements in the design.

2) Preparation of thirty percent (30%) of the construction plans and specifications.

3) Preparation of an estimate of probable construction costs of the work covered by the plans and specifications.

Parker shall provide any written work product by the engineer to The Partners Group.

8. OWNERSHIP OF PROPERTY AND LIMITATION OF USE. The Parties, including the Potential Partners, shall own portions of the real property for the Project (the "Property"), either in fee or irrevocable easement, and shall be responsible for the same as provided by separate agreement by the Parties. It is specifically understood that the Property will be used for recreational trail purposes. The Property upon which the Project is constructed shall not be used for any purpose that shall diminish or preclude its use for recreational trail purposes. A Party may not dispose of or change the use of the Property without approval of the other Party(ies). If, in the future, a Party disposes of any portion of the Property upon which the Project is constructed pursuant to this Agreement, changes the use of any portion of the Property upon which the Project is constructed pursuant to this Agreement, or modifies any of the improvements located on any portion of the Property upon which the Project is constructed pursuant to this Agreement, without first obtaining the written approval of the other Party(ies), such Party shall take any and all action necessary to reverse said unauthorized activity and return the Property and improvements thereon, acquired and constructed pursuant to this Agreement, to the ownership and condition they were in immediately prior to the unauthorized activity at such Party's sole expense. In the event a Party breaches the terms and provisions of this Paragraph 8 and does not voluntarily cure as set forth above, the other Party(ies) shall have the right to pursue a claim against such Party for specific performance of this portion of the Agreement.

9. MANAGEMENT OF CONSTRUCTION.

A. Costs. Construction costs, and those items and services included in this cost, will be determined by future amendment to this Agreement and shall consist of those costs incurred by the most qualified contractor(s), including detour costs, licenses and permits, utility relocations, and construction related engineering services as defined in Paragraph 5 of this Agreement.

B. Construction Management and Payment. The construction management and payment for the Project will be determined by future amendment to this Agreement.

C. Construction Change Orders. The management of construction change orders for the Project will be determined by future amendment to this Agreement.

10. MAINTENANCE. The maintenance of the Project will be determined by future amendment to this Agreement.

11. REGULATIONS FOR USE OF THE PROJECT. The use of the Project will be for recreational trail purposes.

12. TERM OF AGREEMENT. This Agreement shall commence upon final execution by all Parties. It shall terminate three (3) years after the final payment is made to the construction contractor and the final accounting of funds on deposit with the Party that is responsible for the construction management and payment of the Project is provided to all Parties pursuant to

Paragraph 6 herein, except for Paragraph 11. REGULATIONS FOR USE OF THE PROJECT, Paragraph 8. OWNERSHIP OF PROPERTY AND LIMITATION OF USE, and Paragraph 10. MAINTENANCE, which shall run in perpetuity.

13. LIABILITY. Each Party hereto shall be responsible for any suits, demands, costs or actions at law resulting from its own acts or omissions and may insure against such possibilities as appropriate.

14. CONTRACTING OFFICERS.

A. The contracting officer for Parker shall be the Public Works and Engineering Director, 20120 East Mainstreet, Parker, Colorado 80138.

B. The contracting officer for Arapahoe shall be the Director of Open Spaces, 6934 S. Lima Street, Ste. A, Centennial, Colorado 80112.

C. The contracting officers for the Parties each agree to designate and assign a Project representative to act on behalf of said Parties in all matters or actions taken related to the Project pursuant to this Agreement. Each representative shall coordinate all Project-related issues between the Parties, shall attend all progress meetings, and shall be responsible for providing all available Project-related file information to the engineer upon request by any Party. Said representatives shall have the authority for all approvals, authorizations, notices or concurrences required under this Agreement. However, in regard to any amendments or addenda to this Agreement, said representative shall be responsible for obtaining the approval of the proper authority in a timely manner.

15. RESPONSIBILITIES OF THE PARTIES. Parker shall be responsible initially for compiling and sharing the information developed by the various consultants hired by Parker with The Partners Group and for obtaining all concurrences from Arapahoe needed to complete the Project in a timely manner. Arapahoe agrees to review all concept plans and preliminary design plans and to provide comments within 21 calendar days after the drafts have been provided by Parker to Arapahoe. This Paragraph 15. shall be revised to address the responsibility of the Parties for the final design and construction of the Project.

16. AMENDMENTS. This Agreement contains all of the terms agreed upon by and among the Parties. Any amendments to this Agreement shall be in writing and executed by the Parties hereto to be valid and binding.

17. SEVERABILITY. If any clause or provision herein contained shall be adjudged to be invalid or unenforceable by a court of competent jurisdiction, or by operation of any applicable law, such invalid or unenforceable clause or provision shall not affect the validity of the Agreement as a whole and all other clauses or provisions shall be given full force and effect.

18. APPLICABLE LAWS. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado. Jurisdiction for any and all legal actions regarding this Agreement shall be in the State of Colorado and venue for the same shall lie where Project is located.

19. ASSIGNABILITY. No party to this Agreement shall assign or transfer any of its rights or obligations hereunder without the prior written consent of the nonassigning party or parties to this Agreement.

20. BINDING EFFECT. The provisions of this Agreement shall bind and shall inure to the benefit of the Parties hereto and to their respective successors and permitted assigns.

21. ENFORCEABILITY. The Parties hereto agree and acknowledge that this Agreement may be enforced in law or in equity, by decree of specific performance or damages, or such other legal or equitable relief as may be available subject to the provisions of the laws of the State of Colorado.

22. TERMINATION OF AGREEMENT. This Agreement may be terminated upon thirty (30) days' written notice by any party to this Agreement, but only if there are no contingent, outstanding contracts. If there are contingent, outstanding contracts, this Agreement may only be terminated upon the cancellation of all contingent, outstanding contracts. All costs associated with the cancellation of the contingent contracts shall be shared between the Parties in the same ratio(s) as were their contributions.

23. PUBLIC RELATIONS. It shall be at each Party's sole discretion to initiate and to carry out any public relations program to inform the residents in the Project area as to the purpose of the Project and what impact it may have on them. Technical information shall be presented to the public by the selected engineer.

24. NONDISCRIMINATION IN EMPLOYMENT. In connection with the performance of work under this Agreement, the Parties agree not to refuse to hire, discharge, promote or demote, or to discriminate in matters of compensation against any person otherwise qualified because of race, color, ancestry, creed, religion, national origin, gender, age, military status, sexual orientation, marital status, or physical or mental disability and further agree to insert the foregoing provision in all subcontracts hereunder.

25. APPROPRIATIONS. Notwithstanding any other term, condition or provision herein, each and every obligation of the Parties stated in this Agreement is subject to the requirement of a prior appropriation of funds by the appropriate governing body of the Parties.

26. NO THIRD-PARTY BENEFICIARIES. It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the Parties, and nothing contained in this Agreement shall give or allow any such claim or right of action by any third person on such Agreement. It is the express intention of the Parties that any person or party other than any one of the Parties receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

27. ILLEGAL ALIENS. The Parties agree that any public contract for services executed as a result of this intergovernmental agreement shall comply with the Special Provisions attached as **Exhibit F** and incorporated by this reference.

28. GOVERNMENTAL IMMUNITY. The Parties hereto state that nothing herein shall be deemed or construed as a waiver by any party of any rights, limitations, or protections afforded to them under the Colorado Governmental Immunity Act (§ 24-10-101, *et seq.*, C.R.S.) as now or hereafter amended or otherwise available at law or equity.

29. INTENT OF AGREEMENT. Except as otherwise stated herein, this Agreement is intended to describe the rights and responsibilities of and between the Parties and is not intended to and shall not be deemed to confer rights upon any person or entities not named as Parties, nor to limit in any way the powers and responsibilities of Arapahoe, Parker or any other entity not a party hereto.

30. EXECUTION IN COUNTERPARTS. This Agreement, and all subsequent documents requiring the signatures of the Parties to this Agreement, may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[Remainder of page intentionally left blank. Signatures on following page.]

WHEREFORE, the Parties hereto have caused this instrument to be executed by properly authorized signatories as of the date and year first above written.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

[Remainder of page intentionally left blank. Signatures continue on following page.]

**BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF ARAPAHOE**

Shannon Carter, Director

ATTEST:

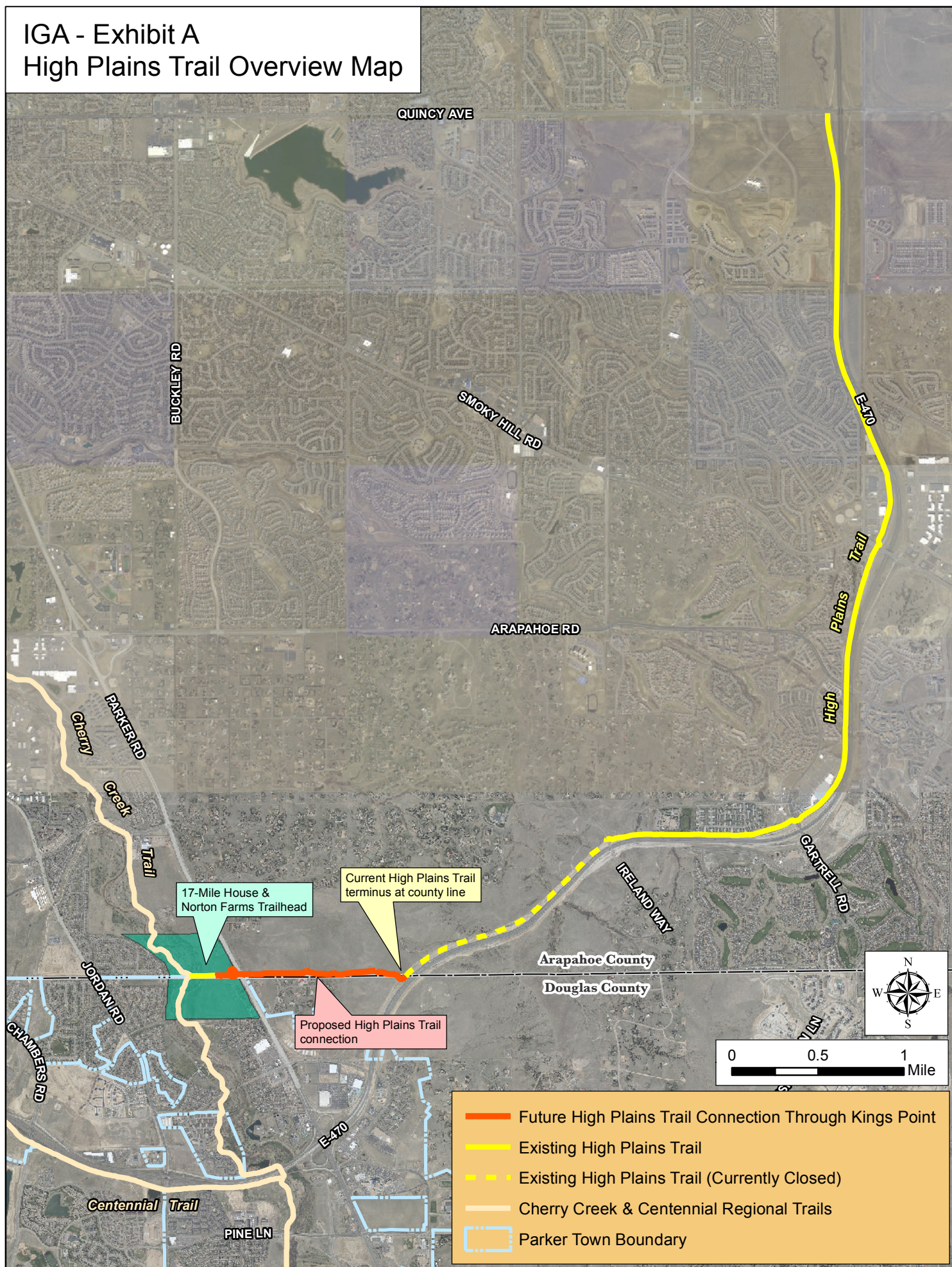
Deputy Clerk

Ron Carl, County Attorney

EXHIBIT LIST

Exhibit A	High Plains Trail Overview Map
Exhibit B	Four (4) Segments of the Proposed High Plains Trail
Exhibit C	Scope of Work – Conceptual Design for Segments I and II
Exhibit D	Scope of Work – Conceptual Design for Segment IV
Exhibit E	Scope of Work – Initial Design (30%) for Segments I and II
Exhibit F	Special Provisions Required by C.R.S. § 8-17.5-102

IGA - Exhibit A High Plains Trail Overview Map



IGA - Exhibit B
Proposed High Plains Trail
Connection Through Kings Point

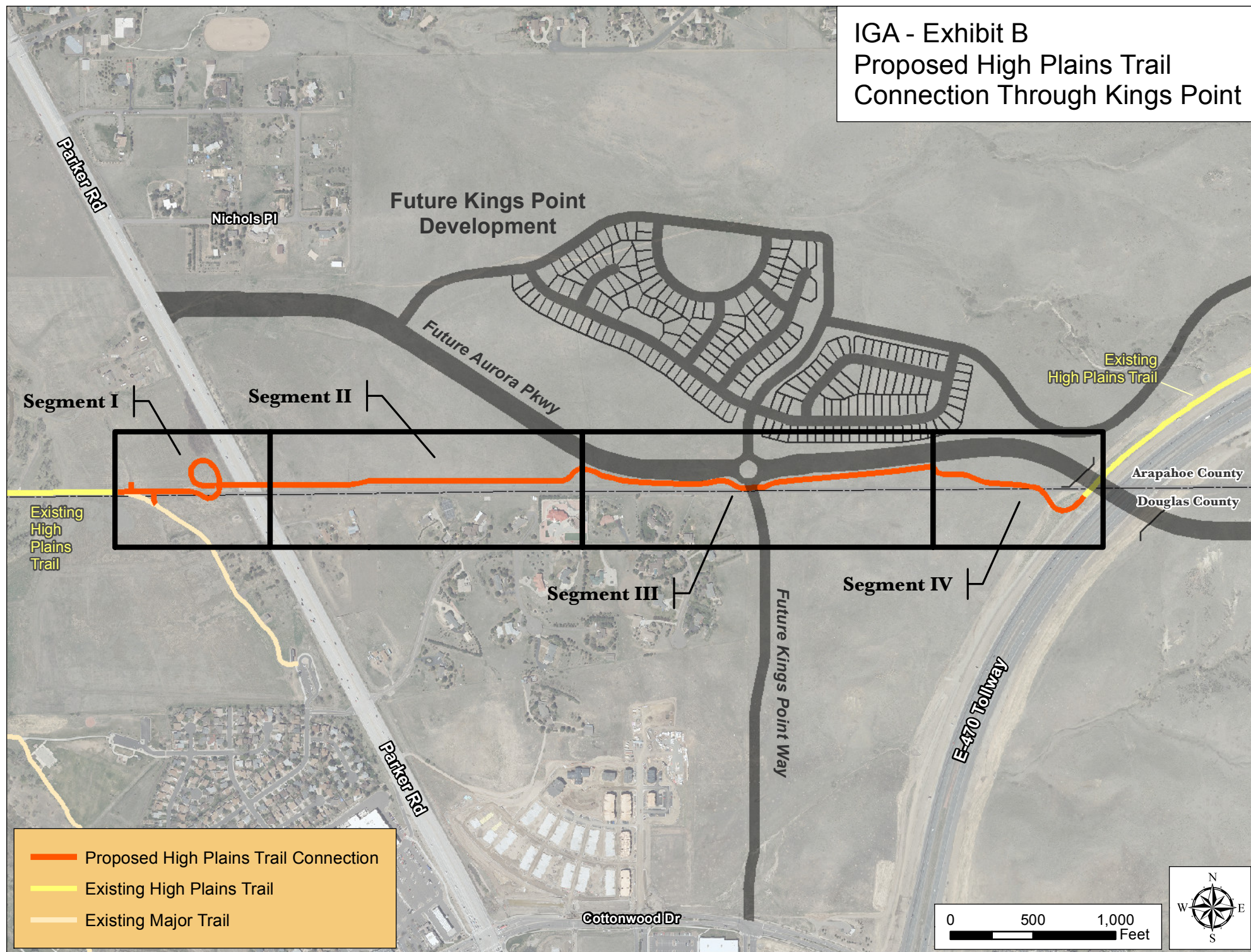


EXHIBIT C

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT is made and entered into this 19th day of December, 2017, by and between the Town of Parker, a Colorado home rule municipality (the "Town"), and Stanley Consultants Inc. (the "Consultant").

RECITALS:

A. The Town requires professional services for E-470 Trail Connection over Parker Road – Phase 1 (the "Project").

B. Consultant has held itself out to the Town as having the requisite expertise and experience to perform the required services for the Project.

NOW, THEREFORE, it is hereby agreed, for the consideration hereinafter set forth, that Consultant shall provide to the Town professional consulting services for the Project.

I. SCOPE OF SERVICES

Consultant shall furnish all labor and materials to perform the services required for the complete and prompt execution and performance of all duties, obligations and responsibilities for the Project, which are described or reasonably implied from Exhibit A, which is attached hereto and incorporated herein by this reference.

II. THE TOWN'S OBLIGATIONS/CONFIDENTIALITY

The Town shall provide Consultant with reports and such other data as may be available to the Town and reasonably required by Consultant to perform hereunder. No Project information shall be disclosed by Consultant to third parties without prior written consent of the Town or pursuant to a lawful court order directing such disclosure. All documents provided by the Town to Consultant shall be returned to the Town. Consultant is authorized by the Town to retain copies of such data and materials at Consultant's expense.

III. OWNERSHIP OF INSTRUMENTS OF SERVICE

The Town acknowledges that the Consultant's documents are an instrument of professional service. Nevertheless, the documents prepared under this Agreement shall become the property of the Town upon completion of the services. Any reuse of the Consultant's documents is at the Town's own risk.

IV. COMPENSATION

A. In consideration for the completion of the services specified herein by Consultant, the Town shall pay Consultant an amount not to exceed Thirty-three thousand, nine hundred forty-eight and 00/100-----Dollars (\$33,948.00). Payment shall be made in accordance with the schedule of charges in Exhibit B, which is attached hereto and incorporated herein by this reference. Invoices will be itemized and include hourly breakdown for all

personnel and other charges. The maximum fee specified herein shall include all fees and expenses incurred by Consultant in performing all services hereunder.

B. Consultant may submit monthly or periodic statements requesting payment. Such request shall be based upon the amount and value of the services performed by Consultant under this Agreement, except as otherwise supplemented or accompanied by such supporting data as may be required by the Town. Progress payments may be claimed on a monthly basis for reimbursable costs actually incurred to date as supported by detailed statements, including hourly breakdowns for all personnel and other charges. The amounts of all such monthly payments shall be paid within thirty (30) days after the receipt of invoice, as provided by this Agreement.

C. The Town has the right to ask for clarification on any Consultant invoice after receipt of the invoice by the Town.

D. In the event payment has not been made within ninety (90) days from the receipt of the invoice for any uncontested billing, Consultant may, after giving seven (7) days' written notice and without penalty or liability of any nature, suspend all authorized services specified herein. In the event payment in full is not received within thirty (30) days of giving the seven (7) days' written notice, Consultant may terminate this Agreement. Upon receipt of payment in full for services rendered, Consultant will continue with all authorized services.

E. Final payment shall be made within sixty (60) calendar days after all data and reports (which are suitable for reproduction and distribution by the Town) required by this Agreement have been turned over to and approved by the Town and upon receipt by the Town of Consultant's written notification that services required herein by Consultant have been fully completed in accordance with this Agreement and all data and reports for the Project.

V. COMMENCEMENT AND COMPLETION OF SERVICES

Within seven (7) days of receipt from the Town of a Notice to Proceed, Consultant shall commence services on all its obligations as set forth in the Scope of Services or that portion of such obligations as is specified in said Notice. Except as may be changed in writing by the Town, the Project shall be complete and Consultant shall furnish the Town the specified deliverables, as provided in Exhibit A.

VI. CHANGES IN SCOPE OF SERVICES

A change in the Scope of Services shall constitute a material change or amendment of services which is different from or additional to the Scope of Services specified in Section I of this Agreement. No such change, including any additional compensation, shall be effective or paid, unless authorized by written amendment executed by the Town. If Consultant proceeds without such written authorization, then Consultant shall be deemed to have waived any claim for additional compensation, including a claim based on the theory of unjust enrichment, quantum merit or implied contract. Except as expressly provided herein, no agent, employee or representative of the Town shall have the authority to enter into any changes or modifications, either directly or implied by a course of action, relating to the terms and scope of this Agreement.

VII. PROFESSIONAL RESPONSIBILITY

A. Consultant hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and professional licenses in good standing, as required by law.

B. The services performed by Consultant shall be in accordance with generally accepted professional practices and the level of competency presently maintained by other practicing professional firms in the same or similar type of services in the applicable community.

C. Consultant shall be responsible for the professional quality, technical accuracy, timely completion, and the coordination of all designs, drawings, specifications, reports, and other services furnished by Consultant under this Agreement. Consultant shall, without additional compensation, correct or resolve any errors or deficiencies in his designs, drawings, specifications, reports, and other services, which fall below the standard of professional practice, and reimburse the Town for construction costs caused by errors and omissions which fall below the standard of professional practice.

D. Approval by the Town of drawings, designs, specifications, reports and incidental services or materials furnished hereunder shall not in any way relieve Consultant of responsibility for technical adequacy of the services. Neither the Town's review, approval or acceptance of, nor payment for, any of the services shall be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement, and Consultant shall be and remain liable in accordance with applicable performance of any of the services furnished under this Agreement.

E. The rights and remedies of the Town provided for under this Agreement are in addition to any other rights and remedies provided by law.

VIII. COMPLIANCE WITH LAW

The services to be performed by Consultant hereunder shall be done in compliance with applicable laws, ordinances, rules and regulations.

IX. INDEMNIFICATION

A. **Indemnification – General.** The Consultant shall, to the fullest extent permitted by law, defend, indemnify and hold harmless the Town, its mayor and town council, officials, officers, directors, and employees, from and against all liability, claims, demands, suits, actions or proceedings of any kind that are not the result of or directly related to the performance of professional services, including, without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, which arise out of or are in any manner connected with this Agreement, including workers' compensation claims, in any way resulting from or arising from the services rendered by the Consultant, its employees, agents or subconsultants, or others for whom the Consultant is legally liable, under this Agreement; provided, however, that the Consultant need not indemnify or save harmless the Town, its mayor and town council, its officers, agents and employees, from damages resulting from the negligence of the Town's mayor and town council, officials, officers, directors, agents, and their insurers, and employees. The Town cannot and by this Agreement does not agree to indemnify;

hold harmless, exonerate or assume the defense of the Consultant or any other person or entity whatsoever, for any purpose whatsoever.

B. Indemnification for Professional Services. The Consultant shall, to the fullest extent permitted by law, indemnify and hold harmless the Town, its mayor and town council, and any of its officials, officers, directors, agents, and their insurers, and employees, from and against damages, liability, losses, costs and expenses, including reasonable attorneys fees, but only to the extent caused by or arising out of the negligent acts, errors or omissions of the Consultant, its employees, agents or subconsultants, or others for whom the Consultant is legally liable, in the performance of professional services under this Agreement. The Consultant is not obligated to indemnify or hold harmless the Town for the negligent acts of the Town, its mayor or town council, or any of its officials, officers, directors, agents and employees.

C. Indemnification = Costs. The Consultant shall, to the extent provided by Paragraph A above, investigate, handle, respond to, and provide defense for and defend against, any such liability, claims or demands at the sole expense of the Consultant or, at the option of the Town, agrees to pay the Town or reimburse the Town for the defense costs incurred by the Town in connection with any such liability, claims or demands. The Consultant shall, to the extent provided by Paragraph A above, bear all other costs and expenses related thereto, including court costs and attorney fees, whether or not any such liability, claims or demands alleged are groundless, false or fraudulent. If it is determined by the final judgment of a court of any competent jurisdiction that such injury, loss or damage was caused in whole or in part by the act, omission or other fault of the Town, its mayor and town council, officials, officers, directors, agents and employees, the Town shall reimburse the Consultant for the portion of the judgment attributable to such act, omission or other fault of the Town, its mayor and town council, officials, officers, directors, agents and employees.

X. INSURANCE

A. The Consultant agrees to procure and maintain, during the life of this Agreement, a policy or policies of insurance against all liability, claims, demands and other obligations assumed by the Consultant, pursuant to Section IX. Indemnification, above. Such insurance shall be in addition to any other insurance requirements imposed by this Agreement or by law. The Consultant shall not be relieved of any liability, claims, demands or other obligations assumed pursuant to Section IX. Indemnification, above, by reason of its failure to procure or maintain, during the life of this Agreement, insurance in sufficient amounts, durations or types.

B. The Consultant shall procure and maintain, during the life of this Agreement, for itself and any subconsultant, the minimum insurance coverages listed below. Such coverages shall be procured and maintained with forms and insurers acceptable to the Town. All coverages shall be continuously maintained to cover all liability, claims, demands and other obligations assumed by the Consultant, pursuant to Section IX. Indemnification, above. In the case of a claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. Notwithstanding the foregoing, when the Consultant requires a subconsultant to obtain insurance coverage, the types and minimum limits of this coverage may be different than those required, as stated herein for the Consultant, as determined by the Risk Manager.

1. Workers' Compensation Insurance to cover obligations imposed by applicable laws for any employee engaged in the performance of services under this Agreement, and Employer's Liability Insurance with minimum limits of Five Hundred Thousand Dollars (\$500,000) each accident, Five Hundred Thousand Dollars (\$500,000) disease-policy limit, and Five Hundred Thousand Dollars (\$500,000) disease-each employee. If any work on the Project is sublet, the Consultant shall require each of its subconsultants to provide similar coverage for all of the subconsultant's employees to be engaged in such work, except as otherwise determined by the Risk Manager. Evidence of qualified self-insured status may be substituted for the workers' compensation requirements of this Paragraph.

2. Commercial General Liability Insurance to be written with a limit of liability of not less than One Million Dollars (\$1,000,000) for all damages arising out of bodily injury, personal injury (including coverage for employee and contractual acts), including death, at any time resulting therefrom, arising out of any one occurrence, and not less than Two Million Dollars (\$2,000,000) general aggregate for all damages arising out of bodily injury, including death, at any time resulting therefrom, during the policy period. This policy shall also include coverage for blanket contractual and independent contractor risks.

The limits of Commercial General Liability Insurance for broad-form property damage (including products and completed operations) shall be not less than One Million Dollars (\$1,000,000) for all damages arising out of injury to or destruction of property in any one occurrence, and not less than Two Million Dollars (\$2,000,000) for all damages arising out of injury to or destruction of property, including the Town's property, during the policy period. The policy shall contain a severability of interests provision.

3. Professional Liability Insurance with minimum limits of One Million Dollars (\$1,000,000) each claim and Two Million Dollars (\$2,000,000) annual aggregate, and Consultant shall maintain such coverage for at least three (3) years from the termination of this Agreement.

4. Protective Liability and Property Damage insurance covering the liability of the Town, including any employee, officer or agent of the Town, with respect to all operations under the Agreement by the Consultant or his subcontractors, shall be procured and maintained during the life of the Agreement. The limits of the Town's Protective Liability Policy, to be provided by the Consultant, as described in this Section B., shall be increased to the same limits as described above for the Consultant's Commercial General Liability Insurance.

5. The policy required by Paragraph 2. above shall be endorsed to include the Town, its officers, employees and consultants as additional insureds. Every policy required above shall be primary insurance, with the exception of Professional Liability and Workers' Compensation, and any insurance carried by the Town, its officers, its employees or its consultants shall be excess and not contributory insurance to that provided by the Consultant. No additional insured endorsement to the policy required by Paragraph 2. above shall contain any exclusion for bodily injury or property damage

arising from completed operations. The Consultant shall be solely responsible for any deductible losses under any policy required above.

6. The certificate of insurance provided by the Consultant shall be completed by the Consultant's insurance agent as evidence that policies providing the required coverages, conditions and minimum limits are in full force and effect, and shall be reviewed and approved by the Town prior to commencement of the Agreement. No other form of certificate shall be used. The certificate shall identify this Agreement and the coverages afforded under the policies. The certificate of insurance must be on file with the Town thirty (30) days prior to the Agreement. The completed certificate of insurance shall be sent to:

Town of Parker
Attn: Risk Manager
20120 East Mainstreet
Parker, Colorado 80138

7. It is the affirmative obligation of the Consultant to notify the Town's Risk Manager, as provided in this Agreement, including faxing (fax no. 303-841-4814) or e-mailing (sbedard@parkeronline.org) a copy of the notice to the Risk Manager, within two (2) business days of the cancellation or substantive change to any insurance policy required under this Agreement, and failure to do so shall constitute a breach of this Agreement.

8. Failure on the part of the Consultant to procure or maintain policies providing the required coverages, conditions and minimum limits shall constitute a material breach of contract upon which the Town may immediately terminate this Agreement or, at its discretion, the Town may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the Town shall be repaid by Consultant to the Town upon demand, or the Town may offset the cost of the premiums against any monies due to Consultant from the Town.

9. The Town reserves the right to request and receive a certified copy of any policy and any endorsement thereto.

10. The parties hereto understand and agree that the Town, its officers and employees, are relying on and do not waive or intend to waive by any provision of this Agreement the monetary limitations (presently Three Hundred Fifty Thousand Dollars (\$350,000) per person, and Nine Hundred Ninety Thousand Dollars (\$990,000) per occurrence), which amounts shall be adjusted by an amount reflecting the percentage change over a four-year period in the United States Department of Labor, Bureau of Labor Statistics, Consumer Price Index for Denver-Boulder-Greeley, All Items, All Urban Consumers, or its successor index, or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as from time to time amended, or otherwise available to the Town, its officers or employees.

XI. NONASSIGNABILITY

Neither this Agreement nor any of the rights or obligations of the parties hereto shall be assigned by either party without the written consent of the other.

XII. TERMINATION

This Agreement shall terminate at such time as the services in Section I are completed and the requirements of this Agreement are satisfied, or upon the Town's providing Consultant with seven (7) days' advance written notice, whichever occurs first. In the event the Agreement is terminated by the Town's issuance of said written notice of intent to terminate, the Town shall pay Consultant for all services previously authorized and completed prior to the date of termination. If, however, Consultant has substantially or materially breached the standards and terms of this Agreement, the Town shall have any remedy or right of set-off available at law and equity. If the Agreement is terminated for any reason other than cause prior to completion of the Project, any use of documents by the Town thereafter shall be at the Town's sole risk, unless otherwise consented to by Consultant.

XIII. CONFLICT OF INTEREST

The Consultant shall disclose any personal or private interest related to property or business within the Town. Upon disclosure of any such personal or private interest, the Town shall determine if the interest constitutes a conflict of interest. If the Town determines that a conflict of interest exists, the Town may treat such conflict of interest as a default and terminate this Agreement.

XIV. VENUE

This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in the County of Douglas, State of Colorado.

XV. INDEPENDENT CONTRACTOR

Consultant is an independent contractor. Notwithstanding any provision appearing in this Agreement, all personnel assigned by Consultant to perform services under the terms of this Agreement shall be, and remain at all times, employees or agents of Consultant for all purposes. Consultant shall make no representation that it is the employee of the Town for any purposes.

XVI. NO WAIVER

Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by the Town shall not constitute a waiver of any of the other terms or obligations of this Agreement.

XVII. NONDISCRIMINATION

Consultant will take affirmative action to not discriminate against any employee, applicant or subconsultant for employment because of race, creed, color, national origin, gender or handicap, if otherwise qualified.

XVIII. ENTIRE AGREEMENT

This Agreement, along with the attached Exhibits A, B and C, is the entire Agreement between Consultant and the Town, superseding all prior oral or written communications. None of the provisions of this Agreement may be amended, modified or changed, except as specified herein.

XIX. NOTICE

Any notice or communication between Consultant and the Town which may be required, or which may be given, under the terms of this Agreement shall be in writing, and shall be deemed to have been sufficiently given when directly presented or sent pre-paid, first class United States mail, addressed as follows:

The Town: Town of Parker
Attn: Chris A. Hudson, PE
20120 East Mainstreet
Parker, Colorado 80138

Consultant: Stanley Consultants Inc.
Attn: Marvinetta Hartwig, PE
8000 E. Chester Street, Ste. 500
Centennial, CO 80112

XX. SPECIAL PROVISIONS

The "Special Provisions" attached hereto as **Exhibit C** and incorporated by this reference are made a part of this Agreement. For purposes of the Special Provisions, the Consultant shall be referred to as the "Contractor."

IN WITNESS WHEREOF, this Agreement is executed by the parties hereto as of the date first written above.

TOWN OF PARKER, COLORADO

By:


Tom Williams, PE
Director of Public Works & Engineering

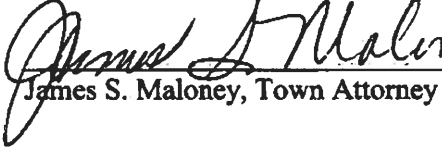
ATTEST:

APPROVED FOR CONTENT AS TO ARTICLES
IX AND X:


Pamela J. Knepp, Office Manager


Steve Bedard, Risk Manager

APPROVED AS TO FORM:

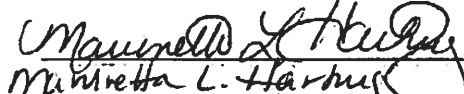

James S. Maloney, Town Attorney

APPROVED FOR CONTENT:


Chris A. Hudson, PE, Public Works Manager

STANLEY CONSULTANTS INC.:

By:

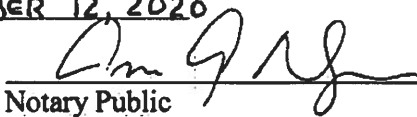

Marivetta L. Hartwig
Vice President [Name/Title]

STATE OF COLORADO)
)ss.
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 12TH day of DECEMBER
2017, by MARIVETTA L. HARTWIG, as VICE PRESIDENT of STANLEY CONSULTANTS, INC.

My commission expires: DECEMBER 12, 2020

SEAL


Notary Public

AMELIA G DYER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124079471
MY COMMISSION EXPIRES DECEMBER 12, 2020

NOTICE TO PROCEED

Parker, Colorado

December 27, 2017
(Date)

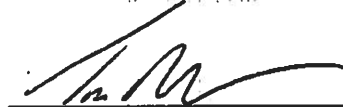
TO: Stanley Consultants Inc.
Attn: Marvinetta Hartwig, PE
8000 E. Chester Street, Ste. 500
Centennial, CO 80112

You are hereby authorized to proceed on this date, 12/27/17, or within seven (7) consecutive calendar days hereafter, with the work covered by the contract documents titled Agreement for Professional Services for E-470 Trail Connection over Parker Road – Phase 1. You are to complete the service by April 27, 2018.

You are to notify the Engineer 48 hours before starting work.

TOWN OF PARKER

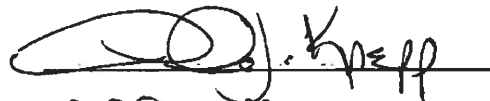
By:



Tom Williams, PE
Director of Public Works & Engineering

ATTEST:

By:



Title:

Office Manager

DESCRIPTION OF PROJECT

The purpose of this project is to advance the design of two alternatives from the E470 Connection at Norton Farm Study completed in 2006 to identified a preferred alternative for the E470 trail connection crossing Parker Road at the Arapahoe/Douglas County line.

The following is our understanding of the project scope of services to provide alternative development and conceptual design for a trail connection crossing Parker Road. Options 1 and 6 will be advanced to a conceptual level to assist the Town and other stakeholders in determining the preferred alternative. Both options cross over Parker Road. A crossing under Parker Road will not be advanced.

The conceptual design will determine structure depths for various alternatives, which can then be used to develop the required horizontal and vertical alignment/control and earthwork quantities.

The limits of the project are just east of Parker Road approximately 300 feet and west of Parker Road tying into the Preservation Park Trail.

The project includes the following conceptual level design services:

- Conceptual civil and structural layouts of two alternatives crossing Parker Road at the Arapahoe/Douglas County line.
- Alternatives analysis including opinion of probable construction cost.
- Documentation of analysis

A detailed workhour and fee estimate is provided in the attached **EXHIBIT "B"**. Stanley Consultants, Inc. (SCI) scope of services includes the primary top tasks listed below:

- Task 1 – Project Management/Coordination**
- Task 2 – Data Collection**
- Task 3 – Alternative Development & Conceptual Design**
- Task 4 – Alternative Analysis & Documentation**

Project Schedule: Notice to proceed (NTP) will occur after January 1st, 2018. The draft Conceptual Design and Alternatives Analysis Technical Memorandum submittal will be made approximately 8 weeks after NTP. The final memorandum will be submitted three weeks (3) after receiving the Town's review comments. The schedule in this scope of services assumes reviews will be approximately one week.

Task 1 – Project Management/Coordination**1.1 Project Management**

This work consists of general project management activities – coordination, scheduling, progress tracking and invoicing.



1.2 Project Coordination Meetings / Conceptual Review Meeting

SCI will attend three coordination/review meetings with the Town to coordinate issues and review the conceptual design and alternative study. These meetings will be documented and meeting minutes distributed to the Town and all attendees.

Task 2 –Data Collection

2.1 Base Map

SCI will use available survey from the 2006 Norton Farms project, and available GIS contour mapping to create the project base map for the alternative development and conceptual design. SCI will also use the Town of Parker's 2016 Aerial Maps for alternative development.

2.2 Utilities

SCI will contact utility notification center to obtain the list of all known utilities in the area. From this list, SCI will contact the utility companies to obtain copies of their latest utility plans and contact information. SCI will reconcile the utility mapping information with available survey and mapping files.

Task 3 –Alternative Development & Conceptual Design

SCI will complete the conceptual design for the two alternatives of the E-470 Trail Connection over Parker Road, Alternatives 1 and 6. This work will include completing the horizontal and vertical design/control and will reflect the bridge designs. The trail typical section off of the structure will match the existing Preservation Park trail – 10-foot wide trail with 2-foot gravel shoulders on each side. On the bridge, the trail will be 14 feet wide.

3.1 Conceptual Trail Design

The following conceptual trail design services will be provided:

- Define the conceptual horizontal and vertical alignment for each trail crossing alternative
- Layout of the two trail alternative concepts and reflecting the different structures types and depths.
- Create 3-dimensional (3D) models of the trail alternatives to develop a conceptual footprint of cut/fill limits or other identified impacts.

It is anticipated that each alternative prepared by SCI for the conceptual design and alternative analysis submittal will be a 20-scale roll plot. Each roll plot will include the following information:

- Typical section of trail improvement per alternative.
- Proposed trail design on topography survey/aerial backgrounds (including cut/fill lines).



- Horizontal Control Line.
- Existing ROW (where available)
- Existing utility information (where available)

3.2 Structural Design

For the two proposed alignments, different levels of structure complexity, aesthetics, and construction cost could be evaluated. The level of effort to analyze/evaluate each level would vary. Conceptual design will consist of providing enough detail to define/evaluate each alternative and prepare conceptual opinions of probable construction costs. Levels of complexity which could be evaluated might include:

- A standard prefabricated steel truss with timber hand rails and a cast-in-place concrete deck (bridge width would be 14' to accommodate a 10' wide trail). These trusses would be two-span structures with a median pier. The trusses allow some opportunity for aesthetic enhancements in the form of painted steel superstructures and textures/form-liners on substructures. Architectural elements such as pilasters or pedestals can also be incorporated into piers and abutments. Steps in this analysis/evaluation would include:
 - Determine setbacks from lanes to locate abutment faces and calculate required span lengths (existing ROW appears to be about 200')
 - Coordinate with truss fabricators to determine feasible truss types and unit costs
 - Identify possible abutment types, limits, and foundations
 - Determine required wingwall/retaining wall limits
 - Calculate quantities and develop cost estimate
- A bridge with up-graded superstructure elements such as precast girder sections or steel box girders which would act compositely with a concrete deck. These structures would probably be two-spans, and would require a higher profile and more embankment than the prefabricated trusses. Architectural railings, colors, textures, and form-liners could be incorporated into superstructures and substructures. Design steps would include:
 - Locate abutments
 - Identify feasible girder types
 - Perform enough calculations to determine required structure depths
 - Develop abutment details
 - Determine retaining wall requirements
 - Calculate quantities and develop cost estimate

3.3 Conceptual Design Level Opinion of Probable Construction Cost Estimate

An opinion of probable construction cost estimate will be prepared for each alternative

Task 4 –Alternative Analysis and Documentation

SCI will document findings from this study in a technical memorandum including a description of the alternative with advantages and disadvantages of this alternative identified as well as the conceptual



design level opinion of probable construction cost estimate. This memorandum will be an update of the previous E470 Crossing at Norton Farm Technical Memorandum. The memorandum will document this phase of the project and will include the following:

- Introduction/Purpose of Study
- Existing Conditions
- Design Criteria
- Design Alternatives
- Opinion of Probable Construction Cost
- Analysis of Alternatives
- Conclusion

The technical memorandum will be submitted to the Town of Parker for review in an electronic format (pdf). The final technical memorandum will be submitted to the Town of Parker after incorporating the review comments.

Graphics/3D Visualization - SCI will provide 3D visualization and photo simulations to convey the design intent of the trail alternatives crossing Parker Road to assist in building consensus in support of the public process. Our team will provide two (2) images that clearly convey the design features of the proposed work and address any view shed concerns with existing conditions and views.

Scope of Services – Assumptions and Exclusions

The following are the SCI team's assumptions and/or exclusions to the above scope of services:

- Services excluded from this phase of design include:
 - Surveying, mapping and right-of-way services
 - Utility Potholing
 - Geotechnical Investigation
 - Hydrology Analysis, Hydraulic Analysis, including but not limited to basin delineation, pipe sizing, water quality design, and floodplain analysis
 - Stormwater management design
 - Construction phasing or construction traffic control
 - Environmental services and permits
- All design will be in accordance with Load and Resistance Factor (LRFD) design method, CDOT requirements, and the Town of Parker's latest criteria and details.



E-470 Trail Connection Over Parker Road
Town of Parker

11/29/2017

EXHIBIT B

										Exhibit B Fee Schedule	

EXHIBIT C
Special Provisions Required by HB 06-1343

A. **Certification.** By entering into this Agreement, Contractor hereby confirms that, at the time of this certification, it does not knowingly employ or contract with an illegal alien and that Contractor has participated or attempted to participate in the basic pilot program administered by the U.S. Department of Homeland Security in order to verify that it does not employ any illegal aliens.

B. **Prohibited Acts.** Contractor shall not:

1. Knowingly employ or contract with an illegal alien to perform work under this Agreement; or

2. Enter into a contract with a subcontractor who fails to certify to Contractor that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this Agreement.

C. **Confirmation.**

1. Contractor has confirmed or attempted to confirm through participation in the basic pilot program administered by the U.S. Department of Homeland Security that Contractor does not employ any illegal aliens and, if Contractor is not accepted into the basic pilot program prior to entering into this Agreement, that Contractor shall apply to participate in the basic pilot program every three (3) months until Contractor is accepted or this Agreement has been completed, whichever is earlier.

2. Contractor shall not use basic pilot program procedures to undertake pre-employment screening of job applicants while this Agreement is being performed.

3. If Contractor obtains actual knowledge that a subcontractor performing work under this Agreement knowingly employs or contracts with an illegal alien, Contractor shall:

i. Notify the subcontractor and the Town within three (3) days that Contractor has actual knowledge that the subcontractor is employing or contracting with an illegal alien; and

ii. Terminate the subcontract with the subcontractor if within three (3) days of receiving the notice required pursuant to subparagraph i. hereof, the subcontractor does not stop employing or contracting with the illegal alien; except that Contractor shall not terminate the contract with the subcontractor if, during such three (3) days, the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien.

D. **Duty to Comply with Investigations.** Contractor shall comply with any reasonable request by the Colorado Department of Labor and Employment made in the course of an investigation conducted pursuant to C.R.S. § 8-17.5-102(5)(a) to ensure that Contractor is complying with the terms of this Agreement.

**Town of Parker
Department of Public Works
Task Order**

Date: May 18, 2018

Consultant: Stanley Consultants

Agreement: 2018 On-Call Professional Services

Date of Agreement: February 21, 2018

Project Title: E-470 Trail Connection over Parker Road – Additional Services

Account Number: 203-4520-7786

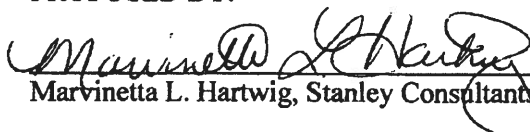
Purpose/Description: Conceptual civil layout of a new alternative crossing Parker Road at the Arapahoe/Douglas County line; Rendering of a new alternative; Landscape/Urban design options into preferred alternative.

Scope: See Attached

Cost of Task: \$3,545.00

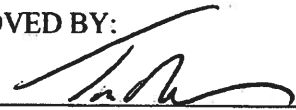
Schedule: June 1, 2018

PROPOSED BY:

 5/18/18

Date

APPROVED BY:

 5/18/18

Date

Tom Williams, PE
Director of Engineering/Public Works

The following is our understanding of the project scope of services to provide additional services for the conceptual layout and rendering for a trail connection crossing Parker Road. The additional services will include the following conceptual level design services:

- Conceptual civil layout of a new alternative crossing Parker Road at the Arapahoe/Douglas County line.
- Rendering of a new alternative.
- Landscape/Urban design options into preferred alternative.

A detailed workhour and fee estimate is provided in the attached **EXHIBIT "B"**. Stanley Consultants, Inc. (SCI) scope of services includes the primary top tasks listed below:

Task 1 – Project Management/Coordination

Task 2 – Rendering

Task 3 – Landscape/Urban Design Options

Project Schedule: The schedule for this additional scope of services is approximately four weeks.

Task 1 – Project Management/Coordination

1.1 Project Management

This work consists of general project management activities – coordination, scheduling, progress tracking and invoicing.

1.2 Project Coordination Meetings

No meetings are anticipated as part of this additional services.

Task 2 –Rendering

Graphics/3D Visualization - SCI will provide 3D visualization and photo simulations to convey the design intent of the new trail alternative crossing Parker Road to assist in building consensus. Our team will provide images that convey the design features of the proposed work and address any view shed concerns with existing conditions and views.

Task 3– Landscape Concepts

SCI working with the Town will identify landscape options and opportunities with the new trail alignment and show in the rendering.

Scope of Services – Assumptions and Exclusions

The following are the SCI team's assumptions and/or exclusions to the above scope of services:

- No detail design is included as part of the additional services.
- The additional service is intended to address input from the Town on a third option and rendering.



E-470 Trail Connection Over Parker Road - Additional Services
Town of Parker

5/4/2016

Exhibit B
Fee Schedule

5/4/2018															Fee Schedule															
TASK / DELIVERABLE															Stanley Totals				TOTALS		Descriptions									
															Marinetta Hartwig, PE Principal-in-Charge	Jamie Ramos	Dave Dyer QA/QC Manager	Les Felden, PE Principal Structural Engineer	Inna Pushkarova EIT II	Ryan Hanson Senior Technician I		Nancy Schultz	Eric Lang Technician	Andrew Valdez Civil Engineer I	Kelly Clark Project Administrator	Professional Service Hours	Professional Service Fee	Other Direct Costs	Total Professional Service Fee and Other Direct Costs	
TASK 1 - PROJECT MANAGEMENT/COORDINATION															\$225	\$185	\$175	\$180	\$165	\$130	\$90	\$115	\$102	\$80					Total Professional Service Fee and Other Direct Costs	
1.1 Project Management															1									1	2	\$305	\$ 305	Postage / Reproductions / Misc.		
1.2 Project Coordination Meetings/Conceptual Review Meeting																									0	\$0	\$ 0	\$ 0		
TASK 2 - RENDERING																														
2. Rendering																				4	16				20	\$1,960	\$ 1,960			
TASK 3 - LANDSCAPE CONCEPTS																														
3. Landscape Concepts																4					6				10	\$1,280	\$ 0	\$ 1,280		
															1	4	0	0	0	4	22	0	0	1	32	\$ 3,545	\$ 0	\$ 3,545		

EXHIBIT D

DESCRIPTION OF PROJECT

The purpose of this project is to develop several alignment alternatives for Segment IV of the High Plains Trail to determine the preferred alternative. Segment IV continues the E470 trail near the proposed Aurora Parkway crossing of E470 west through the future Kings Point Development. It is estimated that this segment is approximately 1500 feet. This segment will tie into the proposed trail alignment at the southern limits of the King Point Development.

The following is our understanding of the project scope of services to provide alternative development and conceptual design for the High Plains Trail, Segment IV.

- Develop base mapping for the alternative layouts and analysis using GIS and aerial mapping from the Town of Parker, E470, City of Aurora and Arapahoe and Douglas Counties.
- Develop civil layouts of trail alternatives
- Identify retaining walls required for alternatives to minimize adjacent property impacts.
- Alternatives analysis including design criteria compliance and opinion of probable construction cost.
- Documentation of analysis

A detailed workhour and fee estimate is provided in the attached EXHIBIT "A". Stanley Consultants, Inc. (SCI) scope of services includes the primary top tasks listed below:

- Task 1 – Project Management/Coordination**
- Task 2 – Data Collection**
- Task 3 – Alternative Development & Conceptual Design**
- Task 4 – Alternative Analysis & Documentation**

Project Schedule: It is anticipated that the notice to proceed (NTP) will occur by end of September 2018. The draft Conceptual Design and Alternatives Analysis Technical Memorandum submittal will be made approximately 8 weeks after NTP. The final memorandum will be submitted three weeks (3) after receiving the Town of Parker and High Plains Trail Partners' review comments. The schedule in this scope of services assumes reviews will be approximately one week.

Task 1 – Project Management/Coordination

1.1 Project Management

This work consists of general project management activities – coordination, scheduling, progress tracking and invoicing.

1.2 Project Coordination Meetings / Alternatives Development Review Meeting

SCI will attend three coordination/review meetings with the Town and High Plains Trail Partners to coordinate issues and review the alternatives layouts and development. These meetings will be documented and meeting minutes distributed to the Town and all attendees.



Task 2 –Data Collection

2.1 *Base Map*

SCI will use available aeriels and GIS contour mapping, provided by the High Plains Trail Partners, to create the project base map for the alternative development and conceptual design.

2.2 *Future Development Plans*

SCI, working with the High Plains Trail Partners, will contact the Kings Point Development and E470 Authority to obtain any available planning documents in the project area to assist with trail alternatives development. These master plans will be incorporated into the base mapping.

Task 3 –Alternative Development & Conceptual Design

SCI will develop four different trail alignments to provide a variety of options to connect the High Plains Trail to the E470 trail and to incorporate the future developments and planned Aurora Parkway extension. These alternatives will be developed horizontally and vertically to a conceptual level to identify impacts, challenges and estimated costs. It is anticipated that retaining walls may be needed for some of the options. Detailed wall designs will not be completed at this level of design. Wall quantities and cost will be included in the analysis of the alternatives. The trail typical section for the alternatives will match other segments of the trail; 10-foot wide trail with 2-foot gravel shoulders on each side.

3.1 *Conceptual Trail Design/Alternatives*

The following conceptual trail design services will be provided:

- Define the conceptual horizontal and vertical alignment for each trail crossing alternative (4 alternatives)
- Create 3-dimensional (3D) models of the trail alternatives to develop a conceptual footprint of cut/fill limits or other identified impacts.

It is anticipated that each alternative prepared by SCI for the conceptual design and alternative analysis submittal will be a 20-scale plan and profile graphic and will include the following information:

- Typical section of trail improvement per alternative.
- Proposed trail design on base mapping/aerial backgrounds (including cut/fill lines).
- Horizontal Control Line.
- Trail Alternative Profile

3.2 *Conceptual Design Level Opinion of Probable Construction Cost Estimate*

An opinion of probable construction cost estimate will be prepared for each alternative



Task 4 –Alternative Analysis and Documentation

SCI will document findings from this study in a technical memorandum including a description of the alternative with advantages and disadvantages of this alternative identified as well as the conceptual design level opinion of probable construction cost estimate. The memorandum will document the project and will include the following:

- Introduction/Purpose of Study
- Existing Conditions
- Design Criteria
- Design Alternatives
- Opinion of Probable Construction Cost
- Analysis of Alternatives
- Conclusion

The technical memorandum will be submitted to the Town of Parker and High Plains Trail Partners for review in an electronic format (pdf). The final technical memorandum will be submitted to the Town of Parker after incorporating the review comments.

Scope of Services – Assumptions and Exclusions

The following are the SCI team's assumptions and/or exclusions to the above scope of services:

- Services excluded from this phase of design include:
 - Surveying, mapping and right-of-way services
 - Utility locates, coordination, potholing
 - Geotechnical Investigation
 - Hydrology Analysis, Hydraulic Analysis, including but not limited to basin delineation, pipe sizing, water quality design, and floodplain analysis
 - Stormwater management design
 - Construction phasing or construction traffic control
 - Environmental services and permits
 - Structural design



High Plains Trail Over Parker Road - Segment IV
Town of Parker

8/14/2018

High Plains Trail Over Parker Road - Segment IV Town of Parker															Exhibit A Fee Schedule							
8/14/2018															Stanley Totals			Subconsultants			TOTALS	Descriptions
TASK / DELIVERABLE	Marvinella Horning, PE Transportation Group Manager	Chris Tegen, PE Task Mgr / Principal Structural Engineer	Heather Reed, PE Structural Project Engineer II	Michael Romero, PE Structural Project Engineer I	Dave Dyer GAGC Manager	Ryan Hanson Senior Designer II	Kelly Clark Project Coordinator	Professional Service Hours	Professional Service Fee	Other Direct Costs				Total Professional Service Fee and Other Direct Costs								
TASK 1 - PROJECT COORDINATION	\$225	\$190	\$123	\$123	\$175	\$130	\$80															
1.1 Project Management	8						6	12	\$1,830	\$ -				\$ 1,830	4 Coordination Meetings							
1.2 Project Coordination Meetings/Conceptual Review Meeting	12						3	15	\$2,940	\$ 75				\$ 3,015								
TASK 2 - DATA COLLECTION																						
2.1 Base Map					4	8		12	\$1,740					\$ 1,740								
2.2 Future Development Plan	2			4		6		12	\$1,722	\$ -				\$ 1,722								
TASK 3 - Alternative Development & Conceptual Design																						
3.1 Conceptual Trail Design/Alternatives	4	2	8		4	32		50	\$7,124	\$ -				\$ 7,124								
3.2 Conceptual Design Level Opinion of Probable Construction Cost Estimate	2		4		2	10		18	\$2,592	\$ -				\$ 2,592								
TASK 4 - Alternative Development & Conceptual Design																						
4.1 Alternatives Analysis	4			8		8		20	\$2,924	\$ -				\$ 2,924	Geotech fee included in 2.4							
4.2 Technical Memorandum	8		2	8		4	8	30	\$4,190	\$ 60												
	38	2	14	20	10	68	17	169	\$ 25,062	\$ 125	\$ -	\$ -	\$ -	\$ 25,947								

SCOPE OF WORK

EXHIBIT E

Scope of Service
High Plains Trail over Parker Rd. – Segment I & II
Town of Parker

08/10/2018

INTRODUCTION / DESCRIPTION OF PROJECT

The following is our understanding of the project scope of services to work with the Town of Parker and High Plains Trail Partners to complete preliminary design and prepare preliminary design documents for the High Plains Trail, Segments I and II from the existing Preservation Park Trail on the west side of Parker Road to approximately 3000 feet east of Parker Road. This project includes a pedestrian bridge over Parker Road and a box culvert trail crossing. This trail is approximately 3600 feet and is shown in Exhibit A. It is assumed that the pedestrian bridge will be a prefabricated engineered structure. The trail connection and tie-ins will be designed to meet ADA requirements and will be designed using AASHTO's "Guide for the Development of Bicycle Facilities," 2012 version. It is assumed that there will be one review submittal to the Town of Parker and the High Plains Trail Partners. The following is the detailed scope of services for completing this project:

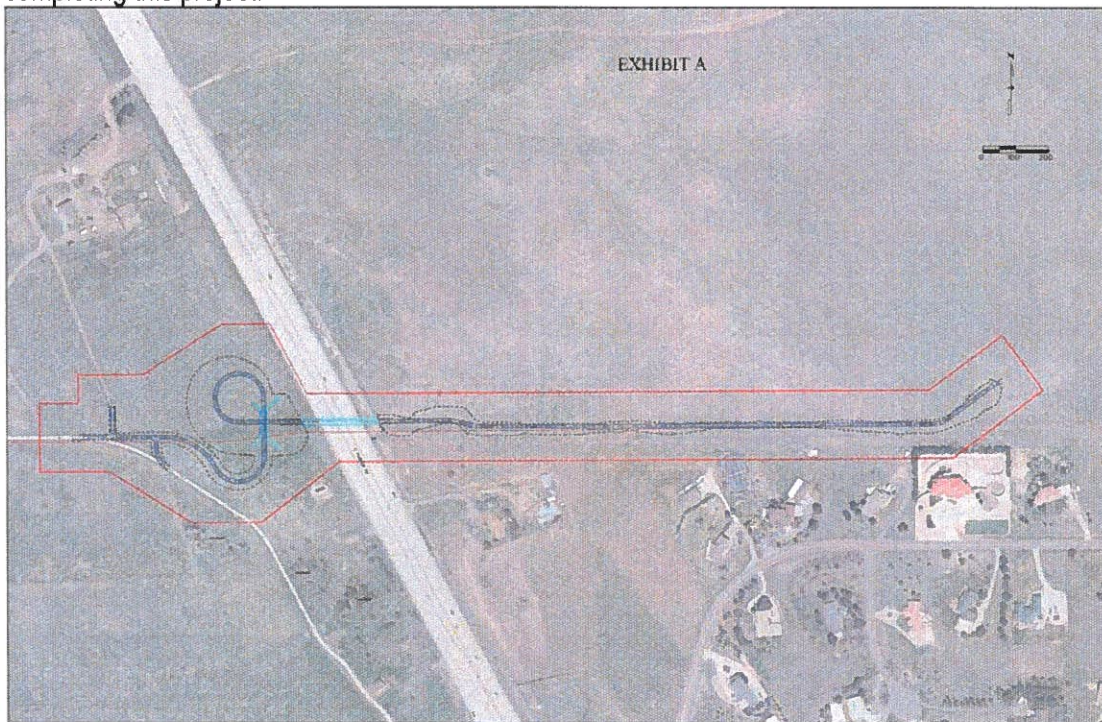


Exhibit A
High Plains Trail, Segments I & II

Task 1 – Project Coordination

Project Meetings: Stanley Consultants, Inc. will attend four coordination meetings to coordinate issues and review the status of the design, and one preliminary design review meeting. These meetings will be documented and meeting minutes distributed to the Town of Parker and all attendees.

Project Schedule: It is anticipated that the notice to proceed will occur by end of September and that the 30% design will take approximately four months to complete.



Task 2 –Data Collection

2.1 Surveying/Mapping

AzTec Consultants, Inc. will provide the surveying, mapping and right-of-way services for this project. These services will consist of the following activities:

2.1.1 Control Survey

- Establish horizontal and vertical survey control for the site based on NGS and/or Douglas County control points. The coordinate system will be a NAD83 Colorado State Plane Central Zone modified to ground coordinates. Vertical Datum will be NAVD88.
- Aztec will establish permanent project specific inter-visible control points at a maximum spacing of 500' along the project corridor for future use.
- Prepare a survey control diagram with point tabulation containing horizontal coordinates, elevations, monument descriptions, datums used, benchmark statement and conversion factors.

2.1.2 Design Survey

- Field survey to locate all visible above ground improvements, ground features and utilities within the survey limits. The survey limits are outlined in red on "EXHIBIT B".
- Field survey to locate all dry utilities and utility markings within the survey limits.
- As-built survey of existing sanitary and storm structures, manholes and inverts within the survey limits.
- Provide a complete AutoCAD file containing points, 3D breaklines, planimetrics, utilities, 1' contours and DTM

2.1.3 Underground Utility Locating

- Contract with a utility locating company to have the underground utilities marked within the mapping limits. All known utilities that are capable of "Electronic Designation" will be located. Utilities must have a "Traceable" line in order to be deemed "Locatable". Any utilities without a "Traceable" line cannot be located.

2.1.4 ROW/Ownership Map

- Research Douglas County records to obtain subdivision plats, Land Survey Plats and deeds relevant to the site.
- Field survey to locate section corners, property corners and range points controlling the boundaries of the subject parcels and adjoining parcels.
- Resolve any discrepancies between field measured data and record data.



- Prepare an AutoCAD Civil 3D drawing file containing points, monumentation, boundaries and platted easements.

2.1.5 Pothole Staking

- Stake the location of up to Ten (10) potholes and Four (4) Geotech Borings and provide coordinates and ground elevations.
- Survey the completed pothole locations and provide coordinates and ground elevations.

EXHIBIT B **Topographic Survey Limits**



2.2 Geotechnical

Geotechnical evaluation services will be provided by Vivid Engineering Group to explore and evaluate the subsurface conditions within/near the footprint of the proposed bridge abutments/box culvert foundation locations. The subsurface exploration program will be performed under the observation of a qualified geologist/representative of the geotechnical engineer. Construction recommendations will be provided, as applicable, to aid in the design and construction of the proposed structure foundations. The scope of services will include the following:

- Perform a visual site reconnaissance to observe existing site conditions, field locate the borings and establish safety procedures.
- Notify the Utility Notification Center of Colorado (UNCC)/Colorado 811 one-call system to have existing utilities located/marked in the vicinity of the proposed boring locations.
- If required, submit the appropriate CDOT right-of-way permit for the boring performed within CDOT right-of-way (Parker Road/CO 83 Median).



- If required, provide traffic control for the geotechnical boring within the median of Parker Road/CO 83.
- Vivid Engineering Group will measure groundwater (if any) during and at completion of drilling and will drill exploratory borings at the following locations:
 - bridge abutments (2 each) at a proposed depth of 60 feet
 - Box Culvert (1 each) at a proposed depth of 30 feet
 - A boring will be drilled, if required, at the Pedestrian Bridge Foundations (Median/Bent Area) at a proposed depth of 60 feet. (This is offered as an additional service option).
- Laboratory testing will be performed on selected soil samples in accordance with recognized standards and local practice and will generally include the following, subject to change based on the subsurface conditions encountered: Gradation Analysis / Atterberg Limits, Moisture Content / Unit Weight, Swell Test, Unconfined Compressive Strength and pH, Resistivity, Redox, Soluble Sulfates, Soluble Chlorides, Sulfides.

Task 3 –Preliminary Design (30% Level Design)

Our project team will complete the design and prepare preliminary review documents for the High Plains Trail, Segment I and II. This work will include completing the horizontal and vertical design/control, typical sections, grading, pedestrian bridge, box culvert and retaining wall design, details, and the preparation of review. It is anticipated that there will be one review submittal.

It is anticipated that the following review documents will be prepared by the Stanley Consultants team:

- Title Sheet
- Standard Plans List
- General Notes
- Summary of Approximate Quantities
- Pothole Log
- Tabulation of Quantities
- Typical Sections
- Detail Sheets (1"=20')
- Trail Plan/Profile (1"=20')
- Retaining Wall Design, Plans and Details
- Bridge General Layout
- Bridge Details
- Trail Cross-Sections (every 50 ft.)

All plans will be prepared in CDOT format and will follow CDOT's and the Town of Parker's latest criteria and details. The activities necessary to complete this work and to prepare preliminary design review documents are as follows:



3.1 Title Sheet, Standard Plans, General Notes and Typical Sections

Stanley Consultant's Inc. will prepare the project title sheet, standard plans, general notes and typical for the High Plains Trail, Segment I and II trail

3.2 Tabulation of Quantities/Summary of Approximate Quantities

Stanley Consultants, Inc. will tabulate the quantities for this work and prepare the project Summary of Approximate Quantities for the preliminary review submittal documents.

3.3 Trail Plans and Profiles/Details

The trail connection preliminary design will be completed and review documents prepared. The design activities will include designing the horizontal and vertical alignments/control and preparing the plan and profile sheets. Plans and profiles will reflect the project geometrics and critical horizontal and vertical information.

3.4 Geotechnical

An engineering analysis and evaluation of the resulting field and laboratory data will be performed by Vivid Engineering Group for use in preparing geotechnical engineering recommendations in general accordance with the requirements of CDOT and AASHTO LRFD Bridge Design methodologies. A report will be prepared containing the findings, conclusions, and recommendations. It will be provided in electronic (PDF) format.

3.5 Utility Coordination

3.5.1 – Utility Coordination

Stanley Consultants, Inc. will contact the utility companies to obtain copies of any missing utility plans and contact information. Stanley Consultants, Inc. will reconcile the utility mapping information and the survey files. Stanley Consultants, Inc. will identify known utility conflicts and work with the Town of Parker in coordinating relocations and modifications. No utility design is anticipated for the project at preliminary design.

3.5.2 – Utility Potholing

Diversified Underground, Inc. will perform the utility locates and potholing for the project. The activity will consist of the following scope of services:

- Diversified Underground, Inc. will provide a detailed sketch of the utility findings to be used as back-up documentation by our Utility Coordinator and the team's surveyor to assure that all located utilities have been surveyed. The Utility Coordinator will finalize all project documentation and perform quality control verifying the survey data compared against the Utility Tracking Form and Diversified Underground Inc.'s utility sketches.
- Diversified Underground will develop traffic control plans and obtain the necessary permits required to perform the potholing of underground utilities.



- Diversified Underground will perform all potholing and obtain an X, Y and Z coordinate for all underground utilities in relation to the existing ground elevation. We will also identify, to the best of our ability, the utility type, size and construction material which will be documented on hand sketches and a “pothole log” to be used as back-up documentation for the project
- If desired, the Utility Coordinator will coordinate with the team surveyor for them to survey and document the utility information obtained during the pothole process.
- Diversified Underground will backfill and restore all potholes to their original condition based upon the requirement of the permit.

3.5.3 – Incorporation of Utility Potholing Information into Plans

Stanley Consultants, Inc. will incorporate the utility potholing information received from Diversified Underground, Inc. into the project files, prepare a utility potholing log sheet for incorporation into the preliminary documents, and show the utility locates/pothole information in the plans, profiles and cross sections.

3.6 Pedestrian Bridge, Concrete Box Culvert Underpass and Associated Retaining Walls Design

Stanley Consultants, Inc. will prepare 30% level design documents for a Pedestrian Bridge carrying the High Plains Trail over Parker Road (Segment 1) and (14'x10') Concrete Box Culvert Underpass.

The pedestrian bridge will have a minimum deck width of 14 feet clear rail to rail. A total of approximately 250 linear feet of wrap-around MSE walls to retain abutment fill are expected to be a part of the project. The Town and the High Plains Trail Partners have agreed upon a preliminary plan of a single span (240') bowstring prefabricated pedestrian bridge with weathering steel and mesh panel fencing. The abutments are to be placed outside the limits of the ultimate Parker Road.

A 14' x 10' concrete box culvert with a total of approximately 120 linear feet of wingwalls is planned to carry the trail as the trail crosses under and gains elevation.

The design will be based on the CDOT Bridge Design Manual and the 2009 AASHTO LRFD Guide Specifications for the Design of Pedestrian Bridges with 2015 interims.

Stanley Consultants will perform the following activities as part of the preliminary design of the pedestrian bridge, culvert and retaining walls:

- Review geology report and foundation recommendations
- Define loading criteria - Maintenance vehicle loads
- Define clear structure width, railing and pedestrian screen heights
- Define pedestrian truss loads from suppliers
- Verify required vertical clearances



- Determine the abutment foundation alternatives. Consider piles, drilled caissons, and spread footings on GRS
- Determine foundation types and sizes for the culvert, wingwalls, and retaining walls
- Determine the necessary top and bottom of wall profiles
- Coordinate with the Town and the High Plains Trail Partners on structure enhancements, bridge lighting, railing and pedestrian screen details, maintenance issues (anti-graffiti measures)
- Update structure type selection report.
- Prepare general layout based on selected structure type
- Refine and tabulate estimated quantities and preliminary cost estimate

3.7 Cross Sections

Cross Sections will be developed by modeling the horizontal and vertical alignments using the typical sections for the project. Cross sections will be prepared at 50-foot increments as well as at any critical sections required for clarification or to control the work.

3.8 Opinion of Probable Construction Cost Estimate

Stanley Consultants, Inc. will prepare the opinion of probable construction cost for the 30% level design for the preliminary submittal.

3.9 QAQC

Stanley Consultants, Inc. will complete a quality control check for the preliminary design and review documents prior to submitting to the Town for the review.

3.10 Preliminary Design Review Meeting

Stanley Consultants, Inc. will provide an electronic pdf file of the 30% review plans to the Town of Parker and High Plains Trail Partners for distribution, review and comment. Stanley Consultants, Inc. will attend the design review meeting and prepare meeting minutes.

3.11 Changes to Address Preliminary Design Review Comments

Stanley Consultants, Inc. will address the design review meeting comments and make corrections to the plans and prepare the final preliminary design package. Deliverables for the final 30% design package will be 1 electronic pdf file and 1 set of 11 x 17 plans for the Town of Parker and High Plains Trail Partners.

The following are exclusions/clarifications for the 30% design level scope of services:

- Urban Design/Landscaping environmental, storm water management and drainage design are not included for this level of design.
- Construction Traffic Control will be required for Parker Road and for the interface of the existing trail. There will be no detailed design/plans completed at this level of design.



- Utility Relocation design work is not anticipated for this level of design.
- No project specifications will be prepared for preliminary design.
- The level of effort to address preliminary review comments will be up to 24 hours. It is assumed that the majority of the effort to address the preliminary review comments will be during the final design phase (future task order / contract).



High Plains Trail Over Parker Road - Segment I and II
Town of Parker

8/10/2018

High Plains Trail Over Parker Road - Segment I and II																Exhibit B Fee Schedule																															
Town of Parker																																															
8/10/2016																																															
TASK / DELIVERABLE																Stanley Totals		Subconsultants		TOTALS																											
																Professional Service Hours		Professional Service Fee		Other Direct Costs		Aztec Consultants, Inc.		Diversified Underground, Inc.		Vivid Engineering Group		Total Professional Service Fee and Other Direct Costs		Descriptions																	
																\$225		\$190		\$123		\$105		\$175		\$130		\$115		\$80																	
SCOPE OF WORK	TASK 1 - PROJECT COORDINATION																																														
	1.1 Project Management																10														\$ 3,210																
	1.2 Project Coordination Meetings/Conceptual Review Meeting																16														\$ 3,995		4 Coordination Meetings														
	TASK 2 - DATA COLLECTION																																														
	2.1 Surveying / Mapping																														\$ 15,220																
	2.2 Geotechnical																												\$ 14,750		\$ 14,750																
	TASK 3 - PRELIMINARY DESIGN (30% Level Design)																																														
	3.1 Title Sheet, Standard Plans, General Notes and Typical Sections																1																\$ 1,265														
	3.2 Tabulation of Quantities/Summary of Approximate Quantities																																\$ 1,040														
	3.3 Trail Plans and Profiles/Details																2																\$ 5,650														
	3.4 Geotechnical																																\$ -		Geotech fee included in 2.4												
3.5 Utility Coordination																																															
3.5.1 Utility Coordination																1																		\$ 1,035													
3.5.2 Utility Potholing																														\$ 4,250		\$ 4,685															
3.5.3 Incorporation of Utility Potholing Information into Plans																																		\$ 390													
3.6 Pedestrian Bridge, Concrete Box Culvert Underpass and Associated Retaining Walls Design																8		62		60																\$ 17,908											
3.7 Cross Sections																																		\$ 2,080													
3.8 Opinion of Probable Construction Cost Estimate																1																				\$ 835											
3.9 QA/QC																2																				\$ 1,850											
3.10 Preliminary Design Review Meeting																4		3																		\$ 1,374											
3.11 Changes to Address Preliminary Design Review Comments																2		8		4		2		8												\$ 3,244											
																39		8		93		64		16		91		4		17		332		\$ 44,904		\$ 100		\$ 14,525		\$ 4,250		\$ 14,750		\$ 78,529			
ADDITIONAL SERVICE OPTION																																															
Boring Pedestrian Bridge Foundations (Median/Bent Area)																																						\$ 5,050		\$5,050							

EXHIBIT F

Special Provisions Required by C.R.S. § 8-17.5-102

A. Certification. By entering into this Agreement, Contractor hereby confirms that, at the time of this certification, it does not knowingly employ or contract with an illegal alien to perform work under this Agreement and that Contractor has participated or attempted to participate in the E-Verify Program administered by the U.S. Department of Homeland Security (the "E-Verify Program") or the employment verification program administered by the Colorado Department of Labor and Employment pursuant to C.R.S. § 8-17.5-102(5)(c) (the "Department Program") in order to verify that it does not employ any illegal aliens.

B. Prohibited Acts. Contractor shall not:

1. Knowingly employ or contract with an illegal alien to perform work under this Agreement; or

2. Enter into a contract with a subcontractor who fails to certify to Contractor that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this Agreement.

C. Confirmation.

1. Contractor has confirmed through participation in either the E-Verify Program or the Department Program that Contractor does not employ any illegal aliens. If the Contractor chooses to use the Department Program, the Contractor shall comply with all applicable requirements of C.R.S. § 8-17.5-102(5)(c) and complete and submit a "Notice of Participation in the Department Program for Public Contracts for Services" to the Colorado Department of Labor and Employment ("CDLE") and distribute said notice to the Town. Pursuant to C.R.S. § 8-17.5-102(c)(II), Contractor hereby agrees that within twenty (20) days after hiring an employee who is newly hired to perform work under this Agreement, Contractor shall affirm that it has examined the legal work status of such employee, retained file copies of the documents required by 8 U.S.C. § 1324a, and has not altered or falsified the identification documents for such employee. Such affirmation shall be provided to CDLE and the Town.

2. Contractor shall not use E-Verify Program or Department Program procedures to undertake pre-employment screening of job applicants while this Agreement is being performed.

3. If Contractor obtains actual knowledge that a subcontractor performing work under this Agreement knowingly employs or contracts with an illegal alien, Contractor shall:

i. Notify the subcontractor and the Town within three (3) days that Contractor has actual knowledge that the subcontractor is employing or contracting with an illegal alien; and

ii. Terminate the subcontract with the subcontractor if within three (3) days of receiving the notice required pursuant to subparagraph i. hereof, the subcontractor does not stop employing or contracting with the illegal alien; except that Contractor shall not terminate the contract with the subcontractor if, during such three (3) days, the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien.

D. Duty to Comply with Investigations. Contractor shall comply with any reasonable request by the Colorado Department of Labor and Employment made in the course of an investigation conducted pursuant to C.R.S. § 8-17.5-102(5) to ensure that Contractor is complying with the terms of this Agreement.



Request for Town Council Action

Date: November 19, 2018

Submitted By: Tom Williams, Director Eng/PW
Tyler Sandt, Development Review Engineer

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 5.82 - First Reading**
A Bill for an Ordinance to Repeal in its Entirety and Readopt
Section 7.02.100 of the Parker Municipal Code Concerning
Residential On-Street Parking Permits and Fees

Department: Engineer and Public Works, Tom Williams

Second Reading: December 3, 2018

EXECUTIVE SUMMARY

This item accompanies an ordinance to repeal in its entirety and readopt Section 7.02.100 of the Parker Municipal Code concerning residential on-street parking permits and fees.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

In recent years, The Town has received citizen feedback regarding regular on-street parking shortages in areas adjacent to high-traffic generators. Council has requested that staff analyze a potential residential parking permit policy that could be adopted into the Municipal Code. The procedures and standards associated with the proposed code are described below.

Once a complaint has been filed with the Public Works and Engineering Department, staff will verify that a parking issue is present. This proposed ordinance would require that 70% of all on-street parking stalls be occupied, for more than two hours per day, at least three days per week. After a parking issue is identified, the Public Works and Engineering Department will analyze and determine the limits of the proposed permit parking area and bring their findings before Town Council at a study session. Parking area limits will be intended to alleviate on-street parking congestion while not simply pushing the problem elsewhere. Restricted parking zones will be limited to single-family residential areas, and established in accordance with the

standards described in the proposed ordinance.

Town Council may then direct staff to proceed with public outreach. A mailer and ballot will be sent to affected residents to determine the level of community support for permit-restricted parking. The proposed ordinance requires a 70% in-favor vote from the residents within the proposed parking restricted area for consideration by Town Council.

If the results of the public outreach come back in favor of permit-restricted parking, staff will prepare a resolution that includes an exhibit defining the limits of the permit parking area.

The resolution, which will include the proposed restrictions, will be presented to Town Council at a Public Hearing. If the resolution is adopted, an additional mailer will be sent out to residents within and adjacent to the permit parking area concerning the issuance of parking permits. If necessary, adopted permit parking areas can be administratively expanded by no more than one(1) block or 300 feet of the original area with approval from the Town Administrator.

The proposed policy includes a charge \$20 per permit. These permits would be renewed biannually and each residence would be limited to three permits.

FINANCIAL IMPACT

The costs associated with administering and regulating the residential parking permits will be shared by the Public Works/Engineering Department and the Police Department. The Public Works/Engineering Department will incur the cost of producing and sending out mailers with voting ballots as well as the installation and maintenance of the restricted parking signs. The Police Department will bear the costs of ordering, administering, and regulating the parking permits.

It is anticipated that the initial cost for each permit area will be between \$5000 and \$8000, depending on the size of the restricted parking area. There will also be long-term cost to the Town for enforcement, administration, and sign maintenance.

STRATEGIC GOAL(S)



PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

1. Ordinance No. 5.82

RECOMMENDED MOTION

I move to approve Ordinance No. 5.82 on first reading and to schedule second reading for December 3, 2018, as part of the consent agenda.

ORDINANCE NO. 5.82, Series of 2018

TITLE: A BILL FOR AN ORDINANCE TO REPEAL IN ITS ENTIRETY AND READOPT SECTION 7.02.100 OF THE PARKER MUNICIPAL CODE CONCERNING RESIDENTIAL ON-STREET PARKING PERMITS AND FEES

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Section 7.02.100 of the Parker Municipal Code is repealed in its entirety and readopted to read as follows:

7.02.100 Residential on-street parking permits and fees.

(a) Definitions. The following words, terms and phrases, when used in this Section, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning:

Director of Engineering means the Town's Director of Engineering/Public Works or the Director's authorized designee.

Guest means a person who, with the permittee's permission, is received at or enters the permittee's residential dwelling.

Property owner means the owner of record of a property containing a single-family residential dwelling.

Resident means a person who occupies a single-family residential dwelling within the restricted parking area and who, for example, by purchase or lease of such dwelling, manifests an intent to maintain an ongoing presence at such dwelling.

Special generator means a nonresidential land use or activity that causes or may cause safety and vehicular congestion problems in a single-family residential area, due to the excessive use of Town streets for the parking of vehicles that would otherwise be accommodated on the premises of the special generator.

(b) Designation of restricted parking area.

(1) Any property owner may file a request with the Director of Engineering to designate a restricted parking area when a special generator causes safety and vehicular congestion problems in a single-family residential area, due to the excessive use of Town streets for the parking of vehicles that would otherwise be accommodated on the premises of such special generator. Requests for a

proposed restricted parking area shall be considered in accordance with this Section no more than once every two (2) years for each such proposed area.

(2) The Director of Engineering shall review the request and determine the boundaries of the proposed restricted parking area, subject to the requirements in Paragraph (b)(4) below. Upon the determination of the Director of Engineering to proceed with consideration of a proposed restricted parking area, the Director of Engineering shall provide notice to the property owners within the proposed restricted parking area, at the addresses shown in the county assessor's property records. Such notice shall contain a map showing the proposed boundaries of the restricted parking area, the proposed time restrictions, a request for property owner consent to the designation of the proposed restricted parking area and the date by which such consent must be returned to the Town. Such notice shall be delivered by regular mail.

(3) Upon receipt of the consent of at least seventy percent (70%) of the property owners within the proposed restricted parking area, the Director of Engineering shall present the findings to the Town Council for consideration at a public hearing on the designation of the proposed restricted parking area.

(4) Town Council may, by resolution, designate certain areas as subject to permitted parking restrictions, subject to the following requirements:

a. The restricted parking area must be located no more than one thousand five hundred (1,500) feet from the property line of the special generator.

b. The Chief of Police has determined that a consistent parking shortage within the restricted parking area exists due to the special generator. For purposes of this Paragraph, a consistent parking shortage shall exist if seventy percent (70%) of available on-street parking spaces, in front of five (5) or more homes, are occupied for at least two (2) hours per day, three (3) days per week.

c. Multiple parking complaints or violations within the restricted parking area have been received by the Town within the last twelve (12) months.

d. Restricted parking areas shall not be permitted on collector or arterial roads and shall only be permitted on residential local streets with single-family driveway access.

e. Restricted parking areas must contain entire block lengths or terminate at an intersection.

f. A street or cul-de-sac with less than ten (10) residential dwellings shall not qualify for restricted parking, unless the area is extended to include additional adjacent streets.

g. Seventy percent (70%) of the property owners within the restricted parking area have consented to the restricted parking area.

h. The restricted parking area shall not be located in a subdivision that had previously enacted regulations or restrictive covenants that prohibit the parking of vehicles within such subdivision, in accordance with Subsection 10.01.070(b) of this Chapter.

(5) Minor amendments of no more than one (1) block or three hundred (300) feet in extent may be authorized by the Director of Engineering. Any such amendment shall not become effective until written notice to the Town Council that the consent of seventy percent (70%) of the property owners in the amended restricted parking area has been received by the Director of Engineering. Such consent shall be obtained in the same manner as provided in Paragraph (b)(2) above.

(6) Upon adoption of a resolution by Town Council designating a restricted parking area and/or approval of a minor amendment to such restricted parking area, the Director of Engineering shall cause notice of the designation of the restricted parking area, the proposed time restrictions, and information concerning the cost and availability of permits to be mailed to property owners and residents within, and adjacent to, the designated restricted parking area. Such notice shall be delivered by regular mail to the property owners at the addresses shown in the county assessor's property records and to the residents at the street addresses within, and adjacent to, the designated restricted parking area.

(c) Signs. The Director of Engineering shall cause signs to be erected designating the restricted parking area. The signs shall describe that parking is prohibited during specified days and times, unless an authorized permit is displayed in the parked vehicle.

(d) Permits. The Chief of Police, or designee, shall issue parking permits to eligible property owners and residents within the restricted parking area. No more than three (3) permits shall be issued per property address. The permits shall only be for the use of property owners, residents and their guests, and allow parking within the designated areas during the restricted times. The permits shall be valid for two (2) years, beginning January 1 of the year in which the resolution designating the restricted parking area is adopted. A biannual fee of twenty dollars (\$20.00), prorated quarterly, shall be charged for each permit issued for a vehicle when proof of ownership or residence in the designated restricted parking area is demonstrated.

(e) Permit required. It shall be unlawful for any person to park on the streets within the designated areas during the restricted days and times, unless such person is an authorized permittee or guest of such permittee, and a valid permit has been issued by the Town and displayed in such parked vehicle or such vehicle is actively

engaged in rendering services in the immediate area. In any prosecution of this Section, evidence that the vehicle described in the complaint was parked in violation of this Section, together with evidence that the defendant named in the complaint was at such time the registered owner of the vehicle, shall constitute prima facie evidence that the defendant was the person who parked, or knowingly permitted to be parked, such unattended vehicle at the place where and for the date and time when such violation occurred.

(f) Permit restrictions. Permittees shall not assign, transfer, or convey or otherwise allow unauthorized third parties to hold or use a permit. The Town Administrator, or designee, may, upon notice to the permittee, suspend or revoke a permit for failure to comply with the terms and conditions of this Subsection.

(g) Violations; penalty. Any person who violates the provisions of Subsection (e) above shall upon conviction be punished by a fine of fifty dollars (\$50.00).

(h) Removal of designation of restricted parking area. The Director of Engineering may recommend removal of the designation of a restricted parking area upon determination that the special generator no longer causes safety and vehicular congestion problems in the area, resulting in the excessive use of Town streets for the parking of vehicles. The Director of Engineering shall present the findings and recommendation to the Town Council for consideration at a public hearing on the removal of the designation of the restricted parking area. The Director of Engineering shall provide written notice of the public hearing to the property owners within the restricted parking area, at the addresses shown in the county assessor's property records. Such notice shall be sent, by regular mail, at least ten (10) days prior to the date of the public hearing. The Town Council may remove any area previously designated as a restricted parking area by resolution.

Section 2. **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 3. **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 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____,
2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney



Request for Town Council Action

Date: November 19, 2018

Submitted By: Mary Lou Brown, Finance Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 1.525 - First Reading**
A Bill for an Ordinance to Levy General Property Taxes for the Year 2018 to Help Defray the Costs of Government for the Town of Parker, Colorado, for the 2019 Budget Year

Department: Finance, Mary Lou Brown
Second Reading: December 3, 2018

EXECUTIVE SUMMARY

The Town of Parker must certify a mill levy to Douglas County prior to December 15, 2018, in order to collect property taxes for the 2019 budget year.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The following is a comparison of the mill levy, assessed valuation and property tax revenue for this year (2018) and next year (2019).

2018 Budget Year

Assessed Valuation	\$770,537,320
Mill Levy	2.602
Property Tax Revenue	\$2,004,938

2019 Budget Year

Assessed Valuation	\$783,233,770
Mill Levy	2.602
Property Tax Revenue	\$2,010,000

The mill levy of 2.602 mills is the same as the prior year. The voters approved exemption of Town revenues from the TABOR amendment, so the restriction to an increase of the local

growth factor plus inflation does not apply. We cannot increase the mill levy without a vote of the citizens; therefore, we will continue to use the rate of 2.602 mills.

The amount of property tax an owner of a home with an actual value of \$300,000 would have to pay the Town of Parker is approximately \$780 per year.

FINANCIAL IMPACT

The budgeted property tax revenue for 2019 is \$2,010,000.

STRATEGIC GOAL(S)



**SUPPORT AN
ACTIVE COMMUNITY**



**FOSTER COMMUNITY
CREATIVITY AND
ENGAGEMENT**



**INNOVATE WITH
COLLABORATIVE
GOVERNANCE**



**ENHANCE ECONOMIC
VITALITY**



**PROMOTE A SAFE AND
HEALTHY COMMUNITY**



**DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH**

ATTACHMENTS

1. Ordinance No. 1.525

RECOMMENDED MOTION

I move to approve Ordinance No. 1.525 on first reading and schedule second reading for December 3, 2018 as a part of the Consent Agenda.

ORDINANCE NO. 1.525, Series of 2018

TITLE: A BILL FOR AN ORDINANCE TO LEVY GENERAL PROPERTY TAXES FOR THE YEAR 2018 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE TOWN OF PARKER, COLORADO, FOR THE 2019 BUDGET YEAR

WHEREAS, the Town Council of the Town of Parker has adopted the annual budget in accordance with the Local Government Budget Law, on November 19, 2018;

WHEREAS, the amount of money necessary to balance the budget for general operating purposes is \$2,010,000;

WHEREAS, the 2018 valuation for assessment for the Town of Parker, as certified by the County Assessor, is \$783,233,770;

WHEREAS, pursuant to the provisions of Section 39-3-119.5, C.R.S., nonexempt personal property parcels shall be exempt from the levy and collection of property tax if the personal property would otherwise be listed on a single personal property schedule and the actual value of such personal property is seven thousand dollars (\$7,000.00) or less;

WHEREAS, pursuant to Paragraph 8(b) of Section 20 of Article X of the Colorado Constitution, each taxing district in Colorado may enact cumulative uniform exemptions and credits to reduce or end business personal property taxes;

WHEREAS, the personal property tax is a tax which is levied annually and is in addition to all applicable sales and use taxes collected when any personal property is first utilized in a business;

WHEREAS, the Town Council believes that increasing the exemption amount for personal property taxes on a temporary basis for the year 2018 would benefit the businesses in the Town of Parker, would not significantly impact the Town's budgets, and would not cause a reduction in services to taxpayers and residents of the Town of Parker; and

WHEREAS, the Town Council desires to establish a tax policy, which will remain in effect on a temporary basis for the year 2018, it being the explicit purpose and understanding of the Town Council that a return to the prior exemption limits under Section 39-3-119.5, C.R.S. is not a tax policy change or a new tax as contemplated by TABOR.

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

Section 1. For the purpose of meeting all general operating expenses of the Town of Parker during the 2018 budget year, there is hereby levied a tax of 2.602 mills upon each dollar of the total valuation for assessment of all taxable property within the Town for the year 2018.

Section 2. The Finance Director is hereby authorized and directed to immediately certify to the County Commissioners of Douglas County, Colorado, the mill levies for the Town of Parker as hereinabove determined and set.

Section 3. The Town Council hereby establishes a temporary tax policy to increase the uniform exemption from taxation upon business personal property to cause the first hundred thousand dollars of actual value in business personal property listed on a single personal property schedule to be exempt from the levy and collection of personal property tax for the year 2018. This increased exemption amount shall apply to all parcels located in the Town of Parker and shall apply to those taxes levied by the Town of Parker. Town Council further directs that the Town Finance Department take whatever actions are necessary to implement this temporary policy, including any changes to the certification of mill levy filed annually with Douglas County.

Section 4. 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 5. 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 6. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney



Request for Town Council Action

Date: November 19, 2018

Submitted By: Elaine Mariner, Cultural Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **RESOLUTION NO. 18-085**
A Resolution to Approve the Parker Arts 2019-2023 Strategy Scorecard

Department: Cultural, Elaine Mariner

EXECUTIVE SUMMARY

Town Council is being asked to approve the Cultural Department's 2019-2023 Strategy Scorecard, which is a framework for identifying and tracking our organizational strategies for the next five years. The final Strategic Plan document will include the Strategy Scorecard plus summarized findings from the planning committee's background research, community survey and (Strengths, Weaknesses Opportunities and Threats) SWOT analysis. The final Strategic Plan will be available to the public on November 27, 2018.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

At the Town Council's September and October Study Sessions, the Cultural Department provided updates on our months-long strategic planning process, including a summary of the findings from the community survey and SWOT analysis and a draft of the new strategic plan, presented in the form of a Strategy Scorecard. The Strategy Scorecard framework was borrowed from the widely-accepted Balanced Scorecard approach, which is a strategic planning and management system that organizations use to:

1. Communicate what they are trying to accomplish
2. Align the day-to-day work that everyone is doing with the long term or high level strategy
3. Prioritize projects, products, and services
4. Measure and monitor progress towards strategic targets

The Strategy Scorecard fits on a single page, making it simple to understand and implement. The final Strategic Plan document will include a brief narrative describing the planning

methodology and providing other relevant background information.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



SUPPORT AN
ACTIVE COMMUNITY



FOSTER COMMUNITY
CREATIVITY AND
ENGAGEMENT



ENHANCE ECONOMIC
VITALITY



INNOVATE WITH
COLLABORATIVE
GOVERNANCE

ATTACHMENTS

1. Resolution No. 18-085

RECOMMENDED MOTION

I move to approve Resolution No. 18-085.

RESOLUTION NO. 18-085, Series of 2018

TITLE: A RESOLUTION TO APPROVE THE PARKER ARTS 2019-2023 STRATEGY SCORECARD

WHEREAS, the Cultural Department's current strategic plan expires on December 31, 2018;

WHEREAS, to develop a strategic plan for the next five (5) years, a planning committee comprised of community members reviewed arts and entertainment trends, collected community input, and compiled a list of the Cultural Department's strengths and weaknesses;

WHEREAS, based on the collected input, the planning committee developed a "Five-Year Strategy Scorecard" which is a framework for identifying and tracking the Cultural Department's organizational strategies for 2019-2023;

WHEREAS, the Strategy Scorecard framework will include long-term strategic objectives, short-term initiatives, and metrics of success; and

WHEREAS, the Cultural Department Strategy Scorecard relates directly to the Town of Parker vision, mission and strategic goals.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council of the Town of Parker hereby approves the Parker Arts 2019-2023 Strategy Scorecard, which is attached hereto as **Exhibit 1** and incorporated by this reference.

RESOLVED AND PASSED this _____ day of _____, 2018.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

EXHIBIT 1

Parker Arts 2019-2023 Strategy Scorecard: A framework for identifying and tracking our organizational strategies for the next five years.

Vision: Parker Arts will be fundamental to the Town’s identity as a vibrant community.

Mission: To enhance local economic vitality and quality of life by offering unique gathering spaces and providing access to a wide variety of high-quality performances, exhibits, and educational programs in arts, culture, history, and science.

PERSPECTIVES Points of view we must consider	STRATEGIC OBJECTIVES Our priority improvement activities over next 5 years	SHORT TERM INITIATIVES Specific programs or system changes we will implement over the next 2 years	SAMPLE METRICS How will we know the initiative is successful?
Patrons, Community Members, and Partners Satisfaction and retention	Provide a variety of quality programming	Develop a Parker Arts Rubric to assess the success of all shows and classes; analyze results quarterly with leadership team	Program quality; % capacity; profitability
	Innovate through partnerships	Identify and secure at least one partner to introduce a new programming genre in 2019-20 season	Parker Arts Rubric; # 1 st time attendees
	Expand access and inclusivity	Partner with a local organization to enhance a program, class or series by including a dining option	Parker Arts Rubric
		Build a relationship with an underserved cultural group and jointly develop activities that expand the reach of our existing programs	# underserved participants; partner satisfaction
Organizational Learning and Growth Human capital and organizational culture	Maintain a highly skilled professional workforce	Provide essential professional development to staff to keep Parker Arts competitive	# people trained; industry recognition
		Initiate a cross-training and on-the-job training plan to maximize the learning opportunities of all staff	# people trained; staff retention
	Develop and recognize our volunteers	Assess our current volunteer training, recruiting, recognition and retention efforts	# new and % retained; satisfaction scores
		Expand the volunteer program to include opportunities across all operations	# volunteers in new areas
Financial Sustainability Financial performance and resource development	Maintain industry average ratios of revenue and expenses	Form a department-wide committee to plan opportunities for all staff and their families to get together, have fun, learn, and serve our community	Calendar of events; staff satisfaction scores
		Identify industry average financial ratios and track Parker Arts ratios	Cost recovery; earned revenue as % of operations
		Create one new revenue-generating activity that is held in a currently underutilized space	Parker Arts Rubric
	Educate citizens on the return on investment (financial and non-financial) for arts and culture	Analyze contributed revenue activities, such as grants, donations and events, and set goals based on industry best practices	Renewal rates; fundraising expense as % of revenue
Internal Effectiveness Process efficiency and quality		Conduct a study to assess the economic impact of Parker Arts and develop a plan to educate our community on the economic and community value that our cultural offerings bring to Parker and the surrounding areas	Total new dollars that come into the community
	Ensure maintenance of facilities and equipment	Consolidate department plans for repair and maintenance	Reduced downtimes; increased efficiencies
		Maximize use of Town-wide software systems	Decreased expenses
	Increase synergy and improve efficiency	Develop procedures to align staff use of EMS, Shift Planning, Kronos and G Drive	Increased efficiencies and accuracy



Request for Town Council Action

Date: November 19, 2018

Submitted By: Weldy Feazell, Redevelopment Manager
Jason Rogers, Deputy Community Development Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **RESOLUTION NO. 18-087**
A Resolution to Approve the My Mainstreet Strategic Framework

Department: **P3 - Weldy Feazell**
Community Development, Jason Rogers

EXECUTIVE SUMMARY

The My Mainstreet Strategic Framework (“Strategic Framework”) synthesizes information gathered during the My Mainstreet project and will serve as a blueprint for community supported development in Downtown Parker. Approval of the Strategic Framework will allow staff to evaluate future development opportunities on the four properties while providing clarity to the community on the future of downtown development.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

P3 and the Town of Parker initiated the collaborative effort of the My Mainstreet Project to engage the community and identify market realities for developing or redeveloping the four publicly owned parcels in Downtown Parker. The four properties included the PACE Lot 2, EastMain and Pine Curve owned by the Town of Parker, as well as 19801 E Mainstreet owned by P3. The My Mainstreet project included two aspects that lead to the development of the Strategic Framework; community engagement and an economic market analysis.

The first phase of the My Mainstreet project included a robust eight-month (project started February 2018) community engagement process to obtain community feedback as to the development vision on the four sites. The My Mainstreet project utilized a number of engagement methods from the Let’s Talk Parker website (i.e. land use and visual preference

surveys) to Pop-Up community events (i.e., ice cream social). This effort was able to reach over 10,500 Parker residents. The information staff received from the community engagement is summarized in the Strategic Framework and full detail on the community engagement is provided as an appendix to the framework.

The My Mainstreet Project also included an economic market analysis as part of the first phase which was centered on varying uses, community absorption and economic catalytic impact for each of the four properties. The economic market analysis also identified shared values and the alignment between community desires, market opportunities and existing Town of Parker planning documents. The Economic Market Analysis Executive Summary is provided as an appendix to the framework.

Phase 2 of the project is the culmination of collected data into a Strategic Framework. The Strategic Framework establishes a blueprint to guide and assist new private development based on market realities and the community's supported vision on the four parcels. The My Mainstreet Strategic Framework contains the following key elements:

- Location Map for each property
- Zoning and property information
- Site profiles including conceptual designs and market recommendations
- Implementation of the Strategic Framework including entitlement process
- Disposition process for the properties
- Appendix
 - Market analysis- executive summary and full report
 - Public engagement survey results
 - Zoning documents

Prior to any approvals on the My Mainstreet properties, any future development partner will have to demonstrate to staff and the community how their proposed development fits into the Strategic Framework and is consistent with its recommendations and findings.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



**FOSTER COMMUNITY
CREATIVITY AND
ENGAGEMENT**



**INNOVATE WITH
COLLABORATIVE
GOVERNANCE**



**ENHANCE ECONOMIC
VITALITY**

ATTACHMENTS

1. Resolution No. 18-087
2. My Mainstreet Strategic Framework - Appendix

RECOMMENDED MOTION

I move to approve Resolution No. 18-087.

RESOLUTION NO. 18-087, Series of 2018

TITLE: A RESOLUTION TO APPROVE THE MY MAINSTREET STRATEGIC FRAMEWORK

WHEREAS, the My Mainstreet Project was a public engagement process to identify consensus between community interests and market realities for development or redevelopment of four (4) publicly owned properties in Downtown Parker; and

WHEREAS, the My Mainstreet Strategic Framework will provide guidance for future development partners and the Town to evaluate future development proposals on the four (4) publically owned properties.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council has reviewed the My Mainstreet Strategic Framework, which is attached hereto as **Exhibit A** and incorporated by this reference.

Section 2. The Town Council hereby approves the My Mainstreet Strategic Framework.

RESOLVED AND PASSED this _____ day of _____, 2018.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

EXHIBIT A

My Mainstreet Strategic Framework (*see attached*)

MY MAIN STREET

STRATEGIC FRAMEWORK

A BLUEPRINT TO
COMMUNITY
SUPPORTED
DEVELOPMENT

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MY MAIN STREET

EXECUTIVE SUMMARY

INTRODUCTION

EXECUTIVE SUMMARY MY MAINSTREET

MY MAINSTREET PROCESS

Formerly known as Parker Authority for Reinvestment, **Partnering for Parker's Progress (P3)** Parker's Urban Renewal Authority oversees the development and redevelopment of P3 and Town of Parker owned properties in Downtown Parker. P3 initiated the My Mainstreet Project to eliminate blight and catalyze redevelopment or development of four (4) underutilized and vacant parcels in the core of Downtown Parker and the Parker Central Urban Renewal Area. The four properties, totaling more than 30 acres, represent a unique opportunity for in-fill development that will further activate Mainstreet and help the community realize its vision for downtown.



The goal of the project is to generate a My Mainstreet Strategic Framework, which will serve as a "Blueprint to Community Supported Development" for these four parcels. This Framework, based on both market realities and community interests, will be a guide for future developers and the Town as they evaluate future development proposals on these four properties.



Suggested mixed-use development for downtown on the EastMain property.

In order to make the parcels market ready, a robust public engagement process was required to ensure public support for the future development or redevelopment of the properties. In conjunction with the public outreach, P3 hired a consultant, Economic Planning Systems (EPS), to provide a market analysis centered on varying uses, community absorption and economic catalytic impact for the four My Mainstreet parcels. By providing the Town of Parker and the broader community with concrete data, all stakeholders better understand the development opportunities, limitations and impacts. The input received from the community throughout this process was provided to EPS and integrated into the recommendations for each property to identify shared values and the alignment between community desires, market opportunities and existing Town of Parker planning documents.

In response to input received from the community regarding uses and “big ideas” for the property, the My Mainstreet team scheduled peer visits to several other cities to learn from their experiences and research recent downtown projects. Key highlights from peer city visits include:

Need to show developers that there is the demand for the development. Developers want built-in diners and shoppers. Surveys, event data, photos of events and anecdotal information that shows the demand for the multiple uses.

Integrate downtown living into mixed-use projects to catalyze economic development and get more eyeballs and footsteps downtown.

Events really draw people downtown.

Downtown improvements support economic development. For example, the facade improvement program in Castle Rock influences other changes and improvements.

The town needs financial tools and incentives to catalyze development, for example Tax Increment Financing (TIF).

Document special events and downtown gatherings to share with potential developers and investors to demonstrate the market viability of a future retail, residential or restaurant project.

Change is hard when familiar businesses disappear.

Restaurants catalyze development and encourage transformation and investment, especially when based locally.

Parking is a big issue in all communities. Downtown parking garages can be used to support the development and allow for more consolidated designs and development (versus parking property by property).

A downtown hotel in Fort Collins created new opportunities for other businesses and supports day/night activity.

Alley investments in Fort Collins catalyzed new businesses and restaurants off of the main streets to provide different spaces with lower rents.

Downtown parking structures utilized public-private partnerships—costs are split between the City, the Downtown Development Authority and a private developer.

Mixed-use developments in Fort Collins have been largely successful. The stable residential income offsets the cost of the commercial space and mitigates the financial risks.

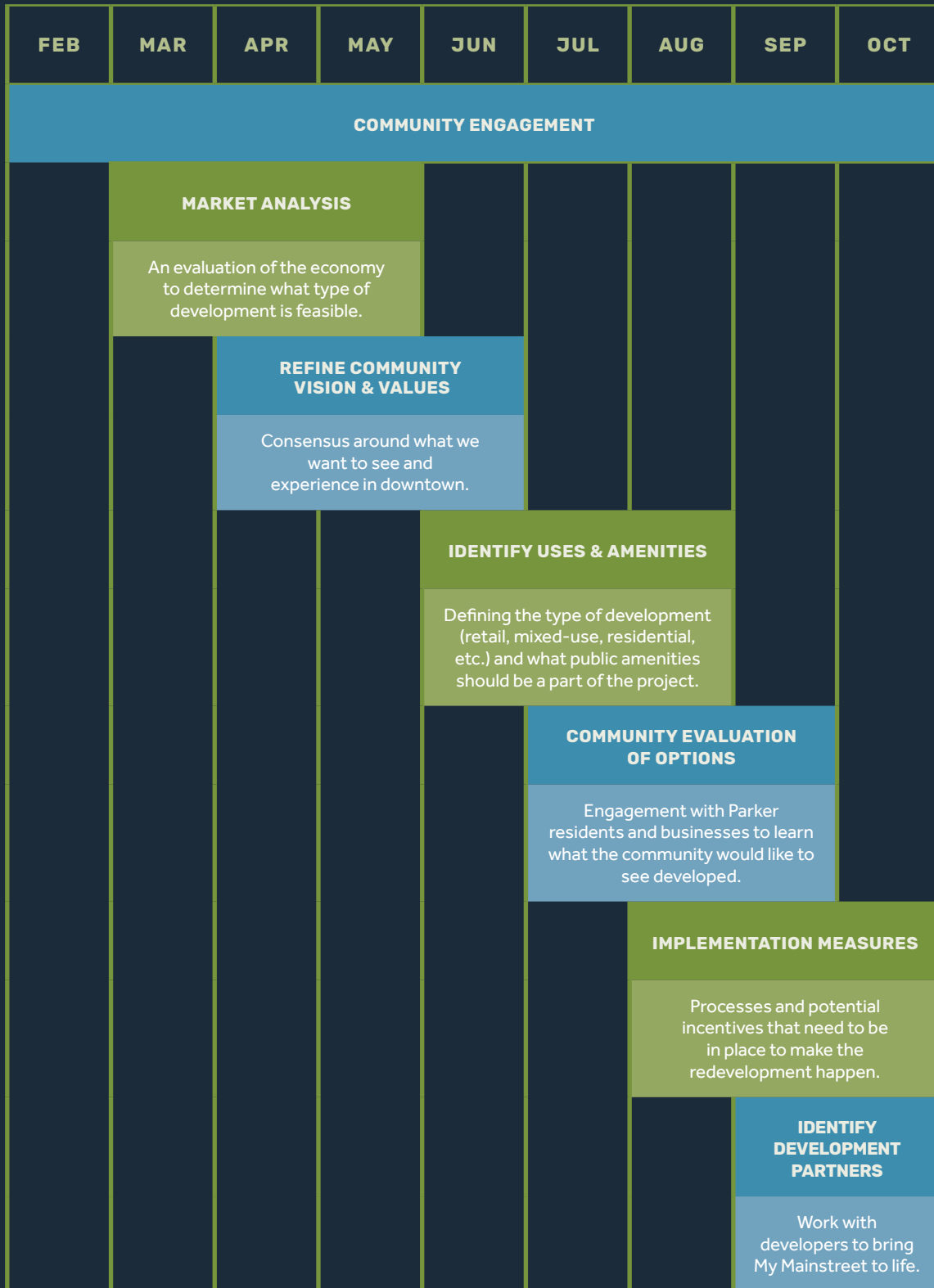
The information gathered from the public engagement and the market analysis has been synthesized and incorporated into the My Mainstreet Strategic Framework. The key elements of this framework are:

1. Location map for each property
2. Zoning and property information
3. Property profiles including conceptual designs and market recommendations
4. Implementation and entitlement process
5. Property disposition





MY MAINSTREET TIMELINE - 2018



FINDINGS

The My Mainstreet Project found that a distinct type of development emerged for each of the four properties, reflecting the unique location, market demand, community desires and constraints of each property. Each location is unique in its ability to support different types of retail, commercial, office and residential uses. Both horizontal and vertical mixed-use development was considered on each of the properties in order to support the underlying zoning and Mainstreet Master Plan objectives. The range of uses, densities and types of public amenities was incorporated into the conceptual property designs to demonstrate potential development scenarios for each property.

All of these properties are well positioned for redevelopment. The property profiles in this document outline the development concepts and uses that emerged through this process to be best suited for Downtown Parker.

PURPOSE OF THIS DOCUMENT

The My Mainstreet Strategic Framework is intended to provide information to support the implementation of the Parker Central Area Urban Renewal Plan and potential development partners about the community and market input for the My Mainstreet properties. Any future development partner will be required, prior to site plan approval, to provide information on how the proposed development fits into the My Mainstreet Strategic Framework. The exact development plans may deviate from the conceptual plans for each property, but any significant deviations without clear reasoning from the developer may require additional public engagement prior to approval.

The My Mainstreet Strategic Framework was endorsed by the Town Council for the Town of Parker and the Authority Board for the Parker Authority for Reinvestment on November 19, 2018.



Suggested restaurant courtyard space for the 19801 E. Mainstreet property.

MY MAIN STREET

ABOUT PARKER AND DOWNTOWN PARKER

PARKER AND DOWNTOWN PARKER

OVERVIEW OF PARKER

Established in 1864, Parker, CO, currently encompasses 21.1 square miles and has a population of approximately 53,400. Located 20 miles from downtown Denver, Parker is a fast growing, family-oriented, affluent town.



Parker is located in Northern Douglas County and is a part of the Denver-Aurora-Lakewood Metropolitan Statistical Area. Parker offers abundant opportunities for commercial and retail development with easy access to I-25 and E-470, as well as Denver International Airport. Mainstreet is actively expanding with a new Douglas County Library and Discovery Park, and a four-season park plaza at the eastern end of Mainstreet.

Parker's Downtown Mainstreet includes 100-year-old historic structures, newer mixed-use office and retail developments,

Town Hall, and the \$20 million Parker Arts Culture and Events (PACE) Center completed in 2011. In 2016, two new public amenities opened on Mainstreet, a 1.4 acre Discovery Park and a 44,000 square foot Douglas County Library. The area offers live music venues, restaurants and numerous community events in a pedestrian-friendly environment.

The long-term vision for Downtown Parker is to create a unique sense of place with engaging active uses and attractive businesses. In 2015, the Mainstreet Master Plan was adopted. This plan called for a cultural, economic and social center that is supported by walkable arts, entertainment, diverse business opportunities, community gathering spaces, specialty retail and dining and a variety of housing options.

With the emerging focus on visual and functional development, future growth downtown should include mixed-use spaces, be pedestrian oriented and reinforce the area's distinct character and authenticity.



COMMUNITY SNAPSHOT:



Population:
53,400



Trade Area Population:
131,000

Median Age:
34.6



Median Household Income:
\$97,824



Number of Households:
17,814



Median Home Value:
\$465,000

LEVEL OF EDUCATION:

Bachelor's Degree:

37.1%

Master's Degree or Higher:

15.5%

PARKER AREA, DOWNTOWN AND SELECTED PROJECT METRICS

A number of factors influenced the potential for development of a mixed-use concept on the subject properties including:

	PARKER	
	2018 Q2	2017 Q2
Total Existing Office Square Footage	1,175,719	1,175,719
Office Vacancy Rate	5.80%	7.00%
Office Rental Rate – median	\$21.06	\$20.48
Total Existing Retail Square Footage	4,373,327	4,353,423
Retail Vacancy Rate	3.10%	3.30%
Retail Rental Rate – median	\$20.58	\$18.24
Total Existing Industrial/Flex Square Footage	817,407	817,407
Industrial/Flex Vacancy Rate	3.10%	3.20%
Industrial/Flex Rental Rate – median	\$14.01	\$9.64

Parker market trends have 5.8% office vacancy rate and 3.1% retail vacancy rate.



Residential Market Trends: The median average single-family home sales price at the end of the first quarter 2018 was approximately \$485,000. Similar to the Denver region, the multi-family housing market in Parker remains strong. The Town has experienced substantial development of rental multi-family housing over the past five years with more than 2,000 units built or in the development pipeline. The vacancy rate at the end of the first quarter 2018 was 1.4%, while the average asking rate per unit was \$1,398.



Traffic Volumes: Traffic volumes through the downtown area continue to increase. Average daily two-way traffic at the intersection of Mainstreet and Pine Drive is approximately 26,000 vehicles. Of that total, approximately 14,000 vehicles travel Mainstreet daily and approximately 18,000 vehicles travel Pine Drive. Traffic volumes are projected to increase on Mainstreet east of downtown and alternative traffic configurations for the segment of Mainstreet adjacent to this property may be considered in the future.



Multi-Modal Access: All of the downtown properties currently have easy access to the regional trail system via the Sulphur Gulch Trail. Any new development or redevelopment will be required to further enhance the multi-modal access to these properties in downtown. One of the guiding principles of the Transportation Master Plan is to "create a multi-modal network that allows people of any age or ability to be comfortable driving, walking, biking or using transit." The future development of the four Town/PAR owned properties should incorporate multi-modal access consistent with the adopted Transportation Master Plan and the Complete Streets Policy.

MY MAIN STREET

DOWNTOWN PARKER VISION

DOWNTOWN PARKER VISION

Given the properties' central location on Mainstreet in Downtown Parker, development will both add to existing mixed-use development in the area and serve as a catalyst for new mixed-use development on other privately-owned opportunity properties in downtown.

Development or redevelopment of the vacant parcels should be considered in the context of the following principals and assist in the elimination of blight:

EXPANDS AND STRENGTHENS DOWNTOWN PARKER

- Achieves a vibrant and walkable downtown that promotes a mix of uses enhancing the vitality of Mainstreet.
- Incorporates height, massing and varied composition of building forms to provide opportunities for housing and businesses that activate the downtown and ground floor activity.
- Promotes a daytime economy that diversifies the inventory of commercial space and encourages creative industry uses that complement the nearby Schoolhouse and PACE Center complex.
- Implements the vision and goals of the Mainstreet Master Plan.
- Promotes a balanced parking solution.
- Advances transit-oriented development opportunities that could offer amenities with an emphasis on multi-modal access for bicycle and pedestrians to strengthen walkable neighborhoods in response to the Transportation Master Plan.
- Provides quality in-fill development and catalyzes the development of nearby vacant land.
- Contributes to a sense of place and Downtown Parker as a destination.
- The development should be consistent with existing downtown architecture to help contribute to Parker's local culture.
- Future development should expand the current economic, residential and cultural strengths of Parker's downtown.
- Makes use of current amenities in the area like the PACE Center, Discovery Park and the Douglas County Library to catalyze private development and promote a more walkable downtown experience.
- Leverage the substantial public investment in downtown amenities, facilities and streetscape to catalyze active uses and mixed-use development.

PROMOTES HIGH-QUALITY REDEVELOPMENT

- Establishes development that is large enough to encompass a mix of uses to create activity with commercial intensity, residential density and public amenities.
- Uses high-quality materials and varied architectural techniques that establish a unique identity.
- Sets an example of quality, architecture and urban design.
- Orients new buildings to the street to create an activated ground floor, comfortable human scale and an environment that promotes walking and biking.

Downtown Parker
"...is the quaint, historic and walkable core that captures the authentic spirit of our community. Rich with opportunities in art, entertainment, dining, business and learning, downtown celebrates its unique character and appeal as an inviting and exciting creative district destination with year round activities and amenities. Parker's vision is to continue shaping an exceptional and vital downtown that enriches the business community, residents and visitors alike."

(Mainstreet Master Plan p. 24)

MY MAIN STREET

SUMMARY OF PUBLIC ENGAGEMENT

SUMMARY OF PUBLIC ENGAGEMENT

The My Mainstreet Project was a community effort to encourage the right growth in the right places in Downtown Parker. The four vacant lots along Mainstreet present an opportunity to ensure our downtown remains Parker's premier place to gather, dine, shop and play.

P3 partnered with Town residents, business owners and developers to define what the community would like to see on the properties and what was feasible for the private market to develop. We accomplished this by crafting five surveys that sought to get community input on ideal property uses, architectural design and ultimately what the properties could look like. These surveys were conducted online through the Let's Talk Parker platform and in person during outreach events and micro engagements.



The goal of the My Mainstreet Project was to equip P3 and the Town with guidelines that they could use for developers interested in improving the downtown properties. The My Mainstreet Project was a unique opportunity to shape Downtown Parker and guide public/private sector investment that:

- Is responsive to both community interests and market demand.
- Boosts the vibrancy of our downtown as a destination.
- Expands and strengthens Downtown Parker.
- Increases Town tax revenue so we can continue to provide core services to residents.

Community input was gathered from February 20 – October 7, 2018. To view the complete data and read all the community input we received during this process, see the appendix on page 58.

1. QUICK POLL

Initially, a quick poll was performed to determine how the public wanted to engage with the project and receive notifications.

WHO WE HEARD FROM:

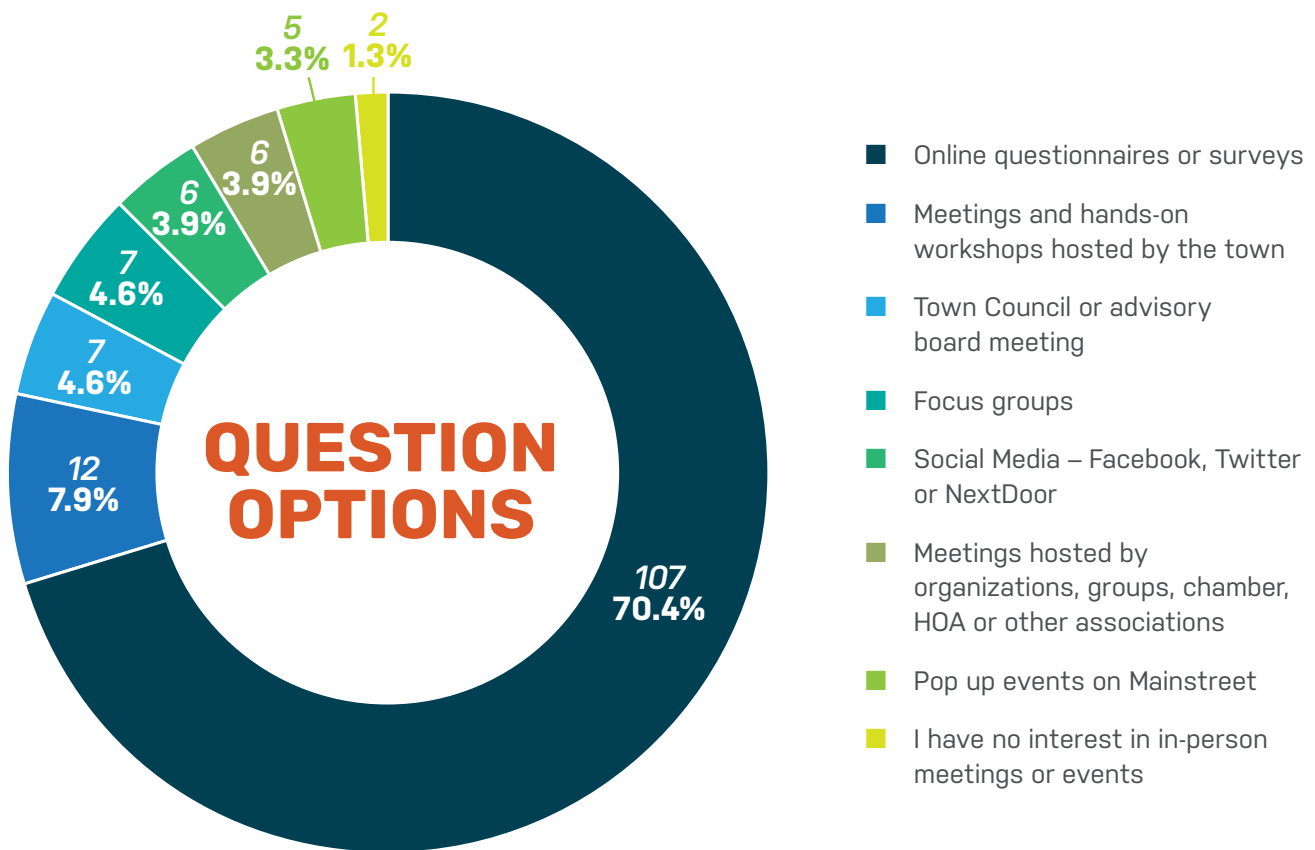


152

Parker Residents

through Let's Talk Parker

WHAT WE HEARD:



2. SITE USES SURVEY

The purpose of the site uses survey was to ask residents what they wanted to see developed on each of the four properties in downtown. Residents were asked to choose from a list of options that aligned with existing zoning, while also having the ability to submit their own ideas for the properties.

WHO WE HEARD FROM:



Survey results were collected from March 9 – April 18, 2018.

WHAT WE HEARD:

19801 E. MAINSTREET – PUBLIC INPUT

In-person sessions, community events and online engagement through Let’s Talk Parker shows that the majority of residents are aligned on what they want to see developed on this property.

WHAT ELSE? WE ASKED FOR YOUR BIG IDEAS, HERE’S WHAT YOU TOLD US:



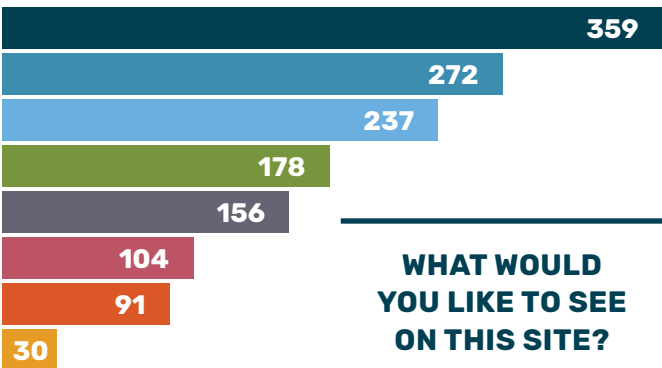
CRAFT
BREWERY



LOCAL
RESTAURANT



RETAIL -
SMALL SCALE



WHAT WOULD
YOU LIKE TO SEE
ON THIS SITE?

- Restaurant
- Bar/Distillery/Brewery
- Retail - Small Scale
- Art (Gallery, Studio, Classes)
- Personal Services (Spa, Salon, Yoga, etc)
- Mixed-Use with Office (Ground floor retail with office above)
- Mixed-Use with Residential (Ground floor retail with residential above)
- Hotel

EASTMAIN – PUBLIC INPUT

In-person sessions, community events and online engagement through Let’s Talk Parker shows that the majority of residents are aligned on what they want to see developed on this property.

WHAT ELSE? WE ASKED FOR YOUR BIG IDEAS, HERE’S WHAT YOU TOLD US:



CRAFT
BREWERY



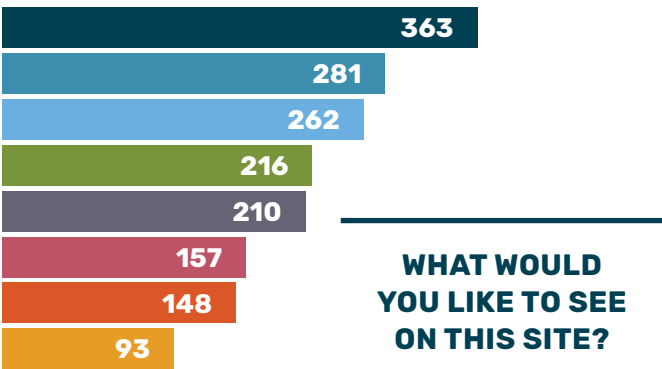
GALLERY/
ART STUDIO



RESTAURANT



RETAIL -
SMALL SCALE



WHAT WOULD
YOU LIKE TO SEE
ON THIS SITE?

- Restaurant
- Retail - Small Scale
- Bar/Distillery/Brewery
- Art (Gallery, Studio, Classes)
- Personal Services (Spa, Salon, Yoga, etc)
- Mixed-Use with Residential (Ground floor retail with residential above)
- Mixed-Use with Office (Ground floor retail with office above)
- Hotel

PACE LOT 2 – PUBLIC INPUT

In-person sessions, community events and online engagement through Let's Talk Parker shows that the majority of residents are aligned on what they want to see developed on this property.

WHAT ELSE? WE ASKED FOR YOUR BIG IDEAS, HERE'S WHAT YOU TOLD US:



FARMERS' MARKET



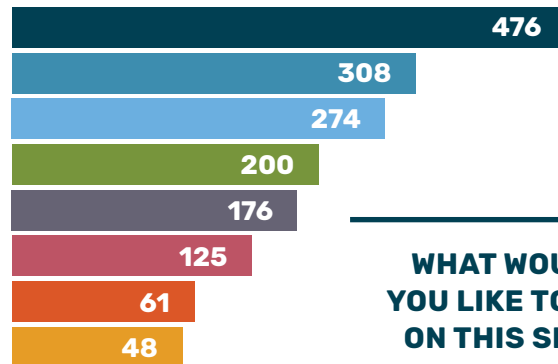
RESTAURANT



GALLERY/ ART STUDIO



RETAIL - BOUTIQUES/ UNIQUE SHOPS



WHAT WOULD YOU LIKE TO SEE ON THIS SITE?

● Market/Farmers' Market

● Retail - Boutiques/ Unique Shops

● Restaurant

● Art (Gallery, Studio, Classes)

● Bar/Distillery/Brewery

● Personal Services

(Spa, Salon, Yoga, etc)

● Mixed-Use with Office (Ground floor retail with office above)

● Mixed-Use with Residential (Ground floor retail with residential above)

PINE CURVE – PUBLIC INPUT

In-person sessions, community events and online engagement through Let's Talk Parker shows that the majority of residents are aligned on what they want to see developed on this property.

WHAT ELSE? WE ASKED FOR YOUR BIG IDEAS, HERE'S WHAT YOU TOLD US:



MARKETPLACE WITH FOOD



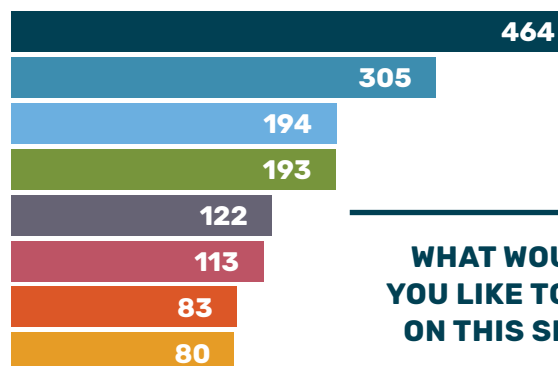
OUTDOOR RETAIL



WHOLE FOODS/ TRADER JOE'S



RESTAURANTS



WHAT WOULD YOU LIKE TO SEE ON THIS SITE?

● Outdoor Marketplace – Shopping, Food, Service Retail (yoga, spa, dry cleaning, hair studio, etc)

● Restaurant

● Education (College Campus)

● Bar/Distillery/Brewery

● Retail – Larger Scale

● Conference Center with Hotel

● Horizontal Mixed-Use (Residential and retail spread across the property)

● Vertical Mixed-Use with Residential (Ground floor retail with residential above)

3. VISUAL PREFERENCES SURVEY

Once we heard how Parker's residents wanted to develop the four properties in downtown, we wanted to better understand what look they wanted to see from the development. The goal was to learn what key design and architectural elements resonated with the Parker community and would complement the existing structures in downtown.

Our stakeholder group selected images that weren't tied to any specific plans, but rather served as representations to help gauge what the community did and did not want to see.

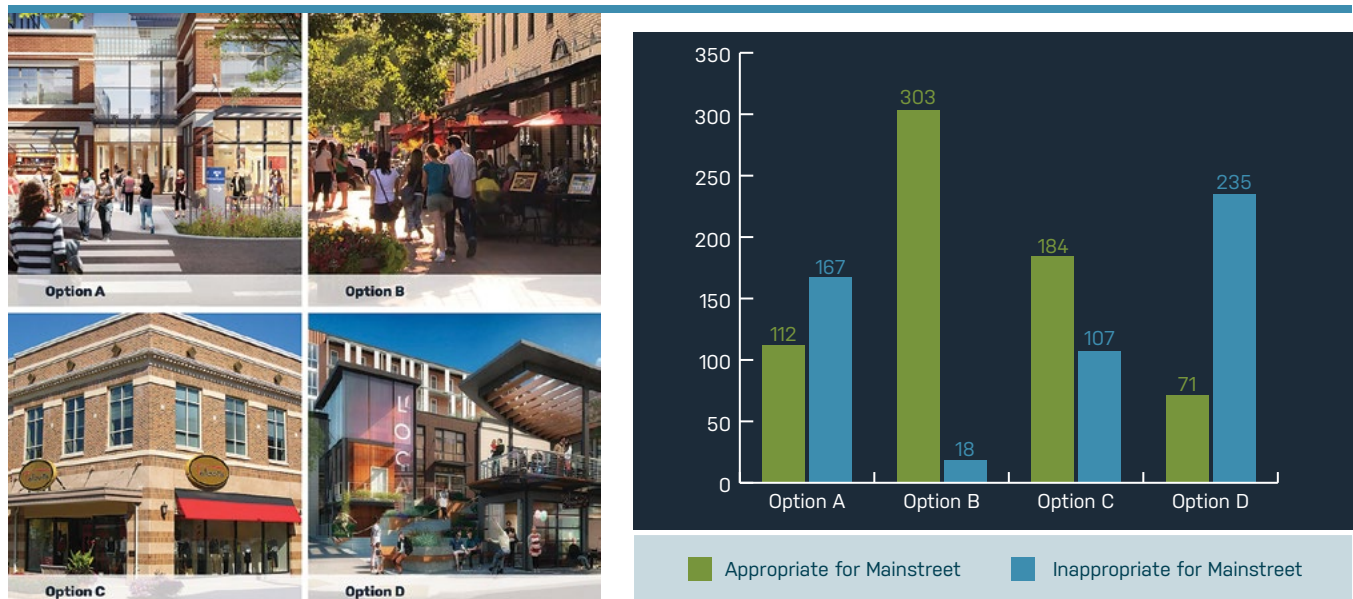
WHO WE HEARD FROM:



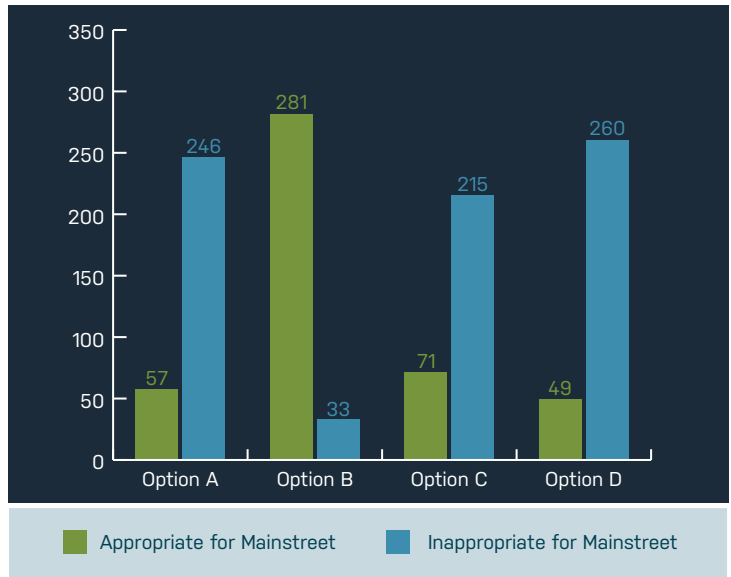
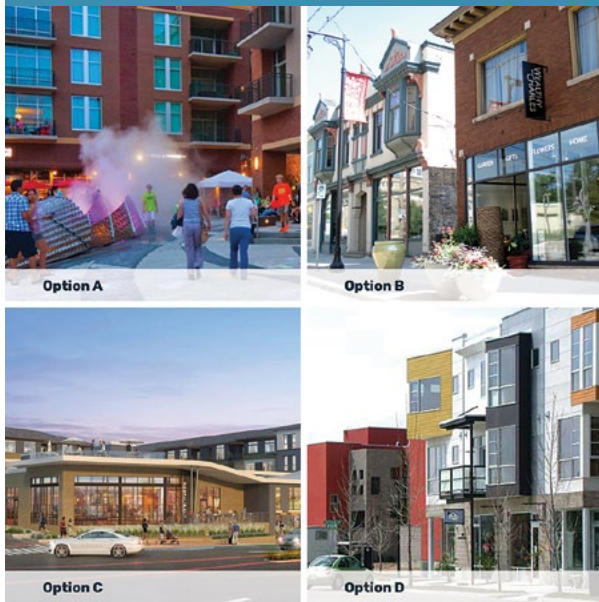
Survey results were collected from April 27 - June 15, 2018.

WHAT WE HEARD:

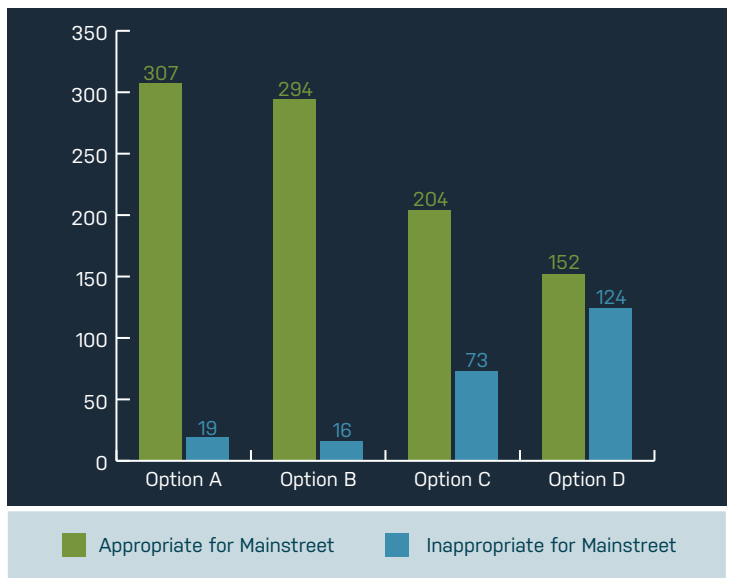
MIXED-USE RETAIL WITH OFFICE ABOVE



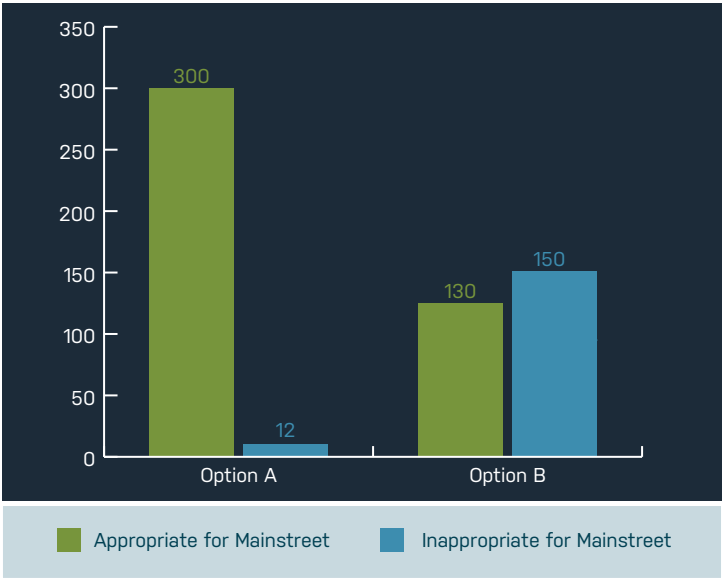
MIXED-USE RETAIL WITH RESIDENTIAL ABOVE



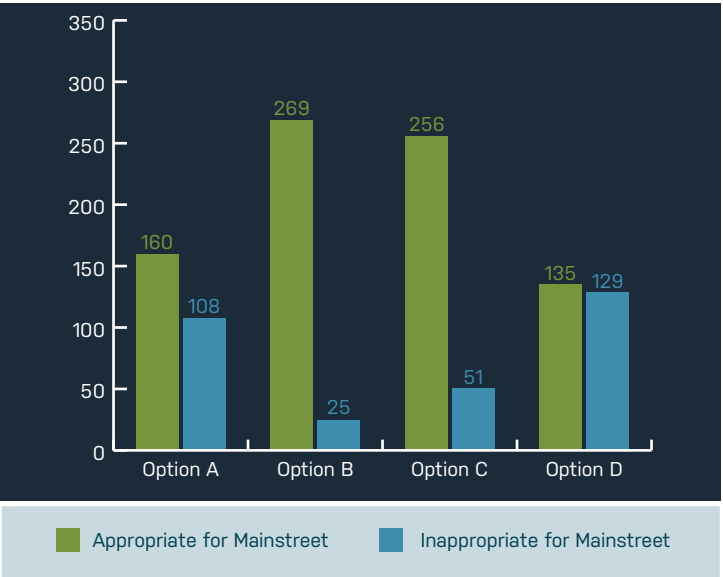
RESTAURANTS



BOUTIQUE / SMALL RETAIL



PARK / GREEN SPACE



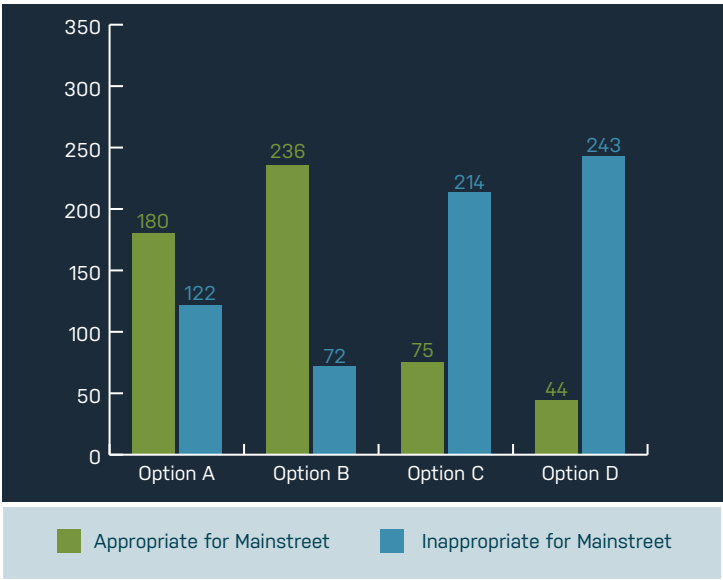
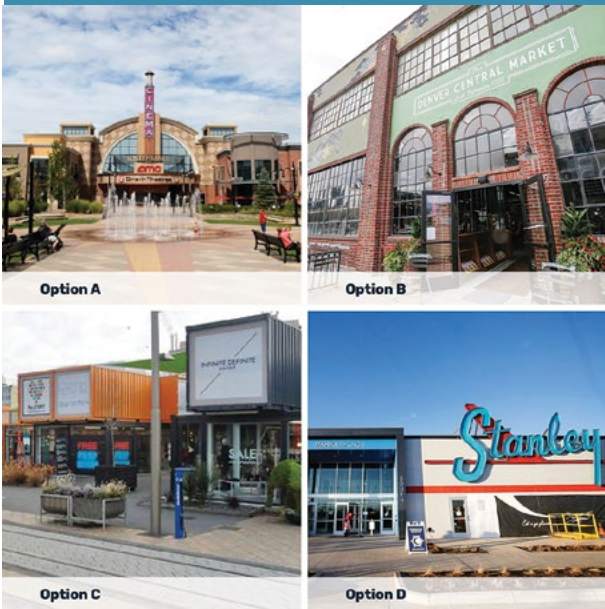
SMALL OR SHARED OFFICE SPACE – PACE LOT 2



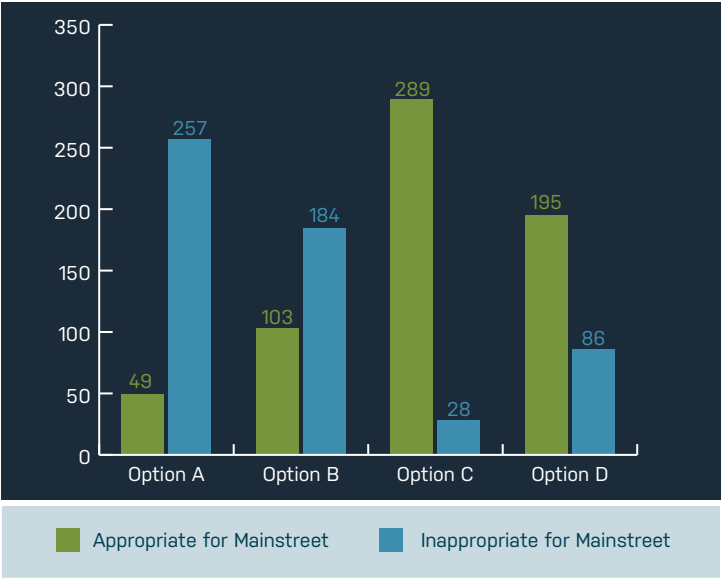
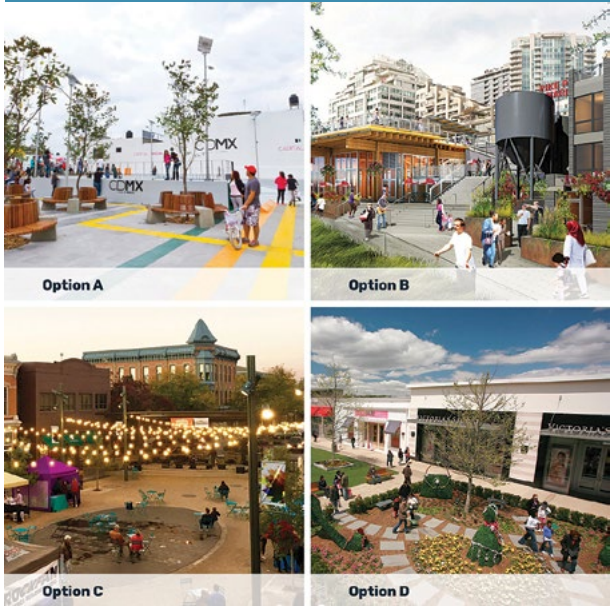
MARKET / FARMERS' MARKET – PACE LOT 2



OUTDOOR MARKET / SHOPPING CENTER – PINE CURVE



COURTYARD / PLAZA – PINE CURVE



4. MAINSTREET VISITORS SURVEY

One of the key pieces of information we wanted to be sure to understand was how often residents visit downtown and if they were attending for large events or evenings out at restaurants.

WHO WE HEARD FROM:



70

Parker Residents

through Let's Talk Parker

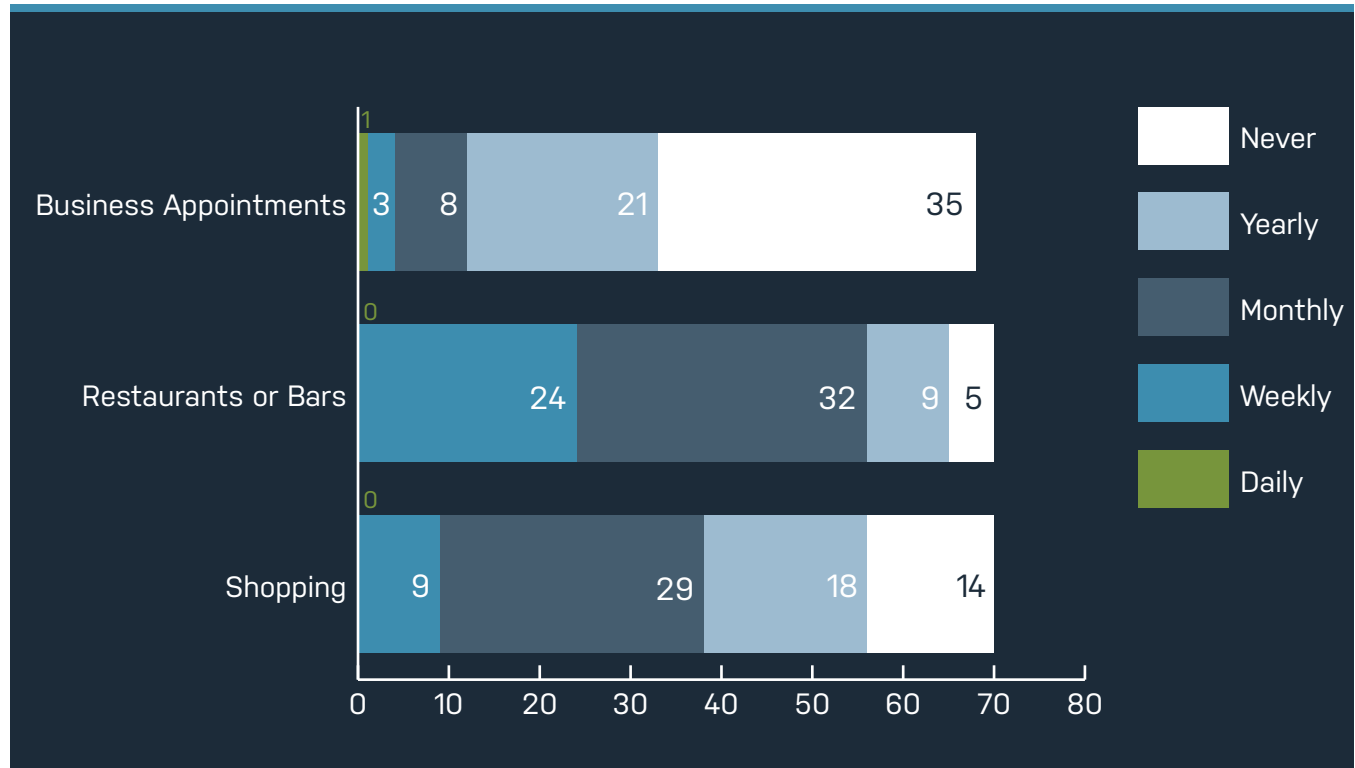
Survey results were collected from July 5 – August 17, 2018

WHAT WE HEARD:

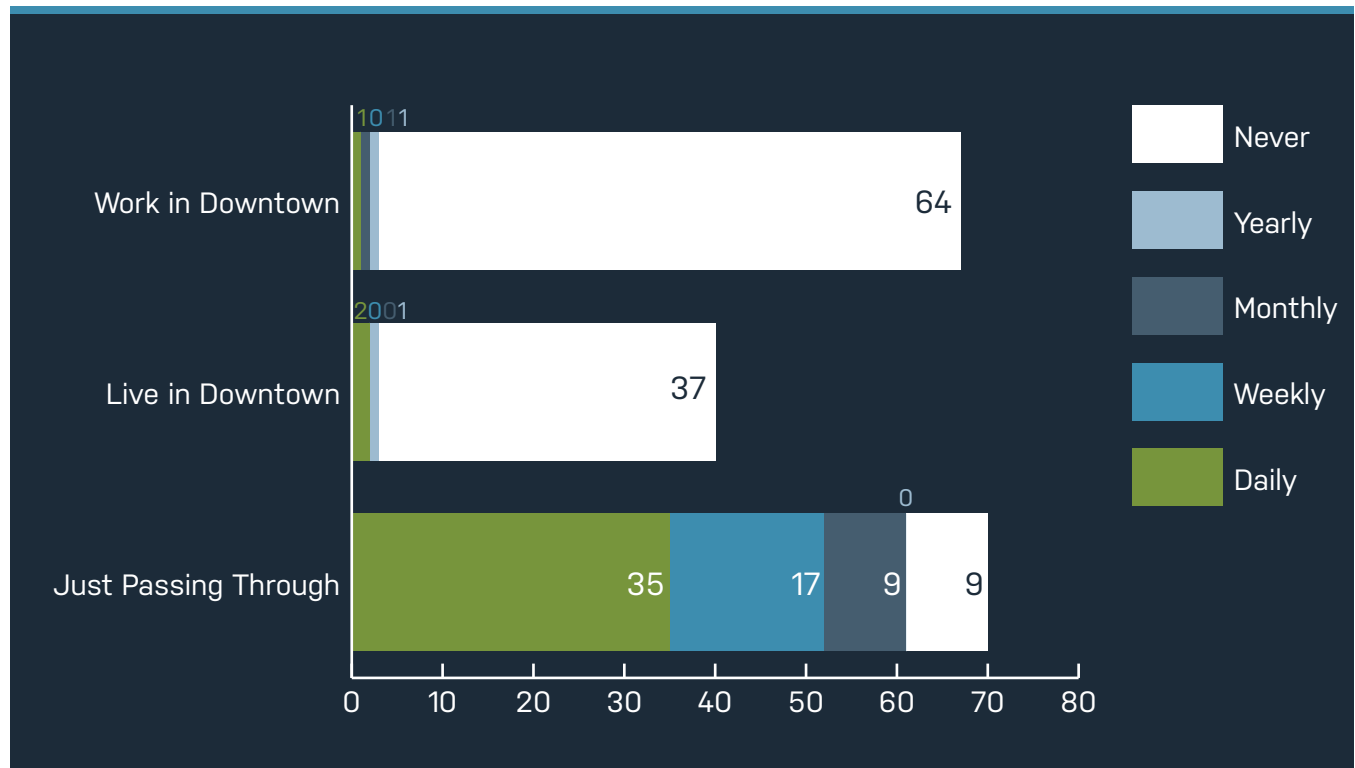
Which Describes How Often You Visit Downtown for Each Purpose?



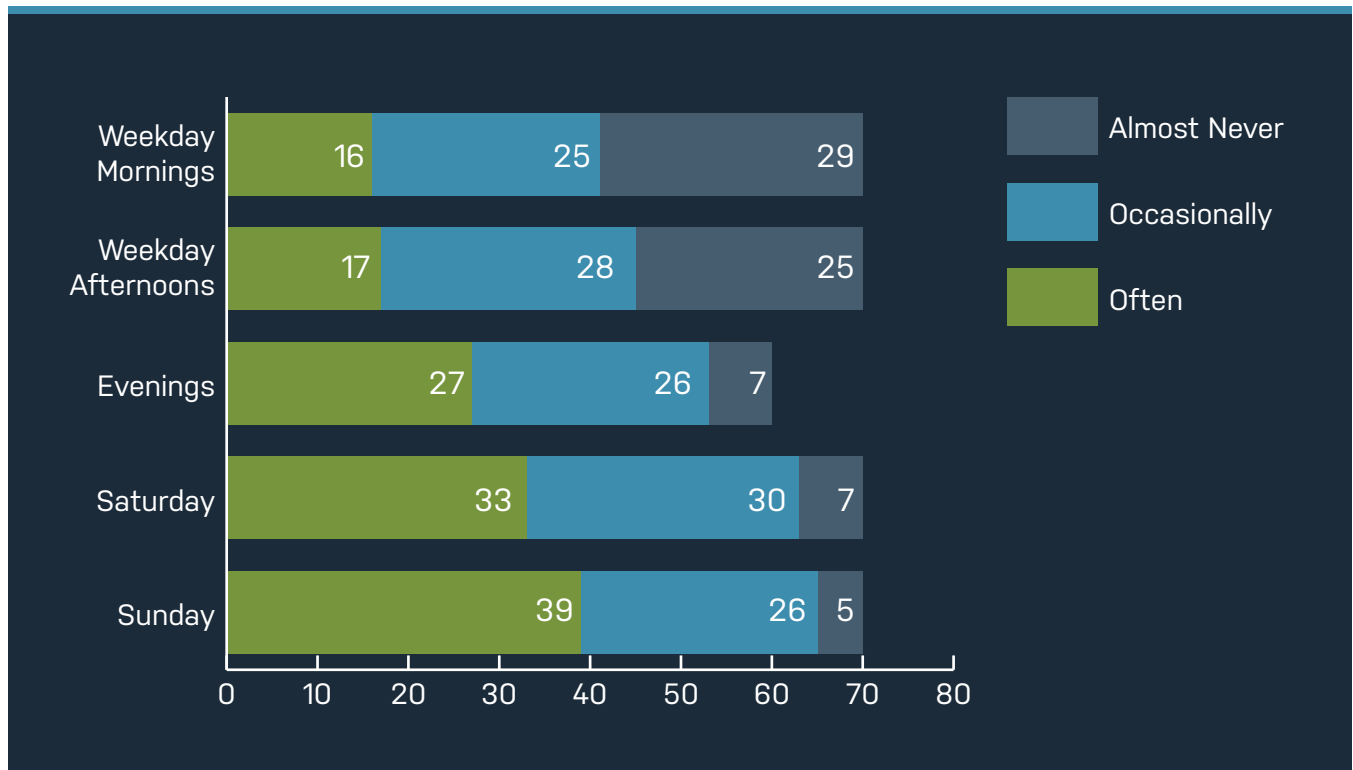
Which Describes How Often You Visit Downtown for Each Purpose?



Which Describes How Often You Visit Downtown for Each Purpose?



When Do You Typically Visit Downtown Parker?



5. CONCEPTUAL SITE PLANS FEEDBACK

Once we heard from the market analysis about what was feasible on each property, our goal was to match this with the feedback we received from residents. We worked to design property concepts for each of the properties and asked the Parker public to share their reactions with us. Using the imagery from the survey, examples of similar projects and the input received through the survey process, staff worked with an architect to design conceptual layouts and streetscapes for each property that would satisfy the My Mainstreet objectives and outcomes.

19801 E. MAINSTREET

The Parker public was presented with two different property concepts that showed what 19801 E. Mainstreet could look like when developed. The first design represented a more urban layout with mixed-use buildings, including restaurants and ground floor retail, that wrapped a two-story parking structure. Downtown living was included in the first option, incorporating the findings of the market study which suggested residential units in the downtown market area would support the retail uses. The design of this concept allows for outdoor space and public spaces that integrate with the ground floor retail and activity of the adjacent buildings. The second option represented a lower density layout with two retail restaurant buildings and a surface parking lot.

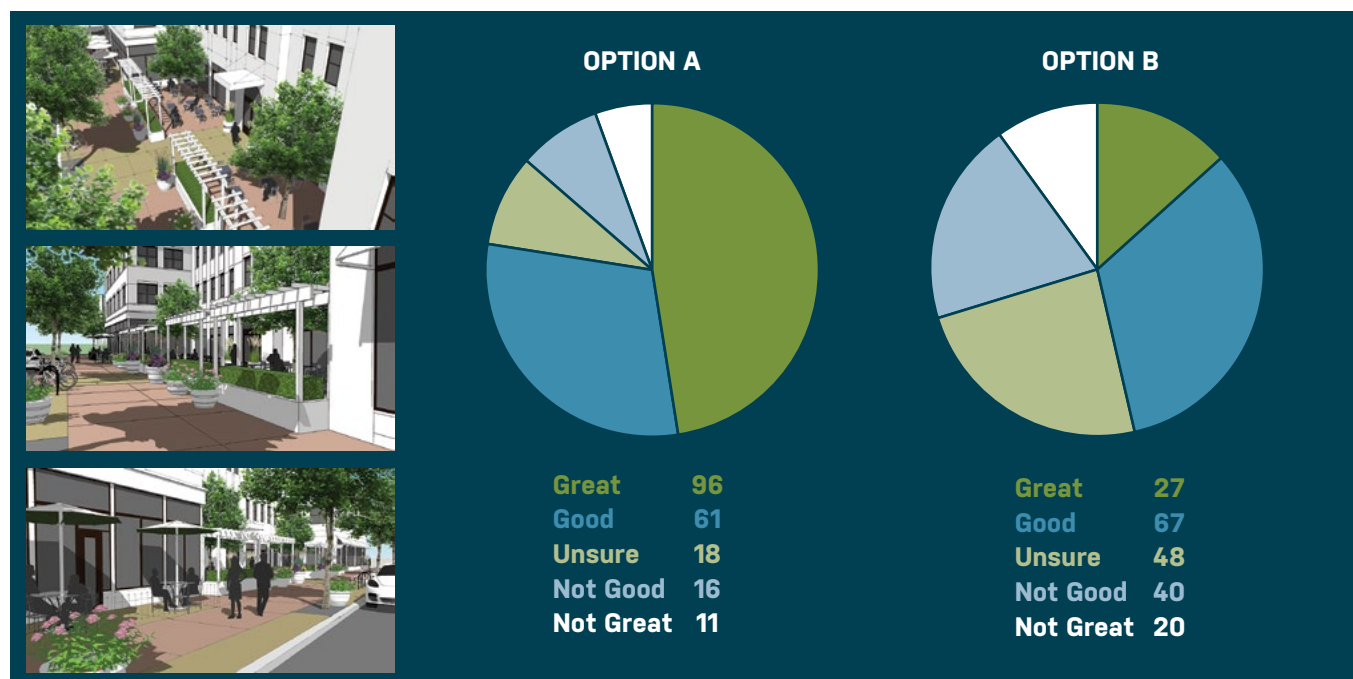
Survey results were collected from September 4 - October 7, 2018

WHO WE HEARD FROM:



WHAT WE HEARD:

Option A received more favorable feedback from those who participated in our online survey.



PACE LOT 2

The Parker public was presented with two different property concepts that showed what PACE Lot 2 could look like when developed. The first design included a stand-alone restaurant on the northwest corner with adjacent outdoor space along Mainstreet, as well as a parking structure to the east of the lot wrapped with mixed-use buildings. The second option also includes the restaurant but has three smaller mixed-use buildings along Mainstreet that can be easily accessed from both the parking lot to the south and Mainstreet to the north. Green space is located to the south, with a plaza area between the mixed-use structures and the parking lot. Both options require a reconfiguration of the parking for the entire property. Option A adds parking to support downtown uses and demands.

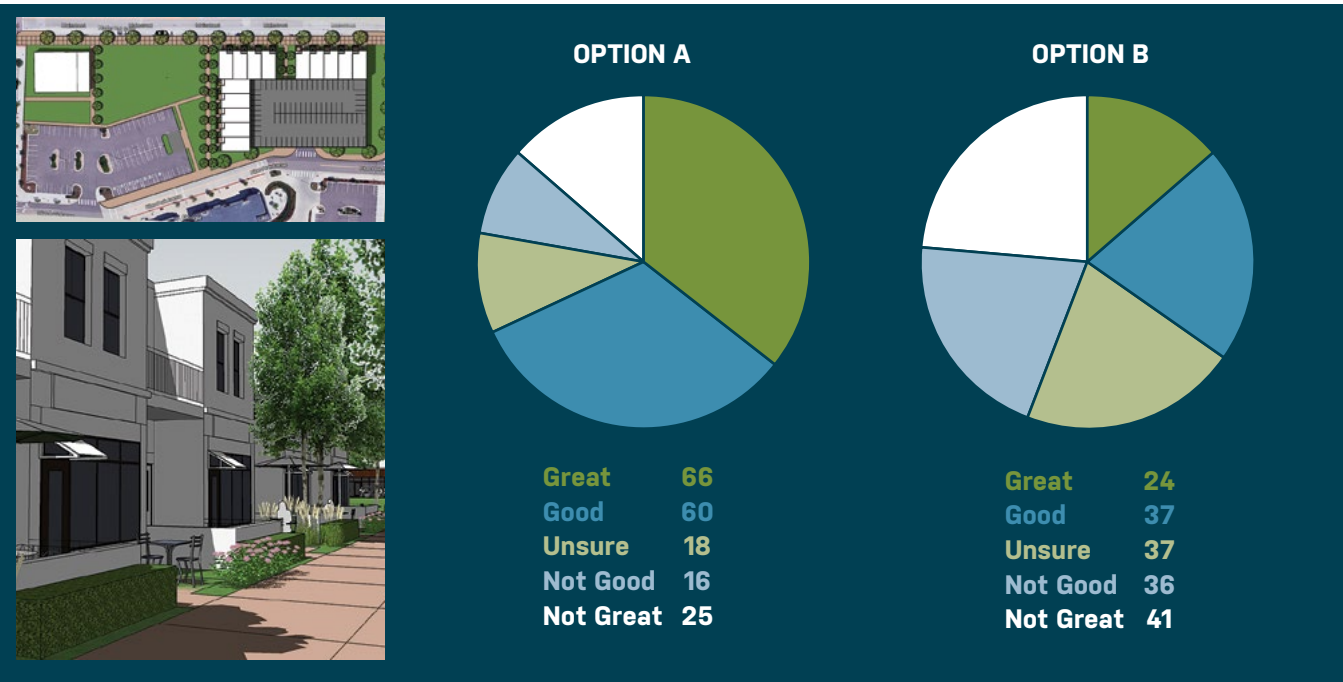
Survey results were collected from September 11 - October 7, 2018

WHO WE HEARD FROM:



WHAT WE HEARD:

Option A received more favorable feedback from those who participated in our online survey.



EASTMAIN

The Parker public was presented with one property concept that showed what EastMain could look like when developed. The zoning on the property is much more restrictive than the other My Mainstreet properties, and the size of the property allows for a transition of density from Mainstreet to the north. This design includes a mixed-use building along Mainstreet and three residential buildings along the western edge of the property. The layout also has a large plaza surrounded by mixed-use buildings. The plaza's location is designed to interact with Discovery Park to the east.

Survey results were collected from September 18 - October 7, 2018

WHO WE HEARD FROM:

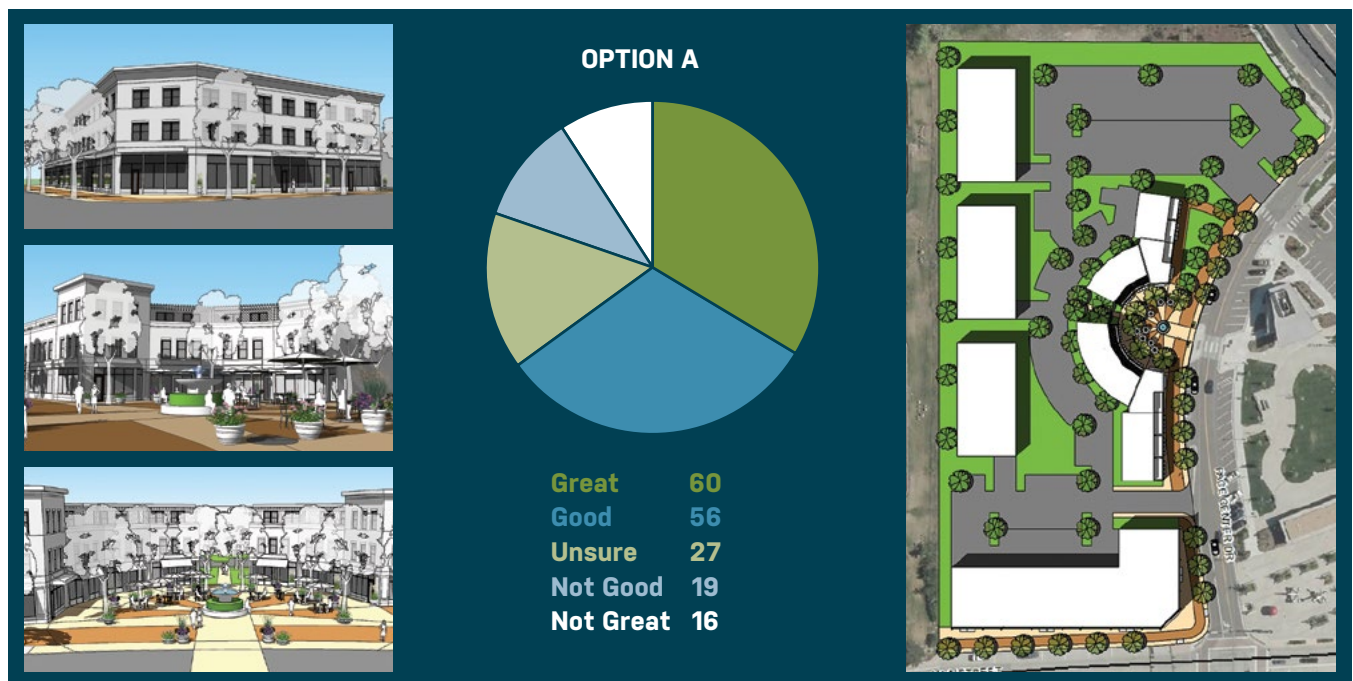


178

Parker Residents
through Let's Talk Parker

WHAT WE HEARD:

We only presented one site option for EastMain, and overall the feedback we received was positive.



PINE CURVE

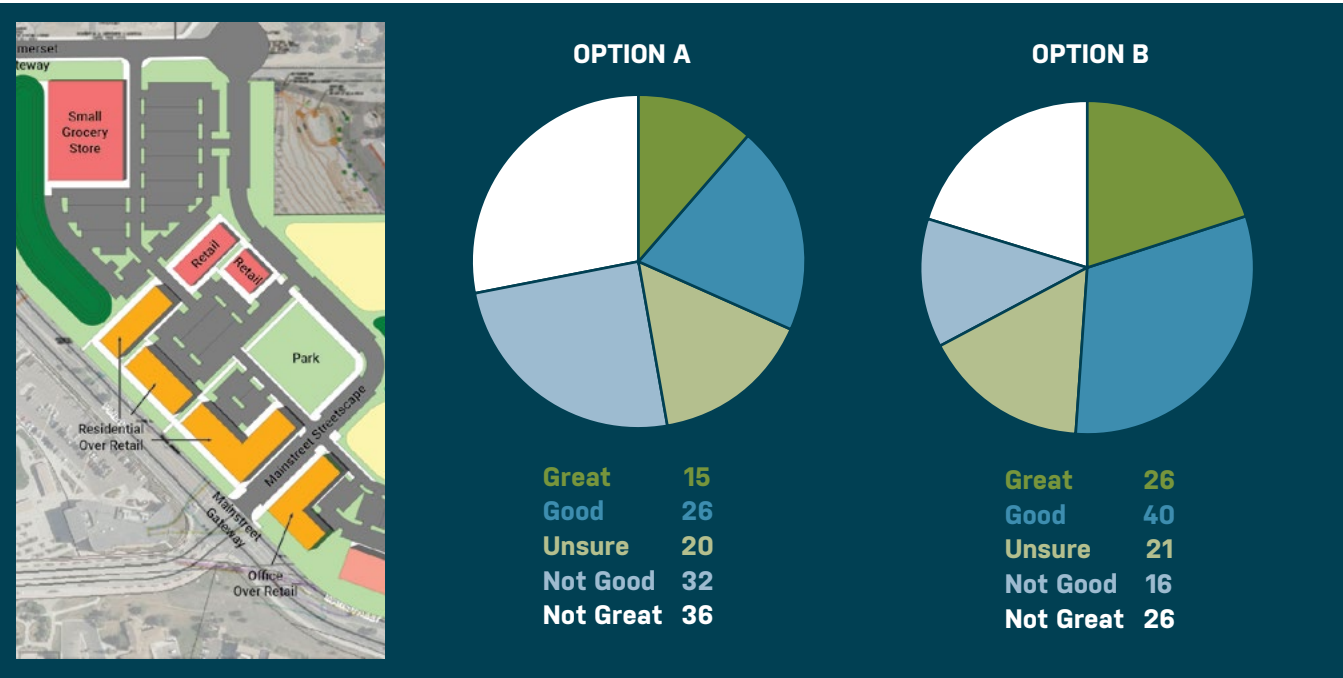
The Parker public was presented with two different concepts that showed what Pine Curve could look like when developed. Both options for the site have similar treatment on the eastern half of the property. These features include a landscape buffer between the single family homes to the east and additional newly built townhomes to create more of a buffer between the commercial development. A detention pond along Pine Drive is also found in both options. Both options include the current full movement access points from Pine Drive at Mainstreet and Summerset Lane. The first option for the property layout has multiple mixed-use buildings with an internal roadway network and central plaza area. The second option has a small grocery anchor to the north and smaller mixed-use, retail and office buildings. Central to the property is a parklet/plaza area which interacts with the townhomes' park.

WHO WE HEARD FROM:



WHAT WE HEARD:

Option B, the site with the grocery anchored design, was more favorable to those who participated in the online survey. Because of the complexities associated with Pine Curve, this site has the most variation with future design.



POP UP EVENTS - PUBLIC ENGAGEMENT

To meet all community members where they are, the My Mainstreet team went to several community events and gathered input regarding uses and vision for the properties. Doing so allowed for a variety of input and provided community members who may not have had access to Let's Talk Parker the opportunity to provide feedback. The My Mainstreet team was able to reach elected officials, families, older adults and youth.

POP-UP EVENT SCHEDULE



Town Council Study Session:
2/23/2018

Site Uses Survey

7
Participants



P3 Advisory Committee
Meeting: 3/14/2018

Site Uses Survey

5
Participants



Tabling at the Library:
4/11/2018

Site Uses Survey

20
Participants



Town of Parker Arbor Day
Celebration: 4/28/2018

Visual Preference Survey

300
Participants



Senior Stroll:
5/30/2018

Visual Preference Survey

150
Participants



Ice Cream Social:
6/14/2018

Visual Preference Survey

150
Participants

WHO WE HEARD FROM:

At these events we heard from a variety of Parker community members from varied demographic groups and perspectives. Attendance at the annual Senior Stroll gave the My Mainstreet team the ability to reach the senior community. Hosting an ice cream social to collect feedback on the visual preference survey at Discovery Park allowed the My Mainstreet team to reach individuals and families. The pop-up event at the Douglas County Library and the Arbor Day Celebration allowed us to engage Parker's youth and families. Additionally, the Town Council study session, Planning Commission and P3 Advisory Committee meeting allowed the My Mainstreet team to connect with elected officials and decision makers to get their feedback as well.

MY
MAIN
STREET

**THE MY
MAINSTREET
PROPERTIES**

MY MAIN STREET



19801 E. MAINSTREET



The My Mainstreet Project was a community effort to encourage the right growth for Downtown Parker. The goal was to partner with residents, developers and businesses to define what the community wanted to see and what was feasible for 19801 E. Mainstreet.

THE MY MAINSTREET PROCESS



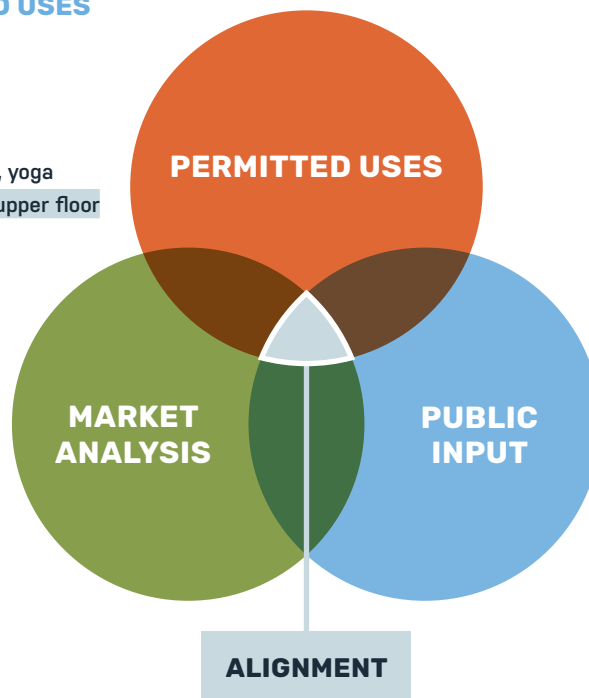
ALIGNMENT BETWEEN EXISTING ZONING, PUBLIC INPUT & MARKET ANALYSIS

PUBLIC INPUT - DESIRED USES

1. Restaurant
2. Bar/distillery/brewery
3. Retail – small scale
4. Art – gallery, studio, classes
5. Personal services – spa, salon, yoga
6. Mixed-use with residential on upper floor
7. Office
8. Hotel
9. Parking
10. Open space or park

MARKET ANALYSIS

1. Professional office
2. Multi-family housing
3. Boutique hotel
4. Single-use restaurant or brew



EXISTING ZONING & PLANS - PERMITTED USES

1. Mixed-use including residential
2. Multi-family residential
3. Hotel or other lodging
4. Professional offices
5. Financial services
6. Retail shopping
7. Commercial services
8. Research & development facilities
9. Specialty goods & service
10. Grocery store
11. Convenience store
12. Personal services – salon, spa, yoga
13. Small animal training and grooming
14. Art – studio, gallery, classes
15. Restaurant
16. Bar/distillery/brewery
17. Day care center, preschool, nursery
18. Library
19. Park, playground, open space
20. Night club



19801 E. MAINSTREET – PROPERTY INFORMATION

Address	19801 E. Mainstreet
Owner	Parker Authority for Reinvestment
Lot Acres*	0.937
Lot Square Feet	40,815
Zoning	Greater Downtown
Land Use	Historic Center
Character Area	Downtown Core
Parker Mainstreet Master Plan – Land Use	Mixed-use, with ground floor overlay – active
Floodplain	None
Utilities	Fully served by wet and dry utilities
Building Present	No; demolished November 2018
Parking Existing	26 spaces
Restrictions*	Downtown District – Historic Center Special District – Parker Central Area

*Source: [Parker's eTRAKiT Site](#)

ILLUSTRATIVE DESIGNS



BY THE NUMBERS

PROPERTY INFORMATION



SITE AREA:

39,204 SF



ESTIMATED ANNUAL TIF
REVENUE TO P3:

\$151,821*



ESTIMATED ANNUAL
SALES TAX TO THE
TOWN OF PARKER:

\$109,654*

POTENTIAL DEVELOPMENT SPACE



RESIDENTIAL:

36,000 SF



RETAIL/RESTAURANT:

18,000 SF



PARKING:

110 SPACES

* This information was provided by Economic & Planning Systems, Inc. through the market analysis.



WHAT MAKES A GOOD DOWNTOWN?

A vibrant downtown comes from a variety of different elements. Here are a few factors that create a premium downtown area:



A mix of uses



Places for visitors to stay overnight



Active ground floor uses that encourage people to visit during the day and evening



Safe spaces for those traveling by foot, bike or car



A clearly defined space



Public amenities and event spaces for civic, cultural and theme-based events

Amenities for this property could include: Outdoor and rooftop dining spaces, outdoor space with benches, planters and greenery, bike parking

ALIGNMENT

What the market, stakeholders and zoning support.

RETAIL

Shopping, dining and personal services for nearby residential areas, visitors and Mainstreet workers can offer attractive downtown retail options. Examples of retail include art galleries, boutique shopping, cafes and gift shops.



PROFESSIONAL OFFICE

Professional office space is located on upper levels of mixed-use buildings with restaurants and retail on the ground floor. Professional office spaces bring people into a downtown during the day, increase activity during non-peak hours and provide sales tax revenue while creating a lively daytime atmosphere.



DOWNTOWN LIVING

Multi-family housing provides residential space for those who want to live in the downtown area. This residential space could be lofts or condos on the upper levels of mixed-use buildings and provides a built-in customer base for local shopping and dining.



BOUTIQUE HOTEL

A small luxury hotel used by those coming to a downtown for events or business travel. Boutique hotels can also provide space for events, restaurants, bars and entertainment.



SINGLE-USE RESTAURANT, BREWERY OR DISTILLERY

Restaurant, brewery and bar space is often located on the ground floor level of a multi-use building. A healthy level of daytime and nighttime business to an area best supports this establishment.



MY MAIN STREET

PACE LOT 2



The My Mainstreet Project was a community effort to encourage the right growth for Downtown Parker. The goal was to partner with residents, developers and businesses to define what the community wanted to see and what was feasible for PACE Lot 2.

THE MY MAINSTREET PROCESS



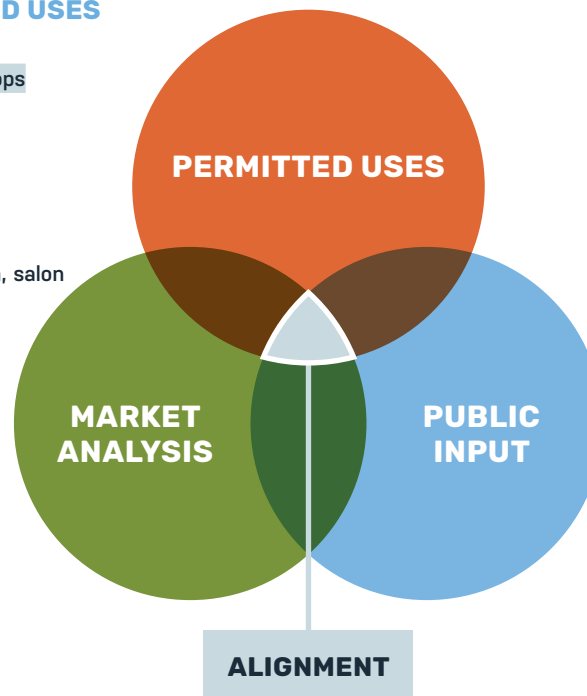
ALIGNMENT BETWEEN EXISTING ZONING, PUBLIC INPUT & MARKET ANALYSIS

PUBLIC INPUT - DESIRED USES

1. Market/farmers' market
2. Retail – boutiques/unique shops
3. Restaurant
4. Art studio or gallery
5. Bar/distillery/brewery
6. Parking
7. Open space/gardens
8. Personal services – yoga, spa, salon
9. Undeveloped with view of PACE center

MARKET ANALYSIS

1. Retail & restaurant complex



EXISTING ZONING & PLANS - PERMITTED USES

1. Mixed-use including residential
2. Multi-family residential
3. Hotel or other lodging
4. Professional offices
5. Financial services
6. Retail shopping
7. Commercial services
8. Research & development facilities
9. Specialty goods & service
10. Grocery store
11. Convenience store
12. Personal services – salon, spa, yoga
13. Small animal training and grooming
14. Art – studio, gallery, classes
15. Restaurant
16. Bar/distillery/brewery
17. Day care center, preschool, nursery
18. Library
19. Park, playground, open space
20. Night club



PACE LOT 2 – PROPERTY INFORMATION

Address	20000 Pikes Peak Ave. (PACE Center)
Owner	Town of Parker
Lot Acres*	1.4
Lot Square Feet	60,984
Zoning	Greater Downtown
Land Use	Historic Center
Character Area	Downtown Core
Parker Mainstreet Master Plan – Land Use	Mixed-use, with 50% containing ground floor overlay – active
Floodplain	None
Utilities	Water main available in Pine Drive; Sanitary sewer main in Mainstreet
Building Present	No
Parking Existing	252 spaces throughout PACE
Restrictions*	Downtown District – Historic Center Special District – Parker Central Area

*Source: [Parker's eTRAKiT Site](#)

ILLUSTRATIVE DESIGNS



BY THE NUMBERS

PROPERTY INFORMATION



SITE AREA:

60,984 SF



ESTIMATED ANNUAL TIF
REVENUE TO P3:

\$130,787*



ESTIMATED ANNUAL
SALES TAX TO THE
TOWN OF PARKER:

\$47,025*

POTENTIAL DEVELOPMENT SPACE



RESIDENTIAL:

25,200 SF



RETAIL/RESTAURANT:

13,900 SF



PARKING:

140 SPACES

* This information was provided by Economic & Planning Systems, Inc. through the market analysis.



ALIGNMENT

What the market, stakeholders and zoning support.

WHAT MAKES A GOOD DOWNTOWN?

A vibrant downtown comes from a variety of different elements. Here are a few factors that create a premium downtown area:



A mix of uses



Places for visitors to stay overnight



Active ground floor uses that encourage people to visit during the day and evening



Safe spaces for those traveling by foot, bike or car

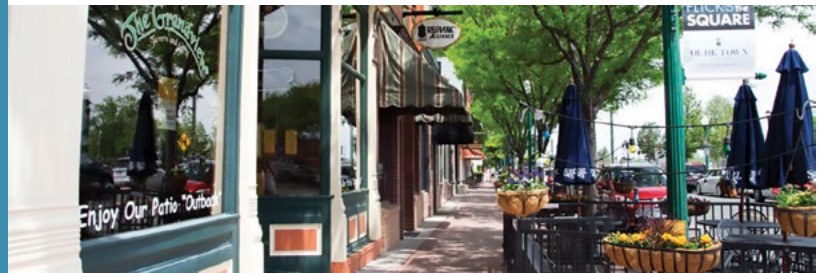


A clearly defined space



Public amenities and event spaces for civic, cultural and theme-based events

Amenities for this property could include: View to PACE Center, outdoor plaza space



RETAIL & RESTAURANT COMPLEX

A retail and restaurant complex features a wide range of shops and dining options for those visiting an area. Clustering retail and restaurants can also attract a regional customer base as well as a local one.



MY MAIN STREET

EASTMAIN



The My Mainstreet Project was a community effort to encourage the right growth for Downtown Parker. The goal was to partner with residents, developers and businesses to define what the community wanted to see and what was feasible for EastMain.

THE MY MAINSTREET PROCESS



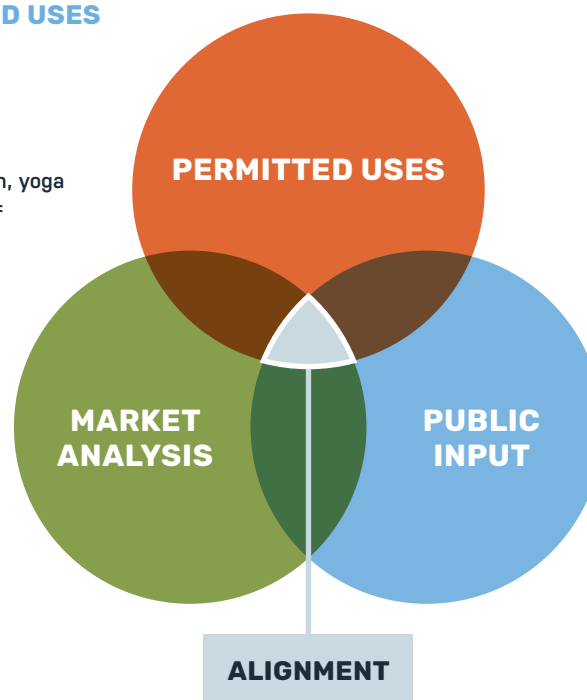
ALIGNMENT BETWEEN EXISTING ZONING, PUBLIC INPUT & MARKET ANALYSIS

PUBLIC INPUT - DESIRED USES

1. Restaurant
2. Bar/distillery/brewery
3. Retail – small scale
4. Art – gallery, studio, classes
5. Personal services – spa, salon, yoga
6. Recreation including mini golf
7. Hotel
8. Parking
9. Undeveloped open space

MARKET ANALYSIS

1. Professional office
2. Multi-family housing
3. Boutique hotel
4. Retail & restaurant complex



EXISTING ZONING & PLANS - PERMITTED USES

1. Mixed-use with residential on upper floors
2. Hotel or other lodging (*hotels are permitted on the main level if they're not adjacent to Mainstreet*)
3. Professional offices (*these are permitted on first floor as long as it's not on Mainstreet*)
4. Financial services – banks and brokerages (*again, permitted on first floor if not on Mainstreet*)
5. Retail shopping
6. Personal services – salon, spa, yoga
7. Art – gallery, studio, classes
8. Restaurant
9. Bar/distillery/brewery
10. Night club (*permitted if not on Mainstreet*)



EASTMAIN – PROPERTY INFORMATION

Address	20085 E. Mainstreet
Owner	Town of Parker
Lot Acres*	4.077
Lot Square Feet	177,594
Zoning	Planned Development – EastMain
Land Use	Mixed-use
Character Area	Downtown Core
Parker Mainstreet Master Plan – Land Use	Mixed-use, with 25% containing ground floor overlay – active
Floodplain	None
Utilities	Water main stubs available; Sanitary sewer main in Mainstreet; Dry utilities within proximity
Building Present	No
Parking Existing	0
Restrictions*	Special District – Parker Central Area

*Source: [Parker's eTRAKiT Site](#)

ILLUSTRATIVE DESIGNS



BY THE NUMBERS

PROPERTY INFORMATION



PROPERTY AREA:
178,596 SF



ESTIMATED ANNUAL TIF
REVENUE TO P3:
\$305,915*



ESTIMATED ANNUAL
SALES TAX TO THE
TOWN OF PARKER:
\$289,364*

POTENTIAL DEVELOPMENT SPACE



RESIDENTIAL:
78,000 SF



RETAIL/RESTAURANT:
52,500 SF



PARKING:
240 SPACES

* This information was provided by Economic & Planning Systems, Inc. through the market analysis.



WHAT MAKES A GOOD DOWNTOWN?

A vibrant downtown comes from a variety of different elements. Here are a few factors that create a premium downtown area:



A mix of uses



Places for visitors to stay overnight



Active ground floor uses that encourage people to visit during the day and evening



Safe spaces for those traveling by foot, bike or car



A clearly defined space



Public amenities and event spaces for civic, cultural and theme-based events

Amenities for this property could include: Outdoor and rooftop dining spaces, outdoor space with benches, planters and greenery, bike parking

ALIGNMENT

What the market, stakeholders and zoning support.

PROFESSIONAL OFFICE

Professional office space is located on upper levels of mixed-use buildings with ground floor retail and restaurant space. Professional office spaces bring people into a downtown during the day, increase activity during current non-peak hours and provide sales tax revenue while also creating a lively daytime atmosphere. New trends in office space include co-working and shared office environments, often incorporating small retail uses like cafes and coffee shops.



DOWNTOWN LIVING

Multi-family housing provides residential space for those who want to live in the downtown area. This residential space could be lofts or condos on the upper levels of mixed-use buildings with ground floor shopping and dining options. Downtown living supports retail uses and encourages more local shopping and dining options for everyone.



BOUTIQUE HOTEL

A boutique hotel is a small luxury hotel that is used by those coming to a downtown for events or business travel. Boutique hotels can also provide space for events, restaurants, bars and entertainment.



RETAIL & RESTAURANT COMPLEX

A retail and restaurant complex features a wide range of shops and dining options for those visiting an area. In most cases, these shops will be on the ground floor with either office or living space on the upper floors.



MY MAIN STREET

PINE CURVE



The My Mainstreet Project was a community effort to encourage the right growth for Downtown Parker. The goal was to partner with residents, developers and businesses to define what the community wanted to see and what was feasible for Pine Curve.

THE MY MAINSTREET PROCESS



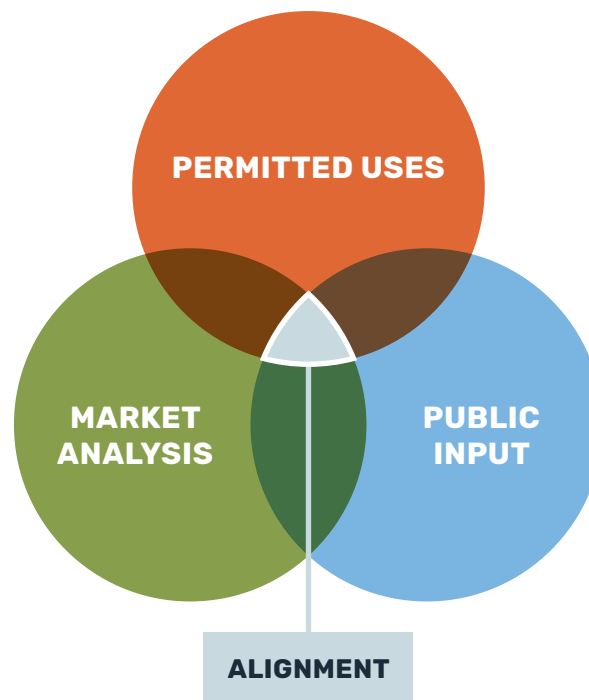
ALIGNMENT BETWEEN EXISTING ZONING, PUBLIC INPUT & MARKET ANALYSIS

PUBLIC INPUT - DESIRED USES

1. Outdoor marketplace
2. Restaurants
3. Bar/distillery/brewery
4. Retail – larger scale
5. Multi-family residential
6. Grocery store
7. Hotel
8. Specialty grocery
9. Conference center/hotel
10. Golf
11. Housing/residential
12. Open space or undeveloped
13. Park
14. Strip mall
15. Education

MARKET ANALYSIS

1. Grocery store-anchored neighborhood shopping district
2. Additional medium-density housing



EXISTING ZONING & PLANS - PERMITTED USES

1. Mixed-use including residential
2. Multi-family residential
3. Hotel or other lodging
4. Professional offices
5. Financial services
6. Retail shopping
7. Commercial services
8. Research & development facilities
9. Specialty goods & service
10. Grocery store
11. Convenience store
12. Personal services – salon, spa, yoga
13. Small animal training and grooming
14. Art – studio, gallery, classes
15. Restaurant
16. Bar/distillery/brewery
17. Day care center, preschool, nursery
18. Library
19. Park, playground, open space
20. Night club



PINE CURVE – PROPERTY INFORMATION

Address	Unknown
Owner	Town of Parker
Lot Acres*	24
Lot Square Feet	1,045,440
Zoning	Greater Downtown
Land Use	Historic Center
Character Area	East Downtown Gateway
Parker Mainstreet Master Plan – Land Use	Mixed-use
Floodplain	None
Utilities	Water main available in Summerset Lane; Sanitary sewer connections available in northeast and southwest property corners; Gas provided by Xcel Energy; Comcast and CenturyLink located within the area
Building Present	Two vacant residential homes; demolished
Parking Existing	0
Restrictions*	Special District – Parker Central Area Downtown District – Historic Center

*Source: [Parker's eTRAKiT Site](#)

ILLUSTRATIVE DESIGNS

NON-ANCHORED DESIGN



GROCERY-ANCHORED DESIGN



Pine Curve presents more development space than the other My Mainstreet properties. For this reason, several development possibilities could occur. The numbers below will change depending on the final design that is adopted by the Town.

BY THE NUMBERS*

PROPERTY AREA: **1,045,440 SF**

POTENTIAL DEVELOPMENT SPACE:



OFFICE SPACE:
UP TO **100,000 SF**



TOWNHOMES:
UP TO **65 UNITS**



GROCERY SPACE:
UP TO **43,000 SF**



HOTEL:
LONG TERM VIABILITY



RETAIL/RESTAURANT SPACE:
UP TO **30,000 SF**

* This information was provided by Economic & Planning Systems, Inc. through the market analysis.



WHAT MAKES A GOOD DOWNTOWN?

A vibrant downtown comes from a variety of different elements. Here are a few factors that create a premium downtown area:



A mix of uses



Places for visitors to stay overnight



Active ground floor uses that encourage people to visit during the day and evening



Safe spaces for those traveling by foot, bike or car



A clearly defined space



Public amenities and event spaces for civic, cultural and theme-based events

Amenities for this property could include: Plazas for lingering or outdoor seating, designed open space that maintains the view corridor to downtown, ample parking space

ALIGNMENT

What the market, stakeholders and zoning support.



GROCERY STORE-ANCHORED NEIGHBORHOOD SHOPPING DISTRICT

This shopping district would feature a cluster of different shopping and dining options with a small to medium-sized grocery store as the primary destination for the area. The shopping district would allow for additional dining amenities with large outdoor seating areas and outdoor spaces that are incorporated into the overall design of a space.



ADDITIONAL MEDIUM-DENSITY DOWNTOWN HOUSING

Medium-density housing will bring additional options to those looking to live in Downtown Parker. Because of its proximity to downtown, these units would need to feature the same architectural elements as the rest of Downtown Parker. Medium-density downtown housing could include townhomes and duplexes, both for sale and for rent.



MY MAIN STREET

IMPLEMENTATION

IMPLEMENTATION

This document is intended to provide a high-level framework and guidance for development on these properties and is not intended to create additional approval requirements prior to development. It is intended to provide any developer detailed information on the consensus of a market analysis and input from the community. There is an understanding that flexibility and deviations from the framework may be required to ensure the proposed development is feasible. All development proposals will be required to demonstrate to staff and the community how the proposed development fits the My Mainstreet Framework and is consistent with the recommendations and findings of the Framework.

DISPOSITION PROCESS

Brokerage Firm

The Town of Parker and P3 will be selecting a commercial brokerage firm to assist in the search for the development partners for the My Mainstreet properties. The commercial brokerage firm will be selected utilizing the Request for Proposal (RFP) process.

Land Transfer

The new owners of the Town-owned properties (PACE Lot 2, EastMain and Pine Curve) will be shared publicly when the Town has adequate assurance that the developments are feasible, approved and funding for the project is secured.

For 19081 E. Mainstreet, which is owned by Parker Authority for Reinvestment (P3), property ownership will be shared publicly once P3 has adequate assurance the redevelopment fits into the framework.

LAND USE

Mixed-Use

For 19081 E. Mainstreet, which is owned by Parker Authority for Reinvestment (P3), the property ownership will be conveyed once P3 has the adequate assurance the redevelopment fits into the Parker Central Area Urban Renewal Area Plan.

Use by Special Review

The process to approve any use by special review applications will require a public hearings and approvals from the Planning Commission and Town Council.

Parking

Development of all properties will be required to provide parking as required by the Town of Parker's downtown parking standards.

Information on the downtown parking standards can be found online at:

- <http://www.parkeronline.org/2047/Downtown-Parking-Study-and-Plan-Implement>



My Mainstreet ZONING COMPARISON

PROPERTIES	ZONING	DESIGN/AREA DISTRICT		
19801 E. Mainstreet	Greater Downtown	Historic Center		
PACE Lot 2	Greater Downtown	Historic Center		
Pine Curve	Greater Downtown	Historic Center		
EastMain	EastMain Planned Development	Planning Area 3 – Mixed-Use		
ZONE	GREATER DOWNTOWN	EASTMAIN PLANNED DEVELOPMENT		
Design/Area Districts	Historic Center	Ground Floor Adjacent to Mainstreet	Ground Floor Not Adjacent to Mainstreet	Upper Floors
RESIDENTIAL/ACCOMMODATIONS				
Residential dwelling units located above the street-level floor	Permitted	Not Permitted	Special Review	Permitted
Residential dwelling units for owners, caretakers or employees	Permitted	N/A	N/A	N/A
Single-family detached & duplexes	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Multi-family	Permitted	Not Permitted	Special Review	Permitted
Multi-family on ground floor facing Mainstreet	Not Permitted	Not Permitted	N/A	N/A
Lodging establishments (hotel, motel, inn or bed and breakfast)	Permitted	Not Permitted	Permitted	Permitted
GENERAL OFFICE, RETAIL AND SALES				
Professional offices	Permitted	Not Permitted	Permitted	Permitted
Financial services, such as banks and brokerages	Permitted	Not Permitted	Permitted	Permitted
Retail shopping establishments	Permitted	Permitted	Permitted	Permitted
Commercial services establishments, including printing and publishing	Permitted	Not Permitted	Not Permitted	Not Permitted
Research and development facilities	Permitted	Not Permitted	Not Permitted	Not Permitted
Specialty goods and service establishments	Permitted	Not Permitted	Not Permitted	Not Permitted
Grocery store	Permitted	Not Permitted	Not Permitted	Not Permitted
Convenience service establishments	Permitted	Permitted	Permitted	Permitted
Convenience stores with gas pumps	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Motor vehicle filling stations, with or without car wash	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Mortuaries and/or crematoriums	Special Review	Not Permitted	Not Permitted	Not Permitted
Greenhouses, plant nurseries (retail)	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Greenhouses, plant nurseries (wholesale)	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Building material sales without outdoor storage	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Building material sales with outdoor storage	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Personal services, such as salon, beauty shop, spas	Permitted	Permitted	Permitted	Permitted
Small animal dog training and grooming where ancillary to permitted retail use (indoor)	Permitted	Not Permitted	Not Permitted	Not Permitted

ZONE	GREATER DOWNTOWN	EASTMAIN PLANNED DEVELOPMENT		
Design/Area Districts	Historic Center	Ground Floor Adjacent to Mainstreet	Ground Floor Not Adjacent to Mainstreet	Upper Floors
Small animal veterinary clinic/hospital, kennels or pet day care (indoor)	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Small animal veterinary clinic/hospital, dog training/grooming, kennels or pet day care (outdoor)	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Studio/gallery	Permitted	Permitted	Permitted	Permitted
EATING AND DRINKING ESTABLISHMENTS				
Restaurant (with indoor and outdoor seating) with or without liquor service	Permitted	Permitted	Permitted	Permitted
Restaurant with drive through	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Take out and delivery	Permitted	Permitted	Permitted	Permitted
Lounge, bar or microbrewery	Permitted	Permitted	Permitted	Permitted
INSTITUTIONS				
Educational facilities (private and public)	Special Review	Not Permitted	Not Permitted	Not Permitted
Day care center, preschool, nursery	Permitted	Not Permitted	Not Permitted	Not Permitted
Nursing homes, hospitals, minor emergency centers or extended care facilities	Special Review	Not Permitted	Not Permitted	Not Permitted
Assisted and independent living centers	Special Review	Not Permitted	Not Permitted	Not Permitted
Library	Permitted	Not Permitted	Not Permitted	Not Permitted
Conference center or meeting hall	Special Review	Not Permitted	Not Permitted	Not Permitted
MOTOR VEHICLE RELATED SALES AND SERVICE OPERATIONS	Not Permitted	Not Permitted	Not Permitted	Not Permitted
RECREATION, AMUSEMENT AND ENTERTAINMENT				
Indoor recreational activities, such as bowling, skating, arcade	Special Review	Not Permitted	Not Permitted	Not Permitted
Cultural facility, such as a museum, stage theatre or amphitheater	Special Review	Not Permitted	Not Permitted	Not Permitted
Indoor movie theater	Special Review	Not Permitted	Not Permitted	Not Permitted
Outdoor recreation activities, such as miniature golf, batting cage	Special Review	Not Permitted	Not Permitted	Not Permitted
Health club (with public or private memberships)	Special Review	Not Permitted	Not Permitted	Not Permitted
Public park, playgrounds or open space	Permitted	Not Permitted	Not Permitted	Not Permitted
Trail and trail head	Permitted	Not Permitted	Not Permitted	Not Permitted
Night club	Permitted	Not Permitted	Permitted	Permitted
TRANSPORTATION/PARKING STRUCTURES/STORAGE				
Recreational vehicle storage	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Self-storage units, provided no flammable or hazardous materials are kept on the premises	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Commercial outdoor storage, screened from view	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Parking garages (public and private)	Special Review	Accessory Use Permitted	Accessory Use Permitted	Accessory Use Permitted
Public transportation facility, such as shuttle service or park and ride	Permitted	Not Permitted	Not Permitted	Not Permitted

ZONE	GREATER DOWNTOWN	EASTMAIN PLANNED DEVELOPMENT		
		Ground Floor Adjacent to Mainstreet	Ground Floor Not Adjacent to Mainstreet	Upper Floors
Design/Area Districts	Historic Center			
UTILITIES/ALTERNATIVE ENERGY				
Treatment plant	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Public utility major facility	Special Review	Not Permitted	Not Permitted	Not Permitted
Water storage facility	Special Review	Not Permitted	Not Permitted	Not Permitted
Wind or solar energy conversion system	Special Review	Not Permitted	Not Permitted	Not Permitted

GREATER DOWNTOWN ZONING DISTRICT

PURPOSE

The Greater Downtown District covers the geographic region of the Town's commercial core and seeks to achieve the following goals:

1. To establish a practical, interconnected system of streets, parks and walkways that allows easy orientation and convenient access for all modes of transportation.
2. To utilize natural open spaces, such as gulches, and developed public spaces, parks and plazas, to organize and coordinate development.
3. To accommodate a broad mix of development types that encourages alternative transportation, especially walking and transit use.
4. To provide common usable open space that is of mutual benefit to surrounding property owners, businesses and residents.
5. To construct the early phases of development in a manner that establishes a pattern and character for the long-term evolution of the Historic Center.
6. To create a built environment that is in scale and character with pedestrian-oriented activities.
7. To provide opportunities to increase Parker's retail competitiveness within its trade area.
8. To encourage the long-term sustainability and vitality of Greater Downtown, including the creation of opportunities for new retail development and sales tax generation.
9. To ensure that future growth proceeds in a manner consistent with the vision of the community developed through the Downtown Strategic Action Plan process.

Within the Greater Downtown District, five (5) separate "Design Districts" are established: Historic Center, Pikes Peak Center, Town Center, Twenty Mile Center and Market Center. In order to address their unique characteristics, each design district shall contain separate stand-alone standards and guidelines for development, as provided herein.

Source [Town of Parker's Municipal Code 13.04.110 - GD - Greater Downtown District](#)

PLANNED DEVELOPMENT ZONING DISTRICT

INTENT

Areas to accommodate innovative approaches to residential, recreational, commercial and industrial land uses. Planned developments are encouraged to bring about innovative approaches to development, creative designs of land uses, preservation of significant natural features within the Town, retention of historic structures and sites, retention of open space, compatibility with overall community objectives and consideration of environmental concerns.

DEFINITION

Planned development means a tract or parcel of land controlled by one or more landowners, which is developed under a single development plan for either a number of residential units, business, commercial, industrial, educational, recreational uses or any combination of the aforementioned. In addition to a development plan, a development guide shall be prepared and will reflect the variations in lot size, bulk, type of use or activity, density and lot coverage, as modified and approved by the Town Council upon the recommendation of the Planning Commission.

Source [Town of Parker's Municipal Code 13.04.150 - PD- Planned Development](#)

EASTMAIN PLANNED DEVELOPMENT GUIDE

PURPOSE

The purpose of the EastMain Planned Development Guide is to implement the EastMain Vision Plan through establishing standards for the orderly development and improvement of the real property contained within the development plan described. The development guide will provide opportunities for innovative design of the property, support implementation by the private and public sectors and incorporate a blend of amenities and activities that will increase vitality and energy to the area around the property.

VISION

By 2020 the EastMain property will be an integrated component of our downtown serving as a desirable destination for a wide range of year-round activities. The residents of the Denver Region will recognize EastMain as a defining place and part of the downtown through conversation, images, social media and the internet.

Source [Town of Parker's EastMain Planned Development - Development Guide](#)

ENTITLEMENT PROCESS - REQUIRED TOWN OF PARKER REVIEWS AND APPROVALS

Site Plan Review Process

The Town of Parker has an administrative site plan approval process that requires a public hearing. For the properties owned by the Town of Parker, a public hearing will be required for site plan approval. For the property owned by the Parker Authority for Reinvestment, an administrative site plan approval will be required, this process may require a public hearing with the Planning Commission as determined by the Town of Parker's Community Development Department Director.

- Administrative Site Plan Approval – 3-5 months from complete submittal
- Site Plan with Public Hearing – 5-7 months from complete submittal

Time frames for site plan approvals are high-level estimates. The actual time frames are dependent on the quality of the submission and developer response times to comments. Full site plan submittal requirements can be obtained online at www.ParkerOnline.org/SitePlanPacket.

Minor Development Plat and Replat Process

Any other requirements such as a minor development plat or replat can run concurrently with the site plan process. Approval of a minor development plat will require a public hearing and approval from the Planning Commission and Town Council. The replat of a property will require an administrative approval.

The full minor development plat and replat requirements can be found online at:

- Minor Development Packet – 5-7 months from complete submittal – www.ParkerOnline.org/MinorDevelopmentPacket
- Replat Packet – 3-5 months from complete submittal – www.ParkerOnline.org/ReplatPacket



PACE Lot 2

The approval process for this Town-owned property requires a public hearing for site plan approval. The public hearing process requires approval by the Town's Planning Commission and by Town Council. It is anticipated that a replat of this property will be required.



Pine Curve

The approval process for Town-owned property requires a public hearing for site plan approval. The public hearing process requires approval by the Town's Planning Commission and two hearings by Town Council. The Pine Curve property is currently unplatted – it is anticipated that a minor development plat of this property will be required.



EastMain

The approval process for Town-owned property will require a public hearing for site plan approval. The public hearing process requires approval by the Town's Planning Commission and two hearings by Town Council.



19801 E. Mainstreet

The approval process for the P3 owned property (19801 E. Mainstreet) will require an administrative site plan approval and may require a public hearing with the Planning Commission. It is anticipated that a replat of this property will be required.

APPENDIX

1. MARKET ANALYSIS

MY MAINSTREET



EXECUTIVE SUMMARY

DOWNTOWN PARKER MARKET STUDY



PREPARED FOR:
PARTNERING FOR PARKER'S PROGRESS (P3)

PREPARED BY:
ECONOMIC & PLANNING SYSTEMS, INC.

MAY 24, 2018
EPS #183009 • EXECUTIVE SUMMARY

The Executive Summary presents preliminary recommendations for planning, development, and disposition of four Town and P3 owned parcels within Downtown Parker. Findings are based on market research and quantitative analysis. They also incorporate information from broker and developer interviews and, more generally, the perspective of the development community.

PROJECT OVERVIEW

Partnering for Parker's Progress (P3) is planning for the development and redevelopment of four underutilized parcels in Downtown Parker owned by the Town and P3, as shown in Figure 1. The four properties total over 30 acres of land within the Mainstreet District and their development can potentially strengthen the character and market position of the Downtown by adding a mix of uses and densities.

In past efforts, the positioning and disposition of these properties has met with community resistance to the potential uses and densities identified. As a result, P3 has engaged a consulting team, led by the Trestle Strategy Group, to work with the community on identifying compatible uses that are economically viable, catalyze nearby properties, and contribute to the market position of the Downtown area.

To assist in this effort, Economic & Planning Systems (EPS) has completed a Downtown Market Study to identify what market driven uses would be viable for each of the sites within a range of timeframes both short (2-3 years), mid (3-5 years) and long (5-10 years) as well as to identify potential catalyst projects for the sites.



METHODOLOGY

To inform site development, EPS has used both quantitative market research, including demographic, economic, and development data, and qualitative interviews with local area developers and brokers. The qualitative research is particularly important in ground-truthing economic data and translating it to site specific opportunities within a downtown setting. EPS used both approaches to inform its feasibility estimates and modeling and to begin to create development strategies.

The economic analysis portion of the project is split into two phases. Preliminary recommendations in this summary are based on the Phase I market study, and are subject to refinement once the Phase II development feasibility analysis is complete.

- **Phase I Market Study:** An analysis of market trends and current conditions in Parker's Downtown. The study also includes high-level demand estimates for different land use types over a 10 year forecast period. These demand estimates provide a top-down view of what and how much development is potentially feasible in Downtown. The market study was completed in collaboration with P3 and other Town of Parker staff, including providing market information and development inventory data. EPS also solicited input from P3 and the Town on key local area developers and brokers to better understand current development conditions and challenges.
- **Phase II Development Feasibility:** This analysis uses financial modeling to determine what specific projects identified in the engagement are financially feasible and whether or not these projects would need gap financing. It is based on a bottom-up view of what is feasible. This phase also focuses on creating site and area specific strategies for more comprehensively developing the four sites in the context of Downtown as well as development in Parker.

MARKET DEMAND SUMMARY

The Downtown market demand estimates for residential, office, retail and hospitality development for the 10 year forecast period are summarized in Table 1 below.

Table 1
Market Study Findings and Demand Summary

Product Type	Market Overview	Important Considerations	Demand Estimate (10 years)
Residential	Strong residential demand Increased multifamily construction in recent years in Parker and Denver Metro Area Shifting preferences for walkable neighborhoods and mixed-use environments	Residential can help support retail, restaurant, and office development in mixed-use projects Downtown Incentives likely necessary to support denser, mixed-use housing with structured parking Housing diversity important for housing employees and to support economic development in Parker	Multifamily = 306 units Townhomes = 65 units Condo project viable
Office	Slow rates of office growth since Great Recession No significant development Downtown since 2000 Low vacancy rates suggestive of demand for office	Lack of privately held vacant land contributed to lack of Downtown development Incentives may be necessary to support office growth and new construction Mixed-use projects potentially all for more office development	Total = 97,999 sq. ft. Potential for multi-tenant professional, medical and general business offices
Retail	Strong retail market Driven by household growth Preference shifting toward more experiential retail and restaurant clusters	Restaurant clusters and other innovative food/drinking concepts can help activate and anchor Downtown development A number of metro area precedents for this type of development	Restaurants = 44,380 sq. ft. Grocery Store = 43,040 sq. ft. Total = 131,230 sq. ft.
Hospitality	Planned 50-room boutique hotel on West Main near theater Demand for hotel will continue to increase as Parker grows	Development site in an advantageous position near Parker's event venues and Downtown Core Success of proposed boutique hotel will help inform future demand Investments in retail and restaurants and mixed-use clusters will help catalyze development	Boutique hotel viable in mid to long term

PRELIMINARY RECOMMENDATIONS

Downtown Parker, particularly East Mainstreet, is the historic core and focal point for the community. It contains a mix of civic, cultural, business, retail, and entertainment uses including the O'Brien Park, Pace Center, Town Hall, The Schoolhouse at Main Street, Discovery Park, and Douglas County Library. These facilities are located in close proximity to two strong blocks of pedestrian-oriented commercial development including retail, restaurant, and professional office. However, the analysis of existing conditions, the developer interviews conducted, and the initial surveys of residents all reveal a need and desire for additional retail and restaurant uses and more of a critical mass in Downtown.

The Town's four vacant sites are the "missing teeth" in this mixed-use development context. They are also the best locations for the additional retail, restaurant, and office uses that can strengthen the downtown business mix and contribute to its market attraction. There are a number of strategies the Town can consider in generating and attracting development consistent with the market on its vacant sites as outlined below.

1

BUILD A RETAIL AND DINING COMPLEX OF LOCAL AND REGIONAL RESTAURANTS AND SPECIALTY RETAILERS AS A CATALYST INVESTMENT.

Parker residents surveyed by Trestle Strategies have expressed their desire to see more unique restaurants, beer gardens, food halls, and microbreweries in downtown Parker and specifically on the Town's vacant land parcels. They are also clear in what they do not want to see as well, which are more chain and fast food restaurants. These interests are consistent with what EPS has documented in surveys of other suburban communities in the metro area. Importantly, multiple brokers and developers interviewed for this project have all suggested that this type of development would help catalyze other development types in Downtown.

These types of retail would offer an alternative to the more traditional retail on the borders of Downtown, including Flatacres Marketplace and Parker Pavilion. The Downtown context is also one of the only place in the Town that currently allows for and support the a mixed-use and experiential/destination retail approach.

The Pace Lot 2 would be an attractive location for a retail restaurant cluster of 20,000 to 30,000 square feet of space with a generous plaza and outdoor dining spaces similar to the above referenced projects. If built on this site, it would need to share parking with the Pace Center to the south. This use would also fit onto the East Main parcel which would have room for adequate surface parking. In the shorter term, the Town could consider using the East Main Lot vacant lots for food truck, farmer's markets, and other activities.



Eastbridge Towncenter in Stapleton Denver, CO is an example of a retail restaurant cluster.

2**PROMOTE MIXED-USE CONCEPTS THAT ARE COMPLEMENTARY; CREATE “BUILT-IN” DEMAND AND DIVERSIFY RISK; ENHANCE DOWNTOWN EXPERIENCE; AND FURTHER ECONOMIC DEVELOPMENT.**

Market research and development interviews completed for this report have highlighted the need for mixed-use development concepts on the My Mainstreet Sites. First, a mix of uses can be complementary and help catalyze additional development. Developers suggested that a retail/restaurant cluster would help catalyze residential development. Residential development would, in turn, help create a “built-in” demand for the cluster. Mixed-use buildings will also diversify the land use risk and, in particular, allow for the development of office space. Finally, a mix of uses will help enhance the downtown experience, through the introduction of retail and restaurant amenities, but also by helping to make the setting feel more lived-in – like a live, work, play district.

Further, shifts in preferences mean that not only are millennials and baby-boomers looking to live in mixed-use and walkable places, but so too are office users. Office tenants are seeking locations where their employees can walk to different amenities. In addition, employers want to locate in communities that can house junior and senior level staff. Increased housing diversity in more attainable downtown multifamily products will help house millennial employees as well as employees of retail and restaurant development located in Parker.

Finally, the Downtown Study Area is one of the only locations in currently in Parker with the density, historic fabric, and public uses making it well-suited for mixed use development. As a result, the My Mainstreet Sites represent an important opportunity for the Town.

3**ESTABLISH STRONG PUBLIC PRIVATE PARTNERSHIPS AND DEVELOPMENT INCENTIVES FOR DESIRED USES.**

Public private partnerships will be important for the success of a number of desired uses, including professional office development and denser, multifamily or mixed-use housing products. It also may be necessary to offer incentives for these development types to be feasible. As an example, according to developers interviewed, the primary challenges of building new office space are two-fold. First, it is difficult to pre-lease sufficient space from small users to obtain construction financing. Second, these smaller tenants are often unwilling or unable to pay the lease rates needed to support new construction. It will therefore take a partnership with an owner/developer interested in building additional speculative space. The development partnership and unique financing incentives for The Move Office Building in Castle Rock is an example of the creative approach needed to overcome the market and financial challenges for develop office space in the current market context.

For the retail and restaurant complex, the Town should consider meeting with experienced developers of the comparable projects listed to understand the market and financial requirements needed for this type of project to be built. It will require a public private partnership with an experienced developer who can recruit the unique mix of tenants needed for a successful project.

4**THE PINE CURVE SITE SHOULD BE PLANNED FOR DEVELOPMENT WITH A GROCERY STORE OR OTHER TYPE OF ANCHOR.**

The Pine Curve site will be the most difficult to develop in the short term as it is the largest site with the least infrastructure and furthest from Downtown. Its adjacency to nearby neighborhoods also create potential for community concerns regarding commercial uses. Because of the size the property, development will need to be phased. EPS recommends that it be included in a larger planning process that plans for infrastructure improvements and breaks development into a number of future phases.

There are a number of different types of anchors that could help support and catalyze a mixed-use development. The most obvious of which is a grocery store. The community survey completed by

Trestle Strategies also indicated continued interest in attracting a grocery store to this site to serve the eastern portion of the Town. In the short term, there are no candidate grocery anchors that have been currently identified for the site. However, the retail landscape can change in the next 5 to 10 years and the trade area on the east and south of Parker will continue to grow, and EPS's retail demand study showed that there will be enough demand in the next 10 years to support a medium format grocer.

Other potential anchors include an expanded hospitality concept that includes a larger convention and meeting space. The site is also large enough to support institutional uses like a local branch of a community college. Finally, the site may be able operate as a mixed-use development with a defined or central open space and retail amenities.

5

PHASE DEVELOPMENT FROM DOWNTOWN TOWARD THE PINE CURVE SITE – WEST TO EAST – FOCUSING FIRST ON REINFORCING AND INFILLING THE TOWN'S DOWNTOWN AND AS A WAY TO HELP CATALYZE PINE CURVE.

In comparison to the Pine Curve site, the smaller Town sites (19801 E. Mainstreet, Pace Lot 2, and East Main) will be easier to develop in the shorter term. The sites are closer to the historic downtown core and do not require a larger planning process. A development or phasing strategy that focuses on developing these infill sites first would help to reinforce and further activate Parker's Downtown. Investments in mixed-use space on the development sites closer to Downtown would also help to catalyze the Pine Curve site. Overall, it makes sense for the Town to concentrate on infilling the Downtown core first and then develop the Pine Curve site in the medium or long term. This would not preclude the Town from developing the sites out of order if the right opportunity arises.

6

PRELIMINARY USE RECOMMENDATIONS FOR EACH OF THE DEVELOPMENT SITES BASED ON THE MARKET STUDY AND CONVERSATIONS WITH THE DEVELOPMENT COMMUNITY ARE SHOWN IN THE TABLE BELOW.

Preliminary use recommendations are shown in the Table 2 below. These recommendations are based on the market study and conversations with developers, and not on a detailed site planning process or a financial feasibility analysis. As a result, they represent suggested uses, and should not prevent the Town from looking at additional uses as opportunities arise or as part of complementary planning processes.

Table 2
Preliminary Use Recommendations

Development Site	Feasible Uses
19801 E. Mainstreet	Professional Office; Multifamily Housing; Boutique Hotel; Single-Use Restaurant or Brew
PACE Lot 2	Retail and Restaurant Complex
East Mainstreet	Professional Office; Multifamily Housing; Boutique Hotel; Retail and Restaurant Complex
Pine Curve	Grocery Store Anchored Neighborhood Shopping District; Additional Medium Density Housing

The logo is contained within a white speech bubble with a blue outline. The text "MY" is in a smaller, light blue font at the top. "MAIN" is in a large, bold, dark blue font in the middle. "STREET" is in a light blue font at the bottom.

MY
MAIN
STREET

**DOWNTOWN PARKER
MARKET STUDY
FINAL REPORT**



The Economics of Land Use



Final Report

Downtown Parker Market Study

Prepared for:



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**May 24, 2018
EPS #183009**

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1. INTRODUCTION

Project Overview

Partnering for Parker's Progress (P3) is planning for the development and redevelopment of four underutilized parcels in Downtown Parker owned by the Town and P3, and shown in **Figure 1**. The four properties total over 30 acres of land within the Mainstreet District and their development can potentially strengthen the character and market position of the Downtown by adding a mix of uses and densities.

In past efforts, the positioning and disposition of these properties has met with community resistance to the potential uses and densities identified. As a result, P3 has engaged a consulting team, led by the Trestle Strategy Group, to work with the community on identifying compatible uses that are economically viable, catalyze nearby properties, and contribute to the market position of the Downtown area. To assist in this effort, Economic & Planning Systems (EPS) has completed this Downtown Market Study to identify what market driven uses would be viable for each of the sites within a range of timeframes, including short (2-3 years), mid (3-5 years) and long term (5-10 years) as well as to identify potential catalyst projects for the sites.

Figure 1
Project Sites



Methodology

To inform site development, EPS used both quantitative market research, including demographic, economic, and development data and qualitative interviews with local area developers and brokers. The qualitative research is particularly important in ground-truthing economic data and translating it to site specific opportunities within a downtown setting. EPS used both approaches to inform its feasibility estimates and modeling and to begin to create development strategies, including identifying potential catalyst projects for different sites.

Overall, the economic analysis portion of the project is split into two phases:

- **Phase I Market Study:** This report includes an analysis of market trends and current conditions in Parker's Downtown. The study also includes high-level demand estimates for different land use types over a 10 year forecast period. These demand estimates provide **top-down view** of what and how much development is potentially feasible in Downtown. However, the demand estimates do not inform whether or not something is feasible from a supply or construction standpoint. The estimates also rely on historic trends. While this helps to calibrate reasonable levels of development, they do not predict the future, which partially depends on Town disposition and investment decisions for the sites. Finally, the market study identifies potential precedent or catalyst projects for the four sites.

The market study was completed in collaboration with P3 and other Town of Parker staff, including providing market information and development inventory data. EPS also solicited input from P3 and the Town on key local area developers and brokers to better understand current development conditions and challenges.

- **Phase II Development Feasibility:** This analysis uses financial modeling to determine what specific projects identified in the engagement are financially feasible and whether or not these projects would need gap financing. It is based on a **bottom-up** view of what is feasible. This phase also focuses on creating site and area specific strategies for more comprehensively developing the four sites in the context of Downtown as well as development in Parker.

Report Structure

The report begins with a description of the study areas used in the analysis and an overview of the demographic and economic trends of Parker, Douglas County, and the 7-County Denver Metropolitan Region (Denver Metro Area). The report then reviews different development types and their potential for Downtown, including: **residential; office; retail; and hospitality uses.**

Analysis of each of the development types are summarized in separate chapters of the report. Each of these chapters contains a market overview, a summary of current conditions, a projection of future conditions—including an estimate of demand in the 10 year forecast period, and example precedent projects. The end of each chapter summarizes key findings.

The report ends with preliminary recommendation for development strategies and feasible land uses on each site. These preliminary findings are subject to more detailed feasibility analysis of catalyst development prototypes in Phase II of the project.

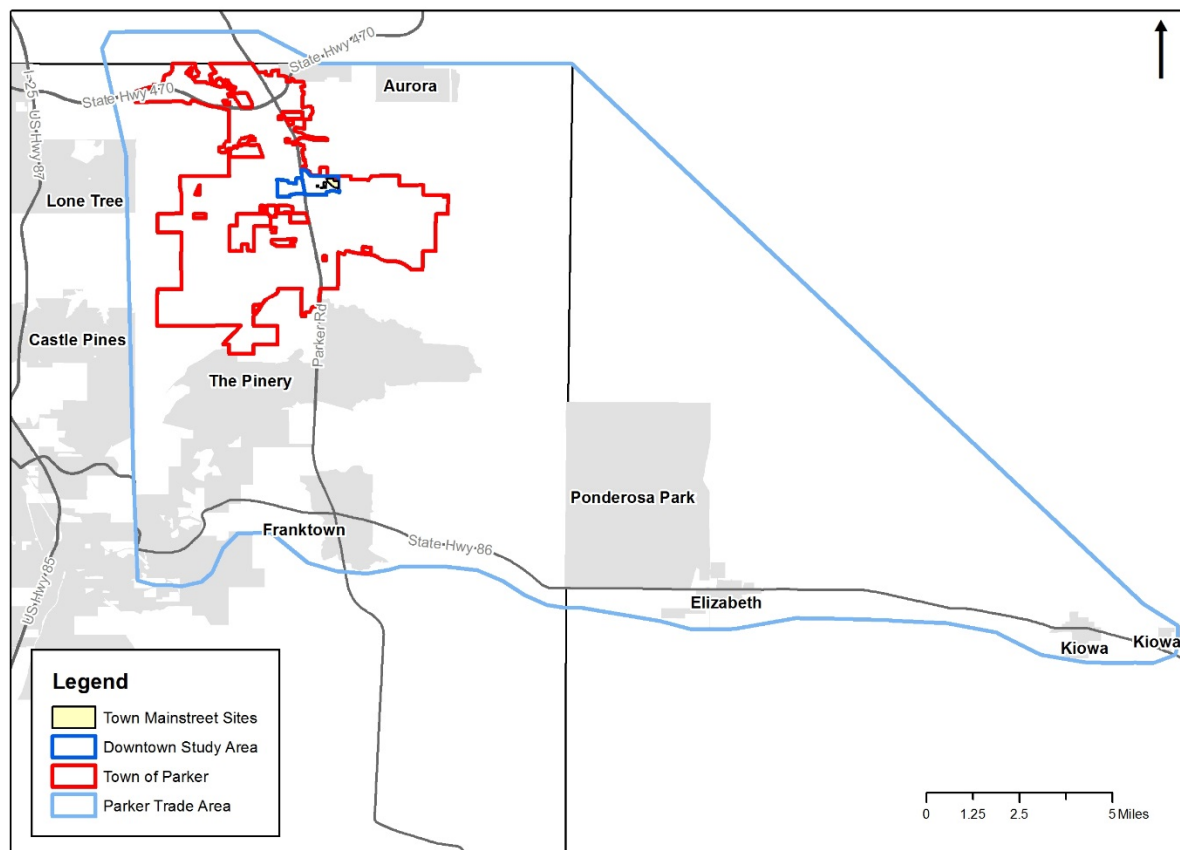
2. MARKET AREA OVERVIEW

This chapter reviews the geographies used as the basis of analysis for the report. The Town of Parker defined these geographies, and it established boundaries for determining economic and demographic trends and estimating capture potential.

Parker Trade Area

Town staff defined the Parker Trade Area. The trade area is used in the retail analysis and represents the geography of where shoppers of Parker's retail stores live. The western boundary extends along Colorado Highway 86 and includes Franktown, Elizabeth, and Kiowa; these small towns have few local retail options, and residents likely travel longer distance to purchase goods. The western boundary is defined by the eastern borders of Lone Tree and Castle Pines. Residents of communities west of the trade area boundary have more local retail options, and primarily use I-25 to service regional needs. The northern boundary is defined in relation to Parker's northern boundary and County Line Road.

Figure 2
Parker Trade Area

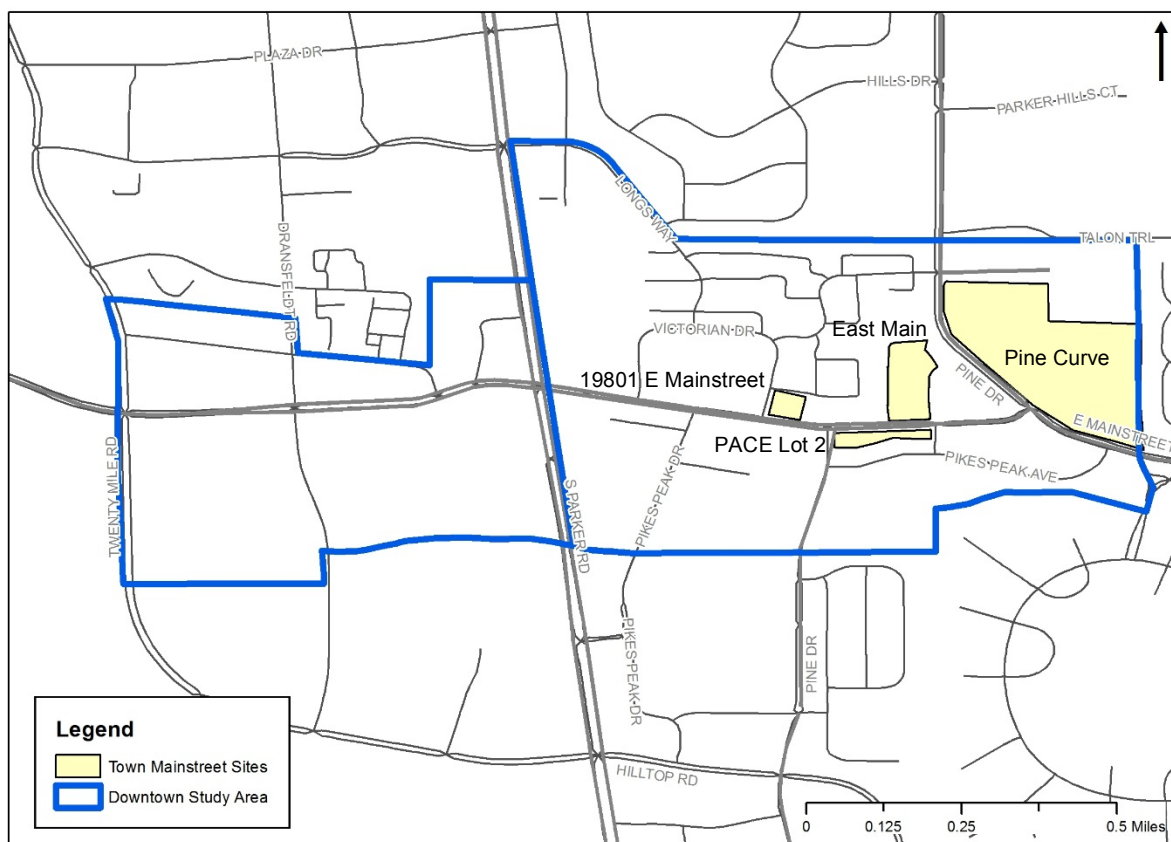


Downtown Parker Study Area

The Downtown Parker Study Area corresponds with the planning area in Parker's Mainstreet Master Plan. As a result, the economic and development trends in this study help to build on and inform the recommendations in the Mainstreet Master Plan.

EPS evaluated the Downtown Study Area as a submarket of Parker. Overall local and regional trends occurring in or impacting Parker will have an effect on the level of demand in Downtown. However, the Downtown Study Area also offers the potential to have a denser, mixed-use and less suburban environment as compared to the rest of the Town. As a result, there is a distinct market opportunity in the Downtown Study Area compared to the rest of Parker that will also allow the Town to introduce more competitive products that respond to changing regional and generational preferences. As a result, findings and recommendations in this report, while sometimes speaking to Parker as a whole, relate specifically to Downtown.

Figure 3
Downtown Parker Study Area



3. DEMOGRAPHIC AND EMPLOYMENT TRENDS

This chapter summarizes the demographic and employment trends for the Downtown Study Area, Parker, Douglas County, and the Denver Metro Area. The trends and historical growth rates are used to inform demand forecasts for each land use category and provide an overall backdrop to shifts in population and preferences.

Demographic Trends

Population and Households

From 2000 to 2010, Parker grew rapidly at an average of 2,163 residents per year or an average annual rate of 6.7 percent. This rate of growth was faster than Douglas County and the Denver Metro Area, which grew at average annual rates of 5.0 percent and 1.6 percent respectively. In terms of households, Parker grew by an average of 796 households per year or at an average annual rate of 7.2 percent—faster than Douglas County and the Denver Metro Area, which grew by 5.3 percent and 1.7 percent respectively, as shown in **Table 1**.

Table 1
Population and Household Trends, 2000-2017

Description	2000	2010	2017	2000-2010			2010-2017		
				Total	Ann. #	Ann. %	Total	Ann. #	Ann.%
Population									
Downtown	1,567	2,089	2,231	522	52	2.9%	142	20	0.9%
Parker	23,667	45,297	52,017	21,630	2,163	6.7%	6,720	960	2.0%
Douglas County	175,789	285,465	335,339	109,676	10,968	5.0%	49,874	7,125	2.3%
Denver Metro	2,179,469	2,543,482	2,877,694	364,013	36,401	1.6%	334,212	47,745	1.8%
Households									
Downtown	691	939	1,005	248	25	3.1%	66	9	1.0%
Parker	7,953	15,917	18,042	7,964	796	7.2%	2,125	304	1.8%
Douglas County	60,936	102,018	118,774	41,082	4,108	5.3%	16,756	2,394	2.2%
Denver Metro	852,252	1,004,696	1,128,022	152,444	15,244	1.7%	123,326	17,618	1.7%

Source: Esri, Economic & Planning Systems

Since 2010, growth has slowed in Parker and Douglas County while increasing in the Denver Metro. Over this time period, Parker grew by 960 people or 2.0 percent annually and by 304 household or 1.8 percent annually. Douglas County grew at a faster rate, with its population increasing by 2.3 percent per year and number of households increasing by 2.2 percent per year. In contrast, the Denver Metro Area growth rate increased from an average of 36,401 people and 15,244 households per year from 2000 to 2010 to 47,745 people and 17,618 households per year since 2010. This shift in growth may reflect national shifts in preferences from more suburban areas to more urban and mixed-use centers, and results from the rapid growth in Denver since 2010.

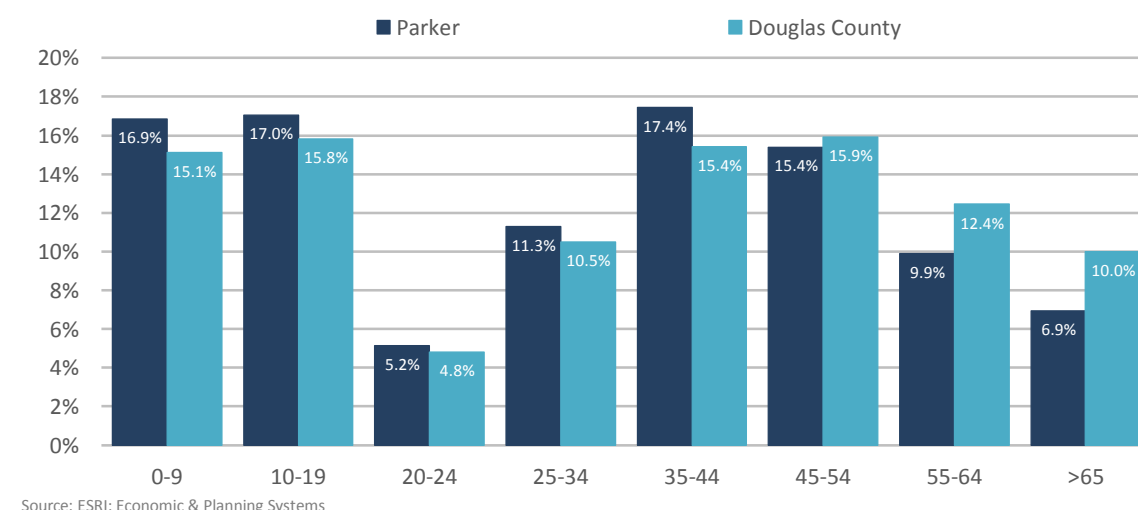
Downtown Parker's growth has generally followed the Town's overall trend, with growth decreasing since 2010. From 2000 to 2010, Downtown grew by a total of 522 people or 248

households, an average of 52 residents and 25 households per year. Since 2010, Downtown Parker has grown by an average of 20 residents and nine households per year.

Population by Age

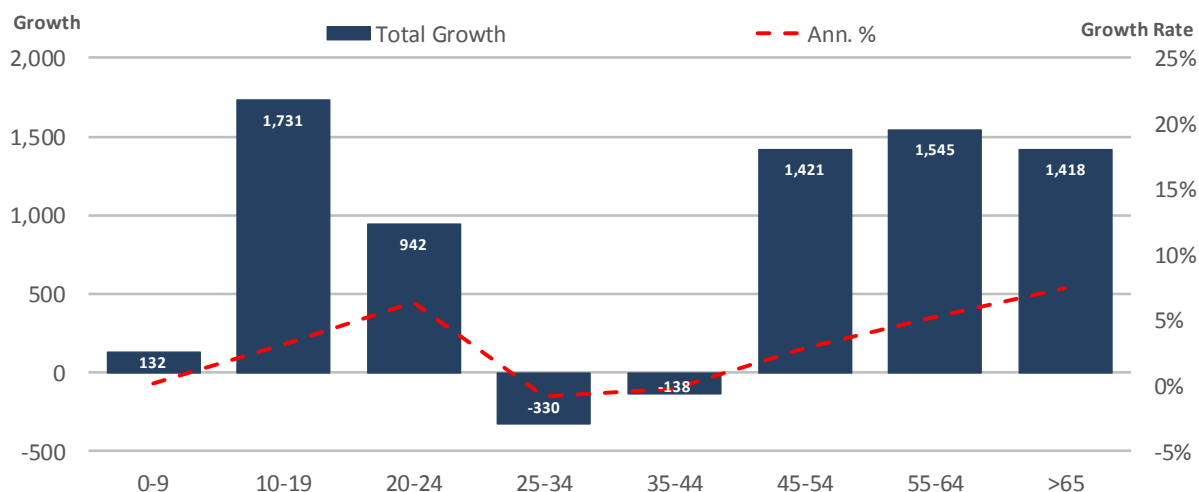
The Town of Parker is primarily made up of family-aged households—with middle-aged adults from 35 to 54 and children aged 0 to 19 comprising 70 percent of the population in 2010 and 67 percent of the population in 2017, as shown in **Figure 4**. These data highlight one of its key strengths—its attractiveness to families with children. Since 2010, Parker’s population distribution has generally shifted older, with both older families and a higher percentage of adults 55 years or older.

Figure 4
Parker Age Distribution, 2010-2017



Total growth from 2010 to 2017 and the annual percent growth by age cohort are shown in **Figure 5**. The Town increased the most in the 10 to 19 year old age cohort, adding a total of 1,731 residents. This total is followed by the 45 to 54 (1,421 residents), 55 to 64 (1,545 residents), and greater than 65 age cohorts (1,418 residents). The Town lost population in the 25 to 34 (330 residents) and 35 to 44 (138 residents) year old age cohorts.

Figure 5
Parker Growth by Age Group Cohort, 2010-2017

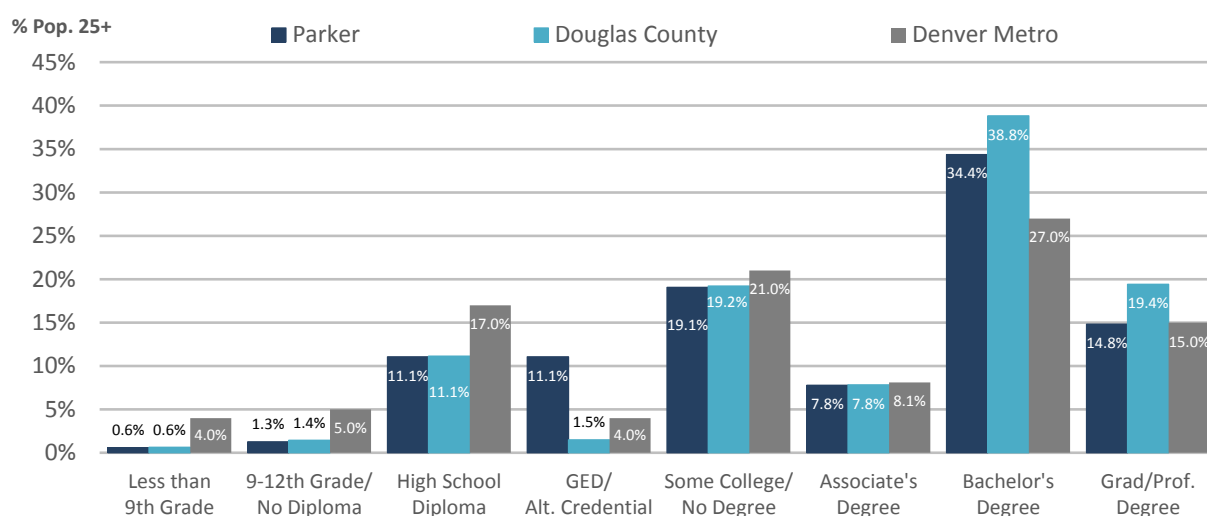


Source: ESRI; Economic & Planning Systems

Education

Parker is highly educated with 49 percent of residents over 25 years old receiving a bachelor's degree or higher. While this percent is lower than Douglas County, where 58 percent of residents over 25 year old have at least a bachelor's degree, it is higher than the metro area as a whole at 42 percent. These data also speak to the talent of the labor force in Parker, which can be tapped by potential employers looking to locate in the area.

Figure 6
Educational Attainment, 2017



Source: ESRI; Economic & Planning Systems

Income

Since 2000, the median household income (MHI) in Parker has grown from \$74,116 to \$101,481 in 2017, as shown in **Table 2**. Today, the Town's MHI is slightly below Douglas County at \$109,183, but significantly above the MHI of the Denver Metro Area at \$70,077. From 2000 to



2010 the MHI grew by an average of 1.8 percent per year in Parker, and, from 2010 to 2017 the MHI grew by an average of 2.0 percent per year.

Table 2
Median Household and Per Capita Income Trends, 2000-2017

Description	2000	2010	2017	2000-2010			2010-2017		
				Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Median Household Income									
Parker	\$74,116	\$88,644	\$101,481	\$14,528	\$1,453	1.8%	\$12,837	\$1,834	2.0%
Douglas County	\$82,929	\$99,198	\$109,183	\$16,269	\$1,627	1.8%	\$9,985	\$1,426	1.4%
Denver Metro	---	\$60,137	\$70,077	---	---	---	\$9,940	\$1,420	2.2%
Per Capita Income									
Parker	\$27,479	\$34,734	\$40,702	\$7,255	\$726	2.4%	\$5,968	\$853	2.3%
Douglas County	\$34,848	\$42,418	\$49,003	\$7,570	\$757	2.0%	\$6,585	\$941	2.1%
Denver Metro	---	\$32,173	\$37,857	---	---	---	\$5,684	\$812	2.4%

Source: ESRI, Census, DOLA, Economic & Planning Systems

Housing Trends

Household Tenure

Since 2000, renter occupied housing has grown at a faster rate than owner occupied housing, as shown in **Table 3**. In Douglas County, much of this growth took place from 2000 to 2010. During this time period, renter occupied units in Parker grew at an average of 299 units per year or an annual rate of 16.7 percent. At the same time, owner occupied units in Parker grew by 5.4 percent per years. In Douglas County, renter occupied housing grew by an average annual rate of 10.3 percent and owner occupied housing growing at an average annual rate of 4.4 percent.

From 2010 to 2017, the rate of renter occupied growth slowed in Douglas County, but still outpaced owner occupied housing. In Parker, the rate of growth in renter occupied units dropped to 1.9 percent, compared to 1.8 percent for owner occupied units. However, much of this growth has taken place since 2014, and in recent years, multifamily units accounted for over half of the units permitted, as shown in **Figure 17** in Chapter 4.

In contrast to Douglas County, the rate of growth of renter occupied housing in the Denver Metro Area increased from an average of 7,635 per year or an annual rate 2.4 percent in the 2000 to 2010 time period to 11,433 per year or an annual rate 2.9 percent in the 2010 to 2017 time period. This follows national trends coming out of the Great Recession of more renters.

Table 3
Housing Occupancy, 2000-2017

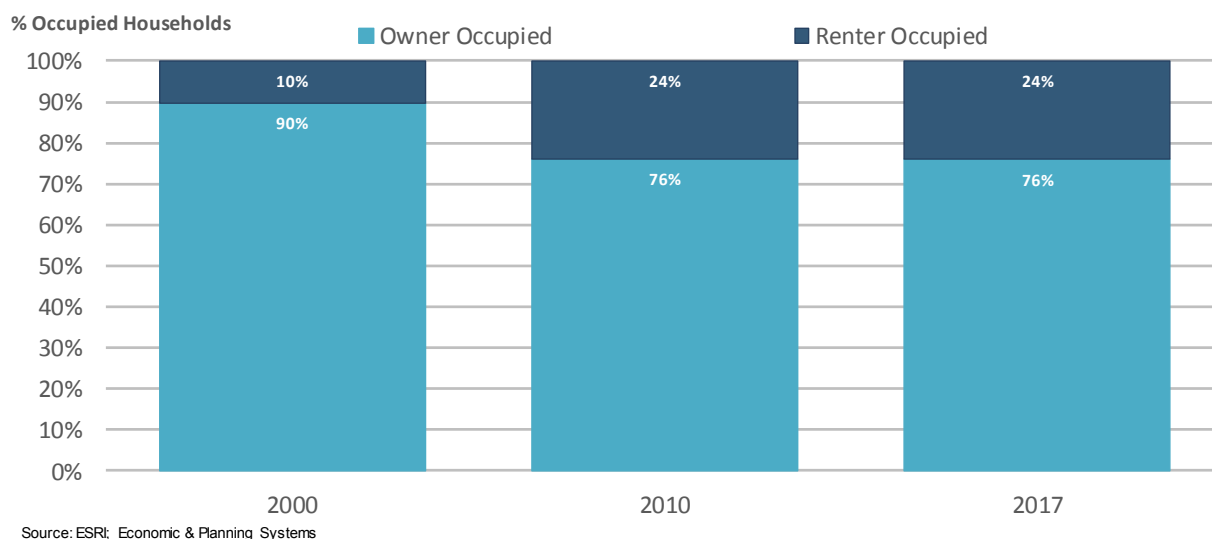
Description	2000	2010	2017	2000-2010			2010-2017			2000-2017		
				Total	Ann. #	Ann. %	Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Parker												
Owner Occupied	7,144	12,118	13,713	4,974	497	5.4%	1,595	228	1.8%	6,569	386	3.9%
Renter Occupied	809	3,799	4,328	2,990	299	16.7%	529	76	1.9%	3,519	207	10.4%
Vacant	418	617	564	199	20	4.0%	-53	-8	-1.3%	146	9	1.8%
Total	8,371	16,534	18,605	8,163	816	7.0%	2,071	296	1.7%	10,234	602	4.8%
Douglas County												
Owner Occupied	53,542	82,230	93,145	28,688	2,869	4.4%	10,915	1,559	1.8%	39,603	2,330	3.3%
Renter Occupied	7,394	19,788	25,629	12,394	1,239	10.3%	5,841	834	3.8%	18,235	1,073	7.6%
Vacant	<u>2,410</u>	<u>4,841</u>	<u>5,081</u>	<u>2,431</u>	<u>243</u>	<u>7.2%</u>	<u>240</u>	<u>34</u>	<u>0.7%</u>	<u>2,671</u>	<u>157</u>	<u>4.5%</u>
Total	63,346	106,859	123,855	43,513	4,351	5.4%	16,996	2,428	2.1%	60,509	3,559	4.0%
Denver Metro												
Owner Occupied	570,434	646,530	689,828	76,096	7,610	1.3%	43,298	6,185	0.9%	119,394	7,023	1.1%
Renter Occupied	281,818	358,166	438,194	76,348	7,635	2.4%	80,028	11,433	2.9%	156,376	9,199	2.6%
Vacant	<u>38,868</u>	<u>74,141</u>	<u>56,146</u>	<u>35,273</u>	<u>3,527</u>	<u>6.7%</u>	<u>-17,995</u>	<u>-2,571</u>	<u>-3.9%</u>	<u>17,278</u>	<u>1,016</u>	<u>2.2%</u>
Total	891,120	1,078,837	1,184,168	187,717	18,772	1.9%	105,331	15,047	1.3%	293,048	17,238	1.7%

Source: ESRI, Economic & Planning Systems

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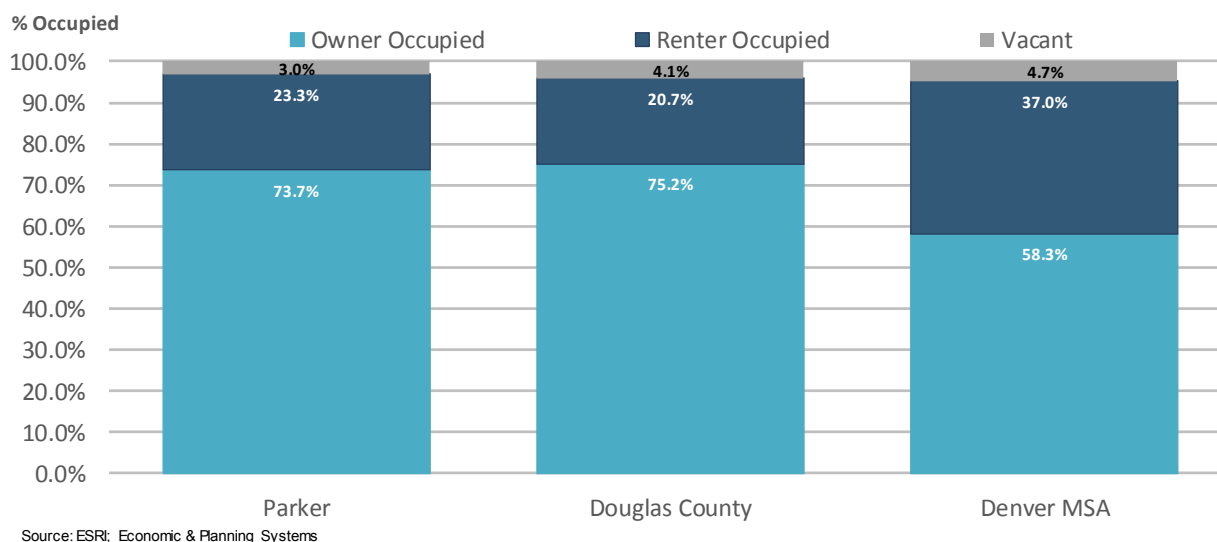
This faster rate of growth has shifted the distribution of occupied units. For example, **Figure 7** shows how the percentage of renter occupied housing in Parker increased from 10 percent in 2000 to 24 percent in 2017.

Figure 7
Housing Tenure in Parker, 2000-2017



In 2017, the majority of housing in Douglas County and the Denver Metro Area was owner occupied, as shown in **Table 3** and **Figure 8**. In Parker, 74 percent of housing was owner occupied, and, in Douglas County, this percentage was higher at 75 percent. The Denver Metro Area has more diversity in terms of housing tenure, and the percentage of owner occupied housing was 58 percent. For all geographies, vacant units made up between 3 and 5 percent of total housing units.

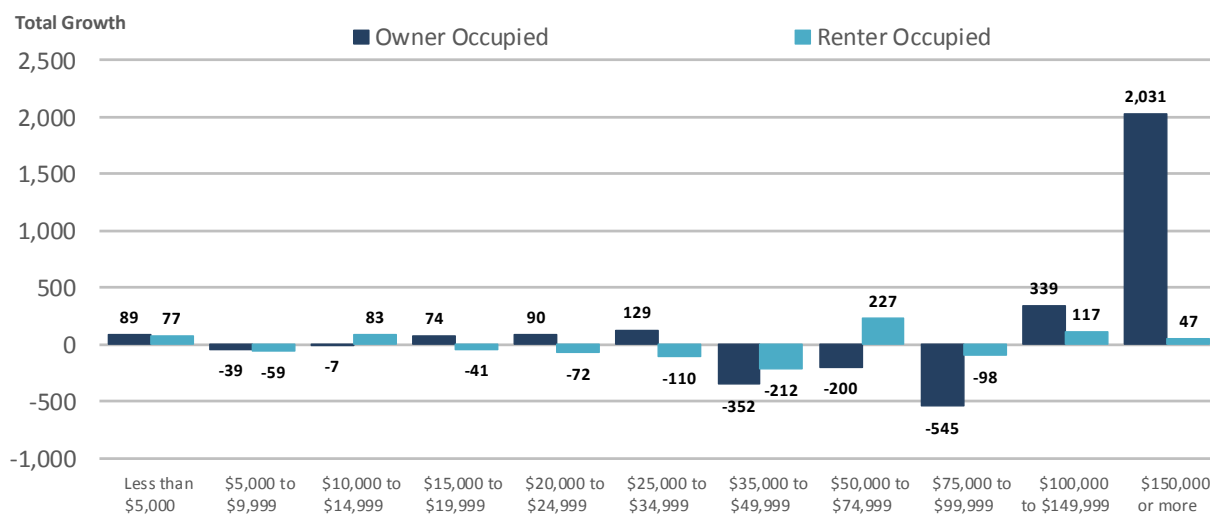
Figure 8
Housing Unit Distribution, 2017



Household Tenure by Income

Since 2010, by far the largest amount of household growth in Parker was for owner occupied households earning \$150,000 or more in income, as shown in **Figure 9**. The next highest growth took place for households earning between \$100,000 and \$149,999 in income. For renter occupied households, the largest amount of growth occurred for households earning between \$50,000 and \$74,999. These numbers can help establish income targets for new multifamily development in Parker and Downtown.

Figure 9
Parker Growth in Occupied Units by Income, 2010-2016



Source: US Census; Economic & Planning Systems

Housing Types

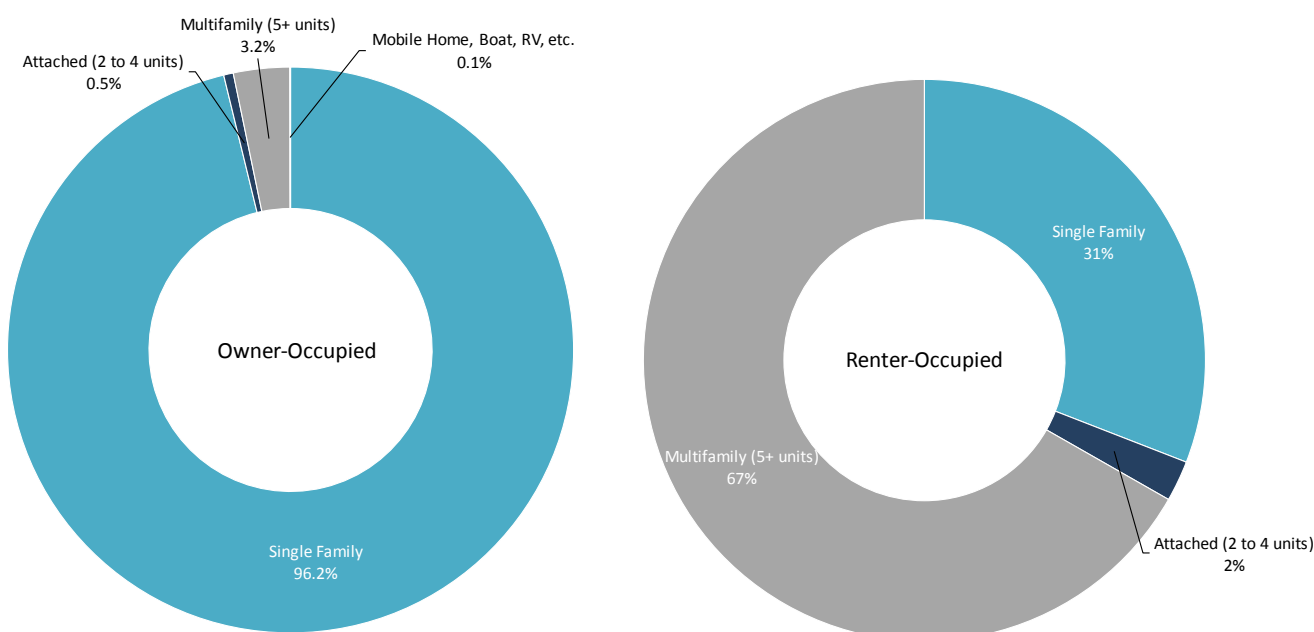
The majority of housing units in Parker are single family homes. In 2016, there were 13,926 single family homes, which represented 82.1 percent of all units, as shown in **Table 4** and **Figure 10**. The number of multifamily units out of the total of all housing units increased from 5.7 percent in 2000 to 16.9 percent in 2016. This shift in distribution resulted from an average annual growth rate for multifamily units of 12.3 percent from 2000 to 2016, compared to 4.0 percent for single family homes over this same time period.

Table 4
Parker Housing Types by Tenure, 2000-2016

Housing Type	2000		2016		2000-2016		
	Amount	% Total	Amount	% Total	Total	Ann. #	Ann. %
Single Family	7,392	93.3%	13,926	82.1%	6,534	408	4.0%
Attached (2 to 4 units)	59	0.7%	159	0.9%	100	6	6.4%
Multifamily (5+ units)	448	5.7%	2,872	16.9%	2,424	152	12.3%
Mobile Home, Boat, RV, etc.	24	0.3%	7	0.0%	-17	-1	-7.4%
Total	7,923	100%	16,964	100%	9,041	565	4.9%

Source: US Census; Economic & Planning Systems

Figure 10
Owner and Renter Occupied Housing Type, 2016



Source: US Census; Economic & Planning Systems

Employment Trends

This section summarizes the employment trends, first looking at total employment and sector growth and then focusing on commuting patterns.

Total Employment

Employment in Downtown and Parker as a whole has grown faster than both Douglas County and the Denver Metro Area. From 2002 to 2015, Downtown Parker added a total of 1,634 jobs at an average annual rate of 6.7 percent, and Parker grew by a total of 8,013 jobs at an average annual rate 5.8 percent. Over this same time period, Douglas County grew by 3.8 percent per year, and the Denver Metro Area grew by 1.4 percent per year.

Table 5
Total Employment Trends, 2002-2015

Geography	2002	2010	2015	Total	Ann. #	Ann. %
Downtown	1,224	1,276	2,858	1,634	126	6.7%
Parker	7,477	11,140	15,490	8,013	616	5.8%
Douglas County	69,008	95,722	111,533	42,525	3,271	3.8%
Denver Metro	1,171,534	1,212,884	1,404,819	233,285	17,945	1.4%

Source: LEHD; Economic & Planning Systems

Employment by Industry

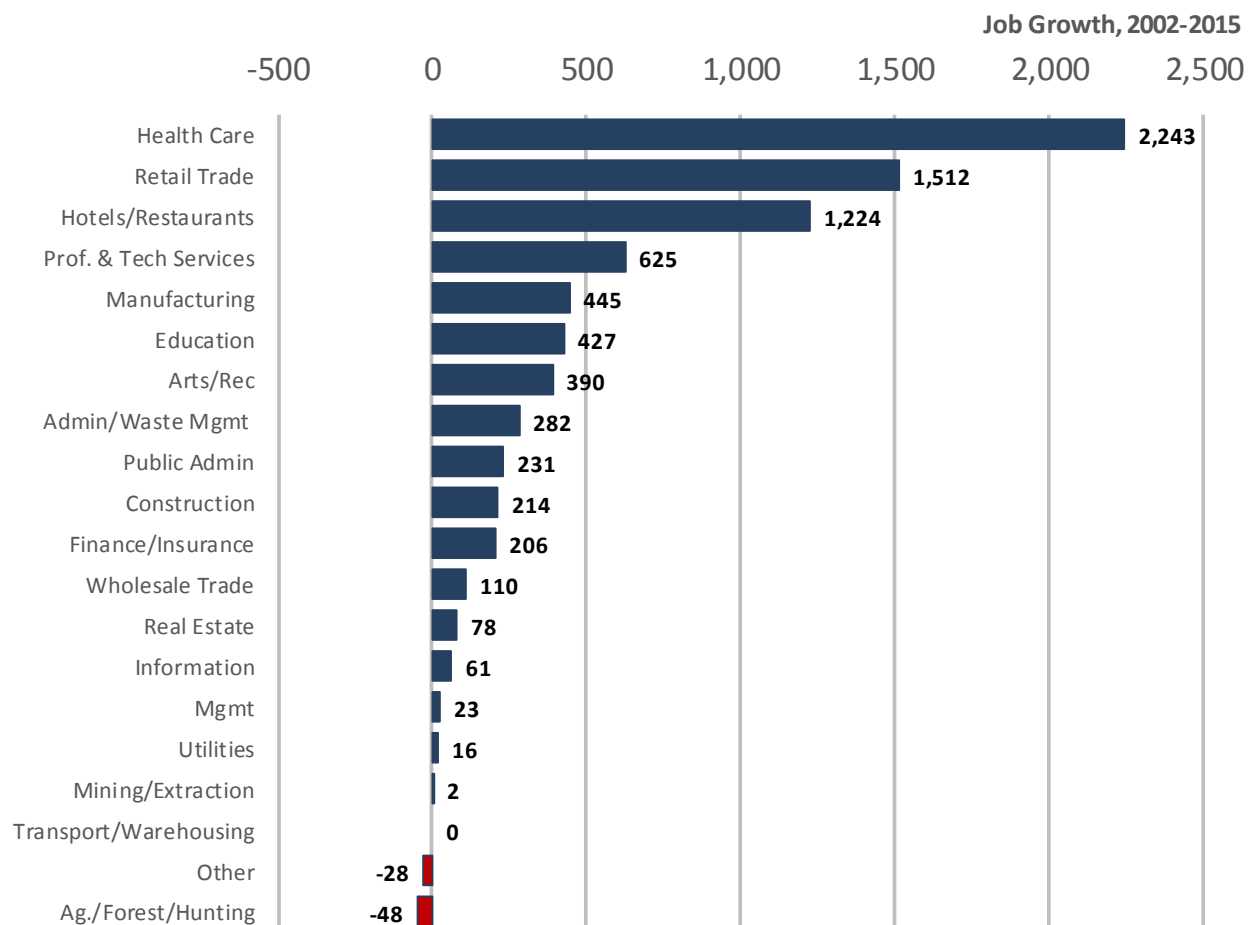
As of 2015, there were a total of 15,490 jobs in the Town of Parker. Employment has grown at a robust rate of nearly 6 percent per year since 2002 as shown in **Table 6**. Health Care, Retail Trade, and Hotels/Restaurants are the top three sectors in terms of total employment growth. These three sectors are secondary industries, driven by and supporting population growth; together, they account for approximately 60 percent of job growth since 2002, as shown in **Figure 11**. In addition to the top three growth sectors, professional and technical services grew by a total of 625 jobs. Growth in this sector contributes to office demand in Parker. Manufacturing also grew by 445 jobs since 2002, contributing to demand for industrial and flex space.

Table 6
Employment Growth in Parker, 2002-2015

Employment	2002	2010	2015	2002-2015		
				Total	Ann. #	Ann. %
Health Care	600	2,067	2,843	2,243	173	12.7%
Retail Trade	1,591	2,635	3,103	1,512	116	5.3%
Hotels/Restaurants	994	1,777	2,218	1,224	94	6.4%
Prof. & Tech Services	375	631	1,000	625	48	7.8%
Manufacturing	247	543	692	445	34	8.2%
Education	157	207	584	427	33	10.6%
Arts/Rec	88	481	478	390	30	13.9%
Admin/Waste Mgmt	593	339	875	282	22	3.0%
Public Admin	509	40	740	231	18	2.9%
Construction	633	500	847	214	16	2.3%
Finance/Insurance	232	364	438	206	16	5.0%
Wholesale Trade	286	325	396	110	8	2.5%
Real Estate	163	128	241	78	6	3.1%
Information	29	89	90	61	5	9.1%
Mgmt	9	19	32	23	2	10.2%
Utilities	51	80	67	16	1	2.1%
Mining/Extraction	9	4	11	2	0	1.6%
Transport/Warehousing	79	66	79	0	0	0.0%
Other	783	835	755	-28	-2	-0.3%
Ag./Forest/Hunting	49	10	1	-48	-4	-25.9%
Total	7,477	11,140	15,490	8,013	616	5.8%

Source: LEHD; Economic & Planning Systems

Figure 11
Parker Industrial Sector Growth, 2002-2015



Source: LEHD; Economic & Planning Systems

Commuting Patterns

This section describes commuting patterns in and out of Parker. The Town is primarily a residential community, with the majority of residents commuting outside of Parker for work. Further, the majority of workers employed in Parker, live elsewhere, and commute into Parker for work. In total, 2,237 people both live and work in town, which represents 9 percent of the residential labor force, and 15 percent of Parker employment. **Table 7** lists where Parker residents were employed, and where Parker workers lived in 2015. The largest number of residents commuted to Denver for work (21 percent), followed by Centennial (9 percent) and Aurora (9 percent). The largest number of Parker employees lived in Aurora (15 percent), followed by Parker (14 percent), and Denver (10 percent).

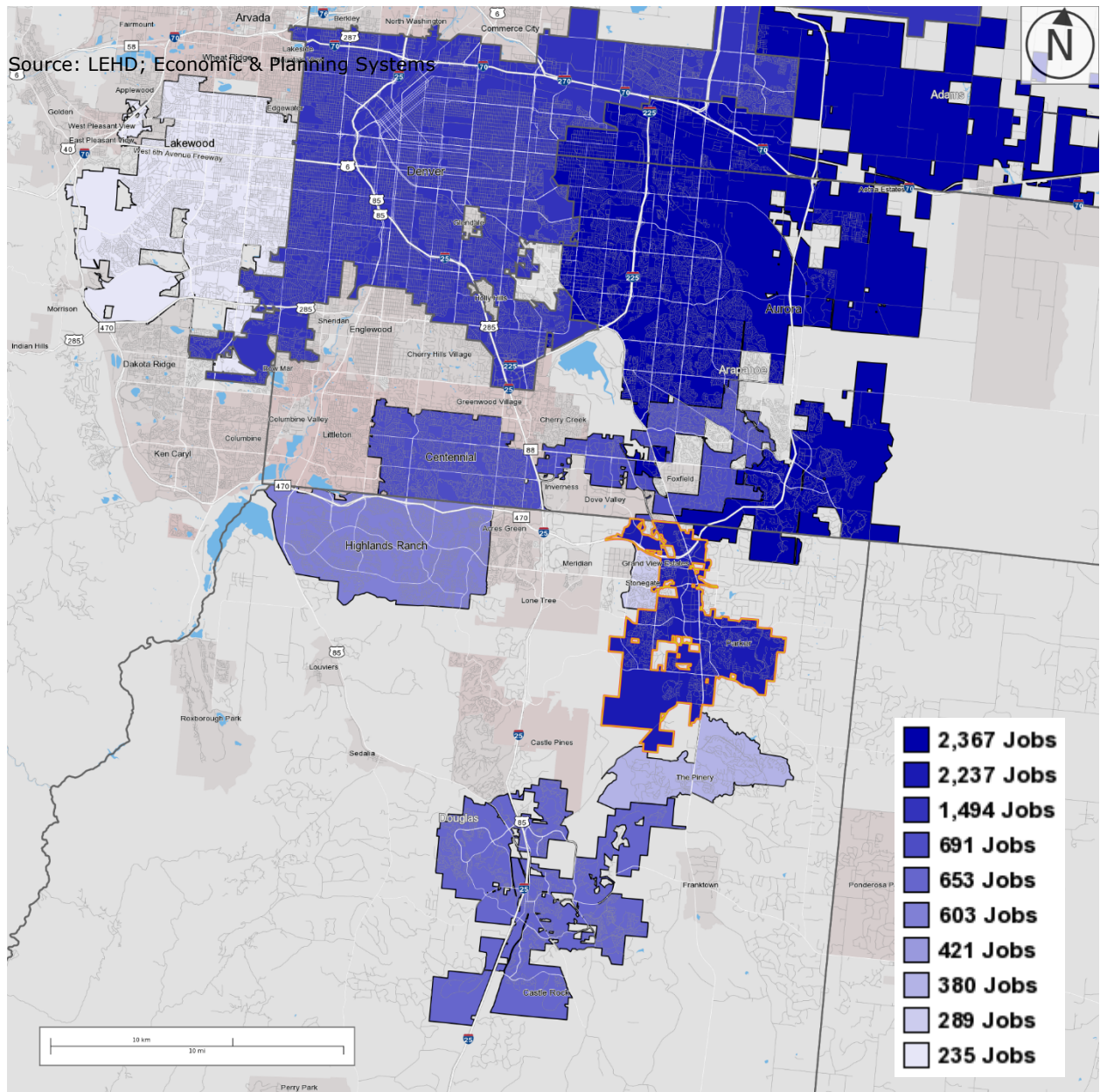
Table 7
Destinations of Parker Residents and Workers, 2015

Where Parker Residents are Employed			Where Parker Workers Live		
Work Destination	Amount	Percent	Home Destination	Amount	Percent
Denver	5,564	21%	Aurora	2,367	15%
Centennial	2,343	9%	Parker	2,237	14%
Aurora	2,258	9%	Denver	1,494	10%
Parker	2,237	9%	Centennial	691	4%
Greenwood Village	1,653	6%	Castle Rock	653	4%
Castle Rock	1,458	6%	Highlands Ranch	603	4%
Littleton	709	3%	Colorado Springs	421	3%
Lakewood	705	3%	The Pinery	380	2%
Highlands Ranch	669	3%	Stonegate	289	2%
Inverness	640	2%	Lakewood	235	2%
Other	<u>7,650</u>	<u>30%</u>	Other	<u>6,120</u>	<u>40%</u>
Total	25,886	100%	Total	15,490	100%

Source: LEHD; Economic & Planning Systems

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Figure 13
Where Parker Employees Live, 2015



4. RESIDENTIAL DEVELOPMENT

This chapter reviews trends in residential demand, first looking at national trends and then focusing on local and regional trends. The chapter goes on to characterize the current residential conditions and estimates future residential conditions as well as presents precedent/catalyst projects.

National Market Trends

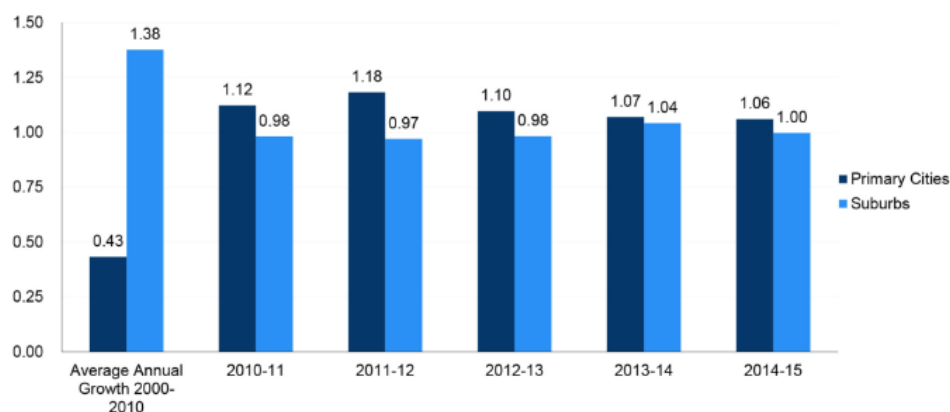
Housing Preferences

Housing preferences are changing as broad demographic shifts occur at the national and local levels, increasing demand for compact walkable communities close to services and shopping. Two major shifts have occurred recently—cities grew faster than suburbs, and household growth was fastest for the Baby Boom and Millennial generations who have distinct preferences for walkable, urban locations.

Prior to 2010, suburbs in the United States grew faster than core cities. From 2010 to 2015, however, this trend reversed and cities outpaced suburbs in growth, as shown in **Figure 14**. Primary cities have also been growing faster than previous decades. Between 2010 and 2015, the annual growth rates of cities with over 1 million people were double the average annual rate between 2000 and 2010. In this analysis, primary cities are defined as the largest city in a metropolitan area over 1 million people. Examples include Denver, Colorado; Oklahoma City, Oklahoma; Salt Lake City, Utah; and Tucson, Arizona.

This trend is now shifting again—according to the latest Census estimates, between 2015 and 2016 suburbs grew faster than cities for the first time since 2010. While both cities and suburbs experienced slower growth rates over this time, this shift reflects a larger decline in the growth rate of cities than suburbs. While this is only a one-year data point and does not necessarily reflect long-term trends, it may indicate a shift in preferences, ability to move, or potentially a natural shift as cities become more expensive, which will impact both urban and suburban areas.

Figure 14
City and Suburban Growth Trends, 2000-2015



*metropolitan areas over one million population
Source: William H Frey analysis of 2000 and 2010 Decennial Censuses and Census Bureau estimates 2010-2015

Recent trends in housing preferences are also affecting the type of development that is occurring. The Urban Land Institute's national survey of views on housing, transportation, and community, "America in 2013," found that demand will continue to rise for infill residential development that is less car-dependent. Among the findings:

- 61 percent of respondents prefer a smaller home with a shorter commute over a larger home with a longer commute;
- 53 percent want to live close to shopping;
- 52 percent prefer to live in mixed-income housing; and
- 51 percent prefer access to public transportation.

A second survey, "America in 2015," found that just over half of all Americans, and 63 percent of Millennials, would like to live in a place where they do not need to use a car very often. The survey results also indicate a likely shift in demand toward denser single family housing types, such as townhomes and row houses.

In addition, the National Association of Realtors reports that:

- Cost is a major factor in housing choice, as 59 percent of buyers will make tradeoffs to stay in budget;
- Sense of place is also an increasingly important factor, with a majority of buyers preferring neighborhoods that have a mix of houses, shops, and businesses;
- Only 12 percent of buyers prefer traditional subdivisions with houses only.

Walkability and convenience are also critical factors; 59 percent of buyers prefer walkable neighborhoods over conventional suburban areas, and 59 percent would downsize for a commute time under 20 minutes.

Great Recession Impacts

The Great Recession had a lasting impact on the housing market. First, there was a 40 percent reduction in middle class net worth, primarily due to significant decreases in home values.¹ Second, lending tightened, which eliminated many first time home buyers. Following these trends, builders built less entry-level priced housing, which shrank or eliminated their move-up market. These impacts are still being felt. The most visible effect was the increase in apartment and other rental housing construction across the U.S.

One major characteristic of many housing markets is the "Missing Middle"—a decline in both middle density and middle priced homes. As builders focus on more profitable move-up and luxury price points, this piece of the housing market has received less attention from builders and developers.

Demographic Shifts

Two groups that are affecting, and will continue to affect, the housing market are Millennials (those born between approximately 1980 and 2000) and Baby Boomers (born between 1946 and

¹ *The Lost Decade of the Middle Class*. Pew Research Center, 2012.

1964). For the retiring Baby Boom generation, lifestyle is an important factor in housing choice. This group seeks convenience, locations conducive to health and activity, low-maintenance housing, and communities where they can stay engaged. Younger Millennials, when making housing choices, seek convenience, a sense of community, diversity, opportunity for work-life balance, and proximity to work. This shift in preferences changes where they want to live, what they want to live in, and what they are willing to pay. For example:

- Two-thirds say living in a walkable community is very important to their location decision, and
- One-half say they would trade lot size for proximity to shopping or to work.
- One-third of this group will pay more for housing that is walkable to shops, work, and entertainment

The preferences of Baby Boomers and Millennials, as the two largest demographic groups in the country, are shifting the housing market. There is greater demand for centrally located neighborhoods, as well as for rental housing. Convenience and access to amenities are key drivers of choice, and walkability commands a premium. The housing market is becoming increasingly segmented; while demand for detached single family homes remains strong, there is growing interest in smaller homes and attached housing, particularly if these models provide the ability to live in the “right place.” More frequently people are willing to make trade-offs to find the best fit, and location and amenities are playing an increasing role in these choices.

Local and Regional Market Trends

Inventory

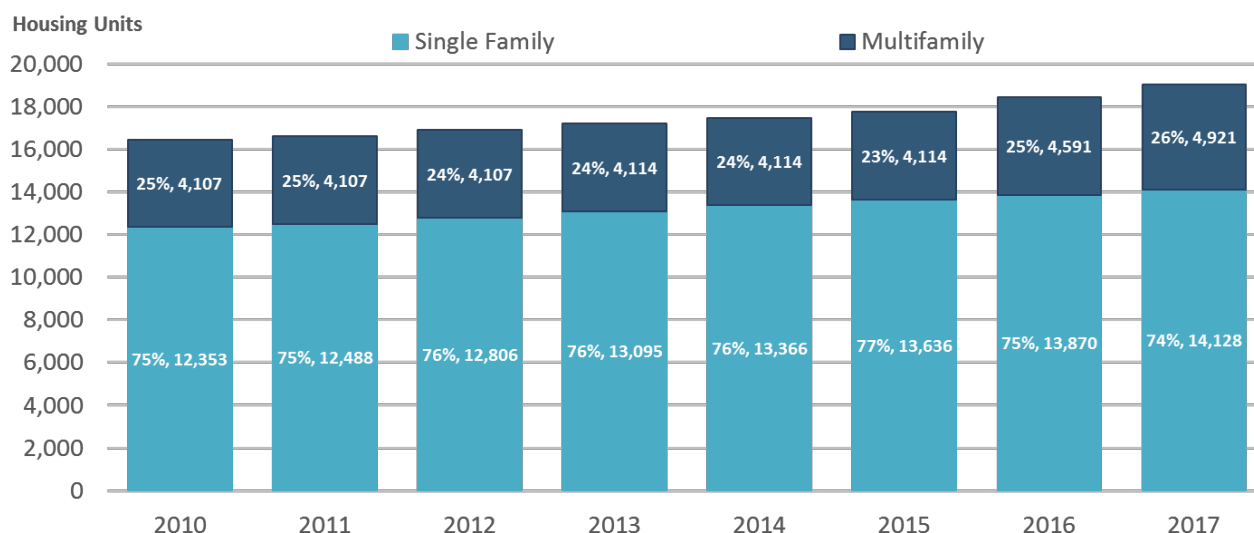
From 2010 through 2015, there was little growth in multifamily units in Parker. However, in 2016 and 2017, the Town added 807 units over two years as shown in **Table 8**. As of 2017, single family units represented 74 percent of Parker's housing inventory, and multifamily units represented 26 percent of the Town's inventory, as shown in **Figure 15**. Additionally, permit activity in 2018 shows continued momentum in multifamily activity as shown below.

Table 8
Parker Housing Inventory, 2010-2017

Description	2010	2011	2012	2013	2014	2015	2016	2017	2010-2017		
									Total	Ann. #	Ann. %
Single Family	12,353	12,488	12,806	13,095	13,366	13,636	13,870	14,128	1,775	254	1.9%
Multifamily	<u>4,107</u>	<u>4,107</u>	<u>4,107</u>	<u>4,114</u>	<u>4,114</u>	<u>4,114</u>	<u>4,591</u>	<u>4,921</u>	<u>814</u>	<u>116</u>	<u>2.6%</u>
Total	16,460	16,595	16,913	17,209	17,480	17,750	18,461	19,049	2,589	370	2.1%

Source: Town of Parker; Economic & Planning Systems

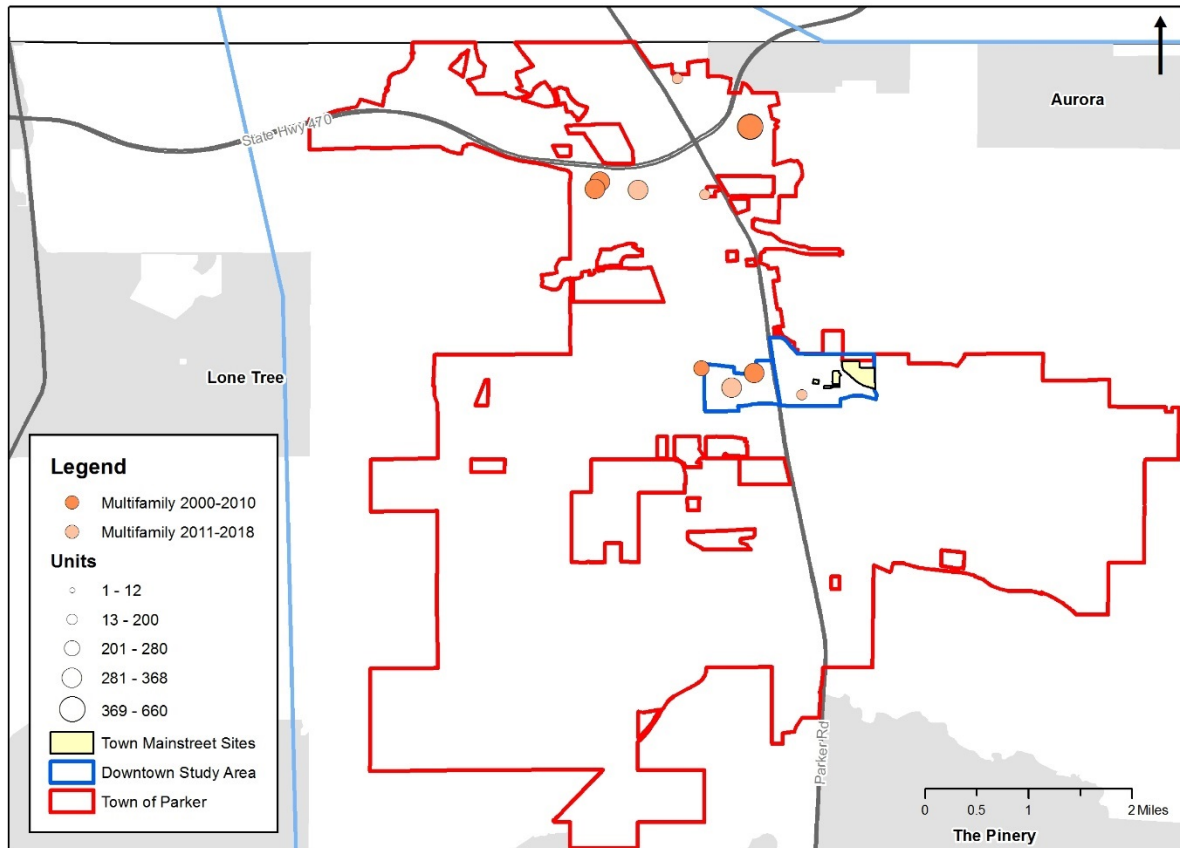
Figure 15
Parker Housing Inventory Distribution, 2010-2017



Source: Town of Parker; Economic & Planning Systems

Error! Not a valid bookmark self-reference. maps the location of multifamily rental developments in Parker. The developments tend to be located off of major roadways, including Parker Road and E-470. However, there are a number of development locations on Mainstreet in Downtown.

Figure 16
Parker Multifamily Rental Unit Deliveries, 2000-2018



Permit Activity and Multifamily Deliveries

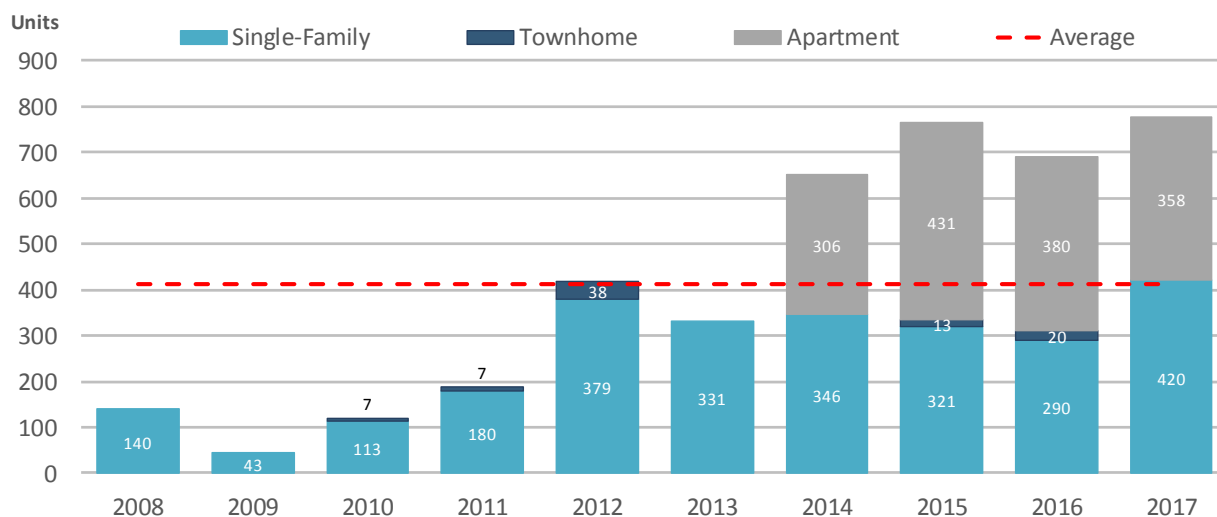
Since 2014, the Town has permitted 1,475 multifamily units, which represents approximately 50 percent of the units permitted over this time period, as shown in **Table 9** and **Figure 17**. This comes after no units being permitted from 2008 to 2013. The increase in multifamily permits follows national trends coming out of the Great Recession.

Table 9
Parker Building Permit Activity, 2008-2017

Housing Type	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2008-2017		
											Total	Avg.	
Units													
Single Family	140	43	113	180	379	331	346	321	290	420	2,563	256	
Townhome	0	0	7	7	38	0	0	13	20	0	85	9	
Apartment	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>306</u>	<u>431</u>	<u>380</u>	<u>358</u>	<u>1,475</u>	<u>148</u>	
Total	140	43	120	187	417	331	652	765	690	778	4,123	412	
% Total													
Single Family	100%	100%	94%	96%	91%	100%	53%	42%	42%	54%	62%		
Townhome	0%	0%	6%	4%	9%	0%	0%	2%	3%	0%	2%		
Apartment	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>47%</u>	<u>56%</u>	<u>55%</u>	<u>46%</u>	<u>36%</u>		
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		

Source: Parker, CO; Economic & Planning Systems

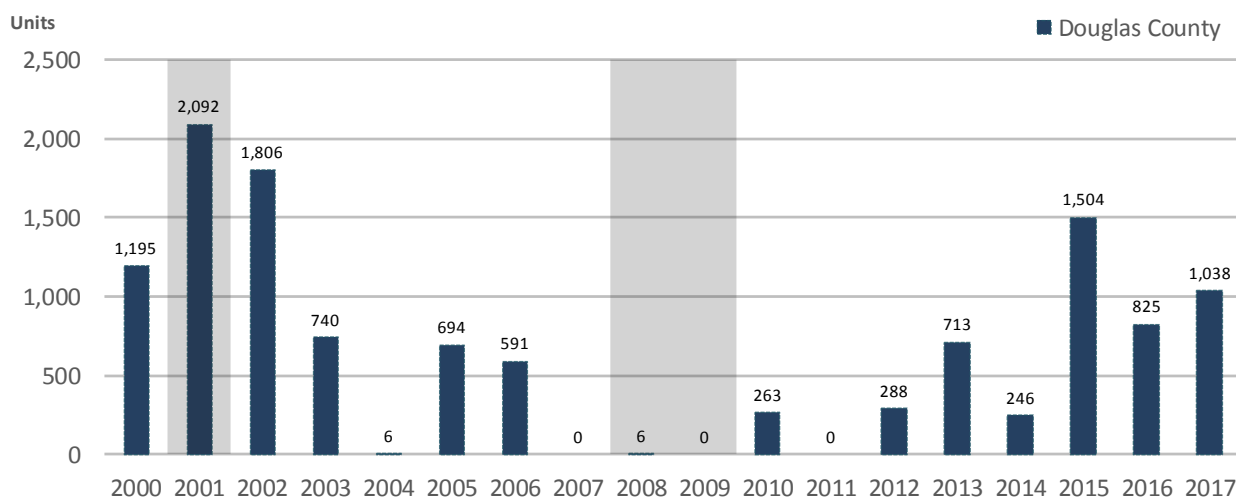
Figure 17
Parker Building Permit Activity, 2008-2017



Source: Parker, CO; Economic & Planning Systems

Figure 18 shows the trend of multifamily rental unit deliveries in Parker from 2000 to 2017. The figure illustrates that multifamily deliveries peaked in the early 2000s, but then dropped off from 2003 to 2014. However, since 2015, the number of multifamily rental units delivered in the County has increased.

Figure 18
Multifamily Rental Unit Deliveries, 2000-2017



Source: CoStar; Economic & Planning Systems

Rental Rates

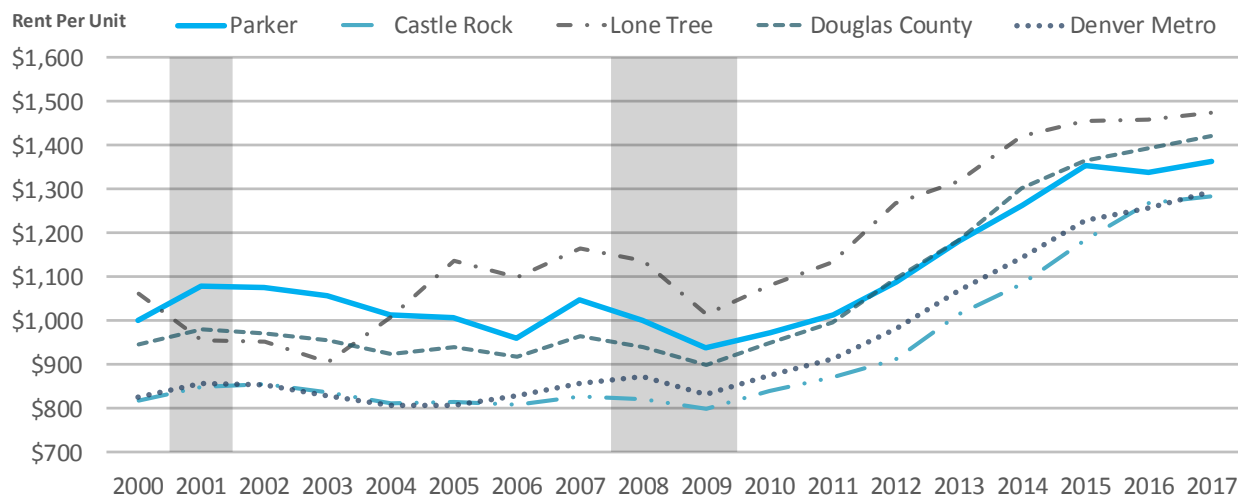
Since 2010, rental rates per unit in Parker have increased by nearly 400 per month or by 5 percent per year, as shown in **Table 10**. This rate of growth is slightly below Douglas County, where rental rates grew an average of 6.0 percent over the same time period, and the Denver Metro Area, which grew by 5.8 percent. However, Parker achieves higher rents than the Denver Metro Area average. Downtown Parker also achieves a rent premium compared to the town, and the current average rent per month of \$1,405.

Table 10
Multifamily Average Rental Rate Trends, 2010-2017

Description	2010	2011	2012	2013	2014	2015	2016	2017	2010-2017		
									Total	Ann. #	Ann. %
Rent Per Unit											
Downtown	\$1,251	\$1,254	\$1,360	\$1,423	\$1,503	\$1,465	\$1,381	\$1,405	\$154	\$22	1.7%
Parker	\$971	\$1,012	\$1,087	\$1,182	\$1,265	\$1,354	\$1,340	\$1,365	\$394	\$56	5.0%
Castle Rock	\$838	\$872	\$911	\$1,015	\$1,083	\$1,183	\$1,267	\$1,284	\$446	\$64	6.3%
Lone Tree	\$1,081	\$1,133	\$1,267	\$1,319	\$1,423	\$1,457	\$1,460	\$1,474	\$393	\$56	4.5%
Douglas County	\$949	\$995	\$1,097	\$1,184	\$1,303	\$1,365	\$1,394	\$1,423	\$474	\$68	6.0%
Denver Metro	\$875	\$913	\$982	\$1,070	\$1,146	\$1,229	\$1,257	\$1,295	\$420	\$60	5.8%
Rent Per Sq. Ft.											
Downtown	\$1.19	\$1.20	\$1.30	\$1.36	\$1.44	\$1.47	\$1.50	\$1.53	\$0.34	\$0.05	6.0%
Parker	\$1.02	\$1.06	\$1.14	\$1.24	\$1.33	\$1.42	\$1.44	\$1.46	\$0.44	\$0.06	5.3%
Castle Rock	\$0.90	\$0.94	\$0.98	\$1.10	\$1.18	\$1.27	\$1.34	\$1.36	\$0.46	\$0.07	6.1%
Lone Tree	\$1.07	\$1.12	\$1.29	\$1.34	\$1.50	\$1.55	\$1.55	\$1.57	\$0.50	\$0.07	5.6%
Douglas County	\$0.99	\$1.04	\$1.15	\$1.25	\$1.38	\$1.44	\$1.48	\$1.50	\$0.51	\$0.07	6.1%
Denver Metro	\$1.06	\$1.11	\$1.19	\$1.29	\$1.38	\$1.48	\$1.51	\$1.55	\$0.49	\$0.07	5.6%

Source: CoStar; Economic & Planning Systems

Figure 19
Multifamily Average Rental Rates, 2000-2017



Source: CoStar; Economic & Planning Systems

Vacancy Rates

The apartment vacancy rate in Parker was 9.4 percent in 2017, higher than Douglas County at 8.8 percent and the Denver Metro Area at 7.3 percent, as shown in **Table 11**. Downtown Parker had a higher vacancy rate than the Town at 11.8 percent. All of the geographies shown in the table below have vacancy rates higher than 5 percent – what many economists and housing experts consider the equilibrium vacancy rate, and the point at which new construction is often triggered.

Since 2014, vacancy rates have spiked in Parker as well as elsewhere in the County. The increase in vacancy rate is likely attributable to the recent increase in deliveries in Douglas County. Vacancy rates in Parker, however, have decreased from their recent peak in 2016.

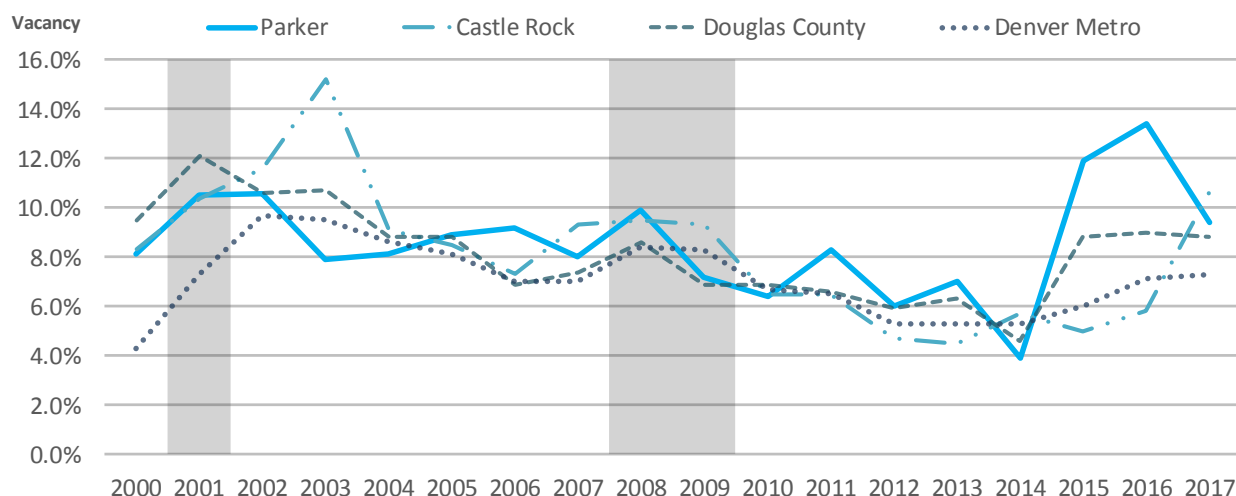
Table 11
Multifamily Vacancy Rate Trends, 2010-2017

Description	2010	2011	2012	2013	2014	2015	2016	2017	2010-2017		
									Total	Ann. #	Ann. %
Vacancy											
Downtown Parker	6.0%	10.0%	7.3%	3.3%	4.5%	41.1%	6.5%	11.8%	5.80%	0.83%	10.1%
Parker	6.4%	8.3%	6.0%	7.0%	3.9%	11.9%	13.4%	9.4%	3.00%	0.43%	5.6%
Castle Rock	6.5%	6.5%	4.7%	4.5%	5.7%	5.0%	5.8%	10.6%	4.10%	0.59%	7.2%
Lone Tree	15.9%	6.9%	5.8%	10.6%	4.6%	14.5%	12.1%	9.6%	-6.30%	-0.90%	-7.0%
Douglas County	6.9%	6.6%	5.9%	6.3%	4.6%	8.8%	9.0%	8.8%	1.90%	0.27%	3.5%
Denver Metro	6.7%	6.5%	5.3%	5.3%	5.3%	6.0%	7.1%	7.3%	0.60%	0.09%	1.2%

Source: CoStar; Economic & Planning Systems

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Figure 20
Multifamily Vacancy Rates, 2000-2017



Source: CoStar; Economic & Planning Systems

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Absorption

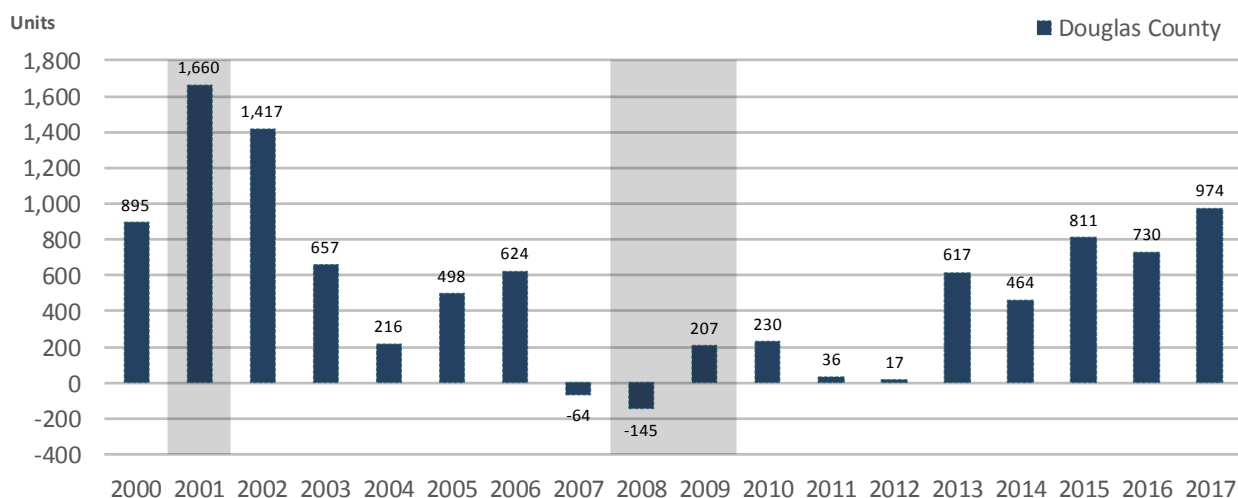
After dropping during and after the Great Recession, absorption of apartments in Parker and Douglas County has trended upward, especially since after 2013, as shown in **Table 12** and **Figure 21**. However, absorption in recent years is still below early 2000 levels, which is partly just a reflection of the high building rate of multifamily in the early 2000s.

Table 12
Multifamily Rental Unit Absorption Trends, 2010-2017

Description	2010	2011	2012	2013	2014	2015	2016	2017	2010-2017	
									Total	Average
Absorption (units)										
Downtown	8	-13	8	13	-3	61	218	96	388	49
Parker	23	-55	-272	-24	77	71	204	255	279	35
Castle Rock	75	1	50	6	52	19	58	174	435	54
Lone Tree	114	118	13	375	109	105	453	66	1,353	169
Douglas County	230	36	17	617	464	811	730	974	3,879	485
Denver Metro	4,548	1,068	4,358	4,229	8,876	7,889	3,147	8,662	42,777	5,347

Source: CoStar; Economic & Planning Systems

Figure 21
Multifamily Rental Unit Absorption, 2000-2017



Source: CoStar; Economic & Planning Systems

Current Conditions

There are four existing multifamily apartment projects in or just outside of the Downtown Study Area. The project ranges from 146 to 325 units, with Parker Flats being the most recent project completed in 2017. All of these projects are more suburban style apartment complexes, with surface parking. However, Parker Flats represents a shift toward smaller and more affordable apartments with fewer on-site amenities, but closer to the center of Downtown.

Table 13
Downtown Parker Residential Inventory

ID	Description	Address	Class	Year	Units
1	Briargate on Main	18931 E Briargate Ln	A	2005	325
2	Trailside Apartments	18139 E Main St	B	2001	280
3	Waterford on Mainstreet	18588 E Mainstreet	B	2015	306
4	Parker Flats	19766 E Pikes Peak Ave	B	2017	146
5	Parker Hilltop	19600 Clubhouse Dr	B	1998	464

Source: CoStar, Economic & Planning Systems

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Figure 22
Downtown Residential Locations

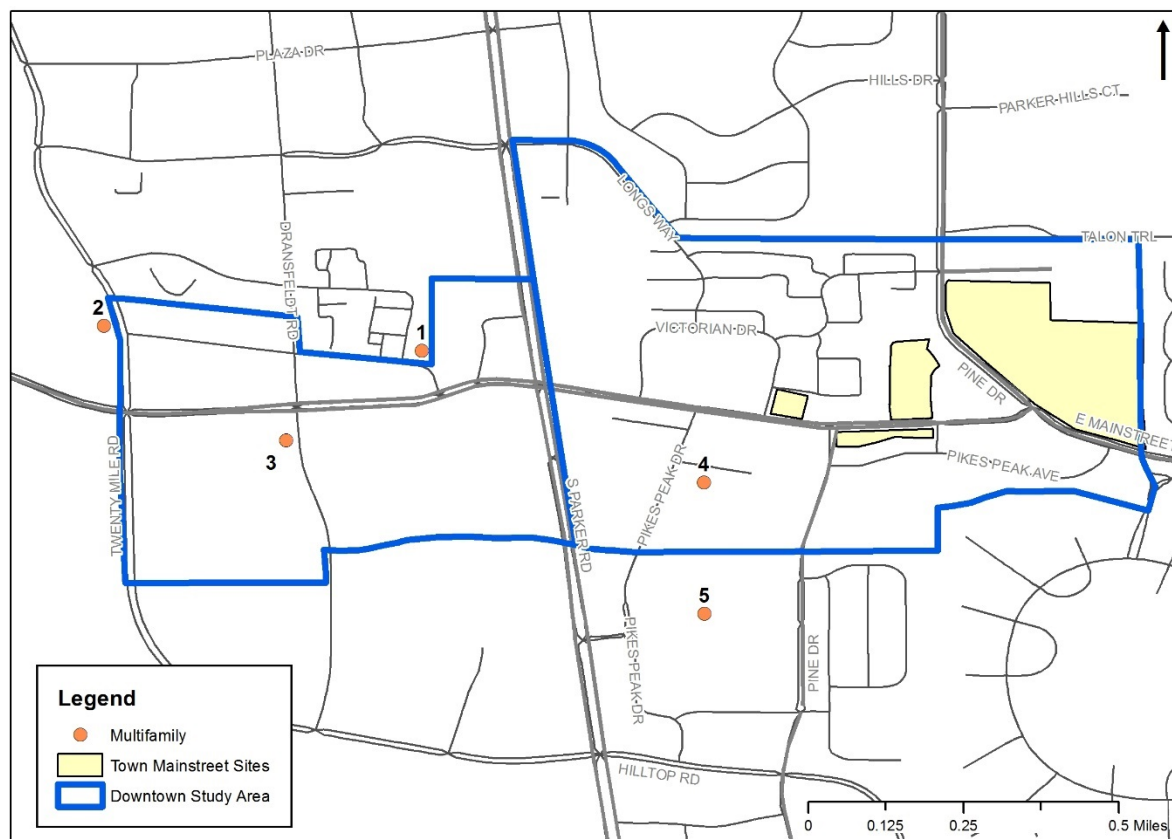
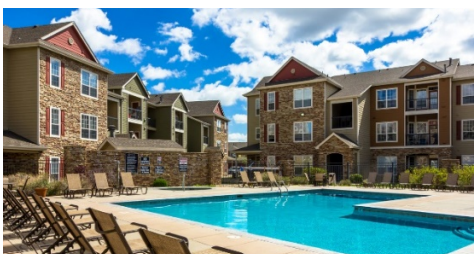
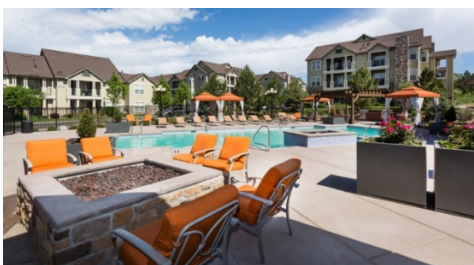


Table 14
Multifamily Rental Projects in Parker, CO

Apartment Projects in or near Downtown Parker	
Parker Hilltop (1998) 	Description • Beds: 1 – 3 • Bath: 1 – 2 • Sq. Ft: 750 – 1278 • Rent: \$1,259 - \$1,889 • Amenities: Clubhouse; Fitness Center; Dog Park; Outdoor Grilling Lounge
Trailside (2001) 	Description • Beds: 1 – 3 • Bath: 1 – 2 • Sq. Ft.: 700 – 1,400 • Rent: \$1,200 – \$2,000 • Amenities: Pool and Spa; Resident Clubhouse; Billiards Table; BBQ Grill Stations
Briargate on Main (2005) 	Description • Beds: 1 – 3 • Bath: 1 – 2 • Sq. Ft.: 750 – 1,700 • Rent: \$1,185 – \$2,435 • Amenities: Pool; Fire Pit; Fitness Center; Billiards Table; Movie Theater; Children's Play Area; Bark Park; Clubhouse
Parker Flats (2017) 	Description • Beds: 1 – 2 • Bath: 1 – 2 • Sq. Ft.: 484 – 804 • Rent: \$1,200 - \$1,600 • Amenities: Resident Clubhouse; Fire Pits; Fitness Center

Future Conditions

Demand Estimate

EPS estimates that over the next 10 years Downtown Study Area can capture 65 townhomes/ duplexes and approximately 300 apartment units. These estimates are based on historic trends for growth rates, housing product distribution, and Downtown capture rates.

It is important to note that while these demand estimates are based on historical trends, investments by the Town and the selection of specific development projects may lead to a greater rate of development than the past. For example, multiple brokers and developers suggested that an investment in a restaurant cluster would both serve as an amenity and attract additional housing development downtown.

Table 15
Household Demand Estimates, 2018-2028

Description	Short Term 2018-2019	Medium Term 2020-2022	Long Term 2023-2028	Total 2018-2028
Household Growth	762	1,134	2,318	4,214
Housing Product				
Single Family	45%	55%	60%	
Townhome/Duplex	5%	5%	10%	
Multifamily	50%	40%	30%	
Downtown Capture				
Single Family	0%	0%	0%	
Townhome/Duplex	20%	20%	20%	
Multifamily	20%	20%	20%	
Downtown Housing Demand				
Single Family	0	0	0	0
Townhome/Duplex	8	11	46	65
Multifamily	<u>76</u>	<u>91</u>	<u>139</u>	<u>306</u>
Total	84	102	185	371

Source: Economic & Planning Systems

Project Pipeline

There are six projects currently in the residential multifamily rental projects in the pipeline—four under construction and a proposed project—for a total of 1,083 units. Two of the projects—Park 64 and Watermark on Twenty Mile—are in the Downtown Study Area for a total of 328 units.

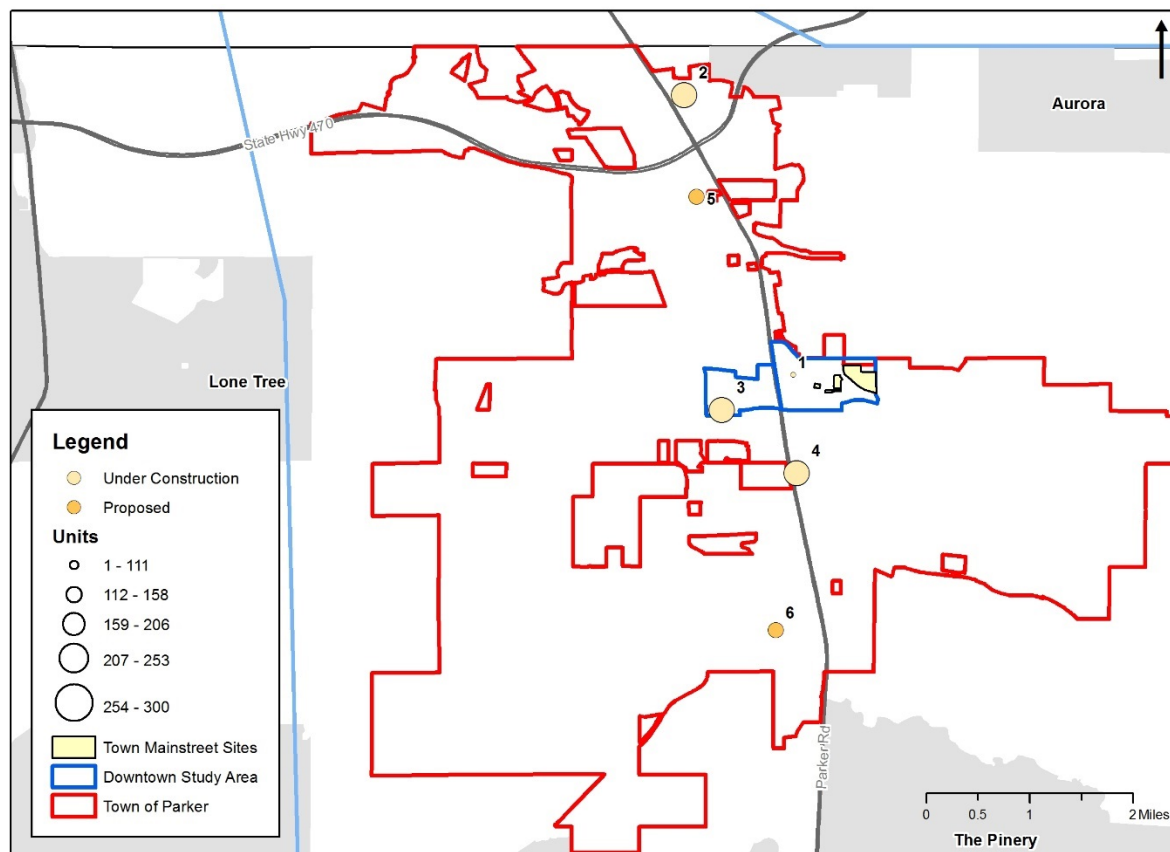
Table 16
Residential Multifamily Unit Pipeline

ID	Description	Address	Status	Class	Proposed	Size sq. ft.	Units
1	Park 64	10725 Victorian Dr	Under Construction		2018	---	64
2	Broadstone Montane	17825 Cottonwood Dr	Under Construction		2018	340,000	300
3	Watermark on Twenty Mile	11010 Twenty Mile Rd	Under Construction	B	2018	20,000	264
4	PDG Parker	S Pine Dr @ S Parker Rd	Under Construction	A	2019	300,000	255
5	Westcreek	Pine Ln	Proposed	B	2019	350,000	200
6	Dominium	Stroh Ranch	Proposed	B	2019	229,255	204
Total							1,287

Source: CoStar; Economic & Planning Systems

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Figure 23
Multifamily Rental Project Pipeline



Catalyst/Precedent Projects

The Riverwalk | Castle Rock, CO

The Riverwalk is a mixed-used multifamily residential project currently under construction by Confluence Companies on Wilcox and 1st Street in Downtown Castle Rock. When completed the project will include:

- 228 apartments
- 10,000 square feet of retail
- 30,000 square feet of office

The project is an example of the types of denser residential housing products possible in a suburban downtown setting. The project is also an example of how mixed-use developments can help to add both ground-level pedestrian-oriented retail space as well as an increment of professional office space to a downtown setting. The mix of uses is not only complementary to each other, but help to diversify absorption risks of the project over multiple product types.

To make the project feasible, the Castle Rock Downtown Development Authority (DDA) invested a portion of the tax increment financing (TIF) generated by the project as well as rebates on development fees. Incentives in these types of project generally help to support structured parking on the site, which, in turn, helps to support density in a downtown.

Exhibit 1 Rendering of Riverwalk Project



Vita | Littleton, CO

Vita is a 55+ age-restricted apartment complex in downtown Littleton, CO on Littleton Boulevard and South Bemis Street. The project is currently nearing completion, and will include a total of 159 units. In addition to the multifamily units, there is 11,000 square feet of commercial space in a corner retail building with three tenants: Bacon Social Restaurant, Fierce45 Fitness, and Windermere Family Dentistry. Community amenities include a saltwater pool, year-round spa, community garden, fitness and yoga studio, outdoor amphitheater, community kitchens, and programmed events. The project is also one block away from an RTD Light Rail station.

The development is a good example of a project oriented to for Baby Boomers looking to downsize and move into more “urban” and mixed-used environments in downtown settings. Before completion, the project was 30 percent pre-leased, which is extremely high for multifamily projects, and may be suggestive of untapped demand for these types of senior projects in suburban communities with an aging household profile in the Denver Metro Area.

The project is being built by Zocalo Development (Developer) out of Denver, who had proposed a similar project on the East Main Site in Parker. The proposed Parker project included 146 units of higher-end senior housing and approximately 8,000 square feet of retail. Ultimately, the Developer decided not to go through with the project out of concerns that the rents needed to make project costs supportable were not achievable in Downtown Parker at this point in time. The Developer noted that more retail and restaurant amenities would have made them more comfortable with building the project and more confident in being able to achieve high rents.

Exhibit 2 Rendering of Vita Senior Housing Project



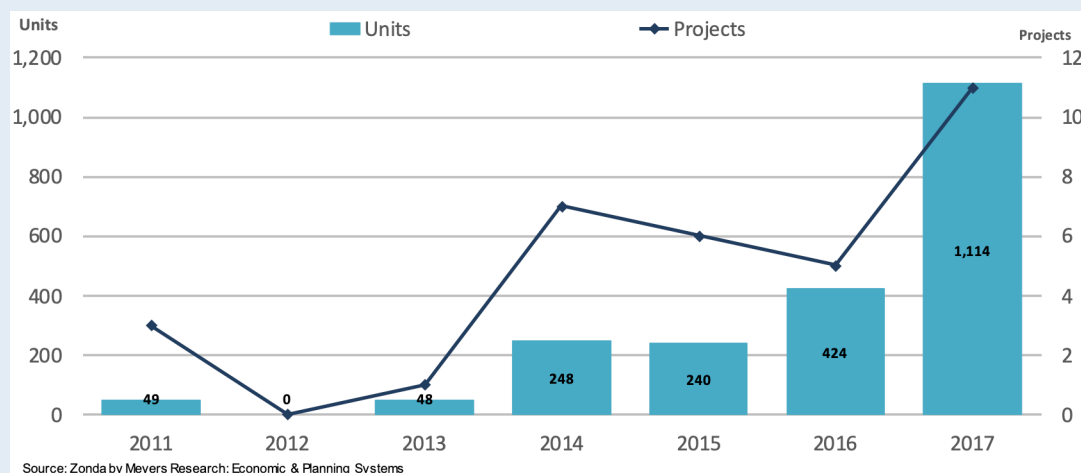
Condominium Projects in the Denver Metro Area

Condos offer a more affordable ownership options, and can appeal both to young professionals looking for entry-level homes as well as seniors looking to downsize. Downtown living tends to appeal to both groups. Overall, condo projects help to increase the housing diversity in a town, which can attract new residents or retain existing ones.

There are early signs that the condominium development market is returning to Colorado; this market had essentially dried up post-recession due to litigation concerns related to construction defects. In the past year, legislative and judicial actions have given the development community more confidence to build condominium projects as well as to obtain insurance to address litigation concerns. For example, there were 0 project in 2002 and only 6 projects for a total of 424 units in 2016. In 2017, the number of planned condo projects increased to 11 and planned units increased to 1,114, as shown in the graph below.

Currently, all of the new actively selling projects are in the City and County of Denver. However, there have been a number of condo projects built in the downtowns of more suburban communities in the past. These include: Clocktower Condominiums in Highlands Ranch (224 units built and sold in phases from 2011 to 2016); Gateway Station (35 units built in 2007) and Millstone at Clear Creek Square (78 units built in phases from 2006 to 2008) in Golden; and Plaza Residences at Belmar (62 units built in 2008) in Lakewood. There are also currently two proposed condo projects in downtown Castle Rock.

Figure 24
New Condo Project in the



Key Findings

Findings in this section are based on market research and quantitative analysis. They also incorporate information from broker and developer interviews and, more generally, the perspective of the development community.

- **Strong Market for Multifamily Housing:** There is presently strong market for multifamily housing in Parker. Since 2014, multifamily unit production has represented just over 50 percent of the units permitted. Rental rates in Parker have grown, and absorption is increasing in Douglas County. The strong multifamily market matches trends coming out of the Great Recession of increased demand for rental units as well as millennials and seniors looking to live in walkable, mixed-use environments. Multifamily housing products fit the scale and density of Mainstreet. Downtown also presents a key opportunity for Parker to create housing options in a more walkable and mixed-use setting.

EPS estimates that Downtown Parker can capture 65 townhomes and approximately 300 multifamily units over the next three years. These estimates are based on historical trends. Investments in downtown and the unlocking of the market study development sites could result in increased capture rates.
- **Mixed-Use Multifamily Housing Can Help Support Commercial Development:** Mixed-use projects can help add both ground-level pedestrian-oriented retail space as well as increments of professional office space to a downtown setting. The mix of uses is not only complementary to each other, but help to diversify absorption risks of a project over multiple use types. Moreover, a mix of uses will help create a more vibrant experience Downtown and make it feel like a more “lived-in” place. As a result, it will be important for the development concepts on the My Mainstreet sites to include both residential and non-commercial uses.
- **Retail/Restaurant Cluster as Catalyst:** Multiple brokers and developers interviewed suggested that adding a restaurant cluster to downtown would not only create an amenity for current residents, but also help catalyze additional multifamily housing. The housing would be complementary to the retail development, creating a “built-in” customer base.
- **Incentives for High Quality, Denser Housing:** The multifamily units built in Parker to date, including ones built in the Downtown Study Area, have all been more suburban style apartments with surface parking. Denser infill housing and mixed-use projects may require structured parking, which may not be feasible at current rental rates. If the Town would like to support density and a mix of uses, incentives may necessary to make projects feasible.
- **Importance of Housing Diversity:** Housing diversity is important in a community as it helps attract new residents as well as retain existing residents looking to downsize. Companies moving to a community also look to house a range of employees from young professionals and junior staff to executives. More attainable multifamily housing can also provide housing for local retail and restaurant workers and be supportive of commercial development. As a result, housing diversity becomes key in supporting economic development.
- **Potential for Condo Projects:** Condominiums are a missing multifamily housing option that would create a more affordable ownership product attractive to both for young professionals and for seniors looking to downsize. Condominium development is on the rise in the Denver Metro Area and has received a boost from state legislative and judicial action, reducing the impacts associated with construction defects litigation. Recent activity includes two proposed condo projects in downtown Castle Rock.

5. OFFICE AND BUSINESS DEVELOPMENT

This chapter reviews the office market in Parker, focusing first on national and regional market trends and then narrowing in on Downtown Parker—analyzing current conditions, estimating future demand, and providing precedent projects for future development.

National Trends

Nationally, there are trends in office development moving away from the suburban office park or corporate campus to more mixed use, centrally located, and often transit-accessible locations (in major urban areas). Much of this trend is in response to the housing and neighborhood preferences of Generation X and Millennial-aged workers who wish to have more access to amenities near work such as shopping, services, and dining. This mix of land uses allows workers to combine errands and work trips to save time. It also provides a more interesting and pleasant environment—especially for people who wish to spend less time in their cars. Some firms also see value in being close (walking, bicycling, or a short car or transit trip) to customers and other business partners as it allows for convenient frequent contact as well as spontaneous interactions on the street or in restaurants and coffee shops.

Local and Regional Market Trends

Inventory

Since 2010, Parker's office inventory has grown by a total of 28,745 square feet, an average of 4,106 square feet per year at an annual rate of growth of 0.4 percent, as shown **Table 17**. Downtown Parker's inventory did not increase during this time period. As a whole, Parker's rate of growth was lower than Douglas County, which grew by 1.8 percent per year, as well as the Denver Metro Area, which grew by 0.8 percent per year. Parker's rate of growth was also lower than Castle Rock, a peer community in a similar exurban location in Douglas County (albeit the County Seat which does contribute to office demand). In contrast to Parker, Castle Rock added a total of 294,749 square feet to its inventory, an average of 42,107 per year at an annual rate of 4.2 percent.

Table 17
Office Development Inventory Trends, 2010-2017

Description	2010	2011	2012	2013	2014	2015	2016	2017	2010-2017		
									Total	Ann. #	Ann. %
Inventory (sq. ft.)											
Downtown	319,355	319,355	319,355	319,355	319,355	319,355	319,355	319,355	0	0	0.0%
Parker	976,562	991,937	991,937	991,937	991,937	991,937	1,005,305	1,005,305	28,743	4,106	0.4%
Castle Rock	884,791	884,791	884,791	970,691	1,010,218	1,020,389	1,098,189	1,179,540	294,749	42,107	4.2%
Lone Tree	1,815,755	1,815,755	1,815,755	2,090,755	2,470,755	2,779,260	2,779,260	2,804,260	988,505	141,215	6.4%
Douglas County	11,399,148	11,414,523	11,414,523	11,955,423	12,374,950	12,693,626	12,790,419	12,896,770	1,497,622	213,946	1.8%
Denver Metro	72,525,434	72,637,901	72,969,446	73,047,480	73,348,101	74,514,230	74,930,536	76,446,597	3,921,163	560,166	0.8%

Source: CoStar; Economic & Planning Systems

Deliveries

Since 2010, Parker has added 54,642 square feet of office space. None of this office construction occurred in Downtown, as shown in **Table 18**. Prior to 2010, there were a number of deliveries Downtown, most notably Parker Station. Unsurprisingly, much of the office development in Parker has located near E-470 and Parker Rd. Castle Rock has grown more quickly, adding approximately 295,000 square feet of office—an average of approximately 37,000 square feet per year over the same time period.

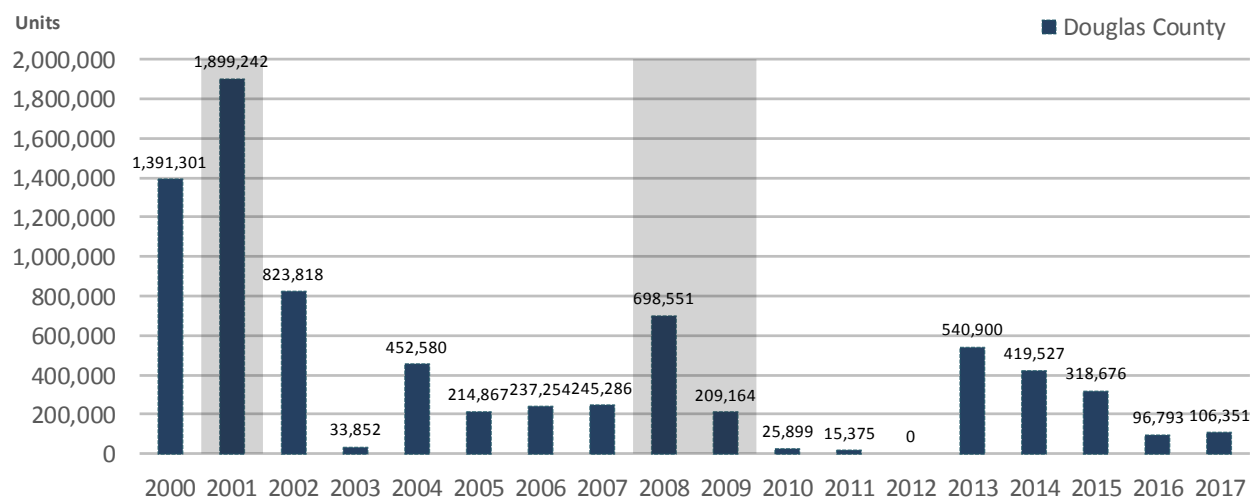
Table 18
Office Development Delivery Trends, 2010-2017

Description	2010	2011	2012	2013	2014	2015	2016	2017	2010-2017	
									Total	Average
Deliveries (sq. ft.)										
Downtown	0	0	0	0	0	0	0	0	0	0
Parker	25,899	15,375	0	0	0	0	13,368	0	54,642	6,830
Castle Rock	0	0	0	85,900	39,527	10,171	77,800	81,351	294,749	36,844
Lone Tree	0	0	0	275,000	380,000	308,505	0	25,000	988,505	123,563
Douglas County	25,899	15,375	0	540,900	419,527	318,676	96,793	106,351	1,523,521	190,440
Denver Metro	756,346	166,024	348,777	158,992	500,118	1,318,898	570,693	1,554,201	5,374,049	671,756

Source: CoStar; Economic & Planning Systems

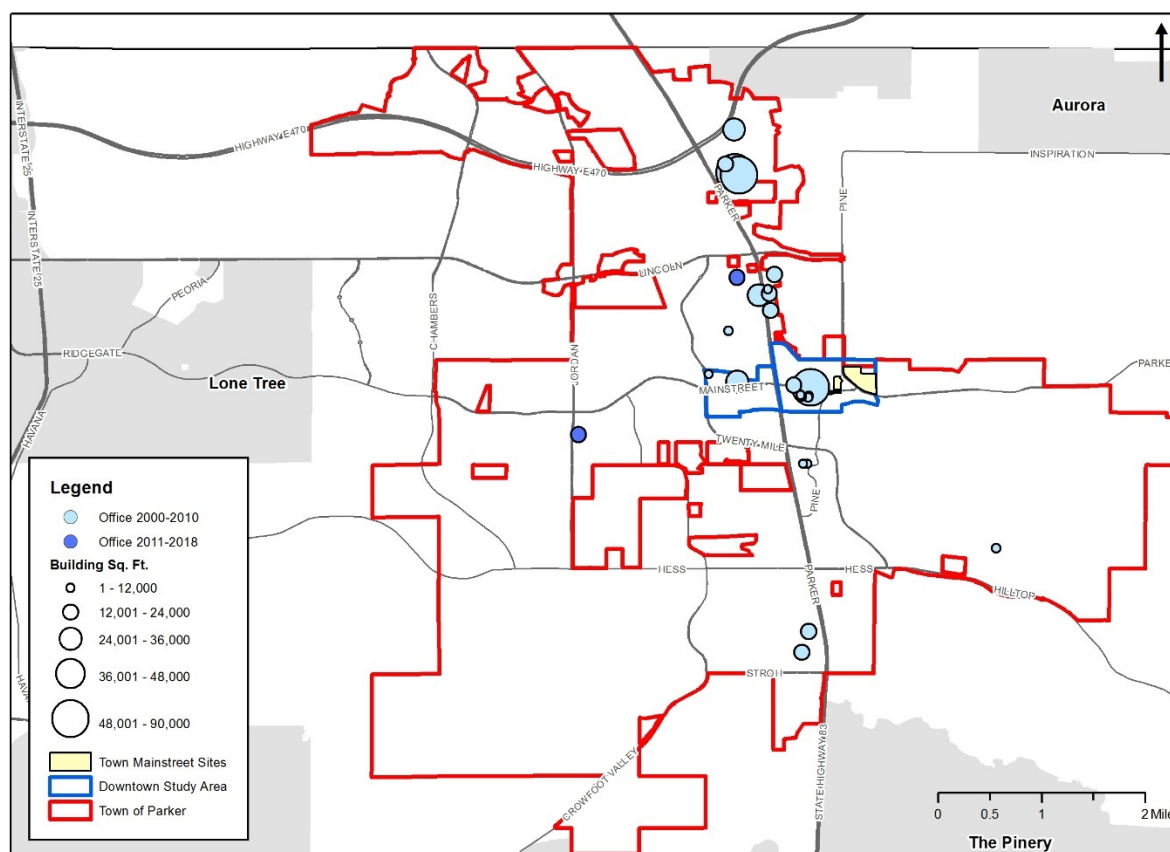
In general, the office market has been slow to recover since the Great Recession, with significant deliveries not occurring in Douglas County until 2013. **Figure 25** shows the office deliveries in Douglas County since 2000. The figure reveals the lumpy nature of office development in the county, with large amounts of office being developed in discrete years. The figure also suggests that the size of deliveries has decreased since 2000—with 2000 through 2002 representing the top three years in terms of square footage.

Figure 25
Office Development Deliveries, 2000-2017



Source: CoStar; Economic & Planning Systems

Figure 26
Office Deliveries by Size, 2000-2018



Rental Rates

Rental rates in the Denver Metro Area have increased by 3.6 percent since 2010, and were at an average of \$24.95 per square foot in 2017, as shown in **Table 19**. As a whole, Douglas County office rents have grown at a slightly slower rate over the past eight years than the metro area, increasing at an average of 2.8 percent each year. In 2017, rents averaged \$20.80 per square foot.

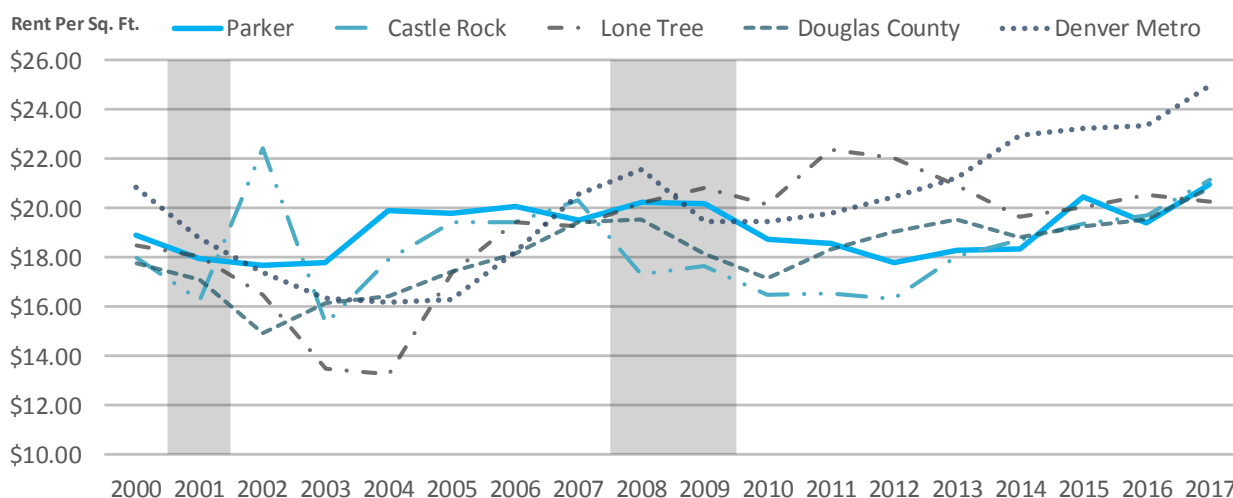
In Parker, average rental rates were comparable to Douglas County in 2017 at \$20.72 per square foot. However, rents have grown at a slower overall rate, increasing by an average of 1.4 percent per year. Downtown rental rates are slightly below Parker as a whole at \$20.49 per square foot, but have grown by 2.8 percent per year, the same rate as the County. **Figure 27** illustrates that Parker's office rental rates have largely recovered from the Great Recession, but that office rents trade at a discount compared to the metro area, partially as a result of the lack of new inventory commanding top rents, owner diversity, and tenant turnover.

Table 19
Office Average Rental Rate Trends, 2010-2017

Description	2010	2011	2012	2013	2014	2015	2016	2017	2010-2017		
									Total	Ann. #	Ann. %
Rent Per Sq. Ft.											
Downtown	\$16.87	\$19.26	\$18.78	\$18.76	\$18.40	\$19.07	\$21.59	\$20.49	\$3.62	\$0.52	2.8%
Parker	\$18.74	\$18.55	\$17.79	\$17.98	\$17.99	\$19.98	\$18.55	\$20.72	\$1.98	\$0.28	1.4%
Castle Rock	\$16.48	\$16.52	\$16.33	\$18.06	\$18.70	\$19.39	\$19.69	\$21.13	\$4.65	\$0.66	3.6%
Lone Tree	\$20.13	\$22.38	\$22.04	\$20.96	\$19.63	\$20.04	\$20.53	\$20.28	\$0.15	\$0.02	0.1%
Douglas County	\$17.15	\$18.32	\$19.02	\$19.54	\$18.81	\$19.26	\$19.56	\$20.80	\$3.65	\$0.52	2.8%
Denver Metro	\$19.44	\$19.79	\$20.45	\$21.25	\$22.97	\$23.25	\$23.36	\$24.95	\$5.51	\$0.79	3.6%

Source: CoStar; Economic & Planning Systems

Figure 27
Office Average Rental Rates, 2000-2017



Source: CoStar; Economic & Planning Systems

Competition with the Denver Tech Center

Brokers interviewed highlighted that one of the difficulties of developing new office space outside of the E-470 Beltway is that it competes with more centrally located, existing office inventory in places like the Denver Tech Center (DTC). (For this analysis, references to the DTC are all-encompassing and represent multiple submarkets on I-25 from County Line up to I-225.) For example, brokers quoted new construction office rents at \$22.00 per square foot in Douglas County compared to \$18.00 per square foot in the DTC. This lower rent space in the DTC is often lower quality and a lower class of office. However, in addition to being in a better market location, the DTC also has more available inventory to meet the timing needs of companies looking for new space.

To gain insight onto the broker interviews, EPS pulled commercial rental data for both Parker and the Denver Tech Center, as shown in **Figure 28**. While average rent in DTC is higher than Parker, Class B and C space in the DTC can rent for between \$18 and \$20 per square foot. Thus, Class B and C space in the DTC rents for lower than Class A space in Parker and lower than the \$22 per square foot quoted by brokers as rents needed for new construction. As part of the analysis, EPS also pulled vacancy rates for Parker and the DTC, as shown in **Figure 29**. Higher vacancy rates in the Tech Center likely result from its larger inventory, but also suggest that office space is more readily available when firms need it. **The analysis emphasizes a more nuanced office demand story, where future tenants must balance location decisions with price points and availability.**

Figure 28
Office Rents in Castle Rock Compared to Denver Tech Center

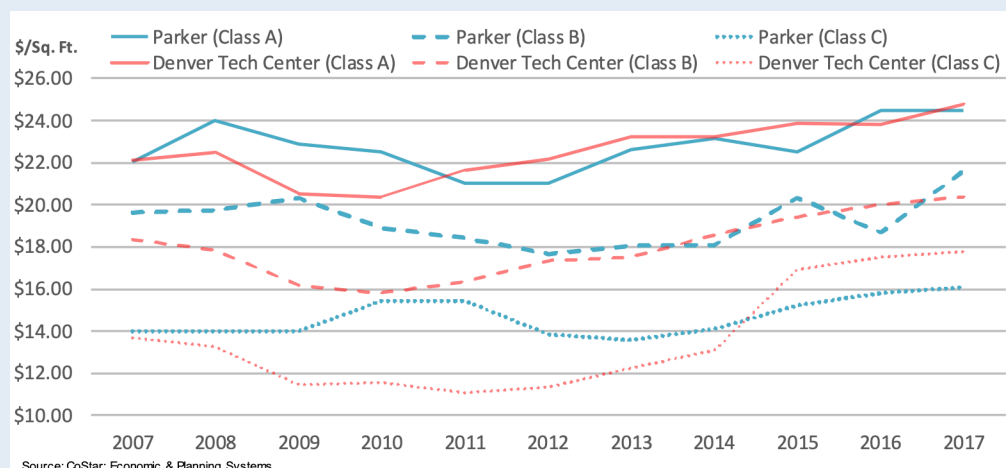
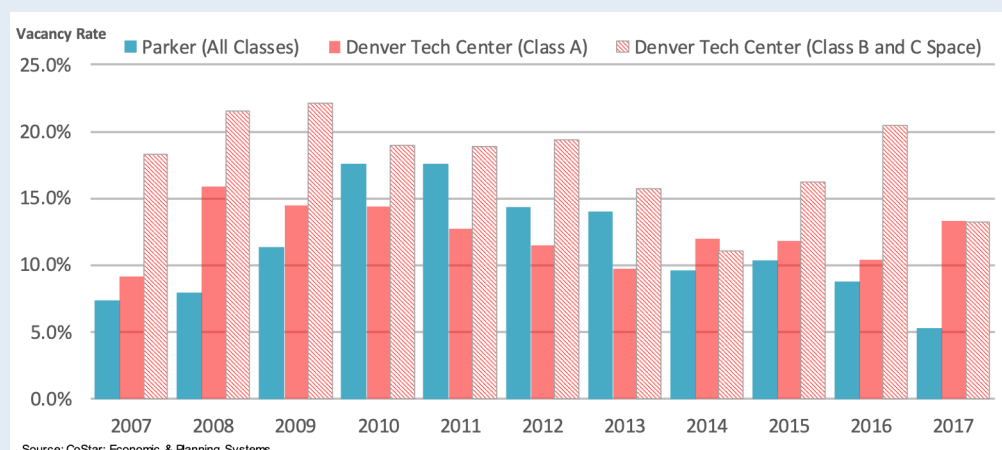


Figure 29
Office Vacancy Rates in Castle Rock Compared to Denver Tech Center



Vacancy Rates

Vacancy rates in Parker have dropped from a high of 17.5 percent following the Great Recession to 5.2 percent in 2017, as shown in **Table 20** and **Figure 30**. Vacancy rates in Downtown Parker are even lower than the Town as a whole at 3.3 percent. In comparison, Douglas County had a vacancy rate of 10.1 percent in 2017, and the Denver Metro Area as a whole had a vacancy rate of 11.2 percent. In general, vacancy rates below approximately 10 percent for commercial buildings suggest that an opportunity for more construction may exist.

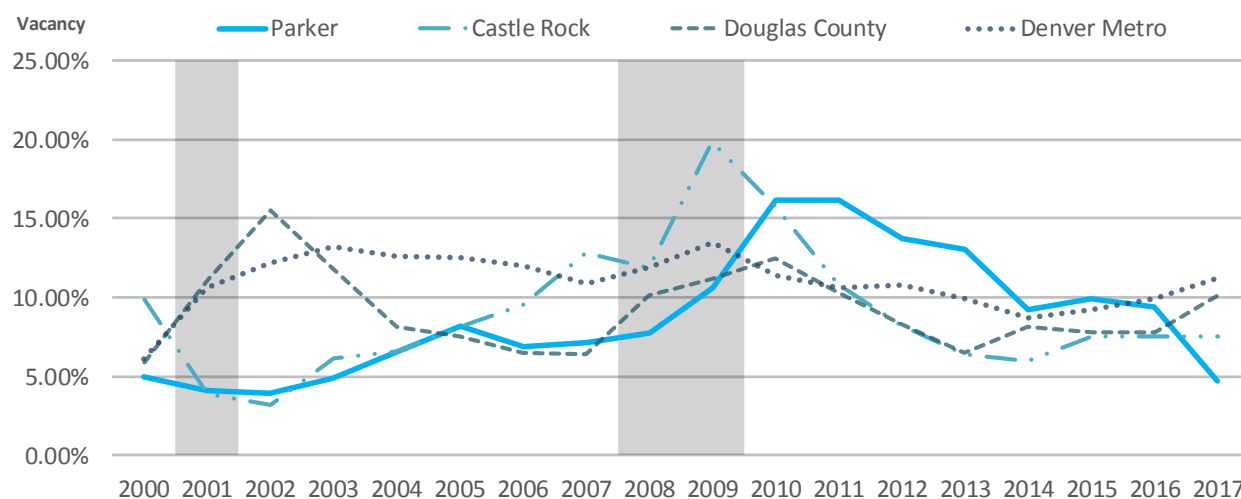
Table 20
Office Vacancy Rate Trends, 2010-2017

Description	2010	2011	2012	2013	2014	2015	2016	2017	2010-2017		
									Total	Ann. #	Ann. %
Vacancy											
Downtown	8.1%	13.8%	10.0%	6.0%	3.5%	3.9%	3.0%	3.3%	-4.80%	-0.69%	-12.0%
Parker	17.5%	17.5%	14.3%	13.9%	9.5%	10.3%	8.7%	5.2%	-12.30%	-1.76%	-15.9%
Castle Rock	15.8%	10.8%	8.2%	6.4%	6.0%	7.5%	7.5%	7.5%	-8.30%	-1.19%	-10.1%
Lone Tree	17.3%	15.3%	10.3%	9.2%	7.7%	9.2%	8.0%	5.4%	-11.90%	-1.70%	-15.3%
Douglas County	12.5%	10.3%	8.3%	6.5%	8.1%	7.8%	7.8%	10.1%	-2.40%	-0.34%	-3.0%
Denver Metro	11.4%	10.6%	10.8%	9.9%	8.7%	9.2%	9.9%	11.2%	-0.20%	-0.03%	-0.3%

Source: CoStar; Economic & Planning Systems

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Figure 30
Office Vacancy Rates, 2000-2017



Source: CoStar; Economic & Planning Systems

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Absorption

Parker absorbed approximately 600,000 square feet of office since 2010—180,000 square feet of which was in Downtown, as shown in **Table 21**. Parker's absorption rate is below Castle Rock, at approximately 773,000 square feet. However, the difference between absorption in Parker and Castle Rock is a much smaller percentage than the difference in inventory growth during the same time period. The decrease in vacancy rate, which is lower in Parker than Castle Rock, partially explains the higher relative absorption compared to inventory growth.

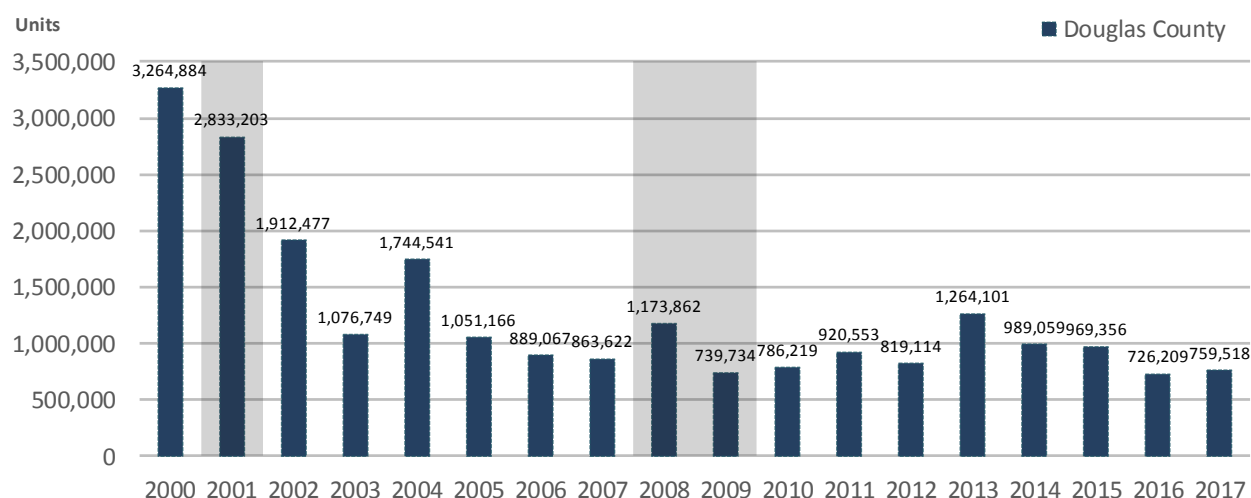
As an overall trend, absorption in Douglas County has steadily decreased since 2000, as shown in **Figure 31**. This may reflect national trends of office developments moving away from suburban office parks toward more mixed-use, walkable settings. This further highlights the importance of supporting office development in Downtown Parker.

Table 21
Office Development Absorption Trends, 2010-2017

Description	2010	2011	2012	2013	2014	2015	2016	2017	2010-2017	
									Total	Average
Absorption (sq. ft.)										
Downtown	45,486	15,157	26,636	39,222	19,244	5,483	12,140	16,188	179,556	22,445
Parker	73,086	94,522	69,605	72,563	75,700	33,781	73,899	103,645	596,801	74,600
Castle Rock	81,804	110,016	61,146	148,786	60,431	53,684	135,558	121,360	772,785	96,598
Lone Tree	232,623	99,910	120,901	330,684	514,766	502,053	96,462	158,475	2,055,874	256,984
Douglas County	786,219	920,553	819,114	1,264,101	989,059	969,356	726,209	759,518	7,234,129	904,266
Denver Metro	6,082,261	5,489,875	5,303,566	5,630,629	5,409,339	5,263,524	4,861,896	6,397,364	44,438,454	5,554,807

Source: CoStar; Economic & Planning Systems

Figure 31
Office Development Absorption, 2000-2017



Source: CoStar; Economic & Planning Systems

Table 22
Office Development Trend Summary, 2000-2017

Description	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2000-2017		
														Total	Ann. #	Ann. %
Inventory - Sq. Ft.																
Downtown	307,349	307,349	312,949	319,355	319,355	319,355	319,355	319,355	319,355	319,355	319,355	319,355	319,355	36,239	2,132	0.7%
Parker	774,214	813,567	832,639	875,572	950,663	976,562	991,937	991,937	991,937	991,937	991,937	1,005,305	1,005,305	399,759	23,515	3.0%
Castle Rock	693,175	734,175	805,027	862,191	884,791	884,791	884,791	884,791	970,691	1,010,218	1,020,389	1,098,189	1,179,540	566,906	33,347	3.9%
Lone Tree	1,385,882	1,425,999	1,435,079	1,723,790	1,815,755	1,815,755	1,815,755	1,815,755	2,090,755	2,470,755	2,779,260	2,779,260	2,804,260	2,251,998	132,470	10.0%
Douglas County	9,982,994	10,220,248	10,465,534	11,164,085	11,373,249	11,399,148	11,414,523	11,414,523	11,955,423	12,374,950	12,693,626	12,790,419	12,896,770	6,297,935	370,467	4.0%
Denver Metro	69,117,084	70,051,669	70,515,358	71,083,900	71,775,181	72,525,434	72,637,901	72,969,446	73,047,480	73,348,101	74,514,230	74,930,536	76,446,597	9,240,911	543,583	0.8%
Rent Per Sq. Ft. (Base)																
Downtown	\$18.90	\$19.69	\$17.11	\$18.22	\$18.99	\$16.87	\$19.26	\$18.78	\$18.76	\$18.40	\$19.07	\$21.59	\$20.49	\$2.10	\$0.12	0.6%
Parker	\$19.72	\$20.00	\$19.42	\$19.78	\$20.19	\$18.74	\$18.55	\$17.79	\$17.98	\$17.99	\$19.98	\$18.55	\$20.72	\$1.82	\$0.11	0.5%
Castle Rock	\$19.44	\$19.43	\$20.31	\$17.32	\$17.67	\$16.48	\$16.52	\$16.33	\$18.06	\$18.70	\$19.39	\$19.69	\$21.13	\$3.13	\$0.18	0.9%
Lone Tree	\$17.36	\$19.41	\$19.29	\$20.19	\$20.81	\$20.13	\$22.38	\$22.04	\$20.96	\$19.63	\$20.04	\$20.53	\$20.28	\$1.78	\$0.10	0.5%
Douglas County	\$17.41	\$18.15	\$19.46	\$19.57	\$18.14	\$17.15	\$18.32	\$19.02	\$19.54	\$18.81	\$19.26	\$19.56	\$20.80	\$3.01	\$0.18	0.9%
Denver Metro	\$16.29	\$18.26	\$20.58	\$21.56	\$19.46	\$19.44	\$19.79	\$20.45	\$21.25	\$22.97	\$23.25	\$23.36	\$24.95	\$4.09	\$0.24	1.1%
Vacancy																
Downtown	5.2%	3.8%	5.0%	5.1%	10.1%	8.1%	13.8%	10.0%	6.0%	3.5%	3.9%	3.0%	3.3%	-3.20%	-0.19%	-3.91%
Parker	7.0%	6.3%	7.3%	7.9%	11.3%	17.5%	17.5%	14.3%	13.9%	9.5%	10.3%	8.7%	5.2%	0.20%	0.01%	0.23%
Castle Rock	8.1%	9.5%	12.8%	11.9%	19.9%	15.8%	10.8%	8.2%	6.4%	6.0%	7.5%	7.5%	7.5%	-2.40%	-0.14%	-1.62%
Lone Tree	2.8%	3.8%	5.1%	15.2%	17.2%	17.3%	15.3%	10.3%	9.2%	7.7%	9.2%	8.0%	5.4%	-0.40%	-0.02%	-0.42%
Douglas County	7.5%	6.5%	6.4%	10.1%	11.2%	12.5%	10.3%	8.3%	6.5%	8.1%	7.8%	7.8%	10.1%	4.20%	0.25%	3.21%
Denver Metro	12.5%	12.0%	10.9%	11.9%	13.5%	11.4%	10.6%	10.8%	9.9%	8.7%	9.2%	9.9%	11.2%	5.10%	0.30%	3.64%
Deliveries - Sq. Ft.														Total	Avg.	
Downtown	19,978	0	5,600	6,406	0	0	0	0	0	0	0	0	0	139,493	7,750	
Parker	19,978	39,353	19,072	42,933	75,091	25,899	15,375	0	0	0	0	13,368	0	513,768	28,543	
Castle Rock	54,179	41,000	70,852	57,164	22,600	0	0	0	85,900	39,527	10,171	77,800	81,351	651,788	36,210	
Lone Tree	0	40,117	9,080	288,711	91,965	0	0	0	275,000	380,000	308,505	0	25,000	2,500,415	138,912	
Douglas County	214,867	237,254	245,286	698,551	209,164	25,899	15,375	0	540,900	419,527	318,676	96,793	106,351	7,729,436	429,413	
Denver Metro	360,908	1,066,703	536,060	655,690	740,889	756,346	166,024	348,777	158,992	500,118	1,318,898	570,693	1,554,201	11,935,972	663,110	
Absorption - Sq. Ft.														Total	Avg.	
Downtown	32,600	17,309	18,976	23,585	15,705	45,486	15,157	26,636	39,222	19,244	5,483	12,140	16,188	484,783	26,932	
Parker	53,536	62,772	69,257	102,457	119,765	73,086	94,522	69,605	72,563	75,700	33,781	73,899	103,645	1,558,832	86,602	
Castle Rock	130,109	100,940	96,521	102,164	63,878	81,804	110,016	61,146	148,786	60,431	53,684	135,558	121,360	1,582,779	87,932	
Lone Tree	181,053	49,450	54,991	242,356	131,012	232,623	99,910	120,901	330,684	514,766	502,053	96,462	158,475	4,457,192	247,622	
Douglas County	1,051,166	889,067	863,622	1,173,862	739,734	786,219	920,553	819,114	1,264,101	989,059	969,356	726,209	759,518	22,783,434	1,265,746	
Denver Metro	6,078,424	6,627,520	6,085,509	5,127,457	4,120,347	6,082,261	5,489,875	5,303,566	5,630,629	5,409,339	5,263,524	4,861,896	6,397,364	108,114,872	6,006,382	

Source: CoStar; Economic & Planning Systems

Current Conditions

The office buildings in Downtown Parker are compiled and described in **Table 23**, with each building given an identification number (ID). Overall, office in Downtown is primarily made up of smaller office spaces, either in converted single family houses or multi-tenant office buildings typically over ground floor retail. These offices primarily consist of professional services or medical office tenants, including certified public accountants (CPAs); financial services; law offices; counseling; and medical and dental practices. Downtown Parker currently has two Class A office buildings—Town Hall (ID #6) and Parker Station (ID #11). Town Hall is a 34,456 square foot office building that houses Parker’s government services. Parker Station is a 74,600 square foot multi-tenant office building that includes retail on the ground floor and office on the first and second stories. The office building is divided primarily into smaller tenants, which include certified public accountants (CPAs), law offices, and, financial service companies. The building also includes some consulting companies, which do not necessarily primarily serve the residential population of Parker.

Downtown also includes the Headquarters of ET Investments (ID #15), which is an insurance agency in a 20,285 square foot office building. Besides Town Hall, this appears to be the largest single tenant office building in Downtown. Locations for the different office buildings are identified in **Figure 32**.

The smaller tenants sizes that primarily make up demand for office in Downtown can make office development more difficult. Since the Great Recession, fewer office buildings are built totally on spec. Instead, developers tend to wait until there is larger tenant pre-leased before construction starts. In Parker, a larger tenant is more unlikely. As a result, the developer must try and pre-lease to multiple smaller tenants, which is more difficult, can take more time, and depends on the timing of different tenants.

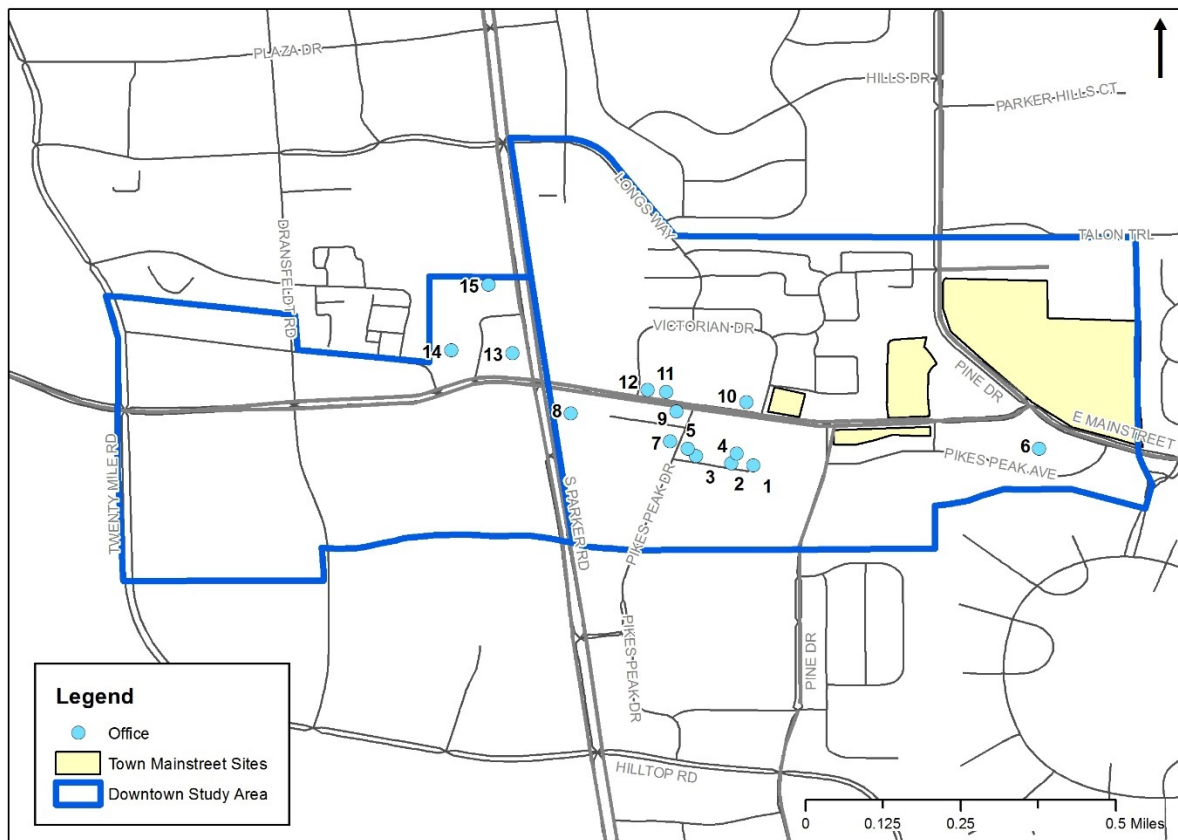
Table 23
Downtown Parker Office Inventory

ID	Description	Address	Class	Year	Size sq. ft.	Example Tenants
1	Parker Med Spa	19767 E Pikes Peak Ct	C	N/A	3,940	Spa
2	Belmont House	19753 E Pikes Peak Ct	B	2005	4,978	Conseling; Chiropractor; Massage
3	Center for Spritual Living	19731 E Pikes Peak Ct	B	2002	3,804	Religious Organization
4	Rose Chateau	19755 E Pikes Peak Ct	B	2007	5,600	CPA; Pyschologist; Insurance
5	Multi-Tenant Office	10964 S Pikes Peak Dr	B	2001	3,651	CPA; Law Office; Portrait Studio; Wellness Center
6	Parker Town Hall	20120 E Mainstreet	A	2002	34,456	Town Government
7	Homestake Engineering	10965 S Pikes Peak Dr	B	1912	2,007	Engineering
8	First National Bank	10900 S Parker Rd	B	1986	14,490	Bank
9	Exchange Bldg	19590 E Main St	B	1986	17,500	Law Office; Title Company; Chamber of Commerce
10	Parker Station	19751 E Mainstreet	A	2000	74,600	Finance; Consulting; Law Offices; Medical Office
11	Twenty Mile Center	19555-19569 E Main St	C	N/A	26,000	Insurance; Travel
12	Parker Central	19501 E Main St	B	2005	15,000	CPA; Insurance; Law Office
13	Colorado State Bank & Trust	19201 E Mainstreet	B	1985	22,919	Bank
14	ET Investments	10851 S Crossroads Dr	C	1984	20,285	Insurance Agency Headquarters
15	Parker Crossroads Office	10831 S Crossroads Dr	B	1984	16,498	Church Office

Source: CoStar; Economic & Planning Systems

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Figure 32
Downtown Office Locations



Future Conditions

This section estimates future office demand based on historic growth and capture rates for Parker and Downtown. It is important to note, given the lack of recent activity, that historic growth patterns do not necessarily predict future growth.

Demand Estimate

EPS estimates, based on historic growth rates and capture percentages, that Downtown can capture approximately 100,000 square feet of office over the next 10 years, as shown in **Table 24**.

Much of the historic growth Downtown has occurred in single tenant and small multitenant office buildings, which primarily house smaller, local service tenants. To capture more office space in the future, Downtown Parker will likely have to capture more regionally serving tenants or grow local businesses. As national trends suggest, office tenants are increasingly looking for more walkable and less suburban office locations. Adding retail amenities as well as more infill/urban style infill housing will help create this walkable feel and allow Downtown to capture more regionally focused office.

Rents will also have an impact on office demand and development feasibility. Based on interviews with developers and brokers, there are many local tenants who are looking to rent space at rates too low to support new construction. To ensure that office development is feasible and rents are affordable, the Town may need to provide subsidies to reduce development costs.

Table 24
Office Future Demand Estimates

Description	Short Term 2018-2019	Medium Term 2020-2022	Long Term 2023-2028	Total 2018-2028
Parker Office Growth	49,413	81,781	195,471	326,664
Downtown Capture	30%	30%	30%	
Downtown Office Demand	14,824	24,534	58,641	97,999

Source: Economic & Planning Systems

H:\183009-Parker URA Market Study\Models\183009-Office Demand Forecast-04-16-2018.xlsx\M-Downtown Capture

Project Pipeline

There are five office development projects in Parker's development pipeline for a total of approximately 110,000 square feet of development. Parker Center is the only project located in Downtown, and would represent approximately 50,000 square feet of office or approximately half of the estimated future demand over the next 10 years, as shown in **Table 25**.

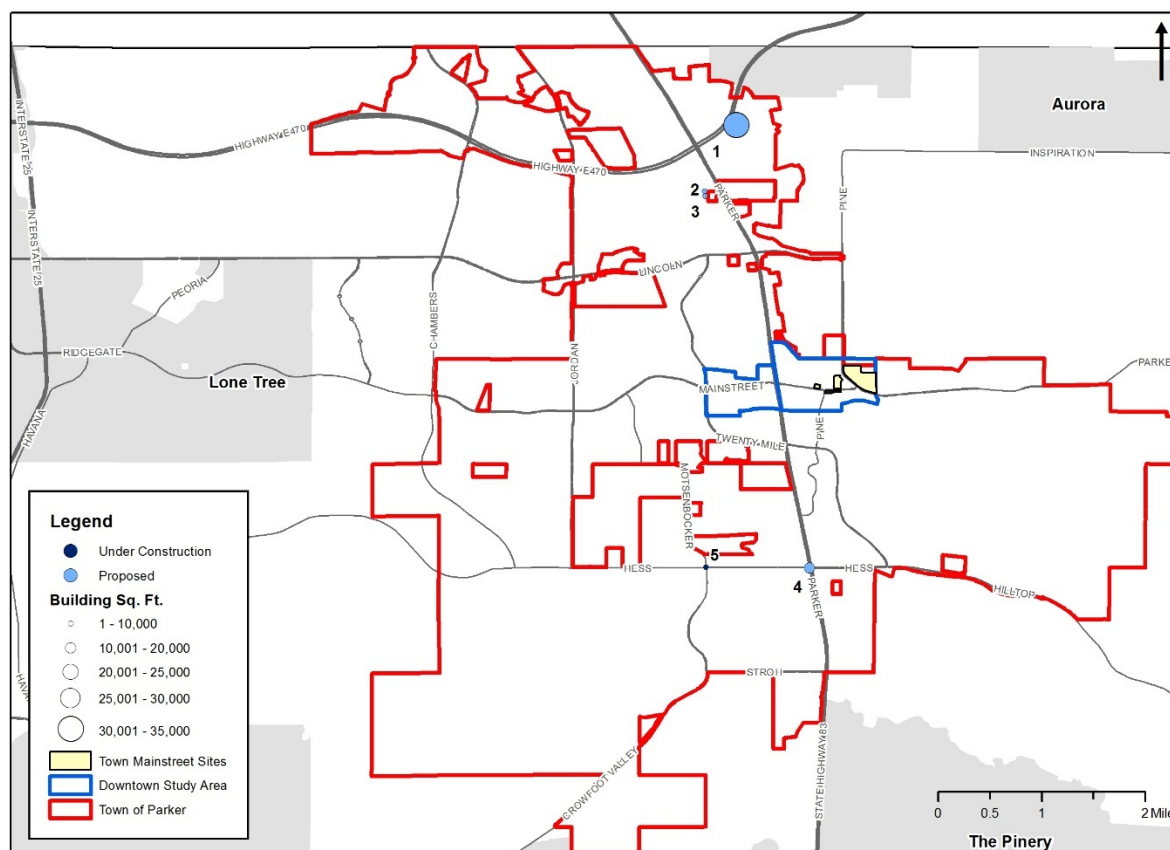
Table 25
Parker Office Pipeline

ID	Description	Address	Status	Class	Proposed	Size sq. ft.
1	Crown Point II	19222 E Cottonwood Dr	Proposed	B	2018	30,314
2	Building 1	9450 Twenty Mile Rd	Proposed	B		8,400
3	Building 2	9450 Twenty Mile Rd	Proposed	B		8,400
4	Medical Office Bldg	Parker Rd @ Hess Rd	Proposed	B	2018	13,000
5	Dental Office	9551 Hess Road	Under Construction	B	2018	6,000
Total						66,114

Source: CoStar; Economic & Planning Systems

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Figure 33
Parker Office Pipeline



Catalyst/Precedent Projects

The Move | Castle Rock, CO

Castle Rock, Colorado faces many similar challenges for office development as Parker. Both towns are located outside of the E-470 Beltway, although Castle Rock has direct access to I-25, and both are primarily home to more locally serving office tenants. These types of office tenants generally lease smaller spaces. For example, in Castle Rock, over 85 percent of leases are 2,500 square feet or less. These tenants also typically look to pay lower rental rates than larger national tenants inside the beltway. The nature of this demand makes new office construction more difficult for a couple reasons. First, it is harder to prelease a proposed office building with smaller tenants and few large tenants. In today's market, almost no office buildings are built totally on spec. Second, the rents generally needed to support new construction can be higher than the rents more local tenants want to pay.

The Move, a 50,000 square foot office building in Downtown Castle Rock, is an example of a creative public private partnership that addresses the specific challenges of development in Douglas County, while also helping local businesses grow. The project first overcame preleasing challenges by identifying three local and growing businesses looking to expand. The developer of the building owns a construction company that became an owner tenant of 10,000 square feet. Two other growing Castle Rock businesses also became owners of about 10,000 square feet each (ownership actually resides with separate LLCs comprised of the company leadership). This partnership created the amount of preleasing needed to finance the building. The Castle Rock EDC also provided a \$1.0 million seven-year low interest loan that provided about 50 percent of the equity for the \$10 million project. Finally, the developer built a loft style building with concrete floors and unfinished ceilings, that while also popular with tenants, kept project costs to a level where space for lease could be initially provided at \$20 per square foot NNN.

Exhibit 3 The Move, Castle Rock, CO



Key Findings

Findings in this section are based on market research and quantitative analysis. They also incorporate information from broker and developer interviews and, more generally, the perspective of the development community.

- **Importance of Downtown for Office Development:** Nationally, there has been a movement away from more suburban office parks toward office space in walkable and mixed-use settings. This trend has corresponded with relatively little office development in Parker over the past decade. Moreover, office deliveries and absorption have trended downward since the 2000s for Douglas County as a whole. In this context, Downtown offers an important opportunity in Parker to create office development in a more mixed-use setting.
- **Demand for Office in Parker:** Despite changes to the national office market, there is still demand for office space in Parker. Vacancy rates are at 5.2 percent in Parker, lower than Douglas County and the Denver Metro Area. Such low vacancy rates are typically suggestive of a need for additional office space in a community. Town officials have also noted much interest and inquiries for available office space in Town. Finally, as the Town's population continues to grow, so too will the demand for professional service space that is supportive of residential populations.

Based on historical trends, EPS estimates that Downtown Parker can capture approximately 100,000 square feet of office space over the next 10 years. As always, it is important to recognize that historic trends don't necessarily predict the future – in particular for Downtown, where much of the available land for development has been held by the Town.

- **Parker Demand May Not Be Supportive of New Construction:** Much of the demand in Downtown Parker is for local services. These tenants tend to look for lower rents and smaller office spaces. Based on broker and developer interviews, these lower rent spaces may not be supportive of new construction. In addition, since the Great Recession, developers have been reluctant to build new space totally based on spec, and it is more difficult to prelease space with smaller tenants.
- **Need for Competitive Rents and Available Space:** New office development in Parker must be competitive in terms of rents. In addition, new office tenants are looking for available space that fits their needs and timeframe. To build this new inventory, however, developers want strong demand and higher rents. This results in a chicken-and-the-egg situation where office tenants do not move to a community without office inventory, and office inventory isn't built without office tenants. Complicating Parker's market position is the fact that it must compete with lower quality, Class B and C space in the DTC/South I-25 corridor. These spaces have competitive rents with Parker, more available space, and generally are in a more central and advantageous location in the Denver market.
- **Mixed-Use Project to Increase Office Inventory:** Mixed-use projects are one potential strategy for increasing office inventory in Downtown. The mix of uses helps to diversify absorption risks, and a smaller amount of unleased office space can be financed based on the strength of the residential component of the project.
- **Incentives and Catalyst Projects:** In the short term, Parker may need to offer incentives to build new office space. The incentives could both make development more feasible and allow for more competitive rents. The Town should also look at example projects like The Move in Castle Rock as a way to expand local businesses and create office space with competitive rents, which overcome pre-leasing barriers.

6. RETAIL DEVELOPMENT

This chapter reviews the retail market in Parker, focusing first on market trends and then narrowing in on Downtown Parker—analyzing current conditions, estimating future demand, and providing precedent projects for future development.

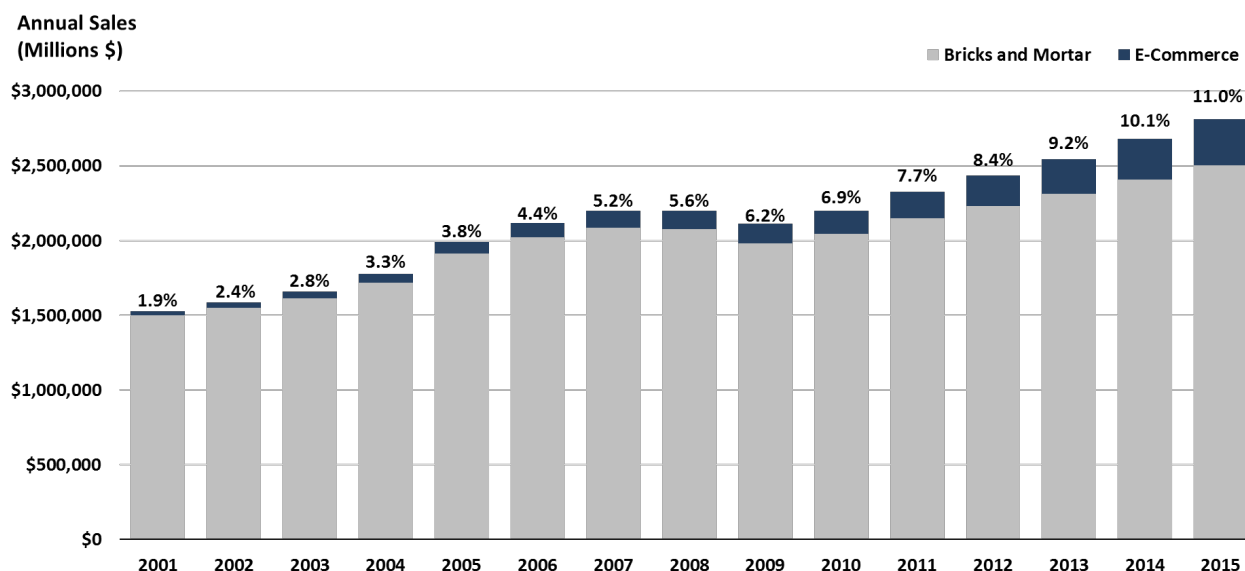
National Market Trends

The retail industry has shifted greatly over the last 15 years, impacted by the growth of internet sales, declining brick and mortar store sales, retail chain consolidations, and demographic shifts and preferences. Collectively, these trends are impacting store sizes and reducing the overall demand for new retail space locally and nationally.

The Rise of E-Commerce

Between 2001 and 2015, total online retail purchases (excluding auto related) grew from approximately \$29 billion to \$310 billion, a 21.8 percent annual growth rate. Online sales accounted for 22 percent of total retail sales growth, as shown in **Figure 34**. During the same period, brick and mortar stores grew at a 3.7 percent annual growth rate, decreasing their share of the total retail market from 98 percent to 89 percent. Despite still accounting for only 11 percent of overall spending, the growth in online shopping is impacting the demand for traditional brick and mortar stores. This also affects the way retailers are doing business, pushing them to alter store formats and incorporate online sales and marketing into their business concepts. The list of top online retailers reinforces this point as many have a significant brick and mortar presence as well. This group includes such major retailers as Walmart, Target, Home Depot, Best Buy, and Bed Bath & Beyond.

Figure 34
US E-Commerce Sales, 2001-2015



Several national trends impacting the existing inventory of retail stores as well as new development are highlighted below:

- **Social Media and “Showrooming”**- According to the National Retail Federation, 86 percent of American consumers at least occasionally research items online before buying in a store; of this, 22 percent conduct this research primarily on blogs and 32 percent primarily on Facebook. Electronics is most researched, followed by apparel, appliances, and then shoes. Many consumers will also look at or try on an item in a store and then price shop and purchase it online.
- **Spending Patterns** - Changes in spending patterns are also affecting the amount and mix of retail space. Millennials, who are highly mobile, are less likely to accumulate furniture and home furnishings and other large, high cost items. They are also more interested in experiences, emphasizing travel and entertainment over material goods. Their spending patterns are similar to the boomer generation who has already purchased much of the goods they need and are downsizing their homes and accumulated items. Boomers are also spending more of their income on travel, leisure, entertainment, and dining out.
- **Changing Retail Mix** - These changes in spending patterns are impacting the mix of retail space in aggregate and in downtowns in particular. The restaurant, bar, and microbrewery segment has grown rapidly and new food and beverage formats have been introduced (e.g. food halls and market halls, farm to table restaurants, and food trucks). By contrast, the growth of shoppers goods store space (general merchandise, apparel, furniture, and other shopper’s goods) is flat or declining as exhibited by numerous closures by Macy’s, JCPenney, Sears, and Kmart among many others.
- **Store and Chain Closures** - Over the past five years, there have been nearly 200 retail chain bankruptcies. In 2017, CNN Money reported that there were 5,300 store closing announcements through June 20 compared to 6,200 in 2008 during the Great Recession—the worst year so far for store closings. There are fewer stores in the market now, making it more difficult to find tenants for new retail developments or for re-tenanting existing space. Vacancies are increasing nationally as large blocks of space are vacated by store brands that no longer exist.

Local and Regional Market Trends

Inventory

Since 2010, retail inventory in Douglas County has grown by an average of approximately 192,000 square feet per year or an annual rate 1.1 percent, as shown in **Table 26**. This is faster than the retail growth rate of the Denver Metro Area, which grew by 0.4 percent per year. Parker's retail inventory grew by approximately 40,000 square feet per year or an average rate of 1.0 percent per year – similar to Douglas County and faster than the Denver Metro Area. Downtown Parker, however, has lost retail inventory since 2010. Lost inventory can result from building demolition or conversion to another use/product types.

Table 26
Retail Inventory Trends, 2010-2017

Description	2010	2011	2012	2013	2014	2015	2016	2017	2010-2017		
									Total	Ann. #	Ann. %
Inventory (sq. ft.)											
Downtown	552,050	552,050	552,050	552,050	549,556	549,556	549,556	549,556	-2,494	-356	-0.1%
Parker	3,914,266	3,917,276	3,936,117	3,936,117	3,933,623	4,087,496	4,168,661	4,192,565	278,299	39,757	1.0%
Castle Rock	3,513,472	3,541,716	3,559,048	3,601,415	3,606,360	3,617,030	3,824,764	4,195,582	682,110	97,444	2.6%
Lone Tree	3,511,106	3,511,106	3,511,106	3,627,135	3,627,135	3,627,135	3,639,750	3,648,195	137,089	19,584	0.5%
Douglas County	16,299,516	16,244,623	16,312,529	16,510,925	16,546,389	16,737,640	17,211,826	17,644,043	1,344,527	192,075	1.1%
Denver Metro	38,533,274	38,666,374	38,726,760	38,905,035	38,935,504	39,090,172	39,232,607	39,690,186	1,156,912	165,273	0.4%

Source: CoStar; Economic & Planning Systems

Deliveries

Since 2010, there have been 325,520 square feet of retail space delivered to Parker – an average of 40,690 square feet per year, as shown in **Table 27**. Over that same time period, there have been 7,562 square feet of retail delivered to Downtown Parker, an average of 945 square feet per year. (A reduction of inventory but growth in deliveries can result from demolitions or conversions to another retail type.)

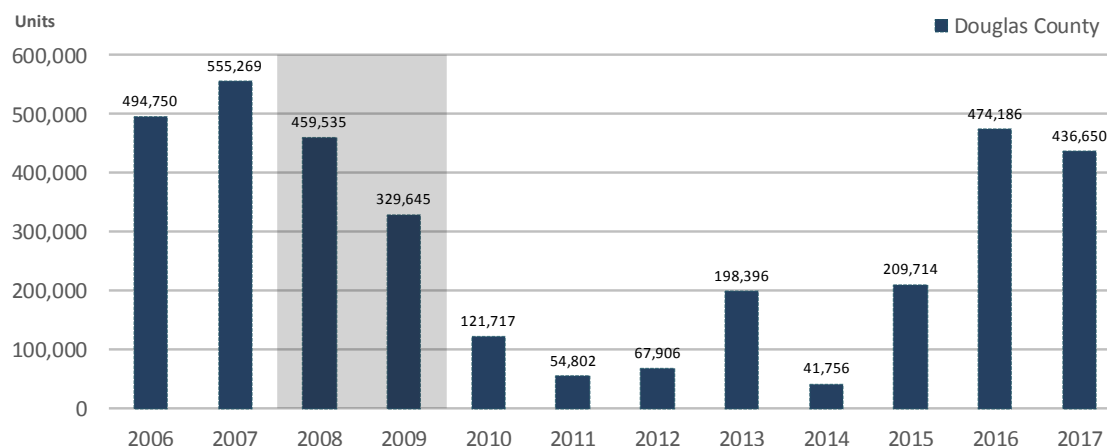
Table 27
Retail Delivery Trends, 2010-2017

Description	2010	2011	2012	2013	2014	2015	2016	2017	2010-2017	
									Total	Average
Deliveries (sq. ft.)										
Downtown	3,764	0	0	0	3,798	0	0	0	7,562	945
Parker	22,466	3,010	18,841	0	3,798	172,336	81,165	23,904	325,520	40,690
Castle Rock	4,318	28,244	17,332	42,367	4,945	10,670	207,734	370,818	686,428	85,804
Lone Tree	49,433	0	0	116,029	0	0	12,615	8,445	186,522	23,315
Douglas County	121,717	54,802	67,906	198,396	41,756	209,714	474,186	436,650	1,605,127	200,641
Denver Metro	26,291	160,070	211,135	292,184	110,965	252,546	228,462	562,797	1,844,450	230,556

Source: CoStar; Economic & Planning Systems

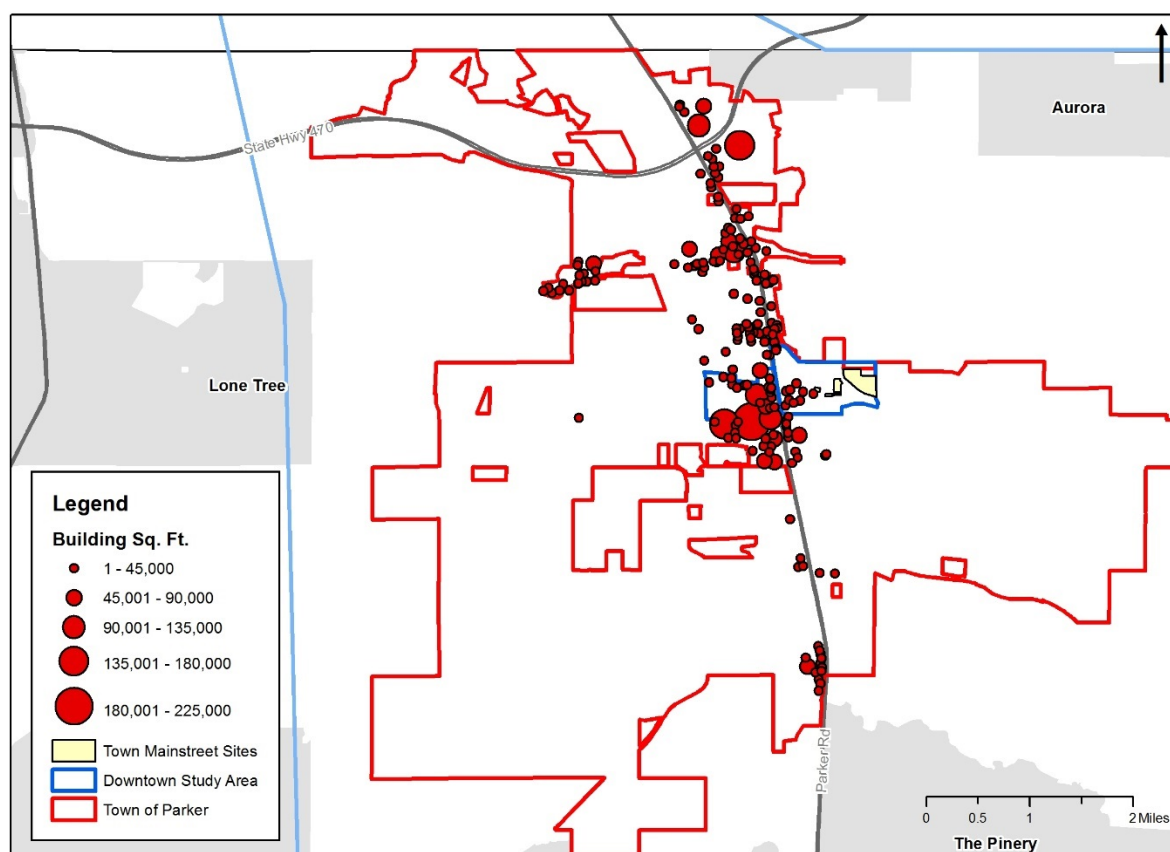
Figure 35 shows the retail deliveries in Douglas County since 2000. The figure reveals that drop off retail development after the Great Recession in 2008/2009. However, the retail market in Douglas County has largely recovered, with retail deliveries returning to pre-recession levels.

Figure 35
Retail Deliveries, 2006-2017



Source: CoStar; Economic & Planning Systems

Figure 36
Retail Deliveries by Size, 2006-2018



Rental Rates

Retail rental rates in the Denver Metro Area have grown from approximately \$15.00 in 2010 to \$21.50 in 2017, a rate of increase of 5.3 percent per year, as shown in **Table 28**. Average rental rates in Douglas County are slightly higher than those in the Denver Metro Area; however, rates in Douglas County have grown at a slower rate at 3.5 percent per year.

In 2017, rental rates in Parker averaged \$20.83 – below those of Douglas County and the Denver Metro Area. The Town has, however, seen similar growth rates to that of the Denver Metro Area with rents increase an average of 5.2 percent a year. Downtown Parker rents, however, are significantly below those of the rest of Parker and Douglas County at \$15.82. This may be due to the fact that similar to office smaller, more local tenants typically look for lower rent rates.

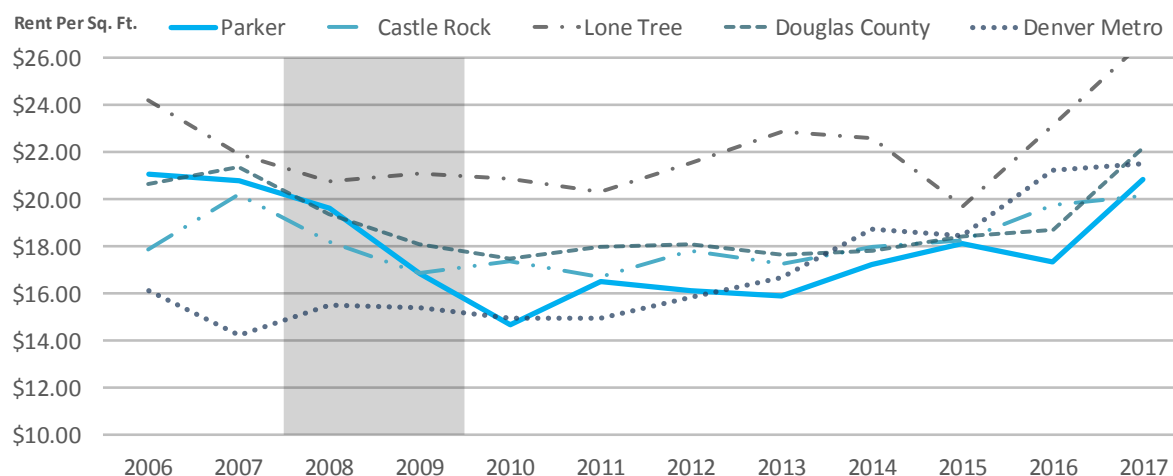
Table 28
Retail Average Rental Rate Trends, 2010-2017

Description	2010	2011	2012	2013	2014	2015	2016	2017	2010-2017		
									Total	Ann. #	Ann. %
Rent Per Sq. Ft.											
Downtown	\$11.50	\$17.60	\$16.85	\$14.59	\$14.83	\$15.47	\$15.65	\$15.82	\$4.32	\$0.62	4.7%
Parker	\$14.65	\$16.53	\$16.12	\$15.91	\$17.26	\$18.15	\$17.33	\$20.83	\$6.18	\$0.88	5.2%
Castle Rock	\$17.35	\$16.70	\$17.83	\$17.28	\$17.99	\$18.26	\$19.79	\$20.18	\$2.83	\$0.40	2.2%
Lone Tree	\$20.89	\$20.34	\$21.53	\$22.89	\$22.60	\$19.72	\$23.15	\$26.71	\$5.82	\$0.83	3.6%
Douglas County	\$17.49	\$17.96	\$18.10	\$17.67	\$17.81	\$18.44	\$18.73	\$22.23	\$4.74	\$0.68	3.5%
Denver Metro	\$14.98	\$14.97	\$15.85	\$16.67	\$18.72	\$18.46	\$21.22	\$21.54	\$6.56	\$0.94	5.3%

Source: CoStar; Economic & Planning Systems

Rental rates in communities in Douglas County have largely just returned to their pre-Great Recession rental rates, whereas the Denver Metro Area has surpassed its pre-recession rates, as shown in **Figure 37**.

Figure 37
Retail Average Rental Rates, 2006-2017



Source: CoStar; Economic & Planning Systems

Vacancy

Vacancy rates in Parker have dropped from 12.2 percent in 2010 to 4.7 percent in 2017. Rates are slightly higher in Downtown Parker, dropping from 10.3 percent to 6.4 percent over that same time period. In comparison to Parker, Douglas County has retail vacancy of 3.1 percent and the Denver Metro Area has a vacancy rate of 3.3 percent. Retail vacancy rates between 5 to 10 percent are generally suggestive of a healthy market—with vacancy rates below 5 percent suggesting that additional space may be supportable.

Table 29
Retail Vacancy Rate Trends, 2010-2017

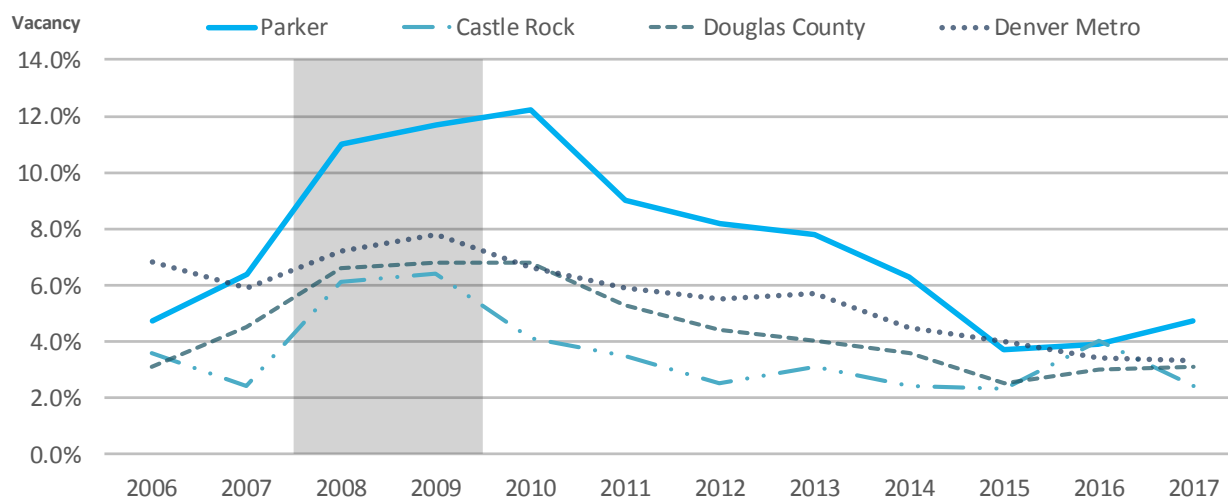
Description	2010	2011	2012	2013	2014	2015	2016	2017	2010-2017		
									Total	Ann. #	Ann. %
Vacancy											
Downtown	10.3%	8.9%	9.8%	12.6%	12.7%	11.4%	10.1%	6.4%	-3.9%	-0.6%	-6.6%
Parker	12.2%	9.0%	8.2%	7.8%	6.3%	3.7%	3.9%	4.7%	-7.5%	-1.1%	-12.7%
Castle Rock	4.1%	3.5%	2.5%	3.1%	2.4%	2.3%	4.0%	2.4%	-1.7%	-0.2%	-7.4%
Lone Tree	3.3%	3.5%	3.0%	2.4%	2.7%	1.4%	2.1%	3.0%	-0.3%	0.0%	-1.4%
Douglas County	6.8%	5.3%	4.4%	4.0%	3.6%	2.5%	3.0%	3.1%	-3.7%	-0.5%	-10.6%
Denver Metro	6.6%	5.9%	5.5%	5.7%	4.5%	4.0%	3.4%	3.3%	-3.3%	-0.5%	-9.4%

Source: CoStar; Economic & Planning Systems

H:\183009-Parker URA Market Study\Data\183009-CoStar Retail.xlsx\T-V Vacancy

Figure 38 illustrates the change of vacancy rates since 2006. Vacancy rates in Parker increased during the Great Recession, reaching a high of over 12 percent. This peak vacancy rate was over 4 percent higher than the peak of the Denver Metro Area. Over the last eight years, vacancy rates in Parker have returned to pre-recession levels. While still slightly higher than the other geographies included in this analysis, rates in Parker are below 5 percent, which is suggestive of a healthy if not slightly constrained market.

Figure 38
Retail Average Vacancy Rates, 2006-2017



Source: CoStar; Economic & Planning Systems

Absorption

Since 2010, Parker has averaged 194,000 of absorbed square feet per year, as shown in **Table 30**. The absorption in Parker over the last eight years is comparable to Castle Rock, even though Castle Rock has delivered more than double the square footage of retail over this time period. The comparable absorption rate reflects the drop in vacancy rate in Parker. Downtown Parker has averaged 31,500 square of absorption since 2010.

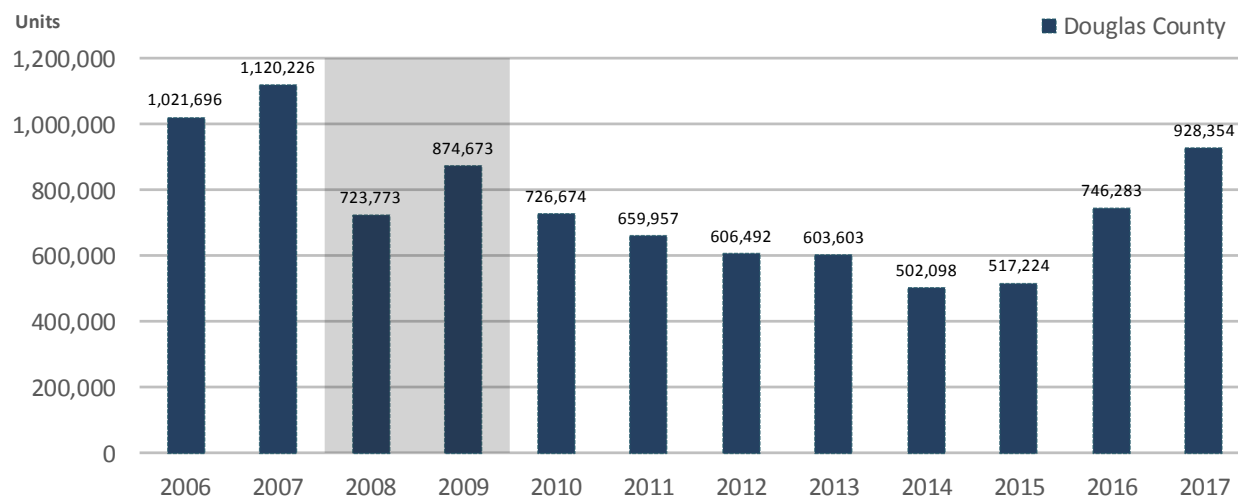
Table 30
Retail Absorption Trends, 2010-2017

Description	2010	2011	2012	2013	2014	2015	2016	2017	2010-2017	
									Total	Average
Absorption (sq. ft.)										
Downtown	64,973	27,363	19,196	17,024	34,906	26,352	16,660	45,718	252,192	31,524
Parker	166,303	268,334	181,966	122,488	192,308	254,369	203,908	163,584	1,553,260	194,158
Castle Rock	181,850	153,440	129,873	153,628	162,440	78,413	194,098	573,759	1,627,501	203,438
Lone Tree	166,826	111,297	69,186	171,514	15,510	80,481	74,480	33,603	722,897	90,362
Douglas County	726,674	659,957	606,492	603,603	502,098	517,224	746,283	928,354	5,290,685	661,336
Denver Metro	1,576,588	1,599,092	1,478,712	1,624,084	1,478,912	1,164,321	1,693,011	1,857,348	12,472,068	1,559,009

Source: CoStar; Economic & Planning Systems

Figure 39 illustrates the absorption in Douglas County since 2006. After dipping in and after the great recession, retail absorption in Douglas County has increased steadily since 2014. It has not, however, returned to its pre-recession high in 2007.

Figure 39
Retail Absorption, 2006-2017



Source: CoStar; Economic & Planning Systems

Table 31
Retail Development Trend Summary, 2006-2017

Description	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2006-2017		
													Total	Ann. #	Ann. %
Inventory - Sq. Ft.															
Downtown	511,673	511,673	551,708	551,708	552,050	552,050	552,050	552,050	549,556	549,556	549,556	549,556	37,883	3,444	0.7%
Parker	3,266,647	3,541,453	3,873,782	3,895,222	3,914,266	3,917,276	3,936,117	3,936,117	3,933,623	4,087,496	4,168,661	4,192,565	925,918	459	2.3%
Castle Rock	3,220,842	3,465,761	3,495,932	3,509,154	3,513,472	3,541,716	3,559,048	3,601,415	3,606,360	3,617,030	3,824,764	4,195,582	974,740	483	2.4%
Lone Tree	3,389,339	3,400,429	3,405,985	3,461,673	3,511,106	3,511,106	3,511,106	3,627,135	3,627,135	3,627,135	3,639,750	3,648,195	258,856	128	0.7%
Douglas County	14,836,772	15,392,041	15,851,576	16,181,221	16,299,516	16,244,623	16,312,529	16,510,925	16,546,389	16,737,640	17,211,826	17,644,043	2,807,271	1,392	1.6%
Denver Metro	37,897,595	38,133,651	38,405,368	38,506,983	38,533,274	38,666,374	38,726,760	38,905,035	38,935,504	39,090,172	39,232,607	39,690,186	1,792,591	889	0.4%
Rent Per Sq. Ft. (NNN)															
Downtown	\$20.28	\$20.11	\$23.35	\$14.02	\$11.50	\$17.60	\$16.85	\$14.59	\$14.83	\$15.47	\$15.65	\$15.82	-4	0	-2.2%
Parker	\$21.10	\$20.82	\$19.61	\$16.87	\$14.65	\$16.53	\$16.12	\$15.91	\$17.26	\$18.15	\$17.33	\$20.83	-\$0.27	\$0.00	-0.1%
Castle Rock	\$17.86	\$20.19	\$18.20	\$16.90	\$17.35	\$16.70	\$17.83	\$17.28	\$17.99	\$18.26	\$19.79	\$20.18	\$2.32	\$0.00	1.1%
Lone Tree	\$24.24	\$21.95	\$20.78	\$21.08	\$20.89	\$20.34	\$21.53	\$22.89	\$22.60	\$19.72	\$23.15	\$26.71	\$2.47	\$0.00	0.9%
Douglas County	\$20.67	\$21.40	\$19.37	\$18.07	\$17.49	\$17.96	\$18.10	\$17.67	\$17.81	\$18.44	\$18.73	\$22.23	\$1.56	\$0.00	0.7%
Denver Metro	\$16.10	\$14.23	\$15.52	\$15.41	\$14.98	\$14.97	\$15.85	\$16.67	\$18.72	\$18.46	\$21.22	\$21.54	\$5.44	\$0.00	2.7%
Vacancy															
Downtown	4.3%	2.9%	7.9%	11.8%	10.3%	8.9%	9.8%	12.6%	12.7%	11.4%	10.1%	6.4%	\$0.02	\$0.00	3.7%
Parker	4.7%	6.4%	11.0%	11.7%	12.2%	9.0%	8.2%	7.8%	6.3%	3.7%	3.9%	4.7%	0.0%	0.0%	0.0%
Castle Rock	3.6%	2.4%	6.1%	6.4%	4.1%	3.5%	2.5%	3.1%	2.4%	2.3%	4.0%	2.4%	-1.2%	0.0%	-3.6%
Lone Tree	0.9%	7.0%	4.6%	4.7%	3.3%	3.5%	3.0%	2.4%	2.7%	1.4%	2.1%	3.0%	2.1%	0.0%	11.6%
Douglas County	3.1%	4.5%	6.6%	6.8%	6.8%	5.3%	4.4%	4.0%	3.6%	2.5%	3.0%	3.1%	0.0%	0.0%	0.0%
Denver Metro	6.8%	5.9%	7.2%	7.8%	6.6%	5.9%	5.5%	5.7%	4.5%	4.0%	3.4%	3.3%	-3.5%	0.0%	-6.4%
Deliveries													Total	Avg.	
Downtown	0	0	40,035	0	3,764	0	0	0	3,798	0	0	0	47,597	3,966	
Parker	212,921	274,806	332,329	21,440	22,466	3,010	18,841	0	3,798	172,336	81,165	23,904	1,167,016	97,251	
Castle Rock	76,807	244,919	30,171	13,222	4,318	28,244	17,332	42,367	4,945	10,670	207,734	370,818	1,051,547	87,629	
Lone Tree	85,031	11,090	5,556	55,688	49,433	0	0	116,029	0	0	12,615	8,445	343,887	28,657	
Douglas County	494,750	555,269	459,535	329,645	121,717	54,802	67,906	198,396	41,756	209,714	474,186	436,650	3,444,326	287,027	
Denver Metro	950,441	318,637	312,632	120,877	26,291	160,070	211,135	292,184	110,965	252,546	228,462	562,797	3,547,037	295,586	
Absorption - Sq. Ft.															
Downtown	2,700	30,269	36,572	14,510	64,973	27,363	19,196	17,024	34,906	26,352	16,660	45,718	336,243	28,020	
Parker	324,399	404,118	363,725	99,541	166,303	268,334	181,966	122,488	192,308	254,369	203,908	163,584	2,745,043	228,754	
Castle Rock	366,315	391,525	123,260	184,806	181,850	153,440	129,873	153,628	162,440	78,413	194,098	573,759	2,693,407	224,451	
Lone Tree	93,836	69,728	53,872	109,494	166,826	111,297	69,186	171,514	15,510	80,481	74,480	33,603	1,049,827	87,486	
Douglas County	1,021,696	1,120,226	723,773	874,673	726,674	659,957	606,492	603,603	502,098	517,224	746,283	928,354	9,031,053	752,588	
Denver Metro	2,154,113	2,047,775	1,465,499	1,246,860	1,576,588	1,599,092	1,478,712	1,624,084	1,478,912	1,164,321	1,693,011	1,857,348	19,386,315	1,615,526	

Source: CoStar; Economic & Planning Systems

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Current Conditions

Retail Inventory

Descriptions of existing retail Downtown are included in **Table 32**, and the locations of each retail establishment along with a corresponding identification number are shown in **Figure 40**. Retail along Mainstreet tends to be service retail like dry cleaners and salons as well as restaurants and other food and eating establishments. Brokers and developers interviewed noted a need and desire for more restaurants and bars.

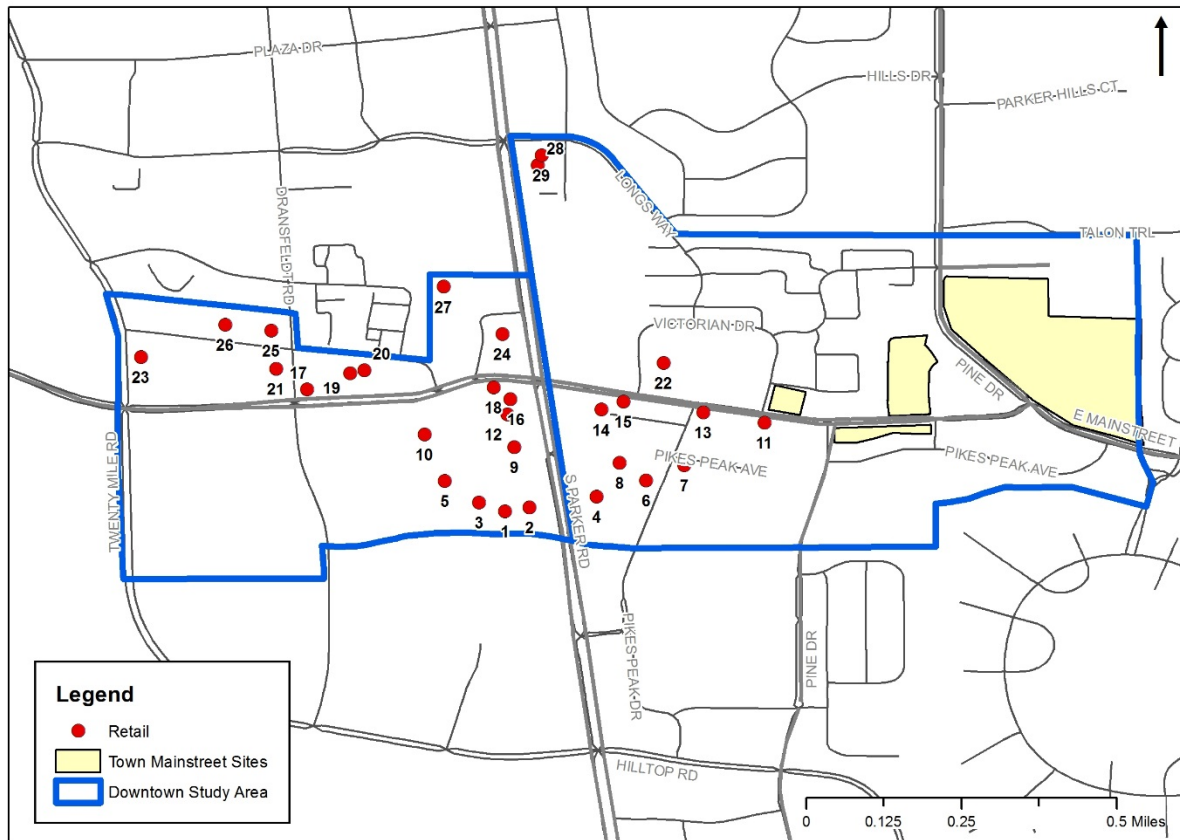
Table 32
Downtown Parker Retail Inventory

ID	Description	Address	Year	Size sq. ft.	Example Tenants
1	Public Service Credit Union	11061 S Parker Rd	1983	6,560	Bank
2	Grease Monkey	11071 S Parker Rd	1995	2,360	Car Service
3	Safeway	11051 S Parker Rd	1994	61,810	Grocery
4	Dollar Tree	11000 S Parker Rd	1984	44,801	Retail Store
5	Parker Safeway Center	10911-10981 S Parker Rd	1995	25,558	Restaurant; Beauty Supplies; Craft Store
6	Parker Depot	11027 S Pikes Peak Dr	1996	7,800	Dentist; Treatment Center; Travel Agency
7	Victorian Peaks	11020 S Pikes Peak Dr	2008	40,035	Restaurant
8	Parker Center-Bldg A	10940-10970 S Parker Rd	1984	22,480	Mailing Services; Liquor Store; Jewelers; Clothing Store
9	1st Bank	10961 S Parker Rd	1998	4,712	Bank
10	Hobby Lobby/Big Lots	10901 S Parker Rd	1994	96,001	Craft Store
11	Mainstreet Style	19690 E Main St	1921	1,439	Beauty Salon; Massage Therapy
12	KeyBank	10951 S Parker Rd	2010	3,764	Bank
13	Music on Main	19600 E Main St	1983	3,156	Music School
14	Parker Center- Bldg B	10920 S Parker Rd	1984	10,000	Ice Cream Shop, Restaurant; Nail Salon; Cruise Agency
15	Parker Garage	19420 E Mainstreet	1977	4,010	Restaurant
16	Gas/Convenience	19220 E Main St	1987	2,666	Gas Station
17	Twenty Mile Station I	18701 E Mainstreet	2000	4,917	Restaurant
18	Kneaders	19190 E Mainstreet	2014	3,798	Bakery; Café
19	Strip Retail	18901 E Mainstreet	1999	14,873	Dry Cleaner; Restaurant; Tanning Salon; Chiropractor
20	Strip Retail	18951 E Mainstreet	2002	14,770	Restaurant; Gym; Tattoo and Piercing Shop
21	Twenty Mile Village	18671 E Main St	2002	9,915	Resaurant; Beauty Salon; Gym
22	Parker Montessori	10750 Victorian Dr	1999	11,446	Day Care
23	Twenty Mile Mercantile	18551 E Mainstreet	2005	24,972	Café
24	Taco Bell	10832 S Crossroads Dr	1985	2,042	Fast Food
25	Medical Office	18695 Stage Run Rd	2003	3,584	Dentist
26	Twenty Mile Stadium Theater	18625 E Stage Run Rd	2002	32,142	Movie Theater
27	Parker Crossroads	10841 S Crossroads Dr	1984	47,637	Restaurant; Salon; Chiropractor; Auto Repair
28	Papa John's Pizza	10641 S Park Glenn Way	1999	1,641	Restaurant
29	Car Dealer	10672 S Parker Rd	1997	2,324	Car and Truck Dealership

Source: CoStar; Economic & Planning Systems

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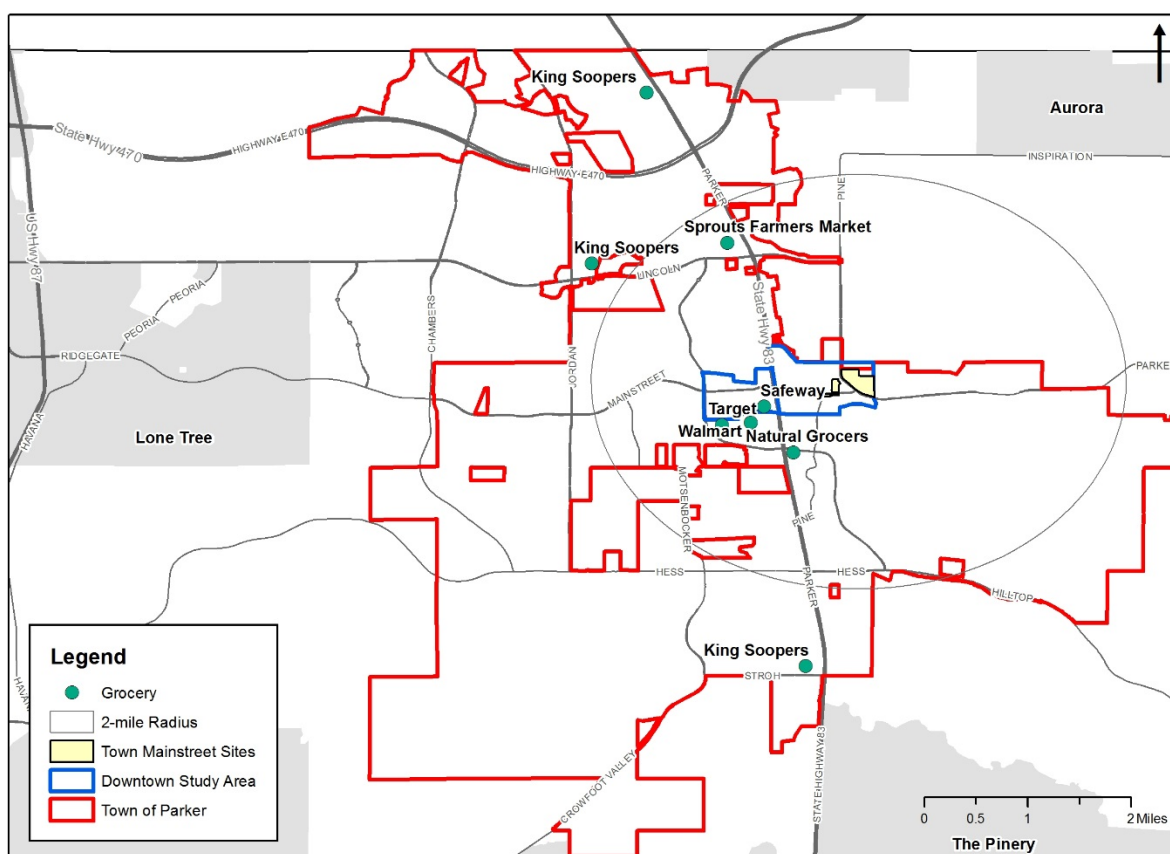
Figure 40
Downtown Parker Retail Inventory



Grocery Stores

There are currently four grocery stores within a two mile radius of Downtown Parker, as shown in **Figure 41**. A two-mile radius is generally considered as the primary trade area for a grocery store in a suburban setting. The map illustrates that Downtown is well served by a variety of both medium and large format stores. Medium format stores include two natural grocers (Sprouts and Natural Grocers). The larger format stores include Walmart and Safeway. There are three King Soopers in Parker, located north on Parker Road, west on Lincoln, and south of the Downtown trade area on Strohm. In addition, the grocery stores in Parker tend to be located directly off or are highly visible from Parker Road or another large arterial.

Figure 41
Map of Existing Grocery Stores



Future Conditions

Demand Estimate

EPS developed a high level retail demand estimates for Downtown. These estimates are based on household growth projections for the retail trade area, and then Downtown capture rate assumptions tailored to specific store types. A summary of the demand estimates for Downtown retail are shown in **Table 33**. EPS estimates that over the next 10 years Downtown will be able to support approximately: 56,000 square feet of convenience goods, including a 40,000 square foot grocery stores; 31,000 square feet of shopper's goods, which includes specialty retail; and 44,000 square feet of eating and drinking.

- **Grocery Stores:** As a frame of reference, a 40,000 square foot grocery store is larger than the medium format stores like Sprouts or Natural Grocers, but smaller than a large format grocer like King Soopers and Safeway, as shown in **Table 34**. While there may be enough demand for a larger grocery store Downtown, brokers and developers emphasized that in suburban settings, medium grocery stores are looking for high visibility at the corners of more arterial roads. Specific brands of grocers are also looking to avoid cannibalization with their stores in close proximity. There happen to be a number of medium format stores within a two-mile radius, which may make developing more difficult, as shown in **Figure 41**.
- **Eating and Drinking:** Restaurants range from 2,000 to 3,000 square feet on the smaller end and up to 8,000 square feet on the larger end, depending on the type. Based on these sizes, the 44,000 square feet of estimated supportable square feet over the next ten years is the equivalent to approximately 10 to 15 restaurants, depending on the mix.

Table 33
Downtown Retail Demand Estimates

Description	Downtown Demand (Sq. Ft.)			
	2017-2019	2020-2022	2023-2028	Total
Convenience Goods				
Supermarkets and Specialty Grocery Stores	3,700	17,820	21,520	43,040
Convenience Stores (incl. Gas Stations)	285	1,360	1,645	3,290
Beer, Wine, & Liquor Stores	360	1,730	2,090	4,180
Health and Personal Care	500	2,395	2,890	5,785
Total Convenience Goods	4,845	23,305	28,145	56,295
Shopper's Goods				
Clothing & Accessories	775	3,720	4,490	8,985
Furniture & Home Furnishings	730	3,510	4,240	8,480
Electronics & Appliances	0	0	0	0
Sporting Goods, Hobby, Book, & Music Stores	465	2,235	2,700	5,400
Miscellaneous Retail	660	3,185	3,845	7,690
Subtotal	2,630	12,650	15,275	30,555
Eating and Drinking	3,820	18,370	22,190	44,380
Total	11,295	54,325	65,610	131,230

Source: 2007 Census of Retail Trade, Economic & Planning Systems

Table 34
Grocery Store Formats

Type	Description
Small 	• Size: 5,000 – 10,000 sq. ft. • Examples: Tony's Market; Marczyk • Supportable Downtown: Yes • Time Range: Short to Medium • Already in Service Area: No
Medium 	• Size: 12,000 – 30,000 sq. ft. • Examples: Sprouts; Lucky's; Natural Grocers; Trader Joe's • Supportable Downtown: Yes • Time Range: Short to Medium • Already in Service Area: Yes
Large 	• Size: >50,000 sq. ft. • Examples: King Soopers; Safeway • Downtown Feasibility: No • Time Range: NA • Already in Service Area: Yes • Notes: Need more visible corner and higher traffic flows

Project Pipeline

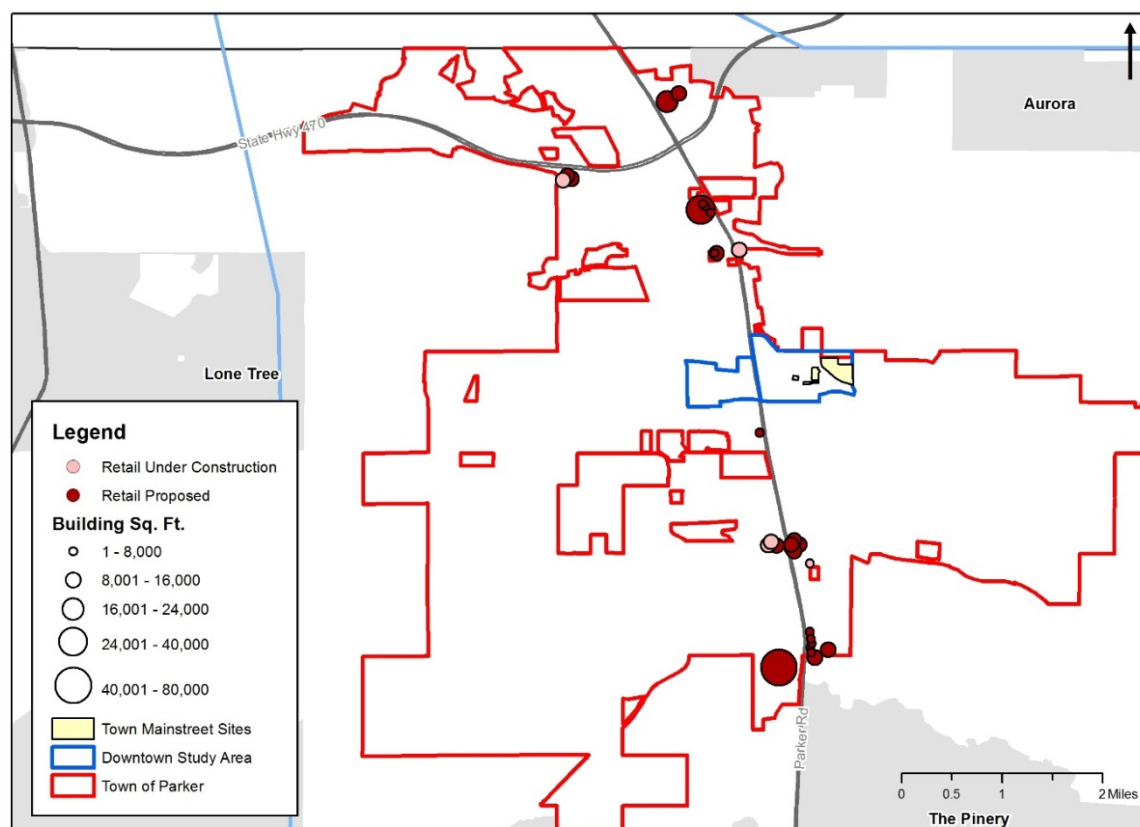
There are five retail projects currently under construction in Parker for a total of 54,637 square feet, and 25 proposed retail projects for a total of 319,266 square feet, as shown in **Table 35**. None of these projects are in the Downtown, as shown in **Figure 42**.

Table 35
Parker Retail Project Pipeline

Retail Center	Buildings	Address	Proposed	Size sq. ft.
Under Construction				
Country Meadows Square	2	19523 Hess Rd	2018	24,114
Other Retail	3	NA	NA	30,523
Subtotal	5			54,637
Proposed				
Country Meadows Square	1	19523 Hess Rd	2018	11,414
Jordan Commons	1	SE Jordan Rd	2018	9,287
Parker Hilltop Town Square	1	11265 Pikes Peak Dr	2012	6,500
South Parker Shops	1	Parker Rd & Hess Rd	2019	11,886
Pine Bluffs Plaza	4	Parker & Hess Rd	2019	44,735
Reata West	1	7074 Stroh Rd	2019	80,000
Other Retail	16	NA	NA	155,444
Subtotal	25			319,266
TOTAL				638,532

Source: CoStar; Economic & Planning Systems

Figure 42
Retail Project Pipeline Locations



Catalyst/Precedent Projects

Multiple brokers interviewed suggested retail/restaurant clusters as a way to both attract local and regional customers, create an amenity for current residents, and catalyze further development. This section reviews a number of different retail/restaurant clusters in the Denver Metro Area. In these developments, it is important to have a good “curated” mix of local retail and restaurants. For many of these development, the restaurants were second locations to already successful local restaurants or new locations for a locally unique restaurants with several metro area locations. It is also important to incorporate open space into these clusters.

Eastbridge Town Center | Stapleton Denver, CO

Eastbridge Town Center is 30,000 square foot cluster of boutique restaurants and service businesses built around a central plaza adjacent to the new Eastbridge King Soopers in the eastern portion of Denver’s Stapleton neighborhood. These 100 percent locally owned businesses were selected and recruited to provide unique community-oriented retail opportunities and an alternative to chain retail centers. The current restaurants that are open include:

Figure 43
Site Plan of Retail Establishments in Eastbridge Town Center



- **Cattivella Wood Fired Italian** – This new restaurant by Denver chef Elise Wiggins serves a wood-fired Italian grill menu. Chef/owner Wiggins, a Stapleton resident, was formerly executive chef at Panzano’s in downtown Denver. The chef’s counter seats 26 along with 74 additional interior seats and 100 seats on the wraparound patio with mountain views. The open kitchen also provides the setting for the successful cooking classes that are offered.
- **Concourse Restaurant Moderne** - This is the third restaurant opened by Chef/Owner Lon Symensma who previously opened two Southeast Asian concept restaurants, ChoLon in downtown Denver, and Cho77 on South Broadway in Denver. Chef Symensma partnered with Executive Chef Luke Bergman, with whom he worked in New York City, to create a restaurant showcasing seasonally focused American cuisine.
- **Next Door American Eatery** - The Boulder-based Kitchen Restaurant Group founded in 2004 by Hugo Matheson and Kimbal Musk, has five full service farm-to-table bistros in Boulder, Denver, Chicago, Fort Collins and Memphis. The Kitchen Next Store is a casual

offshoot of The Kitchen with 3,500 square foot restaurants and about 100 seats featuring fresh salads, sandwiches, burgers, and bowls. There are currently five locations for this more casual oriented format including Stapleton and Boulder, Glendale, Union Station Denver, and Memphis, Tennessee.

- **HashTag** – Hashtag is a 2,500 square foot 85 seat restaurant opened by chef Troy Guard of TAG Restaurant Group. TAG Restaurant in Larimer Square features Asian American fusion fare. The Stapleton breakfast and lunch-oriented menu features unique offerings including lamb neck benedict, ricotta quinoa pancakes, and a variety of unique hashes.
- **Los Chingones** - Los Chingones is the third location of this upscale Mexican restaurant concept by Chef/Owner Troy Guard of TAG Restaurant Group. The first Los Chingones opened in 2013 in LoDo's Ballpark neighborhood and a second location opened in the Denver Tech Center in 2015.
- **The Constellation** – A second location by the Little Man Ice Cream Company, The Constellation Ice Cream shop features handmade ice cream, sorbet, vegan ice cream, and other novelty goodies. In an attempt to pay homage to the old Stapleton Airport, the shop itself will be a real-life replica of a Lockheed Constellation commuter jet wing.

Although restaurants account for more than 60 percent of the space, the Town Center also has five retail and service businesses including Wild Flowers (gift and garden), Endorphin (fitness and Yoga), Pilates Evolution, and Polished (a hair and nail studio).

Eastbridge Town Center was developed by a partnership between Evergreen Development, a mainstream retail developer, and City Street Ventures (CSV), a developer of unique infill restaurant dominated projects. CSV met with Forest City Stapleton (FCS), the master developer of Stapleton, who was interested in responding to the community's desire for more locally unique retail and dining options. The triangle parcel across from King Soopers was already under contract to Evergreen. There was another parcel across MLK Boulevard available for additional retail development. Evergreen and CSV decided to partner on the project with Evergreen developing more traditional ancillary retail space leased to national credit retailers on the north rectangular parcel and CSV developing their Town Center project on the triangle plaza site.

The project cost more to build including the extensive plaza space, as well as additional tenant improvements (TIs) and marketing costs. CSV held focus groups to find out what the neighborhood wanted. The development concept was to enhance the neighborhood, provide placemaking, but also build something cool enough to attract others to come. A unique aspect of the project is that all of the restaurateurs either lived in Stapleton or had some other business ties to the community.

FCS provided some additional financial assistance by paying for some of the infrastructure costs including plazas, lights and sidewalks. They also provided the land at below market at about \$10 per square foot. The partnership allowed for some cross subsidy of the national retailers site and the locally oriented plaza development. The retail rents are up to \$35 per square foot. The developer indicated that land values and rents would likely need to be lower in Parker due to the lower density of the trade area.

**Exhibit 4
Eastbridge Towncenter**



Hangar 2 | Lowry Denver, CO



Hangar 2 is Lowry's Dining District, which was developed by Larimer Associates and Hartman Ely Investments as an urban renewal project. The development was designed by Semple Brown Design and includes a locally sourced indoor and outdoor venue. Hangar 2 was originally built and used for World War II pilot training and was vacant for more than 15 years. The Denver Urban Renewal Authority

approved a \$2 million developer reimbursement through TIF from property taxes. The redevelopment cost about \$21.7 million and includes 90,000 square feet of retail, office space, a storage facility, and a dining district (about 35,000 square feet).

Hangar 2 is a giant 80,000 square foot hangar that the historic preservation community wanted to preserve but it was an albatross with respect to finding a reuse. It was converted into a self-storage facility for the Lowry Community. As a result, there was a large parking lot in front of the hangar that was no longer needed for parking. Larimer Associates (principals from CSV) first built the Lowry Beer Garden as a placemaking project for the site.

Lowry Beer Garden – The outdoor garden area of over 4,500 square feet, including a covered pavilion can accommodate up to 350 guests. The Oktoberfest-style space offers 16 beers on tap and over 40 bottles or cans, all local Colorado craft beers. In addition, locally-made gourmet brats, sausages, pretzels, burgers, fries, and salads are served.



Two commercial buildings with additional restaurant and retail space were built that include the following tenants:

Café Mercato – Italian restaurant owned and managed by Giancarlo Macchiarella of Locanda del Borgo. The Southern Italian inspired restaurant features house-made pastas, sausages, gelato, and desserts. The restaurant sets itself apart through having a large, open kitchen and wine library.

Maui Wowi – One of over 450 retailers across the United States. Maui Wowi serves Hawaiian coffees, all-natural low-fat smoothies, and other Hawaiian products.

North Country – Local Baja Mexican restaurant featuring fresh, healthy seafood, which is flown in daily. Inspired by the coastal area North of San Diego, this Denver restaurant has traditional seafood, salads, fish and street tacos, along with margaritas and handcrafted cocktails. A unique feature is the spiked sodas made and bottled on location.

Rocket Ice Cream – An ice cream shop located underneath the Raygun Gothic Rocketship, which is a life-sized piece of art towering 50 feet high and weighs 20,000 pounds. The shop serves Little Man Ice Cream with 16 different flavors that change daily, including vegan and gluten-free options.

Woodgrain Bagels – The bagel shop will serve hand-rolled Montreal-style bagels and will be opening soon in Hanger 2.

Other Commercial– Base Fitness, Counsel Denver, Endorphin Lowry, Extra Space Storage, Jamie Harris, Laura Saye, Lowry Community Master Association, Modus Architecture, Monarch Property Services, Montessori Casa International, Pivotal Utility Management LLC, Rothschild Downes, and Studio 4D

Civic Center | Broomfield, CO

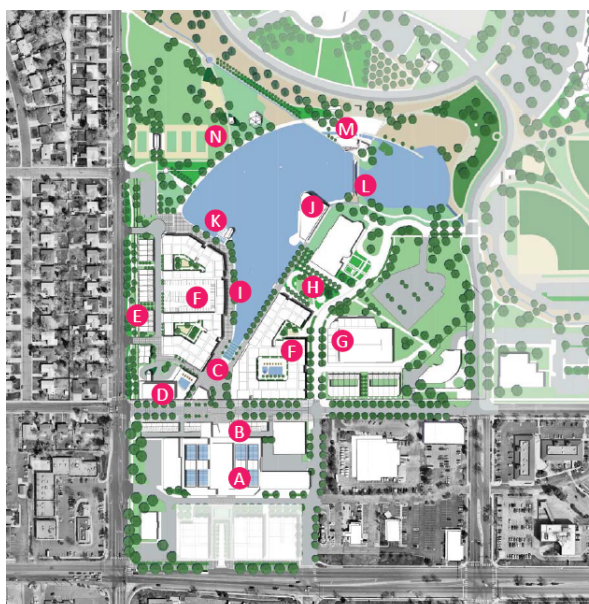


The City and County of Broomfield and the Broomfield Urban Renewal Authority (BURA) have engaged Urban Neighborhoods and City Street Ventures to plan for and implement the development of the Civic Center project. The City has a goal to create a civic and retail focal point that can attract destination specialty retail, dining, and entertainment uses. The development team has held four community focus sessions in 2017

and subsequently hired a design team to develop a concept plan. Financial feasibility analysis and negotiations on public financing will take place prior to completing a development agreement.

The site is 10.4 acres of vacant land plus there is a vacant Safeway on a 5.5-acre parcel. The project proposes a mixed-use development to integrate the City's Civic Center complex on the north with redevelopment of outmoded commercial space on the 120th Avenue corridor on the south. The conceptual plan contains an enlarged Community Park Pond wrapping around the Library and Auditorium towards First Avenue, extensive plaza and walk areas including outdoor dining, entertainment areas and public art, 50,000 square feet of retail and restaurant uses, 100 room boutique hotel, 22 row-houses, 365 housing units, 15,000 square feet of co-working space, and 10,000 square feet of community space. The retail space includes repurposing the former Safeway into a central market. This project will create a central area for community events, gatherings, shopping, and entertainment in Broomfield. A sketch plan is shown below.

Figure 44
Civic Center, Broomfield Site Map



- A** Central Market
- B** Broomfield Steps
- C** The Plaza
- D** Boutique Hotel
- E** Townhomes
- F** Mixed Use Retail / Office / Residential
- G** Artist / Maker / Residential
- H** The Lawn
- I** Lakeside Promenade
- J** Library Expansion
- K** Boathouse
- L** Weir Bridge
- M** New Amphitheatre
- N** North Shore

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Boulevard One | Lowry Denver, CO



Boulevard One is the redevelopment of a 70-acre site into a mixed-use, walkable neighborhood. There will be a variety of new residential including about 130 single-family homes, 250 rowhomes and attached homes, and 420 apartments. Additionally, there will be retail, offices, parks, and a community plaza within an easy walk. This will be a neighborhood to live, work,

and play in. Kelmore Development and Confluent Development are working together to establish a vibrant retail and office area in the corner of the development. Lucky's Market will be a large, grocery store anchor on the eight-acre site. There will be restaurants, services, entertainment venues, boutique shops, and offices within the 200,000 square feet of commercial space.

Lucky's Market – A local natural grocery store that originated in Boulder, Colorado. The store was established by two chefs to bring natural, high-quality food without a high price tag to the community. This will be the first Lucky's Market to be built outside of Boulder and will be 25,000 square feet. It is anticipated to open in late 2019.

Figure 45
Site Map of Boulevard One, Lowry



Key Findings

Findings in this section are based on market research and quantitative analysis. They also incorporate information from broker and developer interviews and, more generally, the perspective of the development community.

- Changing Nature of Retail and Importance of a Downtown Experience:** The retail industry has shifted greatly over the last 15 years, impacted by the growth of internet sales, declining brick and mortar store sales, retail chain consolidations, and demographic shifts and preferences. During this time, there has been a shift in spending patterns toward more experiences and experiential retail. This includes entertainment as well as dining out. As a result, there has been a re-emphasis on downtowns, and Parker has an opportunity to invest in specialty retail and restaurants that serves as amenities for the community but also adds to the experience of being in its downtown. This chapter has presented a number of precedent/catalyst project that provide examples of how the Town could invest in a downtown experience.
- Demand for Retail:** Retail market indicators suggest that Parker has largely recovered from the impacts of the Great Recession, and retail deliveries and rental rates have returned to pre-recession levels. Vacancy rates in the Town are also below 5 percent, indicating a potential need for new retail spaces. Based on historical trends, EPS estimates that the Downtown could capture approximately 130,000 square feet of retail over the next 10 years.
- Restaurants:** Retail demand estimates include 44,000 square feet of eating and drinking space, which is equivalent to approximately 10 to 15 new restaurants in the Downtown over the next 10 years, depending on size and type of restaurants. The demand estimate confirms information from broker and developer interviews that emphasized a need and desire for more restaurants and bars in Parker. Further, restaurants will be important to adding to the downtown experience.
- Grocery Stores:** Grocery stores are an important retail type in that they can help anchor neighborhood serving retail centers and catalyze development of ancillary space. EPS estimates that Downtown can capture approximately 43,000 square feet of grocery space over the next 10 years. This would support the attraction of a medium sized grocer or natural foods store like Lucky's, Natural Grocers, or Sprouts. While there may be enough demand for such a store, brokers and developers cautioned that in suburban settings, these grocery chains are looking for high visibility at the corners of more arterial roads. Specific brands of grocers are also look to avoid cannibalization of stores in close proximity.

In the shorter term, a smaller grocery store or market that could be built as part of a mixed-use development may be more feasible. In the medium to long term, the Town should look to attract a medium format grocery, preferably one that is a new entrée into the market. Incorporating this grocery store as part of a larger residential development may make the grocery more feasible.

- Restaurant Cluster as a Catalyst:** Multiple brokers interviews suggested the development of a retail and restaurant cluster featuring distinct local and regional businesses as a way to attract local and regional customers, create an amenity for current residents, and catalyze further development. This chapter reviews a number of different retail/restaurant clusters in the Denver Metro Area. In these developments, it is important to have a good "curated" mix

of local retail and restaurants. For many of these developments, the restaurants were second locations to already successful local restaurants or new locations for a locally unique restaurant with several metro area locations. It is also important to incorporate open space into these clusters.

7. HOSPITALITY DEVELOPMENT MARKET

This chapter reviews the hospitality market in Parker, focusing first on the potential for hospitality in the Downtown Study Area and the drivers of demand in such a setting. The chapter then reviews specific market trends impacting hotel demand, current and future conditions in Parker, and potential precedent or catalyst projects for the development sites.

Downtown Hospitality Market

A boutique hotel is the most appropriate hotel type for the Downtown Study Area. Most national chain hotels in a more suburban setting will locate with close proximity to and visibility from major road-way such as E-470, Lincoln Avenue, and South Parker Road. Proximity to interstates and larger arterial roads generate strong commercial demand for these types of hotels. The commercial demand segment primarily consists of person traveling for business Sunday/Monday through Thursday. A smaller percentage of this demand segment will choose to stay in a downtown setting; however, the majority will locate close or with easy access to larger employment centers. Demand for this segment will be driven by employment growth in the region. A large employment use locating in Downtown would help better generate this type of demand.

In contrast, a boutique hotel will generate the majority of its room nights from the visitor/leisure segment. Overall demand for this segment will be driven by local and regional attractions as well as by population growth in Parker. A boutique hotel group business from social functions like weddings, banquets, and reunions. Event and meeting space in the Pace Center and the Schoolhouse at Mainstreet could help drive this segment of the market. A boutique hotel on one of the development sites downtown could benefit in its proximity and potential partnerships with these spaces.

Finally, visitors choosing to stay in Downtown are looking for a more distinct experience than staying, for example, in a chain hotel off the interstate. Downtown historic core and its walkability will be advantageous in attracting these types of visitors. Investment in a mix of uses and new retail elements will help improve the Downtown experience and make it more attractive to a boutique hotel developer. A boutique hotel would also better fit into the scale and context of a downtown setting.

Table 36
Hospitality Demand Segments

Commercial	Leisure/Visitors	Meeting/Group
• Business traveler • Sunday/Monday to Thursday • Proximity to employers is critical • ~50% of overall demand	• Travelers visiting the area and its attractions • Visiting friends and family • Significant portion prefer "unique" product • ~35% of overall demand	• Corporate meetings and association activity • High level of service, available public space and accessible amenities • ~15% of overall demand

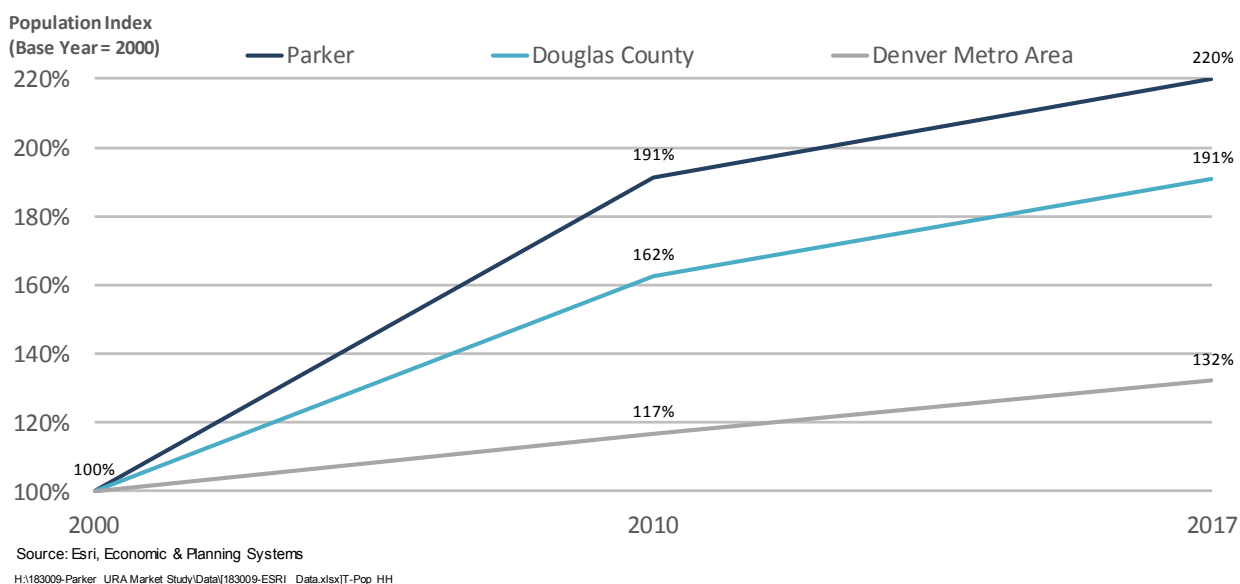
Local and Regional Trends

This section reviews local and regional trends impact demand in different hotel demand segments, including population, employment, visitation, and the visitor economy.

Population

Since 2000, the population of Parker has grown by 120 percent, faster than Douglas County and the Denver Metro Area, as shown in **Figure 46**. Increased population will help drive all demand segments, but especially the leisure/visitor segments as more friends and relative will look to visit Parker residents.

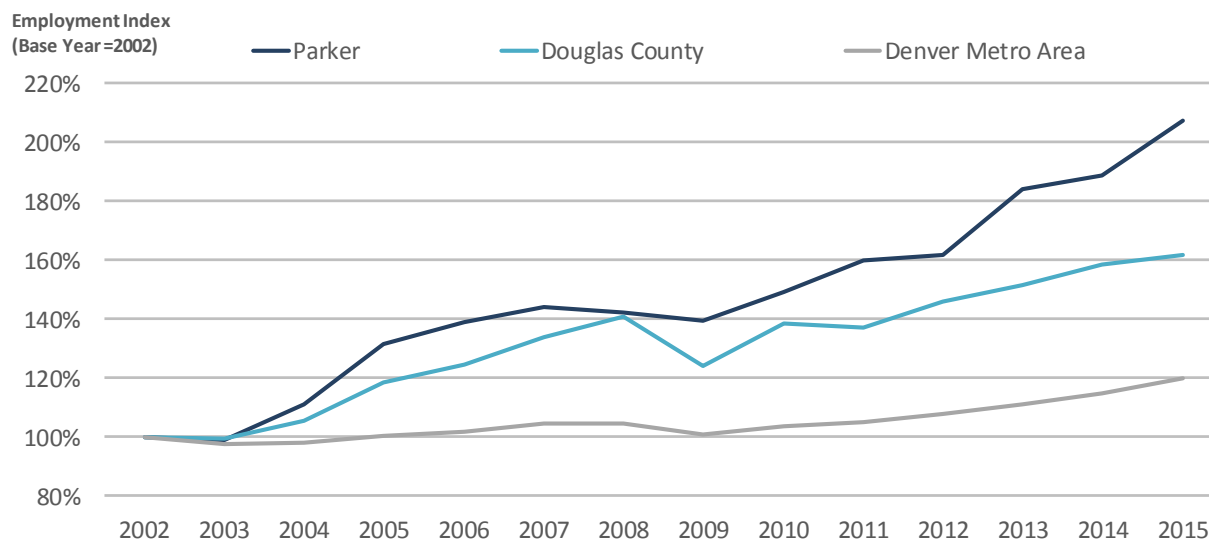
Figure 46
Population Level Index, 2000-2016



Employment

Since 2002, employment in Parker has increased over 100 percent, faster than Douglas County and the Denver Metro Area, as shown in **Figure 47**. Increase employment will increase commercial demand in Parker as well as the potential to increase meeting and group demand.

Figure 47
Employment Level Index, 2002-2015



Source: LEHD, Economic & Planning Systems

H:\183009-Parker URA Market Study\Data\183009- LEHD Data.xlsx\T-Employment Index

Visitors

One of the major drivers behind the State of Colorado's and Parker's visitor economy comes from the strength and number of overnight trips to the State. Since 2000, the number of total overnight trip has increased by 13 million trips at a rate of 2.7 percent per years, as shown in **Table 37**. The largest subset of visitation is the leisure group, which is also the fastest growing segment. Since 2000, the leisure group increased by a total of 11.9 million visits or by 55 percent, as shown in **Figure 48**. Average spending per overnight trip has also increased from \$255 in 2000 to \$385 in 2016, as shown in **Figure 49**. This represents an annual rate of growth of 2.6 percent per year.

Table 37
Overnight Trip and Average Spending Per Night to Colorado, 2000-2016

Description	2000	2005	2010	2016	2000-2016		
					Total	Ann. #	Ann. %
Overnight Trips							
Leisure	21,600,000	21,300,000	25,400,000	33,500,000	11,900,000	743,750	2.8%
Business	3,100,000	4,600,000	3,500,000	4,200,000	1,100,000	68,750	1.9%
Total	24,700,000	25,900,000	28,900,000	37,700,000	13,000,000	812,500	2.7%
Average Spending Per Night							
Leisure Trips	\$255	\$324	\$303	\$385	\$130	\$8	2.6%

Source: Longwoods International; Economic & Planning Systems

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Figure 48
Overnight Trips to Colorado Index, 2000-2016

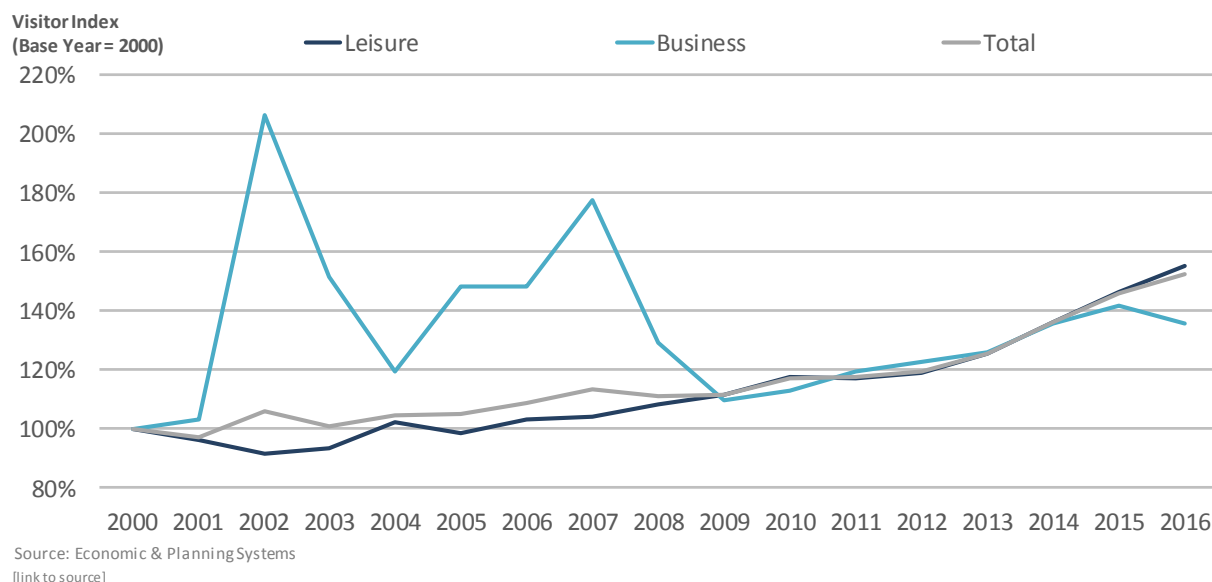


Figure 49
Average Overnight Spending per Leisure Trip, 2000-2016



Visitor Economy

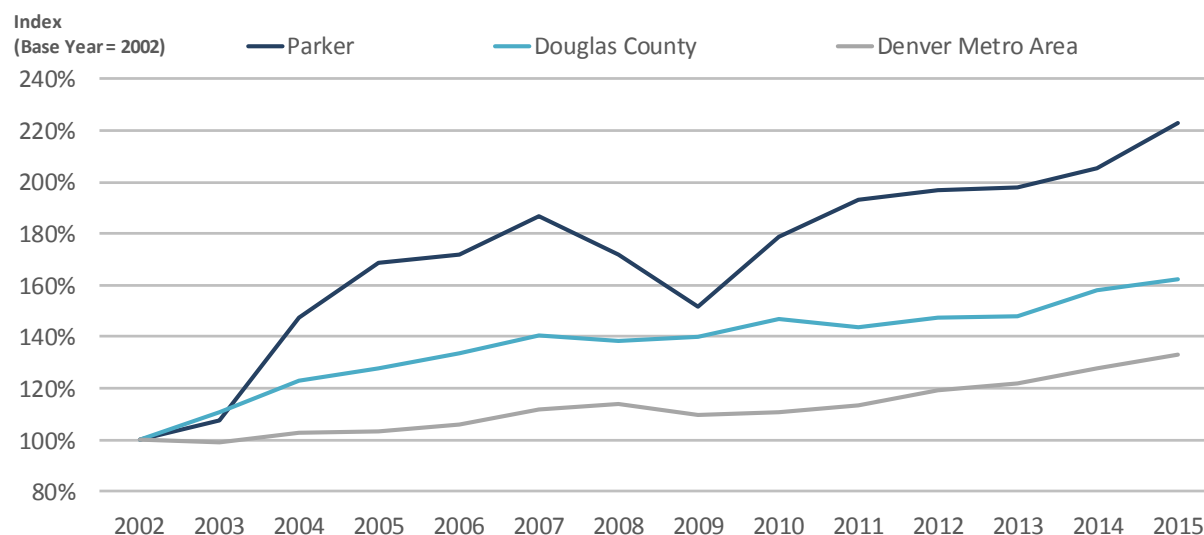
One metric used to measure the growth of the hospitality sector is the change in employment within the visitor economy, defined as the Accommodations and Food Services sector within the North American Industrial Classification System (NAICS). Since 2002, employment in this sector in Parker has increased by a total of 1,224 jobs or by 6.4 percent per year, as shown in **Table 38**. This rate of growth is faster than both Douglas County and the Denver Metro Area, which grew by 3.8 percent and 2.2 percent per year. Overall, the Accommodations and Food Service sector in Parker has grown by over 120 percent since 2002, as shown **Figure 50**.

Table 38
Accommodation and Food Employment (NAICS 72), 2002-2015

Employment	2002	2005	2010	2015	2002-2015		
					Total	Ann. #	Ann. %
Parker	994	1,677	1,777	2,218	1,224	94	6.4%
Douglas County	6,701	8,556	9,840	10,863	4,162	320	3.8%
Denver Metro Area	96,838	99,869	107,061	129,049	32,211	2478	2.2%

Source: LEHD; Economic & Planning Systems

Figure 50
Accommodation and Food Employment Index (NAICS 72), 2002-2015



Source: LEHD; Economic & Planning Systems

H:\183009-Parker URA Market Study\Data\183009- LEHD Data.xlsx\T-Hotels and Accommodations

PACE Center and Schoolhouse Event Space

The PACE Center and Schoolhouse at Mainstreet are two public owned event venues in the heart of Downtown that offer meeting and event space. A partnership between a boutique hotel and these two facilities could help drive meeting and group demand to Downtown and expedite the development of a boutique hotel. In turn, a boutique hotel would help drive demand to the PACE center and support events, like weddings, that may require overnight stays. The table below includes a description of the different space offerings.

PACE CENTER	
Event Space The large projector screen and connection to the Art Gallery and West Terrace is great for large gatherings.	• Total Size (sq. ft.): 3,000 • Maximum Seating ○ Theater: 275 ○ Banquet: 200 ○ Classroom: 60
Art Gallery Original works of art change throughout the year making this an inviting and inspiring meeting space.	• Total Size (sq. ft.): 828 • Maximum Seating ○ Banquet: 50 ○ Cocktail: 75
Dance Studio Distinguished hardwood floors and mirrored wall can be used for unique training or unforgettable meetings.	• Total Size (sq. ft.): 1,646 • Maximum Seating ○ Theater: 80 ○ Banquet: 80 ○ Classroom: 30
Two Creative Studios (Each Space) Let in the beautiful natural light these spaces provide or close the blinds to use their wall mounted projectors.	• Total Size (sq. ft.): 864 • Maximum Seating ○ Theater: 50 ○ Banquet: 40 ○ Classroom: 30
Two Discovery Labs (Each Space) Large counter tops with full sinks make for two unique spaces to get as creative and messy as your group wants.	• Total Size (sq. ft.): 840 • Maximum Seating ○ Theater: 50 ○ Banquet: 40 ○ Classroom: 30
Conference Space Its 46" monitor combined with professional seating and large table create the perfect meeting environment.	• Total Size (sq. ft.): 300 • Maximum Seating ○ Conference: 30
West Terrace The perfect spot for an outdoor meeting with pergola, water feature, portable bar, gas grill and landscaping.	• Total Size (sq. ft.): 2,000 • Maximum Seating ○ Banquet: 144 ○ Ceremony: 175
Mainstage Theater Beautiful blend of uncompromising materials and perfect acoustics create a modern yet intimate venue.	• Maximum Seating ○ Theater: 536
The Schoolhouse at Mainstreet	
Theater A classic small theater; standard theatrical lighting and sound systems; ideal for plays, recitals, concerts, large classes and workshops, speaking events	• Maximum Seating ○ Theater: 200
Theater Ideal for workshops, meetings, seminars, and a wide variety of classes, including tot classes, martial arts, youth athletics, yoga, senior classes, art, music, theater and dance	• Maximum Seating ○ Theater: 30

Current and Future Conditions

Parker currently has three existing hotels and two hotels under construction. These five hotels are economy to midscale developments with visibility and easy access to E-470 and Parker Road, as shown in **Figure 51**. Demand for these hotels is primarily driven by the commercial segment and their relation to traffic and highway access. They are not viable development types for Downtown.

There is currently one proposed hotel development in Downtown. The proposed development is called The Grove, and is a mixed-use boutique hotel with 51 rooms and 10,000 square feet of retail space. The hotel is located on West Mainstreet, and will be part of a larger retail development that will include a public plaza. It is slated to start construction in the spring of 2018.

Demand for boutique hotels is primarily driven by visitors or tourists and potentially smaller meetings and groups. The proposed boutique hotel development is both suggestive that there is demand for this type of more specialized and experiential product within the Parker market. However, the planned hotel may also capture much of this demand during the forecast period. EPS believes that in the longer demand for a boutique hotel will increase as Parker continues to grow. In the short to medium term, a proposed hotel would need to take advantage of proximity to the Pace Center as well as potentially be a part of a complementary mixed use development.

- **Short to Medium Term:** The development sites are in an advantageous position relative to The Grove in their proximity to the Downtown Core of Parker as well as amenities like the Pace Center. Partnership with the Pace Center, which already hosts wedding and other events, could help drive demand for a boutique hotel and expedite development in a shorter time frame. Investments in retail/restaurants would also help improve the experience of the Downtown Core and make a boutique hotel more attractive for developers and investors.
- **Longer Term:** EPS believes that demand for another boutique hotel will increase as Parker continues to grow. The level of success of the The Grove will also be a good indicator of the potential for another boutique hotel in the Downtown.

Exhibit 5
Proposed Boutique Hotel in Downtown Parker



Catalyst/Precedent Project

Origin Hotel | Westminster, CO

The Origin Hotel in downtown Westminster is a proposed boutique hotel with 125 rooms. The hotel will also have a 9,000 square foot Marczyk Fine Foods, a Denver based specialty grocer. The hotel is part of a larger downtown development, which includes investment in Westminster Central Square, a large public park space. A specialty grocery store located on the first floor of an independent hotel is a relatively new concept, and the development illustrates how a mix of uses could bring distinct retail and restaurant amenities to Downtown. In addition to the grocer, the hotel will include a chef-driven restaurant and another retailer that will complement Marczyk.

Exhibit 7 Rendering of the Origin Hotel, Westminster, CO



Key Findings

- Boutique hotels are viable development types that would fit into the scale and context of Downtown. The proposed (and soon to be under construction) boutique hotel on West Mainstreet is a good indicator of this demand.
- In the long term, demand for another boutique hotel will increase as Parker continues to grow. However, the development sites for this market study are in an advantageous position in their proximity to the Downtown Core of Parker as well as amenities like the Pace Center. Partnership with the Pace Center, which already hosts wedding and other events, could help drive demand for a boutique hotel and expedite development in a shorter time frame. Investments in retail/restaurants would also help improve the experience of the Downtown Core and make a boutique hotel more attractive for developers and investors.

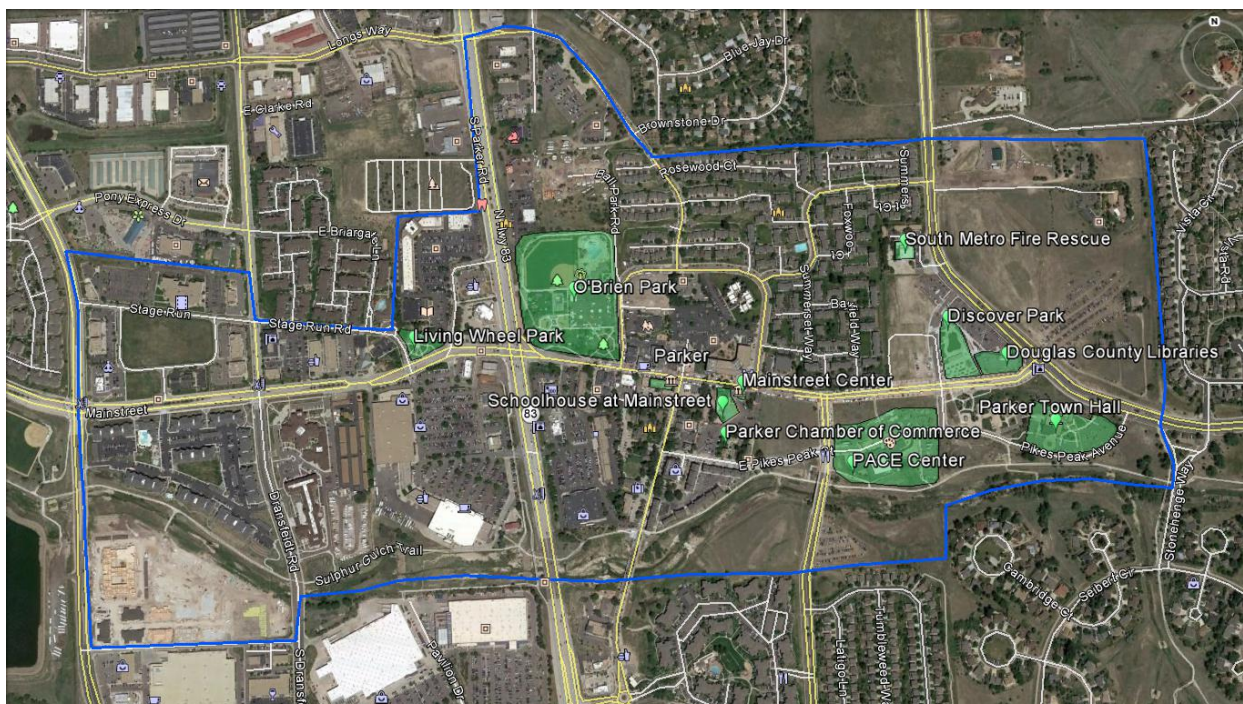
8. PRELIMINARY DEVELOPMENT RECOMMENDATIONS

Based on the market findings, this chapter presents EPS's preliminary recommendations for planning, development, and disposition of the four Town owned parcels within the Downtown Study Area. These preliminary findings are subject to more detailed feasibility analysis of catalyst development prototypes.

Downtown Parker, particularly East Mainstreet, is the historic core and focal point for the community. It contains a mix of civic, cultural, business, retail, and entertainment uses including the O'Brien Park, Pace Center, Town Hall, The Schoolhouse at Mainstreet, Discovery Park, and Douglas County Library. These facilities are located in close proximity to two strong blocks of pedestrian oriented commercial development including retail, restaurant, and professional office uses.

However, the analysis of existing conditions, the developer interviews conducted, and the initial surveys of resident preferences all point to a need and desire for additional retail and restaurant uses. The existing retail and restaurant uses Downtown are lacking the critical mass to be a cumulative attraction. Instead, each business is surviving on its individual draw. The collective attractiveness of Downtown restaurants will be greatly increased if there were 8 to 10 area restaurants instead of just two. The demand for retail would also be enhanced by the expansion of a daytime population. The addition of more professional office space provides additional daytime business for the retail and restaurant uses in the area.

Figure 52
Downtown Parker Cultural and Civic Uses



The Town's four vacant sites are the "missing teeth" in this mixed-use development context. They are also the best locations for the additional retail, restaurant, and office uses that can strengthen the downtown business mix and contribute to its market attraction. There are a number of strategies the Town can consider in generating and attracting development consistent with the market on its vacant sites as outlined below.

1. Build a retail and dining complex of local and regional restaurants and specialty retailers as a catalyst investment.

Parker residents surveyed by Trestle Strategies have expressed their desire to see more unique restaurants, beer gardens, food halls, and microbreweries in downtown Parker—specifically on the Town's vacant land parcels. They are also clear in what they do not want to see as well, which are more chain and fast food restaurants. These interests are consistent with what EPS has documented in surveys of other suburban communities in the metro area. They are also consistent with what the developers of Eastbridge Town Center and Lowry Hangar 2 found before programming those sites. Importantly, multiple brokers and developers interviewed for this project have all suggested that this type of development would help catalyze other development types in Downtown.

These types of retail would offer an alternative to the more tradition retail on the borders of Downtown, including Flatacres Marketplace and Parker Pavilion. The Downtown context is also one of the only places in the Town that currently allows for and supports the mixed-use and experiential/destination retail approach.

The Pace Lot 2 would be an attractive location for a retail restaurant cluster of 20,000 to 30,000 square feet of space with a generous plaza and outdoor dining spaces similar to the above referenced projects. If built on this site, it would need to share parking with the Pace Center to the south. This use would also fit onto the East Main parcel which would have room for adequate surface parking. In the shorter term, the Town could consider using the East Main vacant lots for food truck, farmer's markets, and other activities.

2. Promote mixed-use concepts that are complementary; create "built-in" demand and diversify risk; enhance Downtown experience; and further economic development.

Market research and development interviews completed for this report have highlighted the need for mixed-use development concepts on the My Mainstreet Sites. First, a mix of uses can be complementary and help catalyze additional development. Developers suggested that a retail/restaurant cluster would help catalyze residential development. Residential development would, in turn, help create a "built-in" demand for the cluster. Mixed-use buildings will also diversify the land use risk and, in particular, allow for the development of office space. Finally, a mix of uses will help enhance the downtown experience, through the introduction of retail and restaurant amenities, but also by helping to make the setting feel more lived-in – like a live, work, play district.

Further, shifts in preferences mean that not only are millennials and baby-boomers looking to live in mixed-use and walkable places, but so too are office users. Office tenants are seeking locations where their employees can walk to different amenities. In addition, employers want to locate in communities that can house junior and senior level staff. Increased housing diversity in more attainable downtown multifamily products will help house millennial employees as well as employees of retail and restaurant development located in Parker.

Finally, the Downtown Study Area is one of the only locations in currently in Parker with the density, historic fabric, and public uses making it well-suited for mixed use development. As a result, the My Mainstreet Sites represent an important opportunity for the Town.

3. *Establish strong public private partnerships and development incentives for desired uses.*

Public private partnerships will be important for the success of a number of desired uses, including professional office development and denser, multifamily or mixed-use housing products. It also may be necessary to offer incentives for these development types to be feasible. As an example, according to developers interviewed, the primary challenges of building new office space are two-fold. First, it is difficult to pre-lease sufficient space from small users to obtain construction financing. Second, these smaller tenants are often unwilling or unable to pay the lease rates needed to support new construction. It will therefore take a partnership with an owner/developer interested in building additional speculative space. The development partnership and unique financing incentives for The Move Office Building in Castle Rock is an example of the creative approach needed to overcome the market and financial challenges for develop office space in the current market context.

For the retail and restaurant complex, the Town should consider meeting with experienced developers of the comparable projects listed to understand the market and financial requirements needed for this type of project to be built. It will require a public private partnership with an experienced developer who can recruit the unique mix of tenants needed for a successful project.

4. *The Pine Curve site should be planned for development with a grocery store or other type of anchor.*

The Pine Curve site will be the most difficult to develop in the short term as it is the largest site with the least infrastructure and furthest from Downtown. Its adjacency to nearby neighborhoods also create potential for community concerns regarding commercial uses. Because of the size the property, development will need to be phased. EPS recommends that it be included in a larger planning process that plans for infrastructure improvements and breaks development into a number of future phases.

There are a number of different types of anchors that could help support and catalyze a mixed-use development. The most obvious of which is a grocery store. The community survey completed by Trestle Strategies also indicated continued interest in attracting a grocery store to this site to serve the eastern portion of the Town. In the short term, there are no candidate grocery anchors that have been currently identified for the site. However, the retail landscape can change in the next 5 to 10 years and the trade area on the east and south of Parker will continue to grow, and EPS's retail demand study showed that there will be enough demand in the next 10 years to support a medium format grocer.

Other potential anchors include an expanded hospitality concept that includes a larger convention and meeting space. The site is also large enough to support institutional uses like a local branch of a community college. Finally, the site may be able operate as a mixed-use development with a defined or central open space and retail amenities.

5. Phase development from Downtown toward the Pine Curve site – west to east – focusing first on reinforcing and infilling the Town’s Downtown and as a way to help catalyze Pine Curve.

In comparison to the Pine Curve site, the smaller Town sites (19801 E. Mainstreet, Pace Lot 2, and East Main) will be easier to develop in the shorter term. The sites are closer to the historic downtown core and do not require a larger planning process. A development or phasing strategy that focuses on developing these infill sites first would help to reinforce and further activate Parker’s Downtown. Investments in mixed-use space on the development sites closer to Downtown would also help to catalyze the Pine Curve site. Overall, it makes sense for the Town to concentrate on infilling the Downtown core first and then develop the Pine Curve site in the medium or long term. This would not preclude the Town from developing the sites out of order if the right opportunity arises.

6. Preliminary use recommendations for each of the development sites based on the market study and conversations with the development community are shown in the table below.

Preliminary use recommendations are shown in the **Table 39** below. These recommendations are based on the market study and conversations with developers, and **not** on a detailed site planning process or a financial feasibility analysis. As a result, they represent suggested uses, and should not prevent the Town from looking at additional uses as opportunities arise or as part of complementary planning processes.

Table 39
Preliminary Use Recommendations

Development Site	Feasible Uses
19801 E. Mainstreet	Professional Office; Multifamily Housing; Boutique Hotel; Single-Use Restaurant or Brew
PACE Lot 2	Retail and Restaurant Complex
East Mainstreet	Professional Office; Multifamily Housing; Boutique Hotel; Retail and Restaurant Complex
Pine Curve	Grocery Store Anchored Neighborhood Shopping District; Additional Medium Density Housing

APPENDIX – DEMAND ASSUMPTIONS AND FORECASTS

Residential

Table 40
Parker Household Demand Projections, 2018-2028

Description	2017	Projections			2017-2028		
		2019	2022	2028	Total	Ann. #	Ann. %
Growth Rate Assumptions							
Owner Occupied		1.8%	1.8%	1.8%			
Renter Occupied		3.0%	2.5%	2.0%			
Parker							
Owner Occupied	13,713	14,211	14,992	16,686	2,973	270	1.8%
Renter Occupied	4,328	4,592	4,945	5,568	1,240	113	2.3%
Total	18,041	18,803	19,937	22,255	4,214	383	1.9%

Source: Economic & Planning Systems

H:\183009-Parker URA Market Study\Models\183009-Household Forecast-04-12-2018.xlsx\F-HH Forecast

Office

Table 41
Parker Office Demand Projections, 2018-2028

Description	2017	2018	2019	2022	2028	2017-2028		
						Total	Ann. #	Ann. %
Growth Assumptions								
Ann. %		4.00%	4.00%	4.00%	4.00%			
Inventory								
Parker	605,546	629,768	654,959	736,739	932,210	326,664	29,697	4.0%

Source: CoStar; Economic & Planning Systems

H:\183009-Parker URA Market Study\Models\183009-Office Demand Forecast-04-16-2018.xlsx\M-Office Forecast

APPENDIX

2. PUBLIC ENGAGEMENT SURVEY RESULTS

MY MAINSTREET



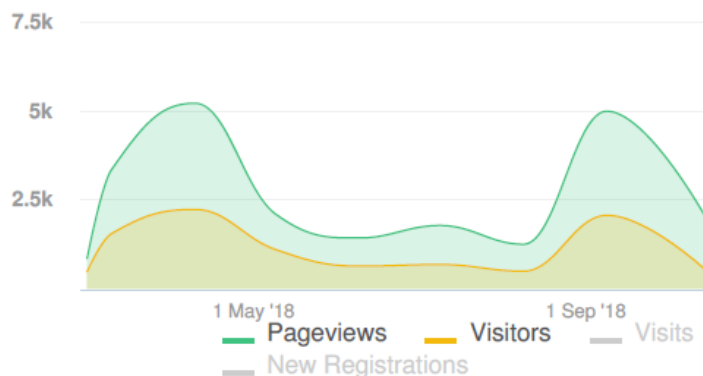
PROJECT REPORT

20 FEBRUARY 2018 – 7 OCTOBER 2018

LET'S TALK PARKER



Visitors Summary



Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
10.5 k	418	
NEW REGISTRATIONS		
623		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
1.2 k	3 k	7.4 k

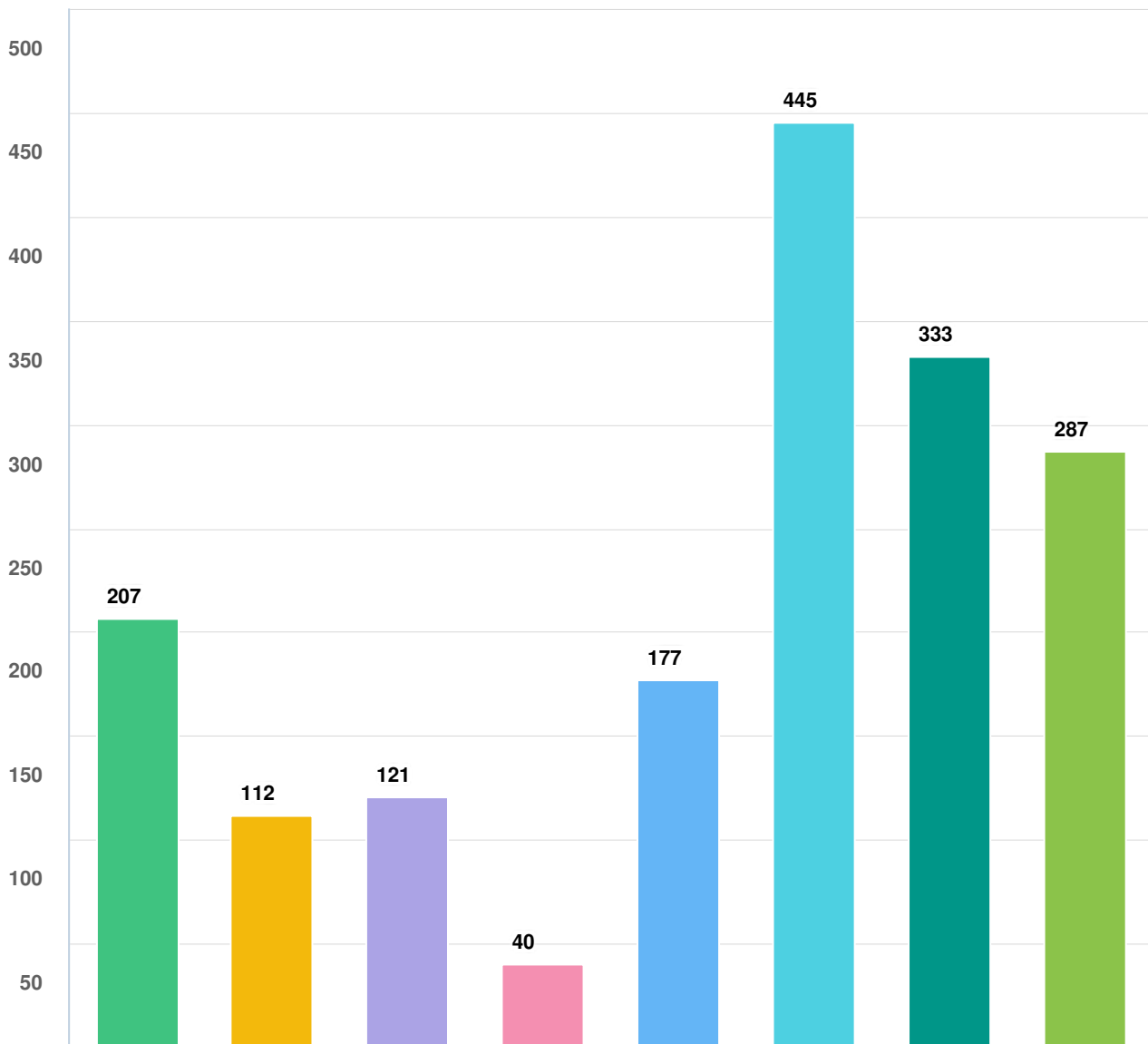
Aware Participants	7,388	Engaged Participants	1,217		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	7,388				
Informed Participants	2,995	Contributed on Forums	0	0	0
Informed Actions Performed	Participants	Participated in Surveys	616	532	0
Viewed a video	0	Contributed to Newsfeeds	0	0	0
Viewed a photo	213	Participated in Quick Polls	151	1	0
Downloaded a document	183	Posted on Guestbooks	0	0	0
Visited the Key Dates page	0	Contributed to Stories	0	0	0
Visited an FAQ list Page	228	Asked Questions	11	1	0
Visited Instagram Page	0	Placed Pins on Places	1	0	0
Visited Multiple Project Pages	1,682	Contributed to Ideas	61	0	0
Contributed to a tool (engaged)	1,217				

ENGAGEMENT TOOL: SURVEY TOOL

My Mainstreet - Site Uses and Opportunities - What do you think?

VISITORS	1645	CONTRIBUTORS	732	CONTRIBUTIONS	736
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19801 E. Mainstreet Property (green) - Select the uses you would like to see on this site.



Question options

- Art (Gallery, Studio, Classes)
 ● Mixed Use with Residential - Ground floor retail with residential above
 ● Mixed Use with Office - Ground floor retail with office above
 ● Hotel
 ● Personal Services - Spa, Salon, Yoga, etc
- Restaurant
 ● Bar/Distillery/Brewery
 ● Retail - small scale

Optional question (736 responses, 0 skipped)

Q2 | 19801 E. Mainstreet Property (green) - Tell us your big idea for this site.

3/09/2018 11:43 AM	Similar idea as Parker Station, ground floor retail/restaurants, with upper floor offices/housing. Make mainstreet flow
3/09/2018 12:20 PM	It needs to be special and different. If residential: needs to be higher end than the other downtown apartments.
3/09/2018 12:40 PM	This : http://theeddyreno.com/ I have been here and it was awesome. Outdoor music/games far away from currants
3/09/2018 02:28 PM	Anything other than a hotel or office space: preferably mainly restaurants (sor
3/10/2018 12:00 PM	Let an investor build a hotel here, so those who visit can have a place to stay in the downtown area.
3/10/2018 02:49 PM	sell it at market value
3/10/2018 06:22 PM	Parker is in desperate need of nice restaurant, not fast food restaurants.
3/10/2018 06:55 PM	This should be an extension of Mainstreet retail...think downtown Littteton. Say YES to rooftop bars!!
3/11/2018 09:17 AM	SMALL scale building, two stories, with plenty of parking to service it. Architecture that fits in with historic dwntwn
3/11/2018 07:44 PM	Classy restaurant with fine dining that is not a chain restaurant.
3/12/2018 09:25 AM	Great place for a men's grooming shop (upscale barbershop); pub; small retail; and lofts up top.
3/12/2018 09:57 AM	Light retail to coordinate with the adjacent structure makes sense.
3/12/2018 01:05 PM	Possibly a high end mens clothing store, tux rental etc.
3/12/2018 05:42 PM	Boutique shops. No large chains.
3/12/2018 05:50 PM	Parking building 2 stories
3/12/2018 07:33 PM	With the popularity of craft beer in Colorado, this would be a prime location for that time of venue in Parker.
	I like it as a big open space/part of Orient. Please don't tear down that

3/13/2018 05:26 AM	beautiful tree that's such a landmark for town
	Local family friendly restaurants and brewery
3/14/2018 12:25 PM	
3/15/2018 11:21 AM	A Youth Center with games, counseling staff to hopefully prevent teen suicides, job training, Yume Tran cooking classes
3/15/2018 11:23 AM	No parking available- Use it for whatever
	Something intimate to retain small town feel, to attract pedestrian traffic and encourage interaction between patrons
3/15/2018 11:38 AM	my idea is to draw people to the area to browsw/linger/explore shops
3/15/2018 11:45 AM	
3/15/2018 11:47 AM	Note sure, but my big idea is NOT a tire store, auto parts store, storage unit or urgent care!
3/15/2018 11:51 AM	You'll have a multistory buildings on two sides already, go smaller, a link between historic downtown and 'the Curve'
3/15/2018 11:58 AM	a part of downtown, a resturant/brewery or a shop
	It would be great to have a bed and breakfast for the downtown area. An art gallery below with studios and lodging above
3/15/2018 12:07 PM	
3/15/2018 01:17 PM	Parker has such poor restaurant offerings, any high quality restaurant in this space would be great.
3/15/2018 01:20 PM	Parker is devoid of events, places to go, and things to do for millenials/early 30s, especially those w/out kids
	Outdoor cafe seating, small local artisan shops,,great views on Mainstreet
3/15/2018 03:25 PM	
3/15/2018 03:32 PM	weekly covered, open market (fri-sun); open the rest of the week; restaurants and stores above; bands/bars/music/seats
	Some sort of food/drink establishment would be good here
3/15/2018 03:40 PM	
3/15/2018 03:54 PM	Breakfast and lunch cafe combined with one or two of my selections above. Not a franchise.
	Large bookstore with coffee shop and outdoor seating! And more parking!
3/15/2018 04:16 PM	
3/15/2018 04:26 PM	Need more mom-pop restaurants and fun adult brewerys

3/15/2018 05:03 PM	I prefer a non-fast food eatery. I really enjoyed the atmosphere of a local run small town similar to Cafe Monet.
3/15/2018 05:20 PM	Rooftop patio with a view. There is nowhere on Mainstreet that takes in the Front Range view.
3/15/2018 06:21 PM	A fun Restaurant/bar industrial design maybe even steam punk. Large garage doors that open with lots of patio seating.
3/15/2018 07:02 PM	Non-chain restaurant with condos above.
3/15/2018 07:13 PM	parking garage below ground, restaurant above. We REALLY need more of both
3/15/2018 07:13 PM	I'd love to see restaurants and extended Farmers Market,
3/15/2018 09:37 PM	Place for kids or teenagers to hang out
3/16/2018 02:48 PM	Cute shops that are affordable. It's no fun going into shops and you can't buy anything. Outdoor seating at restaurants.
3/16/2018 06:42 PM	Hawker food courts are big in Singapore. Central eating area surrounded by food vendor/carts.
3/16/2018 07:27 PM	A beer garden like the Lowry Beer garden! Great food and a family atmosphere
3/17/2018 11:53 AM	A Tapas Bar. Something with light music. Acoustic (locals and hired) or a nice piano bar-- not loud like Tailgate.
3/17/2018 12:56 PM	Please do not put up more apartments.
3/18/2018 01:47 PM	Downtown doesn't need a hotel. MOST Parker residents want to keep small town feel to town - we don't want a mini Denver!
3/18/2018 02:43 PM	Instead of retail, how about FREE parking for people to use when they want to be downtown
3/18/2018 05:59 PM	Something that would fit in with the walking, small town feel that is supposed to be a priority along Mainstreet.
3/18/2018 06:11 PM	more family type restaurants
3/18/2018 09:05 PM	Whatever make sure there is parking. No ER/urgent care or storage. No chain stores or restaurants. Improve roads/access.
3/18/2018 09:11 PM	allow affordable housing units above that benefit the tenants and the town (e.g. town is the landlord)

	No hotel
3/19/2018 09:45 PM	
	What a burger or In n Out
3/19/2018 10:05 PM	
	NO MORE RESIDENTIAL
3/19/2018 10:15 PM	
	How about another park! We don't need anymore retail, spas, hotels or Amy food places.
3/19/2018 10:18 PM	
3/19/2018 10:27 PM	How 'bout... nothing! Clear it, sod it. Undeveloped space is becoming nonexistent in Parker.
3/20/2018 07:10 AM	Preserve the history & beauty of the historical church across the street!!!!
	More restaurants and shopping
3/20/2018 07:43 AM	
3/20/2018 08:26 AM	Local restaurants and bars, not chains.
	would love to see a small restaurant/bar that's affordable and local
3/20/2018 08:48 AM	
	Shopping!!!
3/20/2018 09:29 AM	
	need more family friendly food options in Parker
3/20/2018 10:05 AM	
	Brewery and dining
3/20/2018 10:07 AM	
	Keep it small town feel. No housing
3/20/2018 12:20 PM	
	Parking would also be a plus.
3/20/2018 05:36 PM	
3/20/2018 05:48 PM	A hotel would not be feasible. There is already a parking issue downtown.
3/20/2018 09:05 PM	Skate park community garden. Picnic areas.
3/20/2018 10:54 PM	It would be nice to have a park to sit and relax in on lunch break that does not have a park in it for kids. No offense.
	More small scale retail in the main part of downtown to draw shoppers. Too much services/office on first floor
3/21/2018 12:14 PM	

	Artisan Market
3/21/2018 01:00 PM	
	Leave free parking available it is needed. Condo's for purchase above
3/22/2018 02:58 PM	
	Open space, with park like setting. With trees, flowers, benches.
3/24/2018 07:12 AM	
	A small, tasteful condominium with first-floor retail.
3/26/2018 06:26 PM	
	boutique hotel or brewery with underground parking for customers
3/29/2018 10:10 AM	
3/29/2018 12:17 PM	Mixed use with office because business is good for Parker.
3/30/2018 09:52 AM	Is there a legal requirement to fill this space? Leave it open for now.
3/30/2018 10:37 AM	Something that takes into account the townhomes behind the area.
3/30/2018 11:13 AM	This would be a wonderful location for a beer hall similar to the one in castle rock or lowry
	Parking!!
3/30/2018 03:06 PM	
	Victorian Designed Hotel
3/30/2018 03:36 PM	
	Private galleries or general use artist studio
3/30/2018 06:44 PM	
3/30/2018 08:42 PM	Right now there's no reason to walk past parker station, fun retail here would change that & would link PACE retail
	Parker needs something to do: board games & beverages or artist studios/shops.
3/31/2018 08:09 AM	
3/31/2018 10:30 AM	2 Story retail / restaurant / bar space...patio on ground and rooftop. Gathering area (firepit?)
3/31/2018 11:37 AM	Eye towards creative district programming
3/31/2018 01:37 PM	Continue the small-town character on Main Street
	We need breakfast restaurants that aren't chains.

4/01/2018 05:16 PM

We need a breakfast restaurant. Snooze?

4/01/2018 05:36 PM

Cramming businesses in downtown Mainstreet will create more frustration for drivers. Street all ready a headache to use

4/01/2018 07:03 PM

Men's clothing store

4/02/2018 08:28 AM

NO APARTMENTS, NO HOTEL. PARKING, PARKING, PARKING

4/03/2018 06:22 AM

It'd be nice to see a bakery there.

4/03/2018 04:41 PM

Local restaurant

4/04/2018 05:31 PM

Please no more residential - too many new already. Too much traffic for the area.

4/04/2018 08:17

PM

Unique, no chain stores/restaurants

4/04/2018 09:30 PM

4/05/2018 11:26

AM

Good American Food Restaurant, old fashioned burger joint. No Mexican or Italian

No apartments, residential or hotels

4/05/2018 01:16 PM

Parking! Already a problem which will become a bigger problem.

4/06/2018 02:31 PM

Hands on art for kids and adults, young and old with no/low cost classes even sewing, knitting, crochet

4/07/2018 09:59 AM

Small grocery or market

4/07/2018 06:55 PM

4/08/2018 10:12

AM

NONE OF THE ABOVE: Park w picnic tables, Colorado wildflower gardens cared for by citizen gardeners not paid employees

Mad greens would've be amazing!!! Healthy and tasty!!

4/08/2018 01:56 PM

	I would like to see the "feel" of downtown Parker extended to this are.
4/09/2018 09:38 AM	
	Casual dining/bar for the whole family / not a chain restaurant
4/09/2018 12:27 PM	
4/11/2018 11:15 AM	he downtown area is too small to accommodate all the people who would like to visit downtown.
4/11/2018 02:33 PM	Mixed use - architecture reflecting historic downtown americana
4/11/2018 03:37 PM	Shopping, restaurants and family friendly lifestyle area.
4/11/2018 03:42 PM	Bookstore w/children story times + wine for moms! Breweries with play areas for kids!
4/11/2018 05:37 PM	Condos or offices would be a great addition above a restaurant and unique shops - more owner occupied places
4/11/2018 06:19 PM	No chains or big box stores. Small businesses and buildings with character. No strip malls
4/11/2018 08:45 PM	Concern with the construction across the street of retail. At some point there may be too many retail spaces.
4/12/2018 12:41 PM	We need more parking downtown. Maybe a few "non chain" restaurants shops and open space, but more parking
	Parking garage
4/12/2018 01:50 PM	
	Bar/Restaurant with 2nd story patio, balcony
4/12/2018 02:25 PM	
	Community garden
4/12/2018 02:42 PM	
	Pool Hall, billiards, arcade
4/12/2018 02:53 PM	

4/12/2018 03:04 PM	No apartments!
4/12/2018 03:08 PM	Turn mainstreet into a pedestrian mall, use available areas for parking.
4/12/2018 03:23 PM	Something recreational, bowling, laser tag, arcade, fast food restaurant
4/12/2018 04:16 PM	Leave it as open space
4/12/2018 04:29 PM	Hotel is still a good fit. Just need to ensure enough parking.
4/12/2018 04:56 PM	A gallery featuring local artists with monthly networking events
4/12/2018 04:57 PM	Parking. It's impossible to navigate downtown Parker. We avoid it entirely, living nearby that isn't always easy!
4/12/2018 05:06 PM	Community Garden or statuary with flowers and benches!
4/12/2018 05:23 PM	No more apartments!
4/12/2018 05:54 PM	Whatever it is, PLEASE be a local company!!
4/12/2018 05:59 PM	NO HOTEL! Whatever goes there have enough parking.
4/12/2018 06:13 PM	I would love more retail and restaurants. More of a feel to Southlands.
4/12/2018 06:45 PM	Beer garden with cornhole, play structures. Food
4/12/2018 07:06 PM	Vegetarian restaurant options!

4/12/2018 07:10 PM	More restaurants and boutiques. Restaurants are WAY TOO "chains" in Parker. Sick of getting fast food places!
4/12/2018 07:47 PM	Parker and/or area history museum
4/12/2018 08:08 PM	Parking garage. Multi level!
4/12/2018 08:17 PM	No more apartments!
4/12/2018 08:48 PM	Nice hotel with good restaurant and high tea service
4/12/2018 08:57 PM	Expand selection of existing nearby walking attractions to increase selection and attract more foot traffic
4/12/2018 09:32 PM	No chains
4/12/2018 09:46 PM	A bigger restaurant for friends, family and neighbors to gather.
4/12/2018 10:15 PM	Respect the homes around it and have a plan for parking
4/12/2018 10:25 PM	Co-op local artists gallery
4/13/2018 12:09 AM	High end restaurant/stakehouse.
4/13/2018 06:32 AM	Non chain! Healthy! Not burgers and custard. No deep fry.
4/13/2018 08:01 AM	It would be great to have another place that is open 7 days a week that provides good food and great atmosphere.
4/13/2018 08:07 AM	Visitor center and Chamber
4/13/2018 08:16 AM	Or better yet....open space, park, trees. Enough building already.
4/13/2018 08:19 AM	I love the idea of art classes, pottery, cooking, etc. but it has to be affordable!
4/13/2018 08:20 AM	No apartments. Keep small town feel!
	A community art center located in the heart of downtown. A space to offer

4/13/2018 08:24 AM	classes for everyone. Host events. Gallery.
4/13/2018 08:32 AM	It would be fun to see a restaurant that is quick service (not fast food) for people to grab food while downtown
4/13/2018 08:35 AM	Brewery that serves food and has a rooftop patio to enjoy the mountain view
4/13/2018 08:38 AM	No More Apartments!
4/13/2018 09:08 AM	Historic facade multi story containing an indoor upscale flea market/antique gallery with a small concession or eatery
4/13/2018 09:31 AM	fun stores that are affordable and unique. No bars.
4/13/2018 09:42 AM	Not enough parking to do anything with large crowds. Keep that in mind.
4/13/2018 09:54 AM	Leave it as open space- there is NO place for more cars in that area!
4/13/2018 10:37 AM	A new restaurant/bar, boutique style retail only - move them out of McDonalds parking lot with the crappy parking.
4/13/2018 10:48 AM	Not a 5 story building. Something that transitions well from commercial to current multi-family residences.
4/13/2018 11:49 AM	Pottery classes and open studios for life drawing for adults
4/13/2018 12:11 PM	Art gallery where we can buy artwork, a gastro pub with excellent food. Something you would see in downtown.
4/13/2018 12:12 PM	Leave as open space. Traffic is already too heavy here. Adding businesses wastes Parker money.
4/13/2018 01:00 PM	YOU NEED MORE PARKING
4/13/2018 01:42 PM	Please not a hotel

4/13/2018 02:15 PM

Parking lot

4/13/2018 02:31 PM

Water park

4/13/2018 02:44 PM

A park with some really beautiful flowers and trees.

4/13/2018 02:45 PM

We DO NOT need more residential

4/13/2018 03:52 PM

No more growth in Parker. Too much growth too fast that causes overcrowding!

4/13/2018 04:07 PM

I don't think anything should be added here. Crowded already.

4/13/2018 04:11 PM

How about office space with the same visibility as retail on ground floor.

4/13/2018 04:18 PM

NO Hotel - congestion very bad now.

4/13/2018 04:21 PM

Brewery would be great. Places like Littleton and Centennial and Castle Rock have really great breweries we need more.

4/13/2018 04:27 PM

Public use space, parklike environment, expansion area for farmer's market.

4/13/2018 04:42 PM

Would like to see Main Street closed to traffic. More cafes, gathering places...

4/13/2018 04:53 PM

A small performance venue available for local musicians. Young, maybe high school age kids. Under 21 club atmosphere.

4/13/2018 04:56 PM

Sculpture walk similar to that in Loveland. Display art student sculptures. Some type of strolling/ sitting environment

4/13/2018 05:04 PM

A unique restaurant or nice upscale brewery that is not a chain.

4/13/2018 05:11 PM	More local restaurants or a brewery like Breckenridge
4/13/2018 05:19 PM	Park, parking lot, trails, open space
4/13/2018 05:20 PM	A food hall type space.
4/13/2018 05:38 PM	Small scale retail/restaurant would be great. Or parking structure to service downtown? Gardens, sitting area, benches, picnic tables, park, NOT A HOTEL !
4/13/2018 06:17 PM	Retail w/ outdoor park. Quiet & away from the verbose O'Brien park this property is perfect for an intimate conversation
4/13/2018 06:34 PM	Would love more local restaurants on Main Street.
4/13/2018 06:46 PM	This area would be nice for more restaurants or bars.
4/13/2018 07:24 PM	Mainstreet needs to be pedestrian only - no cars from Victorian Drive to Parker Road. A small park with a fountain here
4/13/2018 08:08 PM	Places to mingle before or after concerts at PACE of Schoolhouse
4/13/2018 10:03 PM	Something that would compliment the residents here
4/13/2018 10:21 PM	Parker is in desperate need of some fun good restaurants that are NOT chain restaurants Putting in a paint and sip or culinary cooking experience would attract people for use other than solely dining.
4/14/2018 05:59 AM	
4/14/2018 06:37 AM	Park with benches and picnic tables and wildflower gardens
4/14/2018 06:52 AM	No chains.
4/14/2018 07:05 AM	Parking structure, pay lot like the one in castle rock that looks like a building-retail ground level
4/14/2018 07:35 AM	We need more parks and open space, not more buildings that increases traffic congestion.

4/14/2018 07:54 AM	You should look at Naperville Illinois and how the combined new with old. Very nice downtown area. Very successful pla
4/14/2018 08:13 AM	Community garden, green space, or child friendly space.
4/14/2018 08:30 AM	Open space, parking for Parker Days
4/14/2018 09:19 AM	Brewpub - or family friendly restaurant that serves alcohol
4/14/2018 10:21 AM	Parker is in dire need of non-chain casual good restaurants
4/14/2018 11:28 AM	A community garden; town could rent out plots which would be tended by garden-lovers who can't garden where they live
4/14/2018 01:03 PM	Make it a pool hall and arcade. Specify a teen night and/or a family friendly night for parents with younger kiddos.
4/14/2018 01:24 PM	Free parking so people stop parking in town and country neighborhood
4/14/2018 03:31 PM	Barnes & Noble or Tattered Cover type retail store
4/14/2018 03:32 PM	Park
4/14/2018 04:33 PM	We need parking for all of this
4/14/2018 06:20 PM	Bookstore/coffee shop on ground level with offices or residential above. We all love Fika, but we need more room.

4/14/2018 07:56 PM	Restaurant
4/14/2018 08:45 PM	Park
4/15/2018 07:20 AM	Beer garden
4/15/2018 09:45 AM	Please keep the small town feel, no more apartments! Charming downtown is what makes parker special.
4/15/2018 11:16 AM	Leave as is. Too small to try to squeeze something else in there. No need to over-develop this space.
4/15/2018 12:08 PM	Whatever goes there, please take into consideration those that live in the townhomes. Noise, traffic etc.
4/15/2018 12:44 PM	Rooftop bar
4/15/2018 01:07 PM	A 1-story building with roof top parking would be less obtrusive AND help with parking issues.
4/15/2018 03:45 PM	Parking
4/15/2018 04:48 PM	Something smaller, set back from the street (like Parker Station) and with ample parking.
4/15/2018 08:42 PM	Oskar blues brewery!!!!
4/16/2018 09:44 AM	Distillery would be awesome. No more big box places!
4/16/2018 02:57 PM	What would be so wrong with having open space for trails and play space
4/16/2018 04:03 PM	***LOW KEY SITE*** Keep this area a low profile continuation of downtown Mainstreet. Keep this spot LOCAL!!!

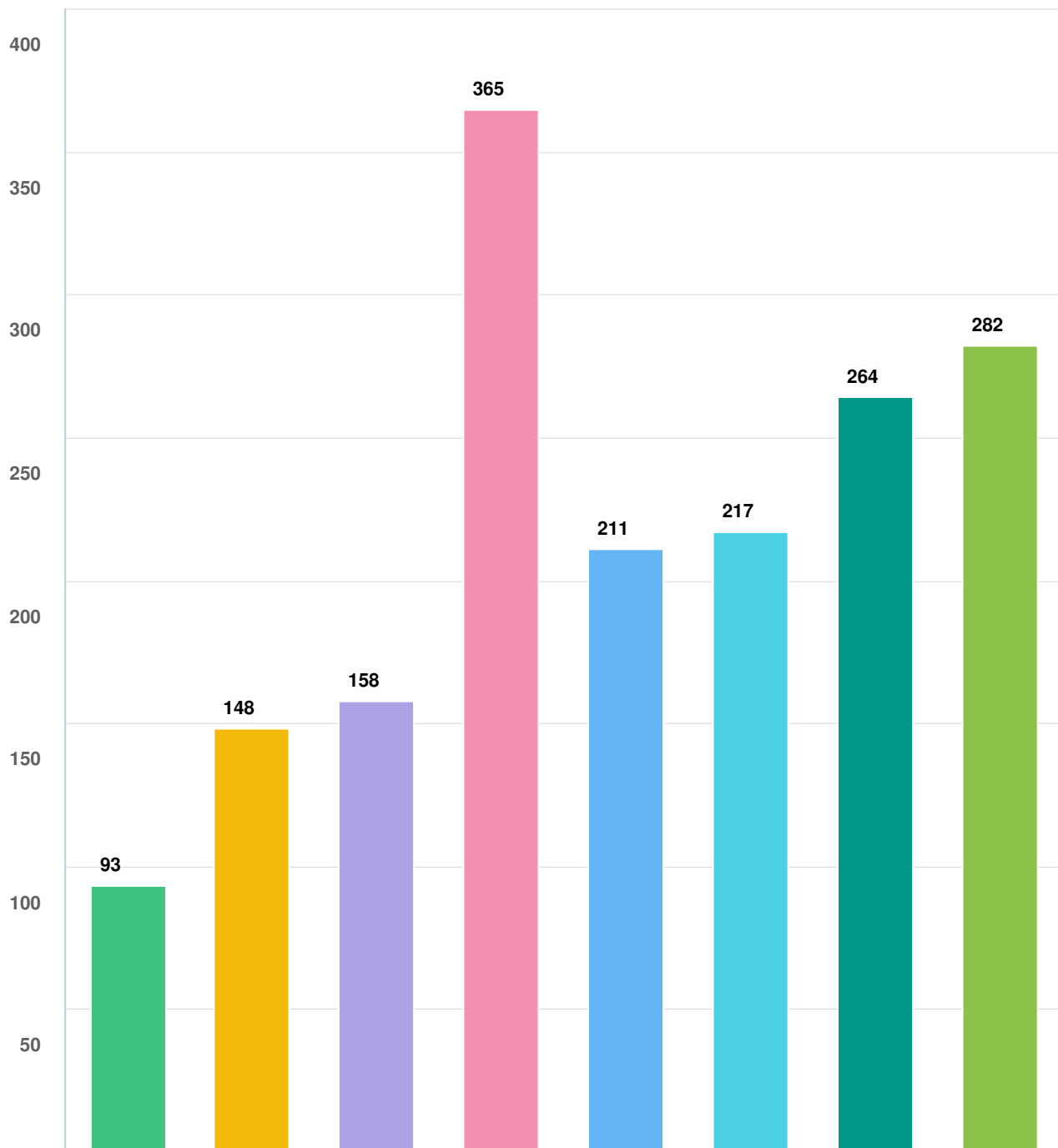
4/16/2018 04:51 PM	Park/ play area
	Parking lot, we no longer come downtown because of lack of parking.
4/16/2018 05:10 PM	
4/16/2018 05:46 PM	Please consider a drive-through Starbucks! We could really use one on the south side of Parker.
	Don' build anything, we need more open space!
4/16/2018 06:16 PM	
4/16/2018 10:09 PM	Children's Art Gallery
4/16/2018 10:15 PM	Restaurant, gathering place, tavern. Merles (litleton) type restaurant
4/17/2018 05:55 AM	Open up and use for more farmers market area
4/17/2018 05:58 AM	Not a hotel
4/17/2018 07:06 AM	Bars, restaurants, hotels, and mixed use with retail will help downtown become a destination location.
4/17/2018 07:30 AM	Main Street needs more retail, art, restaurants, and residential. It does not need anymore offices or mortgage/finance.
4/17/2018 07:31 AM	Single story building with plenty of green space and parking. Not a hotel.
4/17/2018 07:47 AM	An arcade bar. Littles allowed during day & adults only after 10?
4/17/2018 08:46 AM	Please consider building underground parking for the residential units.
4/17/2018 09:48 AM	Space for street vendors - food trucks, fruit and vegetable trucks

	No more residential, or offices, especially at street level
4/17/2018 09:50 AM	
4/17/2018 11:07 AM	NO MORE MULTI FAMILY HOMES ON MAIN ST. YOU'RE NUTS IF YOU THINK MAIN AND PINE CAN HANDLE ALL THOSE ADDITIONAL RESIDENTS!!
4/17/2018 01:59 PM	Renovations to existing building would make this a great place for independent retail/spa/salon. Great parking there.
4/17/2018 02:16 PM	Nice taco shop 3 to 4 stories of condos above
4/17/2018 02:43 PM	something small that won't attract a lot of cars as we live out east mainstreet
4/17/2018 04:00 PM	There need to be small businesses to attract people to spend time downtown..
4/17/2018 03:23 PM	There need to be more businesses to attract people to spend time downtown
4/17/2018 04:44 PM	Craft brew pub with outdoor seating
4/17/2018 04:45 PM	Park or community garden
4/17/2018 05:09 PM	Maintain this area as retail or restaurant with limited space. I do feel we need more restaurants on mainstreet.
4/17/2018 05:19 PM	If you want people to attend the activities you put on with this added revenue, give them a place to park to enjoy
4/17/2018 05:24 PM	More parking
4/17/2018 06:16 PM	There is a concern for parking and being overcrowded.
4/17/2018 10:05 PM	As long as it is not a 1) self storage 2) apartments or 3) urgent care
4/18/2018 05:08 AM	An Amazeum. A children's museum. Check out the Amazeum in Bentonville, AR. Will draw visitors into downtown

4/18/2018 07:04 AM	Quaint stores not big retail giants
4/18/2018 08:27 AM	arcade/activity area for kids
4/18/2018 11:14 AM	Ideally a restaurant with retail would be amazing on this piece of land, continue connection from West to East
4/18/2018 11:40 AM	Brewery with restaurant
4/18/2018 11:47 AM	More small mom and pop shops or restaurants
4/18/2018 11:47 AM	We need a youth center here.
4/18/2018 12:33 PM	Family friendly and affordable restaurant with a patio.
4/18/2018 02:32 PM	General retail or maybe a parking garage
4/18/2018 03:19 PM	Multi-Level Parking Garage
4/18/2018 03:39 PM	Open space-park
4/18/2018 03:43 PM	A nice mid-priced restaurant for "date night" would be nice
4/18/2018 04:04 PM	Stop the continual building. Parker is developed enough for now. Need a 10 year hiatus, then re-consider at that time.
4/18/2018 04:50 PM	Park playground, open space, garden
4/18/2018 04:51 PM	I do not want to see any tall buildings in this area. Art galleries would enhance the character of our downtown area
4/18/2018 04:51 PM	Reduction of traffic

4/18/2018 04:51 PM	I do not want to see any tall buildings in this area. Art gallerys would enhance the character of our downtown area
4/18/2018 04:51 PM	Reduction of traffic
4/18/2018 05:20 PM	Open Space or Park
4/18/2018 05:32 PM	Parking
4/18/2018 05:55 PM	Local restaurant—community feel
4/18/2018 08:47 PM	Not much! Keep it small please!
4/18/2018 08:57 PM	How bout actually doing nothing Mainstreet is already crowded enough and I can't stand driving down it anymore
4/18/2018 09:19 PM	Leave it. The traffic will be atrocious. You don't need to fill EVERY bit of open space!
4/18/2018 09:33 PM	Restaurants and boutique shops
4/18/2018 09:45 PM	Parking
4/18/2018 10:43 PM	Open space/park/garden
4/18/2018 11:03 PM	A nice park with lots of trees.
4/18/2018 11:29 PM	Open space

East Main (yellow) - Select the uses you would like to see on this site



Question options

- Hotel ● Mixed Use with Office - ground floor retail with OFFICE above
● Mixed Use with Residential - Ground floor retail with RESIDENTIAL above ● Restaurant
● Personal Services - Spa, Salon, Yoga, etc ● Art (Gallery, Studio, Classes) ● Bar/Distillery/Brewery ● Retail - small scale

Optional question (736 responses, 0 skipped)

Q4 | East Main (yellow) - Tell us your big idea for this site

3/09/2018 11:43 AM	Retail/restaurants serving patrons of the live concerts, plus some additional parking
3/09/2018 12:20 PM	Office use on any parcel will not bring life to downtown in evenings and weekends. Must create a destination with life!
3/09/2018 12:40 PM	Hometown feel smaller restaurants with outdoor seating, cool evening lighting.
3/09/2018 01:17 PM	Retail/Restaurant in front of property along Mainstreet, and residential behind like townhomes/condos
3/10/2018 12:00 PM	Build a restaurant to serve those in Discovery Park and the library, while there.
3/10/2018 02:49 PM	one story so to not block the view from the townhomes
3/10/2018 05:40 PM	Free parking area
3/10/2018 06:22 PM	Art/Museum with daily classes, informational presentations
3/10/2018 06:55 PM	Parker Botanical Gardens...won't ever happen but it would be cool. Denver Botanical gardens are so awesome but so far.
3/11/2018 09:17 AM	SMALL scale building, two stories, with plenty of parking to service it. Architecture that fits in with historic downtown
3/12/2018 09:21 AM	High end apartment not low income housing
3/12/2018 09:25 AM	We need restaurants! This would be a solid place for Smashburger or Snooze.
3/12/2018 09:57 AM	How about nothing? Or parking. The library lot is 95% full all of the time. During an event, it's 1,000% full.
3/12/2018 01:05 PM	Possibly a boutique hotel with an art studio and higher end restaurant attached
3/12/2018 05:42 PM	See below
3/12/2018 07:33 PM	A parking area for people to park and walk to the downtown shops. It's already difficult to find parking at times.
3/14/2018 12:25 PM	Local Restaurants

3/15/2018 07:58 AM	Something artsy (crafts, antiques, local art) with walkway of trees and seating for coffee outside
3/15/2018 11:21 AM	Any of this would be great, hopefully adequate parking, it can be difficult to find library parking now.
3/15/2018 11:23 AM	Go big or go home, parking is available. Hotel sounds good
3/15/2018 11:38 AM	Child and family related businesses since it borders park and library with current park and library, this seems like "hangout"/personal enrichment space
3/15/2018 11:47 AM	Again, something fun! Like good unique dining and/or shopping! We desperately need a sports store like Dicks!!!
3/15/2018 11:51 AM	Condos(NO apartments!), restaurant/yoga studio/NO cleaners/liquor stores this close to historic downtown! Family oriented
3/15/2018 11:52 AM	Mirror the Denver Art Student League Offerings and provide gallery for Colorado participating artists/teachers.
3/15/2018 11:58 AM	a part of downtown, a restaurant/brewery or a shop
3/15/2018 12:07 PM	Something that works well with teens who are drawn to the area by the ribbon park. Possibly additional recreation?
3/15/2018 12:15 PM	expand the concert venue and enlarge the skating rink -- both are too small to accommodate our population
3/15/2018 01:20 PM	Parker is devoid of events, places to go, and things to do for millennials/early 30s, especially those w/out kids
3/15/2018 03:25 PM	PLEASE BUILD A PARKING GARAGE HERE!!!! Maybe retail first floor and street level.
3/15/2018 03:32 PM	shaded; woodsy; walkable center; boardwalk style
3/15/2018 03:40 PM	Mixed use plaza with a courtyard(s) for those places to host outdoor events and activities. Underground parking
3/15/2018 03:54 PM	It's large enough to have 3 stories, small residential less expensive units; must have off street parking.
3/15/2018 04:16 PM	Parking!!! Coffee shop or ice cream shop to go with the library.

3/15/2018 04:26 PM	Need more affordable retail
3/15/2018 05:03 PM	Surrounded by open space seating areas
3/15/2018 05:20 PM	The Lowry Beergarden is an awesome community gathering spot that we travel to on a regular basis. Good beer, good food
3/15/2018 06:21 PM	Small hotel. Bottom level can be small retail and small restaurants maybe underground parking
3/15/2018 07:02 PM	A coffee shop and sandwich shop (locally owned, not chains) on the bottom and condos on the upper level.
3/15/2018 07:13 PM	arcade/entertainment areas/comedy works venue/brewery
3/15/2018 09:37 PM	Park, open space, garden
3/16/2018 07:28 AM	None of the above. Make it a park. I know that's not profitable but the library and Discovery Park are far too small
3/16/2018 09:40 AM	residence inn, courtyard by marriott
3/16/2018 09:51 AM	I would like this East Main site used as an extension of Discovery Park with green areas, a playground, and more parking
3/16/2018 06:42 PM	A small boutique hotel in keeping with older more traditional Parker architecture.
3/16/2018 07:27 PM	Local retail, yoga, hair salon,
3/17/2018 11:53 AM	A few coordinating things that when there would want to do all like a brewery, winery, restaurant, WHIRLY BALL--
3/17/2018 12:56 PM	Please do not put up more apartments.
3/18/2018 01:47 PM	Family Restaurant on north end, nice mini golf on other with more parking - keep a more 'open' feel to downtown
3/18/2018 02:43 PM	Open space - park that is larger for outdoor concerts or family gathering.
3/18/2018 05:59 PM	Art would be a good fit for this area of town as a connection between PACE and the library.
3/18/2018 08:52 PM	If you do anything you have to fix the road! There is no room for traffic!!

3/18/2018 09:05 PM	Again sufficient parking & improve roads. Smart retail/no chains on lower & condos(2 flrs) w/green spc 4 dogs/people.
3/18/2018 09:11 PM	Civic technology center (innovation labs) with mixed use of retail (pop up retail)
3/19/2018 09:45 PM	No hotel
3/19/2018 10:15 PM	NO MORE RESIDENTIAL
3/19/2018 10:18 PM	Leave the open space alone.
3/19/2018 10:27 PM	Nothing! Leave it as us. Instead of the Council following \$\$\$, let's not overdevelop our town.
3/20/2018 07:10 AM	Clean, family friendly, no towering buildings.
3/20/2018 08:26 AM	Local restaurants and bars, not chains.
3/20/2018 08:40 AM	A free or low cost activity like the ice rink. And parking.
3/20/2018 09:29 AM	More shopping!!
3/20/2018 10:05 AM	need more family friendly dining options
3/20/2018 10:07 AM	No more residential!!
3/20/2018 03:49 PM	Please consider a multi-level parking garage for town use
3/20/2018 05:36 PM	Additional parking, please
3/20/2018 05:48 PM	Optimally, this would be a good place for another park or art walk park.
3/20/2018 09:05 PM	Boutique quaint hotel themed olde town western cowboy feel with ballroom space weddings high end spa
3/20/2018 09:17 PM	Ice rink
3/20/2018 10:54 PM	An awesome park with beer garden and cafes or food trucks for concerts. Maybe community gardens with sculpture walk.

3/21/2018 08:34 PM	This would be a great addition to the beautiful library and PACE center. Plus It wouldn't be too loud for the homes.
3/22/2018 08:21 AM	I thought this was going to be a park!! Open space!
3/22/2018 02:58 PM	Neighborhood tavern/bar with onsite brewery featuring ciders, ales, etc. w/ restaurant.
3/24/2018 07:12 AM	Open space with a buffer for the residents in the town homes. Additional parking for downtown events.
3/25/2018 04:06 PM	Family friendly restaurants
3/26/2018 02:04 PM	Mix use office space would be fine but the architecture needs to stay in line with main street
3/26/2018 06:26 PM	This is a great spot for a public market!
3/29/2018 10:10 AM	maker space or business incubator with shared facilities artists/crafters can rent
3/29/2018 12:17 PM	I think this would be a good place for Market/Farmer's Market.
3/30/2018 09:52 AM	Is there a legal requirement to fill this space? Leave it open for now.
3/30/2018 10:20 AM	This would be an awesome site for a mid to high end boutique hotel that draws people with disposable income into downtown
3/30/2018 10:37 AM	Something taking into account backs up to residential townhomes
3/30/2018 11:13 AM	Should be some small scale buildings that can be used for multi-purpose community events
3/30/2018 03:06 PM	With pedestrian and social gathering places with parking!
3/30/2018 03:18 PM	Park, play area, a real splash pad for kids, picnic area, clean open space
3/30/2018 08:42 PM	Make it something complementary to discovery park, place for parents while kids skate, place to eat/drink/snack before event
3/31/2018 08:09 AM	casual places to eat next to skating & library: pizza, deli, place teens, families can afford
3/31/2018 10:30 AM	Parking Garage with retail / restaurants / bars would be ideal.

3/31/2018 11:37 AM	Creative district expansion; dining across from PACE; place for moms w/ kids at library; unique retail
3/31/2018 10:38 PM	It would be nice to see a boutique type hotel. I know my family would stay when they visit!
4/01/2018 07:03 PM	No hotel or residential. Too much traffic. Generate revenue for Parker away from Downtown Mainstreet
4/03/2018 06:22 AM	NO APARTMENTS, NO HOTEL. PARKING, PARKING, PARKING
4/03/2018 07:21 AM	Outdoor Concert Space
4/03/2018 09:00 AM	Parker
4/04/2018 08:17 PM	Why not a unique park / open space / botanic garden area to complement the library and outdoor space already there.
4/04/2018 09:30 PM	Outdoor shopping in park like atmosphere. Serene, perfect outdoor dining. Not another concrete strip mall.
4/05/2018 11:26 AM	Dog Park with small pools. agility bars, sections for puppies and smaller dogs. Sections for large/medium dogs.
4/05/2018 01:16 PM	No apartments, residential or hotels
4/06/2018 02:31 PM	Parking for Discovery Park and library maybe PACE. There has to be more parking spaces in Parker.
4/06/2018 07:06 PM	The big wonderful type of place.
4/07/2018 09:59 AM	Sand volleyball courts, outdoor chess, checkers, battleship with shade structure
4/07/2018 06:55 PM	Whole Foods!
4/08/2018 10:12 AM	Parking for summer concert events (already used for this!) and park with picnic tables, wildflower garden
4/08/2018 01:56 PM	Beauty bar type service
4/09/2018 09:38 AM	Boutique hotel but with a couple restaurants/bars in the same area.

4/11/2018 02:33 PM	Residential - condos, not apartments. Increase ownership within downtown. Hip, industrial, Rino like
4/11/2018 03:37 PM	Shopping, restaurants and family friendly lifestyle area.
4/11/2018 03:42 PM	Bookstore w/children story times + wine for moms! Breweries with play areas for kids!
4/11/2018 05:37 PM	Unique retail is critical on any first floor of new buildings!
4/11/2018 06:19 PM	No chains or big box stores. Small businesses and buildings with character. No strip malls
4/11/2018 10:04 PM	building with parking in the back
4/12/2018 12:41 PM	We need more parking downtown. Maybe a few "non chain" restaurants shops and open space, but more parking
4/12/2018 01:50 PM	Parking garage
4/12/2018 02:25 PM	small affordable studio apartments above restaurants/bar/retail
4/12/2018 02:53 PM	Rotate 5 different food trucks. Provide parking, infrastructure, dining area. Complements concerts and skating
4/12/2018 03:04 PM	No more apartments
4/12/2018 03:23 PM	Coffee shop, park with gardens/flowers
4/12/2018 03:24 PM	Play ground & open space because O'Brien Park is way way too crowded.

4/12/2018 04:16 PM	Leave it as open space
4/12/2018 04:29 PM	Need to identify good public parking locations. This could be one of them.
4/12/2018 04:56 PM	A brewery would be great. A studio space offering yoga and dance or barre would be nice.
4/12/2018 04:56 PM	Not fast food but someplace with outdoor seating
4/12/2018 04:57 PM	I'd love to see maybe a lawn area- not everyone has kids but doesn't enjoy to get outside with their dogs
4/12/2018 05:59 PM	Have enough parking.
4/12/2018 06:07 PM	It would be nice if this could be used as a parking lot.
4/12/2018 06:13 PM	I would like to retail and small restaurants.
4/12/2018 06:14 PM	I would not want an establishment that might roll into the library - bar/large restaurant
4/12/2018 06:45 PM	Good restaurants. Not chains
4/12/2018 07:10 PM	Need more boutiques, restaurants! Too many places too busy on weekends etc! More choices!
4/12/2018 07:27 PM	Small scale hotel
4/12/2018 07:40 PM	Park, or high quality (i.e., brick, stone, steel construction - not wood frame), 55+, dog-free condos
4/12/2018 07:47 PM	Outdoor amphitheatre

4/12/2018 08:17 PM	No apartments or hotels!
4/12/2018 08:21 PM	A makers' space, boutique movie theater (Alamo Drafthouse or Landmark), small green space/park
4/12/2018 08:57 PM	Provide a place to eat or drink within walking distance from library, ice rink, etc in that area
4/12/2018 09:32 PM	Park
4/12/2018 09:44 PM	An expanded grass area w speakers so more people could comfortably enjoy the summer concert series.
4/12/2018 10:15 PM	Again, respect the homes there and parking
4/12/2018 10:35 PM	Dog park, expansion of discovery park
4/13/2018 12:09 AM	Outdoor seating.
4/13/2018 08:01 AM	It would make sense to place more experience and learning opportunities next to the library.
4/13/2018 08:07 AM	Visitor center and Chamber
4/13/2018 08:08 AM	Walkable shopping extension to Mainstreet
4/13/2018 08:16 AM	Open space, park, trees. Enough building already.
4/13/2018 08:19 AM	Put the boring offices up top and small retail below. Let's make there a reason to go downtown
4/13/2018 08:20 AM	No hotel or apartments
4/13/2018 08:24 AM	Create a food truck row. Host events, community gathering site/outdoor recreation expansion of Discovery Park
4/13/2018 08:32 AM	Restaurants/small retail would be great to serve those who are hanging out at Discovery Pk
4/13/2018 08:38 AM	No More Apartments!
4/13/2018 09:08 AM	Kid friendly with seating indoor and outdoor cafe style to match ice skating or a summer stroll & HEALTHY menu optio

4/13/2018 09:31 AM	Restaurants that do not include "fast food", NOT bars. Something affordable, healthy and delicious!
4/13/2018 09:31 AM	Playground/picnic area/park
4/13/2018 09:42 AM	This space is large enough to house several uses while maintaining green address. Consider nonchain restaurant/dinner.
4/13/2018 09:54 AM	You are already building apartments in this area. There is no place for more building!
4/13/2018 09:59 AM	Large parking lot!
4/13/2018 10:13 AM	This space is perfect for a really nice playground, some grass and maybe basketball and futsal soccer courts
4/13/2018 10:48 AM	Something special that is similar to Mordecai Children's Garden at Denver Botanic Gardens
4/13/2018 11:11 AM	An addition to Discovery Park to create a larger open space.
4/13/2018 11:49 AM	Ideally, leave the green space save the earth
4/13/2018 11:53 AM	PArking
4/13/2018 12:11 PM	Art gallery where we can buy artwork, a gastro pub with excellent food. Something you would see in downtown.
4/13/2018 12:12 PM	Leave as open space. Traffic is already too heavy here. Adding businesses wastes Parker money.
4/13/2018 12:22 PM	Concerned about increased traffic and parking
4/13/2018 01:00 PM	YOU NEED MORE PARKING
4/13/2018 01:42 PM	Please not a hotel

4/13/2018 02:15 PM	Parking lot
4/13/2018 02:23 PM	I think it would be neat to do a devoted area, square type setting for the farmer's market. With some shade covering.
4/13/2018 02:44 PM	leave it as a parking lot and put in some beautiful plants, bushes and flower gardens
4/13/2018 03:52 PM	No more growth in Parker. Too much growth too fast that causes overcrowding!
4/13/2018 04:07 PM	parking lot so there is somewhere to park during events at Discovery.
4/13/2018 04:11 PM	How about office space with the same visibility as retail on ground floor.
4/13/2018 04:18 PM	Make it a park, would compliment Discovery Park, thought that was initial plan!!
4/13/2018 04:21 PM	Park
4/13/2018 04:27 PM	Keep a portion as parking, local arts and crafts in a charming building, with park space included as well.
4/13/2018 04:31 PM	None of the above: Parking lot would be ideal.
4/13/2018 04:42 PM	This could be parking with shuttle service if Main Street is closed to traffic. Or could be gathering place for teens,.
4/13/2018 04:53 PM	Greenspace with a cultured garden like a botanical garden. Native plants with labels. Benches and public art.
4/13/2018 05:04 PM	No hotels anywhere on this map. Build a hotel away from downtown.
4/13/2018 05:15 PM	I live in the homes that but up against this property. Lawn/play/open/garden space would flow nicely with the amphitheatre

4/13/2018 05:19 PM	Park, parking lot, open space
4/13/2018 05:20 PM	Spaces to compliment the park and the PACE center.
4/13/2018 05:38 PM	Mixed use retail to draw people to the east side of downtown
4/13/2018 06:34 PM	Perfect area summer businesses and child friendly restaurants. I think a Starbucks would fit here well.
4/13/2018 06:46 PM	Would like more local retail on Main Street.
4/13/2018 06:52 PM	Small scale motel (bed and breakfast type place)
4/13/2018 07:24 PM	This is a great area for more restaurants/bars/retail.
4/13/2018 07:57 PM	Part of it should be parking lot to be used for the summer concert series.
4/13/2018 08:08 PM	More parking is needed for the library and retail if Mainstreet is made pedestrian only.
4/13/2018 09:01 PM	Art or parking
4/13/2018 09:45 PM	Nice ce hotel with garden and grounds suitable even for a wedding venue. Native architecture. Retreat hotel.
4/13/2018 10:03 PM	I would like to see more of a downtown area with places to go. More retail for walkss
4/13/2018 10:21 PM	A park or great outdoor space for the residents and library visitors could hang out
4/13/2018 10:33 PM	Parking lot/garage
4/14/2018 03:50 AM	Parking and a park

4/14/2018 05:59 AM	A Trader Joe's with apartments above! I lived in a building just like this in Chicago and it was great!
4/14/2018 06:46 AM	Parks with playgrounds and picnic tables
4/14/2018 06:52 AM	No chains. Local stuff
4/14/2018 07:05 AM	4 stories with parking structure, retail on ground and residential above
4/14/2018 07:35 AM	Whatever you do, please do not build a hotel anywhere on Mainstreet! Please consider the infrastructure before anything e
4/14/2018 07:54 AM	Same as above look at other towns like Naperville or Geneva, Illinois
4/14/2018 08:13 AM	Parking.
4/14/2018 08:13 AM	Parking. There isn't any parking for Main Street.
4/14/2018 08:30 AM	NOT HOTEL
4/14/2018 09:19 AM	Family friendly venue
4/14/2018 09:58 AM	Maybe Parking as none of the ideals address this issue
4/14/2018 10:21 AM	Parker is in dire need of non-chain family friendly restaurants.
4/14/2018 11:28 AM	Left open for parking, with part of the plot developed for picnic areas and recreation
4/14/2018 01:24 PM	Open space all natural park.
4/14/2018 02:53 PM	Park with picnic areas and unique playground. Something to do with horse and small wood retail buildings open to outside
4/14/2018 03:32 PM	Park
4/14/2018 04:33 PM	No residential

4/14/2018 06:20 PM	How about an extension of Mainstreet? More shops & american food, family-friendly restaurants like Parker Station was.
4/14/2018 08:06 PM	Add additional parking lot in some of this area.
4/14/2018 08:45 PM	Parking
4/14/2018 10:07 PM	no chains please. something that will add to the small town charm we have now. perhaps an area for seniors.
4/15/2018 07:20 AM	Affordable concessions that support families enjoying the park and library and more parking
4/15/2018 08:17 AM	Close to Pace Center and park, a restaurant and bar would be nice! However we first need more parking!
4/15/2018 11:16 AM	or perhaps a pay parking structure since that is becoming more limited due to downtown growth.
4/15/2018 12:08 PM	Many of us would like to see this be a park with parking. O'brien has become so crowded. Another large park is needed.
4/15/2018 12:44 PM	Park and parking
4/15/2018 01:07 PM	It would be great to leave this open for street markets, food truck events, special event parking.
4/15/2018 02:01 PM	Park, garden, or something without buildings. Maybe a community garden.
4/15/2018 03:45 PM	Children's museum
4/15/2018 05:09 PM	More park space with parking
4/15/2018 08:19 PM	Overflow parking for Discovery Park/Library events and Wildflower Park
4/15/2018 08:36 PM	Leave some open space, park space, no big buildings
4/15/2018 08:42 PM	Biergarten with food truck lot and outdoor lawn games

4/16/2018 06:39 AM	More parking since so many businesses are going in
4/16/2018 08:44 AM	With the library so close, it would be nice to have a coffee bar or unique breakfast/lunch cafe/restaurant.
4/16/2018 09:22 AM	Parking
4/16/2018 11:19 AM	Parking, and OPEN SPACE, or community gardens
4/16/2018 02:57 PM	More parking for the library and open space with trails and tables for picnic's.
4/16/2018 04:03 PM	Lot used to continue expanding the community activity area / "Merge" lot between downtown and an entertainment district.
4/16/2018 04:51 PM	Park or play area.
4/16/2018 05:10 PM	Parking, garden and picnic area, you built a brand new library without enough parking.
4/16/2018 05:46 PM	Trader Joe's would be fantastic! Mod Pizza, Wahoo's Fish Taco, Corner Bakery or Shake Shack would all be great, too!
4/16/2018 06:08 PM	More parking. Big trees.
4/16/2018 06:16 PM	Don' build anything, we need more open space
4/16/2018 07:41 PM	Another recreation site-Indoor pool for swim lessons, as this is high demand and big need
4/16/2018 09:31 PM	This ideally should be family focused area do a park that's unique w a type of rental for pavilions or such
4/16/2018 10:09 PM	Part parking lot / garden with sculptures
4/16/2018 10:15 PM	Courtyard style, extension of main street/pedestrian mall with boutique shops, eateries, drink places. Office 2nd level

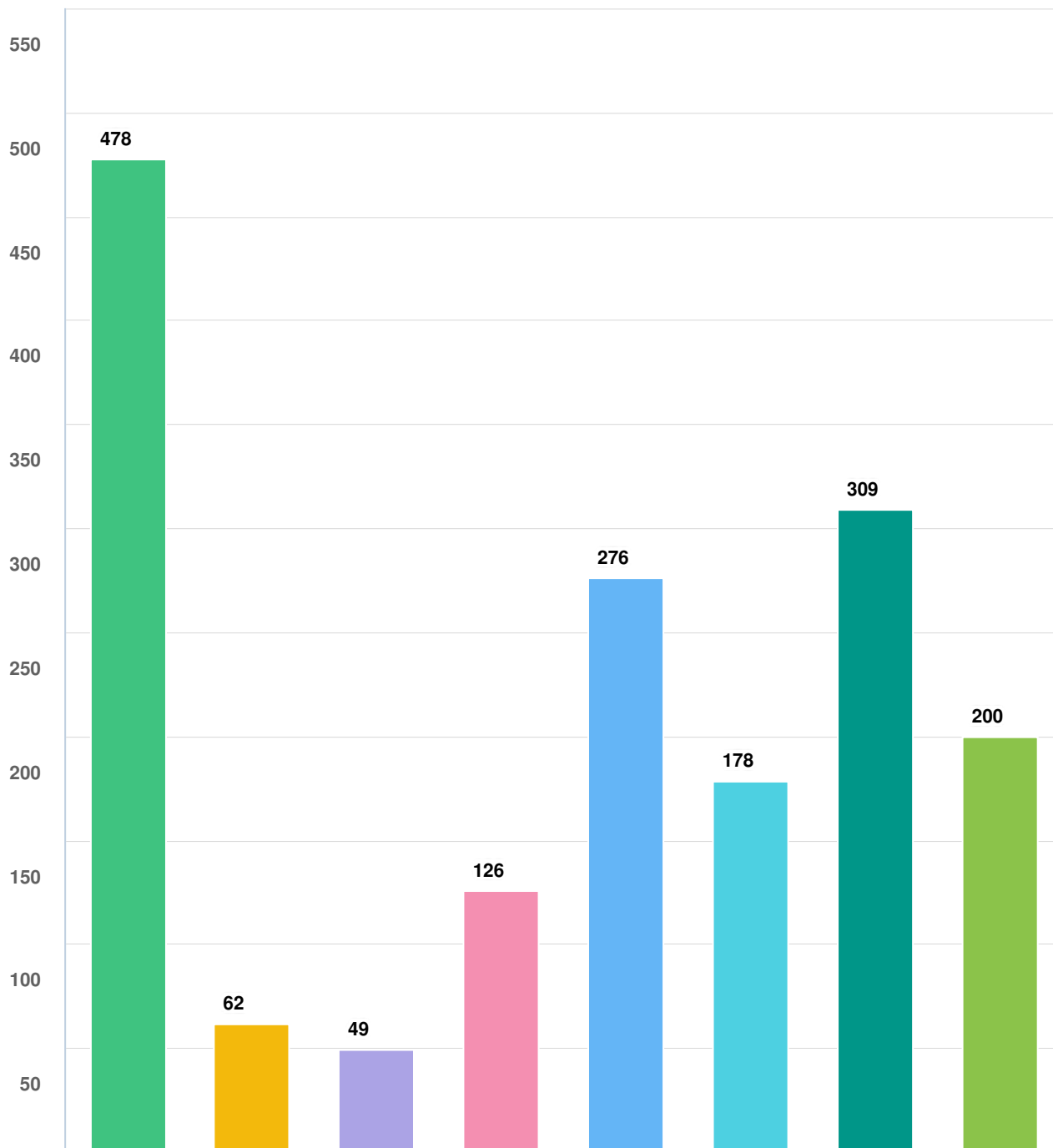
4/17/2018 05:55 AM	Open Green space or park
4/17/2018 05:58 AM	A park in this area would balance the city.
4/17/2018 06:44 AM	I'd like to see more open space and not all business
4/17/2018 07:13 AM	Overflow parking for the library and downtown, with some space for a park.
4/17/2018 07:31 AM	Not apartments. How about some green space, community garden or more parking.
4/17/2018 07:47 AM	An outdoor human sized game area. Checkers/chess, connect4, shuffleboard, & food trucks on the curb
4/17/2018 08:46 AM	Please consider building underground parking for the residential units.
4/17/2018 09:48 AM	Expand the ice skating trail
4/17/2018 09:50 AM	Parking is all ready to tight there. Retail or something on Mainstreet then a park with extra parking on north side
4/17/2018 11:07 AM	A park for kids to play! I thought this was the original plan when Discovery and the new library were being built.
4/17/2018 11:12 AM	More park area...the "park" next door is a joke.
4/17/2018 12:27 PM	Park or outdoor area. No hotels
4/17/2018 01:59 PM	Condos are desperately needed in Parker.
4/17/2018 02:16 PM	Extended stay type hotel to serve PACE
4/17/2018 02:43 PM	something small that wont attract a lot of cars as we live out east mainstreet

4/17/2018 04:00 PM	Parking..people will quit coming downtown if there is not adequate parking.
4/17/2018 03:23 PM	Parking needs to be convenient and available for people to spend time downtown.
4/17/2018 04:41 PM	at least half of this space should be made into park area, with trees planted, native plants. to preserve a nice, welc
4/17/2018 04:44 PM	A space that promotes outdoor kids and family activities-skate Park, walking trails, community garden, dog park, etc
4/17/2018 05:09 PM	Hotel would be nice, since we don't really have one. However... need to evaluate demand for one.
4/17/2018 05:19 PM	Parking for the pace and library
4/17/2018 05:24 PM	Park area with more parking and spots for food trucks to park
4/17/2018 07:03 PM	No more residential please!!!! We have enough housing growth
4/17/2018 10:05 PM	As long as it is not a 1) self storage 2) apartments or 3) urgent care
4/17/2018 10:18 PM	A park with pavilions that can be used for outdoor events.
4/18/2018 05:08 AM	People have to live/work downtown if we want traffic into downtown businesses
4/18/2018 06:41 AM	Boutique hotel with insight restaurant
4/18/2018 07:04 AM	Since this is near the library a nice park would be perfect, with picnic tables and maybe extra parking
4/18/2018 07:13 AM	skate park
4/18/2018 08:41 AM	Park type structures, family space

4/18/2018 10:38 AM	I would prefer park atmosphere
4/18/2018 11:47 AM	Park!!!
4/18/2018 12:20 PM	Open space or park
4/18/2018 01:13 PM	More park space like what is attached to the library
4/18/2018 01:40 PM	More park/event space like at the library and concert area
4/18/2018 02:32 PM	Expand Discovery Park
4/18/2018 03:39 PM	Dog Park
4/18/2018 03:43 PM	More local, family owned retail stores would be an extension of Main Street.
4/18/2018 04:04 PM	Stop the continual building. Parker is developed enough for now. Need a 10 year hiatus, then re-consider at that time.
4/18/2018 04:50 PM	Park, garden, openspace, playground
4/18/2018 05:32 PM	Parking lot for events
4/18/2018 05:40 PM	Park, recreation
4/18/2018 05:55 PM	Should fit with the feel of the library...would love to see another play area with unique features for the community

4/18/2018 06:04 PM	Open Park area, gazebos/benches, parking for summer concerts, gardens, better splash/water play area
4/18/2018 07:26 PM	Nothing there please. Already to crowded
4/18/2018 08:23 PM	Senior Living Community, Age restricted, 55+
4/18/2018 08:47 PM	Keep it small!
4/18/2018 08:57 PM	Do not build any more on Mainstreet
4/18/2018 09:19 PM	Leave it. The traffic will be atrocious. You don't need to fill EVERY bit of open space!
4/18/2018 09:45 PM	Farmer's Market here-it's blocking of mainstreet in Summer/Fall is safety concern due to road blockage-
4/18/2018 10:43 PM	Open space/park/garden
4/18/2018 11:03 PM	A nice park with lots of trees.
4/18/2018 11:29 PM	Open space! Stop building stuff we don't need!

PACE LOT 2 (blue) - Select the uses you would like to see on this site.



Question options

- Market/Farmer's Market ● Mixed Use with Office - Ground floor retail with OFFICE above
● Mixed Use with Residential - Ground floor retail with RESIDENTIAL above ● Personal Services - Spa, Salon, Yoga, etc
● Restaurant ● Bar/Distillery/Brewery ● Retail - Boutiques/ Unique Shops ● Art Gallery or Studio

Optional question (736 responses, 0 skipped)

Q6 | PACE Lot 2 (blue) - Tell us your big idea for this site

3/09/2018 11:43 AM	Not sure, but a permanent indoor farmers market would be cool (is there room for that)?
3/09/2018 12:40 PM	Some sort of "low" area, no tall buildings. Community space
3/10/2018 12:00 PM	Move Farmer's Market here to free up and allow businesses to operate during it.
3/10/2018 02:49 PM	s/b left empty, used occasionally for pop up events-framers market, brew fest, art shows
3/10/2018 06:22 PM	A nice restaurant with additional parking
3/10/2018 06:55 PM	This should be an extension of Mainstreet retail...think downtown Littteton. Say YES to rooftop bars!
3/11/2018 09:17 AM	Don't to build something that blocks the view of the PACE center. Add more parking spaces or leave alone.
3/11/2018 09:47 AM	Convention center available for many uses and rental. Will bring businesses, income, tourists, and companies to Parker.
3/11/2018 07:44 PM	Some place where local residents can buy local goods--support small businesses
3/12/2018 08:10 AM	Leave open with trees, benches and picnic tables so families can rest or eat outdoors
3/12/2018 09:21 AM	About time we get the farmers market off the road. Roads are for traffic, or move it to the road just south.
3/12/2018 09:25 AM	Someplace to get food and a beer before and after a show at the PACE Center.
3/12/2018 09:57 AM	Nothing. Leave it be.
/12/2018 01:05 PM	Small bar/distillery and art gallery plus some open space for a farmers market.
3/12/2018 05:42 PM	Culinary School & Restaurant
3/14/2018 12:25 PM	restaurants and shops
3/15/2018 07:58 AM	Samme as East Main above

3/15/2018 11:23 AM	A permanent farmers market, why not?
3/15/2018 11:38 AM	minimal development, utilize parking areas, preserve view of PACE building from Main Street
3/15/2018 11:45 AM	DON'T OBSCURE THE BEAUTIFUL PACE CENTER! Build a garden here.
3/15/2018 11:47 AM	See green and yellow comments.
3/15/2018 11:51 AM	OPEN SPACE!!Why would you block the view of the awesome PACE center.Every other space will be built on,leave some grass!
3/15/2018 11:58 AM	a part of downtown, a restaurant/brewery or a shop
3/15/2018 12:07 PM	Really don't want to lose the open space feel here. The ability to see the PACE from Main St is valuable.
3/15/2018 12:15 PM	leave as open space -- building on this site will detract from the pace Center
3/15/2018 12:28 PM	Parking!!!
3/15/2018 01:20 PM	Parker is devoid of events, places to go, and things to do for millennials/early 30s, especially those w/out kids
3/15/2018 03:25 PM	Botanical gardens with seating. Maybe a place for street vendors
3/15/2018 03:32 PM	weekly covered, open market (fri-sun); open the rest of the week; restaurants and stores above; bands/bars/music/seats
3/15/2018 03:40 PM	Something small on the corner of Pine & Main. Use the rest for outdoor seating/patio/beer garden type setup
3/15/2018 03:54 PM	In keeping with the arts district, restaurant to serve PACE activities and parking.
3/15/2018 05:03 PM	Keep Mainstreet opened during market hours
3/15/2018 05:20 PM	Would be nice to have farmers market daily with produce and plants rather than just once a week.
3/15/2018 06:21 PM	This site is perfect for outdoor seating and room for food trucks to line up and sell their goods. All ages can enjoy

3/15/2018 07:02 PM	Small boutiques and small non-chain restaurants. Don't hide view of PACE Center!
3/15/2018 07:13 PM	parking below ground, farmers market above
3/15/2018 09:37 PM	Park, open space, garden
3/16/2018 07:28 AM	Why build a cultural /community center and then hide it behind other buildings?
3/16/2018 09:40 AM	bistro, coffee, restaurant, small retail
3/16/2018 09:51 AM	Don't entirely block the view of PACE from the street: Short buildings, green space between, places to visit before show
3/16/2018 06:42 PM	Something that would blend in with the Pace Center ambiance
3/17/2018 11:53 AM	This could easily tie in business with Art/show/studio to coordinate with PACE -once in lot could frequent both :)
3/17/2018 12:56 PM	Please do not put up more apartments.
3/18/2018 01:47 PM	This needs to stay more open; farmers market on west half and more parking on east side
3/18/2018 02:43 PM	Farmers market or pave it for parking
3/18/2018 05:59 PM	Additional parking would be ideal here. A gallery or unique shops near the PACE center and library would also be nice.
3/18/2018 08:52 PM	You would need to insure you accommodate the traffic that this will bring!
3/18/2018 09:05 PM	Sufficient parking & improve roads. A "WeWork" concept above with mix use, coffee/workout/restaurant on street.
3/18/2018 09:08 PM	Nothing, too small and blocks view of pace from mainstreet
3/18/2018 09:11 PM	Make this a natural cultural district, allowing local and regional artists and in particular students to showcase
3/19/2018 10:18 PM	Open space . We don't need more of anything
3/19/2018 10:27 PM	You guessed it, leave it alone!

3/19/2018 11:43 PM	Whole Foods/Trader Joe's
3/20/2018 03:15 AM	Parking garage , you need parking otherwise I can to denver for same hassle. This is a suburb still
3/20/2018 07:10 AM	Don't distract from the purpose of PACE as a community cultured place.
3/20/2018 08:26 AM	Local restaurants and bars, not chains.
3/20/2018 08:48 AM	this area is SO SMALL and along a busy road.... not sure what could be constructed that wouldn't take away from PACE
3/20/2018 09:29 AM	Shops! Shops! Shops!
3/20/2018 10:05 AM	need more family friendly dining options
3/20/2018 09:05 PM	Upscale restaurant display local art. Gallery with local artists classes. In Future weekend art festival national artists
3/20/2018 10:54 PM	Euro style Cafes and tapas, permanent market stalls for artisans or higher end goods. Drinks and nibbles before the show
3/21/2018 12:14 PM	I don't think anything should block PACE other than the occasional farmer's market/craft fair - temporary stuff
3/21/2018 01:00 PM	Permanent Farmers/Outdoor market
3/22/2018 08:21 AM	Leave it empty. Landscape it
3/22/2018 02:58 PM	Year round farmer's market with enclosure. http://www.centralmarketyork.com/#social
3/23/2018 03:48 PM	More Parking because anything you build is going to block the sight of the PACE Center.
3/24/2018 07:12 AM	Nothing. Should remain as it is.
3/26/2018 06:26 PM	Small-scale retail & restaurants like the shops at Lowry. This would complement PACE and improve walkability.
3/29/2018 10:10 AM	farmers market area with community garden spaces
3/30/2018 09:52 AM	Is there a legal requirement to fill this space? Leave it open for now.

3/30/2018 10:20 AM	Would prefer this space remains open or adds more parking for downtown
3/30/2018 03:06 PM	Parking
3/30/2018 03:18 PM	Love the farmers market idea
3/30/2018 03:36 PM	Retain as Parking Lot.
3/30/2018 08:42 PM	Please don't totally block off the beautiful PACE center
3/31/2018 08:09 AM	Premier neighborhoods leave open space; we don't want to be Aurora; use for events.
3/31/2018 10:30 AM	Street front patio space, more parking for Pace? Tie in more with PACE
3/31/2018 11:37 AM	Non of the above; considerations need to be made for additional parking unless trolley system is implemented in pink
3/31/2018 01:37 PM	Maintain significant parking capabilities to accommodate both the dev and downtown
4/01/2018 05:16 PM	Trader Joes or Whole Foods would be great. Parker loves healthy living & outdoors, let's have some shopping that support
4/01/2018 07:03 PM	Unless there would be underground parking any building at this point would take away what little charm we have
4/02/2018 01:37 PM	Leave it open to enjoy look and feel of PACE
4/02/2018 08:21 PM	Leave as passive open space
4/03/2018 06:22 AM	NO APARTMENTS, NO HOTEL. PARKING, PARKING, PARKING
4/03/2018 04:41 PM	Leave it the way it is. The space is too small to put something there. I like the art displays that have been there.
4/04/2018 08:17 PM	Please no more residential - too many new already. Too much traffic for the area.
4/05/2018 11:26 AM	Food trucks with picnic tables. Outdoor restaurants for summer/evening activities.
4/05/2018 01:16 PM	No apartments, residential or hotels

4/06/2018 02:31 PM	Parking area. Parker is in desperate need of parking spaces.
4/06/2018 07:33 PM	Overall I think it's important to keep locally owned businesses in the plans and large chains out.
4/07/2018 09:59 AM	Climbing wall
4/07/2018 06:55 PM	Leave it as open space or a park
4/08/2018 10:12 AM	Park with picnic tables, Colorado wildflower gardens cared for by citizen gardeners not paid employees so no town expens
4/08/2018 01:56 PM	Farmers market would be great to not block traffic
4/09/2018 09:38 AM	Extend the feel of downtown. Shops/restaurants/bars.
4/11/2018 02:33 PM	Fallen Hero's Park - tribute to veteran's, first responders. Flags evenly spaced along street, statues, paths, etc.
4/11/2018 03:37 PM	Shopping, restaurants and family friendly lifestyle area.
4/11/2018 03:42 PM	Bookstore w/children story times + wine for moms! Breweries with play areas for kids!
4/11/2018 05:37 PM	I think Art Galleries and a restaurant would be the best use of this development!
4/11/2018 06:19 PM	No chains or big box stores. Small businesses and buildings with character. No strip malls
4/11/2018 10:04 PM	with park space when not used as farmers market.
4/12/2018 12:41 PM	We need more parking downtown. Maybe a few "non chain" restaurants shops and open space, but more parking
4/12/2018 02:25 PM	a closed in farmers market that changes with the seasons would be awesome!
4/12/2018 02:42 PM	Make space playground
4/12/2018 03:04 PM	No more apartments

4/12/2018 03:12 PM	Open space! That's such a small area, it'd be a crunch to put anything in there.
4/12/2018 03:24 PM	Make the pace center parking lot larger.
4/12/2018 04:16 PM	Leave it as open space
4/12/2018 04:29 PM	good location for small operations, even food carts that get changed out. Something that draws foot traffic down.
4/12/2018 04:57 PM	Farmers market sounds great - not everyone has Sunday off, closing a road for workers such as mail delivery is crazy
4/12/2018 06:07 PM	I don't want anything there. Please leave it as open space.
4/12/2018 06:14 PM	Open space...
4/12/2018 06:28 PM	That needs to remain green or open space, or even mixed in with additional parking for downtown
4/12/2018 07:10 PM	No more hotels, apartments or residential!!
4/12/2018 07:47 PM	Farmers market with additional parking for the PACE center
4/12/2018 07:50 PM	To have a year round farmers market would be unique, and bring in people from all over to shop for market goods all year
4/12/2018 08:08 PM	Leave it alone!!!
4/12/2018 08:10 PM	No space
4/12/2018 08:11 PM	Nothing needs to go there. Why are you cramming everything into every piece of land available?
4/12/2018 08:17 PM	No more apartments!
4/12/2018 08:46 PM	Leave it open
4/12/2018 08:57 PM	Provide more unique stops within walking distance of the library, ice rink, etc. Makes whole area a family destination
4/12/2018 09:32 PM	Nothing

4/12/2018 09:44 PM	THIS SHOULD NOT BE DEVELOPED! Continue the native landscaping and art. Why hide the amazing PACE CENTER behind a building
4/12/2018 09:46 PM	Bocce ball courts and patio with snack bar or quick service restaurant +not fast food+ for refreshments.
4/12/2018 10:14 PM	A place for benches; tables; greenery and a parking row for food trucks- make it a food truck area with lawn games
4/12/2018 10:25 PM	Co-op local artists gallery
4/13/2018 12:09 AM	Hand crafts, startups
4/13/2018 06:44 AM	nothing.....
4/13/2018 08:01 AM	Could be a good location of a facility to have a drink before or after a show.
4/13/2018 08:07 AM	Visitor center and Chamber
4/13/2018 08:16 AM	Or better yet....open space, park, trees. Enough building already.
4/13/2018 08:19 AM	Year round farmers market would be great. A real farmers market. Not a bunch of random stuff being sold
4/13/2018 08:20 AM	Farmers market
4/13/2018 08:24 AM	Allow this area to be dedicated to the Farmer's Market. Allow Mainstreet to remain open on weekends!
4/13/2018 08:32 AM	It'd be great to open up Main to traffic and put the farmers market here
4/13/2018 08:38 AM	No More Apartments!
4/13/2018 09:01 AM	Open space
4/13/2018 09:08 AM	How nice to meet up w/ friends before a show or after
4/13/2018 09:25 AM	Leave As Is or Horizontal use so that it does not block the view of the PACE center from Main Street.
4/13/2018 09:39 AM	Leave as open space

4/13/2018 09:42 AM	At the risk of losing small town feel with massive subdivisions, Farmers market or boutiques help bring it back.
4/13/2018 09:54 AM	This is an arts area so keep it as an arts area!
4/13/2018 09:59 AM	More parking for the pace center
4/13/2018 10:00 AM	Free parking
4/13/2018 10:37 AM	Love the Farmer's Market idea
4/13/2018 10:48 AM	Example: The 140 West Franklin development in Chapel Hill, North Carolina
4/13/2018 11:49 AM	Pottery, figure drawing, photography, open studio classes for adults
4/13/2018 12:11 PM	Art gallery where we can buy artwork, a gastro pub with excellent food. Something you would see in downtown.
4/13/2018 12:12 PM	Leave as open space. Traffic is already too heavy here. Adding businesses wastes Parker money.
4/13/2018 12:22 PM	very concerned about increased traffic. This area and downtown is already very busy. Losing the small town feel
4/13/2018 01:00 PM	YOU NEED MORE PARKING
4/13/2018 01:42 PM	Parking Lot
4/13/2018 02:15 PM	Parking lot
4/13/2018 02:44 PM	A restaurant for theater-goers would be appropriate along with some benches and seating.
4/13/2018 02:45 PM	Park. It's actually ok to leave some areas alone. The entire town does NOT have to be paved and buildings.
4/13/2018 03:18 PM	Why do we have to fill all the land with buildings.
4/13/2018 03:52 PM	No more growth in Parker. Too much growth too fast that causes overcrowding!
4/13/2018 04:07 PM	Open space. Stopping filling up downtown, there isn't anywhere to park for big businesses.

4/13/2018 04:11 PM	How about office space with the same visibility as retail on ground floor.
4/13/2018 04:18 PM	Good place for farmers market - parking near by at Pace center
4/13/2018 04:20 PM	Parking
4/13/2018 04:27 PM	Restaurant on the west end, artistic sculpture gardens on the east end with strolling paths.
4/13/2018 04:42 PM	Enjoyed this space when it was used for outdoor concerts.
4/13/2018 05:04 PM	keep new builds with charm of Parker. No ugly neon signs like the PACE Center.
4/13/2018 05:19 PM	Park, parking lot, Open Space
4/13/2018 05:20 PM	Don't have one
4/13/2018 05:38 PM	Preferably nothing in this space, but a market on the weekends seems like a good use of the space
4/13/2018 06:34 PM	Use this space as permanent location for Farmers Market. Stalls for vendors, heat lamps in winter & power/gas hookups
4/13/2018 06:46 PM	More local restaurants please.
4/13/2018 07:24 PM	This is a great place for anything involving restaurants or retail.
4/13/2018 07:57 PM	Nothing, we need the parking for PACE and why block the PACE Center??
4/13/2018 09:01 PM	Or parking
4/13/2018 09:45 PM	Farmers Market
4/13/2018 10:03 PM	Keep it the same. Else where will people park?
4/13/2018 10:21 PM	Anything family related to compliment residents here

4/14/2018 05:59 AM	I would love a Pilates studio, or even better a healthy grab and go restaurant (i.e. smoothies, salads, matcha, etc)
4/14/2018 06:52 AM	No chains. Local stuff like the source type of place
4/14/2018 07:05 AM	This would be perfect to extend Main Street shops maybe 2-4 with retail on main, office above
4/14/2018 07:35 AM	someplace to eat before or after attending an event at PACE
4/14/2018 07:54 AM	Same as above
4/14/2018 08:13 AM	Leave it alone
4/14/2018 08:42 AM	PACe Center should not be hidden from view off main so small scale retail, parks or market is ideal.
4/14/2018 09:19 AM	Farmers market
4/14/2018 10:21 AM	A permanent market would be AMAZING and would certainly make Parker a destination spot for Colorado residents nearby!
4/14/2018 11:28 AM	Just wanted to note that part of the appeal of small towns are open spaces and charm - not buildings everywhere
4/14/2018 02:53 PM	Nothing to tall here that would block view of pace
4/14/2018 03:32 PM	Parking
4/14/2018 06:20 PM	I'm not a big fan of anything going in here. But if something has to, I'd say more extension of Mainstreet shops & eats.
4/14/2018 07:56 PM	Restaurant
4/15/2018 07:20 AM	Nothing tall! Retail with sculptures. Gelato store, coffee shop, other small stores
4/15/2018 11:16 AM	Green space! Developing this thin strip of property between PACE Center and Main Street would be an eyesore.
4/15/2018 12:08 PM	I'd rather nothing. But ONE story would be ok. A deli would be awesome. Something for lunch.

4/15/2018 01:07 PM	Make this an art walk with more statues and benches and drought resistant gardens.
4/15/2018 02:01 PM	Nothing that's a chain, more mom and pop
4/15/2018 03:45 PM	Nothing
4/15/2018 05:09 PM	No chain restaurants though, or make it healthy option like Mad Greens. And parking and green space.
4/15/2018 05:23 PM	Nothing! Leave it open space
4/15/2018 08:36 PM	Leave some open space, park space, no big buildings
4/16/2018 02:57 PM	what would be wrong with leaving open so you see the front of PACE center.
4/16/2018 04:03 PM	Open space / manicured space for use for open air markets and entertainment would be ideal
4/16/2018 05:10 PM	Enlarge the pace parking lot, there is not enough parking for big shows at the pace center
4/16/2018 05:46 PM	Mod Pizza, Wahoo's Fish Taco, Corner Bakery or Shake Shack would be awesome!
4/16/2018 06:16 PM	Don' build anything, we need more open space
4/16/2018 10:09 PM	Garden/ cafe style restaurant
4/16/2018 10:15 PM	Extension of main street with small businesses/shops, a brewery/tavern, cafes
4/17/2018 07:31 AM	Not a building, why would you block the view of PACE?. Green space, more parking for PACE or leave it alone.
17/2018 08:46 AM	Have a yoga studio upstairs. I went to one downtown I would have gone every day if I didn't live so far.
4/17/2018 09:50 AM	One story maximum for everything
4/17/2018 11:07 AM	Parking lot! There is not enough parking when there are events or farmers market. Especially if you plan on developing
4/17/2018 11:12 AM	Park area with food trucks on weekends.

4/17/2018 01:59 PM	one story building here-would seem strange to hide the PACE center.
4/17/2018 02:16 PM	Something to serve food after shows at PACE
4/17/2018 02:43 PM	maybe just a parkig area. Parking garage possibly. we need it
4/17/2018 04:00 PM	Open space to allow for festivals and picnicking
4/17/2018 03:23 PM	Open space to allow for events and picnics at this end of town.
4/17/2018 04:41 PM	again, half should be landscaped, left for public
4/17/2018 04:44 PM	Parking for special events like Parker days and tree lighting
4/17/2018 04:45 PM	More parking space will be needed if the town allows all these areas to be developed
4/17/2018 05:09 PM	Additional parking, or even a parking structure since there is already a parking lot. Could be main parking for town.
4/17/2018 05:19 PM	If you want to keep building and distroying the small town feel that Parker had, at least give them a place to park.
4/17/2018 05:24 PM	Leave alone serve as a picnic area with xeriscape landscaping or more parking
4/17/2018 07:03 PM	No more housing!!
4/17/2018 10:05 PM	As long as it is not a 1) self storage 2) apartments or 3) urgent care
4/17/2018 10:18 PM	This is the space in front of the pace center. Don't obstruct it!
4/18/2018 05:08 AM	Unique shops/market with food options.my daughter loves going to library-give an alt. To McDonald's to wa
4/18/2018 06:41 AM	None of the above. Leave open space.
4/18/2018 07:04 AM	Multiple small galleries or studio combine
4/18/2018 07:13 AM	Since it looks close to the Pace center it needs to be unique and artsy.

4/18/2018 07:43 AM	Make mainstreet walkable shopping/dining (not service oriented) to attract people tourists for day trips...
4/18/2018 10:38 AM	I would HATE to see brick and mortar buildings here
4/18/2018 11:14 AM	Great space to add more art so close to PACE, visibility from Main and great extension to further the west to east
4/18/2018 12:33 PM	Fun and unique businesses to draw people to that side of Mainstreet and before/after an event at PACE
4/18/2018 02:00 PM	A place for the PACE Center attendees to gather before/after shows
4/18/2018 02:32 PM	Would love expanded farmers market
4/18/2018 03:43 PM	A nice place to eat before or after a PACE event
4/18/2018 04:04 PM	Stop the continual building. Parker is developed enough for now. Need a 10 year hiatus, then re-consider at that time.
4/18/2018 04:50 PM	Park, garden, playground, openspace
4/18/2018 05:02 PM	Why do you want to put something in front of the PACE center?
4/18/2018 05:20 PM	Open Space or Park
4/18/2018 05:32 PM	Parking for events
4/18/2018 06:04 PM	Leave it open!
4/18/2018 07:14 PM	Keep it as open space.
4/18/2018 07:26 PM	Nothing there. Already to crowded.
4/18/2018 08:23 PM	Parking
4/18/2018 08:47 PM	Keep it small!

4/18/2018 08:57 PM

Stop building

4/18/2018 09:19 PM

Leave it. The traffic will be atrocious. You don't need to fill EVERY bit of open space!

4/18/2018 09:45 PM

Would love to get Farmer's Market off the main street, I can't get to church on Sundays or park at church due to

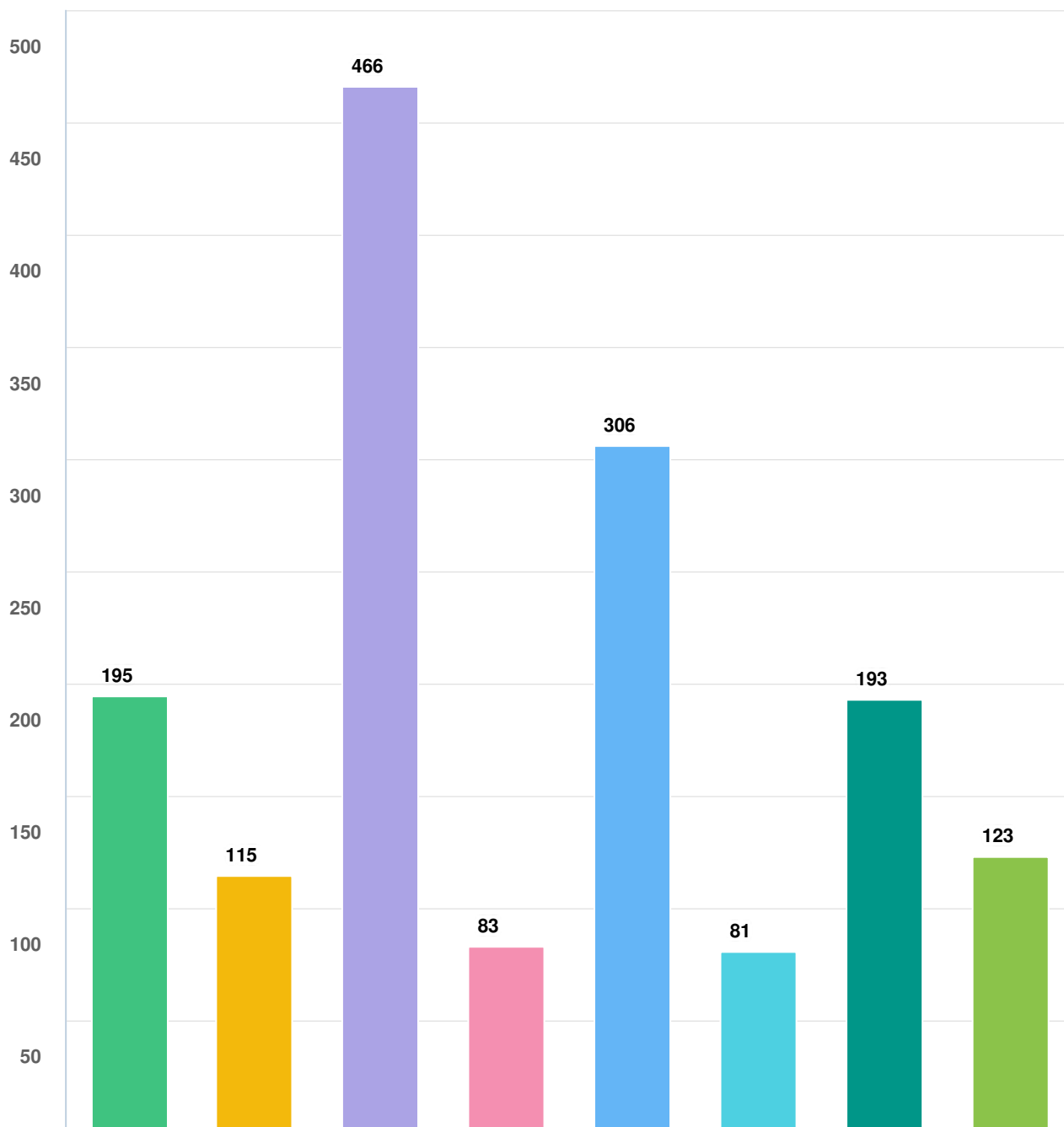
4/18/2018 10:43 PM

Open space/park/garden

4/18/2018 11:29 PM

Open space. We don't need anything!

Pine Curve (pink) - Select the uses you would like to see on this site



Question options

- Education (College Campus)
 ● Conference Center with Hotel
- Outdoor Marketplace - shopping, food, service retail (yoga, spa, dry cleaning, hair studio, etc)
 ● Restaurants
- Horizontal Mixed Use - residential and retail spread across the site
 ● Vertical Mixed use with residential - ground floor retail with residential above
- Bar/Distillery/Brewery
 ● Retail - larger scale

Optional question (736 responses, 0 skipped)

Q8 | Pine Curve (pink) - Tell us your big idea for this site

3/09/2018 11:43 AM	Some kind of market/grocery store. East side residents need one closer. A unique marketplace like stanley market!
3/09/2018 12:20 PM	Definitely not a college campus or conference center!
3/09/2018 12:40 PM	Recreate cute old town Parker/Main Street with housing, retail, Boutique hotel, etc
3/09/2018 03:52 PM	Perfect place for "collective eatery" like Avanti or Stanley Marketplace. Unique destination. Multi-vendor, all kinds.
3/10/2018 12:00 PM	When will someone build a bigger and better Senior Center???
3/10/2018 02:09 PM	A one time a month flea market that is only for used, repurposed or vintage items. Use Paris Street Market on Santa Fe
3/10/2018 02:49 PM	keep it low profile or as a park
3/10/2018 05:40 PM	Rezoned for open space park and additional free parking area.
3/10/2018 06:55 PM	Think Scottsdale...not Pueblo.Think big-think Southlands Mall. Parker Botanical Gardens.
3/11/2018 09:17 AM	Leave it alone. Already used for overflow parking and stormwater retention.
3/11/2018 06:17 PM	Trader Joes!
3/11/2018 07:44 PM	Parker doesn't have enough hotels.
3/12/2018 09:21 AM	Leave it as open space, if you did not want to put the police there why put anything there.
3/12/2018 09:25 AM	Think Southlands! Outdoor retail with several food and retail options.
3/12/2018 09:57 AM	This is the most important of all to me. I honestly don't want anything done here at all. Green space or parking. PLEASE
3/12/2018 01:05 PM	Whole Foods as an Anchor with possibly a couple of additional small retail establishments if space is available.
3/12/2018 05:42 PM	Art & photo school with gallery, studios and gathering space

3/12/2018 07:33 PM	Let's leave this a green space. Many came to Parker for it's green spaces, and now they are disappearing.
3/13/2018 05:26 AM	Whatever goes there should be small scale. I don't think it's a good spot for residential
3/13/2018 11:01 AM	A constant occurrence and dilemma through the years has been communities trying to develop their core downtown and main
3/14/2018 12:25 PM	Family friendly restaurants, brewery and shops
3/14/2018 08:53 PM	Outdoor mall! NOT A STRIP MALL! NOT A STRIP MALL! Like a smaller version of Tucson's La Encantada.
3/15/2018 07:58 AM	BOOKSTORE (like tattered cover)
3/15/2018 11:21 AM	Old Las Vegas has a great concept with a large park in the center of a fenced in area with eateries & smaller retail
3/15/2018 11:23 AM	Outdoor stage with retail and residential
3/15/2018 11:38 AM	We have enough residential already, need more restaurants and services, maybe hotel here
3/15/2018 11:45 AM	NO MULTIFAMILY RESIDENTIAL. NO STRIP MALL. NO HEAVY TRAFFIC USE
3/15/2018 11:47 AM	See green and yellow comments - NO MORE APARTMENTS!!!!
3/15/2018 11:51 AM	NO grocery stores/chain stores.How about this, with a mountain/Colorado theme: http://lafayettevillageraleigh.com/about/
3/15/2018 11:58 AM	I love the outdoor market place idea!
3/15/2018 12:07 PM	Trader Joe's, Aldi's, it would be nice to have groceries available on the East side of Main St.
3/15/2018 12:07 PM	Parking for all of the restaurants, shops and hotel
3/15/2018 12:15 PM	large town square in the center, surrounded by restaurants, eclectic shops and residential
3/15/2018 12:28 PM	Senior Living facility

3/15/2018 01:20 PM	Parker needs more restaurants, grocery stores, & big name shopping
3/15/2018 01:54 PM	an outdoor marketplace that respects the current open feel while retaining wildlife throughway and the view of adjacents
3/15/2018 02:15 PM	Indoor Botanical Garden Park/Gathering Place w/ food and drink
3/15/2018 03:25 PM	Mixed use lot for car shows, events, surrounded by small scale retail and service
3/15/2018 03:32 PM	pine curve - large outdoor stage and amphitheater; the grass is perfect for blankets and chairs; and mobile vendors
3/15/2018 03:40 PM	outdoor marketplace would be useful. Maybe incorporate underground parking in the area
3/15/2018 03:54 PM	Issue here is traffic and parking. Living in this area, too much development will destroy Parker's small town feel.
3/15/2018 04:16 PM	Drive-in theater! More open space. A large park with more creative outdoor play equipment.
3/15/2018 05:03 PM	Keep fast food and gas station away, which can be 24hr noise. No bright lights
3/15/2018 05:20 PM	Not just strip mall but creative space with sitting areas and fountains like Vistas at Park Meadows
3/15/2018 06:21 PM	or pavilions and park areas to hold Parker events, octoberfest etc overflow parking pedestrian bridge to discovery park
3/15/2018 07:02 PM	A Denver Central Market like business: large warehouse with independently owned food business and central food court.
3/15/2018 07:13 PM	streets of southglenn if we come up with an east/west road to get there
3/15/2018 07:13 PM	More outdoor patios/restaurant/ outdoor stages/skate park, dog park, Christkindle market for Xmas time, October fests,
3/15/2018 07:45 PM	If my outdoor market place you mean stripmall I do NOT want that. If it is a true market place I would love that
3/15/2018 09:37 PM	Park, open space, garden
3/16/2018 07:28 AM	If you want pedestrian friendly places you need open plans withave sitting areas and sidewalks and no drive thru or gas
3/16/2018 09:40 AM	mixed use-office campus and residential, read small scale dtc

3/16/2018 09:51 AM	Whatever is built, keep it quiet and unobtrusive to not disturb the neighborhood or the peacefulness of the library site
3/16/2018 06:42 PM	Can it be kept open? A park or something low density, small restaurants. Parker's growth means there will be a shortage
3/16/2018 07:27 PM	Small outdoor amphitheater for summer concerts
3/17/2018 11:53 AM	This end of Parker needs a gas station- I know its ugly but for all that travel this back side- there is nothing!
3/17/2018 12:56 PM	Please do not put up more apartments.
3/17/2018 03:55 PM	Really, really, really NEED Whole Foods or Trader Joes! Tired of driving to Greenwood Village :(
3/18/2018 01:47 PM	Active 55+ housing w/service retail in center with gardens. 55+ spend in town daily & volunteer for Pace/library/daycare
3/18/2018 02:43 PM	Please don't build anything tall there!
3/18/2018 05:59 PM	A King Soopers plus smaller retail and restaurants would be great for the residents east of downtown Parker.
3/18/2018 08:21 PM	We do not need anymore retail or residential spaces.
3/18/2018 08:52 PM	I do not want This end of Parker built on. There's too much traffic already!
3/18/2018 09:05 PM	No hotels/storage/ER. Whole Foods improve/widen roads-Pine Ln/Pine Dr/Ponderosa/InspirationLn & Dr. Add traffic signals.
3/18/2018 09:08 PM	Trader joes
3/18/2018 09:11 PM	OR mixed use - indoor ice rink; gravel running/walking trails around it and transportation hub (e.g. main bus center)
3/19/2018 06:28 PM	Don't block the view of the homeowners above, however utilize the ability to have a view for a restaurant.
3/19/2018 08:44 PM	I would love to see a development similar to Stanley Marketplace.
3/19/2018 09:45 PM	No hotel!
3/19/2018 10:15 PM	NO MORE RESIDENTIAL

3/19/2018 10:18 PM	A park , no more hotels, retails or restaurants
3/19/2018 10:27 PM	Nada! Nothing! Especially, not any of the above choices. Horrible choices.
3/20/2018 06:26 AM	Public Park and overflow parking for town events (parades, parker days etc..)
3/20/2018 07:10 AM	Preserve Nature & Residential integrity of the area.
3/20/2018 07:33 AM	New movie theater with shopping and restaurants
3/20/2018 08:26 AM	A retail place like they have in Stapleton (The Stanley). Also, a great place for a botanical garden.
3/20/2018 08:32 AM	Park, playground, green space, community garden.
3/20/2018 08:48 AM	I would like to keep this as storm water drainage-the town spent a LOT of money to build this, worried about storm water
3/20/2018 09:29 AM	Maybe more shopping?!
3/20/2018 12:03 PM	a Park, we don't need to build on every inch of land that is available. Any of the above choices just add to traffic.
3/20/2018 03:32 PM	Check out a place called Stanley Market Place in Stapleton. New, retro, attracts all demographics
3/20/2018 03:49 PM	Please consider (a) traffic control and (b) a multi-level parking garage for town use also
3/20/2018 05:48 PM	It should not be a high volume use! That is an extremely busy corner. It doesn't need more congestion!
3/20/2018 09:05 PM	Higher end outdoor mall. Lots of trees. Do not need another hair salon or strip mall.
3/20/2018 09:17 PM	Outdoor river running through area with Step Incline for Exercise
3/20/2018 10:54 PM	The convention center is interesting as long as the other spaces are botanic, art or restaurant filled.
3/21/2018 12:14 PM	Nothing that impacts the view/lifestyle/home values of Parker Vista. Retail/hotel would.

3/21/2018 01:00 PM	Small scale hotel with space for conferences, but limited in height. No more than 3 stories, with rooftop bar.
3/21/2018 08:34 PM	It would need to be less than two stories because of the homes above It
3/22/2018 08:21 AM	Just no gas station or super market!!!
3/22/2018 02:58 PM	Parker location for college classes so young and older adults can expand their education.
3/24/2018 07:12 AM	Unique shops that aren't currently in Parker. Spice shop, oil & vinegar. Parking. Buffer for homes.
3/25/2018 04:06 PM	Keep it family friendly near library
3/26/2018 10:39 AM	Why not add an extension of Parker recreation center in this area??
3/26/2018 02:04 PM	no more apartments, dry cleaners or hair salons. it needs to be unique to draw people in.
3/26/2018 06:26 PM	This is the only large open space near downtown, with a commanding view of town and the mountains. How about a park?
3/28/2018 02:43 PM	Similar to southgleen Whole Foods or Trader Joes
3/29/2018 10:10 AM	include parking behind or under and make Main pedestrian ONLY
3/29/2018 12:17 PM	ACC has a small presence in Parker. Would like to see a larger educational presence.
3/30/2018 09:48 AM	Shopping and restaurants - not chain restaurants. we have enough of those. Two Fredgies?? Really?
3/30/2018 09:52 AM	Is there a legal requirement to fill this space. Leave it open for now!
3/30/2018 10:20 AM	I would love to see a mid to high end hotel/resort destination here. Draw in big spenders
3/30/2018 10:37 AM	Open space, Park. Take into account Givens for building restrictions provided by town to Parker Vista residences
3/30/2018 11:13 AM	Put in a whole foods and some other services (like main street southlands)
3/30/2018 03:06 PM	Gas station!!!

3/30/2018 03:18 PM	Park, open space, athletic club
3/30/2018 03:36 PM	If not market place; then make it a park
3/30/2018 08:42 PM	This should NOT be ordinary retail, ie dry cleaner, grocery. It should be fun & special, a destination. & green setbacks
3/30/2018 08:50 PM	Include open space.
3/31/2018 08:09 AM	Yoga, rec/community teen center& trails & dog Park; teens need healthy choices; dogs & people need outdoor community.
3/31/2018 10:30 AM	Businesses that would help existing residents in area...but not businesses that would ADD traffic. Gas station, grocery
3/31/2018 11:37 AM	Verticle should be retail on bottom; offices / co-working space in middle then residential on top for views
3/31/2018 01:37 PM	Something like Belmar, new Superior or newish Longmont
4/01/2018 05:36 PM	TRADER JOE's Please!! Please!!
4/01/2018 07:03 PM	Don't want any building but OUTDOOR marketplace would my reluctant choice
4/02/2018 08:08 AM	Ice rink for skating and hockey
4/02/2018 01:37 PM	Traffic at that corner is already a mess... don't add high traffic needs
4/02/2018 08:21 PM	Lease as passive and active open space NO COMMERCIAL OF STRUCURES
4/02/2018 10:37 PM	King Soopers
4/03/2018 06:22 AM	NO APARTMENTS, NO HOTEL. PARKING, PARKING, PARKING
4/03/2018 07:21 AM	Outdoor Marketplace - shopping, food, service retail (yoga, spa, dry cleaning, hair studio, etc)
4/03/2018 09:00 AM	A walking shop area would be awesome there.
4/04/2018 08:17 PM	Please no hotel (!) or more residential. Too much traffic for the area already. See answer for yellow above

4/04/2018 09:30 PM	Please no more apartments, no more low income housing. Less concrete, more grass, flowers, trees, beautiful spaces
4/05/2018 11:26 AM	Outdoor fitness area with Rock climbing wall, different structures - ropes course with various workouts
4/05/2018 01:16 PM	No apartments, residential or hotels
4/06/2018 02:31 PM	Needed for overflow parking at Discovery Park concerts last summer. Please keep. Maybe a summer festival.
4/06/2018 07:06 PM	Something like Stanley Marketplace.
4/06/2018 07:33 PM	This area has a ton of room and could serve a lot of needs.
4/07/2018 09:59 AM	Paved walking trails with exercise stations, handicapped accessible, ping pong tables, basketball
4/08/2018 10:12 AM	Park with picnic tables and Colorado wildflower gardens cared for by citizen gardeners not paid employees so no town \$\$
4/08/2018 01:56 PM	Park area/Outdoor patio restaunt seating/la peep breakfast place/dog hotel
4/09/2018 09:38 AM	Concerned about accessibility for Conv. Centr. Whatever ends up here - relocate Farmers Market to here and not Main St.
4/09/2018 01:25 PM	Why not make it into a city park with a man made lake, picnic tables and trees. It is right across from the Library
4/11/2018 11:15 AM	Get some of the fun stuff off Main Street which is so busy and spread the fun stuff aroun. Make Main Street a destinatio
4/11/2018 02:33 PM	Outdoor mall with residential. Condos preferred - increase ownership within downtown
4/11/2018 03:37 PM	Shopping, restaurants and family friendly lifestyle area.
4/11/2018 05:37 PM	Trader Joe's
4/11/2018 06:19 PM	No chains or big box stores. Small businesses and buildings with character. No strip malls
4/11/2018 08:45 PM	I think a small campus would great.
4/11/2018 10:04 PM	limit height to 1 story and keep small town feel with central square and maybe a fountain or art

4/11/2018 11:32 PM	No hotel
4/12/2018 12:41 PM	We need more parking downtown. Maybe a few "non chain" restaurants shops and open space, but more parking
4/12/2018 03:04 PM	No more apartments or storage units
4/12/2018 03:23 PM	Please NO HOTELS and NO MORE HOUSING. It's a good area for retail and food and stores. Parking lot would be fine too
4/12/2018 03:24 PM	Leave it empty, leave it empty!!
4/12/2018 03:51 PM	Parking garage would be nice for all the events held downtown
4/12/2018 04:16 PM	Leave it as open space
4/12/2018 04:29 PM	Good location for Townhomes.
4/12/2018 04:36 PM	Big enough space for 500 people high school prom
4/12/2018 04:39 PM	Need something that pull people all the way down the street. Maybe hotel, outdoor dining and shopping, college campus
4/12/2018 04:44 PM	Whole Foods or Trader Joe's would be my top pick!
4/12/2018 04:52 PM	A CCCS campus would be awesome!
4/12/2018 04:56 PM	Open space/park/recreation area.
4/12/2018 04:57 PM	Love the idea of a Southlands mall with patios for dining
4/12/2018 05:14 PM	Park
4/12/2018 05:54 PM	Please make it local business, no big chains or grocery stores
4/12/2018 05:59 PM	No place for a Hotel, parking and egress issues
4/12/2018 06:07 PM	I don't want anything there-- please leave it as open space. This space more than all 3 others should be left alone.

4/12/2018 07:10 PM	More night life and restaurants, like Austin Texas and San Antonio! No more chains, houses/apartments or hotels
4/12/2018 07:17 PM	Concerned about traffic
4/12/2018 07:40 PM	Park with a pond, or high quality (i.e., brick, stone, steel construction - not wood frame), 55+, dog-free townhomes
4/12/2018 07:50 PM	I think it would be amazing to turn this into affordable senior housing.
4/12/2018 07:51 PM	Gas station
4/12/2018 08:10 PM	Large Park. Lake. Outdoor space.
4/12/2018 08:11 PM	All These options are awful. Where are resident supposed to park for all these community events that you want to have.
4/12/2018 08:17 PM	Keep parker small! No more apartments. No hotels or campus. Where will we all park for parker days? Leave some open land
4/12/2018 08:41 PM	Don't build anything. No more building, please.
4/12/2018 08:46 PM	No gas station. No hotel. Useful but not disruptive to the adjacent neighborhood
4/12/2018 08:57 PM	Attractive outdoor area to supplement existing recreation and shopping, and maybe to provide additional housing
4/12/2018 09:19 PM	Trader Joe's or other grocery and WE NEED A GAS STATION HERE
4/12/2018 09:32 PM	Something that doesn't create a great deal of traffic
4/12/2018 09:44 PM	Must be small but cozy and enhance art/Park/family feel of Parker. THIS AREA DOES NOT NEED BIG DEVELOPMENT
4/12/2018 10:14 PM	Trader Joe's- that is all.
4/12/2018 10:20 PM	Like the castle rock outlets stores all placed on the outside and parking in the middle with a variety of everything.
4/12/2018 10:35 PM	Park, dog park

4/12/2018 10:44 PM	A food hall/marketplace like the source, Stanley, Avanti or zeppelin, Denver Central Market.
4/12/2018 11:53 PM	Outdoor shopping/restaurant/bars similar to Old Town Fort Collins
4/13/2018 12:09 AM	DTC feel, underground parking.
4/13/2018 07:53 AM	Bowling alley, movie theater
4/13/2018 07:56 AM	Trader Joe's!!!!
4/13/2018 08:01 AM	With downtown so near a hotel could be a perfect addition. An education campus was a close second.
4/13/2018 08:07 AM	Visitor center and Chamber
4/13/2018 08:14 AM	Trader Joe's, good food...
4/13/2018 08:16 AM	Open space, park, trees. Enough building already.
4/13/2018 08:17 AM	None! Enjoy having open space across from me!
4/13/2018 08:19 AM	In consideration of the people who live there, a college campus would be the quietest. Offer community ed classes!
4/13/2018 08:20 AM	Nothing multi level
4/13/2018 08:24 AM	Provide independent senior living in a ranch style gated community with 1 story small retail option near street.
4/13/2018 08:32 AM	A setup like Southlands would be cool with a walking street, or indoor vendor market
4/13/2018 08:35 AM	Would love to see a bunch specialty boutiques. Address pine traffic concerns first!!!
4/13/2018 08:38 AM	No More Apartments!
4/13/2018 09:01 AM	Open space
4/13/2018 09:08 AM	NO RESIDENTIAL too crowded now. Small business shops and cafe style w/ natural landscaping & cafe style eatery NO MODERN

4/13/2018 09:16 AM	Open Green space
4/13/2018 09:25 AM	1)Park and Rec Facility with a x-large Indoor Pool. 2)Outdoor botanic garden with art exhibits (Art in the Garden Park)
4/13/2018 09:31 AM	Possibly a large space where people can rent out a spot to work on their craft. For instance, rentable art space.
4/13/2018 09:42 AM	A college campus with sought after programs (dental hygiene, nursing, tech) would be beneficial for growth. no retail
4/13/2018 09:54 AM	I would love to see a Trader Joe's in this area- a unique grocery store. NO RESIDENTIAL!
4/13/2018 10:00 AM	Gas station
4/13/2018 10:13 AM	How about a big playground similar to Centennial Park.
4/13/2018 10:37 AM	Open space/park with outdoor art/sculptures (like Seattle's sculpture garden) - please, no more strip mall retail!
4/13/2018 10:48 AM	Parking for downtown event overflow enmeshed with a central plaza/park and amphitheatre for outdoor concerts and events.
4/13/2018 11:24 AM	Use as outdoor event and fairground space.
4/13/2018 11:53 AM	Open space
4/13/2018 11:54 AM	Whole Foods!!!
4/13/2018 12:11 PM	outdoor market where there's an are for our dogs. Big dog town nowhere to go and enjoy a day with our furry kids.
4/13/2018 12:12 PM	Leave as open space. Traffic is already too heavy here. Adding businesses wastes Parker money.
4/13/2018 12:22 PM	No gass station. Would like to see most of the site be open space, such as a park. Traffic in this area is already bad
4/13/2018 02:02 PM	Leave it alone, there is way too much traffic in this area already.
4/13/2018 02:15 PM	Parking lot
4/13/2018 02:44 PM	A nice park with some mature trees and walking paths.

4/13/2018 03:10 PM	No more apartments or big box stores
4/13/2018 03:18 PM	Can it stay empty. Tired of the big buildings. Parker us getting too greedy.
4/13/2018 03:52 PM	No more growth in Parker. Too much growth too fast that causes overcrowding!
4/13/2018 04:07 PM	No to big business, espeically not a hotel. That idea didn't work last time either.
4/13/2018 04:11 PM	How about office space with the same visibility as retail on ground floor.
4/13/2018 04:18 PM	NO Hotel or large business or gas station. Traffic a real problem use some of area for downtown parking.
4/13/2018 04:20 PM	Park, including parking
4/13/2018 04:21 PM	Can you please bring in something other than chain restaurants or fast food? Parker sorely lacking. Boring eats here.
4/13/2018 04:27 PM	Small charming buildings with a park-like atmosphere between and surrounding.
4/13/2018 04:31 PM	None of the above: leave it as open space or create a park/playground.
4/13/2018 04:33 PM	Parking for downtown
4/13/2018 04:42 PM	Please no more tall condos. Could it be another Fiddler's Green concert area? Outdoor-indoor market area with cafes.
4/13/2018 04:53 PM	More greenspace or perhaps some sort of sports venue. Definitely outdoor space and not buildings.
4/13/2018 05:04 PM	Quiet spot beside neighborhoods. No retail traffic nightmares for residents to the east.
4/13/2018 05:19 PM	OPEN SPACE
4/13/2018 05:20 PM	Space similar to The Happy Canyon Center in Castle Rock
4/13/2018 05:38 PM	Restaurants and shopping, assuming ample parking
4/13/2018 06:34 PM	A great place for a mix used college campus for CSU, CU Boulder and other Higher Eds. Mix use though.

4/13/2018 06:46 PM	Would love this. Let's do less housing on Main Street and more fun stuff.
4/13/2018 06:52 PM	Leave undeveloped. Outdoor stage for festivals surrounded by farmer's market, dog and playground/park for family use
4/13/2018 07:24 PM	This is an awesome area for more restaurants and small retail. Make it unique and local.
4/13/2018 08:08 PM	Parking with a cool pedestrian bridge over Pine drive.
4/13/2018 08:31 PM	Trader Joe's
4/13/2018 09:01 PM	Please no more residential
4/13/2018 09:45 PM	Water feature. Use Union Station as a model. Mixed use. Lake? Park. Botanical garden. Retain Parker's uniqueness
4/13/2018 10:03 PM	Some parking. I live too far to walk to this area. Plus there are no sidewalks on Pine going north. What about shuttles?
4/13/2018 10:21 PM	Focus on the outdoor and beauty of the deer and other animals around here to bring families out
4/14/2018 05:59 AM	I love the idea of an outdoor marketplace but only if it was filled with small businesses, no more raisin Cain's/chipolt
4/14/2018 06:37 AM	Combination of the Stanley marketplace in Stapleton with some walking trails for people/dogs.
4/14/2018 06:52 AM	No chains. Local stuff
4/14/2018 07:05 AM	Outdoor marketplace like south lands on a smaller scale, 2 story buildings, parking, restaurants, Trader Joe's, office
4/14/2018 07:35 AM	Open space, park, trails. Keep Parker a place where people can have that small town feel. I saw thus happen with Aurora.
4/14/2018 07:54 AM	You need something to draw folks in like a college campus or convention center
4/14/2018 08:13 AM	No vertical building
4/14/2018 08:13 AM	Green Space mixed with the above options. Make sure to have parking

4/14/2018 08:42 AM	That site right now is used for parking for big events so I would like to see ample parking with build out
4/14/2018 09:19 AM	Combination of outdoor marketplace with locally owned restaurants
4/14/2018 10:21 AM	Students bring a certain vibrancy to a town that nothing can beat! This would be wonderful for Parker!
4/14/2018 10:39 AM	PARK OR OPEN SPACE!
4/14/2018 11:28 AM	One of our last big open spaces! Trails for biking/walking or community gardening or a park would be lovely.
4/14/2018 01:03 PM	Stanley market type year round farmers market, sustainable marketplaces to include zero waste grocery
4/14/2018 02:39 PM	Farmers market so Mainstreet doesn't need to close every weekend
4/14/2018 02:53 PM	Boutique hotel, not chain, w/ restaurant and big deck overlooking downtown and mountains. Not modern
4/14/2018 04:33 PM	Small scall nothing big. We have too many apts and residential. Office space
4/14/2018 06:20 PM	No larger scale anything! Outdoor marketplace would be great!
4/14/2018 06:25 PM	Something still small . Would not like to see a gas station or big name grocery store etc.
4/14/2018 08:06 PM	No more storage, hotels and apartments. Parker is overloaded with this now.
4/14/2018 09:25 PM	park & green space
4/14/2018 10:07 PM	keep as open space.
4/15/2018 07:20 AM	Permanent outdoor concert venue with adequate parking
4/15/2018 08:00 AM	Open space, trails, nature
4/15/2018 11:16 AM	Unique places similar to places found on Main St Breckenridge (ie Park and Main Quality Food, Peak-A-Boo Toys)
4/15/2018 12:08 PM	A park, skating area, something great for kids/tweens. Don't need a massive thing. Think of the people that live there

4/15/2018 02:01 PM	Nothing big box should be along Main Street to keep the small town feel. Like olde town Littleton area.
4/15/2018 03:45 PM	A park
4/15/2018 05:09 PM	Park space or some kind of indoor outdoor space
4/15/2018 05:22 PM	No apartments or chain fast food. A beautiful park with water features is my vote
4/15/2018 08:36 PM	Prefer to use this as open space for the residents and families. No big buildings. The town used tax money to buy this.
4/16/2018 02:34 AM	As our young families grow, let's give them options to keep them in Parker. That's all I can say in this amount of space
4/16/2018 06:39 AM	Open space
4/16/2018 08:23 AM	Outdoor land preservation, picnic tables, flowers, trees, slide similar to flea Market
4/16/2018 08:44 AM	In town nature trail loop park w/ lots of trees/shrubs/plants specific to our region. Benches for reading and relaxing.
4/16/2018 09:22 AM	Park!!! Outdoor area
4/16/2018 02:11 PM	NOTHING! Leave that space alone. You don't need to develop every free space there is.
4/16/2018 02:57 PM	That is a bad area to put in retail, POOR traffic flow.
4/16/2018 03:04 PM	Make it a public park
4/16/2018 04:03 PM	Entertainment zone! Open air market, Outdoor concert venue, Addl parking for downtown activities
4/16/2018 05:10 PM	What are you going to do for Parker days when you take away this parking?
4/16/2018 05:46 PM	College Campus, Trader Joe's, Barnes & Noble, Mod Pizza, Wahoo's, Corner Bakery, Fuddrucker's, and/or Skate City!
4/16/2018 06:08 PM	Please, whatever you do, provide ample parking!!!
4/16/2018 06:14 PM	Park area with a Trader Joe's possibly. No more King Soopers!!!

4/16/2018 06:16 PM	Don' build anything, we need more open space
4/16/2018 07:41 PM	Outdoor mall with play structures for kids- like Southlands, or dine in movie theater
4/16/2018 07:50 PM	I'd love for it to stay as open space
4/16/2018 10:15 PM	RESTAURANTS! small and national chains, trader joes, mixed retail
4/17/2018 12:54 AM	No option for parking I would like to see additional parking for existing business in DT so existing/new biz can thrive
4/17/2018 05:55 AM	Nothing, there is not enough road capacity for the people who live in that area, it would cause too much congestion
4/17/2018 05:58 AM	Park with trails. I love the openness of this area. There are too many houses and condos/apts being shoved in
4/17/2018 07:06 AM	I like keeping the shops and restaurants on Mainstreet and then a large draw like a campus or conference center on Pine
4/17/2018 07:30 AM	We need more parks and open space, this is perfect land for a park. Main Street should be end capped by parks.
4/17/2018 07:31 AM	NOT retail. What would you do with the stormwater impoundment that this site is used for already???
4/17/2018 07:47 AM	Please put a gas station here!
4/17/2018 08:46 AM	Have a community garden on half the land, offer classes for Parker residents to learn about gardening &volunteer there.
4/17/2018 09:50 AM	Grocery store surrounded by outdoor small scale retail and restaurants
4/17/2018 11:07 AM	NO MORE MULTI FAMILY HOMES ON MAIN ST. YOURE NUTS IF YOU THINK MAIN AND PINE CAN HANDLE ALL THOSE ADDITIONAL RESIDENTS!!
4/17/2018 11:12 AM	Parking lot and bridge for access to mainstreet. The farmers market is outgrowing the downtown space.
4/17/2018 01:59 PM	A grocery store would be great there-just make it beautiful and not too tall- other retail to compliment.
4/17/2018 02:16 PM	3 or 4 retail shops and a couple restaurants with area for farmers market
4/17/2018 02:43 PM	Not sure what to answer to this... going to get really congested there. we live out east mainstreet. only 2 ways out.

4/17/2018 02:43 PM	out east mainstreet. only 2 ways out.
4/17/2018 04:00 PM	The library draws people to educational events..more space and opportunity to learn.
4/17/2018 03:23 PM	The library offers classes now but more educational events could attract people.
4/17/2018 04:44 PM	Something cool, hip, trendy, like Stanley Marketplace Stapleton
4/17/2018 04:45 PM	Why do developers have any say in this survey? They are only in it to get richer & our small town feel will be gone.
4/17/2018 05:09 PM	Lot of space here. Could be used to add more services to the town, if demand is there. Really like outdoor marketplace.
4/17/2018 05:24 PM	Nature center like the Butterfly Pavilion with surrounding outdoor walk areas and extra parking for downtown events.
4/17/2018 06:16 PM	Small businesses only, no large retail. Something unique with outdoor space please
4/17/2018 06:33 PM	Please no gas stations or apartments
4/17/2018 08:49 PM	Open air theatre, community park and garden
4/17/2018 10:05 PM	As long as it is not a 1) self storage 2) apartments or 3) urgent care
4/18/2018 05:08 AM	HOCKEY RINK
4/18/2018 07:04 AM	Indoor/outdoor Shopping/ small restaurants/ entertainment square / music
4/18/2018 07:13 AM	Parker doesn't need anymore apartments to make traffic even worse. Unique shopping mixed with restaurants would be nice
4/18/2018 07:43 AM	Make mainstreet the "outdoor market place" NOT this area.
4/18/2018 08:27 AM	Could be indoor as well similar to Stanley Marketplace in Stapleton
4/18/2018 08:32 AM	I would love to see the house on the hill turned into a restaurant. I would also like to see a small gas station mart
4/18/2018 09:49 AM	Prefer to keep as open space

4/18/2018 10:37 AM	I think a bowling alley. There is not a lot for kids to do in Parker.
4/18/2018 10:38 AM	If you have ever been to Sanibel island Florida - the "strip mall" areas include a central park and green space- nice
4/18/2018 11:14 AM	Roads wont support conference/hotel, residential with boutique shops on level would be wonderful
4/18/2018 11:49 AM	A place for kids to have good clean fun is desperately needed! A place parents can bring kids of multiple ages!
4/18/2018 12:33 PM	A smaller grocery store such as Sprouts or small King Soopers, etc., gas station, another Park/playground
4/18/2018 01:40 PM	Gathering space similar to what they have in castle rock on 3rd--smaller shops, restaurants and such
4/18/2018 02:32 PM	Trader Joe's! Otherwise a park (but I know that's unlikely and doesn't make money for the city)
4/18/2018 03:39 PM	Open Space- Park
4/18/2018 03:43 PM	Another extention of Main Street. No hotel or big box. Arts/crafts/market/up scale bar/some apartments
4/18/2018 04:04 PM	Stop the continual building. Parker is developed enough for now. Need a 10 year hiatus, then re-consider at that time.
4/18/2018 04:15 PM	A park! Leave it open space. If it's not open space, where will the overflow parking be for events like Parker Days?
4/18/2018 04:50 PM	Park, playground, garden,openspace
4/18/2018 04:51 PM	NO LARGE BUILDINGS of ANY kind!
4/18/2018 04:54 PM	Traffic a nightmare, keep our town small!!!!
4/18/2018 05:02 PM	extremely low profile!!!!
4/18/2018 05:32 PM	Open space with parking and an open space park area
4/18/2018 06:04 PM	Open space!!! Stop filling every square inch of Parker with condos, apartments, and fast food!!
4/18/2018 07:14 PM	I'd prefer this to stay open space, or public space (picnicking area, playground, etc).

4/18/2018 07:26 PM	Please noting here. Already busy enough around that corner.
4/18/2018 08:23 PM	Retail including big box retail, hotel, residential (including MF, SF, Senior Living, assisted living, memory care, etc)
4/18/2018 08:39 PM	Leave some space for gardens and nature among the buildings
4/18/2018 08:47 PM	We need more small town market feel
4/18/2018 08:57 PM	Again stop the building sick of it!
4/18/2018 09:19 PM	Leave it. The traffic will be atrocious. You don't need to fill EVERY bit of open space!
4/18/2018 09:33 PM	Keep the quaint feel of down town in this large space. Maybe an outdoor walking mall like southlands
4/18/2018 09:45 PM	All are unacceptable, but would be nice to have a park-tennis courts, other activities for adults
4/18/2018 10:43 PM	Open space/park/garden
4/18/2018 11:03 PM	A big park. Lot's of trees.
4/18/2018 11:29 PM	OPEN SPACE!!!!!! Stop with the building and over population!
4/18/2018 11:45 PM	Why not a park or continue to have it open space?

ENGAGEMENT TOOL: SURVEY TOOL

How appropriately do you feel the designs for the following fit in Downtown Parker?

VISITORS 1180

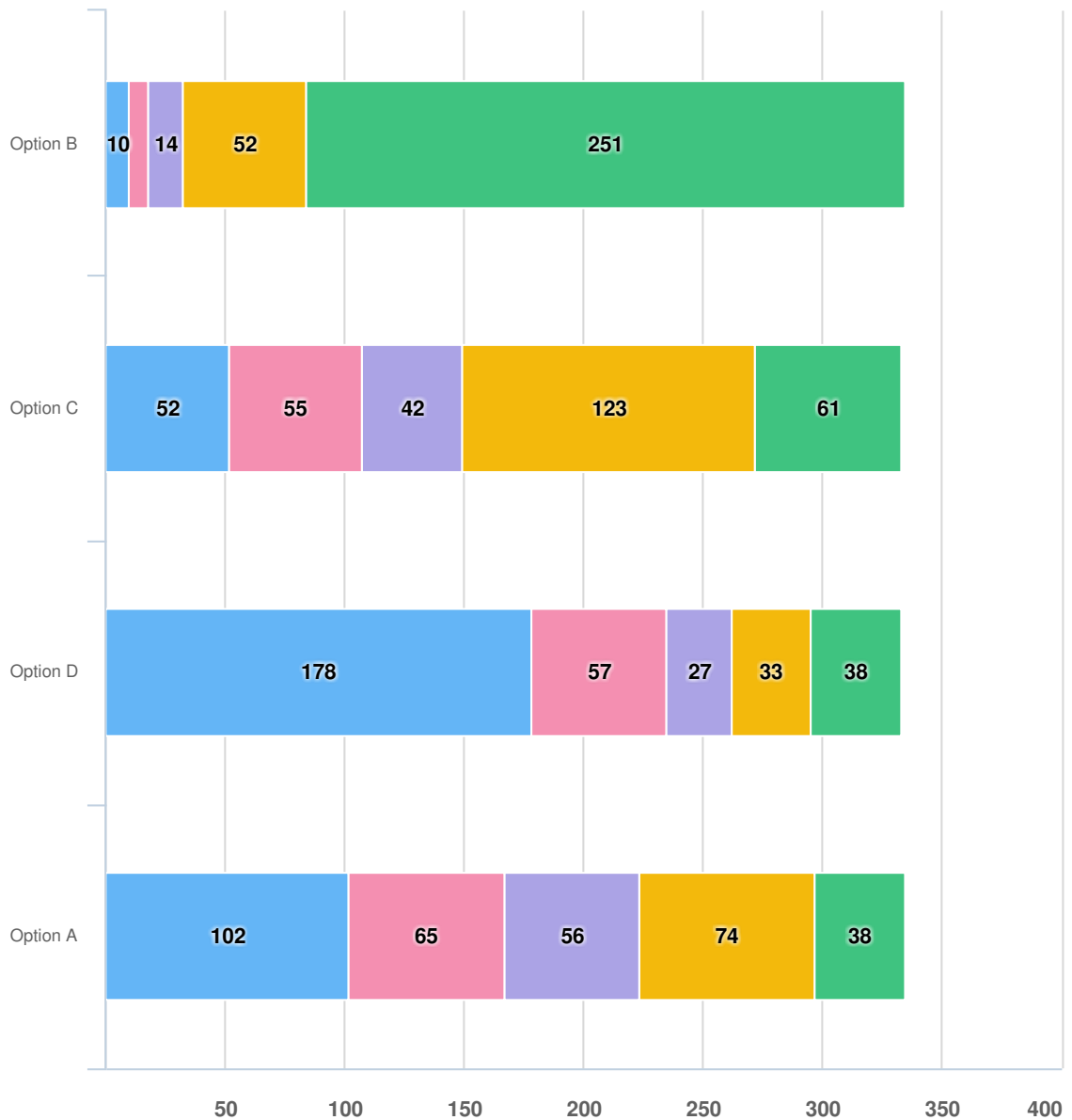
CONTRIBUTORS 342

CONTRIBUTIONS 342

Q1 Use Type: Mixed Use Retail Ground Floor with Office Above (All Sites)



Use Type: Mixed Use Retail Ground Floor with Office Above (All Sites)

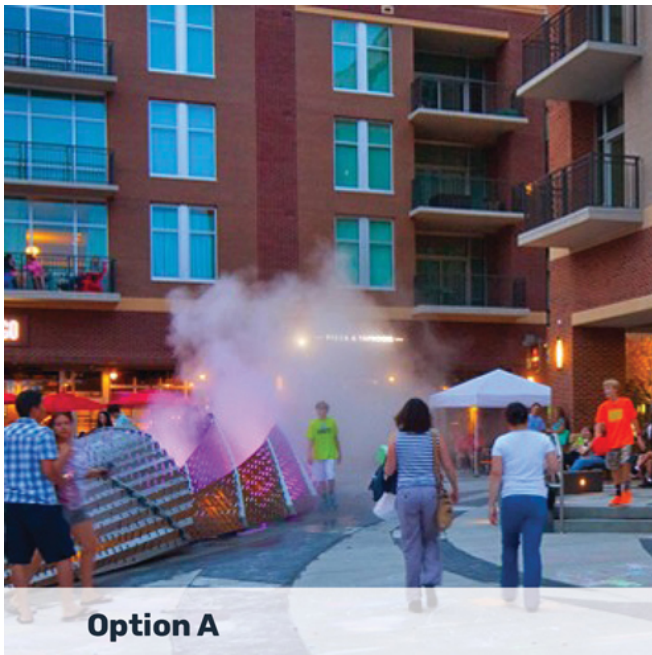


Question options

- Very Appropriate for Mainstreet
- Somewhat Appropriate for Mainstreet
- Neutral
- Somewhat Inappropriate for Mainstreet
- Very Inappropriate for Mainstreet

Optional question (342 responses, 0 skipped)

Q2 Use Type: Mixed-Used Residential - Retail/Office Ground Floor with Residential Above (All Sites)



Option A



Option B

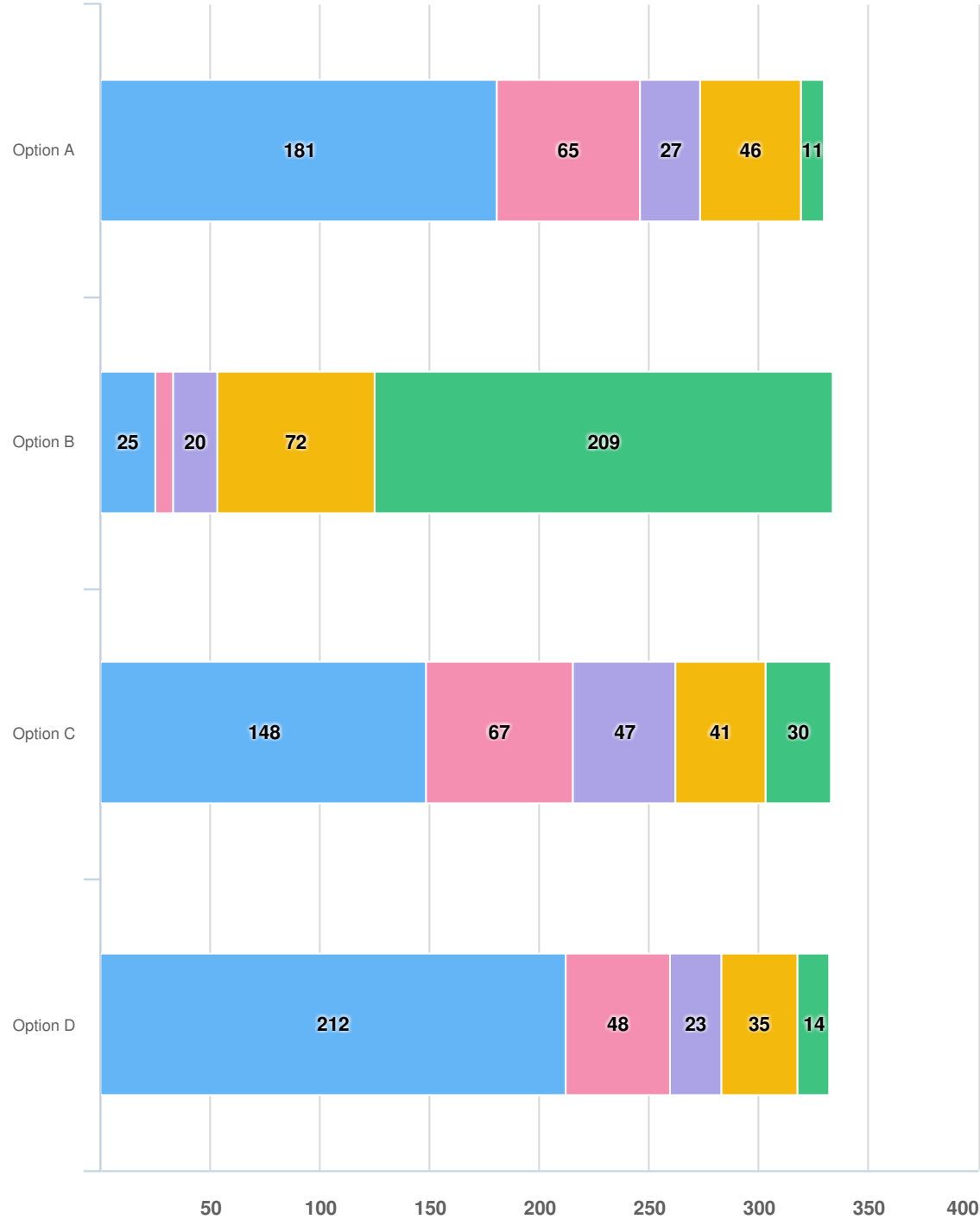


Option C



Option D

Use Type: Mixed-Used Residential - Retail/Office Ground Floor with Residential Above
(All Sites)



Question options

- Very Appropriate for Mainstreet
- Somewhat Appropriate for Mainstreet
- Neutral
- Somewhat Inappropriate for Mainstreet
- Very Inappropriate for Mainstreet

Optional question (342 responses, 0 skipped)

Q3 Use Type: Restaurant



Option A



Option B



Option C



Option D

Use Type: Restaurant

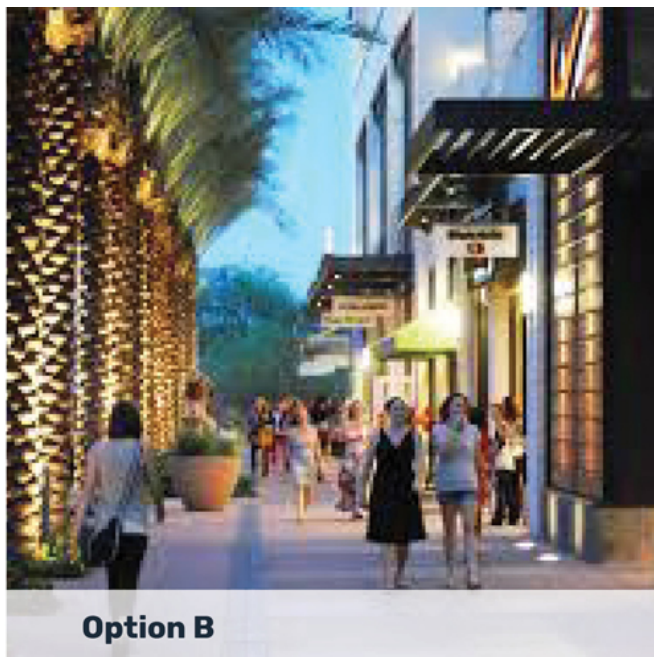


Question options

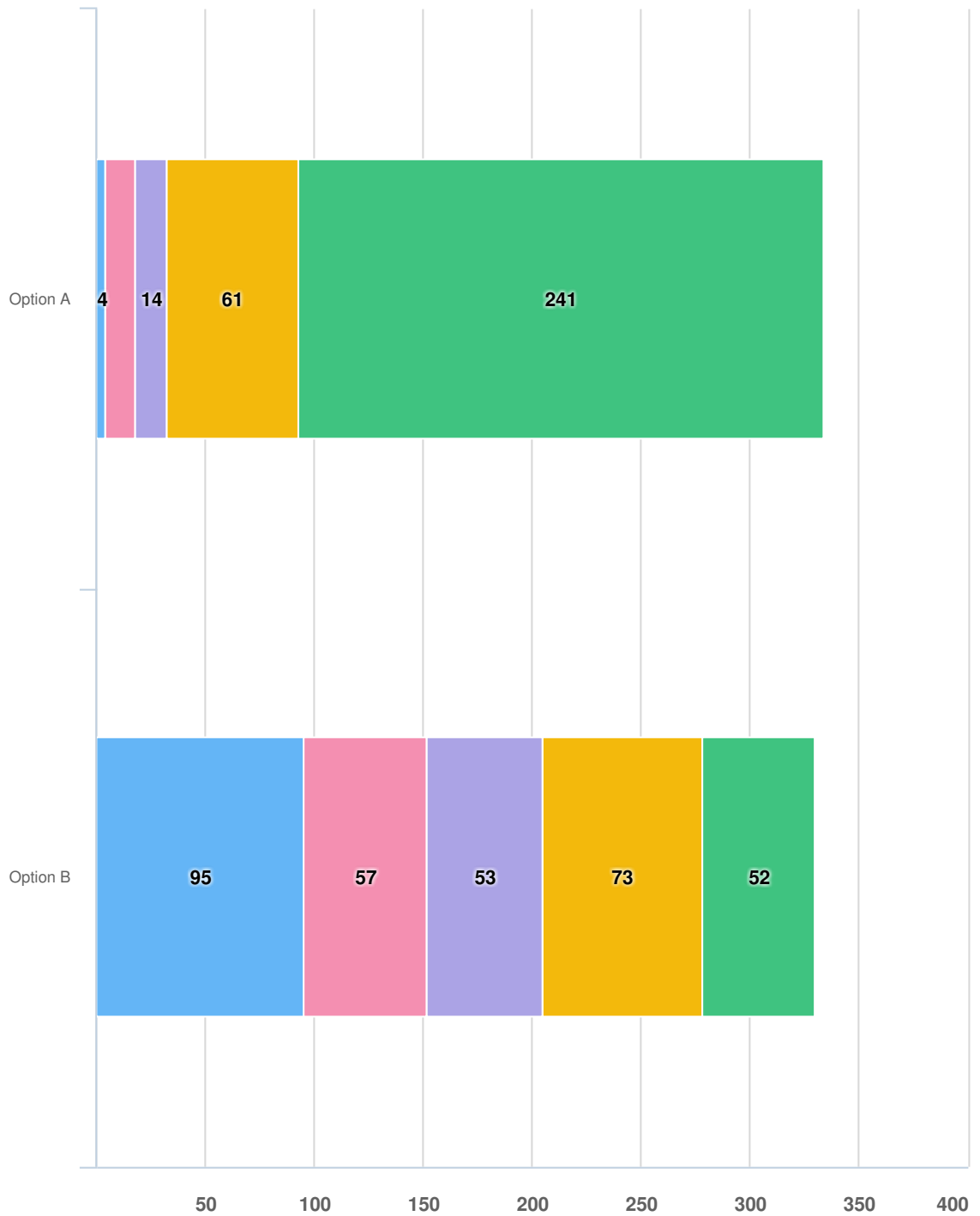
- Very Appropriate for Mainstreet
- Somewhat Appropriate for Mainstreet
- Neutral
- Somewhat Inappropriate for Mainstreet
- Very Inappropriate for Mainstreet

Optional question (342 responses, 0 skipped)

Q4 Use Type: Boutique/Small Retail (All Sites)



Use Type: Boutique/Small Retail (All Sites)

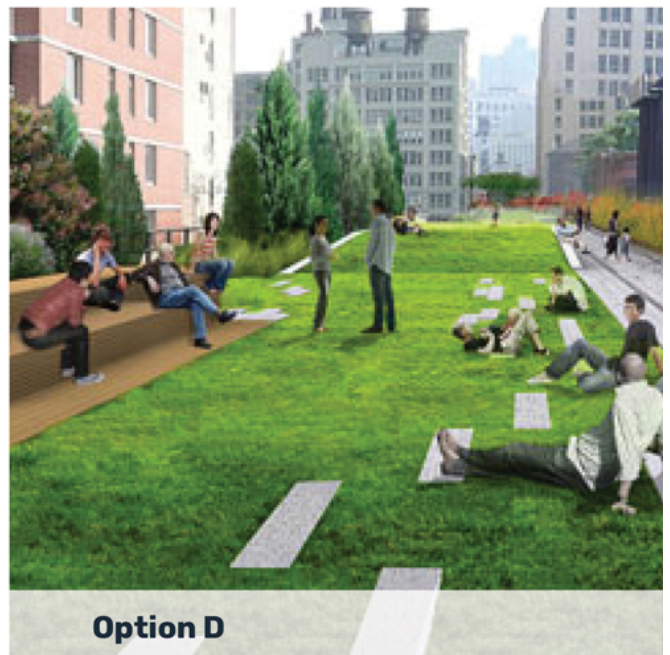
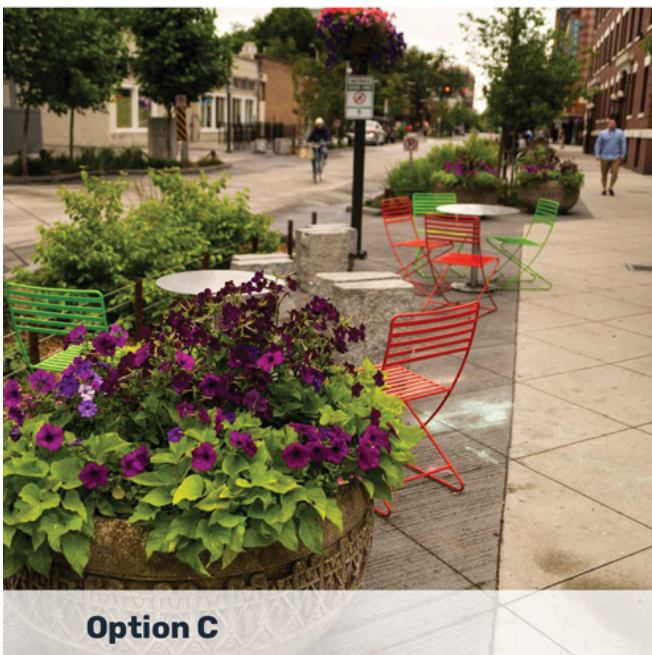


Question options

- Very Appropriate for Mainstreet
- Somewhat Appropriate for Mainstreet
- Neutral
- Somewhat Inappropriate for Mainstreet
- Very Inappropriate for Mainstreet

Optional question (342 responses, 0 skipped)

Q5 Use Type: Park/Green Space (All Sites)



Use Type: Park/Green Space (All Sites)



Question options

- Very Appropriate for Mainstreet
- Somewhat Appropriate for Mainstreet
- Neutral
- Somewhat Inappropriate for Mainstreet
- Very Inappropriate for Mainstreet

Optional question (342 responses, 0 skipped)

Q6 Use Type: Small or Shared Office Space (for PACE Lot 2)



Option A



Option B



Option C



Option D

Use Type: Small or Shared Office Space (for PACE Lot 2)



Question options

- Very Appropriate for Mainstreet
- Somewhat Appropriate for Mainstreet
- Neutral
- Somewhat Inappropriate for Mainstreet
- Very Inappropriate for Mainstreet

Optional question (342 responses, 0 skipped)

Q7 Use Type: Market/Farmer's Market (For PACE Lot 2)



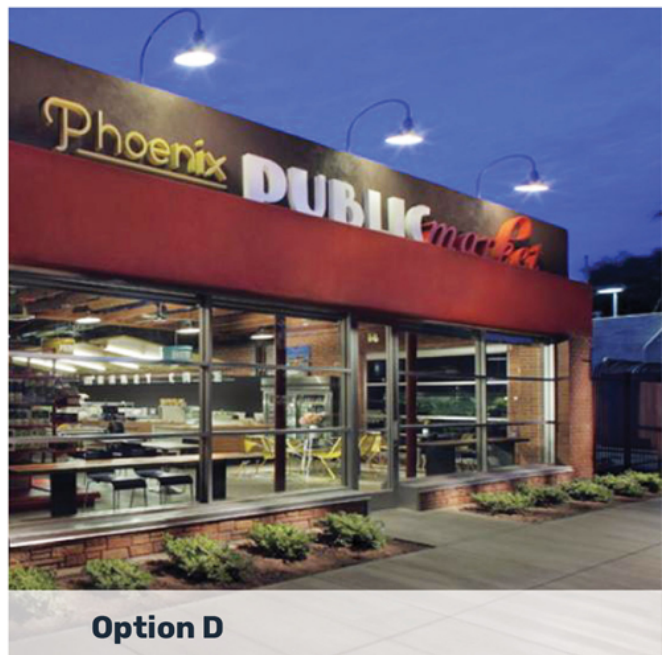
Option A



Option B

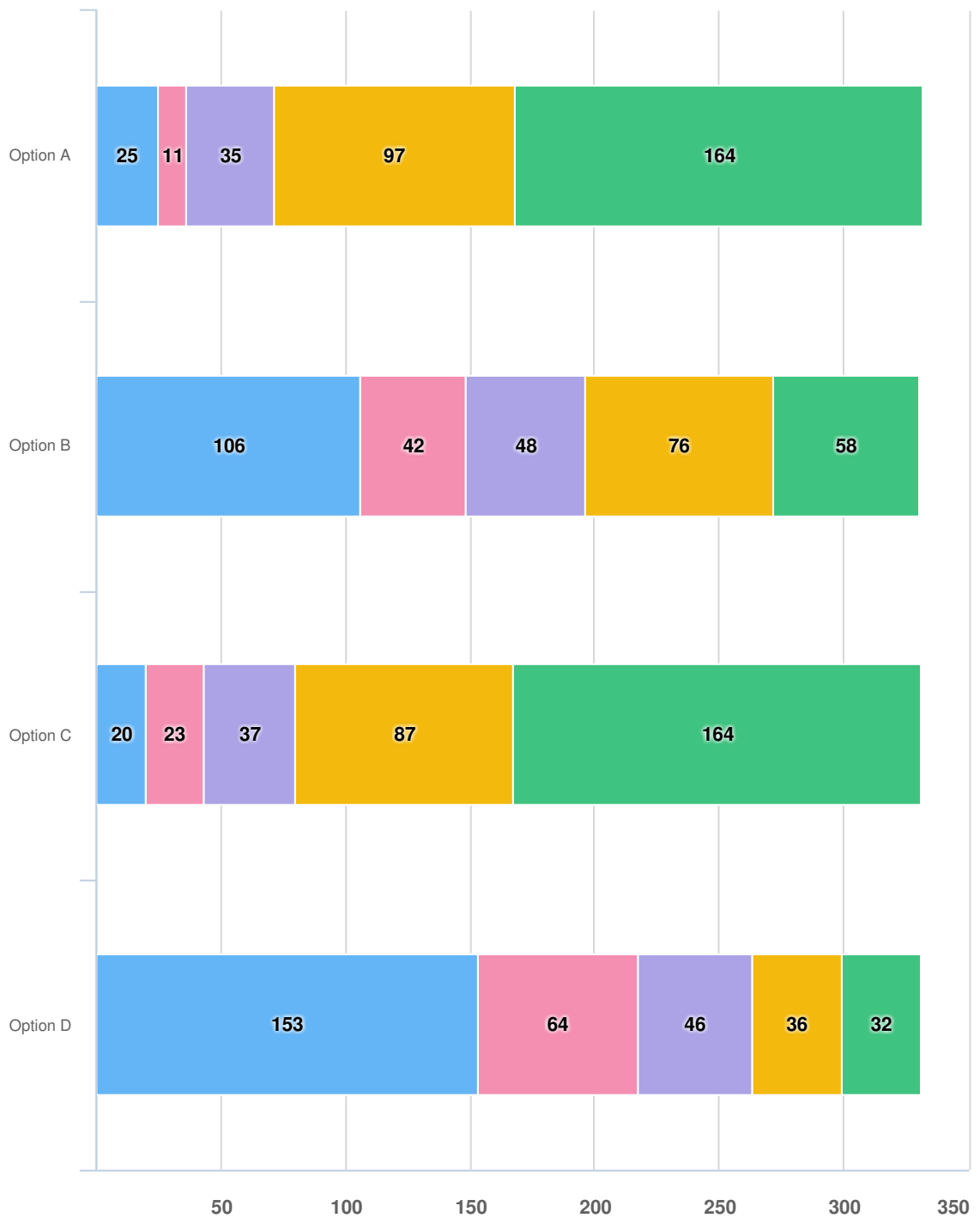


Option C



Option D

Use Type: Market/Farmer's Market (For PACE Lot 2)



Question options

- Very Appropriate for Mainstreet
 ● Somewhat Appropriate for Mainstreet
 ● Neutral
 ● Somewhat Inappropriate for Mainstreet
 ● Very Inappropriate for Mainstreet

Optional question (342 responses, 0 skipped)

Q8 Use type: Outdoor Marketplace/Shopping Center (For Pine Curve)



Option A



Option B

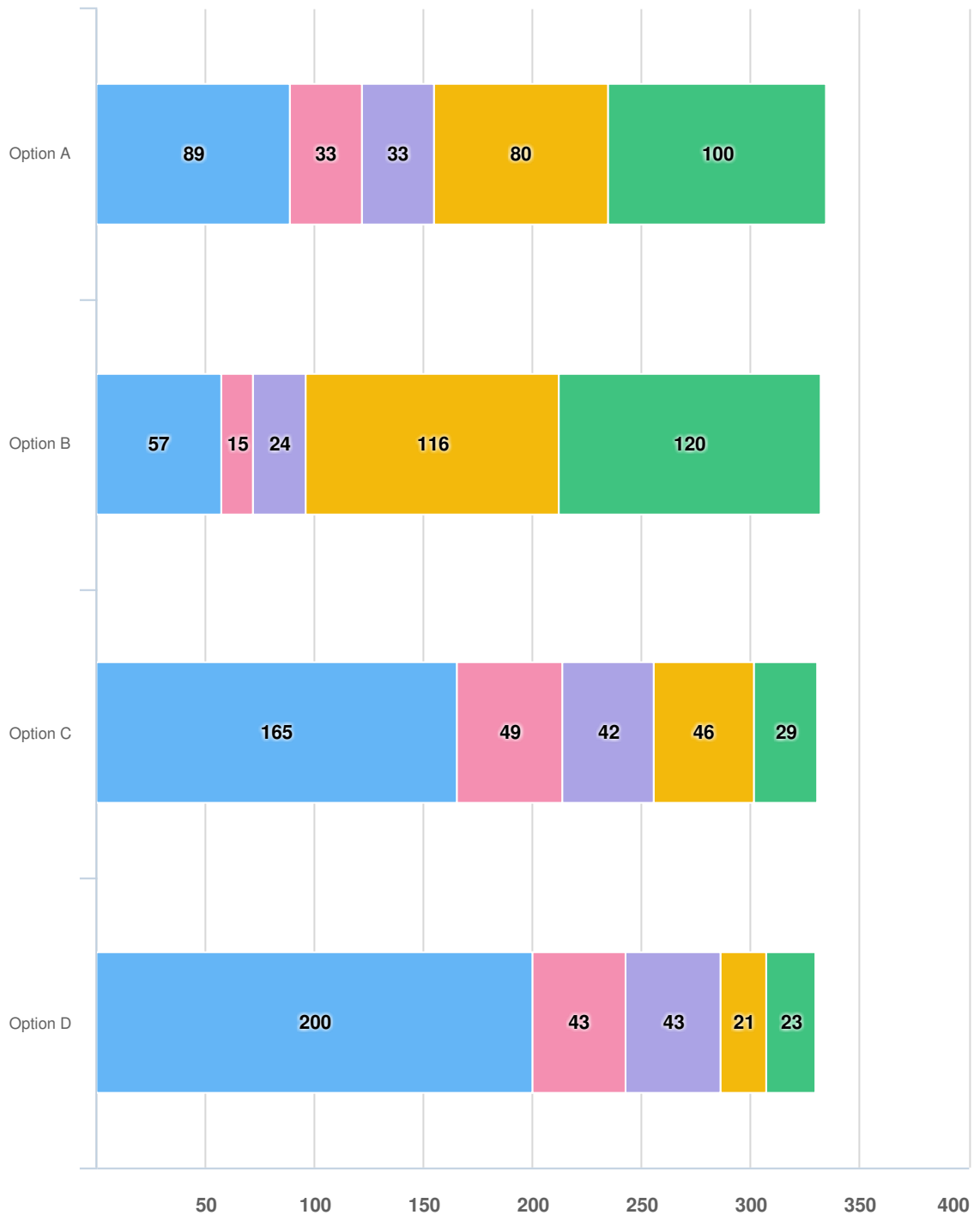


Option C



Option D

Use type: Outdoor Marketplace/Shopping Center (For Pine Curve)



Question options

- Very Appropriate for Mainstreet
- Somewhat Appropriate for Mainstreet
- Neutral
- Somewhat Inappropriate for Mainstreet
- Very Inappropriate for Mainstreet

Optional question (342 responses, 0 skipped)

Q9 Use Type: Courtyard/Plaza (For Pine Curve)



Option A



Option B

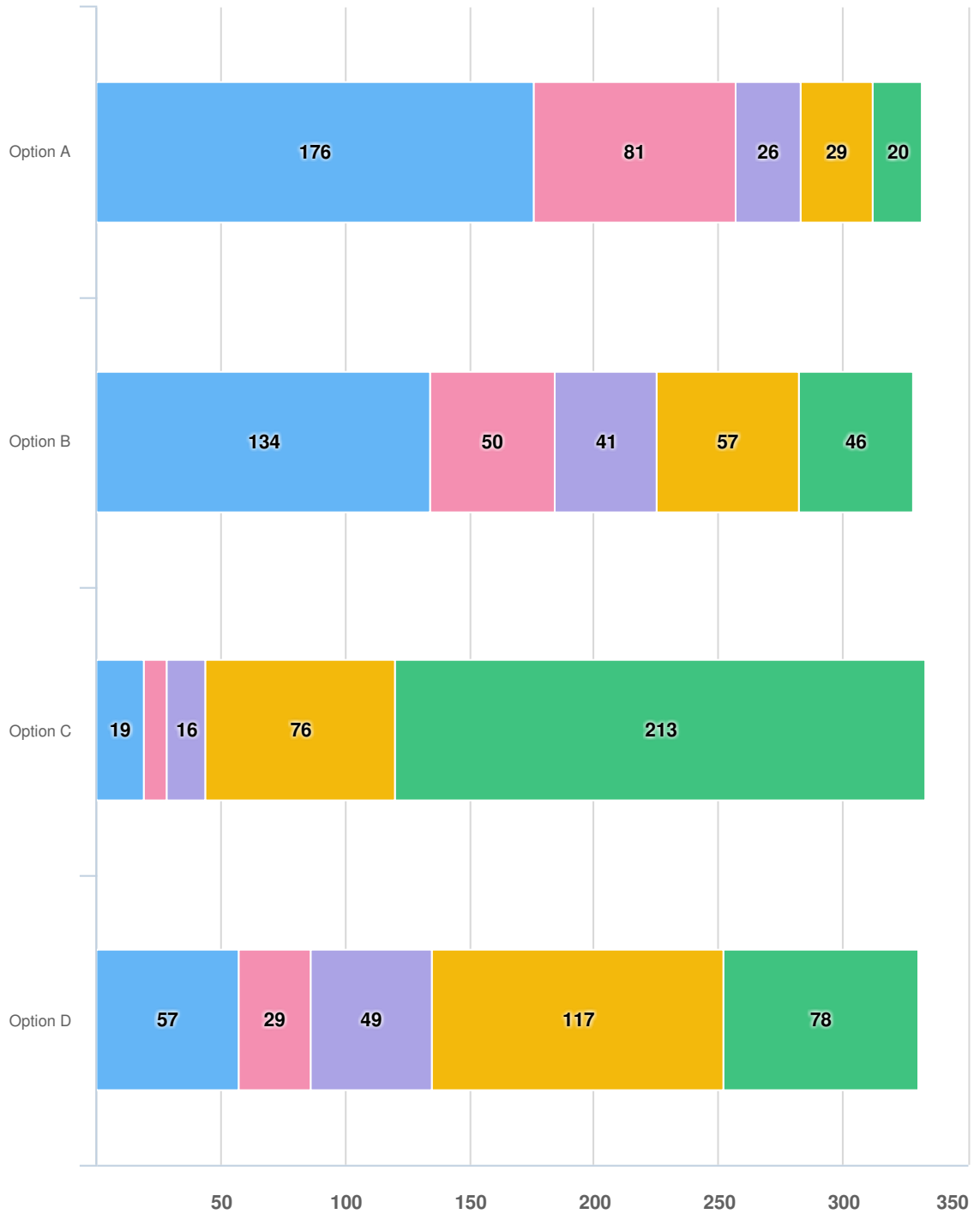


Option C



Option D

Use Type: Courtyard/Plaza (For Pine Curve)

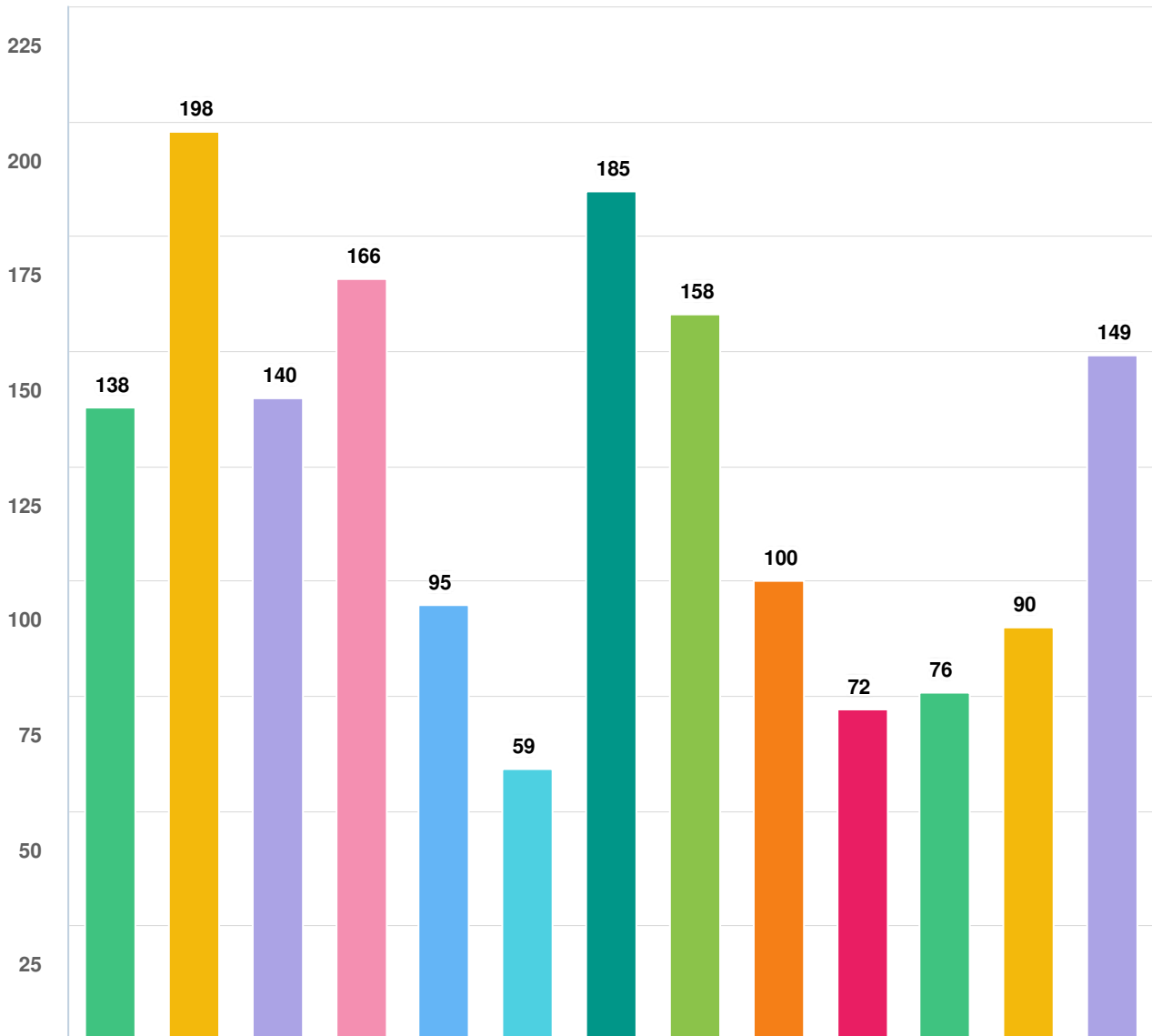


Question options

- Very Appropriate for Mainstreet
- Somewhat Appropriate for Mainstreet
- Neutral
- Somewhat Inappropriate for Mainstreet
- Very Inappropriate for Mainstreet

Optional question (342 responses, 0 skipped)

10. If you have visited downtown Littleton, what elements of the downtown do you like?

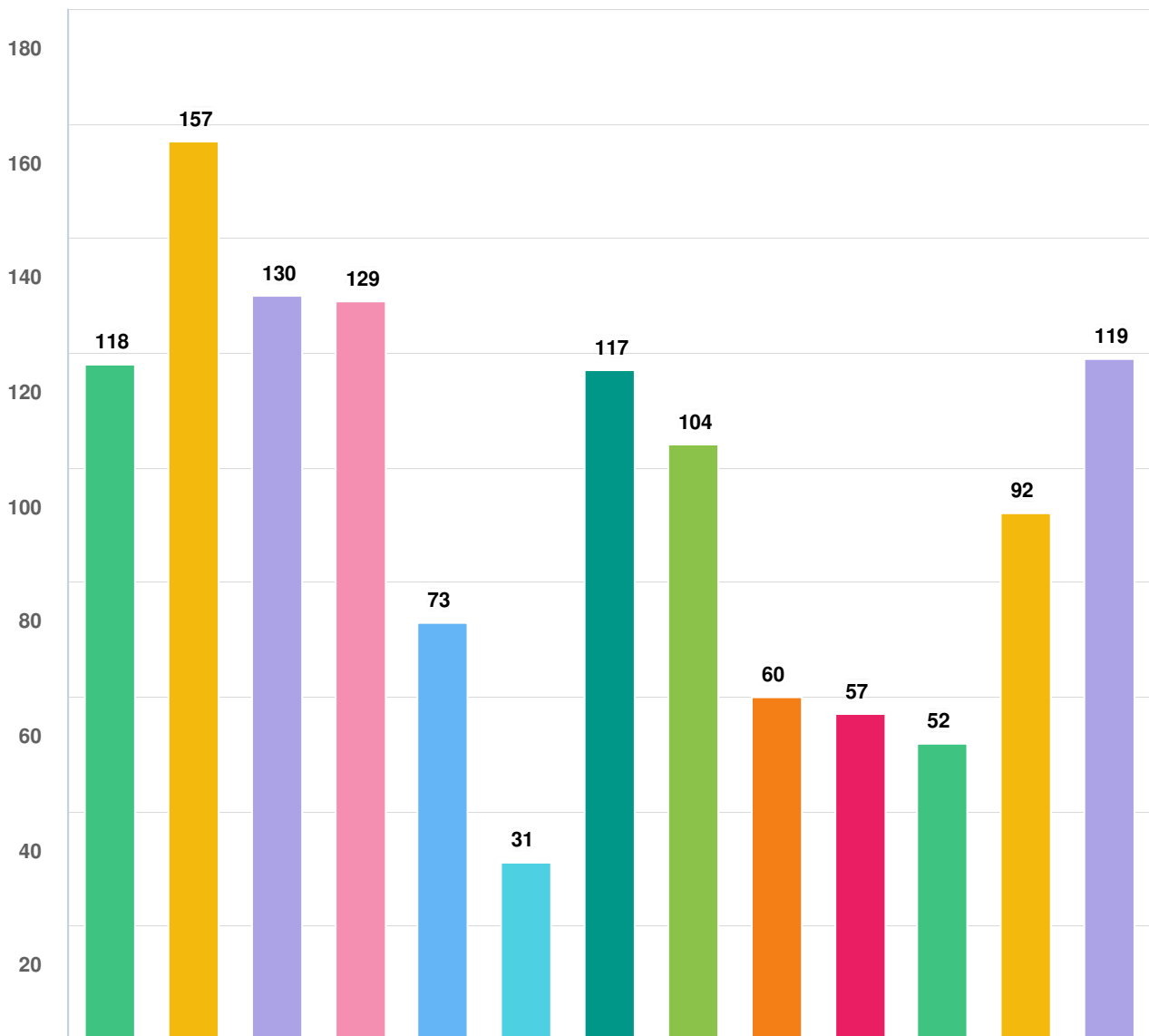


Question options

- Mix of Businesses - "I like the variety"
- Pedestrian Friendly- "I like to walk around"
- Look/scale of the buildings - "I like the architecture"
- Lots of green - Trees/plants/landscaping - "I can feel nature and see the views"
- Family/Child Friendly - "My kids and I love it"
- Active Uses (pinball, arcade, pool hall, pottery, etc) - "Fun stuff to do and create"
- Variety of dining spaces (rooftop, patios, plazas, decks) - "I like to eat outside"
- Outdoor seating, integrated parks, play areas, water features - "Great people watching and places to hang out"
- Places to listen to music and other activated spaces - "I like to be entertained"
- Quiet spaces - "I feel relaxed"
- Dog friendly- "My dog loves it"
- Places to shop - "I go there to shop"
- Places to drink and socialize - brewery, distillery, wine tasting "I like a tasty beverage"

Optional question (342 responses, 0 skipped)

11. If you have visited downtown Castle Rock, what elements of the downtown do you like?

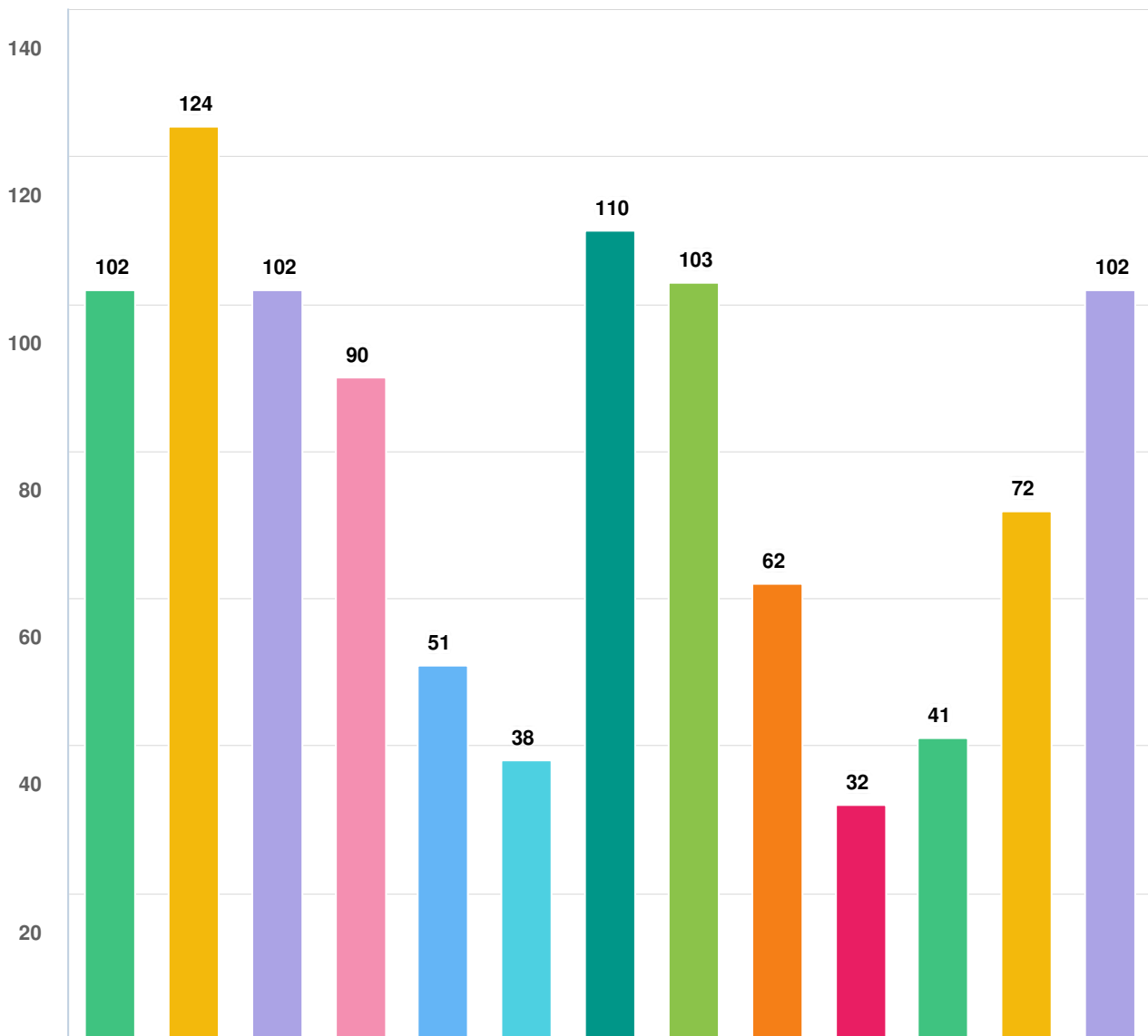


Question options

- Mix of Businesses - "I like the variety" ● Pedestrian Friendly- "I like to walk around"
- Look/scale of the buildings - "I like the architecture"
- Lots of green - Trees/plants/landscaping - "I can feel nature and see the views" ● Family/Child Friendly - "My kids and I love it"
- Active Uses (pinball, arcade, pool hall, pottery, etc) - "Fun stuff to do and create"
- Variety of dining spaces (rooftop, patios, plazas, decks) - "I like to eat outside"
- Outdoor seating, integrated parks, play areas, water features - "Great people watching and places to hang out"
- Places to listen to music and other activated spaces - "I like to be entertained" ● Quiet spaces - "I feel relaxed"
- Dog friendly- "My dog loves it" ● Places to shop - "I go there to shop"
- Places to drink and socialize - brewery, distillery, wine tasting "I like a tasty beverage"

Optional question (342 responses, 0 skipped)

12. If you have visited downtown Fort Collins, what elements of the downtown do you like?



Question options

- Mix of Businesses - "I like the variety" ● Pedestrian Friendly- "I like to walk around"
- Look/scale of the buildings - "I like the architecture"
- Lots of green - Trees/plants/landscaping - "I can feel nature and see the views" ● Family/Child Friendly - "My kids and I love it"
- Active Uses (pinball, arcade, pool hall, pottery, etc) - "Fun stuff to do and create"
- Variety of dining spaces (rooftop, patios, plazas, decks) - "I like to eat outside"
- Outdoor seating, integrated parks, play areas, water features - "Great people watching and places to hang out"
- Places to listen to music and other activated spaces - "I like to be entertained" ● Quiet spaces - "I feel relaxed"
- Dog friendly- "My dog loves it" ● Places to shop - "I go there to shop"
- Places to drink and socialize - brewery, distillery, wine tasting "I like a tasty beverage"

Optional question (342 responses, 0 skipped)

ENGAGEMENT TOOL: SURVEY TOOL

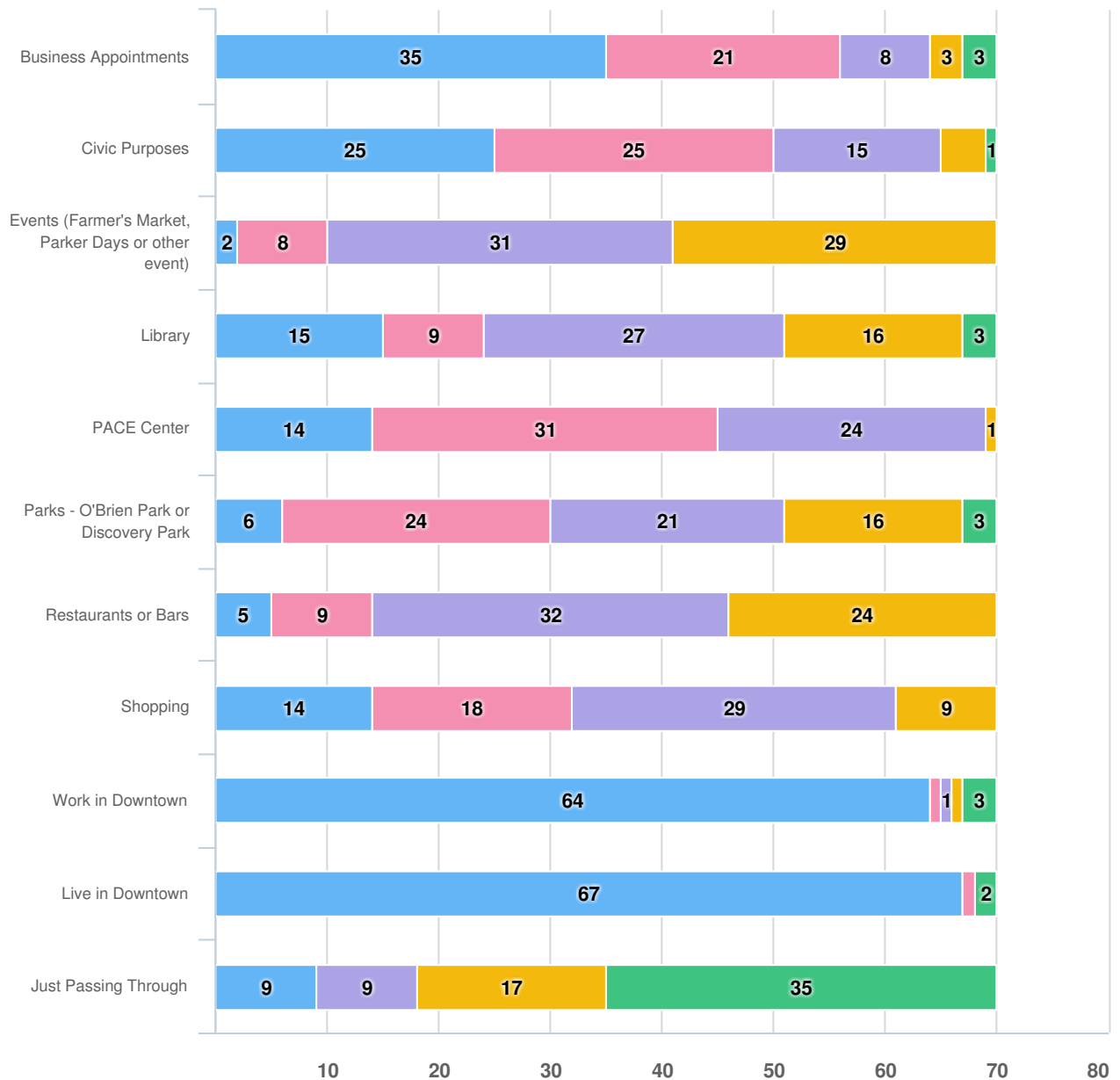
Mainstreet Visitors Survey

VISITORS **202**

CONTRIBUTORS **70**

CONTRIBUTIONS **70**

Which best describes how often you visit Downtown Parker and for each purpose?

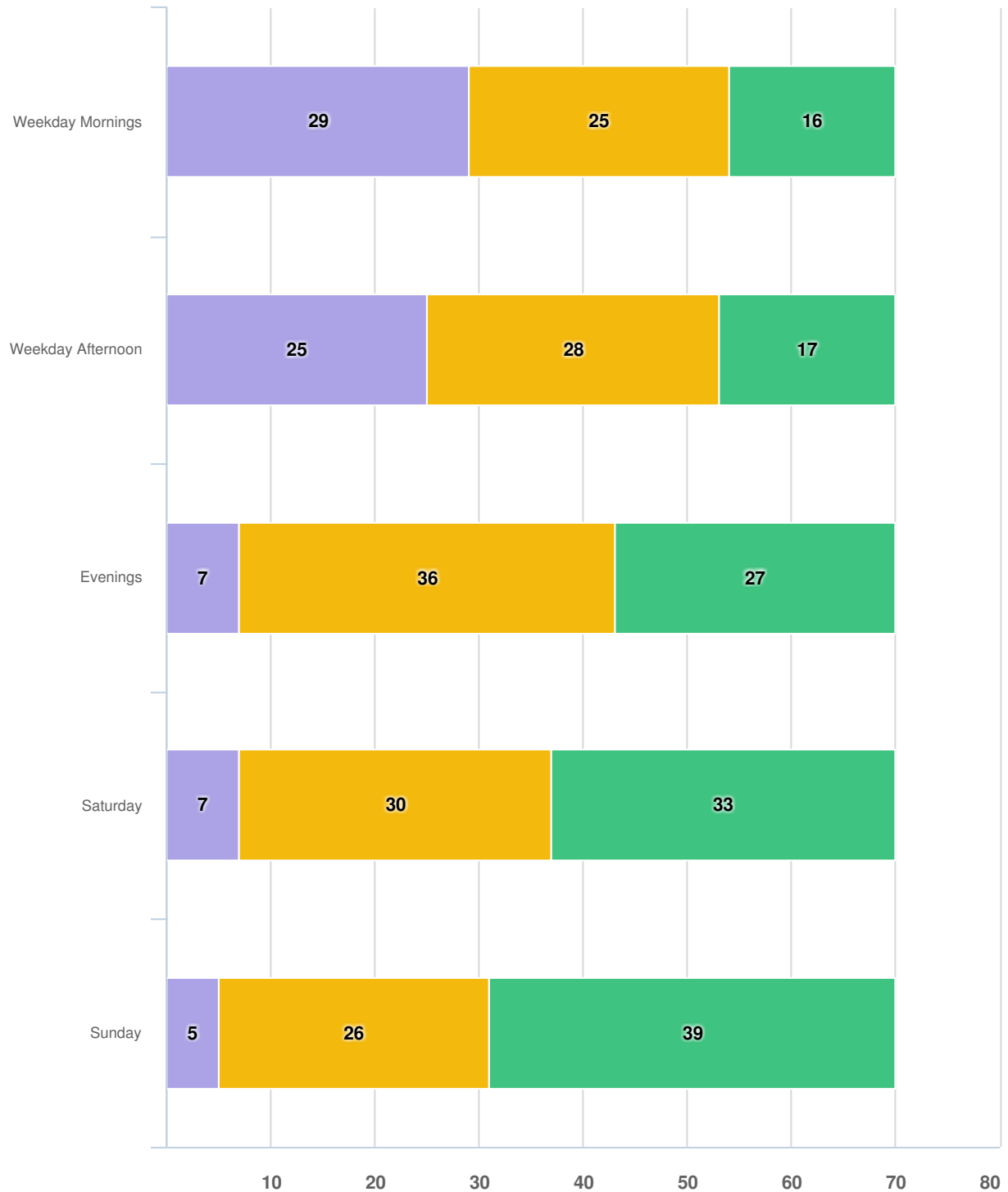


Question options

● Daily ● Weekly ● Monthly ● Yearly ● Never

(70 responses, 0 skipped)

When do you typically visit Downtown Parker?

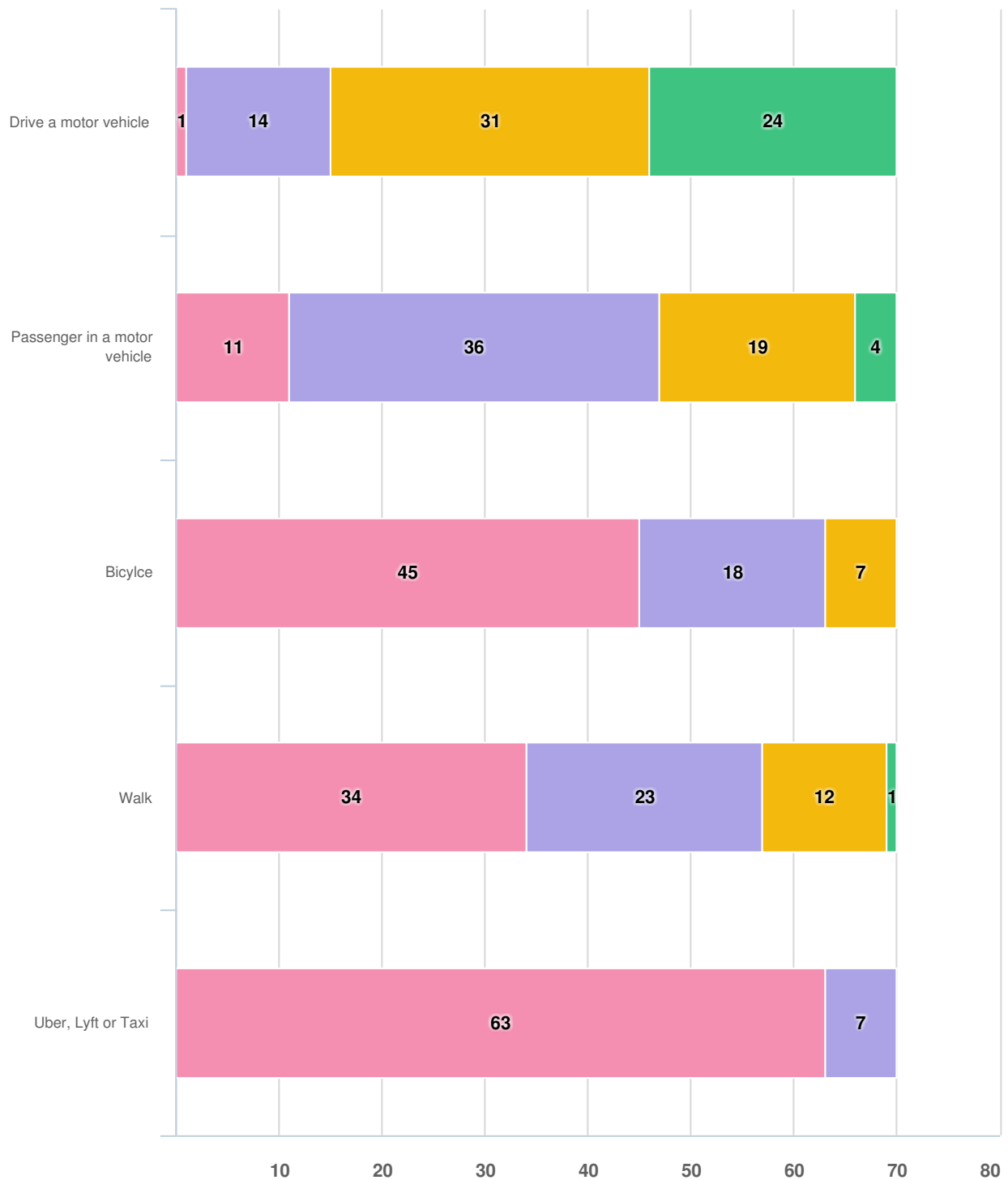


Question options

Often Occasionally Almost Never

(70 responses, 0 skipped)

How do you travel to and from Downtown Parker



Question options

Always Mostly Occasional Almost Never

(70 responses, 0 skipped)

Pop Up Event

Visual Preference Survey

Arbor Day – April 28, 2018

	Site	Option A	Option B	Option C	Option D	Total Votes
Q1 - Mixed Use Retail Ground Floor Office Above	All Sites	7	40	2	18	67
Q2 - Mixed Use Retail Ground Floor Residential Above	All Sites	8	30	7	1	46
Q3 - Restaurants	All Sites	35	15	1	5	56
Q4 - Botique/Small Retail	All Sites	47	8	n/a	n/a	55
Q5 - Park/Green Space	All Sites	3	34	31	7	75
Q6 - Small or Shared Office Space	Pace Lot 2	7	16	14	0	37
Q7 - Market Farmer's Market	Pace Lot 2	42	13	6	1	62
Q8 - Outdoor Market Place/Shopping Center	Pine Curve	13	27	2	6	48
Q9 - Courtyard/Plaza	Pine Curve	2	7	45	8	62
						508

Pop Up Event

Visual Preference Survey

Senior Stroll– May 30, 2018

	Site	Option A	Option B	Option C	Option D	Total Votes
Q1 - Mixed Use Retail Ground Floor Office Above	All Sites	1	27	1	3	32
Q2 - Mixed Use Retail Ground Floor Residential Above	All Sites	4	11	5	0	20
Q3 - Restaurants	All Sites	27	9	0	0	36
Q4 - Botique/Small Retail	All Sites					
Q5 - Park/Green Space	All Sites	10	19	21	4	54
Q6 - Small or Shared Office Space	Pace Lot 2	14	8	2	0	24
Q7 - Market Farmer's Market	Pace Lot 2	19	2	11	0	32
Q8 - Outdoor Market Place/Shopping Center	Pine Curve	22	7	2	0	31
Q9 - Courtyard/Plaza	Pine Curve	1	0	22	9	32
						261

Pop Up Event

Visual Preference Survey

Ice Cream Social–June 14, 2018

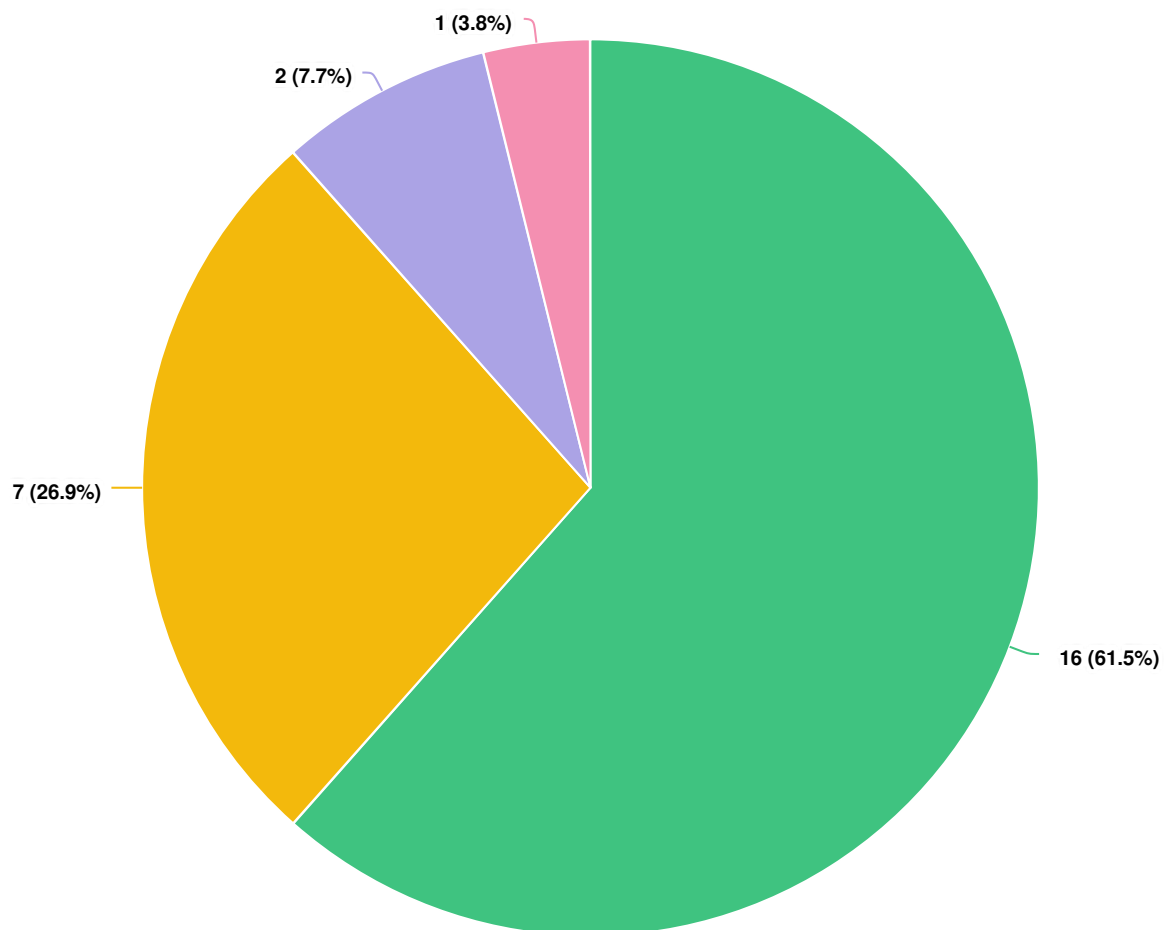
	Site	Option A	Option B	Option C	Option D	Total Votes
Q1 - Mixed Use Retail Ground Floor Office Above	All Sites	15	38	12	28	93
Q2 - Mixed Use Retail Ground Floor Residential Above	All Sites	17	42	14	7	80
Q3 - Restaurants	All Sites	50	22	7	15	94
Q4 - Boutique/Small Retail	All Sites	53	32	n/a	n/a	85
Q5 - Park/Green Space	All Sites	30	15	19	26	90
Q6 - Small or Shared Office Space	Pace Lot 2	23	36	14	5	78
Q7 - Market Farmer's Market	Pace Lot 2	49	9	17	6	81
Q8 - Outdoor Market Place/Shopping Center	Pine Curve	64	30	3	6	103
Q9 - Courtyard/Plaza	Pine Curve	1	3	54	9	67

ENGAGEMENT TOOL: SURVEY TOOL

Site A - 19801 E Mainstreet's Conceptual Site Plans

VISITORS	158	CONTRIBUTORS	27	CONTRIBUTIONS	27
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After reviewing the video for the conceptual drawings for 19801 E Mainstreet. Give us your reaction, to the Option A conceptual lay out.

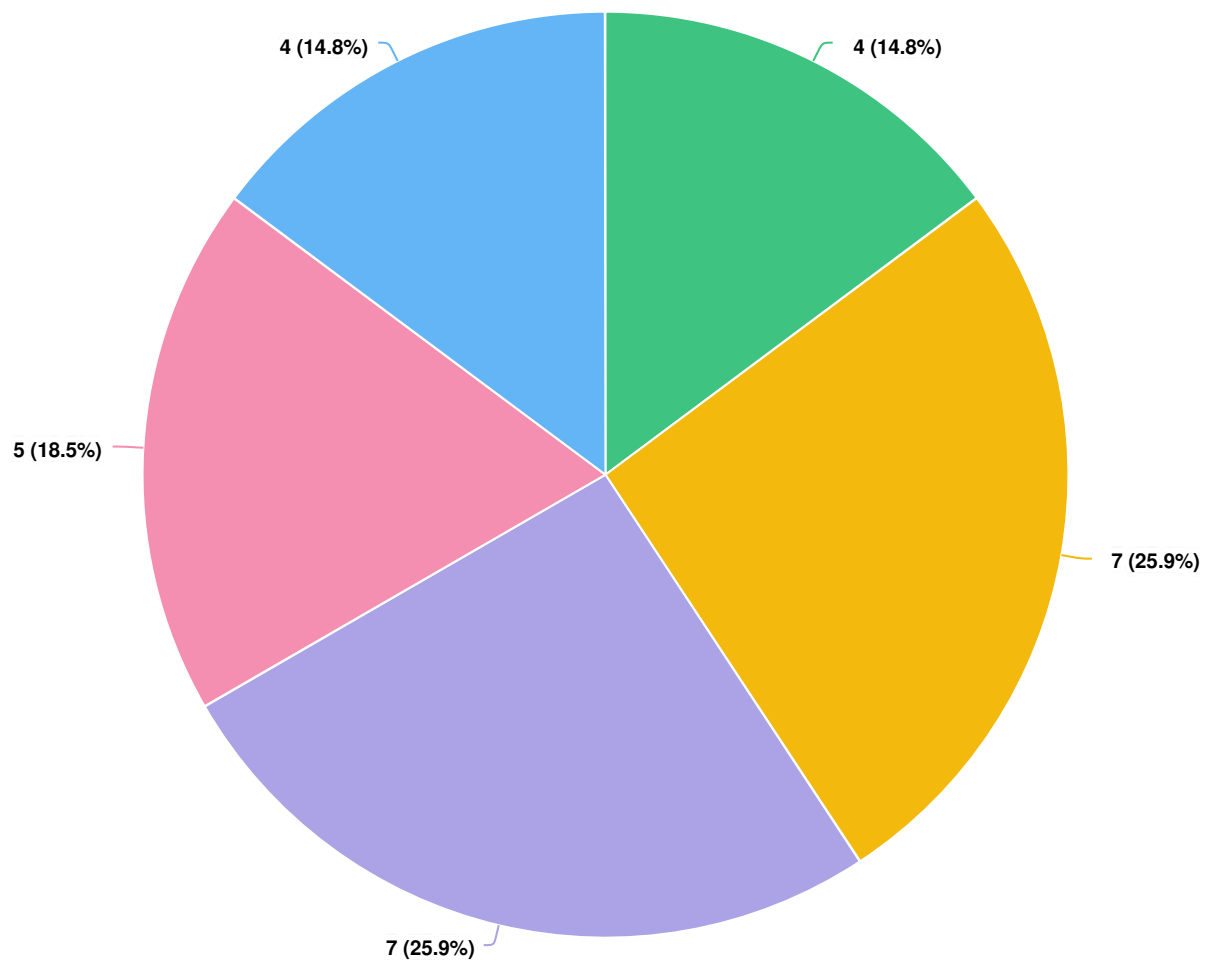


Question options

1 - Great 2 - Good 3- Unsure 5 - Not Great

Optional question (26 responses, 1 skipped)

After reviewing the video for the conceptual drawings for 19801 E Mainstreet. Give us your reaction, to the Option B conceptual lay out.



Question options

1-Great 2-Good 3-Unsure 4-Not Good 5-Not Great

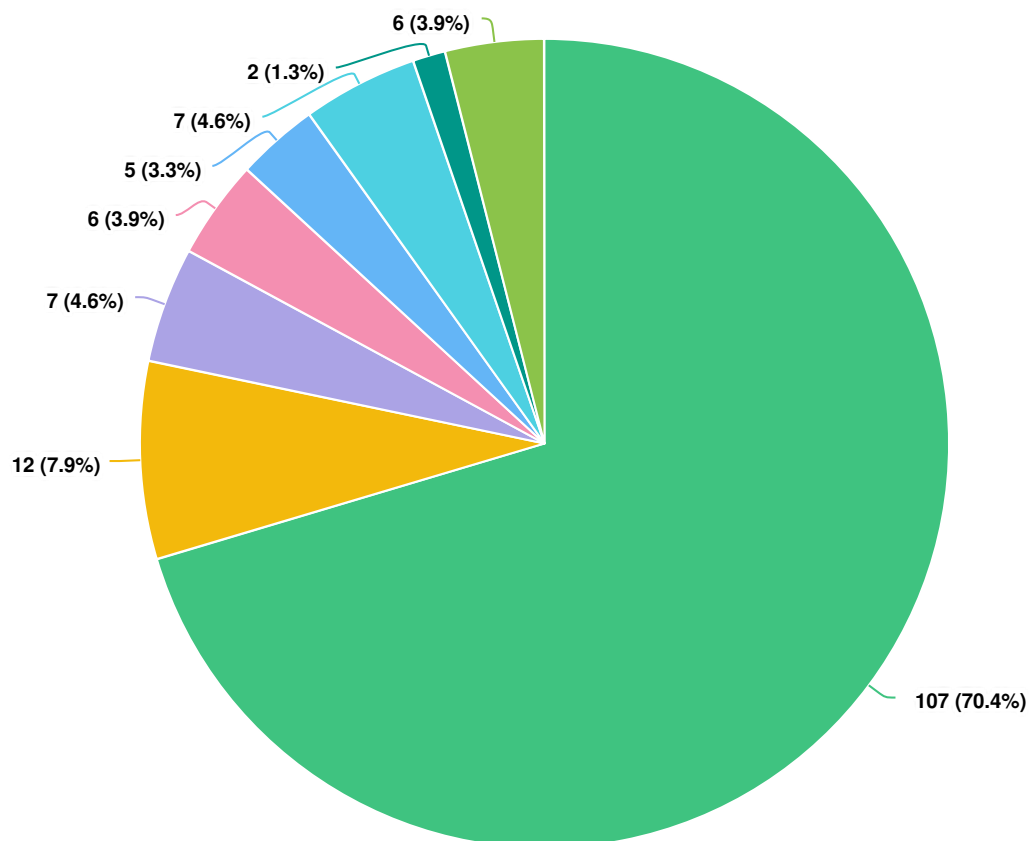
Optional question (27 responses, 0 skipped)

ENGAGEMENT TOOL: QUICK POLL

How would you like to engage or participate in this project?

VISITORS	154	CONTRIBUTORS	152	CONTRIBUTIONS	152
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How would you like to engage or participate in this project?



Question options

- Online questionnaires or surveys
- Meetings and hands-on workshops hosted by the city
- City Council or advisory board meeting
- Meetings hosted by organizations, groups, chamber, HOA or other associations
- Pop up events on Mainstreet
- Focus Groups
- I have no interest in in-person meetings or events
- Social Media - Facebook, Twitter or NextDoor

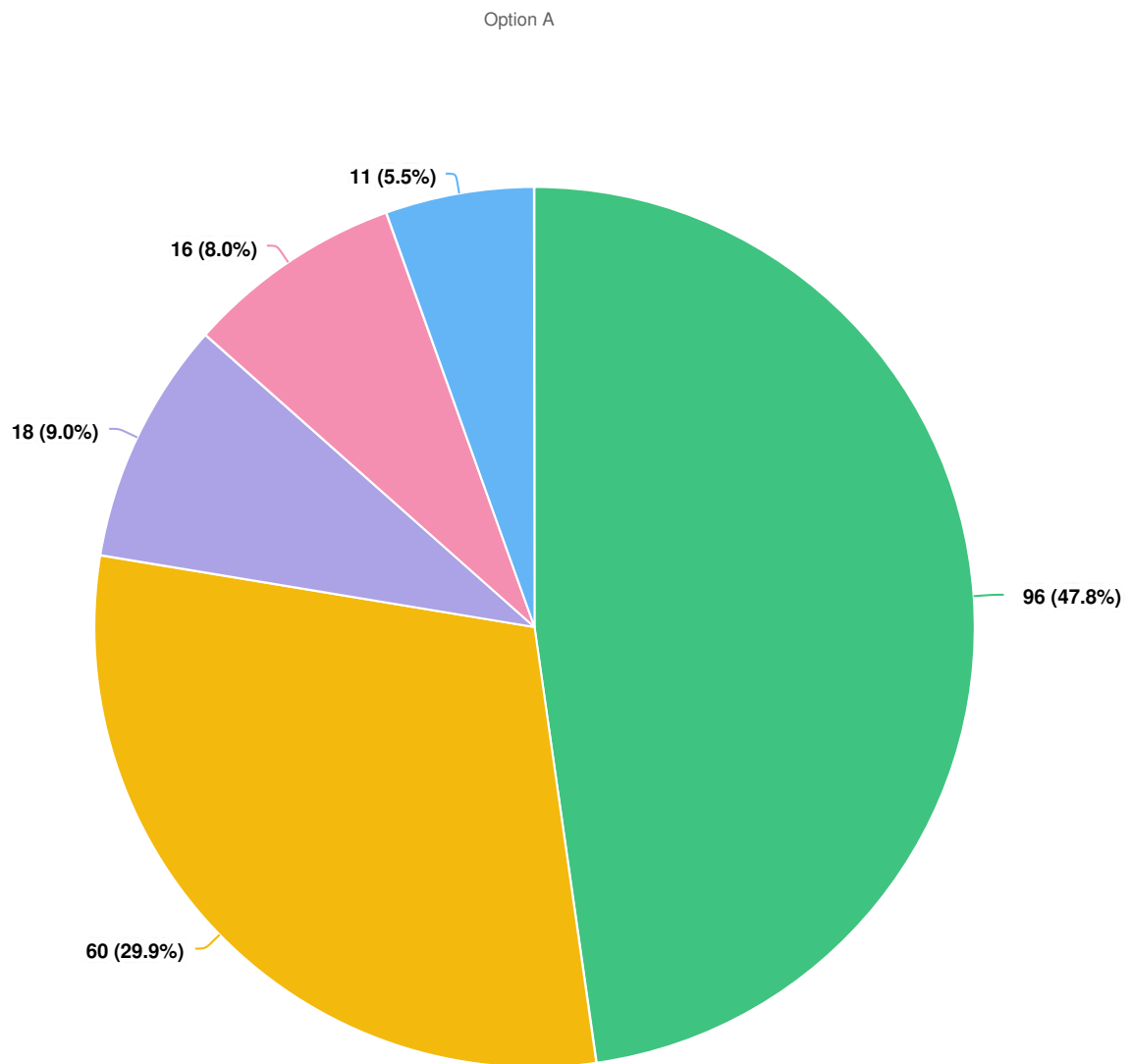
(152 responses, 0 skipped)

ENGAGEMENT TOOL: SURVEY TOOL

Site A - 19801 E Mainstreet's Conceptual Site Plans

VISITORS	639	CONTRIBUTORS	202	CONTRIBUTIONS	202
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After reviewing the video for the conceptual drawings for 19801 E Mainstreet. Give us your reaction, to the Option A conceptual lay out.



Question options

1 - Great 2 - Good 3 - Unsure 4 - Not Good 5 - Not Great

Optional question (201 responses, 1 skipped)

ENGAGEMENT TOOL: SURVEY TOOL

Site A - 19801 E Mainstreet's Conceptual Site Plans

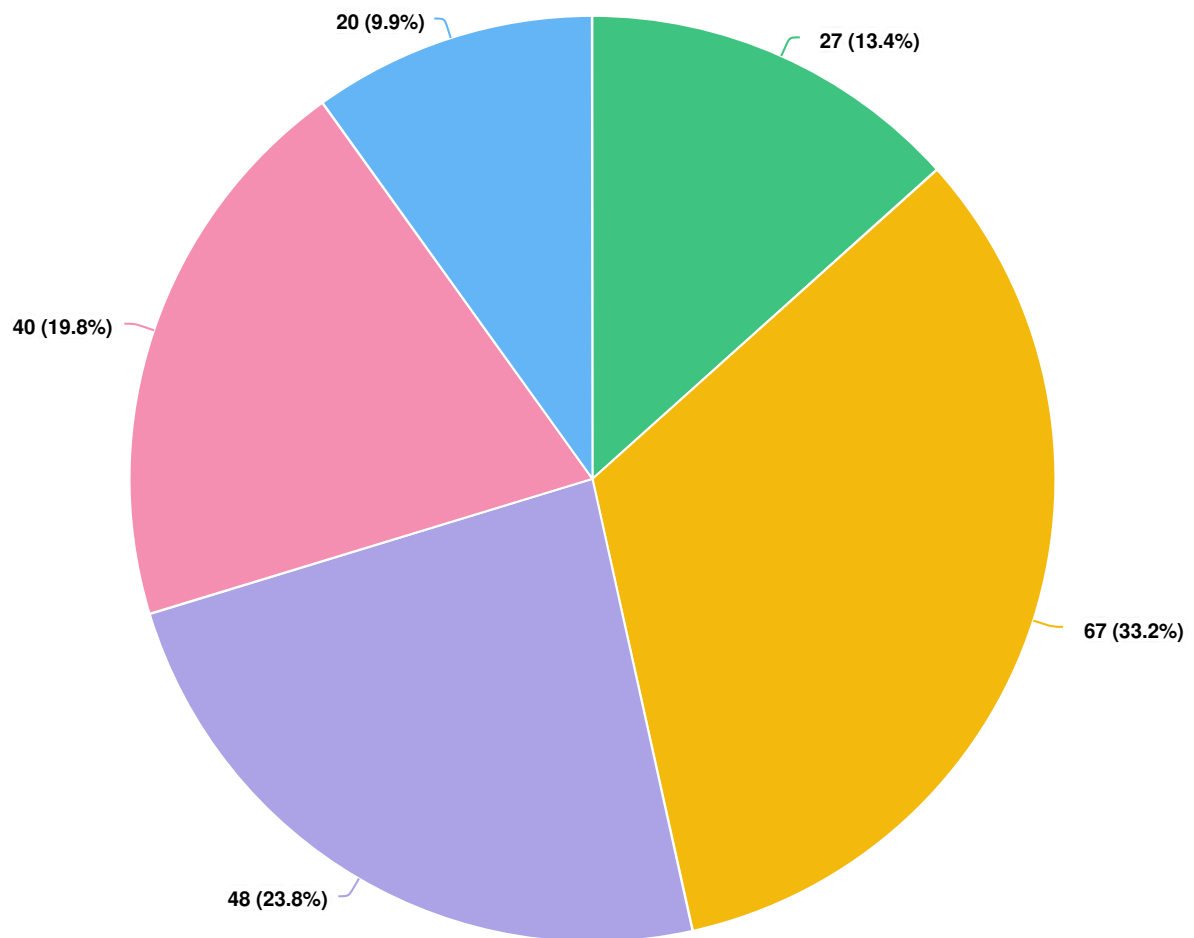
Option A



- Colored concrete sidewalks
- Street trees
- Planters and hanging baskets
- Shaded, protected outdoor space connected to retail/restaurant spaces
- Parking structure wrapped by the buildings
- Upper floor entries on Main Street
- Activated streetscape
- On street parking

After reviewing the video for the conceptual drawings for 19801 E Mainstreet. Give us your reaction, to the Option B conceptual lay out.

Option B



Question options

1-Great 2-Good 3-Unsure 4-Not Good 5-Not Great

Optional question (202 responses, 0 skipped)

ENGAGEMENT TOOL: SURVEY TOOL

Site A - 19801 E Mainstreet's Conceptual Site Plans

Option B



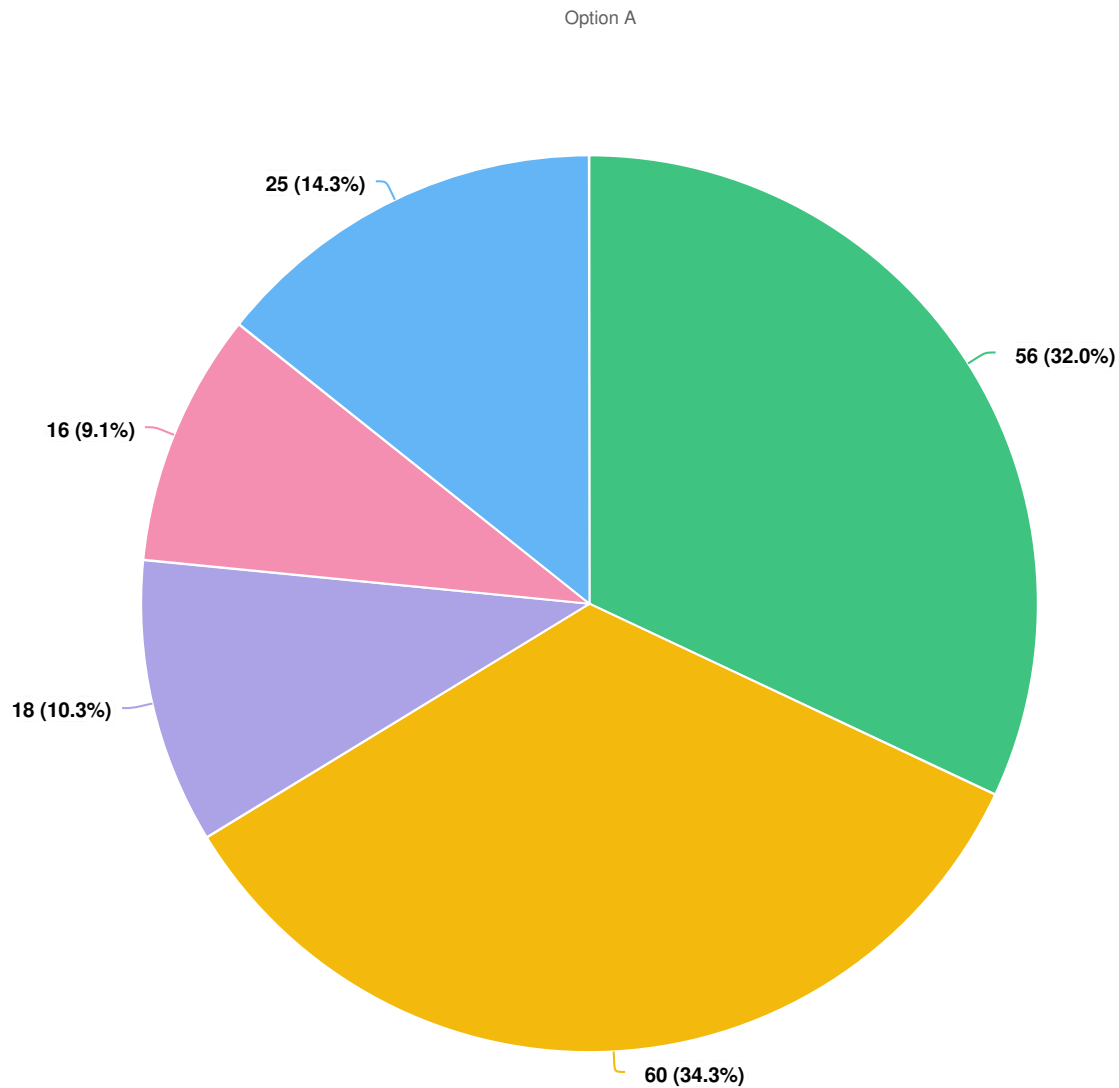
- Colored concrete sidewalks
- Street trees
- Planters and hanging baskets
- Shaded, protected outdoor space connected to retail/restaurant spaces
- Surface parking located interior to the site
- Single story retail/restaurant spaces
- Activated streetscape
- On street parking

ENGAGEMENT TOOL: SURVEY TOOL

Site B - PACE Lot 2's Conceptual Site Plans

VISITORS	406	CONTRIBUTORS	175	CONTRIBUTIONS	175
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After reviewing the video for the conceptual drawings for PACE Lot 2. Give us your reaction, to the first conceptual lay out.



Question options

1 - Great 2 - Good 3 - Unsure 4 - Not Good 5 - Not Great

Optional question (175 responses, 0 skipped)

ENGAGEMENT TOOL: SURVEY TOOL

Site B - PACE Lot 2's Conceptual Site Plans

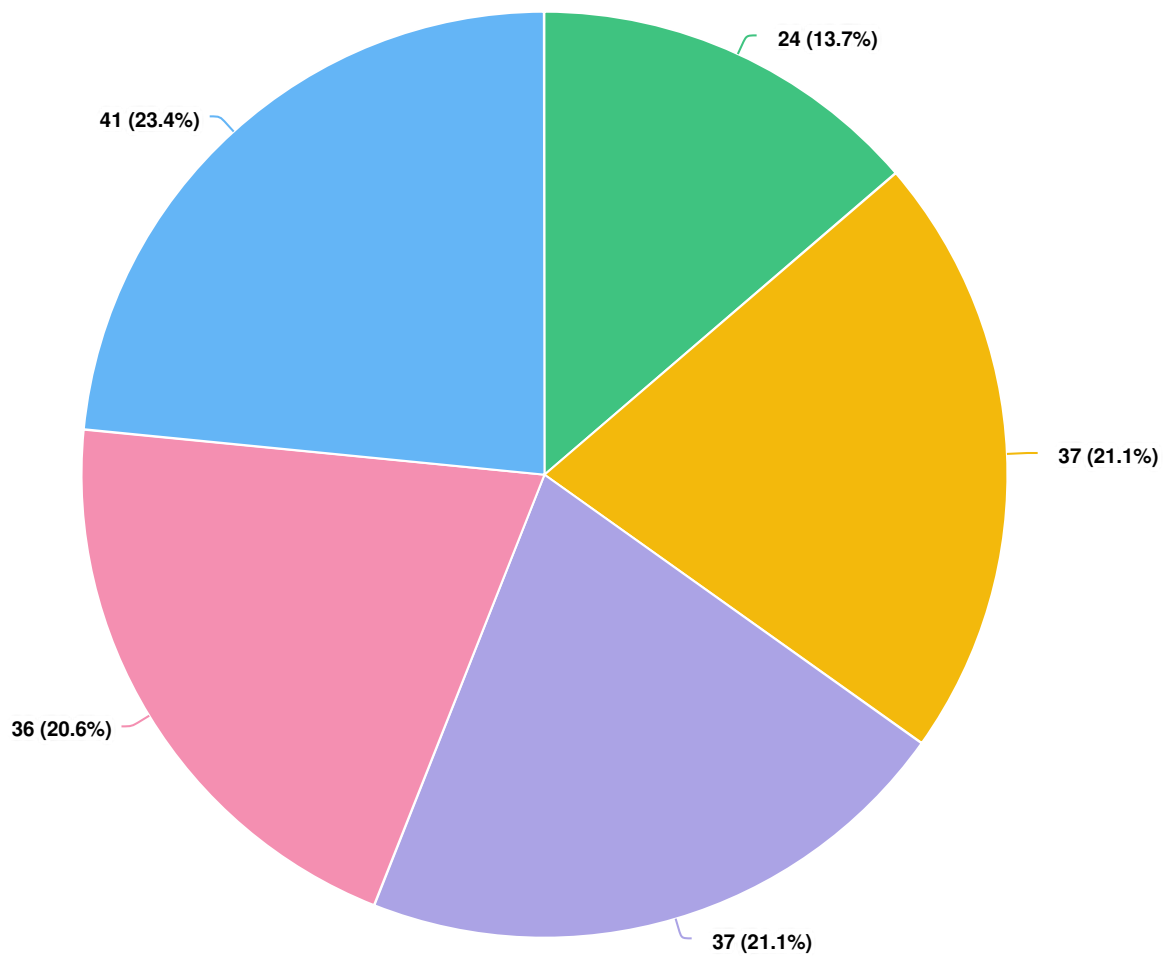
Option A



- Standalone restaurant on corner with outdoor dining
- Views to PACE maintained through site
- Retail/restaurant along Mainstreet wrapping parking structure
- Ample outdoor space for special events, food trucks, and festivals
- Surface parking and parking structure shared with PACE
- Retail ground floor storefronts on Mainstreet
- Live/work options
- 2 Story buildings along Main Street
- Colored concrete, planters and activated storefronts along Mainstreet

After reviewing the video for the conceptual drawings for PACE Lot 2. Give us your reaction, to the second conceptual lay out.

Option B



Question options

1 - Great 2 - Good 3- Unsure 4- Not Good 5 - Not Great

Optional question (175 responses, 0 skipped)

ENGAGEMENT TOOL: SURVEY TOOL

Site B - PACE Lot 2's Conceptual Site Plans

Option B



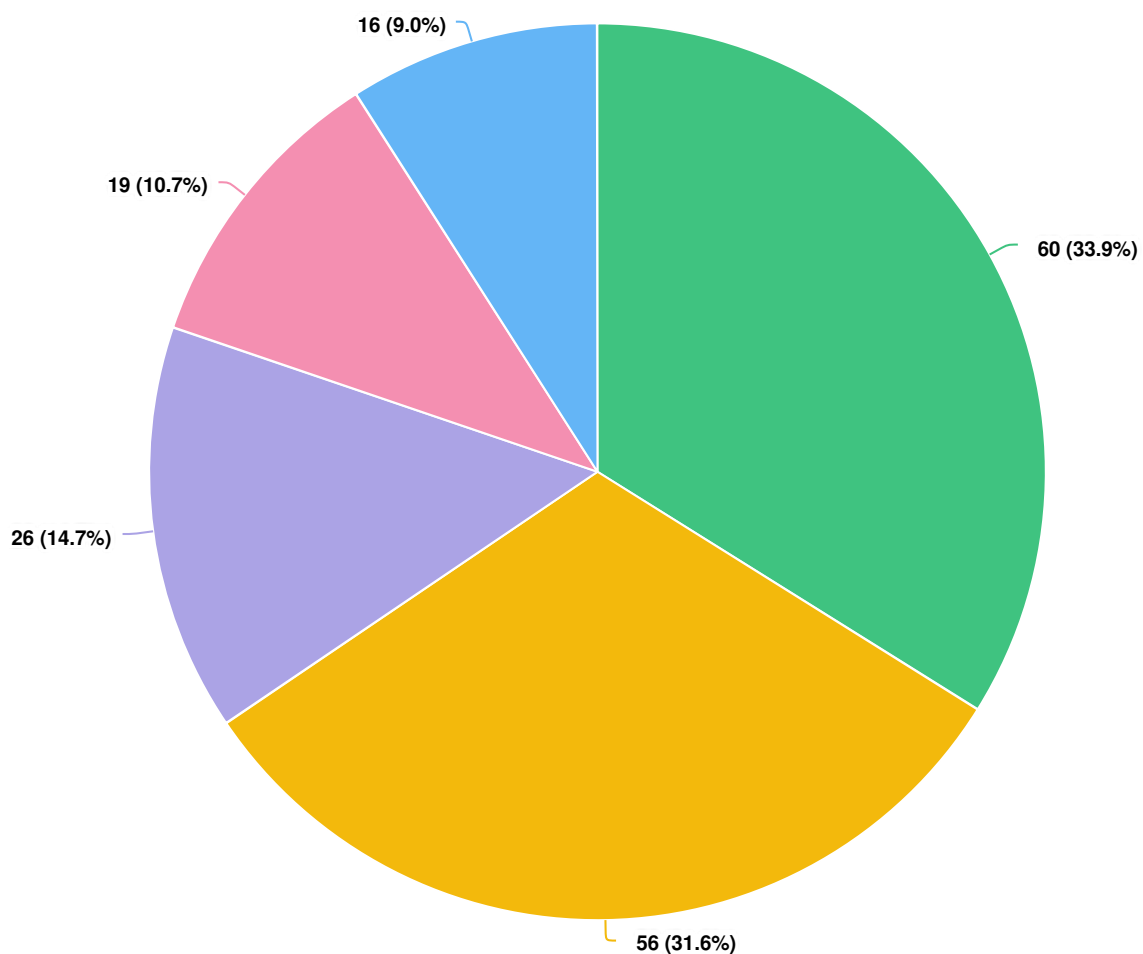
- Standalone restaurant on corner with outdoor dining
- Small outdoor plaza on south side of buildings
- Surface parking shared with PACE
- Retail and restaurants on ground floor along Mainstreet
- 2 story building on east end
- Colored concrete, planters and activated storefronts along Mainstreet
- Buildings Separated with Pedestrian Connections

ENGAGEMENT TOOL: SURVEY TOOL

Site C - East Main's Conceptual Site Plan

VISITORS	454	CONTRIBUTORS	178	CONTRIBUTIONS	178
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After reviewing the video for the conceptual drawings for East Main. Give us your reaction, to the conceptual lay out.



Question options

1 - Great 2 - Good 3- Unsure 4 - Not Good 5 - Not Great

Optional question (177 responses, 1 skipped)

ENGAGEMENT TOOL: SURVEY TOOL

Site C - East Main's Conceptual Site Plan



- Public/plaza space oriented toward Discovery|Parker
- Ground Floor retail/office
- Live/work options
- Overflow parking for library and special events
- Residential lofts on upper floors
- Planters and outdoor seating with large shade trees
- Activated spaces

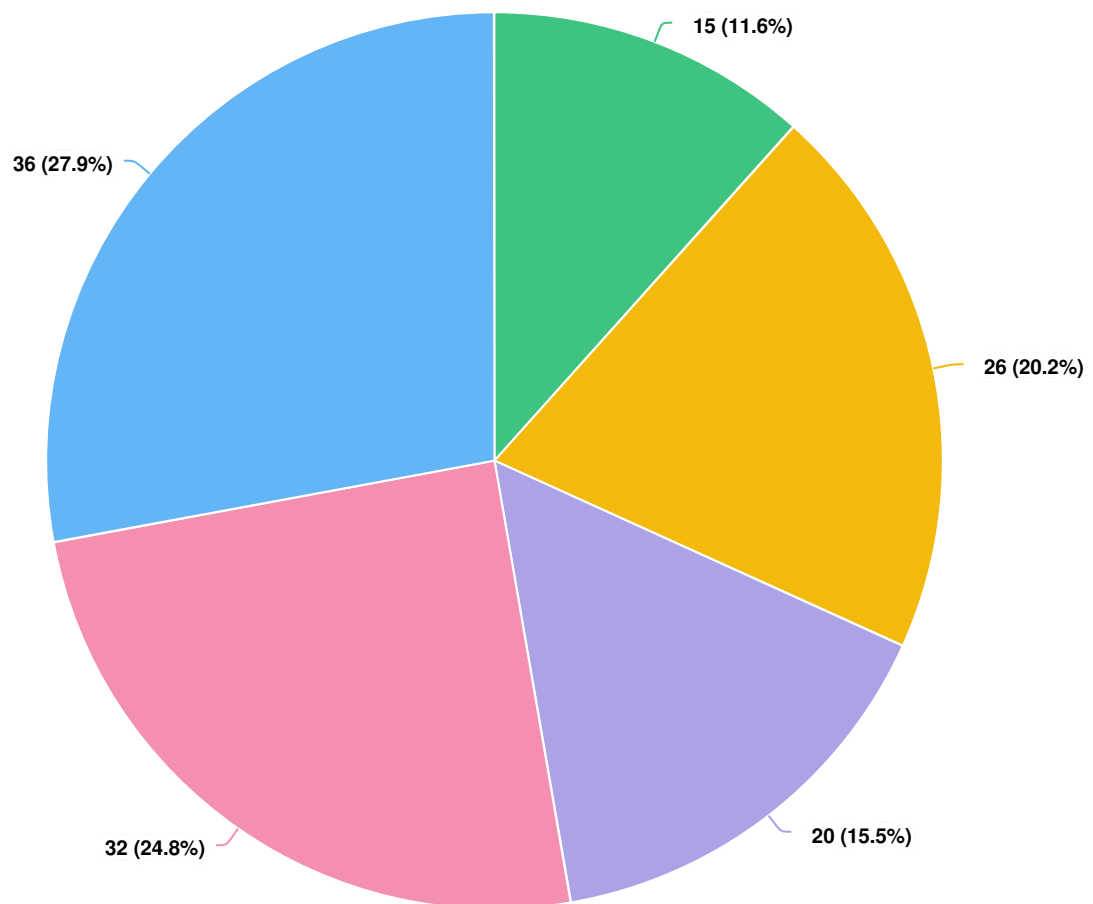
ENGAGEMENT TOOL: SURVEY TOOL

Site D - Pine Curve's Conceptual Layout

VISITORS	537	CONTRIBUTORS	129	CONTRIBUTIONS	129
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After reviewing the video for the conceptual site layouts for Pine Curve. Give us your reaction to the first conceptual layout.

Option A



Question options

1- Great 2- Good 3- Unsure 4- Not Good 5- Not Great

(129 responses, 0 skipped)

ENGAGEMENT TOOL: SURVEY TOOL

Site D - Pine Curve's Conceptual Layout

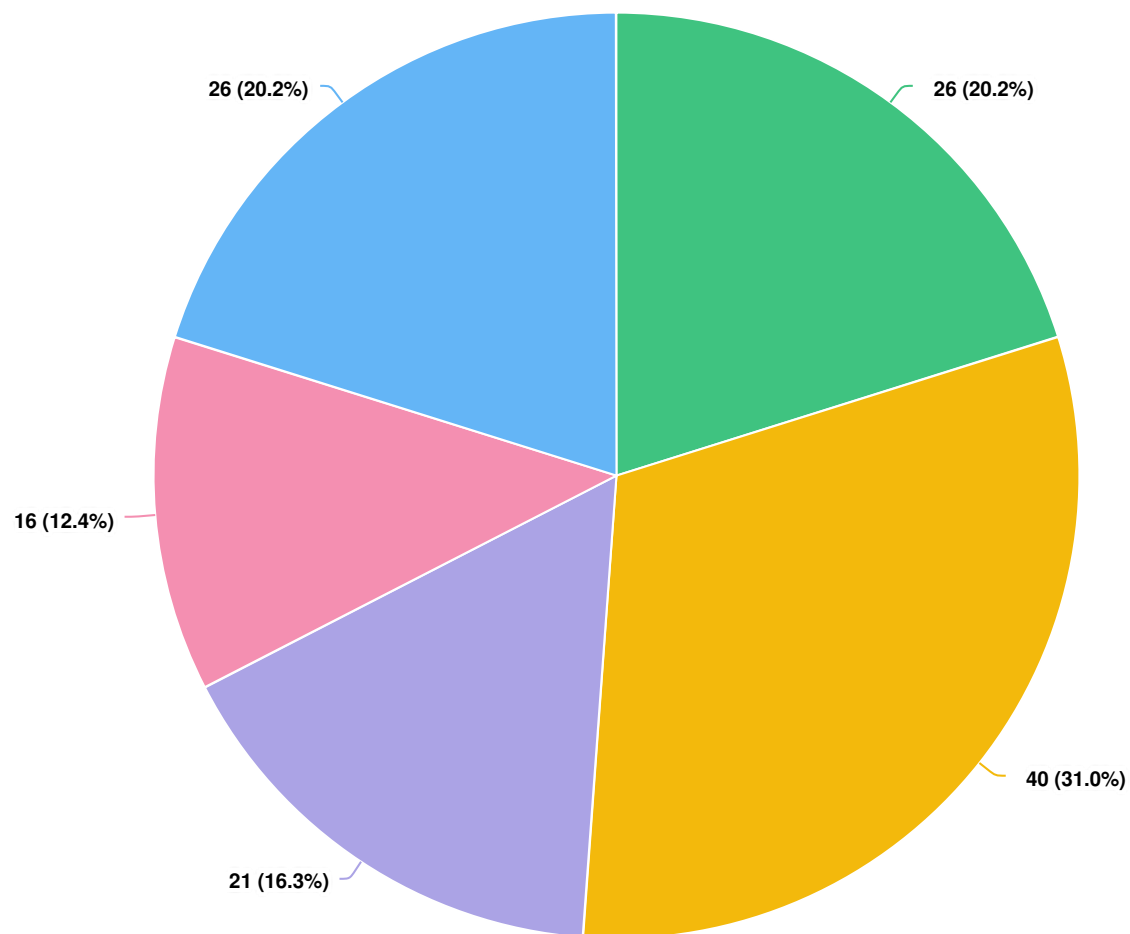
Option A



- Mixed use buildings across the site
- Density is reduced from west to east to transition to existing residential
- Landscape Buffer between townhomes and neighborhood
- Main entry connects with community plaza and parklet
- Access off Pine Curve via Mainstreet and Summerset
- Secondary plaza and parklet at heart of retail uses
- Parking and clustered parking lots on north end, east and central to the site
- Regional detention pond and green space along Pine Curve
- Mix of uses including Retail/Residential, Office/Residential, Retail/Office and Townhomes
- Parking and open space for residential is integrated into neighborhood design
- Pedestrian and bicycle pathways connect to heart of Mainstreet

After reviewing the video for the conceptual site layouts for Pine Curve. Give us your reaction to the second conceptual layout.

Option B



Question options

1- Great 2- Good 3- Unsure 4- Not Good 5 - Not Great

(129 responses, 0 skipped)

ENGAGEMENT TOOL: SURVEY TOOL

Site D - Pine Curve's Conceptual Layout

Option B



- Anchored by small grocery store in the north
- Density is reduced from west to east to transition to existing residential
- Landscape Buffer between townhomes and neighborhood
- Main entry connects with community plaza and parklet
- Access off Pine Curve via Mainstreet and Summerset
- Secondary plaza and parklet at heart of retail uses
- Parking and clustered parking lots on north end, east and central to the site
- Regional detention pond and green space along Pine Curve
- Mix of uses including Retail/Residential, Office/Residential, Retail/Office and Townhomes
- Parking and open space for residential is integrated into neighborhood design
- Pedestrian and bicycle pathways connect to heart of Mainstreet

IDEAS

What makes a good downtown?

VISITORS 206

CONTRIBUTORS 61

CONTRIBUTIONS 197

30 June 18

VOTES

13

UNVOTES

0

Native landscaping, ponderosa, plants. Parker herit age. A "lilac" scenic street. Colorado only architectur e. B&B development workshop.

"Colorado" design in Parker

02 July 18

VOTES

10

UNVOTES

0

Keep the buildings "western" looking

Keep the buildings western looking. It is what gives charm and character to Main Street. I totally agree with the native landscaping comments. There is nothing worse than to see all the new subdivisions sprout up with bright green grass that will require watering (wasteful and unsustainable). I love and appreciate the beautiful native prairie grasses! We need to embrace them, not fight with our natural landscape.

05 July 18

VOTES

19

UNVOTES

0

Slow The Development

We lived in Louisville, CO for 40 years and just moved to "The Hills at Parker" in Feb of '17. I am in favor of less growth in the Mainstreet area. I don't see the need to develop the Pace Center parking lot. I would be in favor of improving the existing buildings if the architecture fits in with traditional look. More development will mean more traffic. Thanks

06 July 18

VOTES

10

UNVOTES

0

Capping off our Mainstreet on the Pine Curve with local shops, restaurants, gathering areas, etc. would give us the visual end of downtown.

Cap Off Mainstreet: Southlands Main visually ends with the movie theater, which gives the appearance of a smaller, intimate and sectioned off area.

IDEAS

What makes a good downtown?

09 July 18

VOTES

6

UNVOTES

0

Using the undeveloped spaces is great - don't forget about traffic/parking!

I'm all for the further development of Mainstreet as long as the traffic/flow increase (and resulting parking needs) will be accommodated. I would like to see more of the increased traffic and resulting parking situation addressed in these polls/ideas. If we are adding more retail, office, restaurant, possibly boutique hotel, where will everyone park? For the sake of working within the space we have, maybe a parking structure would make sense?

15 July 18

VOTES

18

UNVOTES

0

No large chain grocery store at Pine Curve

I have been commuting from Canterbury Crossing to Englewood for 14 years, and my commute has been taking longer and longer over the years due to increased traffic. A large chain grocery store at Pine Curve would increase traffic and therefore increase commute times for those of us who live east of Parker's downtown and work outside of town. Furthermore, we do not need another grocery store. We already have 3 King Soopers, a Safeway, and a Sprouts in Parker, not to mention Walmart and Target.

18 July 18

VOTES

5

UNVOTES

0

Think about the future

The issue with the pine curve is that it's separated from downtown by a large, fast road with rounded curbs that encourage drivers to roll through lights and move fast. The intersection needs to be connected to downtown through a large roundabouts designed for all users. Cars, walkers and riders. Check out the nacto guide. Also, the light stalks are currently right in the middle of the corners again prioritizing cars over everyone else. The whole intersection screams this is for cars and not for people. In order to make it doesn't people, please do not make giant parking craters. There is plenty of parking all over downtown and at pace. There is no need for parking garage. Let's be a town for people, not for cars. Let's put in dense mixed use. Apartments mixed in with commercial.

31 July 18

VOTES

11

UNVOTES

0

Old West

People Love the Old town feel, Keep it an old 1800 theme,

IDEAS

What makes a good downtown?

31 July 18	Old west feel	
VOTES 6	UNVOTES 0	Wagon wheels , lilacs, Merchantile ,
31 July 18	Upscale restaurants. Parker lacks good food choices, and many people go to Lone Tree to eat instead.	
VOTES 16	UNVOTES 0	
01 August 18	More shops for visitors to buy gifts and souvenirs. Have shops on ground floor and living spaces above.	
VOTES 5	UNVOTES 0	Gift shops
04 August 18	Keep Historic Parker vibe..without wagon wheels. NO grocery store on the Curve,Sculpture garden/not building in front of Pace,Parking needed	
VOTES 9	UNVOTES 0	Parker 'vibe', NO grocery store on the curve, parking, Pace Center land
26 August 18	Historic and modern combo make the best large and small cities. Agree, more quality restaurants. serious traffic and parking planning needed	
VOTES 3	UNVOTES 0	

IDEAS

What makes a good downtown?

26 August 18	And any way to bury those electrical towers? They are such an eyesore...	
VOTES 3	UNVOTES 0	
30 August 18	Use the topography of Pine Curve to develop a tiered park idea....	
VOTES 7	UNVOTES 0	A lot of downtown areas across the country (and other countries) use existing hilly topography similar to Pine Curve to develop interesting and interactive "tiered" parks and gathering places. Downtown Vancouver BC comes to mind. Keep any retail/buildings down low in the flat space, and develop an amphitheater type park behind, with seating and gathering areas to enjoy the view from above.
04 September 18	I think more retail/dining with LATER hours w/ parking on main level would accommodate all ages. My teens rarely have stuff to do in Parker.	
VOTES 3	UNVOTES 0	
09 September 18	Green Space	
VOTES 4	UNVOTES 0	Trees, Flowers, a pond, seating, a trail, checker boards. Stop building buildings.
18 September 18	Fishing in Parker	
VOTES 0	UNVOTES 0	Create a nice local fishing area that doesn't include treatment water. A small lake or better yet, use the gulch area that runs east and west behind target through the downtown area for a man-made trout stream with recirculating water.

IDEAS

What makes a good downtown?

26 September 18

VOTES

0

UNVOTES

0

We have an opportunity today to make pine curve a vibrant part of downtown. A chance to make Parker better for everyone.

Have you ever walked or biked down to the library? Ever tried to cross main Street at pine drive? I have. With my kids. It's dangerous. Thank goodness everyone actually obeyed the law. Of course, they don't have to and often people don't. It's a car and truck paradise with multiple turn lanes all aimed at people. People and kids. I crossed there with my kids. Never again. So, how is it with this massive highway sized intersection, do we intend to make a people sized mixed use development with a park safe for people? The intersection and road (really it's actually a stroad) need to be tamed. Right now it's set up to maim and kill people and not setup to invite people to cross. To do that, it needs to shrink. That could simply mean bulb outs with narrower lanes. That could mean a roundabout at the intersection but who am I kidding? Just stand at this intersection for five minutes during rush hour. It's a race car paradise. Not a people paradise. Before the town moves on, pine and main need to be tamed.

27 September 18

VOTES

3

UNVOTES

0

My concern is the traffic around Pine Curve, its bad now with all the new proposed retail its only going to get worse. Is there a plan?

27 September 18

VOTES

2

UNVOTES

0

Keep future parking needs in mind while undergoing new development.

I hope some thought is being given to the growing need for charging stations for plug-in hybrid vehicles (PHEV). PHEV's and battery-electric vehicles make up only a small portion of total vehicles on the road, their sales increased almost 30% in 2017. These car sales will continue to increase as more and more focus is put on this segment by manufacturers - Volvo, Toyota and BMW to name just a few. What better time to make sure that Parker has the infrastructure in place for this growing need than when the new development is underway

04 October 18

VOTES

1

UNVOTES

0

For our sense of place, our area is "historically" native ponderosas. Too many non-native plants along our gateways and new development.

More Ponderosa Pines in Landscaping/Road Corridors, Street Corners, Etc.



IDEAS

What makes a good downtown?

		EASE of parking is a huge one for me. Traffic flow. Not too many visual distractions for drivers. Consistent signage. Easy parking, no overload on visual distractions for drivers. Easy readable signs.
VOTES	UNVOTES	
0	0	
05 October 18		Slow down Do we have to develop every piece of land left empty? Traffic and parking needs immediate attention. I have lived here 24 years and it's sad watching Parker slowly destroy itself. I'm all for improvements, but this is borderline crazy.
VOTES	UNVOTES	
3	0	
05 October 18		Make Pine Curve a Park I understand the town wants to develop Pine Curve, but I personally feel that is a mistake. If they want to "cap off" downtown I think the town should make Pine Curve a nice park or garden area and overflow parking. I know that that area is already used for parking during things like Parker Days etc. I just don't feel that adding more retail or townhomes will make that area better. Adding those things will only make the traffic worse in that area.
VOTES	UNVOTES	
1	0	
05 October 18		Ft. Collins feel Shops, independent restaurants and breweries are needed. The empty space with weeds needs to be gone. We need specialty shops such as a butcher, deli, cheese shop, etc. The downtown area should be hip and funky. The pine curve area should be an extension of downtown with a specialty grocer anchor and independent restaurants. Do not approve any design that is basic or dull. The goal is vibrant, unique and appealing.
VOTES	UNVOTES	
1	0	

IDEAS

What makes a good downtown?

06 October 18			Mainstreet-walk over bridge for pedestrians/Pine Curve-dog park Many visitors on Mainstreet don't bother with the crosswalk lights-they dart out into traffic. A couple of pedestrian bridges to cross the street might help the continual jaywalking as well. The closest off leash dog park is on the south side of the Pinery. The Pine Curve would be a great location for a dog park. As someone whose property butts up to the Pine Curve, and who paid a premium for a "view" lot, I would rather not see a development includes a lot of parking lots and 24/7 lighting. Also, please try to keep new construction traditional - modern buildings like the library and the Pace Center, while very nice, look out of place on our quaint Mainstreet in my opinion.
VOTES	UNVOTES		
1	0		

			Close off Main Street permanently, change those three blocks into a common area for the farmers market and other, community minded use.
VOTES	UNVOTES		
0	0		

06 October 18			More attractive restaurant & retail brands Based on the residential development that's been completed: we need more attractive restaurant & retail brands for the demographic. I want to spend \$\$\$ in Parker for sales tax revenue purposes, but there are just not great options ... I think Highlands Ranch is an interesting case study for us. The recent project off of Lucent Blvd for example. Here's what we like: we LOVE Parker Garage, the PACE Center, and the library. All well done! We are also thankful for the awesome trails and open spaces in the area!!!
VOTES	UNVOTES		
0	0		

IDEAS

What makes a good downtown?

07 October 18

VOTES

0

UNVOTES

0

NEEDS TO BE GREAT! Eg: The Hub 30A, The Source (Denver RINO) Trader Joe's or Whole Foods. A place Parker Res Want to be and everyone else!

A gathering place of greatness, architecture, food, drink, shopping, fresh and healthy for families with/without kids and singles. STEP OUT OF THE BOX on this PARKER! Make this NATIONWIDE Known! Have vision like Elon and Apple. Denver, Castle Rock, Washington DC, Watersound Florida "The Hub on 30A" have created areas the people want to be an more so live and own homes 1st and 2nd homes (appreciation in our homes is something we all like to see). I see too many Brakes places Tire Places, car washes, Autoparts Stores, Storage being build in Parker and this place is feeling like an extension of Aurora now. Good Restaurants, Breweries, Coffee Houses, and good Grocery shopping always gets people excited to go. Go in the Crystal City Whole Foods in DC (hang out there after a business day) , the place is amazing with fresh foods, bakery goods, a Bar with TVs with sports on. It is the place to be and right next to it is Fit36 and Yoga, Starbucks, etc. There is a bar in the the whole foods with beer from local breweries and wine. Eat at the salad bar and the buzz that is in there makes you want to hang out and socialize and just be better and do better, especially when you see people grabbing a health bit after their workouts. Another idea: The Source in Denver with this is a Market Place with Hotel. <https://thesourcehotel.com/vendors>. Go visit. Baked goods, Breweries, Wine, Fresh Veggie and Fruits and a Hotel. A much older version of this is the Faneuil Hall in Boston. More ideas can be taken from the The Hub on 30A a high end vacation location. Why not create an area like this in Parker. Hats off to the Library development area but there needs to be more great things there. Ability to get a coffee right there or even a drink right there. Fika is a bit too far. The Hub is all about the Great Food too. Also Love the idea of Lowery Beer Garden as that place is fun fun with food and drink. Good Architecture is a must!!! Keep going with the modern look of the library as that is what the trend is. Or remain more traditional as the other mainstreet. Even mix in with some plantation style but needs to be designed out and made great. Sidewalks and ease of access and parking too. Even overstreet walkways. Make it Great! Make us want to stay in Parker! Make it a Gathering place! We don't want to travel to Castle Rock, Lone Tree, and Denver to get this. No outlet mall though LOL as this has downgraded appeal of Castle Rock. Email me if you need more people involved and sorry for the late submission.

08 October 18

VOTES

0

UNVOTES

0

Avoid routing a new road extension into neighboring Rowley Downs entry/exit lanes, or building a parking structure in adjacent open space.

QANDA

Q&A

VISITORS	241	CONTRIBUTORS	12	CONTRIBUTIONS	12
----------	-----	--------------	----	---------------	----

Q

23 February 18

Is Parker Taphousr still planning on being built? If so when?

A

Privately Answered

The Parker Tap House is still moving forward. I don't have a date for ground breaking. You can message the owner through Facebook @ParkerTapHouse.Thank you

Q

23 February 18

Why are you only allowing one choice when answering the quick poll for how to gather input from the community.
.....

A

Publicly Answered

The system does not have a setting which allows respondents to submit more than one option. You may submit multiple times for each option you wish to select.

QANDA

Q&A

Q

27 February 18

I would like to see more open space in the Parker area. with all the development around it will be nice to see less concrete and more green. Especially the low or none maintenance greenery. I think we can use the tax money wisely and not spend it on Water features when the entire state is in water shortage. I feel that water features are a waste of our natural resources, and we should be mindful of that for years to come and for budget reasons.

A

Privately Answered

Thank you for your feedback.

Q

01 March 18

There was planning for a beer garden on the south side of Main Street (b area) but I haven't heard more in over a year. Is this still being planned?

A

Privately Answered

The Parker Tap House is still moving forward. I don't have a date for ground breaking. You can message the owner through Facebook @ParkerTapHouse.

Q&A

Q

06 March 18

Why does the city of Parker feel the need to develop every piece of vacant land?? What's wrong with leaving it alone?? Parker is NOT the quaint little town it once was or the city believes it to be! It has become an overcrowded mess!!

A

Privately Answered

The four parcels that are included in the My Mainstreet project are sites that were purchased by the Town of Parker and P3 Parker for the purpose of commercial development. As these are Town and P3 owned parcels there is an opportunity to engage the community in an effort to find consensus between the uses the community wants and market realities prior to development of these sites. There will be ample opportunity to provide feedback on the development of these sites and I encourage you to participate as much as you can throughout this process.

Q

07 March 18

Why does the Town of Parker seem to be developing every single little spot of undeveloped land? We live here because we love the small town feel. We don't want to feel as though we are in the middle of a crowded city. Open spaces and grass are ok. We don't need buildings everywhere.

A

Privately Answered

The four parcels that are included in the My Mainstreet project are sites that were purchased by the Town of Parker and P3 Parker for the purpose of commercial development. As these are Town and P3 owned parcels there is an opportunity to engage the community in an effort to find consensus between the uses the community wants and market realities prior to development of these sites. There will be ample opportunity to provide feedback on the development of these sites and I encourage you to participate as much as you can throughout this process.

QANDA

Q&A

Q

07 March 18

Are the surveys and questionnaires just to make it appear the Town Council wants residents' input or will residents' input make any difference. (So far, this has never been the case. The Council does what it wants.)

A

Privately Answered

We will be providing many opportunities to let the residents provide input on these parcels. The process will allow for many different types of input over the next 9 months as the project progresses. The input will be used to help identify a consensus between the communities desires and the market realities. These sites currently have uses identified as part of the Mainstreet Master Plan, we are using these uses as a starting point. Additionally, we are putting the finishing touches on a survey that will allow respondents to provide us with their big idea as well as select from types of uses that are identified in the Mainstreet Master Plan. The survey will be on the My Mainstreet Project page later today or tomorrow.

Q&A

Q

19 September 18

There is not nearly enough parking for all the things you are suggesting for Mainstreet Parker. Why not have some underground parking? By putting something on every square inch of downtown, you are making it extremely difficult to have access to the library, Pace, and anything else you put there because of limited roads to the area!

A

Publicly Answered

All of the developments will be required to build parking to the Town's parking standards. The Town is currently in the process of updating the Downtown parking standards you can find more information about the parking standards here <http://www.parkeronline.org/2047/Downtown-Parking-Study-and-Plan-Implement> In regards to the underground parking question, we are not prohibiting any development from putting in underground parking. However the costs of underground parking are extremely high and that cost is typically what prevents underground parking from being built. The estimates for parking types are: Surface Parking - per stall \$10,000-\$15,000 Garage/Structure Parking - per stall \$25,000-\$30,000 Underground Parking - per stall over \$50,000 - the price can increase dramatically due to soil conditions, depth of water table and drainage requirements.

QANDA

Q&A

Q

26 September 18

I don't see any ways to share feedback other than surveys, but I wanted to pass along a comment regarding parking. I understand that "all of the developments will be required to build parking to the Town's parking standards" but I hope some thought is being given to the growing need for charging stations for plug-in hybrid vehicles(PHEV). While PHEV's and battery-electric vehicles still make up only a small portion of total vehicles on the road, their sales increased almost 30% in 2017 and will continue to increase as more and more focus is put on these segments by manufacturers - Volvo, Toyota and BMW to name just a few. What better time to make sure that Parker has the infrastructure in place for this growing need than when the new development is underway.

A

Privately Answered

Thank you for your comment. I will pass this information on to our planning department to insure that we are not only thinking about today but the future as well.

Q&A

Q

26 September 18

I reviewed the Pine Curve options and wonder a few things. 1) why are there no views from the street-to see the design ideas, feel of the area, etc. 2) Surprised to see a grocery store mentioned as it seems all the comments I've heard have been negative about anything like a grocery store-small or not. And while I'm wondering, what kind of smaller grocery store are you thinking of-King Soopers marketplace? Whole Foods? Another Sprouts? All are still large box stores, not stores that fit a transitional area between downtown and residential 3) The buffer zone between townhomes and existing homes looks small...what exactly is that plan? 4) will all residential be either townhomes and condos? NOT apartments? 5) it seems a lot of the space is dedicated to parking and really not enough to parks/greenspace. Will it feel like a walking area or a car destination area? Considering the angst the community feels about Pine Curve I think more thought needs to be put into that particular location-and more detail offered to the community.

A

Publicly Answered

Thank you for your questions. For clarification purposes these are conceptual layouts and show how these sites could be developed. The answers are as follows: 1. Due to the size of the Pine Curve site including the number of buildings on the site layouts, the cost of have more detailed design is very expensive. To maintain the approved project budget for My Mainstreet we had to make the decision to have site layout drawings done for Pine Curve. 2. The end user of a small grocery store has not been determined at this point. The need of a small 30,000-40,000 square foot grocer was determined from the economic market analysis conducted for the sites. You can find the detailed market analysis here: <https://www.letstalkparker.org/my-mainstreet/documents> 3. The buffer zone between the houses is estimated to be 50ft. wide. The exact design will be determined at the actual development of the property. 4. We can not determine without a developer about the townhouses or condos being owner occupied. There are still limitations due to Colorado State Laws on Construction Defects that are limiting owner occupied condo development across the state. 5. We are balancing the public's request for more parking and parks. The final development plan will have to meet both the parking and landscaping requirements as required by the zoning documents in Downtown Parker.

Q&A

Q

06 October 18

What about the traffic? I live in the south west corner of Parker North. Driving or walking the Mainstreet area is a pain with the heavy traffic and street parking on Longs Way and Victorian Drive. All of the projects fail to adequately address the heavy Mainstreet vehicle traffic in the area, which will be worse with any of these projects. Real 'street views' should have included the heavy, if not gridlocked traffic that will be on Mainstreet and Pine Drive. Both of the Victorian Drive/Mainstreet intersections already need traffic lights. Mainstreet and Parker Road is a choke-point every weekday at rush hour and on weekends, often backing up to and past the western Victorian Drive intersection. The parking solutions are very unrealistic and will reduce the success of any retail operation. Event parking now extends well into the Parker North neighborhood, and parking at O'Brien Park fills up fast on weekends now. At a minimum, turn site 'A' into a parking lot for current needs, and provide open space for events, and reduce the size of site 'C' to include more parking along Mainstreet to serve the rest of site 'C' and site 'B'. It's about the traffic and parking. Whatever is decided, if traffic and parking keep being ignored, any project, and Downtown Parker, will suffer badly.

A

Publicly Answered

The traffic impacts of potential development on the My Mainstreet properties will be analyzed with any project application. All roadway improvements necessary to accommodate the additional traffic will be required to be constructed or funded as part of any development.

APPENDIX

3. POP-UP EVENT INFORMATION

ARBOR DAY – APRIL 28, 2018

**508
VOTES**

**ON VISUAL
PREFERENCE SURVEY**

**300
PARTICIPANTS**

**IN THE
ARBOR DAY EVENT**

Visual Preference Survey – Arbor Day Event Results

	Site	Option A	Option B	Option C	Option D	Total Votes
Q1 - Mixed-Use Retail Ground Floor Office Above	All Sites	7	40	2	18	67
Q2 - Mixed-Use Retail Ground Floor Residential Above	All Sites	8	30	7	1	46
Q3 - Restaurants	All Sites	35	15	1	5	56
Q4 - Boutique/Small Retail	All Sites	47	8	–	–	55
Q5 - Park/Green Space	All Sites	3	34	31	7	75
Q6 - Small or Shared Office Space	Pace Lot 2	7	16	14	0	37
Q7 - Market Farmer's Market	Pace Lot 2	42	13	6	1	62
Q8 - Outdoor Market Place/Shopping Center	Pine Curve	13	27	2	6	48
Q9 - Courtyard/Plaza	Pine Curve	2	7	45	8	62
TOTAL:						508



SENIOR STROLL – MAY 30, 2018

**261
VOTES**

ON VISUAL
PREFERENCE SURVEY

**150
PARTICIPANTS**

IN THE
SENIOR STROLL EVENT

Visual Preference Survey – Senior Stroll Event Results

	Site	Option A	Option B	Option C	Option D	Total Votes
Q1 - Mixed-Use Retail Ground Floor Office Above	All Sites	1	27	1	3	32
Q2 - Mixed-Use Retail Ground Floor Residential Above	All Sites	4	11	5	0	20
Q3 - Restaurants	All Sites	27	9	0	0	36
Q4 - Boutique/Small Retail	All Sites					
Q5 - Park/Green Space	All Sites	10	19	21	4	54
Q6 - Small or Shared Office Space	Pace Lot 2	14	8	2	0	24
Q7 - Market Farmer's Market	Pace Lot 2	19	2	11	0	32
Q8 - Outdoor Market Place/Shopping Center	Pine Curve	22	7	2	0	31
Q9 - Courtyard/Plaza	Pine Curve	1	0	22	9	32
TOTAL:						261



ICE CREAM SOCIAL - DISCOVERY PARK

**771
VOTES**

ON VISUAL
PREFERENCE SURVEY

**20+
WHITE BOARD
QUESTIONS**

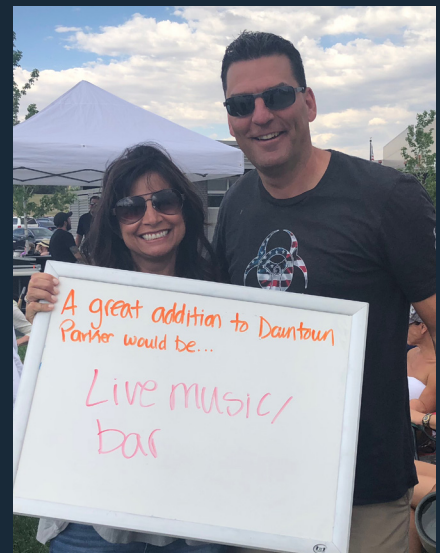
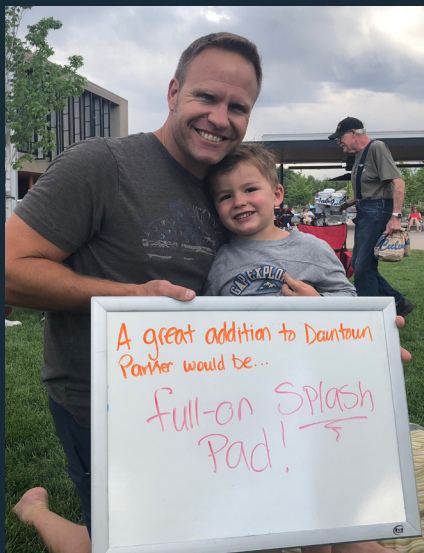
A great addition to
Downtown Parker
would be?

**151
SCOOPS**

OF ICE CREAM
GIVEN AWAY

Visual Preference Survey –Ice Cream Social Results

	Site	Option A	Option B	Option C	Option D	Total Votes
Q1 - Mixed-Use Retail Ground Floor Office Above	All Sites	15	38	12	28	93
Q2 - Mixed-Use Retail Ground Floor Residential Above	All Sites	17	42	14	7	80
Q3 - Restaurants	All Sites	50	22	7	15	94
Q4 - Boutique/Small Retail	All Sites	53	32	–	–	85
Q5 - Park/Green Space	All Sites	30	15	19	26	90
Q6 - Small or Shared Office Space	Pace Lot 2	23	36	14	5	78
Q7 - Market Farmer's Market	Pace Lot 2	49	9	17	6	81
Q8 - Outdoor Market Place/Shopping Center	Pine Curve	64	30	3	6	103
Q9 - Courtyard/Plaza	Pine Curve	1	3	54	9	67
TOTAL:						771



MY MAIN STREET

APPENDIX

4. ZONING DOCUMENTS



HISTORIC CENTER ZONING



TOWN OF PARKER

GREATER DOWNTOWN DISTRICT:
STANDARDS AND GUIDELINES FOR DEVELOPMENT WITHIN THE HISTORIC CENTER

Adopted October 21, 2002
Last Modified November 3, 2014

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EXHIBITS

Exhibit 1	Greater Downtown and Design Districts Map
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TABLES

Table 1	Land Use Matrix for the Historic Center
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1.0 GENERAL PROVISIONS

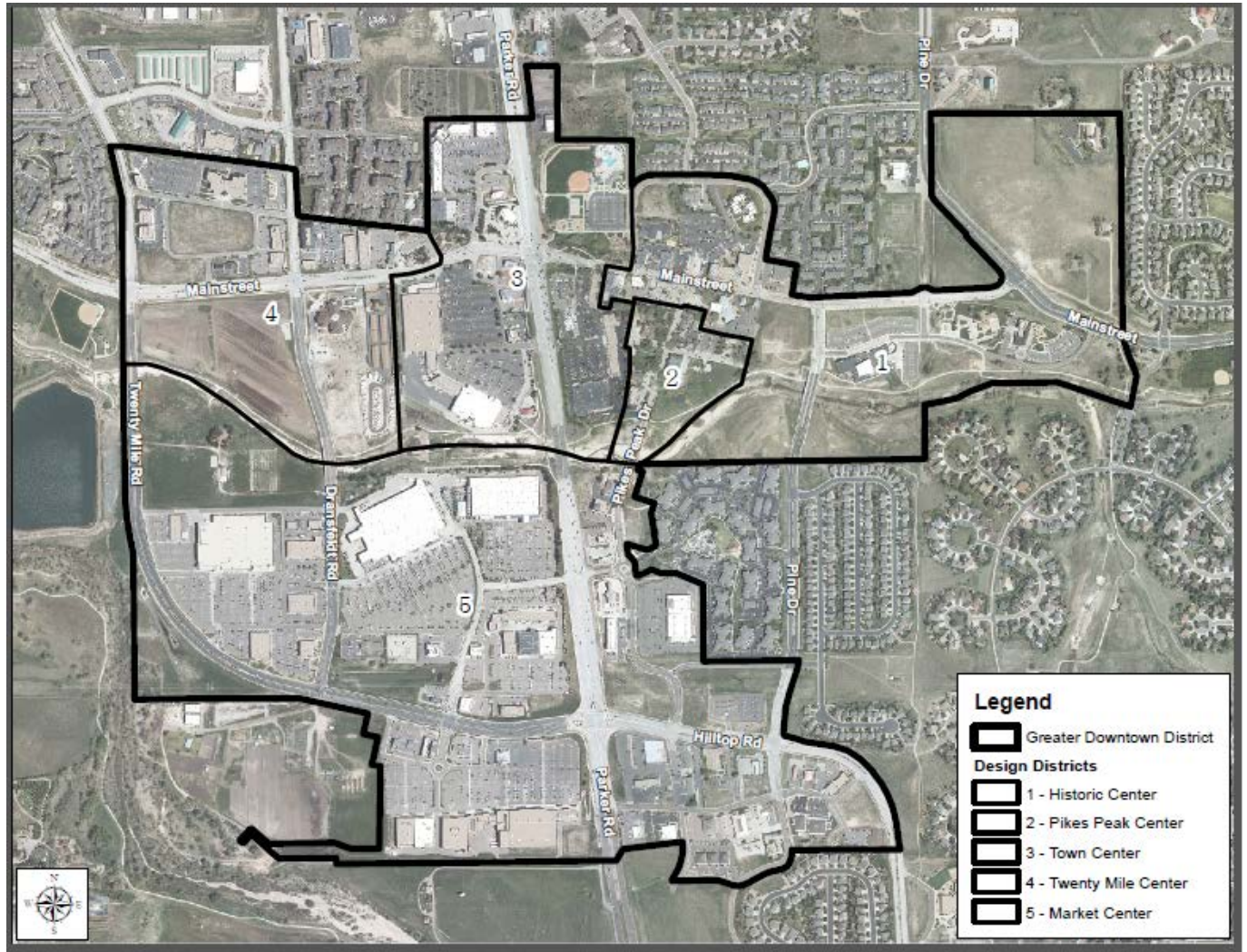
1.1 BACKGROUND

Since the early 1990's the Town of Parker has been engaged in an on-going effort to ensure the economic health of Parker's downtown area. In June of 2001, the Town Council appointed the Downtown Task Force to develop a plan that detailed both short- and long-range improvements to the downtown area and identified ways to implement those improvements. After several public open house sessions, a design charrette and working sessions, the Parker Downtown Strategic Action Plan (the "Plan") was finalized and formally endorsed during public meetings by both the Planning Commission and Town Council in May of 2002. One of the action items identified in the Plan was the development of standards and guidelines for Parker's commercial core otherwise known as the "Greater Downtown". This document is a direct outcome of this effort.

1.2 GEOGRAPHIC REGIONS

The Greater Downtown Zoning District, as illustrated in Exhibit 1, covers the geographic region of Parker's commercial core. Within the Greater Downtown District, five separate "Design Districts" are established – Historic Center, Pikes Peak Center, Town Center, Twenty Mile Center and Market Center. Although similar characteristics exist across the Districts, each is unique in character, which is reinforced by distinct design requirements.

**EXHIBIT 1
GREATER DOWNTOWN AND DESIGN DISTRICTS**



1.3 APPLICABILITY

Each Design District has its own stand alone document that outlines intent statements, standards and guidelines for development.

This document (the “Guide”) is applicable to all development within the Historic Center Design District.

1.4 PURPOSE AND GOALS OF THE GUIDE

The purpose of this Guide is to provide direction that will foster quality development throughout the Historic Center as it relates to the Greater Downtown District.

The application of the intent statements, standards and guidelines is intended to achieve the following objectives.

- To establish a practical, interconnected system of streets, parks and walkways that allows easy orientation and convenient access for all modes of transportation.
- To utilize natural open spaces, such as gulches, and developed public spaces, parks and plazas, to organize and coordinate development.
- To accommodate a broad mix of development types that encourages alternative transportation, especially walking and transit use.
- To provide common usable open space that is of mutual benefit to surrounding property owners, businesses and residents.
- To construct the early phases of development in a manner that establishes a pattern and character for the long-term evolution of the Historic Center.
- To create a built environment that is in scale and character with pedestrian oriented activities.
- To provide opportunities to increase Parker’s retail competitiveness within its trade area.
- To encourage the long-term sustainability and vitality of Greater Downtown, including the creation of opportunities for new retail development and sales tax generation.
- To ensure that future growth proceeds in a manner consistent with the vision of the community developed through the Downtown Strategic Action Plan process.

1.5 SCOPE AND ORGANIZATION OF THE GUIDE

The Guide is written as Intent Statements, Standards and Guidelines, to be observed as follows.

Intent Statements set forth the goals for development within the Historic Center. The Standards and Guidelines provide direction as to how the goals may be achieved.

Standards are objective criteria that provide specific direction based on the related Intent Statement. Standards are used to define issues considered critical to achieving the Intent. Standards use the term “shall” to indicate that compliance is required unless it can be demonstrated that an acceptable alternative meets one or more of the following conditions:

- the alternative better achieves the stated Intent;
- the Intent will not be achieved by application of the Standard in this circumstance;
- the effect of other Standards or Guidelines will be improved by not applying this Standard;
or
- unique site factors make the Standard impractical.

Guidelines provide further considerations that promote the goals defined by the Intent Statements. Guidelines use the term “should” or “may” to denote that they are considered pertinent to achieving the stated intent but allow discretion based on site and project conditions. Achieving Guidelines may help in identifying alternative approaches to achieving Standards. Guidelines are strongly considered if there is a request to waive a related Standard.

1.6 DEFINITIONS

Unless otherwise specifically provided, the words and phrases used in this Guide shall be defined by the Town of Parker Land Development Code (the “Code”), Chapter 13.02, as amended. Words, phrases and terms not defined in the Code shall be given usual and customary meanings except where the context clearly indicates a different meaning.

1.7 SITE PLAN STANDARDS AND PROCEDURES

The site plan standards and procedures contained in Chapter 13.06 of the Land Development Code, as amended, shall apply to any project within the Historic Center.

1.8 RELATIONSHIP OF THE GUIDE TO OTHER REGULATIONS

The provisions of this Guide shall prevail and govern the development within the Historic Center except where the provisions are silent or do not clearly address a specific subject. In such cases, the provisions of the Code, as amended, shall prevail where applicable. When there are conflicts between this Guide and the Code, the Community Development Director shall resolve the conflict and determine the applicable requirement.

1.9 INTERPRETATION

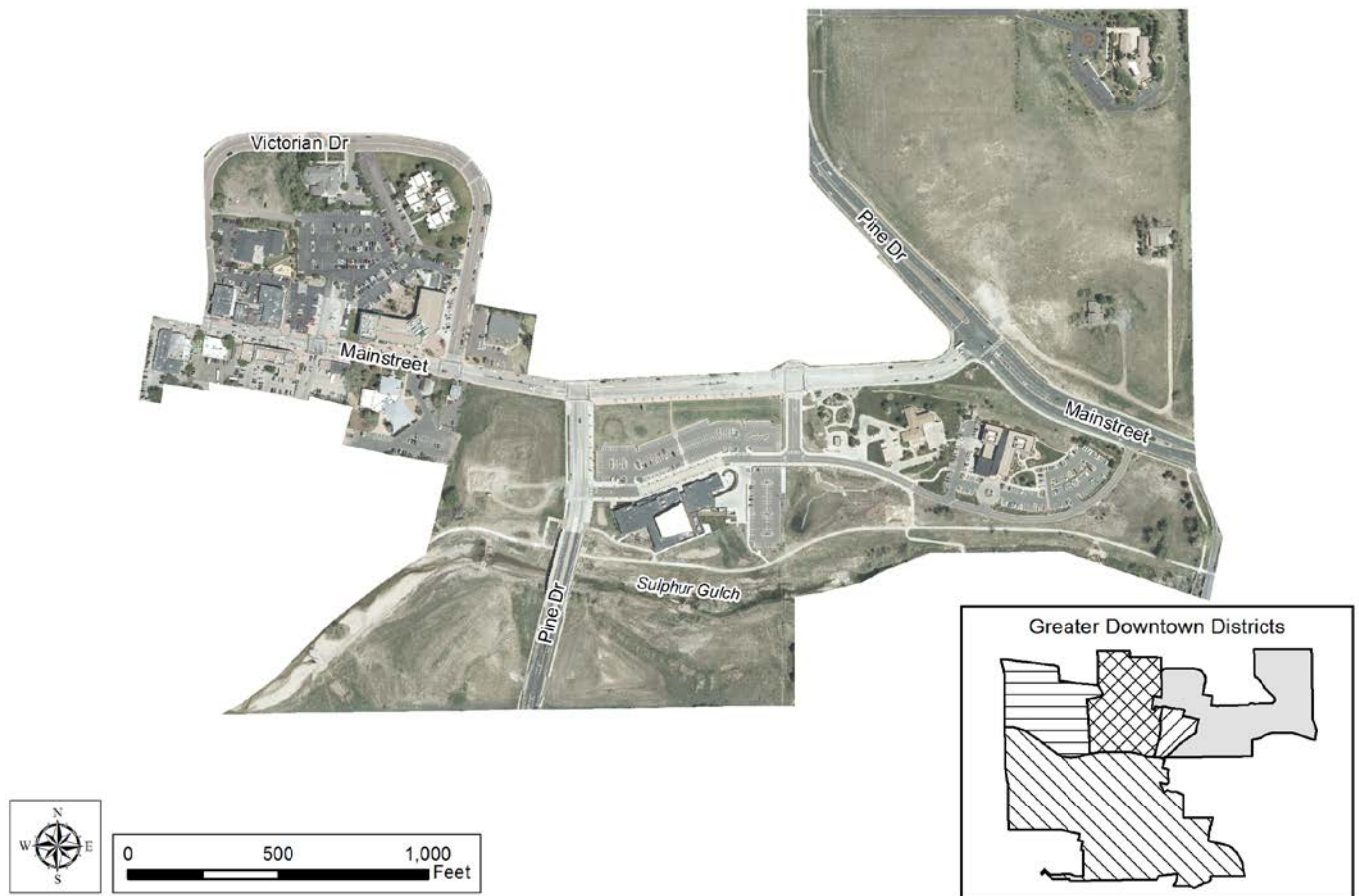
The Community Development Director is responsible for the interpretation and application of the provisions of this Guide and the Land Development Code. Any appeal of the Community Development Director's interpretation and application of the provisions of this Guide shall be in accordance with the procedures contained in Chapter 13.01.130 of the Land Development Code, as amended.

2.0 LOCATION

The boundary of the Historic Center Design District is illustrated in Exhibit 2.

EXHIBIT 2 HISTORIC CENTER DESIGN DISTRICT

Historic Center Design District



3.0 LAND USES

3.1 TABLE OF LAND USES

Land uses are divided into categories – permitted, special review and not permitted. Table 1 specifies those applicable land uses for the Historic Center.

3.2 USES PERMITTED BY SPECIAL REVIEW

Activities itemized in Table 1 as “special review” may be permitted upon approval by the Town Council following a public notice and hearing as outlined in the Land Development Code, Chapter 13.04.200, as amended.

3.3 USES NOT ITEMIZED

Uses not itemized in Table 1 or not reasonably similar to listed uses shall not be allowed unless and until the use is interpreted by the Town in compliance with the Land Development Code, Chapter 13.04.220, as amended.

3.4 ACCESSORY USES AND BUILDINGS

Accessory uses or buildings shall be allowed, provided that all of the conditions outlined in the Land Development Code, Chapter 13.04.170 as amended, are met.

3.5 HOME OCCUPATIONS

A home occupation shall be allowed as a permitted accessory use, provided that all of the conditions outlined in the Land Development Code, Chapter 13.04.180 as amended, are met.

3.6 TEMPORARY STRUCTURES AND USES

Temporary and seasonal uses and structures shall be allowed, provided that all of the conditions outlined in the Land Development Code, Chapter 13.04.210 as amended, are met.

TABLE 1
LAND USE MATRIX FOR THE HISTORIC CENTER

Residential/Accommodations

- Residential dwelling units located above the street-level floor	Permitted*
- Residential dwelling units for owners, caretakers, or employees	Permitted*
- Single-family detached & duplexes	Not Permitted
- Multifamily	Permitted*
- Multifamily on ground floor fronting Mainstreet	Not Permitted
- Lodging establishments (hotel, motel, inn, or bed and breakfast)	Permitted

General Office, Retail, Services and Sales

- Professional offices	Permitted
- Financial services, such as banks and brokerages	Permitted
- Retail shopping establishments	Permitted
- Commercial services establishments, including printing and publishing	Permitted
- Research and development facilities	Permitted
- Specialty goods and service establishments	Permitted
- Grocery store	Permitted
- Convenience service establishments	Permitted
- Convenience stores with gas pumps	Not Permitted
- Motor vehicle filling stations, with or without car wash	Not Permitted
- Mortuaries and/or crematoriums	Special Review
- Greenhouses, plant nurseries (retail)	Not Permitted
- Greenhouses, plant nurseries (wholesale)	Not Permitted
- Building material sales without outdoor storage	Not Permitted
- Building material sales with outdoor storage	Not Permitted
- Personal services, such as salon, beauty shop, spas	Permitted
- Small animal dog training and grooming where ancillary to permitted retail use (indoor)	Permitted
- Small animal veterinary clinic/hospital, kennels or pet day care (indoor)	Not Permitted
- Small animal veterinary clinic/hospital, dog training/grooming, kennels or pet day care (outdoor)	Not Permitted

Eating and Drinking Establishments

- Restaurant (with indoor and outdoor seating) with or without liquor service	Permitted
- Restaurant with drive through	Not Permitted
- Take out and delivery	Permitted
- Lounge, bar, or microbrewery	Permitted

Institutions

- Educational facilities (private and public)	Special Review
- Day care center, preschool, nursery	Permitted
- Nursing homes, hospitals, minor emergency centers, or extended care facilities	Special Review
- Assisted and independent living centers	Special Review
- Library	Permitted
- Conference center or meeting hall	Special Review

* Residential densities will be determined during the Site Plan process.

Motor Vehicle Related Equipment Sales and Service Operations

- Automobile sales (new and used)	Not Permitted
- Automobile and truck services and repair with no outdoor storage of vehicles	Not Permitted
- Automobile and truck services and repair with outdoor storage of vehicles	Not Permitted
- Tire sales and repair (indoor)	Not Permitted
- Motorized equipment sales, leasing, rental, services and repairs as an accessory activity	Not Permitted
- Car wash (automatic or self service)	Not Permitted
- Light machinery repair	Not Permitted
- Light manufacturing or assembly of small equipment, parts, or supplies	Not Permitted
- Automotive body shop	Not Permitted

Recreation, Amusement and Entertainment

- Indoor recreational activities, such as bowling, skating, arcade	Special Review
- Cultural facility, such as a museum, stage theatre, or amphitheater	Special Review
- Indoor movie theater	Special Review
- Outdoor recreation activities, such as miniature golf, batting cage	Special Review
- Health club (with public or private memberships)	Special Review
- Public park, playgrounds, or open space	Permitted
- Trail and trail head	Permitted

Transportation/Parking Structures/Storage

- Recreational vehicle storage	Not Permitted
- Self-storage units, provided no flammable or hazardous materials are kept on the premises	Not Permitted
- Commercial outdoor storage, screened from view	Not Permitted
- Parking garages (public and private)	Special Review
- Public transportation facility, such as shuttle service or park and ride	Permitted

Utilities/Alternative Energy

- Treatment plant	Not Permitted
- Public utility major facility	Special Review
- Water storage facility	Special Review
- Wind or solar energy conversion system	Special Review

4.0 SITE PLAN

4.1 CHARACTER STATEMENTS

The following general character statements are not intended to mandate specific regulations, but rather to provide an overall vision for the Historic Center.

4.1.1 Role

The Historic Center is where the enhancement and interpretation of Parker's historical architectural characteristics are actively pursued. The original downtown on Mainstreet is one of the most important distinguishing characteristics of Parker. This area gives heart and authenticity to the entire town. It is a historic mixed-use district that includes neighborhood and specialty shopping, professional office, cultural events, civic uses, restaurants and residential uses.

4.1.2 Architectural Character

The architectural character of the Historic Center provides for historically-referenced storefront architecture primarily oriented to Mainstreet. Architecture should interpret and enhance the local historical character and equally create pedestrian orientation and walkability. New buildings and renovations should also respect and respond to existing and planned public spaces. Amenities such as plazas, pocket parks and restaurants with outdoor seating are highly desirable and are encouraged. Continuous, high quality streetscapes that provide for continuous walks, ample landscaping and pedestrian furnishings and amenities are highly desirable and encouraged.

Building architecture and signage is intended to be rich in detail, material, texture, craft and color in order to create a human scale and level of interest that reinforces the interest of the shop fronts themselves.

4.1.3 Pedestrian and Vehicular Traffic Characteristics

The Historic Center is the core designed for pedestrian activity. Streets and open spaces must create attractive pedestrian environments. On-street parking is essential in order to provide obvious access to shops, and to generate additional pedestrian activity on the street. Streets should be comfortable for pedestrians, and limited to slow moving traffic.

4.1.4 Plazas, Parks and Open Spaces

The use of plazas, pocket parks and open spaces serve to create a stronger sense of community throughout the Historic Center and are designed to draw pedestrians to areas where active and passive recreational uses are encouraged. They serve as social gathering places and provide a sense of place and community, further enhancing the character of Parker's historic downtown.

4.2 SITE COVERAGE

Intent:

- *To provide for a balance between functional and visual needs of the property.*
- *To ensure that site coverage follows an organized, coordinated plan that achieves a successful balance of intensity, activity and identity.*
- *To the extent possible, incorporates all current, proposed and anticipated development, on and off-site.*

Standards:

- There is no specific standard for lot size to building coverage ratio, other than as described below:
 - Residential densities will be determined during the Site Plan process.
 - A minimum of ten (10) percent of the total site area shall be designated for landscaping, plazas, pocket parks and/or open space, except vertical mixed use fronting Mainstreet which shall have a minimum of five (5) percent.

Guidelines:

- The lot size and building coverage ratio should be compatible with existing development and historical development patterns of the Historic Center.

4.3 BUILDING ORIENTATION**Intent:**

- *To orient front facades and main entries toward streets and plazas.*
- *To define or visually contain the three dimensional space of the street or public open space.*
- *To reinforce the character and quality of streets through the development of buildings that provide orientation and access toward the street.*
- *To maintain an interesting, exciting and continuous street façade and storefront along the street.*
- *To promote sun and sky exposure to public streets and public areas.*
- *To promote the development of buildings that encourages pedestrian activity through the incorporation of pedestrian oriented uses at the ground level street frontage.*

Standards:

- Buildings shall orient facades and main entries toward all primary public streets, as well as any new public streets within the Historical Center.
- Primary public streets shall include Mainstreet, Pine Drive, Pikes Peak Drive and Victorian Drive.
- The configuration of building entrances and overall building form must establish a pedestrian oriented environment.
- Active interior areas shall face onto streets and sidewalks to enliven the street with activities and make safe, pleasing walking environments.

Guidelines:

- The majority of the building's front façade should be oriented parallel to the street on which it fronts.
- Building frontages and storefronts should be as continuous as possible along the street.
- Buildings should be sited in such a way as to create active outdoor spaces.
- Buildings and landscape features should be oriented to frame views of special buildings and open spaces.
- Primary building entries should be oriented toward streets. Where multiple tenants occupy a building(s), shared entries are encouraged which provide direct access to the street and sidewalk. Rear entrances may be allowed where appropriate.
- Streets should not be lined by blank walls and should be viewable from active interior spaces to provide informal surveillance of the street.

4.4 BUILDING SETBACKS**Intent:**

- *To create a reasonably continuous building edge to the street, that defines an exterior spatial enclosure helpful in achieving intensity, activity and identity.*
- *To create a "main street" configuration that enlivens commercial areas by encouraging window shopping and streetside activity.*

- *Bring buildings to property lines adjacent to the street/sidewalk without significant setbacks to create street enclosure.*

Standards:

- Buildings shall line a street, at or near the public right-of-way, to the greatest extent possible.
- The front setback required is zero (0) feet; however, consideration will be given for a relaxed setback when adjacent development is not positioned along the street edge.
 - A setback tolerance will also be considered for outdoor dining areas, pedestrian activity zones or plazas as long as the treatment within the setback complements the sidewalk or pedestrian circulation system in design.
- Where a front setback landscape perimeter area occurs between a building frontage and a street right-of-way, it shall be designed to extend the pedestrian amenities of the street, such as increased walkway widths, areas for outdoor café/restaurant seating, increased sidewalk widths to allow window shopping out of the stream of pedestrian traffic, and space for the temporary display of a retailer's goods.
- There is no side or rear setback.

Guidelines:

- Building setbacks from non-arterial streets should be minimized.
- Setbacks should reflect the desired character of the area and bring buildings close to the sidewalk.
- Provide a building edge for the majority of the street frontage, to the greatest extent possible.
- Buildings should be sited to create active outdoor spaces.

4.5 BUILDING HEIGHT

Intent

- *To reflect the desired character within the Historic Center.*
- *To concentrate pedestrian activity through density and provide visual interest and urban character by allowing upper floors with residential or office uses.*
- *Use building height and massing to emphasize important corners, designate points of entry and create a density to differentiate the Historic Center from the surrounding Design Districts.*
- *To ensure that scale relationships between adjacent and surrounding existing buildings is maintained.*
- *To promote sun and sky exposure to public streets and public areas.*

Standards:

- Buildings may not exceed four (4) stories or sixty (60) feet in height, whichever is more restrictive. Building height shall be measured from the average finished grade to the mid point of a pitched roof or the top of a flat roof (not including parapet). Mechanical equipment and associated screening are excluded from the building height requirement.
- Additional height allowances for building height and architectural detailing such as pediments, clock towers, etc..., shall require special review.
 - Additional height allowances shall be based on the design, materials and appropriateness of the request in its proposed location.
- Taller buildings adjacent to lower buildings shall establish scale relationships with lower, neighboring buildings through methods such as: compatible horizontal alignment of architectural features and fenestration, and height and form transitions from one building to another.

Guidelines:

- Lower building heights or upper level stepbacks are encouraged on the south or east side of the street or public open space in order to provide more sun penetration to the ground level.

4.6 SITE ACCESS**4.6.1 Vehicular Access and External Circulation****Intent:**

- *To balance the needs and viability of the pedestrian as well as the car.*
- *To reduce automobile speeds to promote improve pedestrian accessibility and safety while continuing to accommodate safe vehicular movement.*
- *To establish a logical and practical system of streets and vehicular circulation patterns that facilitate simple, direct and fully interconnected access throughout the Historic Center and that ties into the established pattern of arterial and collector streets.*
- *To complement the function and pattern of arterial and collector streets.*
- *To provide convenient, interconnected access to all lots and development parcels that allow dispersion of local traffic without encouraging “cut-through” to non-local destinations.*
- *To coordinate automobile, pedestrian and bicycle movement to equally ensure efficiency and safety for all modes.*

Standards:

- All public streets shall conform to applicable Town adopted street standards.
- Access points to development shall be designed to tie into the established pattern of public streets.
- Vehicular circulation shall establish a logical pattern that facilitates simple, direct and fully interconnected access to public streets. Local streets shall have travel and parking lanes sufficiently narrow to slow traffic and allow trees to form a pleasing canopy over the street, while providing for access of automobiles and emergency and service vehicles.
- Intersections within the Historic Center shall be designed to facilitate both pedestrian and vehicular movement.

Guidelines:

- The street pattern should be simple, avoiding winding roads, dead end streets and cul-de-sacs.
- Streets should contribute to the Historic Center’s unique identity.
- The street system should provide multiple and parallel routes within the Historic Center and between the Historic Center and other Design Districts.
- An arterial street should not be the only route to and from the Historic Center.
- Alleys should be used to serve residential and commercial developments within the Historic Center to allow for visual relief for the streetscape and allow vehicular access to individual parcels.
- Unless absolutely necessary, additional turning lanes at intersections should be avoided to minimize pedestrian crossing dimensions.
- Shared vehicle entries between adjacent lots are strongly encouraged.

4.6.2 Pedestrian Access and External Circulation**Intent:**

- *The Historic Center is designed for pedestrian activity. Streets, plazas and open spaces must create attractive pedestrian environments.*
- *To design a safe, convenient and inter-connected system of pedestrian walks along all streets and through all private development sites and open space areas.*
- *To minimize conflicts between automobiles, pedestrians and bicyclists.*
- *To provide pedestrian connections to trails and other circulation networks.*

- *To provide continuous opportunities for pedestrian movement through the development.*
- *To enhance pedestrian safety and comfort by providing clearly defined routes from the public sidewalk to primary building entries, trail connections and schools.*
- *To ensure that walkways are sufficient in size to be inviting and provide a safe and pleasant experience for the pedestrian.*
- *To provide a quality of paving materials and patterns consistent with the quality of the surrounding architecture and open space.*

Standards:

- Pedestrian circulation shall be designed and located to minimize conflict with vehicular movement.
- Pedestrian system continuity shall be provided regardless of the street discontinuity.
- Where possible, the primary pedestrian path system shall coincide with the street system. Diagonal short cuts through parks, plazas and greens are an exception and encouraged.
- Pedestrian systems shall connect with existing and planned thoroughfares, public parks and civic facilities, where appropriate.
- Safe pedestrian crossings across arterials and collectors shall be provided where pedestrian movement is anticipated.
- Sidewalks are required on all streets within the Historic Center.
 - o Commercial and mixed-use settings shall provide for a minimum width of eighteen (18) feet that include at least two (2) activity zones: an amenity or buffer zone where street trees, street and pedestrian lights, and other street furniture are located; and a walking zone with a minimum width of eight (8) feet, clear of obstructions.
 - o Residential settings shall provide for a minimum width of eighteen (18) feet that include at least two (2) activity zones: an amenity or buffer zone where street trees, street and pedestrian lights, and other street furniture are located; and a walking zone with a minimum width of five (5) feet, clear of obstructions and shall parallel the public street.
 - o All sidewalks shall align block to block and connect with those on adjacent properties.
- For commercial and mixed-use buildings that do not front a street, walkways, a minimum width of fifteen (15) feet, shall be provided along the full length of a building along any façade featuring a customer entrance.
- Pedestrian paths through parking lots shall be distinguishable from the driving aisles and other paved surfaces by differentiation in materials, texture and/or color.
- Walkways to parking are required within a development to provide a safe and pleasant experience for the pedestrian, where appropriate.
- Any development located adjacent to parks, public spaces, public facilities, or transit stops shall make sufficient pedestrian connections to ensure the coherent movement of pedestrians, bikes and cars between the development and the public amenity.

Guidelines:

- When pedestrian amenities such as plazas and seating areas are incorporated along the walkway, the width of the sidewalk should accommodate such additional uses.
- Walkways and pedestrian routes through parking lots should be avoided.

4.6.3 Bicycle Access and External Circulation

Intent:

- *To provide a safe, direct and attractive system of interconnected bikeways and bike routes throughout the area.*
- *To accommodate bicycle access by directly or indirectly providing defined routes to bicycle parking facilities.*
- *To minimize conflicts between automobiles, pedestrians and bicyclists.*
- *To encourage and facilitate bicycling as an alternative means of transportation for local trips.*

Standards:

- Bicycle access shall be provided between bicycle trails and on-site bicycle parking areas.
- Bicycle trails shall be sufficient in size to be inviting and provide a safe and pleasant experience for the bicyclist.
- Major destinations such as parks, schools, employment areas and shopping shall be accessible by bicycle.

Guidelines:

- Bicycle circulation should connect and align with pre-existing and planned off-site bicycle routes.
- Crossings at intervening streets should be located where safe means for crossing can be provided.

4.6.4 Access to Public Transit**Intent:**

- *To encourage public transit use.*
- *To reduce auto trips within the Historic Center and surrounding Design Districts.*
- *To integrate land use planning with transportation planning.*
- *To allow for frequent, safe and convenient transit nodes within the Historic Center.*

Standards:

- Standards for transit stops shall be established in cooperation with RTD.
- The pedestrian and bicycle system must provide clear, comfortable and direct pedestrian access to existing transit (bus) stops and future transit stops.
- Transit stop locations shall provide shelter for pedestrians, convenient passenger loading zones and bicycle storage.
- Streets shall be designed to facilitate safe pedestrian crossings to transit stops.
 - o Accessibility to transit stops must be given high priority in the design of streets.
 - o Street crossing placement, design and markings should recognize the need by transit riders for fast and flexible access to the stop.
 - o Provide sufficient auto and pedestrian visibility distances, stop signs and clearly marked pedestrian crossings.

Guidelines:

- Direct paths to transit stops should be lined with activities and shade.
- The configuration of parking shopping and pedestrian routes should reinforce access to transit.

4.7 FUNCTIONING OF PLAZAS, POCKET PARKS AND OPEN SPACE**Intent:**

- *To create a stronger sense of community through more intensified use of open spaces.*
- *To encourage walking, bicycling and other recreational activities through the creation of public, outdoor spaces in the form of plazas, pocket parks and open spaces.*
- *To create public spaces that serves the community as alternative pedestrian circulation and pedestrian friendly destinations.*
- *To create parks, plazas and open spaces that are fundamental features of livable and enjoyable neighborhoods.*

Standards:

- A minimum of ten (10) percent of the total site area shall be designated for landscaping, plazas, pocket parks and/or open space, except vertical mixed use fronting Mainstreet which shall have a minimum of five (5) percent.

- Any public park, square or plaza shall have at least twenty-five (25) percent of its perimeter abutting a street and/or public pedestrian trail/path.
- All open spaces accessible by the general public shall be open a minimum of twelve (12) hours per day.
- Public parks and plazas shall reflect and reinforce the character of the Historic Center, and be appropriate to their setting, location and use.
- Park and plaza landscaping shall provide adequate shade for comfortable mid-day summer use and sunny areas for winter use.
- All public and private open space not used for recreation shall be attractively landscaped with plant material and hard surfaces that complement the architectural materials used on adjacent structures.
- The Planning Director may waive all or a portion of the standards of this Section based on unique circumstances associated with a specific development and subject to approval of a Site Plan which exhibits quality design through sound planning principles.

Guidelines:

- Public parks and plazas should be designed for functional active and/or passive uses.
- Public spaces should be designed to accommodate such uses as fairs and markets, performances, as well as casual activities, people watching and children's play.
- Parks, plazas and open spaces should function as "town squares" suitable for public gatherings, public events, as well as recreation.
- Private open space may be fenced or otherwise controlled for security.

4.8 INTERNAL PEDESTRIAN ACCESS AND CIRCULATION

Intent:

- *To provide pedestrian circulation continuity within the development and to adjoining properties and circulation networks with minimum conflict with vehicular movement.*
- *To provide walkways that are sufficient in size to be inviting and provide a safe and pleasant experience for the pedestrian.*

Standards:

- Adequate and sufficient pedestrian circulation shall be provided, where appropriate, to ensure connectivity within the development and to the adjoining properties and circulation network with minimum conflict with vehicular movement.
- Walkways within a site shall be located and aligned to directly and continuously connect areas or points of pedestrian origin and destination, and shall not be located and aligned solely based on the outline of a parking lot configuration.
- Walkways shall provide for a minimum of a five (5) foot clear walking zone.
- Pedestrian crossings shall be distinguished from driving surfaces through the use of durable surface materials such as pavers, bricks, or scored, colored concrete to enhance pedestrian safety as well as the attractiveness of the walkways.
- Signs, signals, lighting, median refuge areas, landscaping and/or other means of traffic calming devices shall also be incorporated at pedestrian crossings, as necessary to promote safety.
- Pedestrian amenities, such as furnishings, lighting and/or landscaping are required to create a safe and pleasant experience for the pedestrian.
- Walkways and sidewalks shall be properly maintained and free from obstructions, impediments and hazards.

Guidelines:

(none)

4.9 RELATIONSHIP TO ADJOINING PARCELS

Intent:

- To coordinate grading and infrastructure improvements.
- To ensure that development grading creates the perception of a continuous development and an intricate part of the Historic Center as a whole.
- To maximize infrastructure efficiencies and minimize duplicate facilities.

Standards:

- All development shall respect and complement existing (or approved, planned) development on adjoining sites.
- Coordinate topography, stormwater conveyance/detention and landscaping between adjoining parcels.

Guidelines:

- Discontinuous topography and stormwater conveyance that result in large retaining walls along property boundaries or multiple, disconnected stormwater facilities are strongly discouraged.

4.10 RELATIONSHIP TO SULPHUR GULCH AND OTHER NATURAL FEATURES

Intent:

- *To provide adequate access for pedestrians, and where appropriate bicyclists, to the Sulphur Gulch trail system.*
- *To integrate visual and physical connections from adjacent development to Sulphur Gulch.*
- *To protect significant natural features and resources in order to minimize the impacts of development on the environment.*
- *To provide visual relief by maintaining natural features.*

Standards:

- All development shall demonstrate that sufficient pedestrian access is provided to the Sulphur Gulch trail or shall develop a hard-surface path, a minimum of eight (8) feet wide, to connect the development with the existing path. This pedestrian path shall meet ADA guidelines as well as any adopted standards imposed by the Town to ensure safe access by pedestrians and bicyclists throughout the Greater Downtown District.
- Major pedestrian entries that continue the system of pedestrian paths, allowing people to travel from Sulphur Gulch to other destinations within downtown shall be integrated into any development within the Historic Center.
- The topography of development parcels adjoining Sulphur Gulch shall provide smooth grade transitions to the Gulch topography.
- Major creeks, riparian habitat and other significant environmental features shall be conserved as open space amenities.
- Protect natural habitats and ensure that natural features become an integral part of the community.
- Site improvements shall minimize cut and fill in order to preserve the general character of the existing terrain.

Guidelines:

- Building groupings should provide openings or pocket parks to allow pedestrian paths to pass between buildings to allow better access from Sulphur Gulch to destinations within the Historic Center.
- Retaining walls and steep slopes that isolate the Gulch from development are strongly discouraged.

5.0 ARCHITECTURAL DESIGN

5.1 BUILDING CHARACTER

Intent:

- *To design buildings in a manner that reflects the architectural character of the Historic Center.*
- *To express the building's function, internal organization and/or structure.*
- *To create a visually comfortable and familiar environment.*
- *To create buildings that provide human scale, interest and variation.*
- *To promote architectural creativity.*
- *To incorporate art and/or ornament into the building exterior expression.*
- *To create visually pleasing, human scale environments that reinforce the historical character of the district.*
- *No project should appear to dominate an entire street or block.*

Standards:

- Projects shall create the appearance of being in continuity and scale with structures historically found in the district through variation in floor level, facades, roof forms, massing and architectural details.
- At street level, no project shall appear to dominate an entire street or block.
- An overall sense of continuity shall be created through massing, roof types and materials.
- Building materials shall convey durability and permanence and should be suited to Parker's climate.

Guidelines:

(none)

5.2 BUILDING FORM AND MASSING

Intent:

- *To encourage building forms that will define orderly and regular street spaces, compatible relationships to adjoining sites and an urban character.*
- *To create buildings that provide human scale, interest and variation in their overall form.*
- *To emphasize important components of a building, such as an entry, or a special internal space.*
- *To encourage quality renovations and commercial conversions.*
- *To promote sun and sky exposure to public streets, plazas and open space.*

Standards:

- Building conversions shall be durable and lend themselves to commercial reuse once vacated by the original tenant.
- To ensure visibility from the street and to take advantage of lot size, traditional buildings shall be simple, rectangular in form and corners at ninety (90) degree angles, especially along Mainstreet.
- Conversions and renovations of buildings to retail or office use shall meet standards similar to that of new construction, including building and fire codes, handicap accessibility, utilities, parking, lighting, screening, signage, landscaping and streetscape improvements (i.e., sidewalks and curbing).
- New buildings and additions shall be delineated both vertically and horizontally to reflect traditional patterns and convey a human scale.
- New buildings shall be divided into "modules" that appear similar in scale to buildings seen traditionally.
- Floor to floor heights shall appear to be similar to those seen traditionally.
- The overall scale and design of buildings in the Historic Center shall be compatible with one another.

Guidelines:

- Building forms should respond to important gateway locations and view termini.
- Multi-story structures ranging from two (2) to four (4) stories are encouraged.
- Significant variations in building scale or architectural design are discouraged.
- Landscaping should be consolidated into useable “urban” plazas with seating, decorative paving and lighting accents.

5.3 ROOF FORM

Intent:

- *To use roof forms that contributes to the overall image of high quality and permanence as well as create visual interest.*

Standards:

- Roof forms shall match those of existing and traditional buildings, as appropriate.
- Hipped roofs are limited to corner treatment or shed additions extending from the rear of the building.
- Flat roofs shall include a substantial number of ornamental elements. Such elements shall include, but not be limited to, peaked or sloped façade elements, cornices, and/or vertical parapets when facing all street sides, parking lots, internal vehicular and pedestrian access routes, and pedestrian corridors.

Guidelines:

- Flat roofs are encouraged.

5.4 BUILDING FAÇADE

Intent:

- *To design all building facades with high quality design, materials and detailing.*
- *To avoid large areas of undifferentiated or blank facades.*
- *To provide human scale and detailing on sides that face streets, internal circulation networks and public spaces.*
- *To create visual interest through the interplay of light and shadow.*
- *To promote articulation in building form to create visual interest.*

Standards:

- Facades and/or forms that face streets and public spaces shall exhibit high levels of design, detailing and material quality.
- Rear and side façades shall be designed to be compatible with the front façade.
- Building fronts shall be similar in scale to traditional commercial storefronts, typically between twenty-five (25) to forty (40) feet in width along Mainstreet.
- Building facades in excess of fifty (50) feet shall be articulated every twenty-five (25) to forty (40) feet. Articulation is achieved by including building columns (structural and/or ornamental), window placement and other architectural detailing.
- Renovations to existing commercial storefronts and new infill development on Mainstreet shall exemplify the same proportions as on traditional commercial buildings. Large expanses of glass for display windows on the lower level shall be incorporated with smaller, punched, evenly spaced windows on the upper floors.

Guidelines:

- Only when a façade faces an alley or service court, is largely unseen from a public street or open space, or is screened by other means, should that façade be composed of a more utilitarian level of quality.

5.5 CONSTRUCTION MATERIALS**Intent:**

- *To use materials complimentary to those found in the traditional buildings within the Historic Center.*
- *To establish consistently high levels of material detail, durability and quality consistent with the urban character of streets and open space.*
- *To use materials that convey a sense of quality, and attention to detail.*
- *To encourage material palettes that emphasize the urban character of the Historic Center with color, texture and durability.*
- *To utilize materials of a quality, durability and scale appropriate to pedestrian activity and context.*
- *To encourage the use of new, quality materials while still retaining the overall architectural character found within the Historic Center.*

Standards:**5.5.1 Exterior Walls**

- Siding materials shall be limited to lap siding or masonry. Segmented horizontal siding such as wood or fiber cement siding (such as Hardie Board) is appropriate when the maximum exposed dimension is eight (8) inches; three and one-half (3 1/2) inches is preferred. The use of logs and natural stone is acceptable.
- Architectural precise concrete is a recommended primary building material.
- Treated, color metal materials and Exterior Installation Finish Systems (EIFS) may be allowed as architectural accents.
- Exterior building materials shall not include the following: split shakes, rough sawn or board and batten wood, smooth-faced gray concrete block, painted concrete block, tilt-up concrete panels, field painted or pre-finished standard corrugated metal siding, standard single or double tee concrete systems, modular paneled materials, concrete masonry units (CMU), masonite, or aluminum and vinyl.
- All sides of the building shall include materials consistent with those on the front.
- Highly reflective materials are prohibited.
- Applicants are required to submit a sample material board.

5.5.2 Windows

- The use of clear glass (90 percent light transmission) is strongly encouraged for storefront windows.
- Tinted glass may be used for energy conservation on south and west facing walls when it can be demonstrated that it does not detract from the character of the Historic Center.
- Reflective glass shall not be permitted.

5.5.3 Roof Materials

- Visible roof surfaces shall be of durable materials such as metal, flat tile, slate, or architectural grade asphalt shingles. Wood shingles are prohibited.

5.5.4 Colors

- All building and visible roof colors shall be presented to the Town during the site plan process phase of the planning submittal. Samples shall be affixed to a board and labeled according to use and location on the proposed building.
- Color choices for all buildings shall be made from those allowed within the range delineated according to the Munsell color notion system from the Munsell Book of Color on display in the Planning Department.
- The Munsell system of color notion is broken into three categories: hue, chroma, and value. Chroma is the only characteristic with one set limit, which is as follows: Body color is limited to a maximum chroma of four (4). Trim color is limited to a maximum chroma of six (6). Accent color is limited to a maximum chroma of eight (8). (If yellow or red is used, body color is limited to a maximum chroma of eight (8), trim color is limited to a maximum chroma of eight (8), and accent color is limited to a maximum chroma of ten (10)).
- Colors not in compliance with chroma requirements may be approved by Special Review.
- Visible roof surfaces shall not be of intensely bright, reflective colors that distract from the street or pedestrian corridor. Flat, dark colors are encouraged.
- Metal roofs shall be dark, non-reflective colors.
- Bright colors are inappropriate and are strongly discouraged.

Guidelines:

(none)

5.6 ARCHITECTURAL DETAILS

Intent:

- *The architectural style, finish, and detailing should distinguish the Historic Center from other Design Districts and from surrounding development.*
- *To convey a historical quality with “character defining features”.*

Standards:

5.6.1 Doors

- Clearly identify the primary entrance through the use of awning, change in roofline, or other architectural features to define the entry.
- Recessed building entrances shall be incorporated into building facades that front Mainstreet.
- All front entry doors shall have windows and be a minimum of thirty (30) percent transparent.
- Doors facing a street shall parallel the street unless parcel and building occupy a corner lot abutting two primary streets, in which case, the door may be positioned at a 45-degree angle to the corner. Front entry doors on corner lots may be located on the corner of the building.
- Door openings shall be trimmed appropriately for the style of the building.

5.6.2 Windows

- Display windows of traditional buildings are usually separated by architectural detailing that reflects the building structure and helps to break up large expanses of glass. Vertical columns and/or structural piers can be essential to establishing a design character that adds interest to the overall building façade.
- Mullions shall be applied in a traditional manner to large expanses of glass.

- Upper story windows shall be vertically oriented and uniformly spaced along all exposed facades. Second story windows on traditional buildings typically have a ratio of width-to-height of one-to-two.
- All windows located along the upper floor of buildings shall be double hung windows or resemble this type of window.
- Storefront windows should be located a minimum of eighteen (18) inches from the sidewalk grade to accommodate a traditional bulkhead. Maximum bulkhead height shall not exceed thirty-six (36) inches.
- Upper floor windows shall be divided into individual units and not consist of a “ribbon” of glass.
- Shading devices and techniques shall be used to reduce interior glare, conserve energy and contribute to visual interest.

5.6.3 Awnings

- Awnings shall exhibit traditional awning form. Awnings shall be triangular in section with a valance of eight (8) inches maximum, extending at an acute angle to the building façade. Different awning designs may be approved by special review where the applicant can demonstrate that the awning design meets the intent of this Section.
- The awning shall be proportional to the storefront and not obscure architectural and ornamental detailing.
- The top edge of the awning shall align with the top of the window or align with the framing that separates the transom from the main display window to help strengthen visual continuity along the street.
- Plastic and back-lit awnings are prohibited.
- Awnings are encouraged to be a solid color and to be made of canvas or similar non-reflective material. Awnings may be fixed or operable.
- Awnings on buildings that have a zero (0) foot setback shall not project more than five (5) feet into the public right-of-way. Any projection into the public right-of-way must be approved by the Director of Public Works.
- Detail of proposed awnings shall be submitted with the building elevations.

5.6.4 Ornamental Detailing

- Include simplified interpretations of traditional architectural detailing such as parapets, cornices, window arches, brackets, railings and similar details appropriate to the style of the building. Ornamental details shall include EIFS, metal, precast concrete, stone, masonry or wood. Wood or a molded synthetic substitute may be considered an acceptable option for new or renovated buildings. For development fronting Mainstreet, ornamental caps or cornices at the top of the façade are encouraged because such details lend a “finished” look to the building.
- Buildings higher than one story shall have architectural delineation between floors along the primary and secondary street elevations to help promote traditional building scale.
- Buildings occupying a corner lot shall include window, door, and ornamental detailing on all sides fronting streets.

Guidelines:

(none)

5.7 PARKING STRUCTURES

Intent:

- *To minimize the visual impact of parking on the pedestrian experience, and the street environment.*
- *To increase pedestrian activity and interest along the street by locating active uses at the street level of parking structures.*

- *To design the garage facades visible so that they are compatible in character and quality with adjoining buildings.*
- *To create visually interesting facades.*
- *To avoid large areas of undifferentiated or blank facades.*
- *To provide human scale and detail.*

Standards:

- Entrances shall be clearly identified and easily accessible.
- Parking garages shall have all pedestrian entrances directly onto a sidewalk.
- Facades shall conceal or effectively minimize the impact of parked cars and light sources from the exterior view for the full height of the structure.
- Openings shall be vertically and horizontally aligned.
- Each building façade oriented to the street or public space shall include architectural variety and scale through the use of such elements as: expressions of building structure; patterns of windows, door or other openings that provide surface variation through change in plane; change in color; change in texture; change in material module or pattern; art, signs or ornament integral with the building.
- Parking structures shall incorporate architectural materials and details similar to those buildings adjacent to and typically found in the Historic Center.
- Landscaping around parking structures should be designed to screen parked cars on the ground floors of such structures and to minimize the impact of headlights on nearby areas.
- Parking structures shall screen all head-in parking with a continuous wall no less than 42 inches high in front of the vehicles. The wall shall be constructed of materials that are equal to or equivalent in quality to the facades of the surrounding buildings.
- Multi-story parking structures (three (3) levels or more) with facades facing public streets shall consider incorporation of other uses at ground levels, or design ground level bays and drive aisles and floor to floor heights to accommodate future conversion to retail or commercial uses on facades facing public streets or active open space.

Guidelines:

- Whenever possible, “active” development buildings should wrap around the parking garage.
- Sloping ramps should not be visible within the street façade of any parking structure.

6.0 SCREENING OF MECHANICAL EQUIPMENT, DUMPSTERS AND SERVICE AREAS

Intent:

- *To effectively mitigate negative visual and acoustic impacts of mechanical equipment, dumpsters and service areas.*

Standards:

- Screening walls, coverings, and/or fences shall use architectural elements, materials, colors, and designs that conform to or complement the predominant materials, colors, and elements of the building or landscaping to which it is accessory.
- All mechanical equipment and associated screening shall be integrated with the color and architectural design of the subject building.
- Only synthetic stucco, metal, EIFS or wood panels for screening are permitted, unless it can be demonstrated that other materials are detailed with sufficient care and quality to provide a high quality, long term appearance.
- Roof-mounted mechanical equipment shall be screened equal to or greater in height than the equipment and an integral part of the building's architectural design.
- All roof-mounted equipment shall be painted flat, dark colors.
- Screen walls shall be of a quality that is equivalent in visual appearance to the building materials.
- Wall-mounted mechanical equipment shall be designed and colored to blend with the color and architectural design of the subject building.
- Wall-mounted mechanical equipment that protrudes more than six (6) inches from the outer building wall shall be screened from view by structural features that are compatible with the architecture in materials and quality, where appropriate.
- All ground level mechanical equipment, service areas, storage areas and loading docks shall be screened from public view using opaque fencing or a combination of fencing and plant material. Treated wood, masonry partitions, screens, or evergreen hedges shall be used. Screen walls or fences shall conceal mechanical/electrical equipment from pedestrians.
- Screening of service areas will ensure that rear entrances and parking areas are safe, attractive and clean.
- Dumpsters and garbage storage areas shall be screened from view from public rights-of-way, all residential properties and from primary entries of adjoining non-residential properties.
- Dumpsters and garbage storage areas shall be screened on all sides by a wall sufficient in height to visually conceal the facility with access provided through a gate.
- Dumpster enclosures shall be constructed of durable exterior materials and shall be architecturally and visually compatible with the primary structure.
- Dumpster enclosures and screening shall be maintained in good working order.
- Dumpster gates shall remain closed except when trash pick-ups occur.
 - o Applicants shall be responsible for coordinating with a solid waste disposal provider on matters relating to interior dimensions, locations and access.

Guidelines:

- If the screening walls for ground mounted mechanical equipment exceed four (4) feet in height the equipment location should be relocated to a less visible location on site. Screening will still be required.

7.0 LIGHTING, FENCES AND SITE FURNISHINGS

7.1 SITE LIGHTING

Intent:

- *To create a well balanced, integrated lighting plan for public and private properties that enhances vehicular and pedestrian visibility while minimizing lighting glare and contrast.*
- *To provide a safe and secure environment for pedestrians and vehicular traffic.*
- *To minimize light pollution and light trespass.*
- *To promote continuity and character throughout the Historic Center.*

Standards:

- In addition to the following standards, Chapter 13.10.140 of the Land Development Code, as amended, applies.
- Vehicular and pedestrian lighting shall be provided throughout all vehicular and pedestrian circulation areas to promote safety.
- Outdoor building lighting, pedestrian lighting and street lighting must be uniform throughout the Historic Center to promote continuity and character throughout the area.
- Sidewalks and secondary pedestrian walkways shall be lit using lighting fixtures identified as the standard pedestrian light fixture by the Town.
- New development, redevelopment and site improvements shall apply the Town adopted five (5) globe light standard in appropriate locations along primary streets and pedestrian walkways.
- Off-street parking lots shall be lit for safety purposes. Fixtures shall correspond to other site lighting elements and include specific features that minimize light pollution onto adjacent parcels, such as full cut-off fixtures.
- Lighting shall be coordinated with the building entrances, signage and pedestrian access. Front building facades shall be the dominant element and shall not be overpowered by other light sources.
- Balance the color and intensity of lighting among different building features. Avoid blue fluorescent lighting.
- Lighting shall be designed to minimize light pollution and light trespass.

Guidelines:

(none)

7.2 PARKING LOT LIGHTING

Intent:

- *To illuminate the parking lot for traffic safety and personal security in a consistent, attractive, unobtrusive manner that minimizes off-site impacts.*

Standards:

- Light sources shall be concealed and shielded with an angle not exceeding ninety (90) degrees to minimize the potential for glare and unnecessary diffusion on adjacent property.
- All freestanding luminaries within a parking lot shall be the same height.
- The height of the luminaire shall not be greater than the height of the building, but at no time shall exceed thirty (30) feet.
- The style of light standards and fixtures within parking areas shall be consistent with the style and character of architecture proposed on the site. Poles shall be anodized (or otherwise coated) to minimize glare from reflection and the light source.
- Lights in foreground spaces, such as building entrances and plaza seating areas, shall utilize decorative, Parker-style streetlights that define the space, are appropriate for pedestrian areas and are without glare.

- Lighting that may be confused with warning, emergency or traffic signals is prohibited.
- Parking lot lighting fixtures shall be setback from the property line at least equal to the total height of the luminary unless the light fixtures are sharp cut-off, directional throw luminaires that reduce off-site glare more than would be possible with a full-directional fixture located within the parking.

Guidelines:

- When feasible, illumination shall be located within divider medians or terminal islands.

7.3 FENCES AND WALLS

Intent:

- *To provide for the coordination of design and location of walls and fences to maximize the positive interrelationship of buildings, public streets and open space.*
- *To screen or buffer service areas, refuse containers and utility fixtures from views from streets, open space and adjacent properties.*
- *To provide security from private and common space not open to the general public.*
- *To avoid the predominance of long, unarticulated street facing walls or fences and prevent “fence canyons”.*

Standards:

- Fences and walls shall use architectural elements, materials, colors, and designs that conform to or complement the predominant materials, colors, and elements of the building or landscaping to which it is accessory.
- Gates are to be of materials, design, and color compatible with their associated walls or fences.
- Typical vertical board or palisade fences are not allowed if viewable from the street.
- Barbed wire, concertina wire and razor wire style security barriers are not allowed.
- Retaining walls shall be cast in place concrete or integrally colored keyed block.
- Retaining wall systems shall be consistent on adjoining parcels.
- Fences shall not exceed a linear distance of fifty (50) feet without a change in materials for a distance of five (5) feet or incorporating a projection or recess of three (3) feet or more.

Guidelines:

(none)

7.4 SITE FURNISHINGS

Intent:

- *To provide seating in private or open spaces accessible to the public.*
- *To provide trash receptacles at areas where pedestrian activity is expected.*
- *To provide consistency and durability in the design of site elements such as railings, bollards, tree grates, benches and trash receptacles.*
- *To ensure high quality design.*
- *To maintain a clean, safe environment.*

Standards:

- Seating shall be durable, comfortable, attractive, and easy to maintain.
- Street furniture, including trash receptacles, shall relate in appearance, design and color.
- Trash receptacles shall have covered tops and sealed bottoms.
- Site furnishings and trash receptacles should be firmly attached to paving to avoid vandalism.
- Site furnishings and trash receptacles shall be dark in color and have a design that is in character with the Historic Center

- Trash receptacles shall not be overfilled to the point that they will not close. Trash shall be removed on a regular basis.

Guidelines:

Trash receptacles should be conveniently located near benches, and other activity nodes, but not placed directly adjacent to benches.

7.5 PARKER-STYLE LIGHT ENHANCEMENT

Intent:

- To create a unique neighborhood district identity by allowing streetlight enhancements.
- To distinguish and promote the unique historic character identity of the Pikes Peak Center.
- To foster a sense of community and a place of interest among the property owners, businesses and the public.
- To ensure complimentary, consistency and durability in the chosen style and design of the enhancement for the District.

Standards:

- Enhancements shall be attached to existing privately owned Parker-style 5 globe streetlights.
- One enhancement for each Parker-style 5 globe streetlight shall be allowed.
- Enhancements shall be separated by a minimum of one hundred feet (100') apart, unless separated by a public right-of-way.
- Location of enhancements on the light shall be oriented the same throughout the district (and shall be directed toward the sidewalk, toward the street or centered).
- All enhancements shall use the same type of attachment devices throughout the district.
- There shall be a minimum of a seven foot (7') clearance between the bottom of the enhancement and the sidewalk or such greater clearance as required by applicable state or federal law.
- Enhancements shall not impede onto any right-of way.
- Enhancements shall be a maximum of four (4) square feet and shall be of proportionate size so as to not visually overpower the Parker-style 5 globe streetlight of which it is attached.
- Enhancement material shall be metal with a durable finish such as a powder-coat finish.
- Enhancements shall not be illuminated.
- The district shall use only one (1) design enhancement for the entire district and the design shall have a minimum of sixty percent (60%) area as decorative/artistic and the remainder area may be text.
- Enhancements shall not be solid and shall be designed and constructed incorporating wind venting in order to withstand wind pressure.
- Enhancement text may only be that of the chosen district identification name with no commercial logo or message.

Guidelines:

(none)

7.5.1 PARKER-STYLE LIGHT ENHANCEMENT PROGRAM APPROVAL PROCESS

Intent:

- To provide clear information regarding the application submittal requirements and the approval process.
- Applicant, as defined for this process, shall be a recognized organization of property owners that represent the district or shall be a group of property owners representing more than fifty (50) percent of the legal parcels within the district who have each signed a Letter of Authorization.

Application Process:

- Applications for the Parker-Style Light Enhancement Program shall be processed through the Community Development Department.
- Parker-Style Light Enhancements shall be approved by Planning Commission.
- If an enhancement program has already been approved by Planning Commission and additional enhancements are requested, any additional enhancement request may be approved by the Community Development Director or Planning Commission subject to the following criteria:
 - o Any additional enhancements shall be identical in size, style, design, color and text as the originally approved program.
 - o The standards for Parker-style Light Enhancements have been met.
 - o No more than a twenty percent (20%) increase of the originally approved enhancements shall be allowed to be approved by the Community Development Director.
- Submittal Requirements:
 - o A completed application form with original signature(s).
 - o Application review fee.
 - o Color elevation details, to scale, of the proposed enhancements.
 - o A site plan exhibit indicating the proposed locations.
 - o Any other supplemental materials deemed necessary by the Community Development Director.

7.5.2 PARKER-STYLE LIGHT ENHANCEMENT PROGRAM MAINTENANCE***Intent:***

- To ensure the compliance of proper care and upkeep of the light enhancements.

Standards:

- The property owner shall be responsible for maintenance and shall have a continuing obligation to comply with building code requirements.
- The property owner shall provide the proper upkeep of the enhancements including attachments, paint finish, text/lettering. Peeling paint and or lettering shall not be allowed.
- Any non-conforming enhancement shall be subject to revocation of the program and removal by the Town.

The logo is a white speech bubble with a blue outline, pointing downwards. Inside the bubble, the text "MY MAIN STREET" is written in a sans-serif font. "MY" is in blue and positioned above "MAIN". "MAIN" is in a dark blue color. "STREET" is in blue and positioned below "MAIN".

MY
MAIN
STREET

EAST MAIN PLANNED DEVELOPMENT GUIDE



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Town
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DEVELOPMENT GUIDE

2014

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DEVELOPMENT GUIDE

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GENERAL PROVISIONS:

I. PURPOSE:

The purpose of the EastMain Planned Development Guide (hereinafter referred to as “Development Guide”) is to implement the EastMain Vision Plan (Attached as Addendum I) through establishing standards for the orderly development and improvement of the real property contained within the Development Plan described herein (the “Property”). The Development Guide will provide opportunities for innovative design of the Property, support implementation by the private and public sectors and incorporate a blend of amenities and activities that will increase vitality and energy to the area around the Property.

II. INTENT:

It is the intent of this Development Guide to reflect the following Vision and Development Principles of Addendum I (EastMain Vision Plan):

Vision: *By 2020 the EastMain site will be an integrated component of our Old Town serving as a desirable destination for a wide range of year round activities. The residents of the Denver Region will recognize EastMain as a defining place and part of the Old Town District through conversation, images, social media and the internet.*

Development Principles:

Sense of Place

- Recognized as a distinctive and recognizable destination within the Denver area
- Includes innovative design features and place making techniques that reflect a unique and local culture
 - Public Art
 - Architecture
 - Landscaping
- Creates an element of identity and a gateway into the Old Town through art, architecture and landscape design
- Continuous activity throughout the day and year round
- Expands the vitality of Parker’s Old Town
- Capitalizes on the sites location within the Old Town and the Creative District and enhances the experience of visitors to the District

High Quality Mixed Use Development

- Includes higher (comparatively) residential and employment density to create the needed critical mass to ensure a successful place
- Has vertically mixed uses including retail and restaurants on the first floor

- Has a balanced parking solution

Connected

- Encourages walkability and bikability
 - Enhanced and interconnected bike and pedestrian ways through the site and to external destinations;
 - Activated sidewalks through streetscape, architecture, land uses and patio areas.
 - Promote the public's health, happiness and wellbeing.
- Strengthens and link to surrounding uses including the PACE Center, Town Hall site and developed Old Town area
- Leverages public investment (existing and planned) including the PACE Center, park/plaza and the library

III. APPLICATION:

The standards and regulations contained in this Development Guide shall apply to the Property. The standards and regulations contained in this Development Guide may be divergent from the standards and regulations contained in Chapter 13.04 of the Parker Land Development Ordinance, but not any other Chapter of the Parker Land Development Ordinance. In the event that there is a conflict between the standards and regulations contained in this Development Guide (excluding Chapter 13.04) then the Parker Land Development Ordinance shall control. However, if the conflict concerns the specific and limited modifications contained in this Development Guide to the standards and regulations contained in Chapter 13.06 of the Parker Land Development Ordinance for landscaping and parking and Section 13.10.200 of the Parker Land Development Ordinance for architecture, then in this limited situation the Development Guide shall control. Otherwise, in the absence of a conflict as described herein, the standards and regulations contained in Chapter 13.06 of the Parker Land Development Ordinance for landscaping and parking and Section 13.10.200 of the Parker Municipal Code for architecture shall apply to the Property. All Section references, unless otherwise stated, shall apply to Sections in this Development Guide.

IV. 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 of the Parker Land Development Ordinance (Non-Conforming Situations), the standards and regulations contained in this Development Guide, in conjunction with the Town of Parker Land Development Ordinance, as provided herein, shall control development, land use, the location and bulk of all buildings and other structures, existing and future, and shall also apply to the following:

- A. Any new building or other structure, and any parcel of land, or land use;
- B. The use of any existing building, other structure or parcel of land may be changed or extended;

- C. Any existing building or other structure, if such building or other structure is to be enlarged, reconstructed, structurally altered, converted or relocated.
- D. All standards and regulations set forth or referred to in the standards and regulations for the planning area in which such buildings and other structures are located.

V. INCORPORATION OF DEVELOPMENT PLAN:

The EastMain development, including the type, location and boundaries of land use areas are shown upon the “EastMain Development Plan” (hereinafter referred to as “Development Plan”), which Development Plan is hereby incorporated by reference into this Development Guide together with everything shown thereon and all amendments thereto.

VI. 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

I. AUTHORITY

The authority for this PD Development Guide is Section 13.04.150 (PD-Planned Development) of the Town of Parker Land Development Ordinance.

II. ADOPTION:

The adoption of this Development Guide and Development Plan by ordinance shall evidence the findings and decisions of the Town of Parker Town Council that this Development Guide and Development Plan for the EastMain Planned Development is authorized by the provisions of Section 13.04.150 of the Town of Parker Land Development Ordinance.

III. ENFORCEMENT:

The provisions of the Development Guide relating to the use of land 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. All provisions of this Development Guide shall run in favor of the owners of the Property to the extent expressly provided in this Development Guide and in accordance with its terms and conditions.

SITE DEVELOPMENT PRINCIPALS

I. PEDESTRIAN AND BICYCLE ACCESS:

- A. Continuous pedestrian sidewalks, no less than 8 feet in width, shall be provided to all customer entrances, outdoor elements and adjacent developments.
- B. All parking lots shall have pedestrian crosswalks. Crosswalks shall be clearly marked, established pedestrian links that are distinguished from driving surfaces by differentiation in materials, texture and/or color.
- C. Entrances shall be visible and accessible from pedestrian sidewalks.
- D. Sidewalks along Mainstreet shall provide for a minimum width of eighteen (18) feet that include at least two (2) activity zones: a street tree planting strip or buffer zone where street trees, and pedestrian lights and other street furniture are located; and a walking zone with a minimum width of eight (8) feet, clear of obstructions (See figure STP 1 and STP 2).
- E. Sidewalks along Pine Drive shall be detached with a minimum width of five (5) feet, clear of obstructions. The street tree planting strip shall be a minimum of 8' wide with no trees or groups of trees spaced farther apart than 40 feet (See figure STP 3).
- F. Where the development is adjacent to a park/plaza the design shall make seamless pedestrian connections to ensure the coherent movement of pedestrians and bikes between the development and the public space.
- G. Development shall incorporate amenities for pedestrians and bicyclists including, but not limited to furniture, seating and bicycle parking.

II. LANDSCAPING:

A. PURPOSE

Any development within the EastMain PD shall provide landscape improvements to achieve the following goals:

- 1. To create attractive, visually interesting and shaded environments.
- 2. To create continuity along streets, internal vehicular access drives and pedestrian routes.
- 3. To create public spaces that serves the community as alternative pedestrian circulation and pedestrian friendly destinations.

B. LANDSCAPING REQUIRED

The following landscape requirements are required for Planning Areas 1 and 3. Additional landscape requirements may apply to each Planning Area, as described in the Development Guide.

There shall be no minimum landscape requirement for any development on the Property, except for the following requirements:

1. Streetscape landscaping;
2. Buffer landscaping;
3. Parking lot internal landscaping; and
4. Other areas

1. **STREETSCAPE LANDSCAPING**

Streetscape landscaping is intended to create a uniform landscape character from the street or right-of-way into the Property reinforcing the pedestrian environment through the provision of shade, buffering from automobile traffic and visual interest. All streetscape landscaping shall meet the following requirements.

- a. Streetscape landscaping shall be applied to all areas of the Property which are adjacent to Pine Drive, Mainstreet, and the internal roadway.
- b. The street tree planting strip adjacent to Mainstreet east of Pace Center Drive shall include:

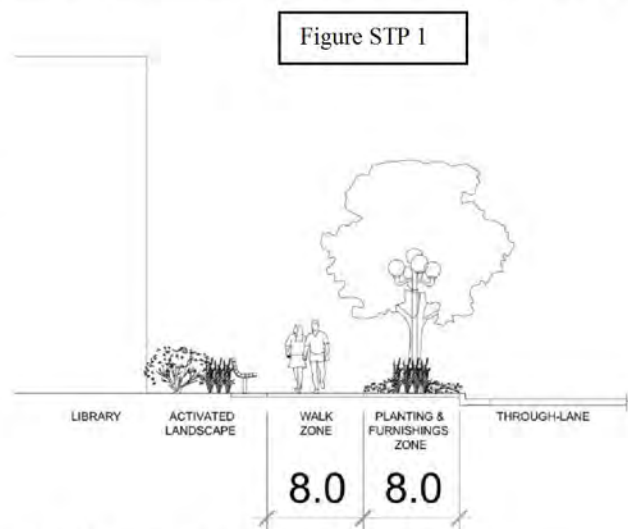
- (1) Street trees shall be evenly spaced and no farther apart than thirty (30) feet.

- (2) A minimum of 25% of the entire property line adjacent to Mainstreet shall include planting beds containing shrubs and ornamental grasses to create a linear

landscaped street wall between Mainstreet and the pedestrian zone.

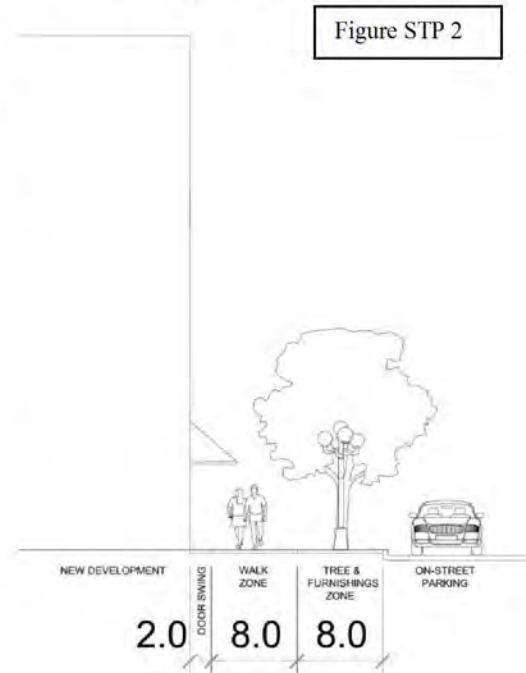
- (3) Variations in plant materials and hardscape materials to create visual interest.

- (4) Street trees shall be planted as close to the edge of the street as possible.



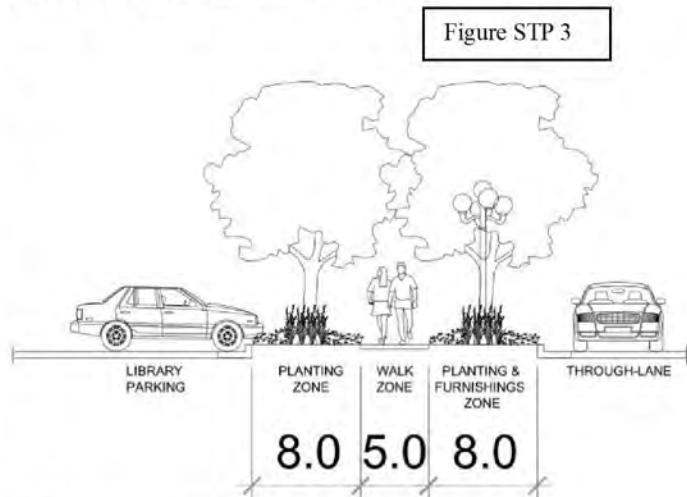
- c. The street tree planting strip adjacent to Mainstreet west of Pace Center Drive shall include:

- (1) Street trees shall be evenly spaced and no farther apart than thirty (30) feet. Trees shall be located in tree grates unless otherwise approved by the Town.
- (2) Street trees shall be planted as close to the edge of the street as possible.
- (3) A combination of bike parking, benches and planters.



- d. The street tree planting strip adjacent to Pine Drive shall include:

- (1) Street trees shall be evenly spaced and no farther apart than forty (40) feet
- (2) Street trees shall be planted as close to the edge of the street as possible.
- (3) Use shrubs and other low plantings to enhance the landscape buffer between the road and the detached sidewalk.



- (4) Variations in plant materials to create visual interest.

- e. The street tree planting strip along the internal road shall include:

- (1) Street trees shall be evenly spaced and no farther apart than thirty (30) feet.
- (2) A combination of bike parking, benches and planters.
- (3) Street trees shall be planted as close to the edge of the street as possible.

- f. All street trees shall be deciduous shade trees and shall be between two-and-one-half-inch caliper and three-inch caliper.
- g. Trees shall be planted in straight alignment with the right-of-way.

2. BUFFER LANDSCAPING

Buffer landscaping shall be provided to all portions of the property between the edge of the street/road and the structure or parking lot.

- a. All portions of the property located within the buffer area shall be landscaped.
- b. One (1) tree and five (5) shrubs shall be provided for each forty (40) lineal feet of edge.
- c. Of the amount of trees required, a minimum of thirty percent (30%) and a maximum of sixty percent (60%) of the trees shall be evergreen to be consistent with the local ecology and provide year-round color.

3. PARKING LOT INTERNAL LANDSCAPING

Parking lot internal landscaping shall be provided within any parking lot provided within the Property. A minimum of five percent (5%) of the provided parking area (excluding structured parking) is required to be landscaped.

- a. Each landscape island shall be of sufficient size in order to break up the monotony of the parking area.
- b. A minimum of one (1) tree and five (5) shrubs shall be provided for each one hundred sixty-two (162) square feet.
- c. Shrubs and ground cover shall be planted at sufficient density to completely cover the landscaped area within five (5) years of initial planting.

4. OTHER AREAS LANDSCAPING

- a. A minimum of one (1) tree and five (5) shrubs shall be provided per 1,500 square feet of landscaped area. Street trees shall not be counted to satisfy this minimum requirement.
- b. All portions of the Property that are not buildings, parking, sidewalks or other hardscape shall be landscaped.

III. PARKING:

Off-street parking areas shall be well designed with regard to safety, efficiency and convenience for vehicles, bicycles and pedestrians. The buildings and pedestrian environment shall be the focal point and the parking should be viewed as a necessary function in support of those activities. Parking within the Property shall meet the following requirements:

- A. No parking lot shall be located along Mainstreet.
- B. Minimum setbacks of parking lots:

Pine Drive:	10'
Internal roadways:	10'
Adjacent to the west	
Property line adjacent to	10'
Town & Country:	

C. Maximum parking standards:

Residential:	1.5 spaces per residential unit
Non- Residential:	3 spaces per 1,000 square feet of floor area
Library	190 spaces
Park/Plaza	No minimum parking requirement

- D. Cross lot shared parking easements will be required for all privately owned parking areas.
- E. On street parking is required on the internal streets within the development of the Property.
- F. Structured parking is encouraged in order to minimize the visual impact of parking as well as to maximize the development potential of the Property.
- G. Any use which proposes to construct parking in excess of the maximum parking requirement shall be considered a Use by Special Review. The property owner shall submit, as part of the application for a Use by Special Review under Section 13.04.200, of the Parker Land Development Ordinance, a parking study which demonstrates the correlation between the parking spaces requested as part of the proposed use and the number of parking spaces that would be typically generated by this type of use. The parking study may consider off site public parking if approved by the Town.

A. PARKING STRUCTURE DESIGN GUIDELINES:

- 1. Entrances shall be clearly identified and easily accessible.
- 2. Pedestrian entrances shall be located directly on a sidewalk.
- 3. Facades shall conceal or effectively minimize the impact of parked cars and light sources from the exterior view for the full height of the structure.
- 4. Each building façade oriented to the street or public space shall include architectural variety and scale through the use of such elements as: expressions of building structure; patterns of windows, doors or other openings that provide surface variation through change in plane; change in color; change in texture; change in material module or pattern; and art, signs or ornament integral with the building.
- 5. Parking structures shall incorporate architectural materials and details similar to adjacent buildings.
- 6. The incorporation of uses other than parking at the ground (first) floor of the parking structure or wrapped around the parking structure is required where the structure fronts a public street or right-of-way. Any use incorporated into the ground (first)

floor of a parking structure shall be consistent with those uses permitted by right within the Planning Area.

IV. CIRCULATION

- A. Circulation and adjacent rights-of-way will be designed in such a manner to reflect the Parker Transportation Plan's recommendations, goals and strategies including a focus on the following 6 policies that the Plan establishes, as amended:
 - 1. *Integration* - Coordinate land use planning, transportation planning and management, economic initiatives and capital investments to result in a transportation system and land uses that support and enhance each other
 - 2. *Multi-Modal* - Provide a multi-modal transportation system that maximizes mode choice and mobility for all users
 - 3. *Interconnected* - Create an interconnected local and regional roadway network that provides efficient and convenient mobility and access
 - 4. *Design & Maintenance* - Plan, design, build and maintain a high-quality, cost-effective transportation system
 - 5. *Health* - Provide a transportation system that offers opportunities for physical activity and healthy lifestyles
 - 6. *Safety* - Plan, design and implement transportation infrastructure that affords safe travel for all users
- B. The Property and adjoining rights-of-way will be designed using a Complete Streets philosophy.
- C. To the greatest extent possible, this site will include through local streets that allow for current and future connections with the goal of enhancing connectivity within the Downtown area.
- D. Vehicular, pedestrian and bicycle circulation will be designed in coordination to minimize conflicts between users.
- E. Vehicular circulation shall establish a logical pattern that facilitates simple, direct and fully interconnected access to public streets.
 - 1. Local streets shall have travel and parking lanes sufficiently narrow to slow traffic and allow trees to form a canopy over the street, while providing for access of automobiles and emergency and service vehicles.
 - 2. Mainstreet shall have on street parking west of the intersection with PACE Center Drive
 - 3. Traffic calming tools on Mainstreet adjacent to the Property and at the intersection of PACE Center Drive and Mainstreet will be designed to ensure safe and comfortable pedestrian and bicycle movement and street crossings. Examples of traffic calming tools that may be appropriate, but should not be limited to, raised speed tables, colored and patterned crosswalks, lighting across the street and raised tree lawns.

- F. Pedestrian circulation shall establish a logical pattern that facilitates simple, direct and fully interconnected access to existing and planned public roads, trails, parks and on-site destinations.
 - 1. Where possible, the primary pedestrian path system shall coincide with the street system. Diagonal short cuts through parks, plazas and greens are an exception and encouraged.
 - 2. Where possible, pedestrian connections will be made to the adjoining development to the west of the Property.
- G. Bicycle movement shall be facilitated on Mainstreet and Pine Drive through on street facilities for more confident riders and parallel wide sidewalks for families and other riders that do not feel comfortable riding on the road. The local interior road will be designed to consider bicycle use, though it will not be marked.
- H. Bicycle access shall provide a logical and direct connection from the Sulphur Gulch Regional Trail and adjacent public roads to the on-site bicycle parking areas.
- I. Bicycle access to on-site parking shall minimize conflicts with pedestrians and Park/Plaza users.
- J. Way finding signs shall be installed throughout the Property to improve circulation.

V. INCENTIVES:

The use of LEED Silver and other sustainable design measures are encouraged within all development at the site. If the construction of any structure on the Property utilizes LEED Silver or other sustainable design measure, the following incentives will be considered:

- A. Increase in the maximum height by one floor or 15'
- B. Waiver of material and fenestration requirements where waivers relate to achieving LEED certification.
- C. Expedited land use review for proposals that conform to this Development Guide.
- D. A density bonus of no greater than 15 percent beyond that which is permitted in this Development Guide.

PLANNING AREA 1- LIBRARY

I. PURPOSE:

The purpose of the Library Planning Area is to provide for a new 21st Century Douglas County Library and accessory uses. This section establishes the standards for the development which will result in sound planning, design and development.

II. GATEWAY FEATURE:

The corner of Mainstreet and Pine Drive shall include a gateway feature that creates a sense of arrival to the Property, and the Old Town Creative District as described in the Old Town Creative District Plan. The gateway feature shall be visually prominent and may incorporate public art, landscaping/lighting, signage and street furniture. The gateway feature is encouraged to be incorporated into the building architecture. The design shall be reviewed and approved by the Town of Parker as a part of the Site Plan process contained in Chapter 13.06 of the Parker Land Development Ordinance.

III. USES PERMITTED BY RIGHT:

The following uses shall be permitted in the Library Planning Area as a matter of right:

- A. Public library
- B. Parking

IV. ACCESSORY USES:

The following uses shall be allowed which are incidental and subordinate to the principal use of the land or building on the property:

- A. Accessory uses customarily incidental and subordinate to a public library
- B. Office
- C. Retail sales
- D. Restaurant (fast or sit down)
- E. Service window for drive-through, pick-up and drop-off.
- F. Outside public art including but not limited to statues and murals
- G. Other such uses as reviewed and approved by the Community Development Director

V. SITE DESIGN:

A. SITE DEVELOPMENT:

Developments shall utilize creative, place-making, street sensitive site organization which activates the site increasing the vitality and energy of this area of Parker.

- 1. **Maximum Lot Size:** 3.5 acres
- 2. **Minimum Height:** 2 stories (50% of the building footprint must meet this standard)

3. **Maximum Height:** 5 stories or 70'
4. **Building Setbacks:**
 - a. Buildings shall line a street at or near the right-of-way to the greatest extent possible.
 - b. Maximum Setbacks:

Front (Mainstreet)*:	10'*
Front (Pine Drive):	20'
Corner Mainstreet/Pine Drive:	25'
Rear:	None
Side:	None

*See "Building Orientation" for more details regarding the setback from Mainstreet.
 - c. Cornices, canopies, eaves, fireplaces, wing walls or similar architectural features may extend into a required setback not more than five (5) feet and shall not extend over the property.

B. BUILDING ORIENTATION:

1. A minimum of ten percent (10%) of the south facing building façade shall meet the maximum setback of ten (10) feet from the property line along Mainstreet.
2. A minimum of sixty five percent (65%) of the south facing building façade shall meet a minimum setback of twenty (20) feet from the property line along Mainstreet.
3. The building shall create a street wall along Mainstreet to the greatest extent possible. The street wall is the part of a building that faces the street. Buildings should minimize setbacks from the pedestrian sidewalk in order to focus all street activity on the building's permeable first floor creating and protecting an uninterrupted pedestrian zone.
4. Buildings should anchor the principal corner in which they are located.
5. Ground floor retail shall have direct pedestrian entries onto public streets, parks, or plazas. Primary building entries must be easily and directly accessible from Mainstreet and shall be either oriented to or easily visible from the street.
6. Building frontages should be as continuous as possible along the Mainstreet.
7. Where a front setback landscape perimeter area occurs between a building frontage and a street right-of-way, it shall be designed to extend the pedestrian amenities of the street and activity. Design features to accomplish this may include, but are not limited to, increased walkway widths, areas for outdoor seating or public art.
8. Buildings should be designed and sited to create active outdoor spaces.
9. Active interior areas shall face onto the park/plaza, Mainstreet and the sidewalks to enliven the street with activities and make safe, pleasing walking environments.
10. The configuration of building entrances and overall building form must establish a pedestrian oriented environment.

11. Buildings and landscape features should be oriented to frame views of buildings, parks and open space, PACE Center and the Mainstreet corridor.

C. SCREENING:

1. Loading docks, drive through service windows, drop off facilities, trash enclosures, utility meters and utility equipment shall be screened and fully integrated into the overall design of the building and landscaping.
2. All elements which are required to be screened shall not be located adjacent to or within view of Mainstreet.
3. All rooftop mechanical equipment and vents greater than eight (8) inches in diameter shall be screened. Screening may be done either with an extended parapet wall or a free-standing screen wall of a material and color matching the existing building. Screens shall be at least as tall as the equipment they hide.

VI. ARCHITECTURAL STANDARDS

A. ARCHITECTURAL ELEMENTS:

1. Buildings should incorporate enhanced architecture consistent with the importance and high visibility of the buildings location, establishing a gateway presence at the corner of Mainstreet and Pine Drive as described within this section.
2. Buildings shall incorporate contemporary/modern design using the PACE Center as a reference.
3. Buildings shall be designed to relate directly to and reinforce the pedestrian scale and quality of street, civic, and open spaces through the use of change in materials, scale of the materials, architectural details, fenestration and the use of awnings or other techniques to break up the vertical scale.
4. No less than 35% of the first floor shall consist of transparent glass material on facades facing Mainstreet, internal public streets and the park/plaza area to create a sense of permeability and human scale between the internal activity and the pedestrian activity along Mainstreet and other public spaces within and abutting the site.
5. Architecture should be reflective of the libraries role as a public centerpiece to the site and community. Architectural design should balance current architectural styles with the long term role of this building. Designs should be rich in detail, material, texture, workmanship and color.
6. Architectural details and materials shall be applied to all sides of a structure to create a 360 degree building. The use of reverse frontage design along Mainstreet and Pine Drive shall be prohibited.
7. Building facades in excess of 50 feet shall be articulated at a minimum every 25 to 40 feet. Articulation may be achieved by changes in the wall plane greater than 3',

building columns (structural and/or ornamental), window walls and other architectural elements.

8. The primary entrance shall be clearly identified through the use of architectural design, lighting, materials, urban design and signage.

B. BUILDING MATERIALS:

1. Exterior materials shall present an image of civic engagement, high quality and permanence including but not limited to brick, stone, architectural metal and glass.
2. Reflective glass whose percentage of outdoor, visible light reflectivity is greater than 19% or having a transmittance factor of less than 60% shall not be used. Reflective glazing shall be permissible for limited detail and aesthetic effects. Glazing within a facade, which adjoins a public street, pedestrian walk, or bikeway, should be generally transparent as viewed from the exterior during daylight hours.
3. Exterior building materials shall not include the following: split shakes, block, painted concrete block, tilt-up concrete panels, corrugated metal siding, smooth-faced gray concrete block, EIFS, quick brick or CMU.
4. Architectural concrete masonry units (CMU) may be considered for use subject to the following conditions:
 - a. Shall not be plain grey or other color units primarily intended for structural wall use
 - b. Shall have a surface texture intended for architectural exposure including split face, honed or polished (also known as ground-face)
 - c. Shall have integral color and/or aggregate mix intended for architectural exposure
 - d. Joints shall be installed with techniques customarily used for architectural exposure
 - e. CMU shall not exceed a maximum of 25% of any exterior building face
 - i. Each building shall have a maximum of 4 faces for the purposes of this calculation
4. Plastic and back-lit awnings are prohibited.

C. COLORS:

1. Intense, bright, black or fluorescent colors shall not be used as the predominant color on any wall or roof of any primary or accessory structure.

D. ROOFING:

1. Buildings shall have distinctive roof profiles, colors and provide a variation in roof lines and forms.
2. Roof forms shall be designed to correspond and denote building elements and functions such as entrances and arcades.
3. Visible roof surfaces shall be made of durable materials such as clay or concrete tile, tern metal, copper, slate or other prefinished architectural metal.
4. Flat roofs shall include a substantial number of ornamental elements. Such elements shall include, but not be limited to: peaked or sloped façade elements, cornices,

and/or vertical parapets when facing all street sides, parking lots, internal vehicular and pedestrian access routes and pedestrian corridors.

VII. SITE SPECIFIC LANDSCAPING

Landscaping within the Library Planning Area shall, in addition to the landscaping requirements outlined within the Site Development Principals section of this Development Guide, include landscaped transition areas and active landscape setback areas.

- A. Landscaped Transition Areas are those areas located between the Library Planning Area and Park/Plaza Planning Area. Within the landscape transition area, any landscaping or hardscape shall provide a fluid transition between sites/uses.
- B. Active Landscape Setback Areas are those areas located between the edge of the sidewalk along Mainstreet and the structure. The active landscape setback area should include landscaping and hardscape to continue the park/plaza. These areas should include active materials which could include, but not be limited to the following: art, seating, landscaping, etc.

PLANNING AREA 2- PARK/PLAZA AREA

I. PURPOSE:

The purpose of the Park/Plaza Planning Area is to provide for a new four (4) season destination park containing a plaza, lawn and amenities for active and passive recreational use. This section establishes the standards for the development which will create a park/plaza that has the fundamental features for livable and enjoyable neighborhoods.

II. USES PERMITTED BY RIGHT:

The following uses shall be permitted in the Park/Plaza Planning Area as a matter of right:

- A. Public park, plaza, commons and related amenities
- B. Public art including but not limited to statues and murals

III. ACCESSORY USES:

The following uses shall be allowed which are incidental and subordinate to the principal use of the land or building on the property:

- A. Accessory uses customarily incidental and subordinate to a public park/plaza
- B. Retail sales- not to exceed 1,000 square feet in size
- C. Food trucks, vendor stands and commercial kiosks, subject to Section 13.04.215 of the Parker Land Development Ordinance.
- D. Other such uses as reviewed and approved by the Community Development Director

IV. SITE DESIGN:

A. SITE DEVELOPMENT:

The park/plaza will be a recreational centerpiece and gathering place in the community and should be designed to be adaptable to many users/groups and accommodate such uses as ice skating, fairs/markets, public art, music performances as well as casual activities, people watching, children's play and special programs.

- 1. **Minimum Lot Size:** 1.5 acres or as determined through the Site Plan process
- 2. **Maximum Height:** 40'
- 3. **Minimum Building Setbacks:** 10' to all property lines and/or street rights-of-way

V. ARCHITECTURAL STANDARDS

- A. Architecture should be complementary to the existing and proposed facilities surrounding the site.
- B. Buildings shall incorporate high quality architectural and urban design commensurate with the park/plaza status as an anchor for eastern Mainstreet and destination facility. Buildings shall be of a caliber equal to the library and complement the design intent of the PACE Center.

VI. SITE SPECIFIC LANDSCAPING

Landscaping within the Park/Plaza Planning Area shall be provided, but is not subject to any minimum requirement. However, landscaping shall be reviewed and approved by the Town of Parker as a part of the Site Plan process contained in Chapter 13.06 of the Parker Land Development Ordinance.

PLANNING AREA 3- MIXED USE

I. PURPOSE:

The Mixed Use Planning Area provides the opportunity for vertical mixed uses adjacent to Mainstreet. The development of the site will include a blend of amenities and activities that will increase vitality and energy to the area. Development should include vertically mixed use with retail and restaurant uses on the ground floor to activate the pedestrian environment and other uses such as multi-family residential, office, hotel and other appropriate commercial uses on the upper floors. Though vertically mixed use is preferred throughout the site, other uses not located adjacent to Mainstreet or across from the park may be appropriate for single use (i.e. office, hotel, etc.) buildings.

II. GROUND (FIRST) FLOOR ADJACENT TO MAINSTREET USES PERMITTED BY RIGHT:

The following uses shall be permitted in the Mixed Use Planning Area as a matter of right on the ground (first) floor adjacent to Mainstreet:

- A. Retail
- B. Restaurant (quick serve or full service)
- C. Bar/lounge
- D. Personal service establishments including, but not limited to: dry cleaners, hair stylists and nail salons.
- E. Brewery, distillery and/or winery with a restaurant or tasting room
- F. Studio/gallery

III. GROUND (FIRST) FLOOR NOT ADJACENT TO MAINSTREET USES PERMITTED BY RIGHT:

The following uses shall be permitted in the Mixed Use Planning Area as a matter of right on the ground (first) floor not adjacent to Mainstreet:

- A. Retail
- B. Office
- C. Restaurant (quick serve or full service)
- D. Bar/lounge
- E. Night Club
- F. Personal Service Establishments including, but not limited to: dry cleaners hair stylists and nail salons.
- G. Banks, credit unions and other chartered/licensed financial institutions
- H. Brewery, distillery and/or winery with a restaurant or tasting room
- I. Studio/gallery
- J. Hotel

IV. GROUND (FIRST) FLOOR NOT ADJACENT TO MAINSTREET

USES BY SPECIAL REVIEW:

The following uses shall require a Use by Special Review in the Mixed Use Planning Area on the ground (first) floor not adjacent to Mainstreet:

A. Multi-Family Residential

A Use by Special Review for Multi-Family Residential may be considered as a ground floor use when the structure is not adjacent to Mainstreet or at least a minimum of 300 feet north of the Mainstreet right-of-way.

V. UPPER FLOORS

USES PERMITTED BY RIGHT:

The following uses shall be permitted in the Mixed Use Planning Area as a matter of right on floors above the ground (first) floor:

A. Retail

B. Office

C. Restaurant (quick serve or full service)

D. Bar/lounge

E. Night Club

F. Personal Service Establishments including, but not limited to: dry cleaners, hair stylists and nail salons.

G. Banks, credit unions and other chartered/licensed financial institutions

H. Brewery, distillery and/or winery with a restaurant or tasting room

I. Studio/gallery

J. Hotel

K. Multi-family residential

VI. PROHIBITED USES:

The following uses are prohibited within the Mixed Use Planning Area:

A. Drive through establishments

VII. SITE DESIGN:

A. SITE DEVELOPMENT:

Developments shall utilize creative, place-making, street sensitive site organization which includes a blend of amenities and activities that will increase vitality and energy to the area.

1. **Minimum Lot Size:**

1 acre

2. **Minimum Height:** 2 stories or 30'
3. **Maximum Height:** 5 stories or 75'
4. **Building Setbacks:**
 - a. Buildings shall front a street at or near the public right-of-way to the greatest extent possible.
 - b. Maximum Setbacks:

Front (Mainstreet):	10'
Front (Internal Roads):	10'
Front (Pine Drive):	20'
Rear:	None
Side:	None
 - c. Minimum Setback from West property line: 10'
 - d. Buffer to West Property Line: 10'
 - e. Cornices, canopies, eaves, fireplaces, wing walls or similar architectural features may extend into a required setback not more than five (5) feet and shall not extend over the property.
 - f. Commercial outdoor patios and decks shall not extend closer to the west property line than the existing building it serves.
5. **Minimum Residential Density:** 20 d.u./acre

B. BUILDING ORIENTATION:

1. A minimum of sixty-five percent (65%) of the south facing building façade shall meet the maximum setback requirement from Mainstreet.
2. The building shall create a street wall along Mainstreet to the greatest extent possible. The street wall is the part of a building that faces the street. Buildings should minimize setbacks from the pedestrian sidewalk in order to focus all street activity on the building's permeable first floor creating and protecting an uninterrupted pedestrian zone.
3. Buildings should be sited to create active outdoor spaces such as plazas, outdoor cafes, space for sidewalk retail sales and rooftop terraces.
4. Active interior areas shall face onto streets and sidewalks to enliven the street with activities and enhance the walking environment.
5. The configuration of building entrances and overall building form shall establish a pedestrian oriented environment through window fenestration, pedestrian scale materials, architectural character and relationship to the sidewalk/street.

6. Buildings and landscape features should be oriented to frame views of buildings, parks and open space, the PACE Center and the Mainstreet corridor.

C. SCREENING:

1. Loading docks, drop off facilities, trash enclosures, utility meters and utility equipment shall be screened and fully integrated into the overall design of the building and landscaping.
2. All elements which are required to be screened shall not be located adjacent or within view of Mainstreet.
3. All rooftop mechanical equipment and vents greater than eight (8) inches in diameter shall be screened. Screening may be done either with an extended parapet wall or a free-standing screen wall of a material and color matching the existing building. Screens shall be at least as tall as the equipment they hide.

VIII. ARCHITECTURAL STANDARDS

A. ARCHITECTURAL ELEMENTS:

1. All facades fronting on Mainstreet or the park/plaza shall include a minimum of 70% window to wall ratio (void to solid) for the first floor exterior facing wall to create a sense of permeability and human scale between the internal activity and exterior activity.
2. Buildings should incorporated enhanced architecture consistent with the importance and high visibility of the buildings location, establishing a gateway presence. Designs should be rich in detail, material, texture, craft and color.
3. Buildings shall incorporate contemporary/modern design using the PACE Center as a reference.
4. Ground floor uses and architecture should activate the site as well as Mainstreet.
5. Buildings shall be designed to relate directly to and reinforce the pedestrian scale and quality of street, civic, and open spaces.
6. All facades fronting on a street, the park/plaza or public parking area shall include architectural details applied to all sides of a structure to create a 360 degree building.
7. Building facades in excess of 50 feet shall be articulated every 25 to 40 feet. Articulation may be achieved by changes in the wall plane greater than 3', building columns (structural and/or ornamental), window walls and other architectural elements.
8. The primary entrance shall be clearly identified through the use of awnings, change in roofline or other architectural element.

B. BUILDING MATERIALS:

1. Exterior materials shall present an image of civic engagement, high quality and permanence including but not limited to brick, stone, architectural metal and glass.
2. Reflective glass whose percentage of outdoor, visible light reflectivity is greater than 19% or having a transmittance factor of less than 60% shall not be used. Reflective glazing shall be permissible for limited detail and aesthetic effects. Glazing within a facade, which adjoins a public street, pedestrian walk, or bikeway, should be generally transparent as viewed from the exterior during daylight hours.
3. Exterior building materials shall not include the following: split shakes, corrugated metal, smooth-faced gray concrete block, quick brick or CMU.
4. EIFS shall not be used on the ground (first) floor of any building or on principal elevations that front a street or park/plaza.
5. EIFS may be used on secondary elevations up to a maximum of 20% of the façade.
6. Plastic and back-lit awnings are prohibited.

C. COLORS:

1. Intense, bright, black or fluorescent colors shall not be used as the predominant color on any wall or roof of any primary or accessory structure.

D. ROOFING:

1. The use of a flat roof design and its architectural variants is encouraged while hip, gambrel and mansard roof designs shall be prohibited as a primary roof design, but may be used to denote specific architectural features such as tower and corner features.
2. Buildings shall have a variation in roof lines.
3. Roof forms shall be designed to correspond and denote building elements and functions such as entrances and arcades.
4. Visible roof surfaces shall be made of durable materials such as clay or concrete tile, tern metal, copper, slate or other prefinished architectural metal.

E. SITE SPECIFIC LANDSCAPING

Landscaping within the Mixed Use Planning Area shall include the following elements in addition to the landscaping requirements outlined within the Site Development Principals section of this Development Guide:

1. Where a front setback landscape perimeter area occurs between a building frontage and a street right-of-way, it shall be designed to extend the pedestrian amenities of the street, such as increased walkway widths, areas for outdoor seating or temporary display of goods.
2. Landscaped Pedestrian Corridors:

Landscaped pedestrian corridors shall be provided across lots to connect buildings and parking lots. The landscape pedestrian corridors shall incorporate both landscape materials and a pedestrian walkway.

- a. All buildings and parking lots within the Mixed Use Planning Area shall be connected by a landscaped pedestrian corridor.
- b. The landscape pedestrian corridor shall consist of a minimum of 13 feet:
 - i. A minimum of an eight (8) foot wide pedestrian path
 - ii. A minimum of a five (5) foot landscape area.
- c. Ground cover can include both living and non-living landscaping.
- d. A minimum of one (1) tree and five (5) shrubs shall be required per 1,500 square feet of landscape area.

3. Buffer Landscaping:

Buffer landscaping shall be provided to buffer parking lots and structured parking from the existing residential (Town and Country).

- a. One (1) tree and five (5) shrubs shall be provided for each 30 lineal feet of edge.
- b. Of the amount of trees required, a minimum of forty percent (40%) and a maximum of sixty percent (60%) of the trees shall be evergreen to be consistent with the local ecology and provide year-round color.
- c. The buffer shall include either plant material or a screening wall a minimum of four (4) feet in height intended to buffer the view of parked cars and reduce the impact of headlights. The screening shall run the entire length of the parking lot.



EastMain Development

Vision Plan – 2014

Town of Parker, Colorado

www.parkeronline.org/EastMain



Town of Parker
20120 E. Mainstreet
Parker, CO 80138

Tel: 303.841.2332
Fax: 303.841.3223
planning@parkeronline.org

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About the Site

“Great communities don’t happen by chance, overnight or by themselves...”

The Town of Parker, Douglas County Libraries and the private development community have the opportunity to partner to create a premier gateway and gathering place on the eastern entry to Old Town Parker. The EastMain site is a unique opportunity to create a new signature destination in Parker.

A New Gateway to Downtown Parker

In 2013, the Town of Parker purchased a 9.4 acre vacant parcel located on the northwest corner of Mainstreet and Pine Drive at the easternmost gateway into the Old Town/Downtown Area of Parker. The Town and Douglas County Libraries have been collaborating and planning for a new library in Old Town Parker since 2007. The Town purchased the site to allow for the construction of a new 40,000 to 48,000 square foot library and a public commons/plaza with year round activities, events and public art. The Town foresees the combination of the library and the public commons/plaza as a significant magnet for visitors. In addition, the Town desires to include a private vertically mixed use development on the site which will interact with the library and plaza creating a unique and vibrant destination in the community.

The Town of Parker and Douglas County Libraries currently have an intergovernmental agreement that commits the Town to providing the land to construct a library free of charge with a new library constructed in 2016.



Map 1 - Aerial Map of Site

Surrounding Uses

North

- South Metro Fire Station

East

- Pine Drive
- 24 acre vacant parcel owned by the Town (Future development on the 24 acre site may include a grocery anchored retail center)

South

- Mainstreet
- Town Hall campus
- Parker Arts, Culture and Events (PACE) Center (Sold 38,654 ticketed seats in 2012 and had 7,000 people registered for classes.)

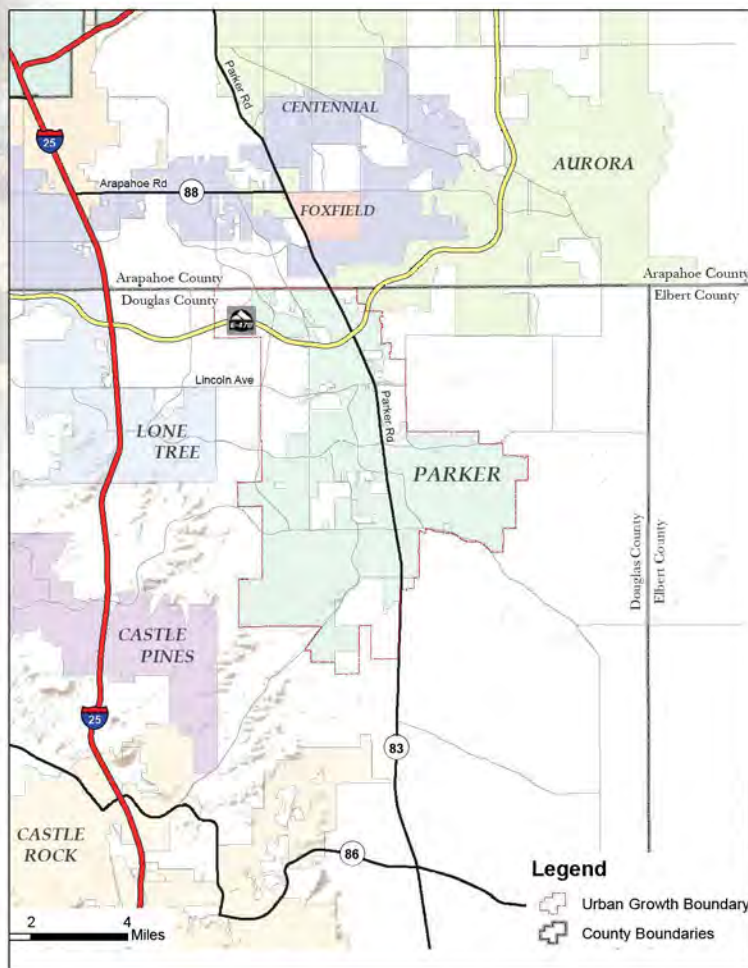
West

- Town and Country Townhomes (501 units)

The Town of Parker

The Town of Parker encompasses 21.2 square miles and is located in northern Douglas County 20 miles southeast of Denver. The Town is located five miles east of I-25 and is bisected by State Highway 83 (Parker Road) which generally proceeds north/south through the Town. The Town has easy access to I-25 via three arterial roadways and E-470 which crosses the northern tier of the Town. Parker's residents and businesses enjoy close proximity to the urban amenities of the Denver Metro area, airports including DIA and Centennial Airport and employment centers such as Downtown Denver, the Denver Tech Center, Meridian, Ridgegate, Anschutz Medical Campus and Inverness.

The Parker community boasts a clean environment, natural beauty, views to the Rocky Mountains and accessibility to a wide range of amenities. These amenities include Parker's award winning recreation and cultural facilities, hiking and biking along the Cherry Creek Regional Trail and connections to Denver's regional trail system.



Map 2 - The Greater Parker Area

Between 2000 and 2010, Parker had a growth rate of 92%. The current population of Parker is approximately 48,000 within the incorporated Town boundaries and a service/trade area population of 126,000. Between 2005 and 2011, Parker's employment grew by 22%. Although the Town's growth has been significant, Parker is still a prime location for individuals looking for a small town setting that has a full range of services.

Parker has been ranked...

- 4th on the Forbes 2009 "Best Places to Move" list
- 7th on the Yahoo 2012 "Best Places to Live in Colorado" list
- 12th on the CNN Money Magazine's 2013 "Best Places to Live" list
- 50th "Safest City in America" by NeighborhoodScout
- Douglas County ranked 2nd on Movoto Real Estate's 2014 "Best Counties to Live in America" list

Old Town Area

The Old Town Area is the historic crossroads from which Parker has grown. The historic Old Town Area is centrally located and identified as the Downtown Core Character Area in the Parker 2035 Master Plan. The Downtown Core is described as the essence of Parker's hometown feel, with a wide range of things to do and see, drawing people beyond the traditional work day. Development in this area should maintain and enhance the historical character of Parker while providing a unique and creative local context.

The objective of this Character Area is to embrace the fullest possible range of human interactions, from the simple buying and selling of goods and services to providing people with the widest spectrum of cultural, educational, social and entertainment experiences.

The Downtown Core acts as a mixed-use neighborhood that includes uses such as higher density residential, office, government, arts and cultural venues, restaurants, retail, personal services, as well as parks and other gathering places for community events. Provisions for these uses are promoted within vertically mixed-use developments that include housing and/or offices located above ground-floor retail and services.

The Downtown should be compact and walkable. In order to maintain Downtown as a vibrant and attractive destination, attention needs to be directed to development intensity, diverse land uses, building height and architectural design. These are critical elements in creating a sustainable Downtown core for our growing population.

The Denver Regional Council of Governments classifies this character area as an Urban Center through their Metro Vision 2035 Plan.



Map 3 - Old Town
Courtesy of DU finalist team from the
2014 NAIOP Rocky Mountain Real Estate Challenge

Creative District at Old Town Designation and Plan

The Old Town Area was awarded designation as an Emerging Creative District by the State of Colorado in 2012. Colorado Creative Districts are intended to help in:

- Attracting creative entrepreneurs and artists to a community, infusing new energy and innovation, and enhancing the economic and civic capital of the community
- Creating hubs of economic activity, enhancing the area as an appealing place to live, visit and conduct business, as well as create new economic activity
- Attracting visitors
- Revitalizing and beautifying communities
- Providing a focal point for celebrating and strengthening a community's unique identity
- Showcasing cultural and artistic organizations, events, and amenities



Creative District Vision for the Future

"Within five years Parker's Old Town Creative District will be a vibrant, walkable arts and entertainment center infused with community gathering spaces, specialty retail and dining options, diverse creative businesses and life cycle housing choices. The Old Town Creative District will embrace and foster our unique historic, cultural and creative assets by supporting and promoting a broad range of entertainment and educational experiences for all ages, making Parker a highly sought after place to live and visit."

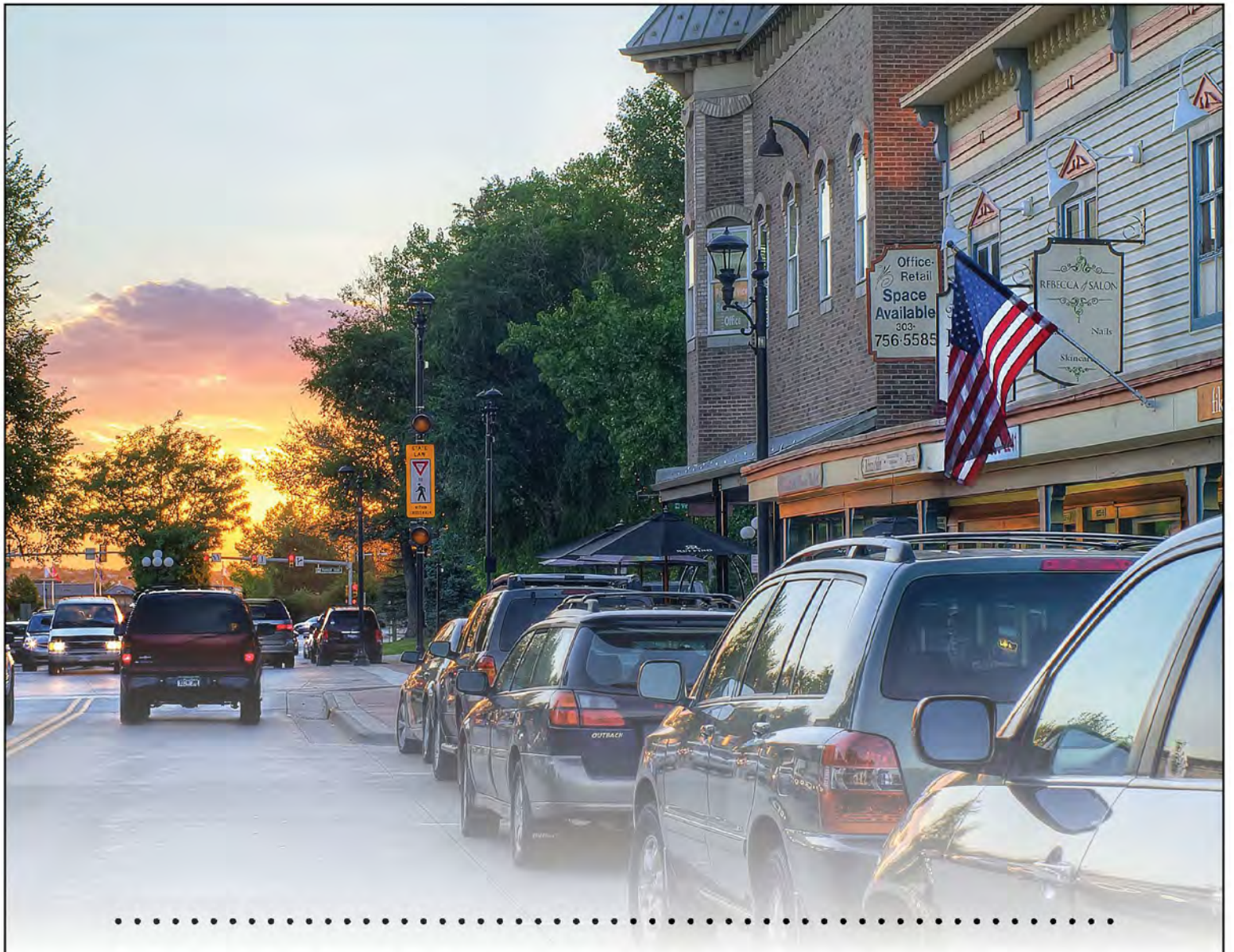


Commitment

The Town is committed to quality growth and development that results in making Parker and our Old Town a good investment and a great place to live, work and play.

The location of the property within the Old Town Area and the Creative District offers a unique development opportunity to create a distinctive activity center in Downtown Parker. The site has the potential to increase the vitality and energy of this area as it is more than just a gateway to East Mainstreet, but the project will also be a catalyst that will increase the synergy in Parker's Historic Downtown Corridor.

The Town of Parker and the Douglas County Library are committed to developing a park/plaza and a library on the property to contribute to making the development a successful "Great Place". The Town is committed to partnering with a private developer to provide the mixed use element needed to complete the site.



.....

Opportunity

.....

The 9.4-acre EastMain site offers a unique opportunity to create a distinctive activity center in downtown Parker. With the appropriate blend of amenities and activities, the site will increase the vitality and energy of this area while serving as:

- A catalyst for quality development
- A destination opportunity for visitors
- An enhancement to the downtown experience



This site provides a rare infill opportunity adjacent to a small historical downtown in a growing community. This prominent location creates a highly visible growth opportunity for a mixed use development, featuring retail, office, and/or housing uses. The two committed users, the library and the plaza/park, further set the stage as partners and will draw people to activate the site creating a vibrant and financially sound investment.

Vision

By 2020 the EastMain site will be an integrated component of our Old Town serving as a desirable destination for a wide range of year round activities. The residents of the Denver Region will recognize EastMain as a defining place and part of the Old Town District through conversation, images, social media and the internet.

Planning for this site began with a series of conversations that established an Opportunity Statement and Key Characteristics. Key Characteristics were developed for the site by reviewing previous planning documents for the Old Town area and extrapolating key words that describe the community's desired characteristics for development in Old Town. The Opportunity Statement, described below and the key characteristics described in Figure 1 have become touch points during the development of this Plan and the Development Principles.

Through the Vision, Opportunity Statement and Key Characteristics, the following Development Principles were created. These Development Principles are to frame the design and development conversation to ensure a successful project in the short and long term.

Key Characteristics



Development Principles

1. The Sense of Place

- Recognized as a distinctive and recognizable destination within the Denver area
- Includes innovative design features and place making techniques that reflect a unique and local culture
 - ▶ Public Art
 - ▶ Architecture
 - ▶ Landscaping
- Creates an element of identity and a gateway into the Old Town through art, architecture and landscape design
- Continuous activity throughout the day and year round
- Expands the vitality of Parker's Old Town
- Capitalizes on the site's location within the Old Town and the Creative District and enhances the experience of visitors to the District

2. Community Support

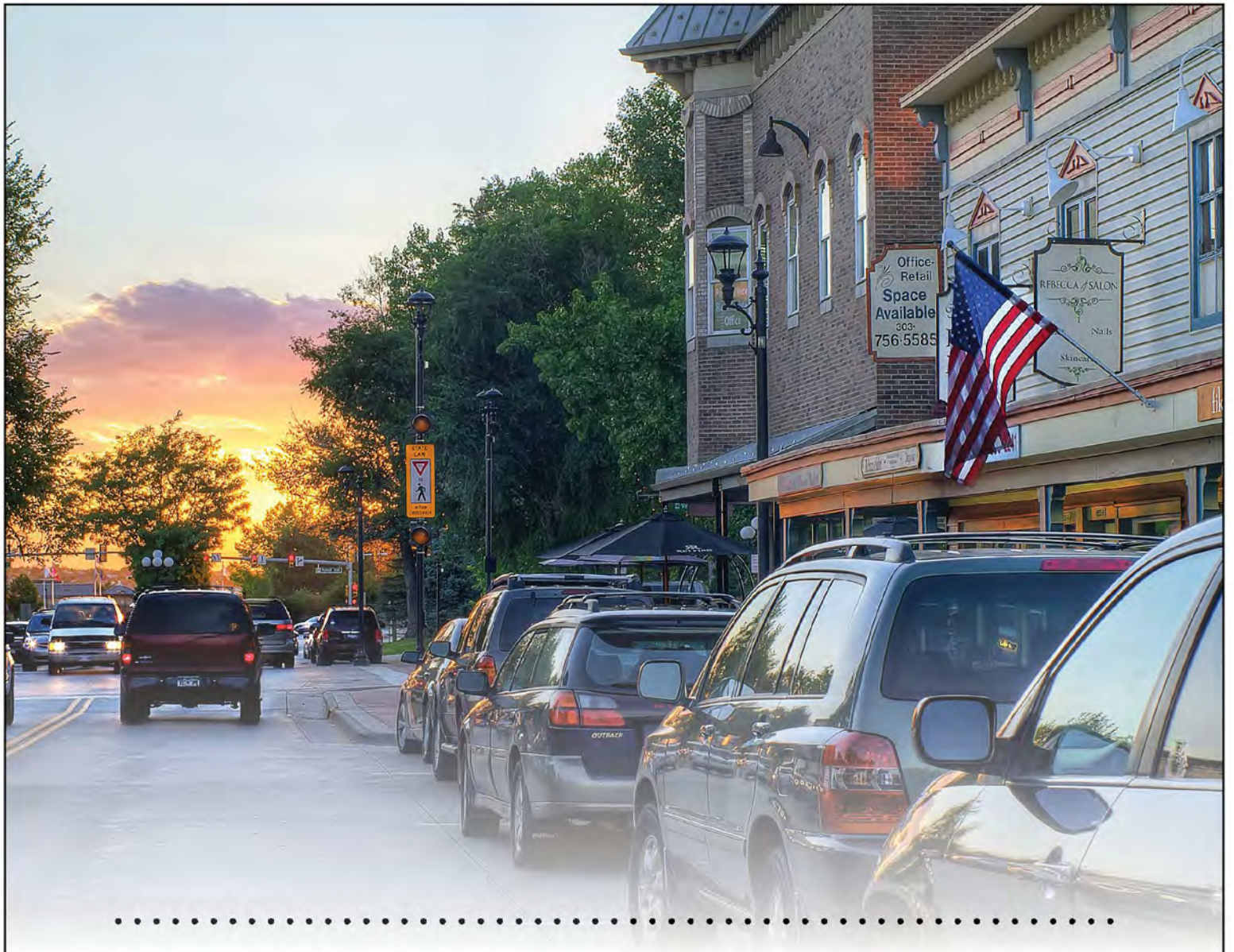
- Continued support by stakeholders
- Addresses demonstrated community need

3. High Quality Mixed Use Development (Private Mixed Use Development, Park/Plaza, and Library)

- Includes higher (comparatively) residential and employment density to create the needed critical mass to ensure a successful place
- Has vertically mixed uses including retail and restaurants on the first floor
- Has a balanced parking solution

4. Connected

- Encourages walkability and bikability
 - ▶ Enhanced and interconnected bike and pedestrian ways through the site and to external destinations;
 - ▶ Activated sidewalks through streetscape, architecture, land uses and patio areas.
 - ▶ Promote the public's health, happiness and well being.
- Strengthens and links to surrounding uses including the PACE Center, Town Hall site and developed Old Town area
- Leverages public investment (existing and planned) including the PACE Center, park/plaza and the library

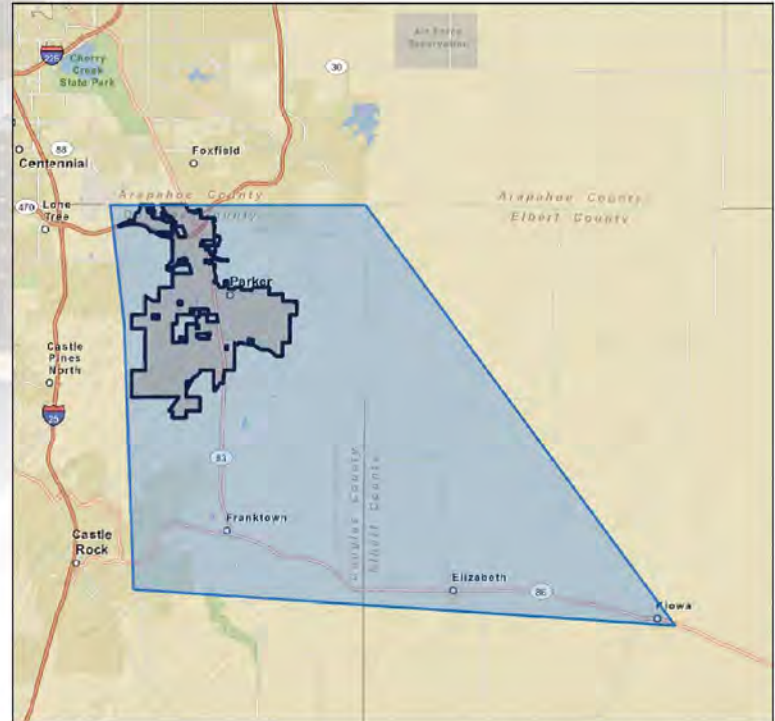


Market Analysis

Market Opportunities

The project site is centrally located within the Town of Parker. The trade area for the Town goes well beyond the Town's boundaries and includes the area from the Arapahoe/Douglas County Line continuing south and east to Kiowa and back to the west to include the Franktown area (Figure 1A). The trade area has a total population of approximately 106,000 within approximately 208 square miles.

Parker is located within Douglas County which between 2000 and 2010 was the fastest growing county within the State of Colorado. Since 2012, Parker and Douglas County have continued to grow. According to the Census Bureau Douglas County's population grew by 2.53% between 2012 and 2013 from 298,417 to 305,963.



Map 4 - Parker Trade Area

Unique Characteristics

Residents of Parker are generally:

- More apt to be married than residents of the State as a whole (62.8%)
- More apt to have young families (49.3%)
- Have a higher rate of post high school education (83%) compared to the region and the State
- Employed in managerial, professional, sales or technical jobs
- Described as middle to upper middle class

Demographic Characteristics

2012	Parker	Trade Area
Population	46,677	106,616
Households	16,326	37,127
Annual Household Growth Rate	1.83%	1.84%
Average Household Size	2.86	2.87
Median Age	33.9	36.4
Average Household Income	\$99,343	\$106,299
Per Capita Income	\$34,673	\$37,029

Downtown Core Demographic Characteristics*

Summary	Census 2010	2012	2017
Population	57,238	58,261	63,578
Households	20,226	20,720	22,679
Owner Occupied Units	16,154	16,140	17,777
Renter Occupied Units	4,072	4,580	4,902
Median Age	34.3	34.3	34.4
Average Household Income	\$101,877	\$115,095	N/A
Per Capita Income	\$35,790	\$40,971	N/A



The above demographic information takes into account a three mile radius around the intersection of Mainstreet and Parker Road.



Site Traffic Counts (Jan. 2013)

*Pine Drive - 17,000 Average Daily Trips
Mainstreet - 11,000 Average Daily Trips*

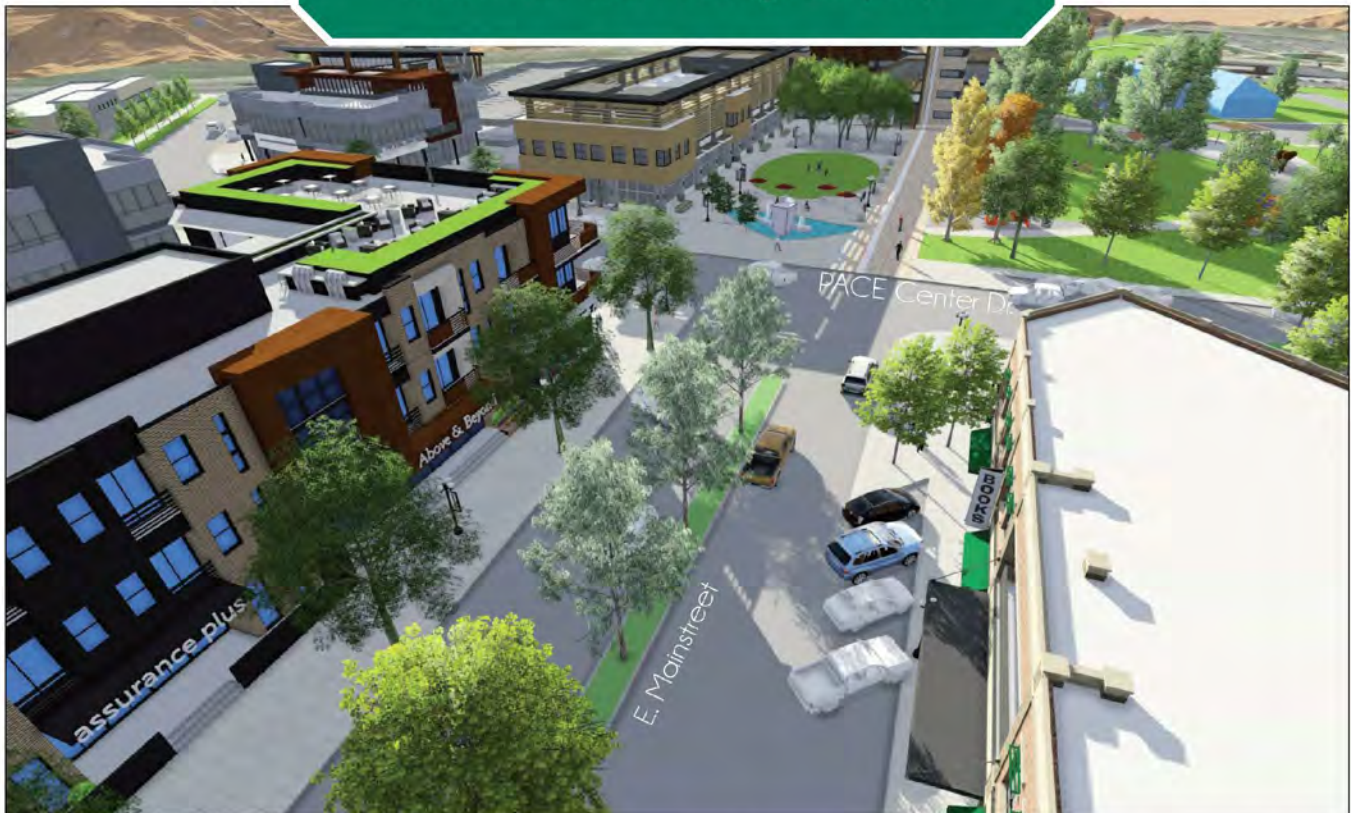
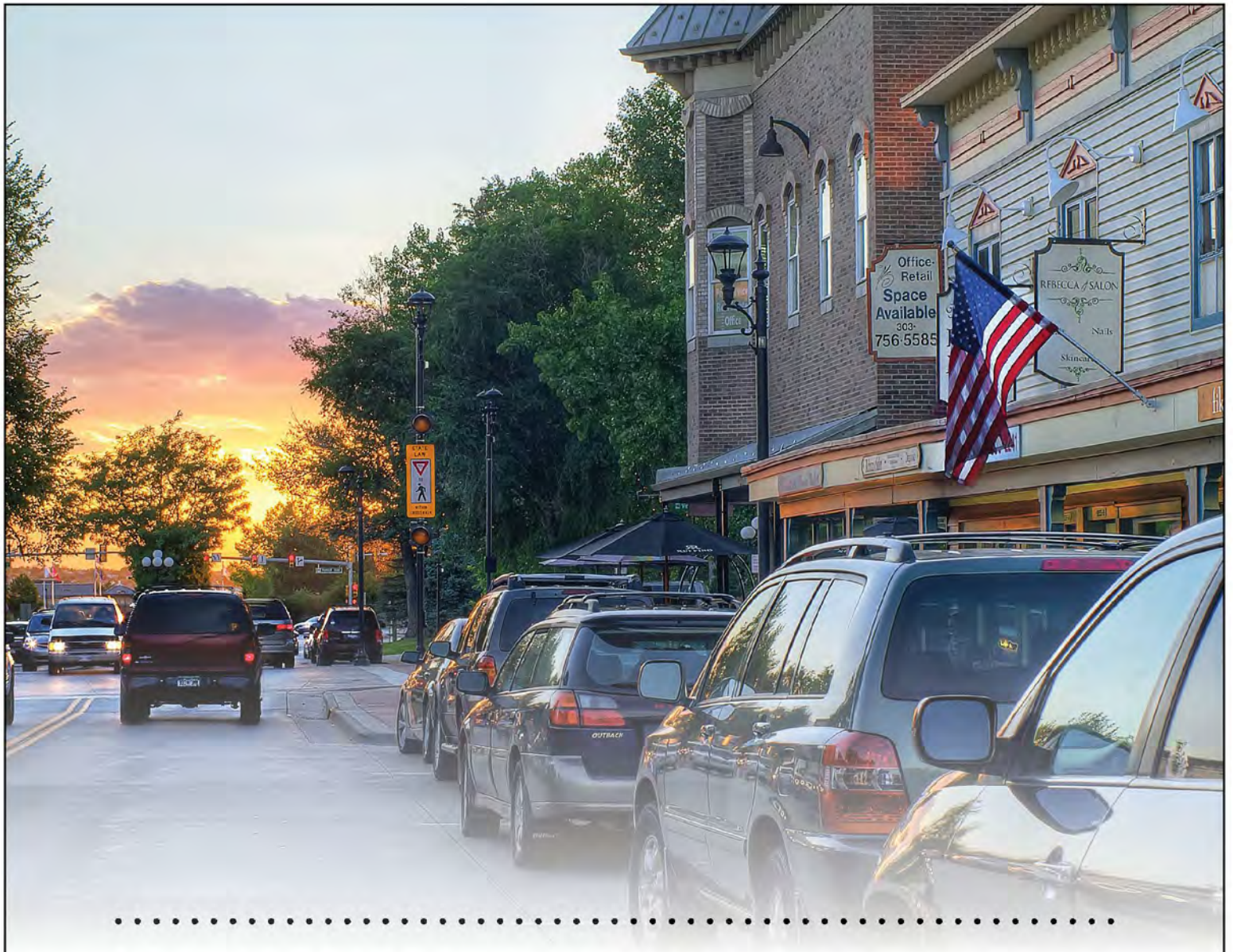


Illustration courtesy of the CU finalist team from the 2014 NAIOP Rocky Mountain Real Estate Challenge.



Development Concept

Development Concept

The Property offers a unique opportunity to create a distinctive mixed-use activity center in Old Town Parker. With the appropriate blend of amenities and activities, future development on the site will increase the vitality and energy to the area while serving as a catalyst for quality development, creating a destination and an enhanced experience. The site will encourage people to visit, linger and bring their friends and family.



Illustration courtesy of the DU finalist team from the 2014 NAIOP Rocky Mountain Real Estate Challenge.



Map 5 - Overall Site Plan

Town of Parker EastMain Development Vision Plan

The preferred development concept for the site includes three components which will increase the vitality and energy of this area of Parker. The three components include; a new library facility, a public park/commons area and a mixed-use development. The purpose of the site is to create a sense of place within the Old Town as well as provide a place for the community to gather. Site design and layout should reflect the Development Principles in this document. All buildings should be strategically located as to activate not only the pedestrian environment but also Mainstreet. Buildings should be located along Mainstreet, the park/plaza and the internal drive with parking and accessory uses located to the rear. A variety of different uses are contemplated to create an opportunity which will provide a benefit to the Town as a whole.



Off street parking should be located along the property edges (except adjacent to Mainstreet) to reinforce the central core of the development. Major internal drives should create complete streets including on street parking with comfortable pedestrian scaled street frontage to further activate the site and allow for efficient use of quality development space.



Library

The Douglas County Library District has identified this property as the preferred location for their new library and has entered into an intergovernmental agreement with the Town to construct the facility on a portion of the site. The new 21st century library will consist of approximately 40,000 to 48,000 square feet within a two-story building.

Douglas County Libraries is a national leader in service, technology and visualizing what the next generation will seek in a library. In Douglas County there are more library cards than drivers licenses. This library will not only provide traditional library services, but will also provide local business and entrepreneurial services, events, meeting spaces and more. Since 2007, circulation within the Douglas County Library system has increased 24% (4.5% annually). The existing library which is approximately 20,000 square feet in size drew 550,000 people in 2012. The proposed larger library is expected to attract even more users (700,000+).



Desired Characteristics

- Open 7 days a week
- Open weeknights until 9 p.m.
- Potential for limited retail
- Drive-up window
- 140-190 parking spaces
- Strong relationship to Mainstreet

Map 6 - Library Site

Research shows that between 25 and 75 percent of library visits are combined with shopping and other business in the neighboring area. Average spending among different studies shows an additional \$23-25 in spending that would not have otherwise been spent if not for a visit to the library. (Lake Oswego Downtown North Anchor: Phase 1 Feasibility Study by Leland Consulting)

Parker Park/Plaza

The Town of Parker has committed to developing a distinctive public park/plaza which will have programmed events and seasonal activities such as a spray garden and ice skating to attract visitors year round. This park/plaza will serve a unique role in the community and include amenities, design components and functional components that have cultural and historical elements. The design will tie into the surrounding uses to create a seamless experience for all users. The park/plaza component will be a community gathering place that will allow residents of all ages to recreate and relax.



Desired Characteristics

- Sense of Place
- Create an environment that encourages gathering
- Ability to adapt to many users/groups
- Create a unique amenity separate from existing parks
- Distinct cultural, artistic and recreational elements
- Four seasons activity center
- Seamless connector to adjacent uses
- Community focal point

Map 7 - Park Plaza



Mixed-Use

The Private development on this site will be able to seamlessly take advantage of the significant public investment, premier location and the substantial number of visitors to the library and park/plaza. The development of the site will include an additional blend of amenities and activities that will increase vitality and energy to the area. The preferred development will include a vertically mixed use development with retail and restaurant uses on the first floor to activate the pedestrian environment and other uses such as residential, offices and/or hotel on the upper floors. Though vertically mixed use is preferred throughout the site, other uses not located adjacent to Mainstreet or across from the park may be appropriate for single use (i.e. office, hotel, etc.) buildings.

Buildings should be located at the back of the sidewalk along Mainstreet and the internal road with all parking facilities located behind the building. Buildings will have a high level of architectural design that includes pedestrian scale architecture and elements on the first floor. Front doors and access should face towards Mainstreet and the internal public road. In order to activate the site and allow for efficient use of quality development space, the Town encourages development submittals to contemplate structured parking.



Map 8 - Mixed-Use Site

Desired Characteristics

- Rich pedestrian environment with contemporary/modern architecture
- Exciting dining shopping and entertainment uses
- Unique land use opportunities:
 - * Loft housing, flats, live work units
 - * Downtown office space
 - * Downtown hotel space
- Distinct architecture that reinforces the unique sense of place and complements the PACE Center
- Vertical mixed use development with a minimum of three stories
- Seamless connector to adjacent uses
- Development densities that create activity and vibrancy within the site and activate adjacent properties and eastern Mainstreet



Infrastructure Improvements



Existing On Site and Off Site Improvements

- Site detention is accommodated on the site south of Old Town Hall.
- Adjacent Roadways (Mainstreet and Pine Drive) are constructed
- Water, sewer, gas and electric are located on-site and nearby

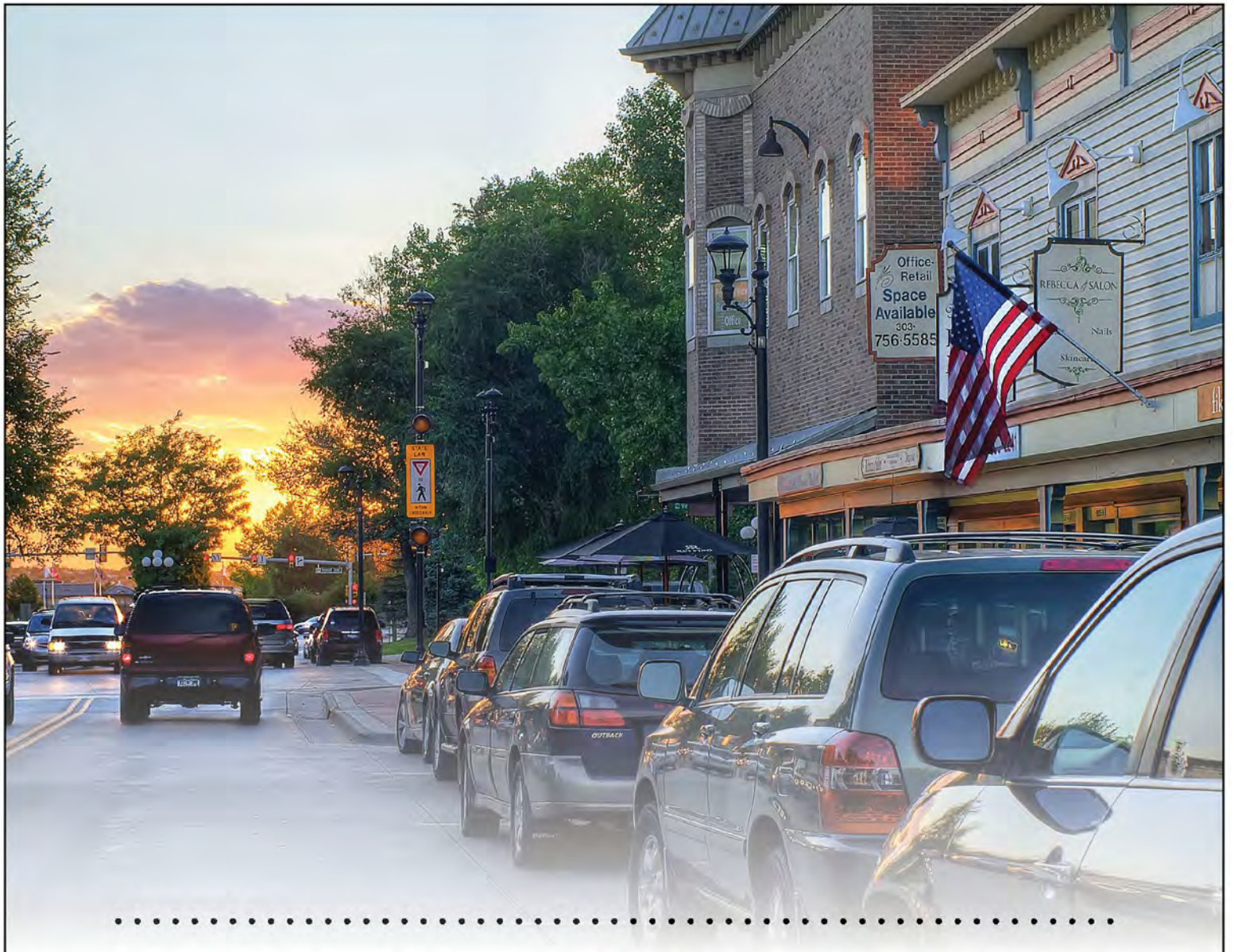
Off Site Improvements

- Regional detention is proposed to be provided on an adjacent parcel owned by the Town.
- On-Street parking along Mainstreet adjacent to the site west of Pace Center Drive.
- Acceleration/deceleration lane on Pine Drive for right in/right out
- Pedestrian crossing and traffic calming treatments to Mainstreet
- Intersection Improvements at Mainstreet and PACE Center Drive

On Site Improvements

- Park/plaza to be completed by the Town
- Lighting and landscaping
- Fill dirt and final grading
- Stormwater improvements including the existing stormwater swale on site will need to be piped.
- Public through street
- Other improvements as required through the platting process
- All on site drive aisles and parking which are not associated with any of the public uses.





Conclusion

The Property offers a unique opportunity to create a distinctive mixed-use activity center in Old Town Parker. Development will increase the vitality and energy for the area with a blend of private and public amenities and activities. This site will serve as a catalyst for quality development within the Old Town area. The site is more than just a gateway to East Mainstreet, but rather the eastern bookend of Parker's Historic Old Town. The site will be a destination and distinctive experience in which visitors are encouraged to leave their car, linger and bring their friends and family. By creating a vibrant, community-oriented and pedestrian friendly center, the project will create significant social, economic and cultural benefits for the community of Parker and a quality investment for a private development partner.



Illustration courtesy of the DU finalist team from the 2014 NAIOP Rocky Mountain Real Estate Challenge.



Illustration courtesy of the CU finalist team from the 2014 NAIOP Rocky Mountain Real Estate Challenge.

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** Maps, images and plans provided by the 2014 NAIOP Rocky Mountain Real Estate Challenge.*

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPTION PARCEL MAPSHEET 18 FINE MARSHALLS TRST AMENDMENT RECORDED AT RECEIVED
ON 11/20/2007 IN THE OFFICES OF THE DISTRICT CLERK, COLORADO, CLERK AND RECORDS
OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 29 AND THE NORTHEAST QUARTER OF
SECTION 32, TOWNSHIP 6 SOUTH, RANGE 80 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF
BARBER, SAG COUNTY, NEBRASKA.

CONTAINING AN AREA OF 0.391 ACRES (408,230 SQ. FT.), MORE OR LESS



CHAPTERS THE TOWN OF PARKER

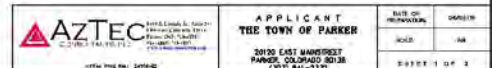
NOT FOR PUBLICATION

TOP OF DOUGLAS COUNTRY GS CONTROL POINT 1075044 ELEVATION = 5922 FT / TEST RAID 85
TOP OF DOUGLAS COUNTRY GS CONTROL POINT 1080025 ELEVATION = 5927 FT / TEST RAID 85
TOP OF DOUGLAS COUNTRY GS CONTROL POINT 1085025 ELEVATION = 5984 FT / TEST RAID 85

COMMUNITY DEVELOPMENT DIRECTOR
ON BEHALF OF THE PLANNING COMMISSION

APPROXIMATELY 1000

EVALUATING CLAY AND PEPPER®



EASTMAIN DEVELOPMENT PLAN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.



LAND USE TABULATION

LAND USE	AREA (SQ. FT.)	AREA (AC.)	PERCENT
1. RESIDENTIAL	1,000,000	23.0	100%
2. COMMERCIAL	1,000,000	23.0	100%
3. INDUSTRIAL	1,000,000	23.0	100%
4. OFFICE	1,000,000	23.0	100%
5. RETAIL	1,000,000	23.0	100%
6. MIXED USE	1,000,000	23.0	100%
7. PUBLIC USE	1,000,000	23.0	100%
8. AGRICULTURE	1,000,000	23.0	100%
9. OPEN SPACE	1,000,000	23.0	100%
10. OTHER	1,000,000	23.0	100%

Aztec

2010 EAST MAINSTREET
PARKER, COLORADO 80138
(303) 541-5122

APPLICANT
THE TOWN OF PARKER

2010 EAST MAINSTREET
PARKER, COLORADO 80138
(303) 541-5122

DATE OF SUBMISSION	04/01/14
SCALE	1"=100'
SHEET 2 OF 2	

MY MAIN STREET

APPENDIX

5. PARKER CENTRAL AREA REINVESTMENT PLAN

Parker Central Area Reinvestment Plan



Parker, Colorado

May 18, 2009



Parker Central Area Reinvestment Plan

Parker, Colorado

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Appendix A: Legal Description

Attachments

Attachment 1:	Town of Parker Downtown Area Conditions Survey
Attachment 2:	Parker Central Area Reinvestment Plan Impact Report



Parker Central Area Reinvestment Plan

1.0 Introduction

1.1 Preface

This *Parker Central Area Reinvestment Plan* (the “Plan” or the “Reinvestment Plan”) has been prepared by the Parker Authority for Reinvestment (the “Authority”) for the Town of Parker (“Town”). It will be carried out by the Authority, pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, 1973, as amended (the “Act”). The administration and implementation of this Plan, including the preparation and execution of any documents implementing it, shall be performed by the Authority.

1.2 Description of Parker Central Area Reinvestment Area

According to the Act, the jurisdictional boundaries of the Authority are the same as the boundaries of the municipality. Additionally, within the municipal boundaries there may be one or more reinvestment areas.

Under the Act, a reinvestment (urban renewal) area is a blighted area, which has been designated as appropriate for an urban renewal project. In each area, conditions of blight, as defined by the Act, must be present and the Town Council must find that “the presence of those conditions of blight impair the public health and safety and impede the sound growth of the Town in order for the Authority to exercise its powers.” Finally, undertakings and activities that



constitute a reinvestment project are implemented to eliminate the conditions of blight.

The *Parker Central Area Reinvestment Plan* (referred to herein as “the Reinvestment Area” or “the Area”) is located in the Town of Parker, Douglas County. The boundaries of the Area generally include properties surrounding the intersection of Parker Road and Mainstreet in Downtown Parker, as delineated on Figure No. 1 and described in the legal description included in Appendix A. The legal description controls the boundary description in case of any conflict. The boundaries of the Area are drawn as narrowly as feasible to accomplish the planning and development objectives of this Plan.

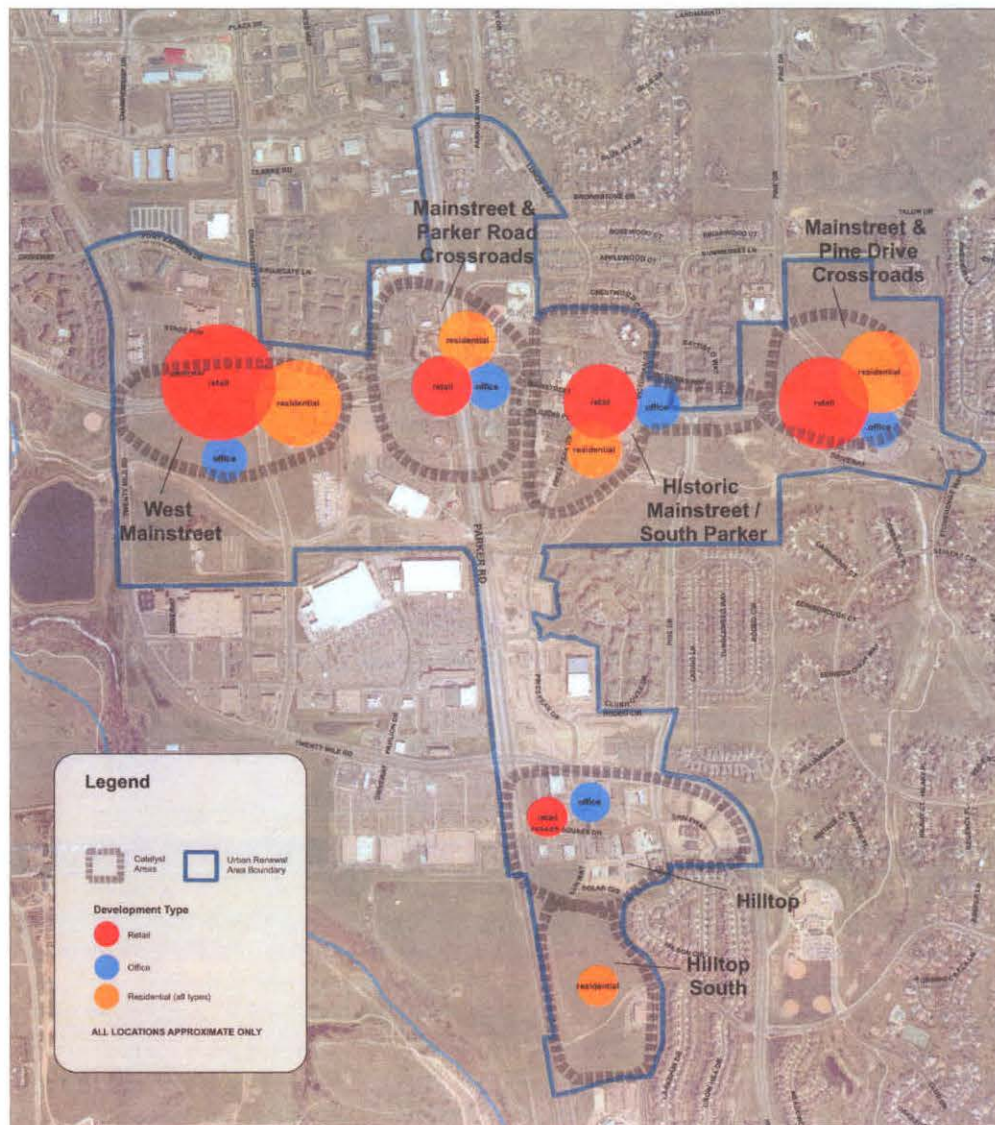
1.2.1 Legal Description

The Area contains approximately 461 acres, more or less, including right-of-ways. A legal description of the Area, prepared by Aztec Consulting, Inc. in Littleton, Colorado is presented in Appendix A of this Plan.

1.2.2 Figure 1, Parker Central Area Reinvestment Plan Concept Map

The Reinvestment Plan Concept Map is presented on the following page.

Figure 1:



Parker Central Area Reinvestment Plan
Concept Map (November 2008)



1.3 Purpose of the Plan

The purpose of the *Parker Central Area Reinvestment Plan* is to reduce, eliminate and prevent the spread of blight within the Area by stimulating growth and new investment within the Area boundaries. To accomplish this purpose, the Plan promotes local objectives with respect to appropriate land uses, private investment and public improvements, provided that the delineation of such objectives shall not be construed to require that any particular project necessarily promote all such objectives. Specifically, the Plan promotes an environment which allows for a range of uses and product types as supported by the *Parker 2025 Master Plan: Changes and Choices*, and any subsequent updates, as well as any other relevant policy documents; and, leverages the community's investment in public improvement projects in the Area.

While the principal goal of this urban renewal effort, as required by the Act, is to afford maximum opportunity, consistent with the sound needs of the Town of Parker as a whole, and to develop and rehabilitate the Area by private enterprise, it is not intended to replace the efforts of area business development or marketing organizations.

The rehabilitation and redevelopment of properties within the Area may be accomplished through the demolition and/or improvement of existing structures and infrastructure, attraction of new investment and reinvestment, and prevention of deterioration of properties in the Area. These efforts will involve the Authority and Town Council with participation and cooperation by the private sector.



While the Act authorizes the Authority to undertake zoning and planning activities to regulate land use, maximum densities, and building requirements in the Area, the Authority will not undertake these activities and responsibility for such regulation will remain with the Town. At a minimum, all projects of the Authority within the Area shall comply with all applicable municipal requirements.

1.4 Public Participation

The Plan has been made available to business and property owners located within the Plan boundaries, as well as Parker residents at-large. Input on the Plan's intent was solicited from property owners, residents and business owners from within the Plan area during several meetings held between the months of May and October 2008. Notification of the public hearing was provided to property owners, residents and owners of business concerns at their last known address of record within the Area as required by the Act. Notice of the public hearing to consider the Plan was published in the Douglas County News-Press.

Presentations were also made at public meetings of the Town Council and Planning Commission during the beginning of 2009 to receive comments and input on the process and content presented herein. The Planning Commission reviewed the Plan on May 14, 2009, and recommended adoption of the Plan as being consistent with the *Parker 2025 Master Plan: Changes and Choices*, adopted November 7, 2005, as amended. It is the intent of the Authority and Town Council to provide for public participation in proposed developments and planning efforts, which advance the intent of the Plan. Plans and development proposals submitted for approval by the Authority will continue to be made available to the public in an open meeting format.



As required by the Act, a report outlining the potential impact of the Plan on Douglas County was prepared and submitted along with the Plan document to the County Commissioners of Douglas County not less than 30 days before consideration of its approval. A public hearing was conducted by the Town Council on May 18, 2009, in compliance with the Act. Notice of the public hearing was published in the [newspaper of general circulation] on [date of notice]. Notice of the public hearing was also mailed to all property owners, residents, and owners of business concerns at their last known address at least 30 days prior to the public hearing.



2.0 Definitions

In addition to terms previously defined in the text, the following terms are used in this Plan:

Conditions Survey – means the *Town of Parker Downtown Area Conditions Survey*, completed in February 2008, and updated in January, 2009, that established findings of blight in support of the *Parker Central Area Reinvestment Plan*.

Act – means the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, as amended.

Area or Reinvestment Area – means the Parker Central Area Reinvestment Plan as depicted in **Figure 1** and legally described in **Appendix A**.

Comprehensive Plan – means *Parker 2025 Master Plan: Changes and Choices*, as such plan has been or may be amended from time to time.

Authority – means the Parker Authority for Reinvestment.

Blight Study – means the *Town of Parker Downtown Area Conditions Survey*, prepared by Matrix Design Group, dated February, 2008, and updated in January, 2009, attached hereto as Attachment 1 and incorporated herein by this reference.

Cooperation Agreement – means any agreement between the Authority and Town, one or more special districts, or any public body (the term “public body” being used in this Plan as defined by the Act) respecting action to be taken



pursuant to any of the powers set forth in the Act or in any other provision of Colorado law, for the purpose of facilitating public undertakings deemed necessary or appropriate by the Authority under this Plan.

C.R.S. – means the Colorado Revised Statutes, as amended from time to time.

Impact Report – means the *Parker Central Area Reinvestment Plan Douglas County Impact Report* prepared by Leland Consulting Group, dated September 2008, attached hereto as Attachment 2 and incorporated herein by this reference.

Improvement District – means a special district created to make improvements, typically to public space infrastructure, in a given area.

Plan or Reinvestment Plan – means this *Parker Central Area Reinvestment Plan*.

Redevelopment / Development Agreement – means one or more agreements between the Authority and developer(s) and / or property owners or such other individuals or entities as may be determined by the Authority to be necessary or desirable to carry out the purposes of this Plan.

Sales Tax – means the municipal sales tax imposed by the Town on certain transactions.

Study Area – means the geographic territory defined for the Blight Study, the boundaries of which are not coterminous with the Area boundaries and excludes all areas that are outside of the municipal boundaries.



Tax Increment Area – means a portion of the Area designated as a Property Tax and/or Sales Tax Increment Area, as defined and pursuant to the procedures set forth in this Plan.

Town – means the Town of Parker, a municipal corporation of the State of Colorado.

Town Council – means the Town Council of the Town of Parker.

3.0 Blight Conditions and Findings

3.1 Qualifying Conditions

The *Downtown Area Conditions Survey*, dated February 2008, and updated in January, 2009, was completed by Matrix Design Group. It shows the location of qualifying conditions through maps and images and documents the evidence of blight in the Survey Area. The Survey Area included properties within and outside the Town limits.

The legal term “blighted area” describes a wide array of urban problems, which can range from physical deterioration of buildings and the environment, to health, social and economic problems in a particular area. Based on the Conditions Survey completed in connection with the adoption and approval of the Plan, at least five qualifying conditions of blight, as defined in the Act, are present within the proposed Area. Among the 11 qualifying conditions identified in the Act, the following are evident in the Area:

- b) Predominance of defective or inadequate street layout;
- c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;



- d) Deteriorating site or other improvements;
- f) Unusual topography or inadequate public improvements or utilities;
- k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

As documented in the Survey, 5 of 11 qualifying conditions listed in the Act are present within the Area. The condition, (g) defective or unusual conditions of title rendering the title non-marketable, was not investigated.

3.2 Other Findings

The Area is appropriate for one or more urban renewal projects and other activities authorized by the Act to be undertaken by the Authority.

One or more projects will require the demolition and clearance of certain public improvements and private improvements within the Area as provided in this Plan. Such actions are necessary to eliminate unsafe conditions, eliminate obsolete and other uses detrimental to the public welfare and otherwise remove and prevent the spread of deterioration.

The Authority may exercise all powers authorized to be exercised in the Act and which are necessary, convenient or appropriate to accomplish the objectives of this Plan. It is the intent of this Plan that the Authority exercise all such powers as may now be possessed or hereafter granted for the elimination of qualifying conditions in the Area.

The powers conferred by the Act are for public uses and purposes for which public money may be expended and the police powers exercised and this Plan is



in the public interest and necessity, such finding being a matter of legislative determination by the Town Board.

The Authority may, in its discretion, issue bonds or other obligations as permitted by law.

4.0 Relationship to Local Objectives and Plans

4.1 General Description

Vision Statement

The Parker Central Reinvestment Area will be the center of commerce, industry, living, learning, playing, meeting, arts, events, and entertainment in Parker. Investment and reinvestment initiatives will: embody environmentally-sound building elements; support Smart Growth principles; support higher densities; and, encourage a mix of uses and mixed-use products.

Objective: The objective of the *Parker Central Area Reinvestment Plan* is to alleviate conditions of blight by actively promoting investment and reinvestment in this vital core of the community.

Authority Activities:

As the plan administrator, the Parker Authority for Reinvestment will seek to advance this objective through:

- Assembly of property essential to redevelopment projects;
- Financing of redevelopment projects and critical infrastructure;
- Agreements with private and public partners to undertake redevelopment projects;



The Parker Authority for Reinvestment will work in cooperation with the Town to advance this objective though:

- Investment in the public realm;
- Exploration of opportunities to streamline project approvals and revise regulations which impose unintended barriers to investment;
- Quality development of key publicly-held parcels; and
- Provision of supportive municipal policies and programs;

Priority Public Realm Investments:

- Road improvements with a focus on alternative routes;
- Parking (throughout Area);
- Costs associated with higher intensity uses;
- Plantings and landscaping;
- Utility improvements (including relocation, undergrounding overhead lines, upgrades, and replacement of inadequate infrastructure);
- Building façade improvements;
- Economic development-related initiatives; and
- Other public facilities.

Priority will be placed on projects that: reflect the area's unique heritage and charm; establish a sustainable standard for development; and connect uses, particularly those in east and west Parker.

Additional desired outcomes suggested by the public:

- Elimination of blight in the Reinvestment Area ;
- Job creation;



- Stronger jobs-housing balance;
- Increased sales and property tax base; and
- Superior development quality and character.

4.2 Development and Design Objectives

As explained earlier, input on the Plan's intent was solicited from property owners, residents and business owners during several meetings held between the months of May and October 2008. Among those elements defined by participants were development and design objectives which investment and reinvestment in the Area need advanced. These include the following:

Development and Design Objectives and Goals:

Diversity in Land Use

- Develop places to live, work, play, learn, shop, ride (bike, bus, rail)
- Improve the relationship between land uses

Sustainability

- Pursue economic, physical, environmentally sustainable development within the area

Fiscal Prudence

- Ensure public funds are used in a fiscally prudent manner

Economic Stability and Growth

- Stabilize existing development
- Attract small and big businesses (local, regional, national)

- Attract local and region-serving uses
- Attract businesses that fill service “gaps” = stop leakage
- Create a business environment that supports primary jobs
- Stimulate development of vacant land

Preserve Community Character

- Retain elements that reflect community’s history
- Pursue park space
- Be sensitive to our history
- Enhance and establish gateway areas (branding)

Improved Transportation and Infrastructure

- Provide multiple ways for people to access the area
- Enhance Infrastructure Capacity
- Develop transit “supportive” projects

4.3 Development Opportunities—Catalyst Projects

A key concept associated with implementation of the Plan is targeted investment that will serve to catalyze development throughout the Area and fund future public improvements. The aggregate impact of potential investment within the Area is reflected in the Impact Report, which is incorporated into this Plan by reference. A description of targeted investment areas are presented below:

Catalyst Investment Areas (as shown in Figure 1, page 5):

West Mainstreet

Uses within the West Mainstreet catalyst investment area will be transit-supportive within a variety of mixed-use environments which integrate office, residential, retail and public spaces. Retail offerings that are currently not



available in Parker will be encouraged so as not to compete, but rather complement the local market. Parking structures and transit facilities will anchor future developments. West Mainstreet will be a destination for local and regional retail patrons and host to a variety of employers.

Mainstreet & Parker Road

Uses within the Mainstreet & Parker Road catalyst investment area will be developed at a greater density, and oriented towards the center of this critical community gateway. Buildings will be brought to the street edge and pedestrian connections improved with the goal of connecting uses east and west of Parker Road. Signage and building form will serve to connect uses in the area to historic downtown and public spaces beyond. Design standards will encourage greater contiguity among uses located from Pine Drive to 20-Mile Road along Mainstreet. Capital investments which will be investigated in this catalyst area will include reconstruction of the Mainstreet and Parker Road intersection with the goal of making the connection between east and west Mainstreet more pedestrian friendly.

Historic Mainstreet & Historic Parker South (now a combined area)

Uses within the Historic Mainstreet & Historic Parker South catalyst investment area will demonstrate sensitivity to the community's history. Public parking facilities (surface and structured) will serve as a major anchor to existing and future land uses. Signage and pedestrian connections between parking areas and land uses will be a priority public investment. Buildings will be 3 to 4 stories in height in order to properly frame the existing Mainstreet context, Buildings should be 2-3 stories in Historic Parker South and 2-4 stories on locations not adjacent to Mainstreet, while remaining sensitive to existing uses. Other public



improvements will include public art and landscaping along the Sulphur Gulch trail and passive and active public gathering places.

Mainstreet & Pine Drive

Uses within the Mainstreet & Pine Drive catalyst investment area will be vertically and horizontally-integrated with office and residential over and adjacent to retail. Traffic counts are expected to increase with the continued expansion of hospital medical professional uses to the north and increasing residential development to the east. The focus should be on neighborhood-serving retail and mixed use, designs that connect both sides of Pine Drive and gateway elements that connect the area to Mainstreet and Old Town Parker to the west.

Hilltop

Uses within the Hilltop catalyst investment area will include a mix of small to moderate size office and retail uses, flanked by supporting residential. The area could be developed and promoted as a lower-cost business environment for non-hospital medical-related and start-up businesses. Public investment will be required to improve property access and aesthetic appeal. Through consistent landscaping, business materials and signage, the Hilltop area could eventually have a recognized “business address” in the market.

Hilltop South

Uses within the Hilltop South catalyst investment area will be primarily residential in character and will be interconnected to support commercial and office development in the Hilltop catalyst investment area. Given its proximity to existing established residential areas, new product could include a variety of zero-lot, patio home or similar compact ownership uses.

4.4 Relationship to Master Plan

A general plan for the Town, known as the *Parker 2025 Master Plan: Changes and Choices*, was adopted in November 2005 and amended in August 2006, March 2007 and January, 2009. The Authority, with the cooperation of the Town, private enterprise and other public bodies, will undertake projects and activities described in this Plan in order to eliminate the conditions of blight identified herein while implementing the goals and objectives of the *Parker 2025 Master Plan: Changes and Choice*. Specific elements of the *Master Plan* which this Plan advances, include the following (taken verbatim).

Housing and Neighborhoods - Page 8.6

Applicable Goals and Strategies

3. Encourage housing development that provides for 'live, work and play' relationships as a way to reduce traffic congestion, encourage economic expansion and increase overall quality of life for our residents.
 - 3.A. Encourage a variety of housing densities in close proximity to employment centers along the E-470 Corridor, within our downtown core, around commercial areas and near transit centers.

3.B. Encourage multi-family housing units within mixed-use buildings, where appropriate.

5. Increase the homeownership rate with an emphasis on creating opportunities for all income levels.

5.A. Encourage single-family attached and detached homes within a wide range of prices.

Jobs and Economic Vitality - Page 9.9 – 9.10

Applicable Goals and Strategies

2. Encourage and support a high level of diverse, quality retail and services, with an emphasis on local businesses that contribute to Parker's sales and property tax base so that needed infrastructure, physical amenities, services and the expansion of such services are provided.

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

2.D. Pursue incentive programs to promote and encourage small, unique businesses.

3. Promote the continued development of higher education campuses within Parker.



- 3.A. Support public and private partnerships to develop higher educational opportunities within the Town.
- 4. Create a vibrant, unique downtown as a 'destination' for Parker.
 - 4.A. Promote a wide spectrum of mixed-uses to include cultural/entertainment, residential, office and retail/services that provide a unique, local flavor and encourage a pedestrian environment.
- 6. Sustain the long-term economic well being of the Town and its citizens through redevelopment and revitalization efforts.
 - 6.A. Encourage and support the quality renovation and reuse of under-utilized parcels and buildings.
 - 6.B. Develop incentive programs to facilitate redevelopment and revitalization efforts.

Transportation - Page 10.15

Applicable Goals and Strategies

- 3. Promote, encourage and actively participate in the development of transit service that serves the local needs of our community as well as provides safe and convenient access to the regional public transportation system.



- 3.A. Continue to work with RTD and neighboring jurisdictions to develop a Bus Rapid Transit (BRT) system along a dedicated lane adjacent to Mainstreet from downtown Parker to Lone Tree's RidgeGate development.
- 3.E. Integrate transit improvements and pedestrian access to transit stops into new development.

Public Services and Facilities - Page 11.16

Applicable Goals and Strategies

- 1. Provide sustainable and reliable public services to Town residents, businesses and visitors in an efficient and effective manner.
 - 1.J. Metropolitan and Special Districts - Promote special districts that are fiscally and operationally sustainable.

Natural Resource Protection - Page 12.4 – 12.5

Applicable Goals and Strategies

- 2. Locate development in areas free of environmental hazards and constraints.
- 3. Promote local and regional efforts to improve air quality.
 - 3.C. Encourage development patterns that reduce the vehicle miles traveled by residents and support alternative modes of transportation as an option.



History, Arts and Culture - Page 14.4

Applicable Goals and Strategies

1. Preserve Parker's rich historic heritage as a way to strengthen our small town feel.
 - 1.D. Foster economic vitality through preservation and / or adaptive rehabilitation of historic properties.
3. Continue to support cultural amenities and community events as an important contributor to our small town feel.
 - 3.A. Support the development of a downtown cultural/ performing arts complex.

4.5 Development Standards

All development in the Plan Area shall conform to the *Parker 2025 Master Plan: Changes and Choices*, and any subsequent updates, as well as any site-specific zoning or policy documents which might impact properties in the Area, including the International Building Codes, and applicable design standards, all as in effect and as may be amended from time to time.

In conformance with the Act and the Plan, the Authority may adopt additional (higher) design standards and other requirements applicable to projects undertaken by the Authority in the Area. Unless otherwise approved by the



Town Council, any such standards and requirements adopted by the Authority shall, at a minimum, be consistent with all other policies and regulations.

5.0 Authorized Urban Renewal Undertakings and Activities

It is the intent of the Authority to provide incentives to stimulate private investment in cooperation with property owners and other affected parties in order to accomplish its objectives. Public-private partnerships and other forms of cooperative development will be key to the Authority's strategy for preventing the spread of blight and eliminating existing blighting conditions.

5.1 Public Improvements and Facilities

The Authority may undertake actions to make the Area more attractive for private investment. The Authority may, or cause others to, install, construct, and reconstruct any public improvements in the Area, including, without limitation, streets, sidewalks, underground utility and service facilities, streetscapes, pedestrian corridors, and parking facilities. The Authority may also, or cause others to, install, construct and reconstruct any other authorized improvements in the Area, including, without limitation, other authorized undertakings or improvements for the purpose of promoting the objectives of this Plan and the Act.

Public projects are intended to stimulate (directly and indirectly) private sector investment in and around the Area. The combination of public and private investment will assist in the investment and conversion of the Area into a viable commercial, employment and mixed-use sub-area supported by multiple forms of transportation and public spaces contributing to increased property and sales taxes.

5.3 Property Acquisition and Land Assemblage

Pursuant to the Statute (31-25-105 and 31-25-105.5) the Authority may acquire property by negotiation or any other method authorized by the Act, including purchase, lease, option, gift, grant, bequest, devise, or condemnation. Eminent domain may be employed provided the Authority first complies with the requirements of all applicable laws. The Authority may also temporarily operate, manage and maintain property acquired in the Area. Such property shall be under the management and control of the Authority and may be rented or leased pending its disposition for redevelopment.

5.4 Relocation Assistance

If the acquisition of real property by the Authority results in the relocation of individuals, families, or business concerns, the Authority shall adopt a relocation plan in conformance with the Act and consistent with specific objectives which will be identified in that plan.

5.4.1 Mitigate Inconvenience and Expense

Development of any relocation program for the Area will be designed to mitigate the inconvenience and expense of individuals, families and business concerns that may be displaced by acquisition of property by the Authority.

5.4.2 Information Program

Any relocation program will be accompanied by an information program to keep all affected parties advised of relocation activities on a continuing basis and to encourage all such parties to keep the Authority informed of their needs and requirements.

5.5 Demolition, Clearance, and Site Preparation

The Authority is authorized to demolish and clear buildings, structures and other improvements from property in the Area. Additionally, development activities consistent with this Plan, including but not limited to development or cooperation agreements, may require such demolition and clearance to eliminate unhealthy, unsanitary, and unsafe conditions, eliminate obsolete and other uses detrimental to the public welfare, and otherwise remove and prevent the spread of deterioration.

With respect to property acquired by the Authority, it may demolish and clear, or contract to demolish and clear, those buildings, structures and other improvements from property pursuant to this Plan, if in the judgment of the Authority such buildings, structures and other improvements cannot be rehabilitated in accordance with this Plan. The Authority may also undertake such additional site preparation activities, as it deems necessary, to facilitate the disposition and development of such property.

5.6 Property Disposition

The Authority may sell, lease, or otherwise transfer real property or any interest in real property subject to covenants, conditions and restrictions, including architectural and design controls, time restrictions on development, and building requirements, as it deems necessary to develop such property. Real property or interests in real property may be sold, leased or otherwise transferred for uses in



accordance with the Act and this Plan. All property and interest in real estate acquired by the Authority in the Area that is not dedicated or transferred to public entities, shall be sold or otherwise disposed of for redevelopment in accordance with the provision of this Plan and the Act.

5.7 Redevelopment and Rehabilitation Actions

Redevelopment and rehabilitation actions within the Area may include such undertakings and activities as are in accordance with this Plan and the Act, including without limitation: demolition and removal of buildings and improvements as set forth herein; installation, construction and reconstruction of public improvements as set forth herein; elimination of unhealthful, unsanitary or unsafe conditions; elimination of obsolete or other uses detrimental to the public welfare; prevention of the spread of deterioration; and, provision of land for needed public facilities. The Authority may enter into agreements with private parties or public entities to provide assistance or undertake all other actions authorized by the Act or other applicable law to redevelop and rehabilitate the Area.

5.8 Redevelopment Agreements

The Authority is authorized to enter into Redevelopment Agreements or other contracts with developer(s) or property owners or such other individuals or entities as are determined by the Authority to be necessary or desirable to carry out the purposes of this Plan. Such Redevelopment Agreements, or other contracts, may contain such terms and provisions as shall be deemed necessary



or appropriate by the Authority for the purpose of undertaking the activities contemplated by this Plan and the Act, and may further provide for such undertakings by the Authority, including financial assistance, as may be necessary for the achievement of the objectives of this Plan or as may otherwise be authorized by the Act.

6.0 Project Financing

6.1 Public Investment Objective

It is the intent of the Plan that the public sector plays a significant role in reinvestment efforts -- as a strategic partner. However, experience has proven that a critical component to the success of any reinvestment strategy is participation by both the public and private sectors. Leveraging of resources will be key as no one entity, either public or private, has sufficient resources alone to sustain a long-term improvement effort.

6.2 Project Revenues

Tax Increment Financing

The Plan contemplates that a primary method of financing projects will be through the use of Tax Increment Financing (TIF) revenue, including 100 percent of the property tax collected, as authorized by the Act. The Town Council may allocate municipal sales tax increments when the Parker Authority for Reinvestment submits a financing plan outlining the proposed amounts and purpose for which the municipal sales tax increments are to be used. Upon



Town Council approval, the municipal sales tax increment will be allocated and distributed in accordance with the tax increment financing provisions of Section 31-25-107 (9), C.R.S., which is by this reference incorporated herein as if set forth in its entirety.

All property and such sales taxes as authorized by the Town Council collected within the Area, by or for the benefit of any public body, shall be divided for a period not to exceed 25 years as follows:

- a) That portion of the property taxes which are produced by the levy at the rate fixed each year by or for each such public body upon the valuation for assessment of taxable property in the Area last certified prior to the effective date of approval of the Plan, or as to an area later added to the Area, the effective date of the modification of the Plan or that portion of municipal sales tax collected within the boundaries of said Area in the twelve-month period ending on the last day of the month prior to the effective date of approval of the Plan, or both such portions, shall be paid into the funds of each such public body as are all other taxes collected by or for said public body.
- b) That portion of said property taxes or all or any portion of said sales taxes as authorized by the Town Council, or both, in excess of such amounts in subparagraph (a) shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans or advances to, or indebtedness incurred by (whether funded, refunded, assumed or otherwise) the Authority for financing or refinancing, in whole or in part, the project within the Area. Any excess municipal sales tax collections



not allocated pursuant to this subparagraph shall be paid into the funds of the municipality.

- c) The portion of taxes described in subparagraph (b) may be irrevocably pledged by the Authority for the payment of the principal of, the interest on, and any premiums due in connection with such bonds, loans, advances, and indebtedness.
- d) The Town and the Authority may enter into agreements with other public bodies and private parties to provide financial assistance in support of development projects consistent with this Plan as may be more fully set forth in the provisions of such agreements. Existing agreements between the Town and private parties that are consistent with this Plan are intended to remain in full force and effect.

6.3 Other Financing Mechanisms

As this Plan is designed to provide for the use of tax increment financing as only one tool to facilitate investment and reinvestment within the Area, it is the Authority's intent to making a variety of strategies and mechanisms available which are financial, physical, market and organizational in nature. Given the obstacles associated with development and redevelopment, the Authority recognizes that it is imperative that solutions and resources be put in place that are comprehensive, flexible and creative.

Creation of special districts or other financing districts to serve as supplemental funding sources will be considered. The Authority may finance undertakings pursuant to this Plan by any method authorized under the Act or any other



applicable law, including without limitation, the following: issuance of notes and bonds in an amount sufficient to finance all or part of this Plan; borrowing of funds and creation of indebtedness; advance and reimbursement agreements; federal or state loans or grants; interest income; annual appropriation agreements; agreements with public or private entities; and loans, advances and grants from any other available sources. The principal, interest, costs and fees on any indebtedness are to be paid for with any lawfully available funds of the Authority.

Debt may include bonds, refunding bonds, notes, interim certificates or receipts, temporary bonds, certificates of indebtedness, or any other obligation lawfully created. The Authority is not a district as defined by TABOR, Article X, Section 20 of the Colorado Constitution. Therefore, TABOR does not limit the debt options of an authority in Colorado.

6.4 Participating Interest in Projects

The Authority may require a participating interest in private development projects for which it provides financial assistance. Public assistance is frequently needed for redevelopment projects in order to fill the gap between traditional equity and debt financing and additional costs of a redevelopment project. In the event the project generates revenues at or greater than market return, the public should share in the success of the project. The terms of the participating interest will be specified in the applicable Redevelopment Agreement at a level and on terms appropriate for each project.

7.0 Changes and Minor Variations from Adopted Plan

7.1 Reinvestment Plan Review Process

The review process for the Plan is intended to provide a mechanism to allow those parties responsible for implementing key projects to periodically evaluate its effectiveness and make adjustments to ensure efficiency in implementing the recommended activities.

The following steps are intended to serve as a guide for Plan review:

- a) The Authority may propose modifications, and the Town Council may make such modifications as may be necessary provided they are consistent with the *Parker2025 Master Plan: Changes and Choices*, and any subsequent updates, as well as the Act.
- b) The Authority, property and business owners, and Staff operating in support of the Authority may develop modifications from suggestions.
- c) A series of joint workshops may be held by and between the Authority and property and business owners to direct and review the development of Plan modifications.

7.2 Changes in the Approved Plan

This Plan may be modified pursuant to the provisions of the Act governing such modification, including Section 31-25-107 thereof, as the same may be amended from time to time.

7.3 Cooperation Agreements



For the purpose of this Plan, the Authority may enter into one or more Cooperation Agreements with the Town or other public bodies pursuant to the Act. Such cooperation agreements may include, without limitation agreements regarding the planning or implementation of this Plan and its projects, programs, and /or, public works operations or activities which the Authority, the Town or such other public body is otherwise empowered to undertake. Activities may also include agreements respecting the financing, installation, construction and reconstruction of public improvements, utility line relocation, storm water detention, environmental remediation, landscaping and/or other eligible improvements within the Area.

The Town and Authority recognize the need to cooperate in the implementation of this Plan for, but not limited to, such items as project financing and administration of the construction of public improvements. This paragraph shall not be construed to require any particular form of cooperation.



Parker Central Area Reinvestment Plan

Parker, Colorado

Appendix A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOCATED IN SECTIONS 15, 22, 23, AND 27, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT I, PARKER NORTH, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 247647 IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF LONGS WAY;

THENCE EASTERLY AND SOUTHEASTERLY ALONG THE NORTHERLY AND NORTHEASTERLY LINE OF SAID TRACT I TO THE NORTHERLY LINE OF SAID SECTION 22;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID SECTION 22 TO THE NORTHWEST CORNER OF TOWN & COUNTRY VILLAGE SUBDIVISION FILING NO. 1, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 302580 IN SAID RECORDS;

THENCE SOUTHERLY ALONG THE WESTERLY LINES OF TRACT A, SAID TOWN & COUNTRY VILLAGE SUBDIVISION FILING NO. 1 TO THE NORTHERLY RIGHT-OF-WAY LINE OF VICTORIAN DRIVE, FORMERLY KNOWN AS PARKER CIRCLE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT A;

THENCE EASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINES OF VICTORIAN DRIVE THE FOLLOWING (3) COURSES:

1. NORTHEASTERLY AND EASTERLY TO THE SOUTHEAST CORNER OF TRACT B, SAID TOWN & COUNTRY VILLAGE SUBDIVISION FILING NO. 1;
2. SOUTHEASTERLY TO THE NORTHWEST CORNER OF TRACT A, TOWN & COUNTRY VILLAGE SUBDIVISION FILING NO. 4, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 309643 IN SAID RECORDS;



3. SOUTHEASTERLY AND SOUTHWESTERLY TO THE NORTHWEST CORNER OF LOT 1, PARKER CENTRAL AREA FILING NO. 1, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 306437 IN SAID RECORDS;

THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING A SOUTHWESTERLY CORNER OF TRACT A, SAID TOWN & COUNTRY VILLAGE SUBDIVISION FILING NO. 4;

THENCE EASTERLY ALONG THE SOUTHERLY LINES OF SAID TRACT A TO THE SOUTHEAST CORNER OF SAID TRACT A, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 2, MAINSTREET & PINE MARKETPLACE, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 2008000984 IN SAID RECORDS;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 2 AND ALONG THE WESTERLY LINE OF LOT 3 SAID MAINSTREET & PINE MARKETPLACE TO THE NORTHWEST CORNER OF SAID LOT 3;

THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 3 AND ALONG THE NORTHERLY LINE OF LOT 4 SAID MAINSTREET & PINE MARKETPLACE TO THE NORTHEAST CORNER OF SAID LOT 4;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 4 TO THE INTERSECTION OF SAID LINE WITH A LINE PARALLEL WITH AND 70.00 FEET EASTERLY FROM THE WESTERLY LINE OF SAID SECTION 23;

THENCE NORTHERLY ACROSS PINE DRIVE ALONG SAID PARALLEL LINE TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 2005119984 IN SAID RECORDS;

THENCE EASTERLY, SOUTHERLY, AND EASTERLY ALONG THE NORTHERLY LINES OF SAID PARCEL TO THE EASTERLY LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 23;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE SOUTHWEST CORNER OF TRACT A, PARKER VISTA SUBDIVISION FILING NO. 1, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 9418209 IN SAID RECORDS;

THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINES OF SAID TRACT A TO THE MOST WESTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL 9 IN DEED TO THE TOWN OF PARKER RECORDED IN BOOK 1894 AT PAGE 1510 IN SAID RECORDS.



THENCE SOUTHEASTERLY ACROSS MAINSTREET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF STONEHENGE WAY WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MAINSTREET, SAID POINT BEING A NORTHERLY CORNER OF TRACT B, ROWLEY DOWNS, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 145047 IN SAID RECORDS;

THENCE SOUTHWESTERLY AND WESTERLY ALONG THE NORTHWESTERLY LINE OF SAID TRACT B TO THE NORTHWEST CORNER OF SAID TRACT B;

THENCE WESTERLY ACROSS STONEHENGE WAY TO THE MOST EASTERLY CORNER OF LOT 2, PARKER TOWN HALL, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 01033411 IN SAID RECORDS;

THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE NORTHWESTERLY AND WESTERLY ALONG THE SOUTHERLY LINES OF SAID LOT 2 TO THE WESTERLY LINE OF SAID SECTION 23;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE EAST QUARTER CORNER OF SAID SECTION 22;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22 TO THE NORTHWEST CORNER OF LOT 3, PARKER HILLTOP PLAZA FILING NO. 1, 1ST AMENDMENT, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 01009754 IN SAID RECORDS;

THENCE SOUTHWESTERLY ALONG THE WESTERLY LINES OF SAID LOT 3 TO THE NORTHERLY LINE OF LOT 1, PARKER HILLTOP TOWN SQUARE – 1ST AMENDMENT, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 2008024417 IN SAID RECORDS;

THENCE SOUTHEASTERLY, SOUTHERLY, AND NORTHWESTERLY ALONG THE NORTHERLY, EASTERLY, AND SOUTHERLY LINES OF SAID LOT 1 AND LOT 2 SAID PARKER HILLTOP TOWN SQUARE – 1ST AMENDMENT TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE SOUTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PIKES PEAK DRIVE TO THE MOST NORTHERLY CORNER OF TRACT C, SAID PARKER HILLTOP TOWN SQUARE – 1ST AMENDMENT;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID TRACT C TO THE MOST SOUTHERLY CORNER OF SAID TRACT C;

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF PIKES PEAK DRIVE TO THE NORTHERLY LINE OF TRACT A SAID PARKER HILLTOP TOWN SQUARE – 1ST AMENDMENT;



THENCE EASTERLY ALONG THE NORTHERLY LINES OF SAID TRACT A TO THE MOST EASTERLY CORNER OF SAID TRACT A;

THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF LOT 7 SAID PARKER HILLTOP TOWN SQUARE – 1ST AMENDMENT TO THE NORTHEAST CORNER OF SAID LOT 7;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 7 TO THE INTERSECTION OF SAID EASTERLY LINE WITH THE NORTHERLY LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE INTERSECTION OF SAID NORTHERLY LINE WITH THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF PINE DRIVE;

THENCE SOUTHWESTERLY ALONG SAID NORTHERLY EXTENSION AND SAID EASTERLY RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF TRACT D, MEADS CROSSING AMENDMENT NO. 1, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 9411024 IN SAID RECORDS;

THENCE CONTINUING SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF SAID TRACT D;

THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID TRACT D TO THE SOUTHEAST CORNER OF SAID TRACT D;

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF TRACT B SAID MEADS CROSSING AMENDMENT NO. 1 TO THE MOST NORTHERLY CORNER OF TRACT A SAID MEADS CROSSING AMENDMENT NO. 1;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID TRACT A TO THE INTERSECTION OF SAID WESTERLY LINE WITH THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF RAMPART STATION FILING NO. 1 AMENDMENT NO. 2, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 9557831 IN SAID RECORDS;

THENCE WESTERLY ACROSS HILLTOP ROAD AND ALONG SAID NORTHERLY LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF PINE DRIVE;

THENCE SOUTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINES OF PINE DRIVE THE FOLLOWING (3) COURSES:

1. SOUTHWESTERLY, SOUTHERLY, AND SOUTHEASTERLY ALONG THE WESTERLY LINE OF TRACT E SAID RAMPART STATION FILING NO. 1 AMENDMENT NO. 2 TO THE NORTHWEST CORNER OF TALLMAN DRIVE;



2. SOUTHEASTERLY ACROSS TALLMAN DRIVE TO THE SOUTHWEST CORNER OF SAID TALLMAN DRIVE;
3. SOUTHERLY AND SOUTHWESTERLY ALONG THE WESTERLY LINE OF TRACT D SAID RAMPART STATION FILING NO. 1 AMENDMENT NO. 2 TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE WITH THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 1, BLOCK 1, RAMPART STATION FILING NO. 1, 1ST AMENDMENT;

THENCE WESTERLY ACROSS PINE DRIVE ALONG SAID EASTERLY EXTENSION AND ALONG THE NORTHERLY LINES OF SAID LOT 1 AND THE WESTERLY EXTENSION OF SAID NORTHERLY LINE TO THE INTERSECTION OF SAID WESTERLY EXTENSION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH PARKER ROAD;

THENCE NORTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH PARKER ROAD TO THE SOUTHERLY LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 27;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE CENTERLINE OF SOUTH PARKER ROAD;

THENCE NORTHERLY ALONG SAID CENTERLINE TO THE SOUTHERLY LINE OF SAID SECTION 22;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE SOUTHEAST CORNER OF LOT 1, FLATACRES MARKETCENTER, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 2002112467 IN SAID RECORDS;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 1 AND ALONG THE EASTERLY LINE OF LOT 2 SAID FLATACRES MARKETCENTER TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND CONVEYED TO THE TOWN OF PARKER FOR TWENTY MILE ROAD AND DESCRIBED AS EXHIBIT A IN DEED RECORDED IN BOOK 1653 AT PAGE 1118 IN SAID RECORDS;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT BEING ON THE EASTERLY LINE OF LOT 10 PARKER HILLTOP TOWN SQUARE, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 2006078783 IN SAID RECORDS;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 10 TO THE SOUTHEAST CORNER OF LOT 3A, PARKER PAVILIONS FILING NO. 1, FOURTH AMENDMENT, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 2004004061 IN SAID RECORDS;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 3A TO THE SOUTHEAST CORNER OF LOT 2, PARKER PAVILIONS FILING NO. 1, SECOND



AMENDMENT, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 01066463 IN SAID RECORDS;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 2 TO THE NORTHEAST CORNER OF SAID LOT 2;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 2 AND ALONG THE NORTHERLY LINES OF LOT 1 AND TRACT D SAID PARKER PAVILIONS FILING NO. 1, SECOND AMENDMENT TO THE NORTHWEST CORNER OF SAID TRACT D;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID TRACT D AND ALONG THE WESTERLY LINE OF SAID LOT 1 TO THE INTERSECTION OF SAID WESTERLY LINE WITH THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF LOTS 1A AND 1C, PARKER VALLEY CENTER FILING NO. 1, FIRST AMENDMENT, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 01098153 IN SAID RECORDS;

THENCE ACROSS DRANSFELDT ROAD WESTERLY ALONG SAID EASTERLY EXTENSION AND SAID NORTHERLY LINE TO THE NORTHWEST CORNER OF SAID LOT 1A;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF LOTS 2 AND 7, PARKER VALLEY CENTER FILING NO. 1, SIXTH AMENDMENT, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 01098153 IN SAID RECORDS, AND ALONG THE WESTERLY EXTENSION OF SAID NORTHERLY LINE TO THE INTERSECTION OF SAID NORTHERLY LINE WITH THE WESTERLY RIGHT-OF-WAY LINE OF TWENTY MILE ROAD;

THENCE NORTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINES OF TWENTY MILE ROAD THE FOLLOWING (3) COURSES:

1. NORTHERLY ALONG THE WESTERLY LINES OF THAT PARCEL DESCRIBED IN DEED RECORDED IN BOOK 2297 AT PAGE 693 IN SAID RECORDS TO THE NORTHERLY TERMINUS OF THAT COURSE IN SAID DEED DESCRIBED AS LINE L4 BEARING
N 01°05'52" W 469.69';
2. NORTHERLY ACROSS MAINSTREET TO THE SOUTHWEST CORNER OF TRACT C, TWENTY MILE VILLAGE, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 9658476 IN SAID RECORDS;
3. NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID TRACT C TO THE INTERSECTION OF SAID WESTERLY LINE WITH THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 3, BLOCK 1, TWENTY MILE VILLAGE FILING NO. 2, 7TH AMENDMENT, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 2006052505 IN SAID RECORDS;



THENCE NORTHEASTERLY ACROSS TWENTY MILE ROAD AND ALONG SAID WESTERLY EXTENSION TO THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE EASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINES OF PONY EXPRESS DRIVE THE FOLLOWING (3) COURSES:

1. NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 3 TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 1, TWENTY MILE VILLAGE FILING NO. 2, 1ST AMENDMENT, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 9875842 IN SAID RECORDS;
2. EASTERLY ALONG THE SOUTHERLY LINES OF SAID LOT 4 TO THE SOUTHWEST CORNER OF LOT 5, BLOCK 1, SAID TWENTY MILE VILLAGE FILING NO. 2, 1ST AMENDMENT;
3. SOUTHEASTERLY ALONG THE SOUTHERLY LINES OF SAID LOT 5 TO THE SOUTHEAST CORNER OF SAID LOT 5;

THENCE EASTERLY ACROSS DRANSFELDT ROAD ALONG THE EASTERLY EXTENSION OF SAID SOUTHERLY LINE OF LOT 5 TO THE INTERSECTION OF SAID EASTERLY EXTENSION WITH THE EASTERLY RIGHT-OF-WAY LINE OF DRANSFELDT ROAD, SAID LINE ALSO BEING THE WESTERLY LINE OF LOT 1, BLOCK 1, ECHELON AT TWENTY MILE PROPERTY FILING NO. 1, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 99056250 IN SAID RECORDS;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF LOT 1, PARKER CROSSROADS FILING NO. 3, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 2006011236 IN SAID RECORDS;

THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH PARKER ROAD;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINES OF SOUTH PARKER ROAD THE FOLLOWING (3) COURSES:

1. NORTHWESTERLY TO THE SOUTHEAST CORNER OF LOT 1, MCCLINTOCK II SUBDIVISION, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 9128358 IN SAID RECORDS;



2. NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF LOT 2, PARKER DOWNS FILING NO. 3, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 9251062 IN SAID RECORDS;
3. NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 2 AND ALONG THE EASTERLY LINE OF LOT 1 SAID PARKER DOWNS FILING NO. 3 TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE NORTHEASTERLY ACROSS SOUTH PARKER ROAD TO THE POINT OF BEGINNING.

ATTACHMENT 1 – Downtown Area Conditions Survey

Town of Parker Downtown Area Conditions Survey



Prepared for:
The Parker Authority for Reinvestment

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Section 1: Survey Overview

The Parker Downtown Area Conditions Survey (“Survey”) is an examination and analysis of various conditions found within a defined geographic area to determine if the area qualifies as “blighted” within the meaning of Colorado Urban Renewal law.

The Survey is a necessary step if urban renewal, as defined and authorized by Colorado statutes, is to be used as a tool by the Town of Parker (“Town”) to remedy and prevent conditions of blight. The findings and conclusions presented in this report are intended to assist the Town in making a final determination as to whether the Survey Area qualifies as blighted and, consequently, the feasibility and appropriateness of using urban renewal as a reinvestment tool.

To conduct the Survey and prepare the Survey report, the Town of Parker retained the services of Denver-based consulting firm Matrix Design Group, which specializes in urban planning, environmental, engineering, and infrastructure design services. Matrix Design Group was commissioned by the Town to prepare the Survey on August 9, 2007.

The general methodology for the Survey was as follows: First, the specific geographic territory (“Survey Area”) to be evaluated was determined by the Town. Next, general information about the Survey Area was gathered, such as right-of-way and parcel boundaries, aerial photography, etc. The Survey Area was then evaluated for evidence of blight through two means: a thorough field reconnaissance of the Survey Area to document observed physical conditions of blight, and a data collection effort to gather information about blight factors that are not visually observable. The Survey results were then categorized and analyzed as to their applicability to the blight factors outlined in the Colorado Urban Renewal statutes. Finally, the findings and conclusions regarding blight found within the Survey Area were prepared and presented in this report.

Section 2: Colorado Urban Renewal Statutes and Blighted Areas

In the Colorado Urban Renewal Law, Colo. Rev. Stat. § 31-25-101 et seq. (the “Urban Renewal Law”), the legislature has declared that an area of blight “constitutes a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state in general and municipalities thereof; that the existence of such areas contributes substantially to the spread of disease and crime, constitutes an economic and social liability, substantially impairs or arrests the sound growth of municipalities, retards the provision of housing accommodations, aggravates traffic problems and impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of public policy and statewide concern....”

Under the Urban Renewal Law, the term “blighted area” describes an area with an array of urban problems, including health and social deficiencies, and physical deterioration. See Colo. Rev. Stat. § 31-25-103(2). Before remedial action can be taken, however, the Urban Renewal Law requires a finding by the appropriate governing body that an area such as the Survey Area constitutes a blighted area. Id. § 107(1).

The blight finding is a legislative determination by the municipality’s governing body that, as a result of the presence of factors enumerated in the definition of “blighted area,” the area is a detriment to the health and vitality of the community requiring the use of the municipality’s urban renewal powers to correct those conditions or prevent their spread. In some cases, the factors enumerated in the definition are symptoms of decay, and in some instances, these factors are the cause of the problems. The definition requires the governing body to examine the factors and determine whether these factors indicate a deterioration that threatens the community as a whole.

For purposes of the Survey, the definition of a blighted area is premised upon the definition articulated in the Urban Renewal Law, as follows:

*“Blighted area” means an area that, in its present condition and use and, by reason of the presence of at least **four** of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:*

- a) *Slum, deteriorated, or deteriorating structures;*
- b) *Predominance of defective or inadequate street layout;*
- c) *Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;*
- d) *Unsanitary or unsafe conditions;*
- e) *Deterioration of site or other improvements;*
- f) *Unusual topography or inadequate public improvements or utilities;*
- g) *Defective or unusual conditions of title rendering the title non-marketable;*
- h) *The existence of conditions that endanger life or property by fire or other causes;*
- i) *Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;*
- j) *Environmental contamination of buildings or property; or*
- k) *The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements”*

In addition, paragraph (l.) states, *“if there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, ‘blighted area’ also means an area that, in its present condition and use and, by reason of the presence of any **one** of the factors specified in paragraphs (a) to (k.5) of this subsection....”*

The statute also states a separate requirement for the number of blight factors that must be present if private property is to be acquired by eminent domain. At § 31-25-105.5(5), paragraph (a.) states, *“‘Blighted area’ shall have the same meaning as set forth in section 31-25-103 (2); except that, for purposes of this section only, ‘blighted area’ means an area that, in its present condition and use and, by reason of the presence of at least **five** of the factors specified in section 31-25-103 (2)(a) to (2)(l)....”*

Thus, the state statutes require, depending on the circumstances, that a minimum of either **one, four, or five** blight factors be present for an area to be considered a “blighted area.” At the time of a conditions survey, knowledge of future objections by property owners or tenants to being included in an urban renewal area, and knowledge of future use of eminent domain to acquire private property, will most likely not be available. Consequently, the conservative approach of requiring the presence of at least **five** of the eleven blight factors in a Survey Area is often used as the basis for the recommendation in a blight survey report.

Several principles have been developed by Colorado courts to guide the determination of whether an area constitutes a blighted area under the Urban Renewal Law. First, the absence of widespread violation of building and health codes does not, by itself, preclude a finding of blight. According to the courts, “the definition of ‘blighted area’ contained in [the Urban Renewal Law] is broad and encompasses not only those areas containing properties so dilapidated as to justify condemnation as nuisances, but also envisions the prevention of deterioration.”

Second, the presence of one well-maintained building does not defeat a determination that an area constitutes a blighted area. Normally, a determination of blight is based upon an area “taken as a whole,” and not on a building-by-building, parcel-by-parcel, or block-by-block basis.

Third, a Town’s “determination as to whether an area is blighted... is a legislative question and the scope of review by the judiciary is restricted.” A court’s role in reviewing such a blight determination is simply to verify independently if the conclusion is based upon factual evidence and consistent with the statutory definition.

Based upon the conditions identified in the Survey Area, this report makes a recommendation as to whether the Survey Area qualifies as a blighted area. The actual determination itself remains the responsibility of the Parker Town Council.

Section 3: Conditions Indicative of the Presence of Blight

As discussed in Section 2, the Colorado Urban Renewal statutes provide a list of 11 factors that, through their presence, may allow an area to be declared as blighted. This section elaborates on those 11 factors by describing some of the conditions that might be found within the Survey Area that would indicate the presence of those factors.

Slum, Deteriorated, or Deteriorating Structures:

During the field reconnaissance of the Survey Area, the general condition and level of deterioration of a building is evaluated. This examination is limited to a visual inspection of the building's exterior condition and is not a detailed engineering or architectural analysis, nor does it include the building's interior. The intent is to document obvious indications of disrepair and deterioration to the exterior of a structure found within the Survey Area. Some of the exterior elements observed for signs of deterioration include:

- Primary Elements (exterior walls, visible foundation, roof)
- Secondary Elements (fascia/soffits, gutters/downspouts, windows/doors, façade finishes, loading docks, etc.)
- Ancillary Structures (detached garages, storage buildings, etc.)

Predominance of Defective or Inadequate Street Layout:

The presence of this factor is determined through a combination of both field observation as well as an analysis of the existing transportation network and vehicular and pedestrian circulation patterns in the Survey Area by persons with expertise in transportation planning and/or traffic engineering. These conditions include:

- Inadequate Street or Alley Widths, Cross-Sections, or Geometries
- Poor Provisions or Unsafe Conditions for the Flow of Vehicular Traffic
- Poor Provisions or Unsafe Conditions for the Flow of Pedestrians
- Insufficient Roadway Capacities Leading to Unusual Congestion of Traffic
- Inadequate Emergency Vehicle Access
- Poor Vehicular/Pedestrian Access to Buildings or Sites
- Poor Internal Vehicular/Pedestrian Circulation
- Excessive Curb Cuts/Driveways in Commercial Areas

These conditions can affect the adequacy or performance of the transportation system within the Survey Area, creating a street layout that is defective or inadequate.

Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness:

This factor requires an analysis of the parcels within the Survey Area as to their potential and usefulness as developable sites. Conditions indicative of the presence of this factor include:

- Lots that are Long, Narrow, or Irregularly Shaped
- Lots that are Inadequate in Size
- Lots with Configurations that Result in Stagnant, Misused, or Unused Land

This analysis considers the shape, orientation, and size of undeveloped parcels within the Survey Area and if these attributes would negatively impact the potential for development of the parcel. This evaluation is performed both through observation in the field and through an analysis of parcel boundary maps of the Survey Area.

Unsanitary or Unsafe Conditions:

Conditions observed within the Survey Area that qualify under this blight factor include:

- Floodplains or Flood Prone Areas
- Inadequate Storm Drainage Systems/Evidence of Standing Water
- Poor Fire Protection Facilities
- Above Average Incidences of Public Safety Responses
- Inadequate Sanitation or Water Systems
- Existence of Contaminants or Hazardous Conditions or Materials
- High or Unusual Crime Statistics
- Open Trash Dumpsters
- Severely Cracked, Sloped, or Uneven Surfaces for Pedestrians
- Illegal Dumping
- Vagrants/Vandalism/Graffiti/Gang Activity
- Open Ditches, Holes, or Trenches in Pedestrian Areas

These represent situations in which the safety of individuals, especially pedestrians

and children, may be compromised due to environmental and physical conditions considered to be unsanitary or unsafe.

Deterioration of Site or Other Improvements:

The conditions that apply to this blight factor reflect the deterioration of various improvements made on a site other than building structures. These conditions may represent a lack of general maintenance at a site, the physical degradation of specific improvements, or an improvement that was poorly planned or constructed. Overall, the presence of these conditions can reduce a site's usefulness and desirability and negatively affect nearby properties.

- Neglected Properties or Evidence of General Site Maintenance Problems
- Deteriorated Signage or Lighting
- Deteriorated Fences, Walls, or Gates
- Deterioration of On-Site Parking Surfaces, Curb & Gutter, or Sidewalks
- Poorly Maintained Landscaping or Overgrown Vegetation
- Poor Parking Lot/Driveway Layout
- Unpaved Parking Lot on Commercial Properties

Unusual Topography or Inadequate Public Improvements or Utilities:

The focus of this factor is on the presence of unusual topographical conditions that could make development prohibitive, such as steep slopes or poor load-bearing soils, as well as deficiencies in the public infrastructure system within the Survey Area that could include:

- Steep Slopes/Rock Outcroppings/Poor Load-Bearing Soils
- Deteriorated Public Infrastructure (street/alley pavement, curb, gutter, sidewalks, street lighting, storm drainage systems)
- Lack of Public Infrastructure (same as above)
- Presence of Overhead Utilities or Billboards
- Inadequate Fire Protection Facilities/Hydrants
- Inadequate Sanitation or Water Systems

Defective or Unusual Conditions of Title Rendering the Title Non-Marketable:

Certain properties can be difficult to market or redevelop if they have overly restrictive or prohibitive clauses in their deeds or titles, or if they involve an unusually complex or highly divided ownership arrangement. Examples include:

- Properties with Disputed or Defective Title
- Multiplicity of Ownership Making Assemblages of Land Difficult or Impossible

Existence of Conditions that Endanger Life or Property by Fire and Other Causes:

A finding of blight within this factor can result from the presence of the following conditions, which include both the deterioration of physical improvements that can lead to dangerous situations as well as the inability for emergency personnel or equipment to provide services to a site:

- Buildings or Sites Inaccessible to Fire and Emergency Vehicles
- Blocked/Poorly Maintained Fire and Emergency Access Routes/Frontages
- Insufficient Fire and Emergency Vehicle Turning Radii
- Buildings or Properties not in Compliance with Fire Codes, Building Codes, or Environmental Regulations

Buildings that are Unsafe or Unhealthy for Persons to Live or Work In:

Some of the conditions that can contribute to this blight factor include:

- Buildings or Properties not in Compliance with Fire Codes, Building Codes, or Environmental Regulations
- Buildings with Deteriorated Elements that Create Unsafe Conditions
- Buildings with Inadequate or Improperly Installed Utility Components

Environmental Contamination of Buildings or Property:

This factor represents the presence of contamination in the soils, structures, water sources, or other locations within the Survey Area.

- Presence of Hazardous Substances, Liquids, or Gasses Found at a Site

Existence of Factors Requiring High Levels of Municipal Services or Substantial Physical Underutilization or Vacancy of Sites, Buildings, or Other Improvements:

The physical conditions that would contribute to this blight factor include:

- Sites with a High Incidence of Fire, Police, or Emergency Responses
- Sites Adjacent to Streets/Alleys with a High Incidence of Traffic Accidents
- Sites with a High Incidence of Code Enforcement Responses
- An Undeveloped Parcel in a Generally Urbanized Area
- A Parcel with a Disproportionately Small Percentage of its Total Land Area Developed
- Vacant Structures or Vacant Units in Multi-Unit Structures

Section 4: Survey Area Location, Definition, and Description

The Parker Downtown Area Conditions Survey Area is located in the Town of Parker in Douglas County, Colorado. The Survey Area generally encompasses the area surrounding the intersection of Parker Road and Mainstreet in downtown Parker.

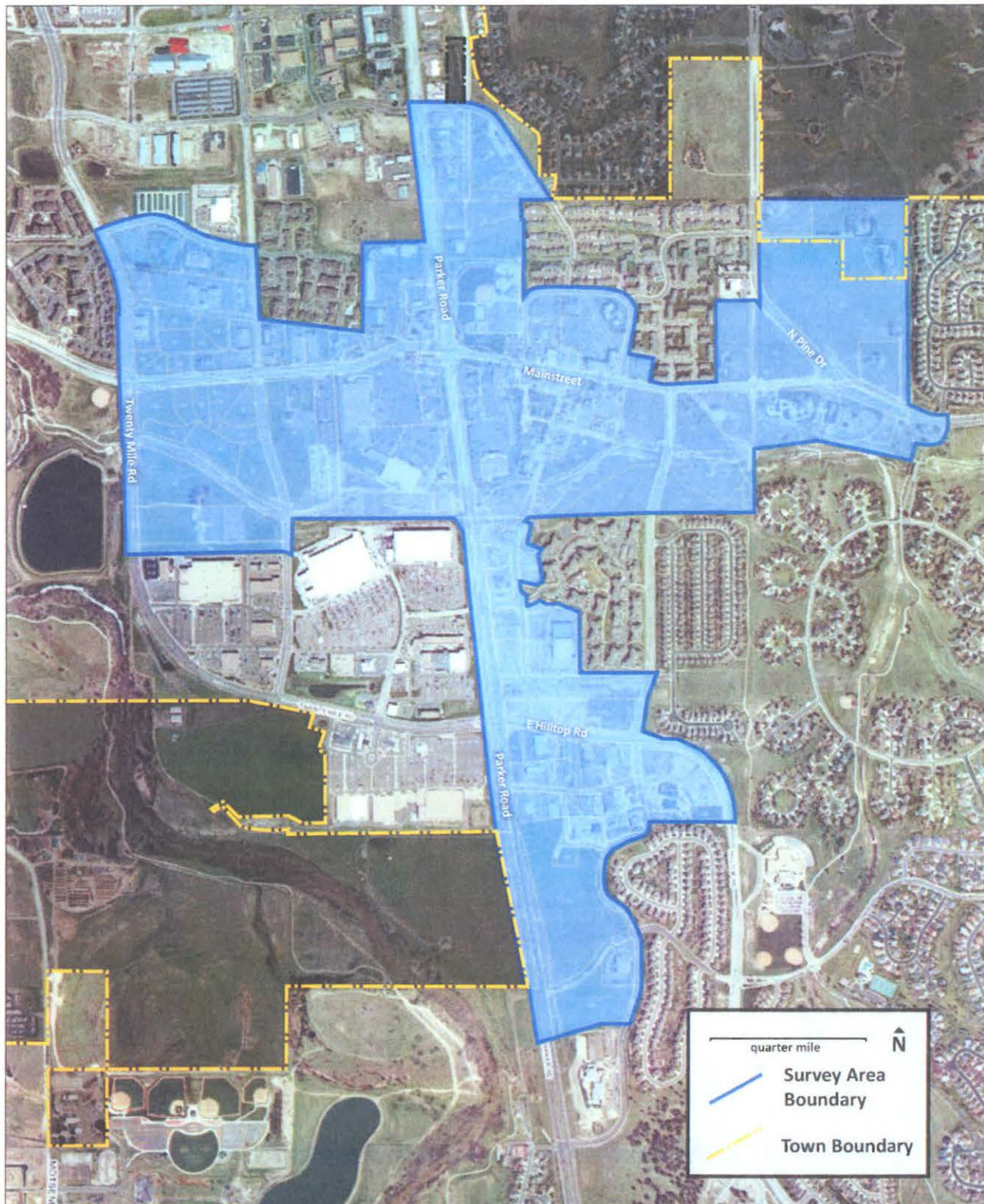
More specifically, the Survey Area forms a quarter-mile wide swath of land that follows a north-south axis along Parker Road, reaching almost one half mile to the north and over a mile south of the intersection. Similarly, the Survey Area encompasses another swath of land approximately a third of a mile wide along Mainstreet that extends three quarters of a mile to the east and one half mile to the west of the intersection. Together, these two swaths of land form a complete Survey Area with the aforementioned intersection at its center.

The entire Survey Area is comprised of 306 real property parcels with a wide variety of land uses ranging from historic development in Parker's traditional downtown along Mainstreet, to newer commercial sites along Parker Road, to undeveloped parcels throughout the Survey Area.

The Survey Area lies entirely within the Town of Parker, with the exception of three sparsely-developed parcels located in the extreme northeastern corner of the Survey Area, which are located in unincorporated Douglas County.

In total, the Survey Area measures approximately 461 acres. The following page contains **Exhibit 1: Survey Area Map**, which visually identifies the Survey Area and its boundaries.

Exhibit 1: Survey Area Map



Base Map Source: Town of Parker

Exhibit 1: Survey Area Location Map
Parker Downtown Area Conditions Survey

Section 5: Survey Findings

The overall findings of the Parker Downtown Area Conditions Survey are as follows:

Slum, Deteriorated or Deteriorating Structures:

Overall, the vast majority of buildings within the Survey Area were in good or fair condition. A few structures were observed with some evidence of deterioration or disrepair. However, these conditions were generally mild and included things such as peeling exterior paint, cracked or faded exterior facade materials, or broken trim and fascia. Additionally, a few ancillary structures, such as garages and storage sheds, were found in relatively poor condition.

Despite these observations of deteriorating structures, the overall severity of the deterioration was relatively minor. No one single building was observed that was significantly deteriorated. The buildings with minor deterioration also tended to be geographically isolated from each other, resulting in the lack of any concentration of buildings that, even with minor deterioration, could collectively create an environment of disinvestment and neglect. Consequently, the overall negative impact on the condition and character of the Survey Area due to the few observations of deteriorating structures was not found to be great enough to warrant citing this blight factor as existing with the Survey Area.

Predominance of Defective or Inadequate Street Layout:

There were several examples of Defective or Inadequate Street Layout observed or identified with the Survey Area. Some of these conditions include:

- Several commercial parcels had narrow or awkwardly-configured parking lots that are difficult to navigate by automobile. Lack of space to turn around and dead-end areas in these lots create ingress/egress problems and increase the risk of pedestrian/vehicle or vehicle/vehicle conflicts.
- One commercial parcel was not directly adjacent to a public roadway and therefore relied on access through another parcel.
- Sulphur Gulch trail typically follows underpasses beneath roadways. These underpasses are often not connected to the roadways or their sidewalks above, resulting in poor pedestrian connectivity to the trail.
- Lack of sidewalks on several streets, including along most of Parker Road.

- Limited grade-separated and/or signalized pedestrian crossings of Parker Road.
- A memorandum dated November 2, 2007 from the Town of Parker traffic engineering and capital improvements staff highlights issues with traffic demand exceeding roadway capacity on Mainstreet between Parker Road and the eastern portion of Pine Drive.
- Two intersections were identified in the same memo as needing improvements: (1) the Twenty Mile Road and Mainstreet intersection has insufficient capacity for northbound traffic on Twenty Mile Road to turn left on to Mainstreet, and (2) the Dransfeldt Road and Mainstreet intersection has insufficient capacity for southbound through traffic on Dransfeldt.



The red arrow turning movement at Mainstreet and Twenty Mile Road has insufficient capacity.



The red arrow through movement at Mainstreet and Dransfeldt Road has insufficient capacity.

Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness:

The primary example of Faulty Lot Layout in the Survey Area exists on the north side of Mainstreet near the South Pikes Peak Drive intersection. There, two small undeveloped parcels located in front of a parking lot have hampered redevelopment efforts due to their size and orientation. The location of these parcels is particularly problematic as they lie in the center of Downtown where redevelopment and investment are particularly encouraged.

There are several other instances of parcels within the Survey Area that are shaped in such a manner as to inhibit their development, although many of these are located in areas such as flood plains that would not be developable anyway. Nevertheless, these

awkwardly-shaped parcels could inhibit development in the future in the event that infrastructure improvements were made that eliminate or reconfigure the flood plain, thus permitting development.

Unsanitary or Unsafe Conditions:

A variety of conditions can contribute to this blight factor, such as environmental contamination and other life safety issues associated with buildings or sites, hazards to pedestrians and/or motorists, crime-related issues, etc. Present within the Survey Area are examples of some of these conditions. However, as is discussed below, these conditions were not considered to be sufficient in extent or degree for this blight factor to be cited.

Portions of the Survey Area lack sidewalks and other pedestrian infrastructure, especially along Parker Road. Pedestrians traveling in these areas without sidewalks would experience less than optimal safety conditions as they would be forced to use the road shoulder near vehicular traffic. This is particularly a concern along Parker Road due to its relatively high vehicular traffic volume and traffic speeds. Parker Square and Pilgrim's Place also lack sidewalk infrastructure, creating similar safety issues. It is important to note, however, that street improvements are underway along Parker Road to mitigate the issue and, similarly, other areas that lack sidewalks will gain them as they are developed or redeveloped.

A memorandum from the Parker Police Department detailing crime statistics from November 2006 to November 2007 show that the Survey Area has disproportionately higher crime relative to the rest of the Town: 11.2% of police calls occurred in the Survey Area, which has only 0.2% of the Town's population. However, the commercial nature of the Survey Area makes its daytime population much higher, (it has over 12% of the town's employment base), which helps to offset its disproportionate rate of crime and arrest reports. Furthermore, the overall crime level in Parker is low, especially with regard to violent crime. Even with a disproportionately higher crime rate relative to the rest of the Town, the Survey Area still does not approach crime levels that would justify identifying the Survey Area as being "unsafe."

Finally, a memorandum from the Town of Parker Fire Protection District dated December 14, 2007 states that the portion of Mainstreet between Victorian Drive East and West is not wide enough for fire fighting operations, according to the International Fire Code, which has been adopted by the Town and the Fire District. However, this issue is scheduled to be mitigated in the future by removing the median in the road.

Deterioration of Site or Other Improvements:

The most prolific instances of this blight factor in the Survey Area took the form of deteriorated parking surfaces. Numerous instances of potholes, cracked or crumbling concrete or asphalt, and broken or uneven parking blocks were found within the Survey Area. In addition to deteriorating parking surfaces, several examples of deteriorating sidewalks on commercial properties were also observed. Several instances of deteriorating parking lot light fixtures and commercial signs were also found in the Survey Area. Fencing and other forms of walls and partitions in disrepair on several parcels were also observed.



An overflow lot near Parker Square Drive is unimproved.



Occasional dilapidated signs are present in the Survey Area.



On-site street surfaces in need of repair are the most common site problems in the Survey Area.



Crumbled and/or broken parking blocks are also somewhat frequent.

Unusual Topography or Inadequate Public Improvements or Utilities:

Issues with topography preventing development or redevelopment in the Survey Area do exist, but they have been recognized by the Town and are being addressed. For example, there are parcels along Suphur Gulch that remain undeveloped due to their presence in a 100-year floodplain, but these parcels are dedicated as open space by the Town. A memorandum dated November 9, 2007 from Parker Stormwater Utility staff explains that the few undeveloped parcels in this area that are not currently designated as open space will be required by the Town to set aside any land overlapping the floodplain as open space when they are developed in order to minimize flooding potential.

Utility infrastructure is adequate in the vast majority of the Survey Area, with the exception of the drainage systems on East Mainstreet between Parker Road and eastern Pine Drive. The aforementioned memo states that this section of road was constructed decades ago without proper drainage design and is, therefore, prone to flooding, despite efforts in 2003 to partially mitigate this problem. The Town has further plans to reconstruct the drainage system in 2008 as part of the Downtown Streetscape Improvements project, but a few factors including its location near the historic (now relocated) confluence of Pine and Sulphur Gulches, and the low floor elevations of surrounding buildings, mean that flooding potential will continue to exist.

Other examples of inadequate public infrastructure in the Survey Area are the lack of sidewalks along several streets, particularly Parker Road, that was discussed above in the *Unsafe and Unsanitary Conditions* section, as well as the lack of consistent street lighting and illumination throughout the Survey Area.



No sidewalks were present along portions of South Pine Drive.



Parker Road currently has no sidewalks along significant portions of its length.

Defective or Unusual Conditions of Title Rendering the Title Non-marketable:

No evidence of properties in the Survey Area with defective or unusual conditions of title was developed or presented during the Survey.

Existence of Conditions that Endanger Life or Property by Fire and Other Causes:

A memorandum furnished by the Town of Parker Fire Protection District identifies two structures as not meeting fire codes in the Survey Area due to the fact that they were both constructed prior to the incorporation of the Town. However, one of the buildings is not occupied and the other has had some improvements made to mitigate potential fire danger. Due to these circumstances and the fact that the vast majority of structures in the Survey Area do conform to fire codes, conditions do not warrant citing this blight factor as existing in the Survey Area.

Buildings that are Unsafe or Unhealthy for Persons to Live or Work In:

No evidence of buildings that are unsafe or unhealthy for persons to live or work in was found within the Survey Area, except for the two buildings mentioned in the previous section. Consequently, conditions do not warrant citing this blight factor as existing in the Survey Area.

Environmental Contamination of Buildings or Property:

No examples of environmental contamination was found in the Survey Area, nor was any information or documentation to that end provided by the Town of Parker.

Existence of Factors Requiring High Levels of Municipal Services or Substantial Physical Underutilization or Vacancy of Sites, Buildings, or Other Improvements:

Although the Town Police Department has submitted information detailing certain properties that require an unusually high rate of police responses and code enforcement responses, a finding of blight under this factor relies on issues with site and building vacancy.

Thirty-six properties in the Survey Area were found to be undeveloped despite being in a generally developed area or surrounded by other development. The high incidence of this factor suggests that, while several of these parcels may be in the planning stages of development, most are not. These undeveloped parcels in generally developed areas create inefficiencies in land use and can inhibit investment or improvements to adjacent parcels.

Additionally, several commercial properties with multiple retail spaces were found with several vacant spaces. While some of these vacancies are likely temporary, others appear to indicate a declining or outdated retail property.

Section 6: Survey Summary and Recommendation

Within the Survey Area, five of the eleven blight factors were identified. The blight factors identified in the Survey Area were:

- Predominance of Defective or Inadequate Street Layout
- Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness
- Deterioration of Site or Other Improvements
- Unusual Topography or Inadequate Public Improvements or Utilities
- Existence of Factors Requiring High Levels of Municipal Services or Substantial Physical Underutilization or Vacancy of Sites, Buildings, or Other Improvements

As discussed in Section 2, depending on the circumstances, one, four, or five of the eleven blight factors must be found within the Survey Area for the area to be considered blighted, with five factors identified being the most conservative of those possible thresholds.

Conclusion

It is the recommendation of this Parker Downtown Area Conditions Survey report to the Town of Parker and the Parker Authority for Reinvestment that the Survey Area in its present condition may be declared a “blighted area” as defined in Colo. Rev. Stat. § 31-25-103(2) by reason of the documented evidence of the existing conditions found in the Study Area, the applicability of those conditions to the eleven blight factors defined in Colorado law, and the existence of five or more of those factors within the Study Area.



Matrix Design Group, Inc.
Integrated Design Solutions

*1601 Blake Street, Suite 200
Denver, CO 80202
303-572-0200*

MEMORANDUM

To: Bryce Matthews
From: Ken Schroepel
Date: January 27, 2009
Re: Parker Conditions Survey Update

In January 2009, Matrix Design Group conducted a resurvey of the Parker Conditions Survey study area to identify conditions of blight that may have changed since our original February 2008 Parker Conditions Survey report to the Town. To perform this update, all conditions of blight that were recorded in the original survey were re-examined on a parcel-by-parcel basis to determine if those conditions still were present. The same parcels were also examined for new instances of blight. Various Town departments and other agencies from which blight condition data was obtained during the original survey were asked to update their analysis as well.

The most notable change was the installation of new public infrastructure along Parker Road that did not exist when the original survey was conducted roughly a year earlier. Specifically, the construction of a pedestrian sidewalk/trail system on the west side of Parker Road between Mainstreet and Hilltop Road mitigated a pedestrian safety issue resulting from a lack of sidewalk infrastructure. Therefore, the finding of “Unusual Topography or Inadequate Public Improvements or Utilities” on two parcels in that location has been removed. However, despite the removal of this blight condition from these two parcels, the lack of public infrastructure in the form of curb, gutter, sidewalk and/or storm water drainage improvements remain at other locations throughout the study area to a sufficient degree to maintain the overall finding of blight under the “Unusual Topography or Inadequate Public Improvements or Utilities” factor.

Additionally, a parcel that was undeveloped at the corner of Twenty Mile Road and East Stage Run Road during the original survey and was cited at that time under the “Physical Underutilization or Vacancy of Sites, Buildings, or Other Improvements” blight factor has since been developed. However, several other parcels in the vicinity (and elsewhere in the study area) remain undeveloped, despite their locations in a generally urbanized area. Also, the number of vacant commercial buildings and spaces in multi-unit commercial centers has increased since the original conditions survey, particularly in the portion of the study area west of Parker Road. As a result, evidence of blight under this factor remains and can still be cited as existing within the study area.

Finally, an undeveloped parcel at the intersection of Mainstreet and South Pikes Peak Drive was cited in the original survey under the “Deterioration of Site or Other Improvements” factor, as the unpaved lot was used for vehicle parking and was often full of mud and weeds. That parcel has since been improved as part of the realignment of South Pikes Peak Drive and associated driveways and sidewalks in that area. Nevertheless, there remain within the study area several other examples of deteriorated site improvements, including unpaved parking lots, crumbled parking lot asphalt or concrete, deteriorated signage, etc., to allow the “Deterioration of Site or Other Improvements” blight factor to continue to be cited.

A few other minor examples were observed where conditions of blight identified during the original survey were now absent or have been in some other way mitigated since then. Conversely, a few instances of blight have worsened, such as the commercial building vacancy issue noted above or, for example, deteriorated asphalt that has not been improved and, therefore, has experienced an additional year of further deterioration.

The various Town departments and other agencies from which blight data memoranda were received during the original survey reported during this survey update that, while some improvements to storm water drainage and transportation infrastructure were made during the past year, other storm water drainage and traffic problems that were cited in the original survey remain in the study area.

Consequently, despite the several changed blight conditions noted in this memorandum, none materially affect the conclusions of the original survey. In other words, this survey update has determined that the same blight factors found in the study area in the original survey remain in the study area today. These five factors are:

- Predominance of Defective or Inadequate Street Layout
- Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness
- Deterioration of Site or Other Improvements
- Unusual Topography or Inadequate Public Improvements or Utilities
- Existence of Factors Requiring High Levels of Municipal Services or Substantial Physical Underutilization or Vacancy of Sites, Buildings, or Other Improvements

In conclusion, it is the recommendation of this Parker Conditions Survey Update memorandum to the Town of Parker that the study area, in its present condition, contains a sufficient number of blight factors as required by the Colorado urban renewal statutes for the study area to be declared a “blighted area.” Whether or not the documented blight “*substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare*” is a determination to be made by the Parker Town Council.

**ATTACHMENT 2 – Parker Central Area Reinvestment Plan Impact
Report**



Parker Central Area Reinvestment Plan

Douglas County Impact Report

Parker, Colorado

April 2009

Prepared for:

Parker Authority for Reinvestment (PAR)
Parker, Colorado Town Council

Prepared by:

Leland Consulting Group (LCG)



Parker Central Area Reinvestment Plan

Douglas County Impact Report

Parker, Colorado

April 2009

This report outlines the anticipated impact of the proposed *Parker Central Area Reinvestment Plan* on Douglas County (the County). It responds to the requirements outlined in C.R.S. 31-25-107 (3.5):

C.R.S. 31-25-107: APPROVAL OF URBAN RENEWAL PLANS BY THE LOCAL GOVERNING BODY

- (3.5) “Prior to the approval of an urban renewal plan, the governing body shall submit such plan to the board of county commissioners, which shall include, at a minimum, the following information concerning the impact of such plan:
- I. The estimated duration of time to complete the urban renewal project;
 - II. The estimated annual property tax increment to be generated by the urban renewal project and the portion of such property tax increment to be allocated during this period to fund the urban renewal project;
 - III. An estimate of the impact of the urban renewal project on county revenues and on the cost and extent of additional county infrastructure and services required to serve development within the proposed urban renewal area, and the benefit of improvements within the urban renewal area to existing county infrastructure;
 - IV. A statement setting forth the method under which the authority or the municipality will finance, or that agreements are in place to finance, any additional county infrastructure and services required to serve development in the urban renewal area for the period in which all or any portion of the property taxes described in subparagraph (ii) of paragraph (a) of subsection (9) of this section and levied by a county are paid to the authority; and
 - V. Any other estimated impacts of the urban renewal project on county services or revenues.”



Summary of Reinvestment Plan

Development Program

The proposed development program for the *Parker Central Area Reinvestment Plan* is consistent with current policy documents and plans for the Town of Parker and is subject to change. The anticipated development program is summarized in Table 1.

Table 1
Parker Central Area Reinvestment Plan
Proposed Development Program

New Redevelopment:	Building SF/Units
Retail	585,000
Office	460,000
Residential Detached	100
Residential Attached (45% Rental; 55% Ownership)	1,040

Source: Leland Consulting Group.

Development Timing

The development timetable for the proposed program presented above will ultimately be determined by prevailing market conditions. A critical component of the analysis presented here is the assumption that key parcels within the planning area will be redeveloped into a mix of office, retail/commercial, employment and residential uses, some at densities greater than is evident in the market today. For the purposes of this analysis, it was assumed that redevelopment and new development in the Parker Central Area Reinvestment Area (the Reinvestment Area) would be substantially completed during the 25-year analysis period.



Summary Impacts to Douglas County

Property Tax Revenue

Table 2 at the end of this report provides a summary of property and sales tax revenues that could be generated from new redevelopment within the Reinvestment Area. Estimates are based on the development program outlined above and reflect the 25-year tax increment periods. For the purposes of this analysis, it is assumed that 100% of the total property and sales tax increment over each of the 25-year periods would be dedicated to the Reinvestment Area.

As presented in Table 2, and based on the proposed development program, investment in the Reinvestment Area could generate approximately \$127.1 million in incremental property tax revenues over the 25-year analysis period. Approximately \$103.1 million, or 81% of this incremental revenue, would result from new redevelopment in the Reinvestment Area, while the remaining \$24.0 million, or 19%, would result from an increase in value of existing properties that may or may not redevelop. Currently, the property tax base in the Reinvestment Area is approximately \$3,856,500.

During the 25-year analysis period, the County's share of property tax revenue would be limited to its share of the property tax base, or approximately \$1,060,100 annually (on average), or \$26.5 million over the 25-year period. During this same tax increment period, the County would defer approximately \$23.5 million in property tax revenue. After the 25-year analysis period is completed, the County's share of property tax revenues would be approximately \$3.2 million on an annual basis. These figures do reflect the impacts of inflation, estimated at approximately 2% to 3% on an annual basis.



Sales Tax Revenue

The current sales tax rate for the Town of Parker is 2.5% (this goes to the general fund), and the current sales tax base in the Reinvestment Area is \$3,081,554. Based on the development program presented above, investment in the Reinvestment Area could generate approximately \$82.0 million in incremental sales tax revenue for the Town over a 25-year period. The County will retain its 1.0% rate on taxable sales in the Reinvestment Area. Based on the proposed development program, the Reinvestment Area would generate approximately \$63.6 million in new sales tax revenue for the County over the 25-year period. After the 25-year period is completed, the County's share of new sales tax revenues would be approximately \$3.4 million on an annual basis. These sales tax revenue figures also reflect the impacts of inflation, estimated at approximately 2% on an annual basis.

County Services / Infrastructure

Because the entire Reinvestment Area is located within the Town of Parker's municipal boundaries, there is anticipated to be a minimal impact on County services. Infrastructure impacts associated with the proposed development program are assumed to be financed by the Town of Parker with increment revenues and/or some combination of increment dollars, general fund dollars and special district dollars (assuming future creation of an additional district layer). Impacts to the County's general government services could increase due to an increase in non-residential and residential development, but such impacts should also be relatively insignificant and more than offset by the increase in value realized by properties contiguous to the Reinvestment Area.



Net Impact to County

Table 2 also illustrates the net impact to the County over the 25-year tax analysis period. As shown, the County's net impact, in terms of tax revenue, is estimated to be a surplus of approximately \$66.6 million. This estimate accounts for deferred property tax revenues of \$23.5 million that would be directed to the Area during the 25-year period.

Conclusion

In summary, and regarding "the impact of the reinvestment project on county revenues and on the cost and extent of additional county infrastructure and services required to serve development within the proposed reinvestment area" there do not appear to be any additional County infrastructure requirements required to serve development in the proposed reinvestment Area. Further, the Town does not contemplate that the County will have to provide any public improvements, police, fire, utility or other specific services to serve such development as properties in the area are entirely located within the municipal boundaries of the Town and will therefore be served by the Town. Finally, any additional demands (direct or indirect) on County services due to a general increase in population within the Reinvestment Area should be more than offset (as are all other such costs) by increases in the base assessed value due to the periodic adjustment in the base assessment roll, as well as increases in property value located in proximity to the Reinvestment Area.

TABLE 2
TOWN OF PARKER
PARKER CENTRAL AREA REINVESTMENT PLAN
TIF ANALYSIS -- URBAN RENEWAL AREA AND COUNTY IMPACTS
OCTOBER 2008

	Cumulative Total By:				
	2013	2018	2023	2028	2033
<i>Downtown Parker Urban Renewal Area</i>					
Total Incremental Property Tax Revenues from New Redevelopment	\$922,334	\$8,608,270	\$28,943,124	\$58,818,548	\$97,630,511
Incremental Property Tax Revenues from Other Area Properties	\$491,071	\$2,646,846	\$6,996,623	\$13,878,385	\$24,001,635
Incremental Sales Tax Revenues	\$1,638,021	\$11,759,404	\$32,270,524	\$55,598,613	\$81,989,858
Total Tax Revenue Increment	\$3,051,426	\$23,014,520	\$68,210,272	\$128,295,546	\$203,622,004
<i>Douglas County</i>					
Property Tax Revenues from Existing Base	\$4,542,022	\$9,446,882	\$14,712,331	\$20,398,407	\$26,502,505
Property Tax Revenues Deferred From New Redevelopment	(\$209,635)	(\$1,956,551)	(\$6,578,406)	(\$13,368,712)	(\$22,288,863)
Share of Sales Tax Revenues	\$6,818,317	\$17,029,977	\$31,397,534	\$46,891,877	\$63,611,483
Net Tax Revenues -- 25-Year Period	\$11,150,704	\$24,520,308	\$39,531,458	\$53,921,572	\$67,825,126

Source: Leland Consulting Group.

TABLE 2 (CONT'D)
TOWN OF PARKER
PARKER CENTRAL AREA REINVESTMENT PLAN
TIF ANALYSIS -- DOUGLAS COUNTY IMPACT
OCTOBER 2008

Development Program

	Building SF/Units
New Redevelopment:	
Retail	585,000
Office	460,000
Residential Detached	100
Residential Attached (45% Rental; 55% Ownership)	1,040

Annual Property Tax Revenue Estimates		Year								
		2009	2010	2011	2012	2013	2014	2015	2016	2017
<i>Estimated Cumulative Development Demand:</i>										
Retail		0	25,000	50,000	75,000	100,000	150,000	200,000	300,000	400,000
Office		0	0	10,000	20,000	30,000	40,000	50,000	60,000	70,000
Residential Detached		0	0	0	0	0	25	50	75	100
Residential Attached (45% Rental; 55% Ownership)		0	50	100	160	220	280	340	400	460
<i>Estimated Development Market Value</i>										
Retail	\$100	\$0	\$2,575,000	\$5,304,500	\$8,195,453	\$11,255,088	\$17,389,111	\$23,881,046	\$36,896,216	\$50,670,803
Office	\$125	\$0	\$0	\$1,326,125	\$2,731,818	\$4,220,658	\$5,796,370	\$7,462,827	\$9,224,054	\$11,084,238
Residential Detached	\$300,000	\$0	\$0	\$0	\$0	\$0	\$8,694,556	\$17,910,784	\$27,672,162	\$38,003,102
Residential Attached (45% Rental; 55% Ownership)	\$180,000	\$0	\$9,270,000	\$19,096,200	\$31,470,538	\$44,570,149	\$58,427,413	\$73,076,001	\$88,550,918	\$104,888,563
<i>Estimated Development Assessed Value:</i>										
Retail	29%	\$0	\$746,750	\$1,538,305	\$2,376,681	\$3,263,976	\$5,042,842	\$6,925,503	\$10,699,903	\$14,694,533
Office	29%	\$0	\$0	\$384,576	\$792,227	\$1,223,991	\$1,680,947	\$2,164,220	\$2,674,976	\$3,214,429
Residential Detached	8%	\$0	\$0	\$0	\$0	\$0	\$692,087	\$1,425,698	\$2,202,704	\$3,025,047
Residential Attached (45% Rental; 55% Ownership)	8%	\$0	\$737,892	\$1,520,058	\$2,505,055	\$3,547,784	\$4,650,822	\$5,816,850	\$7,048,653	\$8,349,130
<i>Estimated Development Property Tax Revenues (87 mills):</i>										
Retail	0.08700	\$0	\$0	\$64,967	\$133,833	\$206,771	\$283,966	\$438,727	\$602,519	\$930,892
Office	0.08700	\$0	\$0	\$0	\$33,458	\$68,924	\$106,487	\$146,242	\$188,287	\$232,723
Residential Detached	0.08700	\$0	\$0	\$0	\$0	\$0	\$0	\$60,212	\$124,036	\$191,635
Residential Attached (45% Rental; 55% Ownership)	0.08700	\$0	\$0	\$64,197	\$132,245	\$217,940	\$308,657	\$404,622	\$506,066	\$613,233
Total Property Tax Revenues from New Redevelopment:		\$0	\$0	\$129,164	\$299,536	\$493,635	\$699,110	\$1,049,803	\$1,420,908	\$1,968,482
Total Property Tax Revenues from Existing Development:		\$3,856,500	\$3,972,195	\$4,091,361	\$4,214,102	\$4,340,525	\$4,470,740	\$4,604,863	\$4,743,009	\$4,885,299
Total Property Tax Revenues:		\$3,856,500	\$3,972,195	\$4,220,525	\$4,513,637	\$4,834,160	\$5,169,851	\$5,654,665	\$6,163,916	\$6,853,781
Existing Property Tax Base:		\$3,856,500	\$3,972,195	\$3,972,195	\$4,091,361	\$4,091,361	\$4,214,102	\$4,214,102	\$4,340,525	\$4,340,525
Total Property Tax Increment:		\$0	\$0	\$248,330	\$422,276	\$742,799	\$955,749	\$1,440,564	\$1,823,391	\$2,513,257
<i>County Impact:</i>										
County Share of Property Tax Base:	0.01977	\$876,534	\$902,830	\$902,830	\$929,915	\$929,915	\$957,812	\$957,812	\$986,546	\$986,546
County Share of Property Tax Increment:	0.01977	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total County Share of Property Tax Revenue:		\$876,534	\$902,830	\$902,830	\$929,915	\$929,915	\$957,812	\$957,812	\$986,546	\$986,546
Annual Sales Tax Revenue Estimates		Year								
		2009	2010	2011	2012	2013	2014	2015	2016	2017
Estimated Cumulative Retail Development:		0	25,000	50,000	75,000	100,000	150,000	200,000	300,000	400,000
Estimated Taxable Retail Sales from New Development:	\$200	\$0	\$5,100,000	\$10,404,000	\$15,918,120	\$21,648,643	\$33,122,424	\$45,046,497	\$68,921,140	\$93,732,750
Total Sales Tax Revenues from New Redevelopment:	2.50%	\$0	\$127,500	\$260,100	\$397,953	\$541,216	\$828,061	\$1,126,162	\$1,723,029	\$2,343,319
Total Sales Tax Revenue from Existing Development:		\$3,081,554	\$3,112,370	\$3,143,493	\$3,174,928	\$3,206,677	\$3,238,744	\$3,271,132	\$3,303,843	\$3,336,881
Total Sales Tax Revenues:		\$3,081,554	\$3,239,870	\$3,403,593	\$3,572,881	\$3,747,894	\$4,066,805	\$4,397,294	\$5,026,871	\$5,680,200
Existing Sales Tax Base:		\$3,081,554	\$3,081,554	\$3,081,554	\$3,081,554	\$3,081,554	\$3,081,554	\$3,081,554	\$3,081,554	\$3,081,554
Total Sales Tax Increment:		\$0	\$158,316	\$322,039	\$491,327	\$666,340	\$985,251	\$1,315,740	\$1,945,317	\$2,598,646
<i>County Impact:</i>										
County Share of Sales Tax Base:	1.00%	\$1,232,622	\$1,244,948	\$1,257,397	\$1,269,971	\$1,282,671	\$1,295,498	\$1,308,453	\$1,321,537	\$1,334,753
County Share of New Sales Tax Revenue:	1.00%	\$0	\$51,000	\$104,040	\$159,181	\$216,486	\$331,224	\$450,465	\$689,211	\$937,328
Total County Share of Sales Tax Revenue:	1.00%	\$1,232,622	\$1,295,948	\$1,361,437	\$1,429,152	\$1,499,157	\$1,626,722	\$1,758,918	\$2,010,749	\$2,272,080

Source: Leland Consulting Group.

TABLE 2 (CONT'D)
TOWN OF PARKER
PARKER CENTRAL AREA REINVESTMENT PLAN
TIF ANALYSIS -- DOUGLAS COUNTY IMPACT
OCTOBER 2008

Development Program

	Building SF/Units
New Redevelopment:	
Retail	585,000
Office	460,000
Residential Detached	100
Residential Attached (45% Rental; 55% Ownership)	1,040

Annual Property Tax Revenue Estimates		Year							
		2018	2019	2020	2021	2022	2023	2024	2025
<i>Estimated Cumulative Development Demand:</i>									
Retail		500,000	585,000	585,000	585,000	585,000	585,000	585,000	585,000
Office		90,000	110,000	130,000	150,000	170,000	190,000	210,000	240,000
Residential Detached		100	100	100	100	100	100	100	100
Residential Attached (45% Rental; 55% Ownership)		540	620	700	780	860	940	1,020	1,040
<i>Estimated Development Market Value:</i>									
Retail	\$100	\$65,238,659	\$78,619,108	\$80,977,681	\$83,407,012	\$85,909,222	\$88,486,499	\$91,141,094	\$93,875,327
Office	\$125	\$14,678,698	\$18,478,850	\$22,493,800	\$26,733,017	\$31,206,341	\$35,924,006	\$40,896,645	\$48,141,193
Residential Detached	\$300,000	\$39,143,196	\$40,317,491	\$41,527,016	\$42,772,827	\$44,056,011	\$45,377,692	\$46,739,022	\$48,141,193
Residential Attached (45% Rental; 55% Ownership)	\$180,000	\$126,823,953	\$149,981,068	\$174,413,468	\$200,176,829	\$227,329,019	\$255,930,181	\$286,042,818	\$300,401,045
<i>Estimated Development Assessed Value:</i>									
Retail	29%	\$18,919,211	\$22,799,541	\$23,483,528	\$24,188,033	\$24,913,674	\$25,661,085	\$26,430,917	\$27,223,845
Office	29%	\$4,256,823	\$5,358,867	\$6,523,202	\$7,752,575	\$9,049,839	\$10,417,962	\$11,860,027	\$13,960,946
Residential Detached	8%	\$3,115,798	\$3,209,272	\$3,305,550	\$3,404,717	\$3,506,859	\$3,612,064	\$3,720,426	\$3,832,039
Residential Attached (45% Rental; 55% Ownership)	8%	\$10,095,187	\$11,938,493	\$13,883,312	\$15,934,076	\$18,095,390	\$20,372,042	\$22,769,008	\$23,911,923
<i>Estimated Development Property Tax Revenues (87 mills):</i>									
Retail	0.08700	\$1,278,424	\$1,645,971	\$1,983,560	\$2,043,067	\$2,104,359	\$2,167,490	\$2,232,514	\$2,299,490
Office	0.08700	\$279,655	\$370,344	\$466,221	\$567,519	\$674,474	\$787,336	\$906,363	\$1,031,822
Residential Detached	0.08700	\$263,179	\$271,074	\$279,207	\$287,583	\$296,210	\$305,097	\$314,250	\$323,677
Residential Attached (45% Rental; 55% Ownership)	0.08700	\$726,374	\$878,281	\$1,038,649	\$1,207,848	\$1,386,265	\$1,574,299	\$1,772,368	\$1,980,904
Total Property Tax Revenues from New Redevelopment:		\$2,547,633	\$3,165,671	\$3,767,637	\$4,106,017	\$4,461,308	\$4,834,221	\$5,225,494	\$5,635,893
Total Property Tax Revenues from Existing Development:		\$5,031,858	\$5,182,814	\$5,338,298	\$5,498,447	\$5,663,400	\$5,833,302	\$6,008,301	\$6,188,550
Total Property Tax Revenues:		\$7,579,491	\$8,348,484	\$9,105,935	\$9,604,463	\$10,124,708	\$10,667,524	\$11,233,796	\$11,824,443
Existing Property Tax Base:		\$4,470,740	\$4,470,740	\$4,604,863	\$4,604,863	\$4,743,009	\$4,743,009	\$4,885,299	\$4,885,299
Total Property Tax Increment:		\$3,108,750	\$3,877,744	\$4,501,072	\$4,999,601	\$5,381,700	\$5,924,515	\$6,348,497	\$6,939,145
<i>County Impact:</i>									
County Share of Property Tax Base:	0.01977	\$1,016,143	\$1,016,143	\$1,046,627	\$1,046,627	\$1,078,026	\$1,078,026	\$1,110,367	\$1,110,367
County Share of Property Tax Increment:	0.01977	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total County Share of Property Tax Revenue:		\$1,016,143	\$1,016,143	\$1,046,627	\$1,046,627	\$1,078,026	\$1,078,026	\$1,110,367	\$1,110,367

Annual Sales Tax Revenue Estimates		Year							
		2018	2019	2020	2021	2022	2023	2024	2025
<i>Estimated Cumulative Retail Development:</i>									
Estimated Taxable Retail Sales from New Development:	\$200	\$119,509,257	\$142,622,347	\$145,474,794	\$148,384,290	\$151,351,976	\$154,379,015	\$157,466,596	\$160,615,927
Total Sales Tax Revenues from New Redevelopment:	2.50%	\$2,987,731	\$3,565,559	\$3,636,870	\$3,709,607	\$3,783,799	\$3,859,475	\$3,936,665	\$4,015,398
Total Sales Tax Revenue from Existing Development:		\$3,370,250	\$3,403,953	\$3,437,992	\$3,472,372	\$3,507,095	\$3,542,167	\$3,577,589	\$3,613,364
Total Sales Tax Revenues:		\$6,357,982	\$6,969,511	\$7,074,862	\$7,181,979	\$7,290,895	\$7,401,642	\$7,514,253	\$7,628,763
Existing Sales Tax Base:		\$3,081,554	\$3,081,554	\$3,081,554	\$3,081,554	\$3,081,554	\$3,081,554	\$3,081,554	\$3,081,554
Total Sales Tax Increment:		\$3,276,428	\$3,887,957	\$3,993,308	\$4,100,425	\$4,209,341	\$4,320,088	\$4,432,699	\$4,547,209
<i>County Impact:</i>									
County Share of Sales Tax Base:	1.00%	\$1,348,100	\$1,361,581	\$1,375,197	\$1,388,949	\$1,402,838	\$1,416,867	\$1,431,035	\$1,445,346
County Share of New Sales Tax Revenue:	1.00%	\$1,195,093	\$1,426,223	\$1,454,748	\$1,483,843	\$1,513,520	\$1,543,790	\$1,574,666	\$1,606,159
Total County Share of Sales Tax Revenue:	1.00%	\$2,543,193	\$2,787,805	\$2,829,945	\$2,872,792	\$2,916,358	\$2,960,657	\$3,005,701	\$3,051,505

Source: Leland Consulting Group.

TABLE 2 (CONT'D)
TOWN OF PARKER
PARKER CENTRAL AREA REINVESTMENT PLAN
TIF ANALYSIS -- DOUGLAS COUNTY IMPACT
OCTOBER 2008

Development Program

	Building SF/Units
New Redevelopment:	
Retail	585,000
Office	460,000
Residential Detached	100
Residential Attached (45% Rental; 55% Ownership)	1,040

Annual Property Tax Revenue Estimates		Year							
		2026	2027	2028	2029	2030	2031	2032	2033
<i>Estimated Cumulative Development Demand:</i>									
Retail		585,000	585,000	585,000	585,000	585,000	585,000	585,000	585,000
Office		270,000	300,000	330,000	360,000	390,000	420,000	450,000	460,000
Residential Detached		100	100	100	100	100	100	100	100
Residential Attached (45% Rental; 55% Ownership)		1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040
<i>Estimated Development Market Value:</i>									
Retail	\$100	\$96,691,586	\$99,592,334	\$102,580,104	\$105,657,507	\$108,827,232	\$112,092,049	\$115,454,811	\$118,918,455
Office	\$125	\$55,783,608	\$63,841,240	\$72,332,125	\$81,275,006	\$90,689,360	\$100,595,429	\$111,014,241	\$116,885,661
Residential Detached	\$300,000	\$49,585,429	\$51,072,992	\$52,605,182	\$54,183,337	\$55,808,837	\$57,483,102	\$59,207,595	\$60,983,823
Residential Attached (45% Rental; 55% Ownership)	\$180,000	\$309,413,077	\$318,695,469	\$328,256,333	\$338,104,023	\$348,247,144	\$358,694,558	\$369,455,395	\$380,539,057
<i>Estimated Development Assessed Value:</i>									
Retail	29%	\$28,040,560	\$28,881,777	\$29,748,230	\$30,640,677	\$31,559,897	\$32,506,694	\$33,481,895	\$34,486,352
Office	29%	\$16,177,246	\$18,513,960	\$20,976,316	\$23,569,752	\$26,299,915	\$29,172,674	\$32,194,130	\$33,896,842
Residential Detached	8%	\$3,947,000	\$4,065,410	\$4,187,372	\$4,312,994	\$4,442,383	\$4,575,655	\$4,712,925	\$4,854,312
Residential Attached (45% Rental; 55% Ownership)	8%	\$24,629,281	\$25,368,159	\$26,129,204	\$26,913,080	\$27,720,473	\$28,552,087	\$29,408,649	\$30,290,909
<i>Estimated Development Property Tax Revenues (87 mills):</i>									
Retail	0.08700	\$2,368,474	\$2,439,529	\$2,512,715	\$2,588,096	\$2,665,739	\$2,745,711	\$2,828,082	\$2,828,082
Office	0.08700	\$1,214,602	\$1,407,420	\$1,610,714	\$1,824,940	\$2,050,568	\$2,288,093	\$2,538,023	\$2,538,023
Residential Detached	0.08700	\$333,387	\$343,389	\$353,691	\$364,301	\$375,230	\$386,487	\$398,082	\$398,082
Residential Attached (45% Rental; 55% Ownership)	0.08700	\$2,080,337	\$2,142,747	\$2,207,030	\$2,273,241	\$2,341,438	\$2,411,681	\$2,484,032	\$2,484,032
Total Property Tax Revenues from New Redevelopment:		\$5,996,802	\$6,333,086	\$6,684,150	\$7,050,578	\$7,432,976	\$7,831,972	\$8,248,219	\$8,248,219
Total Property Tax Revenues from Existing Development:		\$6,374,207	\$6,565,433	\$6,762,396	\$6,965,268	\$7,174,226	\$7,389,453	\$7,611,136	\$7,839,470
Total Property Tax Revenues:		\$12,371,008	\$12,898,519	\$13,446,546	\$14,015,846	\$14,607,202	\$15,221,425	\$15,859,355	\$16,087,689
Existing Property Tax Base:		\$5,031,858	\$5,031,858	\$5,182,814	\$5,182,814	\$5,338,298	\$5,338,298	\$5,498,447	\$5,498,447
Total Property Tax Increment:		\$7,339,151	\$7,866,661	\$8,263,732	\$8,833,032	\$9,268,904	\$9,883,127	\$10,360,908	\$10,589,242
<i>County Impact:</i>									
County Share of Property Tax Base:	0.01977	\$1,143,678	\$1,143,678	\$1,177,988	\$1,177,988	\$1,213,328	\$1,213,328	\$1,249,727	\$1,249,727
County Share of Property Tax Increment:	0.01977	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total County Share of Property Tax Revenue:		\$1,143,678	\$1,143,678	\$1,177,988	\$1,177,988	\$1,213,328	\$1,213,328	\$1,249,727	\$1,249,727

Annual Sales Tax Revenue Estimates		Year							
		2026	2027	2028	2029	2030	2031	2032	2033
<i>Estimated Cumulative Retail Development:</i>									
Estimated Taxable Retail Sales from New Development:	\$200	\$163,828,246	\$167,104,811	\$170,446,907	\$173,855,845	\$177,332,962	\$180,879,621	\$184,497,214	\$188,187,158
Total Sales Tax Revenues from New Redevelopment:	2.50%	\$4,095,706	\$4,177,620	\$4,261,173	\$4,346,396	\$4,433,324	\$4,521,991	\$4,612,430	\$4,704,679
Total Sales Tax Revenue from Existing Development:		\$3,649,498	\$3,685,993	\$3,722,853	\$3,760,081	\$3,797,682	\$3,835,659	\$3,874,016	\$3,912,756
Total Sales Tax Revenues:		\$7,745,204	\$7,863,613	\$7,984,026	\$8,106,478	\$8,231,006	\$8,357,650	\$8,486,446	\$8,617,435
Existing Sales Tax Base:		\$3,081,554	\$3,081,554	\$3,081,554	\$3,081,554	\$3,081,554	\$3,081,554	\$3,081,554	\$3,081,554
Total Sales Tax Increment:		\$4,663,650	\$4,782,059	\$4,902,472	\$5,024,924	\$5,149,452	\$5,276,096	\$5,404,892	\$5,535,881
<i>County Impact:</i>									
County Share of Sales Tax Base:	1.00%	\$1,459,799	\$1,474,397	\$1,489,141	\$1,504,033	\$1,519,073	\$1,534,264	\$1,549,606	\$1,565,102
County Share of New Sales Tax Revenue:	1.00%	\$1,638,282	\$1,671,048	\$1,704,469	\$1,738,558	\$1,773,330	\$1,808,796	\$1,844,972	\$1,881,872
Total County Share of Sales Tax Revenue:	1.00%	\$3,098,082	\$3,145,445	\$3,193,610	\$3,242,591	\$3,292,403	\$3,343,060	\$3,394,578	\$3,446,974

Source: Leland Consulting Group.



Request for Town Council Action

Date: November 19, 2018

Submitted By: Traci Gorman, Procurement Officer
Mike Aggson, IT Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **Data Storage Lease Agreement**

Amount: **\$108,487.28**

Contractor: **Bank of the West d/b/a NetApp Capital Solutions**

Department: **Finance, Mike Aggson**

EXECUTIVE SUMMARY

The Information Technology Division proposes an Agreement with Bank of the West, d/b/a NetApp Capital Solutions in the amount of \$108,487.28 for the lease of equipment for the primary data storage for the Town of Parker. The prior agreement expired and this lease is a refresh of equipment to current technology. This is a five-year agreement paid on a monthly basis and subject to annual budget and appropriation.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The old storage device lease expired, this new lease will bring the equipment to current technology.

FINANCIAL IMPACT

None. Information Technology has money budgeted for this service.

STRATEGIC GOAL(S)



ATTACHMENTS

1. Draft Lease Agreement

RECOMMENDED MOTION

I move to approve the staff recommendation, as a part of the consent agenda.



10/25/2018

TO: CUSTOMER/TOWN OF PARKER COLORADO

FROM: Lindsey Kahrau

RE: Schedule No. 01 to Master Lease Agreement No. 900406M Dated 10/25/2018

Thank you for choosing **BANK OF THE WEST, doing business as NETAPP CAPITAL SOLUTIONS** as your financing partner. Enclosed please find all documents necessary to complete the lease. **Please sign all documents with a wet signature and return via overnight delivery to my attention**

Bank of the West, doing business as NetApp Capital Solutions

Attn: Lindsey Kahrau
475 Sansome St. 19th Floor
San Francisco, CA 94111

Documents included in the package are as follows:

1. **Master Lease Agreement**- Please sign and date.
2. **Schedule No. 01 with Exhibit A**
3. **Non-Appropriation Addendum**- Please sign and date.
4. **Essential Use Letter**- Please complete and return.
5. **Delivery and Acceptance Certificate** – Hold until the equipment has been received and successfully installed. Upon installation please sign and date and send to my attention at the above address.
6. **Billing Information Form** - To ensure billing accuracy, please complete and return
7. **Insurance Authorization Form** – Please complete and sign.

Please do not hesitate to call me at 800-266-3255 if you have any questions. We look forward to serving your leasing needs again in the future.

Lindsey Kahrau
Lease Administration

IMPORTANT INFORMATION REGARDING OBTAINING AN EXTENSION OF CREDIT:

To help the Federal government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identifies each person/entity who obtains an extension of credit from the institution. When you obtain an extension of credit, we will ask for your name; street address; taxpayer identification number or alien identification number as applicable; date of birth (individual applicants and sole proprietors only); and other information that will allow us to identify you. We may also ask to see your driver's license or other identifying documents.



Agreement No.: 900406M

Effective Date: 10/25/2018

MASTER LEASE AGREEMENT

This Master Lease Agreement ("Master Lease") is entered into as of 10/25/2018 by and between the following legal entities with effect on the date of the Acceptance hereof by Lessor following Lessee's execution and delivery hereof (the "Effective Date"), and sets forth the terms and conditions that apply to the supply of Products and/or provision of Services to Lessee.

Lessor	Lessee
Name of legal entity: BANK OF THE WEST, doing business as NETAPP CAPITAL SOLUTIONS ("NCS")	Name of legal entity: TOWN OF PARKER, COLORADO
Principal Place of Business: 475 Sansome St. 19th Floor, San Francisco, CA 94111	Principal Place of Business: 20120 E MAINSTREET, PARKER, CO 80138
Jurisdiction of Formation: California	Jurisdiction of Formation: Colorado
	Name of Notice Contact:
	Contact Mailing Address: 20120 E MAINSTREET, PARKER, CO 80138
	Phone: (303) 841 0353
	Fax:
	Email:

Any notice or communication with respect to this Master Lease or any Lease may be delivered by hand, deposited with an overnight courier, or sent by first class mail (registered or certified only), return receipt requested and postage prepaid, in each case to the address set forth above or to such other address as may be furnished in writing. Any notice or communication sent by the foregoing means will be deemed to have been given on the earlier of the date of actual receipt or five (5) business days after being sent in the manner provided. Any notice or communication may also be given by email or facsimile provided that a person with authority from the recipient to accept such notices or communications actually receives the same. Such notice will be deemed to have been given as of the date it is received by such authorized person. The party sending a communication by email or facsimile will have the burden of proof with respect to establishing the other party's receipt thereof.



TERMS AND CONDITIONS

1. DEFINITIONS. Capitalized terms used but not otherwise defined in this Master Lease mean and refer to the corresponding items on the relevant Schedule. In addition, the following terms will apply to each Lease:

"Delivery Date" means the date Supplier transfers control of Products to a carrier or its agent, as evidenced by a bill of lading or other document of title.

"Discount Rate" means a rate equal to the greater of (a) two percent (2%), or (b) two percent (2%) below the yield on U.S. Treasury Constant Maturities, as quoted in the Federal Reserve Statistical Release H. 15 (519) on the date closest to the Payment Commencement Date of the applicable Lease, for an obligation with a remaining maturity closest to two years from such Payment Commencement Date or, if such treasury rate is no longer available or not published, a comparable rate designated by Lessor in its sole discretion.

"Determination Date" means, for purposes of calculating the Future Accelerated Amounts following the occurrence of (a) a casualty event described in **Section 15(b)**, or (b) an Event of Default as defined in **Section 21**, the Payment Date immediately following the date that notice is delivered by Lessor to Lessee in connection with such occurrence.

"Equipment" means each item of equipment described on a Schedule, together with all replacements, substitutions, parts, cables, repairs, additions and accessories incorporated in or affixed to such Equipment.

"Event of Default" is defined in **Section 21**.

"Financed Fees" means the license or usage fees for Software and/or charges for Services, if any, described on a Schedule.

"Future Accelerated Amounts" means an amount equal to the sum of (a) the present value of all Payments to become due after the Determination Date, discounted to the Determination Date at the Discount Rate, (b) the present value of the Purchase Option Price set forth on the relevant Schedule (if any), discounted to the Determination Date at the Discount Rate.

"Governmental Body" means any federal, state, municipal, foreign or other governmental department, commission, board, bureau, agency or instrumentality.

"Guarantor" means a guarantor of any of Lessee's obligations under a Lease.

"Lease" is defined in **Section 2(b)**.

"Lease Term" is defined in **Section 3(a)**.

"Lien" means any mortgage, pledge, security interest, lien, levy, encumbrance, claim, legal process or other charge of any kind whatsoever.

"Master Lease" means this Master Lease Agreement, as may be amended from time to time.

"Past Due Amounts" means any accrued and unpaid Payments and other amounts which are due and owing under a Lease, including without limitation amounts due under any indemnity and any late interest or other charges accrued on such past due amounts.

"Payment" means the amount Lessor charges on a periodic basis for use of the Products.

"Payment Commencement Date" means the twenty-fifth (25th) calendar day following the Delivery Date, at which time Lessee shall be deemed to have waived any right it may have to reject or revoke acceptance of the Products.

"Payment Date" means the calendar day of each payment period specified in the applicable Schedule which corresponds to the Payment Commencement Date.

"Products" means all of the Equipment and Software.

"Schedule" means a Schedule executed or otherwise authenticated by Lessor and Lessee, together with all related supplements, addenda and/or riders.

"Services" means all training, installation, transportation, handling, maintenance, programming, technical consulting and/or support services described on a Schedule.

"Software" means the software and all related documentation, corrections, updates and revisions described on a Schedule or as otherwise delivered on or with Equipment, including without limitation *Autosupport* and Data ONTAP™ operating software and related access protocols.

"Supplier" means the seller, manufacturer, distributor, licensor, supplier or vendor of any part of the Equipment, Software and/or Services, solely in its capacity as supplier thereof.

"UCC" means the Uniform Commercial Code of the State of Colorado, as amended from time to time.

2. LEASE.

(a) Lessee leases the Equipment from Lessor and finances the Financed Fees through Lessor, subject to the terms set forth in the related Schedule.

(b) Each Schedule will incorporate all of the terms of this Master Lease as if such terms were set forth in full in such Schedule, and will constitute a separate and independent lease for the use of the Products (a "Lease"). In the event of any conflict between the terms of this Master Lease and any Schedule, the terms of the Schedule will govern.

(c) To the extent that a Lease constitutes chattel paper, no security interest may be created without the transfer of possession of the original of such Lease. The original of any Lease will consist of the Schedule identified as the document or record marked "original," and a true and complete copy of this Master Lease. All counterparts of a Schedule other than the "original" will be marked as "duplicate."

3. LEASE TERM.

(a) The Lease Term of each Lease commences upon the Payment Commencement Date and expires on the last day of the Initial Lease Term specified in the Schedule or, in the event of a renewal or extension of such Lease as permitted in the Schedule, the last day of such renewal or extension period.

(b) Lessor has no obligation to advance funds to Supplier for the purchase of any Products prior to the Payment Commencement Date.

4. FINANCE LEASE.

(a) Lessor and Lessee agree that each Lease will be a "finance lease," as such term is defined in the UCC. Lessee acknowledges that:

(i) Lessee has selected the Supplier(s) of the Products and/or Services,

(ii) Lessee has made the selection of the Products and/or Services based upon its own judgment and expressly disclaims any reliance upon any statements made by Lessor, and

(iii) by this provision Lessor advises Lessee that:

(A) Lessee may have rights under the supply contract between Lessor and the Supplier, and

(B) Lessee may contact the Supplier for a description of any such rights Lessee may have under such supply contract.

5. SOFTWARE.

(a) Payments under a Lease may include Financed Fees for Software. By entering into a Lease which includes Software, Lessee has elected not to pay the related Financed Fees in cash, but to request that Lessor make such payments to Supplier, and to make the periodic Payments to Lessor. Lessee acknowledges and agrees that:

(i) Software will be furnished to Lessee under a separate license with the applicable Supplier, and Lessee is or will be the licensee of such third party Software directly from the Supplier; and

(ii) the Lease does not convey any explicit or implicit license for the use of the Software or other intellectual property relating to the Products.

6. SERVICES; LESSEE DATA.

(a) Payments under a Lease may include Financed Fees for Services to be performed by one or more Suppliers. By entering into a Lease which includes Services, Lessee has elected not to pay the related Financed Fees in cash, but to request that Lessor make such payments to Supplier, and to make the periodic Payments to Lessor. Lessor has no obligation to perform Services.

(b) Lessee will be solely responsible for the conversion or migration of any Lessee data and the management of its data back-up, data recovery, and disaster recovery measures. Lessor will not be responsible or held liable for Lessee's internal processes and procedures to insure the protection, loss, confidentiality, or security of Lessee data or information.

7. PAYMENTS; UNCONDITIONAL NET LEASE.

(a) The first Payment (together with any Advance Payments) is due on the Payment Commencement Date, and each remaining Payment is due on the relevant Payment Date. Where either the Payment Commencement Date or a Payment Date falls on a day other than a business day, the Payment Commencement Date or such Payment Date will be the next business day.

(b) EACH LEASE IS A NET LEASE, AND LESSEE'S OBLIGATION TO PAY ALL PAYMENTS AND OTHER SUMS DUE UNDER A LEASE SHALL BE ABSOLUTE, IRREVOCABLE AND UNCONDITIONAL, AND SHALL NOT BE SUBJECT TO ANY ABATEMENT, REDUCTION, SET-OFF, DEFENSE, COUNTERCLAIM, INTERRUPTION, DEFERMENT OR RECOUPMENT, FOR ANY REASON WHATSOEVER. LESSEE SHALL HAVE NO RIGHT TO TERMINATE OR CANCEL A LEASE FOR ANY REASON WHATSOEVER, EXCEPT AS ALLOWED IN THE LEASE AS AMENDED.

8. USE AND MAINTENANCE.

(a) Lessee, at its sole expense, will (i) make all necessary site preparations for the installation of the Products, and (ii) use the Products in a careful and proper manner, and in accordance with Supplier's operation manuals, guidelines and instructions and all applicable laws.

(b) Lessee, at its sole expense, will keep the Products in good repair and proper working order, reasonable wear and tear excepted. Lessee may upgrade,



reconfigure, modify or alter the Products, or add or remove parts or accessories, only if such alteration does not interfere with or degrade the normal operation of the Products. Lessee may, at any time, and at its sole expense, remove any such upgrade, part or accessory and reinstall the parts necessary to restore the Products to their former condition, reasonable wear and tear excepted. Any part or accessory not removed by Lessee prior to return of the Products to Lessor shall become the property of Lessor, free and clear of all Liens.

(c) Lessee will enter into and keep current during the Lease Term all required maintenance service contracts with the relevant Supplier covering the Products or with such other suppliers of maintenance services approved in advance by Lessor, which approval will not be unreasonably withheld. All maintenance and repair services rendered in connection with the Products must be timely paid for by Lessee.

9. LESSEE OPTIONS AT END OF LEASE TERM. At the end of the Lease Term Lessee will have the options set forth in the applicable Schedule.

10. LATE AND INCIDENTAL CHARGES.

(a) Lessee agrees to pay immediately on demand by Lessor late interest on any Payments or other sums owing under a Lease which are past due at the rate of eight percent (8%) per annum, or if such rate exceeds the maximum rate allowed by law, then at such maximum rate.

(b) Lessee will pay directly to the Suppliers or other relevant parties any incidental charges assessed to cover transportation, packing, installation and handling of the Products from and/or to Supplier's facilities, unless such charges are expressly included in the Payments under the related Lease.

11. TAXES.

(a) Lessee agrees to pay when due, and will defend, indemnify for and hold Lessor harmless (on an after-tax basis) from and against, any and all Taxes of any nature arising out of or related to a Lease and imposed against (a) Lessor, (b) Lessee, (c) any part of the Products, (d) the Services, or (e) such Lease, excepting all taxes on or measured by the net income of Lessor.

(b) Unless Lessee provides evidence of direct payment authority or an exemption certificate valid in the jurisdiction in which the Products are installed or Services are performed, Lessee will pay such Taxes within thirty (30) days of receipt of invoice from Lessor.

12. LIENS; PERSONAL PROPERTY; TITLE; MARKINGS.

(a) Lessee must keep the Products free and clear of all Liens, and will defend, at its own expense, the rights, title and interest of Lessor in and to the Products from such Liens. Lessee will notify Lessor immediately upon receipt of notice of any Lien affecting all or any part of the Products.

(b) The Equipment is, and will always remain, personal property, even though it may become attached or affixed to real property.

(c) Lessor will have exclusive title to the Equipment, and Lessee will have no right, title or interest in such Equipment except as expressly set forth in the Lease.

(d) If requested by Lessor, Lessee will place labels or other identifying markings supplied by Lessor upon or within the Products indicating the interests of Lessor (including without limitation any applicable copyright, confidentiality and other proprietary notices, and whether in tangible or electronic form), and Lessee may not allow any other indicia of ownership or other interest to be placed upon or within the Products. In the event Lessee is entitled to make archival copies of the Software pursuant to the terms of the applicable license agreement, Lessee will reproduce all copyright, confidentiality and other proprietary notices that are on or within the original copy of the Software provided to Lessee.

(e) Lessee irrevocably authorizes Lessor to authenticate and file any financing statements deemed reasonably necessary or appropriate by Lessor to protect the interests of Lessor in the Products.

13. INSPECTION; LOCATION.

(a) Lessor has the right to inspect the Products at any time during Lessee's regular business hours, with reasonable prior notice, subject to Lessee's reasonable security procedures.

(b) Lessee may not relocate the Products from the Installation Address without the prior written consent of Lessor, which consent will not be unreasonably withheld.

14. QUIET ENJOYMENT.

So long as no Event of Default exists, Lessee may quietly possess and use the Products and receive the benefit of the Services in accordance with the related Lease, without interference by Lessor, its assignees or any other third party claiming through or under Lessor.

15. RISK OF LOSS.

(a) Lessee assumes and will bear the entire risk of loss and damage to the Products from any cause whatsoever from the Delivery Date to the date of final disposition of such Products pursuant to **Section 9** and the applicable Schedule. No such loss or damage will relieve Lessee of any of its obligations under the Lease.

(b) If the Products or any part of them are lost, stolen, destroyed or damaged beyond repair for any cause whatsoever, or are the subject of condemnation, confiscation, seizure or requisition of title to or use of the same, Lessee must immediately notify Lessor of such loss and, at the option of Lessor, Lessee must either:

(i) replace the Products within thirty (30) days with replacement products having, in the sole discretion of Lessor, the same or greater value, utility and remaining useful economic life as the Products so replaced, and the replacement products will immediately, and without further act, be deemed to be Products and be fully subject to the related Lease; or

(ii) pay to Lessor a casualty value equal to the sum of (A) all Past Due Amounts, plus either (1) the stipulated loss value specified on the Schedule, or (2) if no stipulated loss value table is included in the Schedule, the Future Accelerated Amounts with respect to such Products as of the next Payment Date, less (B) the net amount of any insurance proceeds received by Lessor as a result of such loss. When Lessor receives the foregoing casualty value, Lessor will transfer to Lessee all of the rights, title and interest of Lessor in the Products, without recourse or warranty, "AS IS, WHERE IS" and "WITH ALL FAULTS."

16. INSURANCE.

(a) Lessee, at its sole expense, must keep the Products insured against all risks of loss or damage from any cause whatsoever from the Delivery Date to the date of final disposition of such Products pursuant to **Section 9** and the applicable Schedule, and will carry (i) public liability insurance covering both personal injury liability and property damage, in an amount satisfactory to Lessor, and (ii) insurance against all physical loss or damage to the Products, including, without limitation, loss by fire, theft and such other risks of loss as are customarily insured against with respect to the Products and Lessee's business or industry.

(b) The insurance policies required in **Section 16(a)** must (i) name Lessor and its assigns as additional insureds and loss payees under the endorsement forms identified below, and (ii) require the insurer to give Lessor (or its designated assignee) at least ten (10) days' prior written notice of any cancellation, nonrenewal or nonpayment of premium (such notice period to be not less than thirty (30) days for any other material change in coverage). On or prior to the Payment Commencement Date, Lessee will deliver to Lessor a lender's loss payable endorsement and additional insured endorsement or other evidence satisfactory to Lessor that the insurance coverage described in this **Section 16** is in effect.

17. LESSEE'S REPRESENTATIONS AND WARRANTIES.

Upon execution of this Master Lease, and again as of the Payment Commencement Date of each Lease, Lessee warrants and represents to Lessor as follows:

(a) Lessee's use of the Products are for commercial or business purposes only, and not for personal, family or household purposes;

(b) Lessee is a duly organized and validly existing partnership, limited liability company or corporation in good standing under the laws of the jurisdiction of its formation and in each jurisdiction in which the character of its properties or the nature of its business or the performance of its obligations under any Lease requires such qualification;

(c) Lessee has full power and authority and all necessary licenses and permits: (i) to carry on its business as presently conducted; (ii) to own or to lease its properties; and (iii) to enter into and perform all of its obligations under each Lease;

(d) Lessee's execution and delivery of this Master Lease and each Schedule and Lessee's performance of its obligations under each Lease have been duly authorized by all necessary corporate action on the part of Lessee, and do not constitute a default under any indenture, mortgage, contract or other agreement to which Lessee is a party or by which it or its property is bound;

(e) No consent or approval on the part of, giving of notice to, registration with, or the taking of any other action by, any Governmental Body is required in connection with Lessee's performance of its obligations under each Lease;

(f) Each Lease constitutes the legal, valid and binding agreement of Lessee enforceable against Lessee in accordance with its terms, except as limited by any bankruptcy, insolvency, reorganization or other similar laws of general application affecting the enforcement of creditor rights;

(g) There are no actions, suits or proceedings pending or threatened against or affecting Lessee or any property of Lessee in any court, before any arbitrator of any kind or before or by any Governmental Body, which, if adversely determined, would



materially and adversely affect the business, financial condition, assets, or operations of Lessee, or adversely affect the ability of Lessee to perform its obligations under any Lease; and

(h) Lessee is not in default with respect to any order of any court, arbitrator or Governmental Body or with respect to any material loan agreement, debt instrument or contract with a supplier or customer of Lessee, except as disclosed to Lessor in writing.

18. DISCLAIMER OF WARRANTIES; LIMITATION OF LIABILITY.

(a) LESSOR MAKES NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE PRODUCTS, AND EXPRESSLY DISCLAIMS THE SAME, INCLUDING THOSE:

- (i) OF MERCHANTABILITY, FITNESS FOR A PARTICULAR USE OR PURPOSE OR NONINFRINGEMENT;
- (ii) RELATING TO THE DESIGN, QUALITY, CAPABILITY OR CONDITION OF PRODUCTS; OR
- (iii) CONTAINED IN THE UCC.

AS BETWEEN LESSOR AND LESSEE, THE PRODUCTS SHALL BE ACCEPTED BY LESSEE "AS IS, WHERE IS" AND "WITH ALL FAULTS."

(b) Lessee will look solely to Supplier for any and all claims related to the Products or Services. Lessor assigns to Lessee, to the extent assignable and without recourse to Lessor, any warranty on the Products or Services provided by Supplier to Lessor.

(c) TO THE EXTENT PERMITTED BY APPLICABLE LAW, LESSEE WAIVES ANY AND ALL RIGHTS AND REMEDIES, NOW OR HEREAFTER CONFERRED:

- (i) BY STATUTE OR OTHER APPLICABLE LAW WHICH PERMITS LESSEE TO OBTAIN SPECIFIC PERFORMANCE OR OTHER EQUITABLE RELIEF, OR TO RECOVER ANY SPECIAL, INCIDENTAL, INDIRECT, EXEMPLARY OR CONSEQUENTIAL DAMAGES, FOR ANY REASON WHATSOEVER;
- (ii) UPON A LESSEE UNDER §§4-2.5-508 THROUGH 4-2.5-522 OF THE UCC; OR
- (iii) BY STATUTE OR OTHER APPLICABLE LAW WHICH MAY REQUIRE LESSOR TO TRANSFER OR DISPOSE OF THE PRODUCTS OR ANY PART THEREOF IN ORDER TO MITIGATE DAMAGES TO LESSOR.

THIS DISCLAIMER OF LIABILITY FOR DAMAGES WILL NOT BE AFFECTED IF ANY REMEDY PROVIDED HEREUNDER FAILS OF ITS ESSENTIAL PURPOSE.

19. ASSIGNMENT.

(a) Lessee may not, without the prior written consent of Lessor, which consent may not be unreasonably withheld:

- (i) assign, transfer, pledge, hypothecate or otherwise dispose of any Lease, the related Products or any interest therein; or
- (ii) sublet or lend the Products to, or permit the Products to be used by, any party other than Lessee.

(b) Notwithstanding consent by Lessor to any assignment, transfer or sublease by Lessee, Lessee will remain liable for, and will not be relieved of, its duties and obligations under the applicable Lease unless otherwise expressly agreed by Lessor.

(c) Lessee agrees that Lessor may sell, assign, pledge, grant security interests or participations in, or otherwise transfer all or any part of its rights, title and interest in a Lease, Payments and/or Products without notice to or the consent of Lessee. All references to Lessor in a Lease include any assignee of such Lease, and such assignee will be entitled to exercise any and all rights and remedies of Lessor under the Lease so assigned. Lessee will, upon receipt of written notice from Lessor, pay the Payments and such other amounts that may become due under such Lease directly to the assignee of Lessor without abatement, deduction or set-off. Lessee waives and agrees it will not assert against the assignee of Lessor any counterclaim, defense or right of set-off. Lessee acknowledges that such assignee will not be obligated to perform any duty, covenant or obligation of Lessor under such Lease other than the obligation not to interfere with Lessee's quiet enjoyment of the Products as set forth in **Section 14**.

20. FINANCIAL STATEMENTS; FURTHER ASSURANCES.

(a) Unless Lessee files financial reports which are made publicly available, Lessee will upon reasonable written request furnish Lessor with:

- (i) Lessee's audited financial statements on an annual basis, certified by independent certified public accountants of recognized standing selected by Lessee and reasonably acceptable to Lessor; and
- (ii) Lessee's unaudited quarterly financial statements

or such other financial information which is deemed acceptable in the sole discretion of the Lessor.

(b) Lessee will deliver to Lessor such information, instruments and documents (including but not limited to opinions of counsel, corporate resolutions, certificates of incumbency and/or waivers from third parties with ownership or possessory interests in real property upon which the Products may be located), and will do all such things from time to time as Lessor may reasonably request, to carry into effect the provisions and intent of a Lease, and to comply with all applicable statutes and laws.

21. EVENTS OF DEFAULT. The occurrence of any of the following will constitute an "Event of Default" under a Lease:

- (a) Lessee fails to pay any Payment or other amount when due, and such failure continues for a period of ten (10) days after delivery of notice thereof by Lessor;
- (b) Lessee fails to perform or observe any of its other conditions, covenants or obligations set forth in a Lease or in any other document delivered to Lessor in connection with such Lease, and such failure continues for a period of thirty (30) days after the delivery of written notice from Lessor;
- (c) Lessee defaults under any other Lease or agreement between Lessor and Lessee;
- (d) Lessee defaults under any Supplier license agreement for the Software;
- (e) any of Lessee's representations or warranties set forth in this Master Lease, a Schedule or any related document delivered to Lessor proves to have been materially false or inaccurate when made or at the time to which such representation or warranty relates;
- (f) Lessee or any Guarantor becomes insolvent or makes an assignment for the benefit of its creditors, or suffers the appointment of a receiver, trustee, conservator or liquidator with authority over all or a substantial part of Lessee's or such Guarantor's assets;
- (g) a petition is filed by or against Lessee or any Guarantor under any bankruptcy, insolvency or similar legislation;
- (h) the death, incompetency, dissolution, liquidation, termination, cessation of operations or insolvency of Lessee or any Guarantor or (ii) a change of any direct or indirect ownership interest of equity securities in Lessee or any Guarantor that results in a different person or entity having the power to direct or cause the direction of the management or policies of Lessee or any Guarantor (whether through the ability to exercise voting power, by contract or otherwise);

- (i) there occurs a material adverse change in the financial or operating condition of Lessee or any Guarantor; or
- (j) Lessee files a termination statement for any financing statement filed by Lessor while any obligations are owed by Lessee under a Lease without the prior written consent of Lessor.

22. REMEDIES.

(a) At any time following the occurrence of any Event of Default, provided such Event of Default is then continuing, Lessor may, in its discretion, do any one or more of the following:

- (i) upon the delivery of written notice to Lessee, cancel or terminate any or all Leases;
- (ii) upon the delivery of written notice to Lessee, recover the Past Due Amounts for any or all Leases;
- (iii) with or without canceling or terminating any Lease or Leases, recover as liquidated damages for loss of a bargain and not as a penalty:
 - (A) if a Stipulated Loss Value table is included with a Schedule, the applicable stipulated loss value for any or all Leases; or
 - (B) if no stipulated loss value table is included with a Schedule, the Future Accelerated Amounts for any or all Leases;

provided, however, that, with respect to any proceeds actually received by Lessor for the Products returned to or repossessed by Lessor, Lessor agrees that it will first apply such proceeds to satisfy Lessee's obligation to pay the stipulated loss value or the Future Accelerated Amounts or, if Lessor has received payment in full of the stipulated loss value or the Future Accelerated



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Amounts from Lessee, Lessor will remit such proceeds to Lessee (after first deducting any Lessor expense) up to the amount of the stipulated loss value or the Future Accelerated Amounts, as applicable;

(iv) recover from Lessee immediately upon written demand all costs and expenses incurred in connection with enforcement of its rights and remedies under a Lease, including without limitation reasonable attorneys' fees;

(v) require Lessee, at its own risk and expense, to return the Products and take such actions as are required pursuant to **Section 8(b)** and the return provisions of the applicable Schedule;

(vi) repossess and remove the Products from Lessee's premises, without notice to Lessee and with or without legal process except as may be expressly required under applicable law, without liability to Lessee except to the extent arising out of the gross negligence or willful misconduct of Lessor;

(vii) sell, lease, license or otherwise dispose of, hold, use, operate or keep idle any or all of the Products in any manner deemed appropriate by Lessor, all free and clear of any rights of Lessee and without any duty to account to Lessee; or

(viii) notify Supplier of Lessee's default and require that Supplier terminate Lessee's right to use the Software under the applicable license agreement and/or cease performance of any Services, as applicable.

(b) Lessee acknowledges that no remedy set forth in this **Section 22** is intended to be exclusive, and each will be cumulative and in addition to all other remedies set forth in a Lease or otherwise available to Lessor at law or in equity. No express or implied waiver by Lessor of any Event of Default will constitute a waiver of any other Event of Default or a waiver of any of the rights of Lessor under a Lease.

23. Left blank.

24. MISCELLANEOUS.

(a) Each Lease constitutes the entire agreement and understanding of Lessor and Lessee with respect to the financing of the Products and Services, and

IN WITNESS WHEREOF, the parties have caused this Master Lease Agreement to be duly executed by their authorized representatives as of the date set forth below the signature block for NCS below.

LESSEE:

TOWN OF PARKER, COLORADO

By: _____

Name: _____

Title: _____

(Must be signed by officer duly authorized to enter into this Master Lease Agreement on behalf of Lessee)

Date: _____

LESSOR:

BANK OF THE WEST, doing business as NETAPP CAPITAL SOLUTIONS

By: _____

Name: _____

Title: _____

Date: _____

supersedes all prior communications or agreements, both written and oral, between the parties.

(b) A Lease may not be amended except by a written agreement signed by both Lessor and Lessee, and will be binding upon and inure to the benefit of the parties, their permitted successors and assigns.

(c) Time is of the essence with respect to each Lease.

(d) This Agreement (and all questions of construction or interpretation relating hereto and all disputes arising hereunder) shall be governed by and construed in accordance with the internal laws of the State of California.

(e) In the event there is more than one Lessee under a Lease, the liability of such Lessees will be joint and several.

(f) All obligations and indemnities of Lessee under a Lease will survive the expiration or earlier cancellation or termination of the related Lease Term.

(g) Any provision of a Lease which is prohibited or unenforceable in any jurisdiction will, as to such provisions and such jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions of such Lease or affecting the validity or enforceability of such provision in any other jurisdiction.

(h) EACH OF THE PARTIES HERETO IRREVOCABLY WAIVES ALL RIGHTS TO TRIAL BY JURY IN ANY LITIGATION ARISING FROM OR RELATED TO THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY. IF AND TO THE EXTENT THE FOREGOING WAIVER OF THE RIGHT TO A JURY TRIAL IS UNENFORCEABLE FOR ANY REASON IN ANY FORUM, EACH OF THE PARTIES HERETO HEREBY CONSENTS TO THE ADJUDICATION OF ALL CLAIMS PURSUANT TO JUDICIAL REFERENCE AS PROVIDED IN CALIFORNIA CODE OF CIVIL PROCEDURE SECTION 638, AND THE JUDICIAL REFEREE IS AND SHALL BE EMPOWERED TO HEAR AND DETERMINE ALL ISSUES IN SUCH REFERENCE, WHETHER OF FACT OR OF LAW, INCLUDING WITH RESPECT TO THIS SECTION.

IMPORTANT INFORMATION REGARDING OBTAINING AN EXTENSION OF CREDIT:

To help the Federal government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identifies each person/entity who obtains an extension of credit from the institution. When you obtain an extension of credit, we will ask for your name; street address; taxpayer identification number or alien identification number as applicable; date of birth (individual applicants and sole proprietors only); and other information that will allow us to identify you. We may also ask to see your driver's license or other identifying documents.



SCHEDULE No. 01

SCHEDULE NO. 01 TO MASTER LEASE AGREEMENT NO. 900406M DATED 10/25/18 BETWEEN THE UNDERSIGNED PARTIES.

Lessor: **BANK OF THE WEST, doing business as NETAPP CAPITAL SOLUTIONS ("NCS")**
Address: 475 Sansome St. 19th Floor, San Francisco, CA 94111
Lessee: **TOWN OF PARKER, COLORADO**
Business Address: 20120 E MAINSTREET, PARKER, CO 80138
Installation Address: 20120 E MAINSTREET, PARKER, CO 80138

1. Initial Lease Term: 60 Months, subject to annual budget appropriation
2. Payments: Payments of \$2,095.85, each payable Monthly in arrears on the Payment Dates
3. Advance Payments: \$0.00 is due and payable as of the Payment Commencement Date.
4. Products and Services: **SEE ATTACHED EXHIBIT A PRODUCTS AND SERVICES DESCRIPTION**
5. Total Amount Financed: \$108,487.28
6. Purchase Option: Fair Market Value

7. **TERMS AND CONDITIONS:** The terms and conditions of the above-referenced Master Lease Agreement are incorporated herein. In addition, the following terms apply to this Lease:

(a) For Leases where - the "FMV" - Purchase Option Price set forth in **Section 6** of this Schedule is selected, Lessee shall have the following options at the end of the Lease Term:

(i) Lessor will provide Lessee with notice not less than one hundred twenty (120) days prior to the scheduled expiration of the applicable Lease Term in order to facilitate Lessee's selection of one of the options offered in **Section 7(a)(ii)** below. If Lessor fails to provide such notice then Lessee's notice period set forth in **Section 7(a)(ii)** will be reduced from ninety (90) to thirty (30) days.

(ii) Provided no Event of Default has occurred which is then continuing, Lessee will have the option at the end of the Lease Term to:

(A) renew the Lease for not less than twelve (12) months, subject to the terms and conditions of the Lease, with modifications to the payment rates and amounts to be agreed upon between Lessor and Lessee;

(B) purchase all (but not less than all) of the Equipment for the Purchase Option Price set forth in **Section 6** of this Schedule, payable in full upon expiration of the Lease Term. For purposes of this Schedule, the term "Fair Market Value" means the purchase price a willing seller, under no compulsion to sell, would obtain from a willing buyer, under no compulsion to buy, for the Products, installed and in use, all as determined by Lessor in its sole discretion. In no event will title to Software transfer to Lessee upon its exercise of the option to purchase the Equipment in this clause (B), and upon such exercise, any extension or renewal of the applicable license agreement will be subject to the terms set forth therein; or

(C) return the Products to Lessor pursuant to **Section 7(a)(iv)** below.

Lessee must provide Lessor with written notice of its intent to exercise one of the foregoing options, such notice to be delivered to Lessor not less than ninety (90) days prior to the expiration of the Lease Term.

(iii) If Lessee does not send notice of its election as required in **Section 7(a)(ii)**, or if the parties cannot agree on terms of a Lease renewal, the Lease Term will automatically extend on a month-to-month basis on the terms in effect immediately prior to the expiration of the Lease Term until:

(A) the Lease is terminated by either party upon the delivery of at least ninety (90) days' prior written notice to the other and the Products are returned to Lessor in accordance with **Section 7(a)(iv)** below;

(B) the purchase option is exercised or the Lease is renewed as provided in **Section 7(a)(ii)** above.



(iv) If Lessee selects the option to return the Products, Lessee must, at its own risk and expense:

- (A) immediately return or otherwise make available to Lessor the Products in the same condition as when originally delivered, ordinary wear and tear excepted, at such location as Lessor may designate within the continental United States, subject to **Section 8(b)** of the Master Lease Agreement;
- (B) destroy all copies of such Software and deliver to Lessor a certificate of an authorized officer of Lessee to the effect that such destruction has occurred; and
- (C) deliver to Lessor a certificate from the manufacturer (or other maintenance service supplier previously approved by Lessor) to the effect that the Products qualify for such manufacturer's continued maintenance service.

Lessee is responsible for removing all of Lessee's confidential and/or proprietary information from the Products prior to return, and Lessor disclaims all liability for such removal or for the protection of any such information not removed by Lessee.

- (b) For Leases where either the "\$1.00" Purchase Option Price set forth in **Section 6** of this Schedule is selected, or if, notwithstanding the intent of the parties hereto, the Lease is determined by a Governmental Body with binding authority not to be a true lease, but rather a sale or retention of a security interest, the following provision amends and restates **Section 12(c)** of the Master Lease Agreement in its entirety:

"Lessee grants to Lessor a first priority security interest and continuing lien in (A) the subject Equipment and all the proceeds thereof, and (B) all rights to any refund and/or abatement to which Lessee is or becomes entitled under the license for Software, to secure the obligations of Lessee under such Lease, whether now existing or hereafter created. Lessee irrevocably appoints Lessor as Lessee's attorney-in-fact (which power shall be deemed coupled with an interest) to execute, endorse and deliver any permitted financing statements."

IN WITNESS WHEREOF, the parties have caused this Master Lease Schedule to be duly executed by their authorized representatives as of the date set forth below the signature block for Lessor below.

LESSEE:

TOWN OF PARKER, COLORADO

By: _____

Name: _____

Title: _____

(Must be signed by officer duly authorized to enter into this Master Lease Schedule on behalf of Lessee)

Date: _____

LESSOR:

BANK OF THE WEST, doing business as NETAPP CAPITAL SOLUTIONS

By: _____

Name: _____

Title: _____

Date: _____

IMPORTANT INFORMATION REGARDING OBTAINING AN EXTENSION OF CREDIT:

To help the Federal government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identifies each person/entity who obtains an extension of credit from the institution. When you obtain an extension of credit, we will ask for your name; street address; taxpayer identification number or alien identification number as applicable; date of birth (individual applicants and sole proprietors only); and other information that will allow us to identify you. We may also ask to see your driver's license or other identifying documents.



Exhibit A Products and Services to
Schedule No. 01 to Master Lease Agreement No. 900406M between **BANK OF THE WEST,**
doing business as NETAPP CAPITAL SOLUTIONS and **TOWN OF PARKER COLORADO**

The products the subject of the above-referenced document are located at:

20120 E MAIN STREET, PARKER, Colorado 80138

Part Number	Description	Qty
CLUSTERNET-SWITCH-R6	Clusternet,Cluster/Mgmt Interconnect	2
X-1960-R6	Clusternet Interconnect Cluster, 16PT, 10GB	2
X800-42U-R6	Power Cable,In-Cabinet,C13-C14	4
X6566B-2-R6	Cable, Direct Attach CU SFP+ 10GB, 2M	4
X6566B-5-R6	Cable, Direct Attach CU SFP+ 10GB, 5M	8
CS-WARRANTY-EXTENSION	Warranty Extension Point-of-Sale	2
CS-O2-NoInstall-4hr	SupportEdge Premium 4Hr Onsite, W/O Install	2
X66032A	Cable,12Gb,Mini SAS HD,2m	4
FAS2750-SYS-SC	FAS2750-SYS-SC	1
FAS2750A-002-SC	FAS2750A Premium Bundle	2
SW-2-2750A-NVE-C	SWData at Rest Encryption Enabled2750A-C	2
SW-2-2750A-TPM-C	SWTrusted Platform Module Enabled2750A-C	2
FAS2750A-EXP-185	FAS2750HA24X1.8TBPremium BundleNVE CAN	1
X800-42U-R6	Power Cable,In-Cabinet,C13-C14	2
X-02659-00	Rail Kit,4-Post,Rnd/Sq-Hole,Adj,24-32	1
DATA-AT-REST-ENCRYPTION	Data at Rest Encryption Capable Operating Sys	2
X-SFP-H10GB-CUM5-R6	Cable, Cisco 10 GBASE Copper SFP+ 5M	8
SW-PREMIUM-SAS-01-P	SW,Per-0.1TB,Premium,SAS,01,-P	432
CS-BASE-SUPPORT	Base Software Support	1
CS-WARRANTY-EXTENSION	Warranty Extension Point-of-Sale	1
CS-O2-NoInstall-4hr	SupportEdge Premium 4Hr Onsite, W/O Install	1
SW-2-CL-BASE	SW-2,Base,CL,Node	1
ED-TU-1-ZA	Training Units,1,ZA,Exp.1yr from invoice date	96
X6566B-05-R6	Cable, Direct Attach CU SFP+ 10G, 0.5M	4
DS212C	DS212C Header Line	1
X-02657-00	Rackmount Kit, 212C, 4-post, Adj	1
DS212C-07-8.0-12B-QS	Dsk Shlf, 12GB, 12x8TB, 7.2K, -QS	1
X800-42U-R6	Power Cable,In-Cabinet,C13-C14	2
SW-PREMIUM-NLSAS-01-QS	SW,Per-0.1TB,Premium,NLSAS,01,QS	960
CS-BASE-SUPPORT	Base Software Support	1
CS-WARRANTY-EXTENSION	Warranty Extension Point-of-Sale	1
CS-O2-NoInstall-4hr	SupportEdge Premium 4Hr Onsite, W/O Install	1

Grand Total: \$108,487.28



ADDENDUM TO MASTER LEASE AGREEMENT NO. 900406M ("AGREEMENT") BETWEEN
BANK OF THE WEST, doing business as NETAPP CAPITAL SOLUTIONS ("LESSOR") AND
THE TOWN OF PARKER, COLORADO ("LESSEE")
DATED OCTOBER 25, 2018

This addendum supplements and amends the Agreement reference above between the undersigned Lessee and the undersigned Lessor. To the extent any term or provision of this Addendum is inconsistent with the terms set forth in the Agreement, the terms of this Addendum shall control. All references herein to a Section shall refer to the number paragraph of the Agreement.

Lessor and Lessee agree as follow:

NON-APPROPRIATION. If under state law Lessee is legally precluded from committing to make certain future payments due hereunder, this paragraph will apply. Lessee has appropriated the funds necessary to make all payments when due under the lease during Lessee's initial fiscal period during the lease term. Lessee agrees that in each succeeding fiscal year during the term of this lease Lessee will take all necessary steps to make a timely appropriation of funds in order to pay the payments due hereunder during that period, subject to the annual appropriations limitation imposed upon Lessee under state law. In the event that despite the best efforts of Lessee, Lessee determines that funds for any amounts under this lease will not be available or cannot be obtained during any succeeding fiscal period, Lessee may terminate this lease prior to the commencement of such succeeding fiscal period by giving written notice to Lessor of such determination no later than December 1st of the then current lease term or at least thirty (30) days prior to the start of the next lease period for which an appropriation has not been made by Lessee and return the Equipment as contemplated in this Agreement. Such failure to obtain proper appropriation of the full amount of funds necessary to pay amounts when due hereunder during any fiscal period subsequent to the current fiscal period shall terminate all of Lessee's rights, title, and interest in and to the Equipment and obligations under this lease arising out of subsequent events and shall be effective as of January 1st of the fiscal year for which funds were not appropriated. Upon such termination Lessee shall transfer free and clear title to the Equipment to Lessor.

Except as modified herein, the Master Lease Agreement shall be and remain in full force and effect.

LESSOR:

BANK OF THE WEST, doing business as
NETAPP CAPITAL SOLUTIONS

Signature: _____

Print Name: _____

Title: _____

Date: _____

LESSEE:

TOWN OF PARKER, COLORADO

Signature: _____

Print Name: _____

Title: _____

Date: _____



ESSENTIAL USE LETTER

Bank of the West, doing business as NetApp Capital Solutions
475 Sansome Street, 19th Floor
San Francisco, CA 94111

RE: Schedule No. 01 to Master Lease Agreement number 900406M

Ladies and Gentlemen:

This letter is being written with respect to the use of the Equipment (therein so called) to be leased to the undersigned under the above-referenced Master Lease Agreement. The Equipment will be used by the undersigned for the following purposes:

Our source of funds for payments of the rent due under the Lease for the current year is:

The undersigned expects to make immediate use of substantially all of the Equipment, which need is not temporary or expected to diminish in the foreseeable future, and represents that the use of the Equipment is essential to its proper, efficient and economic operation.

Sincerely,

LESSEE: Town of Parker Colorado

BY: _____

TITLE: _____



CERTIFICATE OF ACCEPTANCE

BANK OF THE WEST, doing business as NETAPP CAPITAL SOLUTIONS ("NCS")

Re: Schedule No. 01 to Master Lease Agreement No. 900406M

Installation Address: TOWN OF PARKER COLORADO, 20120 E MAIN STREET, PARKER, Colorado 80138

Products: See Exhibit A

Lessee hereby acknowledges receipt and acceptance of the Products listed on the above referenced Schedule and agrees the Products have been delivered and are ready for use under the terms of the above referenced Master Lease Agreement.

TOWN OF PARKER COLORADO

By: _____

Name: _____

Title: _____

Date: _____

(Must be signed by officer duly authorized to enter into this Certificate of Acceptance on behalf of Lessee)



NetApp®

EXHIBIT A

20120 E MAIN STREET, PARKER, Colorado 80138

Part Number	Description	Qty
CLUSTERNET-SWITCH-R6	Clusternet,Cluster/Mgmt Interconnect	2
X-1960-R6	Clusternet Interconnect Cluster, 16PT, 10GB	2
X800-42U-R6	Power Cable,In-Cabinet,C13-C14	4
X6566B-2-R6	Cable, Direct Attach CU SFP+ 10GB, 2M	4
X6566B-5-R6	Cable, Direct Attach CU SFP+ 10GB, 5M	8
CS-WARRANTY-EXTENSION	Warranty Extension Point-of-Sale	2
CS-O2-NoInstall-4hr	SupportEdge Premium 4Hr Onsite, W/O Install	2
X66032A	Cable,12Gb,Mini SAS HD,2m	4
FAS2750-SYS-SC	FAS2750-SYS-SC	1
FAS2750A-002-SC	FAS2750A Premium Bundle	2
SW-2-2750A-NVE-C	SWData at Rest Encryption Enabled2750A-C	2
SW-2-2750A-TPM-C	SWTrusted Platform Module Enabled2750A-C	2
FAS2750A-EXP-185	FAS2750HA24X1.8TBPremium BundleNVE CAN	1
X800-42U-R6	Power Cable,In-Cabinet,C13-C14	2
X-02659-00	Rail Kit,4-Post,Rnd/Sq-Hole,Adj,24-32	1
DATA-AT-REST-ENCRYPTION	Data at Rest Encryption Capable Operating Sys	2
X-SFP-H10GB-CUM5-R6	Cable, Cisco 10 GBASE Copper SFP+ 5M	8
SW-PREMIUM-SAS-01-P	SW,Per-0.1TB,Premium,SAS,01,-P	432
CS-BASE-SUPPORT	Base Software Support	1
CS-WARRANTY-EXTENSION	Warranty Extension Point-of-Sale	1
CS-O2-NoInstall-4hr	SupportEdge Premium 4Hr Onsite, W/O Install	1
SW-2-CL-BASE	SW-2,Base,CL,Node	1
ED-TU-1-ZA	Training Units,1,ZA,Exp.1yr from invoice date	96
X6566B-05-R6	Cable, Direct Attach CU SFP+ 10G, 0.5M	4
DS212C	DS212C Header Line	1
X-02657-00	Rackmount Kit, 212C, 4-post, Adj	1
DS212C-07-8.0-12B-QS	Dsk Shlf, 12GB, 12x8TB, 7.2K, -QS	1
X800-42U-R6	Power Cable,In-Cabinet,C13-C14	2
SW-PREMIUM-NLSAS-01-QS	SW,Per-0.1TB,Premium,NLSAS,01,QS	960
CS-BASE-SUPPORT	Base Software Support	1
CS-WARRANTY-EXTENSION	Warranty Extension Point-of-Sale	1
CS-O2-NoInstall-4hr	SupportEdge Premium 4Hr Onsite, W/O Install	1



BILLING INFORMATION

Schedule No. 01 to Master Lease Agreement No. 900406M

Please complete and return this form to us along with the Contract documents. This information will be used by our billing department to assure that all invoices are prepared correctly.

1. Customer Name:	<u>TOWN OF PARKER COLORADO</u>
2. Installation Address:	<u>TOWN OF PARKER COLORADO, 20120 E MAIN STREET, PARKER, CO 80138</u>
3. County of equipment location:	<u></u>
4. Billing Address:	<u></u>
5. Send invoices to the "Attn of":	<u></u>
6. Phone # and AP contact:	<u></u>
7. Is a PO # required on invoices?	<u>YES NO PO#</u>
8. Federal Tax ID # (required)	<u></u>

BANK OF THE WEST, doing business as NETAPP CAPITAL SOLUTIONS ("NCS") may be required to collect and remit sales/use tax in the taxing jurisdiction where your equipment will be located. In the event we do not receive a valid sales tax exemption certificate prior to the date the Contract commences, you will be charged sales/use tax.

Personal property tax returns will be filed as required by local law. In the event that any tax abatements or special exemptions are available on the equipment you will be financing from us, please notify us as soon as possible and forward the related documentation to us. This will ensure that your financed equipment will be reported correctly.

Please indicate below if you feel that your Contract is subject to tax or whether a valid exemption exists.

<u></u>	I agree that this Contract is subject to sales/use tax.
<u></u>	I am exempt from sales/use tax and I have attached a completed exemption certificate to NetApp Capital Solutions
<u></u>	I have previously provided a completed exemption certificate to NetApp Capital Solutions which is valid for this transaction.
<u></u>	I am exempt from state tax but subject to local tax. I have attached a completed exemption certificate.
<u></u>	I have a valid abatement or property tax exemption (documentation attached).

If applicable to the tax rates in your state, are you outside the city limits or in an unincorporated area? **YES NO**

Additional comments:

Customer:	<u>TOWN OF PARKER COLORADO</u>
By:	<u></u>
Title:	<u></u>
Date	<u></u>



**ACKNOWLEDGMENT OF REQUIRED INSURANCE
AGENT/BROKER AUTHORIZATION**

TO: BANK OF THE WEST, doing business as NETAPP CAPITAL SOLUTIONS ("NCS")
475 Sansome St. 19th Floor
San Francisco, CA 94111

RE: TOWN OF PARKER COLORADO
20120 E MAIN STREET
PARKER, CO 80138
Schedule No. 01 to Master Lease Agreement No. 900406M

Ladies and Gentlemen:

The undersigned ("Customer") hereby authorizes and requests the insurance agent/broker ("Agent"):

Agent/Broker Name: _____
Company: _____
Address: _____
City, State Zip: _____
Phone No.: _____
email address: _____

provide the insurance information described below to:

Bank of the West d/b/a NetApp Capital Solutions
Attn: C/S Contract Administrator
475 Sansome St. 19th Floor
San Francisco, CA 94111
Email: NCSCcontractadmin@financial-svcs.com

Insurance requirements:

1. PUBLIC LIABILITY COVERAGE including bodily injury and property damage – Minimum limits:
\$1,000,000.00 per occurrence;

2. PROPERTY/CASUALTY COVERAGE in an amount not less than \$108,487.28

3. Policy endorsements as to all coverages:

- (a) naming BANK OF THE WEST, doing business as NETAPP CAPITAL SOLUTIONS ("NCS"), its successors and assigns as additional insureds and loss payees (as appropriate);
- (b) waiving any right to contribution or co-insurance from NCS;
- (c) containing breach of warranty protection as to NCS; and
- (d) requiring thirty (30) days' written notice to NCS of any intended cancellation, nonrenewal or reduction in coverage.

Further, the undersigned hereby authorizes NCS to contact Agent for purposes of pursuing the information described herein.

TOWN OF PARKER COLORADO

By: _____

Title: _____

Date: _____



Request for Town Council Action

Date: November 19, 2018

Submitted By: Stacey Nerger, Associate Planner
Bryce Matthews, Planning Manager
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **LINCOLN PROFESSIONAL PARK PROPERTY -
Annexation and Zoning**

Applicant: Kevin Beck, Equity Ventures
Commercial Development, L.C.

Location: Southeast Corner of Lincoln Avenue
and Dransfeldt Road

Department: Community Development, Stacey
Nerger

TRAKiT No.: Z18-017

- (1) **RESOLUTION NO. 18-084**
A Resolution to Set Forth Town Council's Findings of Fact and Conclusions as to the Eligibility of the Lincoln Professional Park Property for Annexation into the Town of Parker
- (2) **ORDINANCE NO. 2.264 - Second Reading**
A Bill for an Ordinance Approving and Accomplishing the Annexation of Contiguous Unincorporated Territory Known as the Lincoln Professional Park Property in Douglas County
- (3) **ORDINANCE NO. 3.338 - Second Reading**
A Bill for an Ordinance Zoning Certain Property within the Town of Parker, Colorado, Known as the Lincoln Professional Park Property to Modified Commercial District Pursuant to the Town of Parker Land Development Ordinance and Amending the

Zoning Ordinance and Map to Conform Therewith

(4) ANNEXATION AGREEMENT

EXECUTIVE SUMMARY

The applicant, Equity Ventures Commercial Development, L.L.C., proposes to annex a property located at the southeast corner of the intersection of Lincoln Avenue and Dransfeldt Road in unincorporated Douglas County into the Town of Parker. The applicant plans to assemble the subject property with an adjacent property to the east that is already located in Parker.

The applicant proposes to zone the assemblage to Modified C - Commercial for future commercial use. The proposed zoning would permit a range of commercial development including retail, services and restaurants.

On October 1, 2018, the Town Council approved Resolution No. 18-064, determining that the Annexation Petition substantially complies with the requirements of the Municipal Annexation Act of 1965, C.R.S. § 31-12-107(1)(a), and set a public hearing for November 19, 2018. The public hearing will determine the eligibility of the subject property to be annexed into the Town as provided by State law. Pursuant to C.R.S. § 31-12-115, the Town has also initiated the procedure for zoning the subject property with the adoption of Resolution No. 18-064.

The Planning Commission held a Public Hearing on the proposed zoning on November 8, 2018, and recommends approval to Town Council.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The subject property is part of the Lincoln Professional Park site that is 8.06 acres in total area and is currently developed with multiple residential buildings and accessory structures. Lincoln Professional Park is an assemblage that consists of the subject 4.5 acre property and the adjacent 3.56 acre property to the east that was annexed into Parker in 2008. The proposed annexation and zoning will consolidate the properties into one development site for future commercial use.

The subject property is eligible for annexation because it is contiguous to the Town and the Parker 2035 Master Plan identifies it as being located within the Town's Urban Growth Area. The Parker 2035 Master Plan designates the subject properties as part of the Central Commercial Character Area and recommends commercial use for the site.

The proposed Modified C - Commercial zoning is consistent with the following goals and

strategies of the Parker 2035 Master Plan:

1. Will help ensure adequate opportunities for expansion of the Town's economic base;
2. Will continue the commercial corridor along Lincoln Avenue; and
3. Will support new businesses by providing additional land for commercial development.

The applicant has also submitted a Preliminary Site Plan application for the subject property that is currently under review.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



ENHANCE ECONOMIC
VITALITY

ATTACHMENTS

1. VicinityMap
2. Resolution No. 18-084
3. Ordinance No. 2.264
4. Lincoln Professional Park Annexation Map
5. Ordinance No. 3.338
6. Lincoln Professional Park Zoning Map
7. Annexation Agreement
8. Planning Commission Zoning Staff Report

RECOMMENDED MOTION

I move to approve Resolution No. 18-084.

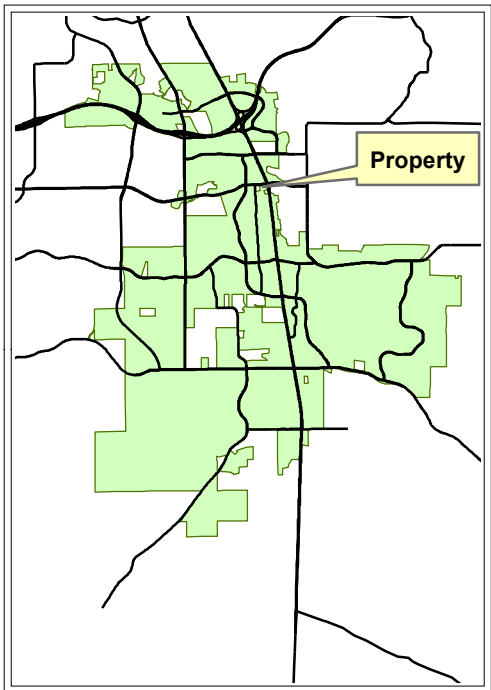
I move to approve Ordinance No. 2.264 on second reading.

I move to approve Ordinance No. 3.338 on second reading.

I move to approve the Lincoln Professional Park Annexation Agreement.

Lincoln Professional Park Annexation

Annexation and Zoning
Case No. ANX18-003 and Z18-017



Legend

-  Site
-  Roads

Narrative:
Proposed annexation of approximately 4.5 acres from Dougals County into the Town of Parker and proposed zoning of 8.07 acres to Modified C-Commercial within the Town of Parker.

Planner: Stacey Nerger
Hearing Schedules:

Planning Commission:
October 25, 2018

Town Council:
November 5, 2018 (1st Reading)
November 19, 2018 (2nd Reading)



RESOLUTION NO. 18-084, Series of 2018

TITLE: A RESOLUTION TO SET FORTH TOWN COUNCIL'S FINDINGS OF FACT AND CONCLUSIONS AS TO THE ELIGIBILITY OF THE LINCOLN PROFESSIONAL PARK PROPERTY FOR ANNEXATION INTO THE TOWN OF PARKER

WHEREAS, an annexation petition was filed with the Town Clerk requesting the annexation of certain unincorporated territory located in the County of Douglas and State of Colorado, otherwise known as the Lincoln Professional Park, and hereafter described in **Exhibit 1** attached hereto and made a part hereof (the "Property");

WHEREAS, said petition was forwarded by the Town Clerk to the Town Council;

WHEREAS, the Town Council of the Town of Parker, Colorado, found substantial compliance of said petition with Colo. Rev. Stat. § 31-12-107;

WHEREAS, the Town Council of the Town of Parker, Colorado, conducted a public hearing as required by law to determine the eligibility for annexation of the Property;

WHEREAS, public notice of such public hearing was given as required by law;

WHEREAS, the public hearing on the annexation petition was conducted in accordance with the requirements of the law; and

WHEREAS, pursuant to Colo. Rev. Stat. § 31-12-110, the Town Council, sitting as the governing body of the Town of Parker, Colorado, is required to set forth its findings of fact and its conclusion as to the eligibility of the Property for annexation to the Town of Parker.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. A service plan for that area encompassing the Property has been adopted by the Town Council, pursuant to Colo. Rev. Stat. § 31-12-105(1)(e).

Section 2. Not less than one-sixth (1/6th) of the perimeter of the Property is contiguous with the existing boundaries of the Town of Parker, as required by law.

Section 3. A community of interest exists between the Property and the Town of Parker, and the Property will be urbanized in the near future.

Section 4. The Property is integrated or is capable of being integrated within the Town of Parker.

Section 5. The limitations of the Municipal Annexation Act and the Constitution of the State of Colorado do not prevent the annexation of the Property or any part thereof since:

a. No land in the territory to be annexed which is held in identical ownership and consists of either a single tract or parcel, or two or more contiguous tracts or parcels, has been divided or portion thereof excluded from the area to be annexed without the written consent of the owners thereof;

b. No land in the territory to be annexed which is held in identical ownership and comprises twenty (20) or more acres, having an assessed valuation for ad valorem tax purposes in excess of \$200,000.00 in the year next preceding the annexation, has been included in the area to be annexed without the written consent of the landowners;

c. No proceedings have been commenced by another municipality for the annexation of all or part of the territory to be annexed by the Town of Parker; and

d. The annexation will not result in the detachment of the area from the school district in which it is currently located.

Section 6. The petition(s) for the annexation of the Property meets the requirements of law and are in proper order for annexation for the Property.

Section 7. No election is required, pursuant to Colo. Rev. Stat. § 31-12-107(2) or any other law of the State of Colorado or the Town of Parker, and no additional terms and conditions within the meaning of Colo. Rev. Stat. § 31-12-111 are to be imposed on the annexation of the Property.

Section 8. The proposed annexation will not have the effect of extending a municipal boundary more than three (3) miles in any direction from any point of the Town boundary in any one year.

Section 9. The entire width of any street or alley to be annexed is included within the annexation.

Section 10. The Property is eligible for annexation to the Town of Parker and all requirements of law have been met for such annexation, including the requirements of section 30 of article II of the state constitution and the applicable requirements of Colo. Rev. Stat. §§ 31-12-104 and 31-12-105, as amended.

Section 11. The ordinances annexing the Property to the Town of Parker shall be considered by this Town Council, pursuant to Colo. Rev. Stat. § 31-12-111.

RESOLVED AND PASSED this _____ day of _____, 2018.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

EXHIBIT 1

Legal Description

Legal Description
Surveyed Parcel 1 - 11964 N. Dransfeldt Rd.

A parcel of land situated in the NW 1/4 of Section 15, T.6S., R.66W., of the 6th P.M., County of Douglas, State of Colorado, and being more particularly described as follows:

Commencing at the NW Corner of said Section 15;

Thence N89°29'00"E along the North Line of the NW 1/4 of said Section 15, a distance of 840.99 feet;

Thence S00°31'00"E a distance of 100.00 feet to a point on the Southerly R.O.W. Line of Lincoln Avenue and the **Point of Beginning**;

Thence N89°29'00"E along said Southerly R.O.W. Line, a distance of 370.91 feet;

Thence S02°18'55"E a distance of 465.52 feet to the Southwest Corner of a parcel of land described in deed recorded at Reception Number 2007093071);

Thence N84°08'31"E along the Southerly Line of said Parcel, a distance of 340.02 feet to the Northwest Corner of Lot 1B, Parker Professional Park First Amendment (Reception No. 8725509);

Thence along the Westerly Line of said Lot 1B and along a non-tangent curve to the right having a central angle of 00°07'33", a radius of 4841.00 feet, an arc length of 10.64 feet, a chord bearing of S10°46'39"E and a chord distance of 10.64 feet to the Northeast Corner of Lot 1, Block 1, E.T. Technologies Inc. Minor Development Plat (Reception No. 2002093991);

Thence S83°20'55"W along the Northerly Line of said Lot 1, Block 1, E.T. Technologies Inc. Minor Development Plat, a distance of 163.50 feet;

Thence S85°28'16"W along the Northerly Line of said Lot 1, a distance of 573.68 feet to a point on the Easterly R.O.W. Line of Dransfeldt Road;

Thence the Following seven (7) courses along the Easterly R.O.W. Line of Dransfeldt Road:

- 1) Thence N04°31'44"W a distance of 2.80 feet;
- 2) Thence along a curve to the right having a central angle of 02°16'04", a radius of 660.00 feet, an arc length of 26.12 feet, a chord bearing of N02°18'01"W and a chord distance of 26.12 feet;
- 3) Thence N01°12'11"W a distance of 165.71 feet to a point of curve;
- 4) Thence along a curve to the left having a central angle of 03°18'56", a radius of 740.00 feet, an arc length of 43.04 feet, a chord bearing of N02°52'10"W and a chord distance of 43.03 feet;
- 5) Thence N04°32'08"W a distance of 217.83 feet to a point of curve;
- 6) Thence along a curve to the right having a central angle of 93°20'02", a radius of 30.00 feet, an arc length of 48.87 feet, a chord bearing of N42°21'05"E and a chord distance of 43.64 feet;
- 7) Thence N03°34'21"W non-tangent to the last described curve, a distance of 14.86 feet to the **Point of Beginning**

Parcel Contains (196,366 Square Feet) 4.5079 Acres

Date prepared: April 30, 2010

Date of last revision: May 4, 2018

Prepared by: Charles N. Beckstrom, PLS No. 33202

for and on behalf of
Engineering Service Company
14190 East Evans Ave.
Aurora, Colorado 80014
Phone: 303-337-1393
cbeckstrom@engineeringserviceco.com



ORDINANCE NO. 2.264, Series of 2018

TITLE: A BILL FOR AN ORDINANCE APPROVING AND ACCOMPLISHING THE ANNEXATION OF CONTIGUOUS UNINCORPORATED TERRITORY KNOWN AS THE LINCOLN PROFESSIONAL PARK IN DOUGLAS COUNTY

WHEREAS, pursuant to the laws of the State of Colorado, there was presented to and filed with the Town Council of the Town of Parker, Colorado, written petition(s) for annexation to and by the Town of Parker, Colorado, of that property described in attached **Exhibit 1** (the “Property”), being contiguous unincorporated territory situated, lying, and being in the County of Douglas, State of Colorado;

WHEREAS, the Town Council of the Town of Parker, Colorado has conducted a public hearing, as required by law, to determine the eligibility for annexation of the Property; and

WHEREAS, the Town Council of the Town of Parker, Colorado, has satisfied itself concerning the eligibility for annexation of the Property, and concerning the conformance of the proposed annexation to the applicable law and the annexation policy of the Town of Parker, Colorado.

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

Section 1. The annexation by and to the Town of Parker, State of Colorado, of the Property, situated, lying, and being in the County of Douglas, State of Colorado, meets all requirements of law and the annexation policy of the Town of Parker, and therefore, the said annexation is hereby approved.

Section 2. More than fifty percent (50%) of the owner(s) of more than fifty percent (50%) of the Property have petitioned for annexation.

Section 3. Rezoning of the Property shall be completed simultaneously with the annexation of the Property, pursuant to Section 15.9 of the Home Rule Charter for the Town of Parker (the “Charter”).

Section 4. Upon the effective date of this Annexation Ordinance, the Property shall become subject to the Municipal Laws of the State of Colorado pertaining to cities and to the Charter, ordinances, resolutions, rules and regulations of the Town of Parker, except general taxation, which shall be effective on and after January 1 of the next succeeding year following the passage of this Annexation Ordinance.

Section 5. The Town Council hereby approves the Annexation Agreement that is attached hereto as **Exhibit 2**, and incorporated by this reference, and authorizes the execution of the Annexation Agreement by the Mayor and Town Clerk.

Section 6. Considering all of the foregoing, and based on the conviction that annexation of the Property to the Town of Parker will serve the best interests of the Town of Parker and the owner(s) of the Property, the Property is hereby annexed to the Town of Parker, Colorado.

Section 7. The Town Clerk shall file for recording three (3) certified copies of the Annexation Ordinance and three (3) certified copies of the Annexation Map for the Property with the Clerk and Recorder of the County of Douglas, State of Colorado.

Section 8. The Annexation Map showing the boundaries of the newly annexed territory, as above described, shall be kept on file in the office of the Douglas County Clerk and Recorder.

Section 9. 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 10. This Annexation Ordinance shall become effective ten (10) days after the publication date of this Annexation Ordinance, except for the purpose of general taxation, and for such purposes it shall become effective on January 1st of the next succeeding year following passage of this Annexation Ordinance.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

Legal Description

Legal Description
Surveyed Parcel 1 - 11964 N. Dransfeldt Rd.

A parcel of land situated in the NW 1/4 of Section 15, T.6S., R.66W., of the 6th P.M., County of Douglas, State of Colorado, and being more particularly described as follows:

Commencing at the NW Corner of said Section 15;

Thence N89°29'00"E along the North Line of the NW 1/4 of said Section 15, a distance of 840.99 feet;

Thence S00°31'00"E a distance of 100.00 feet to a point on the Southerly R.O.W. Line of Lincoln Avenue and the **Point of Beginning**;

Thence N89°29'00"E along said Southerly R.O.W. Line, a distance of 370.91 feet;

Thence S02°18'55"E a distance of 465.52 feet to the Southwest Corner of a parcel of land described in deed recorded at Reception Number 2007093071);

Thence N84°08'31"E along the Southerly Line of said Parcel, a distance of 340.02 feet to the Northwest Corner of Lot 1B, Parker Professional Park First Amendment (Reception No. 8725509);

Thence along the Westerly Line of said Lot 1B and along a non-tangent curve to the right having a central angle of 00°07'33", a radius of 4841.00 feet, an arc length of 10.64 feet, a chord bearing of S10°46'39"E and a chord distance of 10.64 feet to the Northeast Corner of Lot 1, Block 1, E.T. Technologies Inc. Minor Development Plat (Reception No. 2002093991);

Thence S83°20'55"W along the Northerly Line of said Lot 1, Block 1, E.T. Technologies Inc. Minor Development Plat, a distance of 163.50 feet;

Thence S85°28'16"W along the Northerly Line of said Lot 1, a distance of 573.68 feet to a point on the Easterly R.O.W. Line of Dransfeldt Road;

Thence the Following seven (7) courses along the Easterly R.O.W. Line of Dransfeldt Road:

- 1) Thence N04°31'44"W a distance of 2.80 feet;
- 2) Thence along a curve to the right having a central angle of 02°16'04", a radius of 660.00 feet, an arc length of 26.12 feet, a chord bearing of N02°18'01"W and a chord distance of 26.12 feet;
- 3) Thence N01°12'11"W a distance of 165.71 feet to a point of curve;
- 4) Thence along a curve to the left having a central angle of 03°18'56", a radius of 740.00 feet, an arc length of 43.04 feet, a chord bearing of N02°52'10"W and a chord distance of 43.03 feet;
- 5) Thence N04°32'08"W a distance of 217.83 feet to a point of curve;
- 6) Thence along a curve to the right having a central angle of 93°20'02", a radius of 30.00 feet, an arc length of 48.87 feet, a chord bearing of N42°21'05"E and a chord distance of 43.64 feet;
- 7) Thence N03°34'21"W non-tangent to the last described curve, a distance of 14.86 feet to the **Point of Beginning**

Parcel Contains (196,366 Square Feet) 4.5079 Acres

Date prepared: April 30, 2010

Date of last revision: May 4, 2018

Prepared by: Charles N. Beckstrom, PLS No. 33202

for and on behalf of
Engineering Service Company
14190 East Evans Ave.
Aurora, Colorado 80014
Phone: 303-337-1393
cbeckstrom@engineeringserviceco.com



10/9/2018

EXHIBIT 2

ANNEXATION AGREEMENT LINCOLN PROFESSIONAL PARK PROPERTY

THIS ANNEXATION AGREEMENT (the "Agreement") is voluntarily made and entered into this ____ day of _____, 2018, by and between the Town of Parker, a Colorado home rule municipality (the "Town"), Parker Water and Sanitation District (the "District") (only as to Paragraph 3), and Leila May Peaslee Residuary Trust and Howard R. Peaslee, their successors and assigns (the "Property Owner").

RECITALS:

A. The Property Owner is the owner of certain real property (the "Property") situated in the County of Douglas, State of Colorado, which Property is described in **Exhibit A**, which is attached hereto and incorporated by this reference.

B. The Property Owner desires to have the Property annexed to the Town.

C. The Town wishes to annex the Property into the Town and shall consider the zoning application for the Property upon the condition that this Agreement is approved by the Town and is executed by the Town and the Property Owner.

D. Section 110(2) of the Colorado Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq.*, authorizes the Town to impose terms and conditions upon the annexation of the Property, which terms and conditions are set forth in their entirety herein.

NOW, THEREFORE, in consideration of the foregoing recitals, mutual covenants and promises set forth below, the receipt and sufficiency of which are mutually acknowledged, the Town, the District (only as to Paragraph 3), and the Property Owner hereby agree as follows:

1. Annexation. The annexation of the Property shall be in accordance with the Colorado Municipal Annexation Act of 1965, as amended.

2. Purpose. The purpose of this Agreement is to set forth the terms, conditions, and fees to be paid by the Property Owner upon the initial development of the Property. Unless otherwise expressly provided to the contrary herein, all conditions contained herein are in addition to any and all requirements of the Parker Land Development Ordinance and the Parker Municipal Code, as amended.

3. Water and Sewer Services. The parties to this Agreement acknowledge that the Town has no obligation under this Agreement to provide water and sewer service to the Property. The District will provide water and sewer services to the Property if the Property Owner satisfies all requirements of the District, including, but not limited to, the dedication of water resources and/or the payment of fees in lieu thereof, and the construction of water, sewer and wastewater treatment lines and facilities necessary to service the land use proposed for the Property.

4. Zoning and Development.

a. The Property Owner hereby consents to the Town Council of the Town of Parker adopting Ordinance No. 3.338, Series of 2018, zoning the Property "Modified Commercial" which is attached as **Exhibit B** and incorporated by this reference (the "Development Plan"), contemporaneously with the approval of this Agreement. The Property Owner acknowledges and agrees that the zoning of the Property does not include any approval related to the grading of the Property. The Property Owner further acknowledges and agrees that any grading or development of the Property is subject to the requirements contained within the Parker Municipal Code, as amended.

b. Town Fees. The Property Owner hereby agrees to pay the Town the actual cost plus fifteen percent (15%) to defray the administrative and review expenses of the Town, and for engineering, surveying, and legal services rendered in connection with the review of the annexation of the Property, which cost shall be determined by the Town Planning Director. In addition, the Property Owner shall reimburse the Town for the actual cost of making corrections or additions to the official Town Map, with a fee for recording such map, if necessary, and accompanying documents with the County Clerk and Recorder. The Property Owner further agrees to pay all impact fees as established by Town ordinance at the time this Agreement is executed and such additional impact fees as may be in effect at the time of development of the Property (as evidenced by plat approval) so long as said additional impact fees are assessed or adopted Townwide, except as specifically provided by this Agreement. The Town may withhold any plat approval or withhold the issuance of any permits for construction or occupancy for failure to pay Town fees as provided herein. All fees recited in this Agreement shall be subject to amendment by the Town Council by ordinance so long as any amendment is Townwide. Any amendment to the fees shall be incorporated into this Agreement as if originally set forth herein.

5. Open Space. The Property Owner acknowledges and agrees that the Town, as a condition to annexation, requires an open space dedication for any residential development. The Town acknowledges and agrees that if the Property is zoned in the manner described in Paragraph 4 of this Agreement, which does not include any residential uses, then the Property Owner will have no obligation to dedicate Open Space. The Property Owner acknowledges and agrees that the Town may require the dedication of Open Space as a condition to any change in the zoning initiated by the Property Owner, which results in any residential uses on the Property.

6. School Mitigation Plan. The Property Owner acknowledges and agrees that the Town, as a condition to annexation, requires a contribution to the Douglas County School District No. RE-1 (the "School District") for school mitigation (the "School Mitigation Fee") for any residential development. The Town acknowledges and agrees that if the Property is zoned in the manner described in Paragraph 4 of this Agreement, which does not include any residential uses, then the Property Owner will have no obligation to pay a School Mitigation Fee to the School District. The Property Owner acknowledges and agrees that the Town may require the payment of a School Mitigation Fee, as determined by the School District, as a condition to any change in the zoning initiated by the Property Owner, which results in any residential uses on the Property.

7. Deficit Reduction Fee. The Property Owner acknowledges and agrees that the Town, as a condition to annexation, requires a payment of a "Deficit Reduction Fee" to the Town to off-set the impact to the Town's General Fund as the result of the annexation. The Town acknowledges and agrees that if the Property is zoned in the manner described in Paragraph 4 of this Agreement, then the financial impact to the Town will be fiscally neutral, and the Property Owner will not have to pay a Deficit Reduction Fee. The Property Owner further acknowledges and agrees that the Town may impose a deficit reduction fee as a condition to any change in the zoning initiated by the Property Owner, which results in any residential uses on the Property, based upon the method used by the Town for calculating the "Deficit Reduction Fee" at the time such change in zoning is initiated by the Property Owner, as described herein.

8. Preliminary Site Plan. The Property will submit a preliminary site plan for the Property as provided by Chapter 13.16 of the Parker Municipal Code, which preliminary site plan shall be reviewed and approved prior the first final plat for the Property.

9. Roads Improvements to be Designed, Constructed and/or Paid for by the Property Owner. The Property Owner shall design and construct, at its sole expense, the following road improvements, in accordance with Town standards, except as otherwise provided in this Paragraph:

a. Dransfeldt Road. The Property Owner shall design and construct, at its sole expense, all auxiliary lane modifications and additional lanes to Dransfeldt Road as a major collector, which is defined in the Town of Parker Roadway Design and Construction Manual ("Roadway Manual"), and associated intersection improvements, in accordance with the Roadway Manual and the Town approved Traffic Study for the Property, prior to any certificates of occupancy for the Property, temporary or otherwise.

b. Lincoln Avenue. The Property Owner shall design and construct, at its sole expense, all auxiliary lane modifications to Lincoln Avenue as an arterial roadway, which is defined in the Roadway Manual, and associated intersection improvements, in accordance with the Roadway Manual and the Town approved Traffic Study for the Property, prior to any certificates of occupancy for the Property, temporary or otherwise.

c. Lincoln Avenue Sidewalk. The Property Owner shall design and construct an eight-foot wide detached sidewalk on the south side of Lincoln Avenue from Dransfeldt Road to the east property line and shall design and construct a taper to connect this eight-foot-wide sidewalk to the existing five-foot-wide sidewalk on the adjacent property located on the east side of the property line, according the arterial roadway typical section contained in the Roadway Manual, prior to any certificates of occupancy for the Property, temporary or otherwise.

10. Land Dedication. The Property Owner, shall either dedicate on a plat or otherwise convey to the Town, as applicable, by special warranty deed, free and clear of all liens and encumbrances, the following real property:

a. Dransfeldt Road. The real property to construct the improvements to Dransfeldt Road as described in Paragraph 10.a. of this Agreement, at the time of the first final plat for the Property.

b. Lincoln Avenue. The real property to construct the improvements to Lincoln Avenue Road as described in Paragraph 10.b. of this Agreement, at the time of the first final plat for the Property.

c. Future Lincoln Avenue Lane. The real property located between Dransfeldt Road and the Property's right-in/right-out access point on Lincoln Avenue, to construct an additional eastbound acceleration/deceleration on Lincoln Avenue, at the time of the first final plat for the Property.

d. Lincoln Avenue Sidewalk. The real property to construct the improvements to the Lincoln Avenue sidewalk as described in Paragraph 10.c. of this Agreement, at the time of the first final plat for the Property.

e. Public Access Easements. The Property Owner shall dedicate public access easements through the Property connecting adjacent properties (south and east) to the access points that are allowed by the Town on the Property for access to Dransfeldt Road and Lincoln Avenue, at the time of the first final plat for the Property.

11. Permitted Development. The Property Owner shall develop the Property in accordance with this Agreement, Town ordinances and regulations, and applicable state and federal law and regulations. The Town shall allow and permit the development of the Property upon submission of proper application and payment of fees imposed by Town ordinances and regulations.

12. Property Owner. The Property Owner is entering into this Agreement and is undertaking the obligations imposed upon the Property Owner herein in reliance upon the Town's concurrent adoption of the ordinance described in Paragraph 4.a. of this Agreement. Performance of the Property Owner's obligations hereunder is expressly conditioned upon the Town's adoption of the ordinance described in Paragraph 4.a. of this Agreement. If the Town fails to adopt the ordinance described in Paragraph 4.a. of this Agreement, then this Agreement shall not go into effect and the Original Annexation Agreement shall remain in full force and effect.

13. Waiver of Prior Vested Rights. The Property Owner waives any prior vested property rights acquired in Douglas County so long as the Property remains annexed into the Town. The Property Owner acknowledges and agrees that the vesting of property rights in the Town is governed by Section 13.01.110 of the Parker Municipal Code, as amended.

14. Remedies. The Property Owner's remedies against the Town for the Town's breach of this Agreement are limited to breach of contract claims. The Town's remedies under this Agreement include, but are not limited to, the following:

a. The refusal to issue any building permit or certificate of occupancy.

b. The revocation of any building permit previously issued under which construction directly related to such building permit has not commenced, except a building permit previously issued to a third party.

c. A demand that the security given for the completion of the public improvements be paid or honored.

d. Any other remedy available at law.

15. Authority of the Town. Nothing contained in this Agreement shall constitute or be interpreted as a repeal of existing codes or ordinances or as a waiver or abrogation of the Town's legislative, governmental, or police powers to promote and protect the health, safety and general welfare of the Town or its inhabitants; nor shall this Agreement prohibit the enactment by the Town of any fee that is of uniform or general application.

16. Termination. If Ordinance No. 3.338, Series of 2018, is not approved as provided by Paragraph 4.a. of this Agreement, or this Agreement is not approved by the Town Council, then this Agreement shall be null and void and of no force and effect whatsoever, and any monies paid will be reimbursed to the Property Owner.

17. Binding Effect. This Agreement, when executed, shall inure to the benefit of and be binding upon the successors or assigns in interest or the legal representatives of the parties hereto, including all the purchasers and subsequent owners of any lots or parcels within the Property. This Agreement constitutes the entire agreement of the parties and may be amended only in writing, approved in substantially the same manner as the Agreement itself. This Agreement is binding upon and shall run with the land.

18. Recordation of Agreement. This Agreement shall be recorded with the Clerk and Recorder of Douglas County, Colorado, upon the effective date of Ordinance No. 3. 338, Series of 2018, as described in Paragraph 4.a. of this Agreement.

19. No Third-Party Beneficiaries. It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the parties hereto, their successors and assigns, and nothing contained in this Agreement shall give or allow any claim or right of action by any other or third person under this Agreement. It is the express intention of the parties that any person other than the parties receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

20. Severability. It is understood and agreed by the parties hereto that if any part, term, or provision of this Agreement is held by the courts to be illegal or in conflict with any law of the State of Colorado, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid.

21. Governing Law. The laws of the State of Colorado shall govern the validity, performance and enforcement of this Agreement. Should either party institute legal suit or

action for enforcement of any obligation contained herein, it is agreed that venue of such suit or action shall be in Douglas County, Colorado.

22. Notice. All notice required under this Agreement shall be in writing and shall be hand delivered or sent by registered or certified mail, return receipt requested, postage prepaid, to the addresses of the parties herein set forth. All notices so given shall be considered effective on the earlier of actual receipt or seventy-two (72) hours after deposit in the United States mail with the proper address as set forth below. Either party by notice so given may change the address to which future notices shall be sent.

To the Town: Director of Engineering/Public Works
Town of Parker
20120 East Mainstreet
Parker, Colorado 80138

To the Property Owner: Leila May Peaslee Residuary Trust, and Howard R. Peaslee
Attn: Tom Kaufman, Executive Director
1528 Wazee
Denver, CO 80202
Phone 303.669.8118
tkaufman@antonoff.com

With Notice to: Leila May Peaslee Residuary Trust, and Howard R. Peaslee
Attn: EVC Parker, LLC
3501 SW Fairlawn Rd., Suite 200
Topeka, KS 66614
Phone 785.272.1398
lsPELLmeier@equityventurescd.com

23. Effective Date. This Agreement shall be effective and binding upon the parties immediately upon the effective date of Ordinance No. 3. 338, Series of 2018, as described in Paragraph 4.a. of this Agreement.

24. Recitals. The recitals to this Agreement are incorporated herein by this reference.

25. Entire Agreement - Amendments. This Agreement embodies the whole agreement of the parties. There are no promises, terms, conditions, or obligations other than those contained herein, and this Agreement shall supersede all previous communications, representations or agreements, either verbal or written, between the parties hereto. This Agreement may be amended by written agreement between the Property Owner and the Town acting pursuant to Town Council authorization.

IN WITNESS WHEREOF, the parties have signed this Agreement as of the date set forth above.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM AND SUFFICIENCY:

James S. Maloney, Town Attorney

[Remainder of page intentionally left blank. Signatures continue on following page.]

**PROPERTY OWNER: LEILA MAY
PEASLEE RESIDUARY TRUST**

_____, _____ (name/title)

STATE OF COLORADO)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____,
2018, by _____, as _____ of the Leila May Peaslee
Residuary Trust.

My commission expires: _____.

SEAL

Notary Public

PROPERTY OWNER: HOWARD R. PEASLEE

_____, _____ (name/title)

STATE OF COLORADO)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____,
2018, by Howard R. Peaslee.

My commission expires: _____.

SEAL

Notary Public

[Remainder of page intentionally left blank. Signatures continue on following page.]

**PARKER WATER AND SANITATION
DISTRICT**
(AS TO PARAGRAPH #3 ONLY)

By: _____
Ron R. Redd, P.E., District Manager

ATTEST:

Maleia Good

[Remainder of page intentionally left blank. Signatures continue on following page.]

CONSENT AND SUBORDINATION OF LENDER

_____, as the beneficiary of a deed of trust that is secured against the real property described in Exhibit A (the "Property") and recorded on _____, 20____, at Reception No. _____ of the Douglas County Clerk and Recorder's Office (the "Deed of Trust"), hereby consents to this Annexation Agreement, and agrees and confirms for itself and its successors and assigns that the lien of the Deed of Trust and other rights and interests of the Lender in the Property are subject to and subordinate to this Annexation Agreement. In the event of a foreclosure of the Deed of Trust and the sale of the Property that is the subject to the Deed of Trust pursuant to such foreclosure, the rights of the Town of Parker acquired by virtue of this Annexation Agreement shall not be affected thereby.

LENDER:

By: _____

[Please print name and title on line↑]

STATE OF COLORADO)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by _____, as _____ of _____.

My commission expires: _____.

SEAL

Notary Public

EXHIBIT LIST

- | | |
|-----------|---|
| Exhibit A | Legal Description of the Property |
| Exhibit B | Modified Commercial Zoning for the Property |

EXHIBIT A

Legal Description Surveyed Parcel 1 - 11964 N. Dransfeldt Rd.

A parcel of land situated in the NW 1/4 of Section 15, T.6S., R.66W., of the 6th P.M., County of Douglas, State of Colorado, and being more particularly described as follows:

Commencing at the NW Corner of said Section 15;

Thence N89°29'00"E along the North Line of the NW 1/4 of said Section 15, a distance of 840.99 feet;

Thence S00°31'00"E a distance of 100.00 feet to a point on the Southerly R.O.W. Line of Lincoln Avenue and the **Point of Beginning**;

Thence N89°29'00"E along said Southerly R.O.W. Line, a distance of 370.91 feet;

Thence S02°18'55"E a distance of 465.52 feet to the Southwest Corner of a parcel of land described in deed recorded at Reception Number 2007093071);

Thence N84°08'31"E along the Southerly Line of said Parcel, a distance of 340.02 feet to the Northwest Corner of Lot 1B, Parker Professional Park First Amendment (Reception No. 8725509);

Thence along the Westerly Line of said Lot 1B and along a non-tangent curve to the right having a central angle of 00°07'33", a radius of 4841.00 feet, an arc length of 10.64 feet, a chord bearing of S10°46'39"E and a chord distance of 10.64 feet to the Northeast Corner of Lot 1, Block 1, E.T. Technologies Inc. Minor Development Plat (Reception No. 2002093991);

Thence S83°20'55"W along the Northerly Line of said Lot 1, Block 1, E.T. Technologies Inc. Minor Development Plat, a distance of 163.50 feet;

Thence S85°28'16"W along the Northerly Line of said Lot 1, a distance of 573.68 feet to a point on the Easterly R.O.W. Line of Dransfeldt Road;

Thence the Following seven (7) courses along the Easterly R.O.W. Line of Dransfeldt Road:

- 1) Thence N04°31'44"W a distance of 2.80 feet;
- 2) Thence along a curve to the right having a central angle of 02°16'04", a radius of 660.00 feet, an arc length of 26.12 feet, a chord bearing of N02°18'01"W and a chord distance of 26.12 feet;
- 3) Thence N01°12'11"W a distance of 165.71 feet to a point of curve;
- 4) Thence along a curve to the left having a central angle of 03°19'56", a radius of 740.00 feet, an arc length of 43.04 feet, a chord bearing of N02°52'10"W and a chord distance of 43.03 feet;
- 5) Thence N04°32'08"W a distance of 217.83 feet to a point of curve;
- 6) Thence along a curve to the right having a central angle of 93°20'02", a radius of 30.00 feet, an arc length of 48.87 feet, a chord bearing of N42°21'05"E and a chord distance of 43.64 feet;
- 7) Thence N03°34'21"W non-tangent to the last described curve, a distance of 14.86 feet to the **Point of Beginning**

Parcel Contains (196,366 Square Feet) 4.5079 Acres

Date prepared: April 30, 2018

Date of last revision: May 4, 2018

Prepared by: Charles N. Beckstrom, PLS No. 33202

for and on behalf of
Engineering Service Company
14190 East Evans Ave.
Aurora, Colorado 80014
Phone: 303-337-1393
beckstrom@engineeringserviceco.com



EXHIBIT B
MODIFIED COMMERCIAL ZONING

A. Intent

Places for conducting any commercial, wholesale or service activities, not of an industrial nature.

B. Compliance

All developments within this Modified Commercial zoning district must comply with the requirements specified in Section 13.06 of the Town's Land Development Ordinance, as amended.

C. Definitions

1. Small engine motorized equipment: A small-displacement, single cylinder or twin cylinder four stroke/cycle, low-powered internal combustion engine used to power lawn mowers, generators, concrete mixers, snow blowers, string trimmers, utility vehicles (UTV's), and many other machines that require independent power sources.

D. Uses Permitted by Right

1. Any nonresidential uses by right permitted in B-Business District as defined in Section 13.04.100 of the Town of Parker Land Development Ordinance, as amended. Places of worship, church schools, hospitals, nursing homes, convalescent care facilities, public or private parking lots or caretaker residences and any use within the C-Commercial District as defined in Section 13.04.120 of the Town of Parker Land Development Ordinance, as amended, that is not specifically described in this exhibit shall be prohibited in this district.
2. Auto parts stores
3. Bakeries—wholesale and retail
4. Brewery/distillery
5. Convenience stores with gasoline pumps
6. Contractor's offices only, no storage of equipment or trailers
7. Eating and drinking establishments, without Drive-Thru Lanes
8. Packaging and Shipping Store
9. Photocopy reproduction
10. Printing and publishing
11. Radio and television offices and studios
12. Shopping Centers

E. Uses Permitted by Special Review

1. Any use by special review permitted in the B-Business zoning districts as defined in Section 13.04.100 of the Town of Parker Land Development Ordinance, as amended, which are not specifically prohibited as listed under Section C of this Exhibit B, are allowed as a use by special review.
2. Auto and truck repairs.

3. Car sales, new and used.
4. Drive-Thru Uses (drive-thru lanes are prohibited to be located between the public right-of-way and the primary structure.)
5. Accessory Uses
6. Indoor small engine motorized equipment sales – Not to exceed 25% of the total building area
6. Indoor small engine motorized equipment repair – Not to exceed 10% of the total building area
8. Motor vehicles and motorized equipment: sales, leasing, rental servicing and repair as an accessory activity.
9. Veterinary clinics and hospitals.
10. Caretaker residences.
11. Outdoor flea markets.
12. Observation kennels and pet day care.
13. Outdoor dog training.
14. Outdoor commercial display shall meet all of the minimum requirements contained in Subparagraphs a. through j. below:
 - a. Outdoor commercial display is defined as any items, goods or seasonal merchandise directly related to the commercial use conducted inside the principal building, which items, goods or merchandise are permanently displayed outside of the principal building for the purposes of sale to the general public at retail.
 - b. This Section shall not be in conflict with or used to circumvent the requirements of [Section 13.04.210](#) of the Parker Municipal Code.
 - c. Outdoor commercial display shall only be considered as part of an approved site plan, to be reviewed in accordance with [Chapter 13.06](#) of the Parker Municipal Code.
 - d. Outdoor commercial display shall occur within fifteen (15) feet of the exterior walls of the principal building and shall not comprise more than three percent (3%) of the building footprint of the principal building, as shown on the approved site plan.
 - e. Outdoor commercial display areas shall be identified by a permanent marking material, identifying the entire outdoor display area, as shown on the approved site plan for the property. Colored and/or stamped concrete paving, brick pavers or concrete pavers are acceptable. Painted stripes will not be acceptable. No outdoor commercial display will be permitted outside of the delineated display area.
 - f. Outdoor commercial display activities shall be conducted so as to assure that the sidewalk or entrance into the principal building is not obstructed and that a minimum width of eight (8) feet shall be continuously maintained on the sidewalk or entrance into the principal building to allow for pedestrian access.
 - g. The use of semi-trailers or temporary buildings shall not be permitted.
 - h. All signage shall comply with [Chapter 13.09](#) of the Parker Municipal Code.
 - i. Outdoor commercial display shall not be located within the parking area for the principal building as shown on an approved site plan.

- j. This Section shall not be in conflict with federal, state or local governmental requirements, including, but not limited to, the International Building Code, Department of Health or Fire District standards.
16. Outdoor sales/garden areas (shall be fully enclosed)

F. Minimum area and yard requirements.

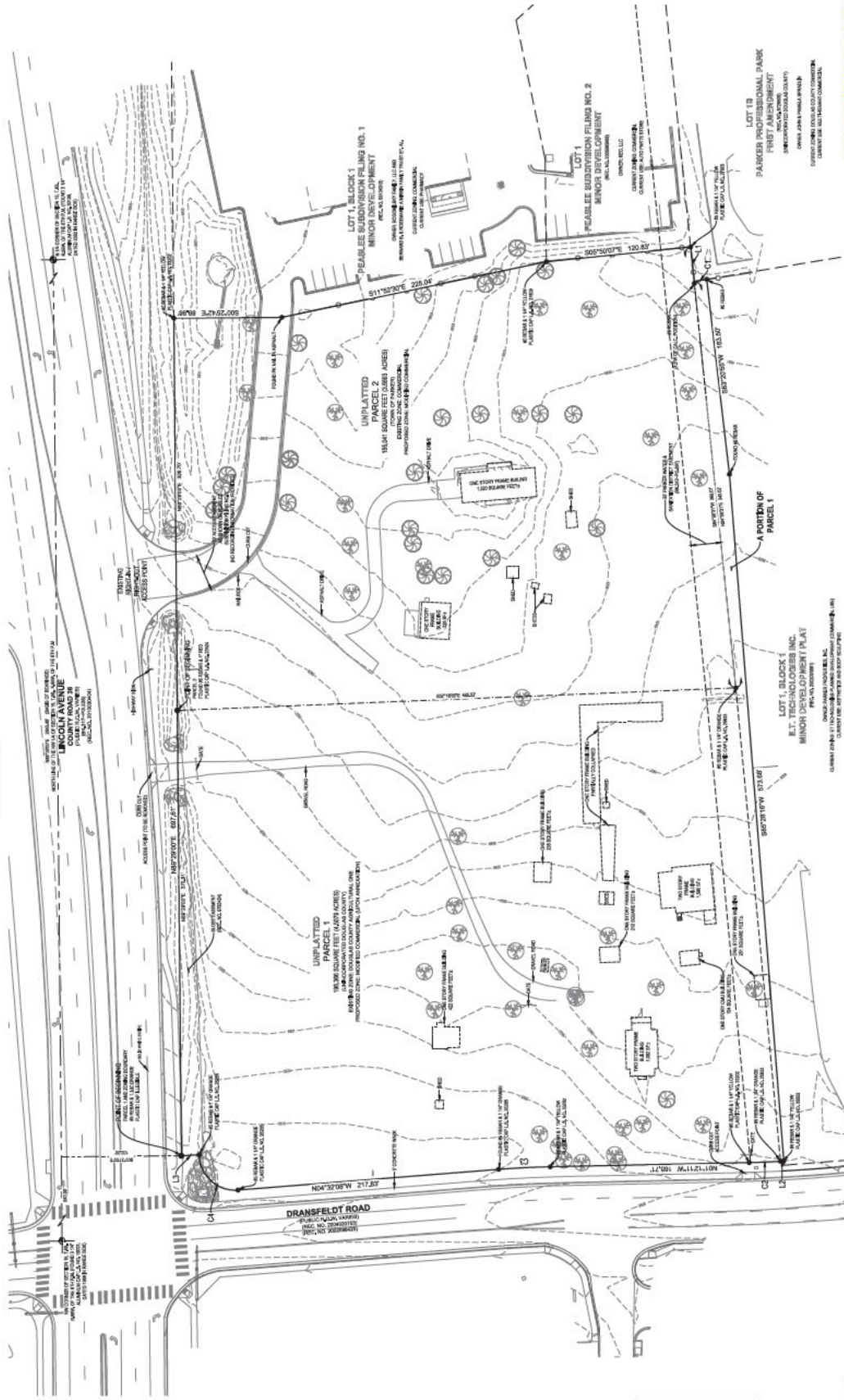
1. Lot width, seventy-five (75) feet.
2. Front yard, minimum twenty-five(25) feet, except as follows:
Convenience Stores and other permitted drive-through/auto oriented uses adjacent to Dransfeldt Road and Lincoln Avenue: the front setback, and at least one (1) side yard setback shall be considered a 'build-to' lines and at least thirty percent (30%) of the building footprint area must be within forty feet of the setback line. The intent of this provision is to ensure that buildings which front the aforementioned streets by their placement on site act to screen the parking areas from view and create an activated building edge along these public streets.
3. Side yards, no setback, except when adjoining a residential zone district, twenty-five (25) feet.
4. Rear yards, no setback, except when adjoining a residential zone district, twenty-five (25) feet.
5. Maximum building heights, fifty-five (55) feet.

LINCOLN PROFESSIONAL PARK

ZONING MAP TO THE TOWN OF PARKER

A PARCEL OF LAND BEING A PART OF THE NW 1/4 OF SECTION 15,
T.6S., R.66W., OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 2 OF 2
ZONING MAP



CURVE DATA TABLE

CURVE DATA	CHORD	CHORD BEARING	CHORD BEARING	CHORD BEARING
1	100.00	N 0° 0' 0" E	N 0° 0' 0" E	N 0° 0' 0" E
2	100.00	N 0° 0' 0" E	N 0° 0' 0" E	N 0° 0' 0" E
3	100.00	N 0° 0' 0" E	N 0° 0' 0" E	N 0° 0' 0" E
4	100.00	N 0° 0' 0" E	N 0° 0' 0" E	N 0° 0' 0" E
5	100.00	N 0° 0' 0" E	N 0° 0' 0" E	N 0° 0' 0" E
6	100.00	N 0° 0' 0" E	N 0° 0' 0" E	N 0° 0' 0" E
7	100.00	N 0° 0' 0" E	N 0° 0' 0" E	N 0° 0' 0" E
8	100.00	N 0° 0' 0" E	N 0° 0' 0" E	N 0° 0' 0" E
9	100.00	N 0° 0' 0" E	N 0° 0' 0" E	N 0° 0' 0" E
10	100.00	N 0° 0' 0" E	N 0° 0' 0" E	N 0° 0' 0" E

CASE NUMBER Z-18-017

ENGINEERING COMPANY
14100 East Evans Avenue
Suite 100
P.O. Box 377, 80130
Phone: 303.777.9999
Fax: 303.777.9999
www.engineeringcompany.com



LINCOLN PROFESSIONAL PARK
ZONING MAP
TO THE TOWN OF PARKER

A PARCEL OF LAND BEING A PART OF THE NW 1/4 OF SECTION 15,
T.6S., R.66W. OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 2

LEGAL DESCRIPTION

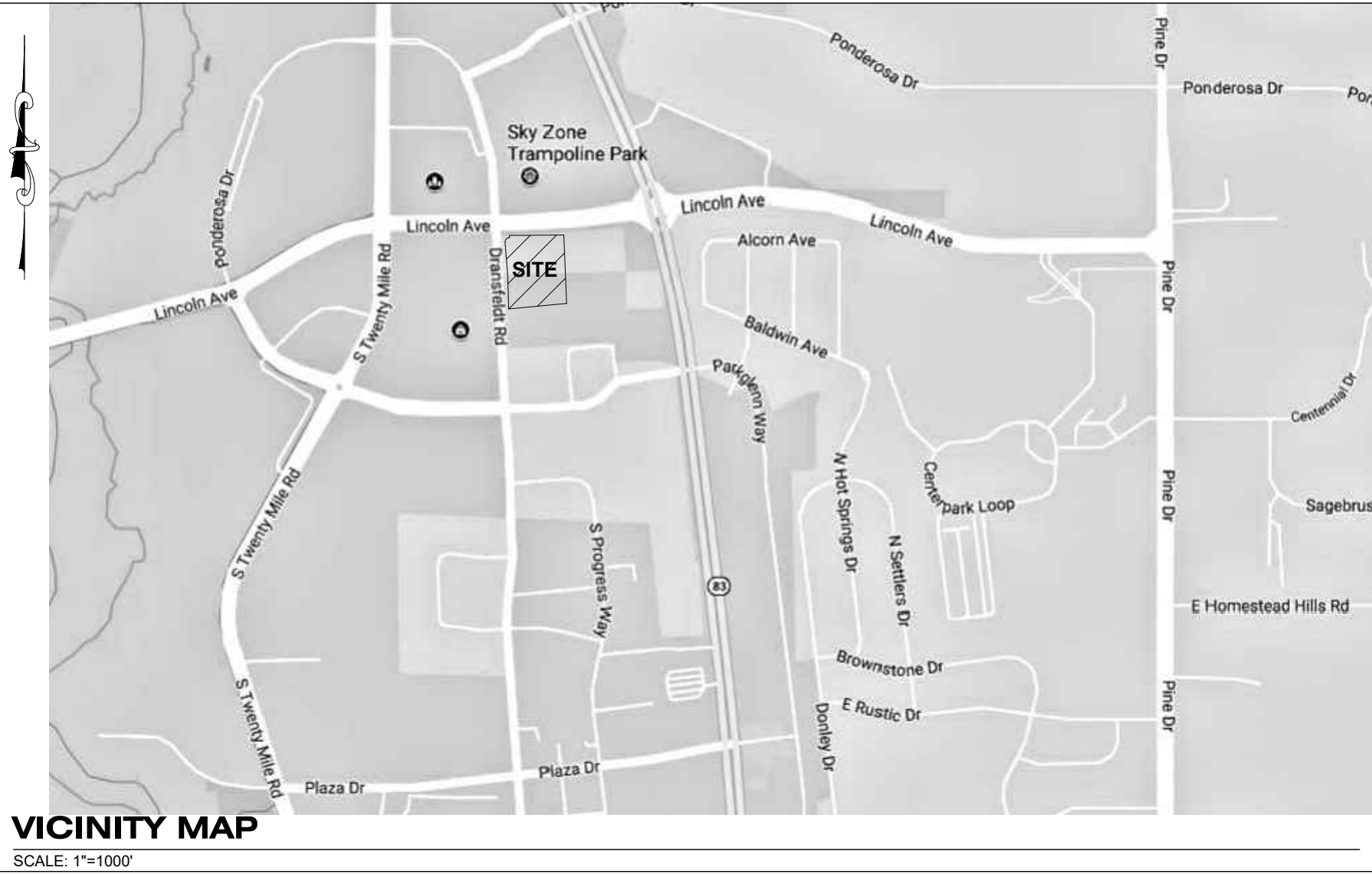
PARCEL 1 (11964 N. DRANSFELDT RD.)

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 15, T.6S., R.66W., OF THE 6TH/P.M., COUNTY OF DOUGLAS
STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 15;
THENCE S89°29'00"E ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 15, A DISTANCE OF 840.99 FEET;
THENCE S09°51'00"E, A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHERLY R.O.W. LINE OF LINCOLN AVENUE AND
THE POINT OF BEGINNING;
THENCE N89°29'00"E ALONG SAID SOUTHERLY R.O.W. LINE, A DISTANCE OF 370.91 FEET;
THENCE S02°19'55"E A DISTANCE OF 465.52 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN
DEED RECORDED AT RECEPTION NUMBER 2007093971;
THENCE S02°19'55"E ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 340.02 FEET TO THE NORTHWEST
CORNER OF LOT 1B, PARKER PROFESSIONAL PARK FIRST AMENDMENT (RECEPTION NO. 8725569);
THENCE ALONG THE WESTERLY LINE OF SAID LOT 1B AND ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A
CENTRAL ANGLE OF 00°09'23", A RADIUS OF 484.01 FEET, AN ARC LENGTH OF 10.64 FEET, A CHORD BEARING
N01°01'00"E, A DISTANCE OF 10.64 FEET TO THE POINT OF BEGINNING OF THE 10.64 FEET CHORD;
THENCE S01°01'00"E, A DISTANCE OF 10.64 FEET TO THE POINT OF BEGINNING OF THE 10.64 FEET CHORD;
THENCE S83°20'55"W ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1, E.T. 573.68 FEET TO THE POINT OF
BEGINNING OF A DEVELOPMENT PLAT, A DISTANCE OF 183.50 FEET;
THENCE S83°20'55"W ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1, E.T. 573.68 FEET TO A POINT ON THE
EASTERLY R.O.W. LINE OF DRAWSFELD ROAD;
THENCE THE FOLLOWING SEVEN (7) CURVES ALONG THE EASTERLY R.O.W. LINE OF DRAWSFELD ROAD:

- 1) THENCE N04°31'14" W A DISTANCE OF 2.80 FEET;
2) THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°10'14", A RADIUS OF 660.0 FEET, AN ARC LENGTH OF 26.12 FEET, A CHORD BEARING OF N02°18'10" E AND A CHORD DISTANCE OF 26.12 FEET;
3) THENCE N11°21'11" W A DISTANCE OF 165.71 FEET TO A POINT OF CURVE;
4) THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°19'56", A RADIUS OF 740.00 FEET, AN ARC LENGTH OF 26.12 FEET, A CHORD BEARING OF N02°18'10" E AND A CHORD DISTANCE OF 43.03 FEET;
5) THENCE N04°52'05" W A DISTANCE OF 217.83 FEET TO A POINT OF CURVE;
6) THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 93°30'20", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 48.87 FEET, A CHORD BEARING OF N02°11'05" E AND A CHORD DISTANCE OF 43.84 FEET;
7) THENCE S03°42'21" W NON-TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 14.86 FEET TO THE POINT OF BEGINNING

PARCEL CONTAINS (196,366 SQUARE FEET) 4.5079 ACRES.



PROFESSIONAL LAND SURVEYOR CERTIFICATION

C. CHARLES N. BECKSTROM, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION; THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE TOWN OF PARKER, COLORADO; AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.



CHARLES N. BECKSTROM
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR No. 33202

TOWN COUNCIL CERTIFICATE

ACCEPTED BY THE PARKER TOWN COUNCIL THIS _____ DAY OF _____, 2018.

MAYOR, TOWN OF PARKER

ATTEST:

TOWN CLERK

CLERK AND RECORDER CERTIFICATION

STATE OF COLORADO)
) SS
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS MAP WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 20__ A.D., AT _____ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER _____.

COUNTY CLERK AND RECORDER

SUMMARY TABLE:	
TOTAL ANNEXATION AREA	196,366 SQUARE FEET (4.5079 ACRES)
TOTAL ANNEXATION PERIMETER	2,443.50 FEET
ANNEXATION PERIMETER CONTIGUOUS TO PRESENT TOWN OF PARKER	2,443.50 FEET (100.00%)

GENERAL NOTES

- BEARINGS ARE BASED ON THE NORTH LINE OF THE NW 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARING N89°20'0" E BOUNDED BY THE MONUMENTS SHOWN HEREON AND BASED ON THE COLORADO CENTRAL ZONE STATE PLANE COORDINATE SYSTEM NAD 83.
- BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE FLOOD CHANNEL ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0067G WITH A REVISED DATE OF MARCH 15, 2016. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
3. DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

PROJECT CONTACTS

DEVELOPER

EQUITY VENTURES COMMERCIAL DEVELOPMENT, LLC
3501 SW FAIRLAWN RD, SUITE 200
TOPEKA, KS 66614
CONTACT: KEVIN BECK
PHONE: (785) 272-1398

OWNER

HOWARD R PEASLEE
LEILA MAY PEASLEE RESIDUARY TRUST
12470 LONESOME PINE TRAIL
ELBERT, CO 80106
CONTACT: HOWARD R. PEASLEE, OWNER; AND STEVEN SAWYER, TRUSTEE

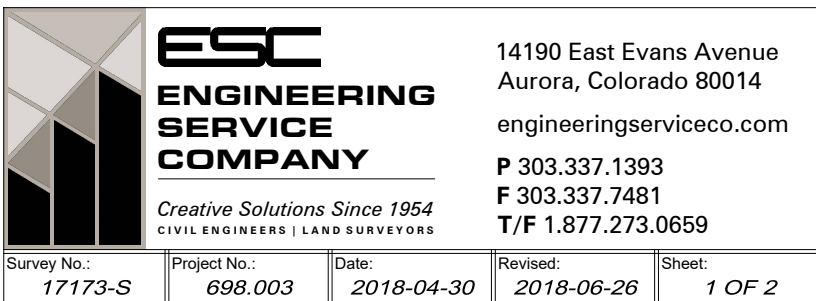
ENGINEERING AND SURVEYING

ENGINEERING SERVICE COMPANY OF COLORADO, INC.
14190 EAST EVANS AVENUE
AURORA, COLORADO 80014
CONTACT: JOEL D. TOMPKINS, P.E.
PHONE: (303) 337-1393

PLAN LIST:

COVER SHEET	1
ANNEXATION PLAT PLAN	2

LINCOLN PROFESSIONAL PARK ANNEXATION MAP TO THE TOWN OF PARKER



A PARCEL OF LAND BEING A PART OF THE NW 1/4 OF SECTION 15
T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

N89°29'00"E 2643.48' (BASIS OF BEARINGS)
NORTH LINE OF THE NW 1/4 OF SECTION 15, T.6S., R.66W., OF THE 6TH P.M.

LINCOLN AVENUE
COUNTY ROAD 36
(BK.317-PG.228)
(PUBLIC R.O.W. VARIES)
(TOWN OF PARKER)

N 1/4 CORNER OF SECTION 15, T.6S.,
R.66W. OF THE 6TH P.M. (FOUND 3 1/4"
ALUMINUM CAP L.S. NO. 30109,
DATED 2002 IN RANGE BOX)

NW CORNER OF SECTION 15, T.6S.,
R.66W. OF THE 6TH P.M. (FOUND 3 1/4
ALUMINUM CAP L.S. NO. 19003,
DATED 1999 IN RANGE BOX)

500°31'00"E
100.00

N89°29'00"E 370.91'

L2 POINT OF BEGINNING
FOUND #5 REBAR & 1 1/4" ORANGE
PLASTIC CAP ILLEGIBLE

FOUND #5 REBAR & 1 1/4" ORANGE
PLASTIC CAP L.S. NO. 26285

FOUND #5 REBAR & 1 1/4" ORANGE
PLASTIC CAP L.S. NO. 26285

217.83'

EXISTING ANNEXATION ORDINANCE 2.150
DRANSFELDT ROAD ROW ANNEXATION

DRANSFELDT ROAD
(PUBLIC R.O.W. VARIES)
(COVER)

196,366 SQUARE FEET
(4.5079 ACRES)

UNPLATTED
PARCEL 1
(UNINCORPORATED DOUGLAS COUNTY)
OWNER: HOWARD R PEASLEE & LEILA MAY
PEASLEE RESIDUARY TRUST
192,533 SQUARE FEET (4.4200 ACRES)

UNPLATTED
(TOWN OF PARKER)

OWNER: LINCOLN PROFESSIONAL PARK LP

EXISTING ANNEXATION ORDINANCE 2.198
LINCOLN PROFESSIONAL PARK LP
ANNEXATION

LOT 1, BLOCK 1
PEASLEE SUBDIVISION FILING NO. 1
MINOR DEVELOPMENT
(REC. NO. 99104313)
(TOWN OF PARKER)

OWNER: BOGOMILSKY FAMILY, LLC AND
BERNARD B. & ROSEMARIE A MIRKIN FAMILY TRUST ET. AL.

LOT 1
PEASLEE SUBDIVISION FILING NO. 2
MINOR DEVELOPMENT
(REC. NO. 2005085666)
(TOWN OF PARKER)

LOT 1B
PARKER PROFESSIONAL PARK
FIRST AMENDMENT
(REC. NO. 8725509)
(TOWN OF PARKER)

OWNER: JOHN & PAMELA SPRADLIN

LINCOLN PROFESSIONAL PARK ANNEXATION MAP TO THE TOWN OF PARKER

 ESC ENGINEERING SERVICE COMPANY	14190 East Evans Avenue Aurora, Colorado 80014 engineering@serviceco.com	
	P 303.337.1393 F 303.337.7481 T/F 1.877.273.0659	
<i>Creative Solutions Since 1954</i> CIVIL ENGINEERS / LAND SURVEYORS		
Survey No. 17473-S	Project No. 698 03	Date 2018-04-30
		Revised 2018-06-28
		Sheet 2 OF 2

14190 East Evans Avenue
Aurora, Colorado 80014
engineeringsserviceco.com
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

Survey No.: 17173-S	Project No.: 698 003	Date: 2018-04-30	Revised: 2018-06-28	Sheet: 2 OF 2
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	PLAT BOUNDARY LINE
	ADJACENT LOT/PARCEL LINES
	INTERIOR LOT/PARCEL LINES
R.O.W.	RIGHT-OF-WAY
L.S. NO.	LAND SURVEYOR NUMBER
(A.M.)	AS MEASURED
(D.)	BY DEED
	SECTION CORNER
	FOUND PINS
	ANNEXATION CONTIGUOUS TO PRESENT TOWN OF PARKER

LINE DATA TABLE		
COURSE	BEARING	LENGTH
L1	N04°31'44"W	2.80'
L2	N03°34'21"W	14.86'

CURVE DATA TABLE					
COURSE	DELTA	RADIUS	LENGTH	Chd BEARING	Chd LENGTH
C1	00°07'33"	4841.00'	10.64'	S10°46'39"E	10.64'
C2	02°16'04"	660.00'	26.12'	N02°18'01"W	26.12'
C3	03°19'56"	340.00'	43.04'	N02°52'10"W	43.03'
C4	93°20'02"	74.00'	48.87'	N42°21'05"E	43.64'

CASE NUMBER: ANX18-003

File Name: N:\Projects\equity ventures\parkov - lincoln & darrald\CAD\Annexation Plat and Reasonable L&D - Annexation.dwg Plot Date: 2018-08-13 Company: ESC

ORDINANCE NO. 3.338, Series of 2018

TITLE: A BILL FOR AN ORDINANCE ZONING CERTAIN PROPERTY WITHIN THE TOWN OF PARKER, COLORADO, KNOWN AS THE LINCOLN PROFESSIONAL PARK PROPERTY TO MODIFIED COMMERCIAL 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, as Modified Commercial District, pursuant to the Town of Parker Land Development Ordinance (the "Property").

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.

d. The requirements contained in Section 13.04.240(f) of the Parker Land Development Ordinance are satisfied for zoning the Property to Modified Commercial District, as described in the Parker Land Development Ordinance.

Section 2. The Property is hereby zoned Modified Commercial District, as described in **Exhibit 2**, which is attached hereto and incorporated by this reference.

Section 3. The Zoning Ordinance and Zoning Map are hereby amended to conform with the zoning change 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 _____, 2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

Legal Description Dransfeldt & Lincoln Re-Zoning

A parcel of land situated in the NW 1/4 of Section 15, T.6S., R.66W., of the 6th P.M., County of Douglas, State of Colorado, and being more particularly described as follows:

Commencing at the NW Corner of said Section 15;

Thence N89°29'00"E along the North Line of the NW 1/4 of said Section 15, a distance of 840.99 feet;

Thence S00°31'00"E a distance of 100.00 feet to a point on the Southerly R.O.W. Line of Lincoln Avenue and the **Point of Beginning**;

Thence N89°29'00"E along said Southerly R.O.W. Line, a distance of 697.61 feet;

Thence S00°25'42"E along the Westerly Line of Lot 1, Block 1, Peaslee Subdivision Filing No. 1 Minor Development (Rec. No. 99104313), a distance of 89.98 feet;

Thence S11°52'30"E along the Westerly Line of Lot 1, Block 1, Peaslee Subdivision Filing No. 1 Minor Development, a distance of 225.04 feet;

Thence S05°50'07"E along the Westerly Line of Lot 1, Peaslee Subdivision Filing No. 2 Minor Development (Rec. No. 2005085666), a distance of 120.83 feet to a point on the North Line of Lot 1B, Parker Professional Park First Amendment (Rec. No. 8725509);

Thence S84°08'31"W along said North Line of Lot 1B, a distance of 29.05 to the Northwest Corner of said Lot 1B;

Thence along the Westerly Line of said Lot 1B and along a non-tangent curve to the right having a central angle of 00°07'33", a radius of 4841.00 feet, an arc length of 10.64 feet, a chord bearing of S10°46'39"E and a chord distance of 10.64 feet to the Northeast Corner of Lot 1, Block 1, E.T. Technologies Inc. Minor Development Plat (Reception No. 2002093991);

Thence S83°20'55"W along the Northerly Line of said Lot 1, a distance of 163.50 feet;

Thence S85°28'16"W along the Northerly Line of said Lot 1, a distance of 573.68 feet to a point on the Easterly R.O.W. Line of Dransfeldt Road;

Thence the Following seven (7) courses along the Easterly R.O.W. Line of Dransfeldt Road:

- 1) Thence N04°31'44"W a distance of 2.80 feet to a point of curve;
- 2) Thence along a curve to the right having a central angle of 02°16'04", a radius of 660.00 feet, an arc length of 26.12 feet, a chord bearing of N02°18'01"W and a chord distance of 26.12 feet;
- 3) Thence N01°12'11"W a distance of 165.71 feet to a point of curve;
- 4) Thence along a curve to the left having a central angle of 03°19'56", a radius of 740.00 feet, an arc length of 43.04 feet, a chord bearing of N02°52'10"W and a chord distance of 43.03 feet;
- 5) Thence N04°32'08"W a distance of 217.83 feet to a point of curve;
- 6) Thence along a curve to the right having a central angle of 93°20'02", a radius of 30.00 feet, an arc length of 48.87 feet, a chord bearing of N42°21'05"E and a chord distance of 43.64 feet;
- 7) Thence N03°34'21"W non-tangent to the last described curve, a distance of 14.86 feet to the **Point of Beginning**

Parcel Contains (351,407 Square Feet) 8.0672 Acres

Date prepared: April 30, 2018

Date of last revision: May 4, 2018

Prepared by: Charles N. Beckstrom, PLS No. 33202

for and on behalf of

Engineering Service Company

14190 East Evans Ave.

Aurora, Colorado 80014

Phone: 303-337-1393

cbeckstrom@engineeringserviceco.com



EXHIBIT 2

MODIFIED COMMERCIAL ZONING

A. Intent

Places for conducting any commercial, wholesale or service activities, not of an industrial nature.

B. Compliance

All developments within this Modified Commercial zoning district must comply with the requirements specified in Section 13.06 of the Town's Land Development Ordinance, as amended.

C. Definitions

1. Small engine motorized equipment: A small-displacement, single cylinder or twin cylinder four stroke/cycle, low-powered internal combustion engine used to power lawn mowers, generators, concrete mixers, snow blowers, string trimmers, utility vehicles (UTV's), and many other machines that require independent power sources.

D. Uses Permitted by Right

1. Any nonresidential uses by right permitted in B-Business District as defined in Section 13.04.100 of the Town of Parker Land Development Ordinance, as amended. Places of worship, church schools, hospitals, nursing homes, convalescent care facilities, public or private parking lots or caretaker residences and any use within the C-Commercial District as defined in Section 13.04.120 of the Town of Parker Land Development Ordinance, as amended, that is not specifically described in this exhibit shall be prohibited in this district.
2. Auto parts stores
3. Bakeries—wholesale and retail
4. Brewery/distillery
5. Convenience stores with gasoline pumps
6. Contractor's offices only, no storage of equipment or trailers
7. Eating and drinking establishments, without Drive-Thru Lanes
8. Packaging and Shipping Store
9. Photocopy reproduction
10. Printing and publishing
11. Radio and television offices and studios
12. Shopping Centers

E. Uses Permitted by Special Review

1. Any use by special review permitted in the B-Business zoning districts as defined in Section 13.04.100 of the Town of Parker Land Development Ordinance, as amended, which are not specifically prohibited as listed under Section C of this Exhibit B, are allowed as a use by special review.
2. Auto and truck repairs.

3. Car sales, new and used.
4. Drive-Thru Uses (drive-thru lanes are prohibited to be located between the public right-of-way and the primary structure.)
5. Accessory Uses
6. Indoor small engine motorized equipment sales – Not to exceed 25% of the total building area
6. Indoor small engine motorized equipment repair – Not to exceed 10% of the total building area
8. Motor vehicles and motorized equipment: sales, leasing, rental servicing and repair as an accessory activity.
9. Veterinary clinics and hospitals.
10. Caretaker residences.
11. Outdoor flea markets.
12. Observation kennels and pet day care.
13. Outdoor dog training.
14. Outdoor commercial display shall meet all of the minimum requirements contained in Subparagraphs a. through j. below:
 - a. Outdoor commercial display is defined as any items, goods or seasonal merchandise directly related to the commercial use conducted inside the principal building, which items, goods or merchandise are permanently displayed outside of the principal building for the purposes of sale to the general public at retail.
 - b. This Section shall not be in conflict with or used to circumvent the requirements of [Section 13.04.210](#) of the Parker Municipal Code.
 - c. Outdoor commercial display shall only be considered as part of an approved site plan, to be reviewed in accordance with [Chapter 13.06](#) of the Parker Municipal Code.
 - d. Outdoor commercial display shall occur within fifteen (15) feet of the exterior walls of the principal building and shall not comprise more than three percent (3%) of the building footprint of the principal building, as shown on the approved site plan.
 - e. Outdoor commercial display areas shall be identified by a permanent marking material, identifying the entire outdoor display area, as shown on the approved site plan for the property. Colored and/or stamped concrete paving, brick pavers or concrete pavers are acceptable. Painted stripes will not be acceptable. No outdoor commercial display will be permitted outside of the delineated display area.
 - f. Outdoor commercial display activities shall be conducted so as to assure that the sidewalk or entrance into the principal building is not obstructed and that a minimum width of eight (8) feet shall be continuously maintained on the sidewalk or entrance into the principal building to allow for pedestrian access.
 - g. The use of semi-trailers or temporary buildings shall not be permitted.
 - h. All signage shall comply with [Chapter 13.09](#) of the Parker Municipal Code.
 - i. Outdoor commercial display shall not be located within the parking area for the principal building as shown on an approved site plan.

- j. This Section shall not be in conflict with federal, state or local governmental requirements, including, but not limited to, the International Building Code, Department of Health or Fire District standards.
16. Outdoor sales/garden areas (shall be fully enclosed)

F. Minimum area and yard requirements.

1. Lot width, seventy-five (75) feet.
2. Front yard, minimum twenty-five(25) feet, except as follows:
Convenience Stores and other permitted drive-through/auto oriented uses adjacent to Dransfeldt Road and Lincoln Avenue: the front setback, and at least one (1) side yard setback shall be considered a 'build-to' lines and at least thirty percent (30%) of the building footprint area must be within forty feet of the setback line. The intent of this provision is to ensure that buildings which front the aforementioned streets by their placement on site act to screen the parking areas from view and create an activated building edge along these public streets.
3. Side yards, no setback, except when adjoining a residential zone district, twenty-five (25) feet.
4. Rear yards, no setback, except when adjoining a residential zone district, twenty-five (25) feet.
5. Maximum building heights, fifty-five (55) feet.

LINCOLN PROFESSIONAL PARK

ZONING MAP TO THE TOWN OF PARKER

A PARCEL OF LAND BEING A PART OF THE NW 1/4 OF SECTION 15,
T.6S., R.66W., OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 2
COVER SHEET

LEGAL DESCRIPTION

OVERALL REZONING BOUNDARY

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 15, T.6S., R.66W., OF THE 6TH P.M., COUNTY OF DOUGLAS,
STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 15;
THENCE N89°29'00"E ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 15, A DISTANCE OF 840.99 FEET;
THENCE S00°3'100"E A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHERLY R.O.W. LINE OF LINCOLN AVENUE TO
THE POINT OF BEGINNING;
THENCE N89°29'00"E ALONG SAID SOUTHERLY R.O.W. LINE, A DISTANCE OF 697.61 FEET;
THENCE S00°25'42"E ALONG THE WESTERLY LINE OF LOT 1, BLOCK 1, PEASLEE SUBDIVISION FILING NO. 1 MINOR
DEVELOPMENT PLAT (REC. NO. 99104313), A DISTANCE OF 89.98 FEET;
THENCE S11°52'30"E ALONG THE WESTERLY LINE OF LOT 1, BLOCK 1, PEASLEE SUBDIVISION FILING NO. 1 MINOR
DEVELOPMENT PLAT, A DISTANCE OF 225.04 FEET;
THENCE S05°50'07"E ALONG THE WESTERLY LINE OF LOT 1, PEASLEE SUBDIVISION FILING NO. 2 MINOR DEVELOPMENT
PLAT (REC. NO. 2005085666), A DISTANCE OF 120.83 FEET TO A POINT ON THE NORTH LINE OF LOT 1B, PARKER
PROFESSIONAL PARK FIRST AMENDMENT (REC. NO. 8725509);
THENCE S84°08'31"W ALONG THE NORTHERLY LINE OF SAID LOT 1B, A DISTANCE OF 29.05 FEET TO THE NORTHWEST
CORNER OF SAID LOT 1B;
THENCE ALONG THE WESTERLY LINE OF SAID LOT 1B AND ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A
CENTRAL ANGLE OF 0°0'7"33", A RADIUS OF 4841.00 FEET, AN ARC LENGTH OF 10.64 FEET, A CHORD BEARING
OF S10°46'39"E AND A CHORD DISTANCE OF 10.64 FEET TO THE NORTHEAST CORNER OF
LOT 1, BLOCK 1, E.T. TECHNOLOGIES INC. MINOR DEVELOPMENT PLAT (RECEPTION NO. 2002093991);
THENCE S83°20'55"W ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 163.50 FEET;
THENCE S85°28'16"W ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 573.68 FEET TO A POINT ON THE
EASTERLY R.O.W. LINE OF DRANSFELDT ROAD;
THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE EASTERLY R.O.W. LINE OF DRANSFELDT ROAD:

- 1) THENCE N04°31'44"W A DISTANCE OF 2.80 FEET;
- 2) THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°16'04", A RADIUS OF 660.00 FEET, AN
ARC LENGTH OF 26.12 FEET, A CHORD BEARING OF N02°18'01"W AND A CHORD DISTANCE OF 26.12 FEET;
- 3) THENCE N01°12'11"W A DISTANCE OF 165.71 FEET TO A POINT OF CURVE;
- 4) THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°19'56", A RADIUS OF 740.00 FEET, AN
ARC LENGTH OF 43.04 FEET, A CHORD BEARING OF N02°52'10"W AND A CHORD DISTANCE OF 43.03 FEET;
- 5) THENCE N04°32'08"W A DISTANCE OF 217.83 FEET TO A POINT OF CURVE;
- 6) THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 93°20'02", A RADIUS OF 30.00 FEET, AN
ARC LENGTH OF 48.87 FEET, A CHORD BEARING OF N42°21'05"E AND A CHORD DISTANCE OF 43.64 FEET;
- 7) THENCE N03°34'21"W NON-TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 14.86 FEET TO THE
POINT OF BEGINNING

PARCEL CONTAINS (351,407 SQUARE FEET) 8.0672 ACRES

PARCEL 1 (11964 N. DRANSFELDT RD.)

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 15, T.6S., R.66W., OF THE 6TH P.M., COUNTY OF DOUGLAS,
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AND THE POINT OF BEGINNING;
THENCE N89°29'00"E ALONG SAID SOUTHERLY R.O.W. LINE, A DISTANCE OF 370.91 FEET;
THENCE S02°18'55"E A DISTANCE OF 465.52 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN
DEED RECORDED AT RECEPTION NUMBER 2002093971;
THENCE N84°08'31"E ALONG THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 340.02 FEET TO THE NORTHWEST
CORNER OF LOT 1B, PARKER PROFESSIONAL PARK FIRST AMENDMENT (RECEPTION NO. 8725509);
THENCE ALONG THE WESTERLY LINE OF SAID LOT 1B AND ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A
CENTRAL ANGLE OF 0°0'7"33", A RADIUS OF 4841.00 FEET, AN ARC LENGTH OF 10.64 FEET, A CHORD BEARING
OF S10°46'39"E AND A CHORD DISTANCE OF 10.64 FEET TO THE NORTHEAST CORNER OF
LOT 1, BLOCK 1, E.T. TECHNOLOGIES INC. MINOR DEVELOPMENT PLAT (RECEPTION NO. 2002093991);
THENCE S83°20'55"W ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1, E.T. TECHNOLOGIES INC. MINOR
DEVELOPMENT PLAT, A DISTANCE OF 163.50 FEET;
THENCE S85°28'16"W ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 573.68 FEET TO A POINT ON THE
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THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE EASTERLY R.O.W. LINE OF DRANSFELDT ROAD:

- 1) THENCE N04°31'44"W A DISTANCE OF 2.80 FEET;
- 2) THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°16'04", A RADIUS OF 660.00 FEET, AN
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- 3) THENCE N01°12'11"W A DISTANCE OF 165.71 FEET TO A POINT OF CURVE;
- 4) THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°19'56", A RADIUS OF 740.00 FEET, AN
ARC LENGTH OF 43.04 FEET, A CHORD BEARING OF N02°52'10"W AND A CHORD DISTANCE OF 43.03 FEET;
- 5) THENCE N04°32'08"W A DISTANCE OF 217.83 FEET TO A POINT OF CURVE;
- 6) THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 93°20'02", A RADIUS OF 30.00 FEET, AN
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- 7) THENCE N03°34'21"W NON-TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 14.86 FEET TO THE
POINT OF BEGINNING

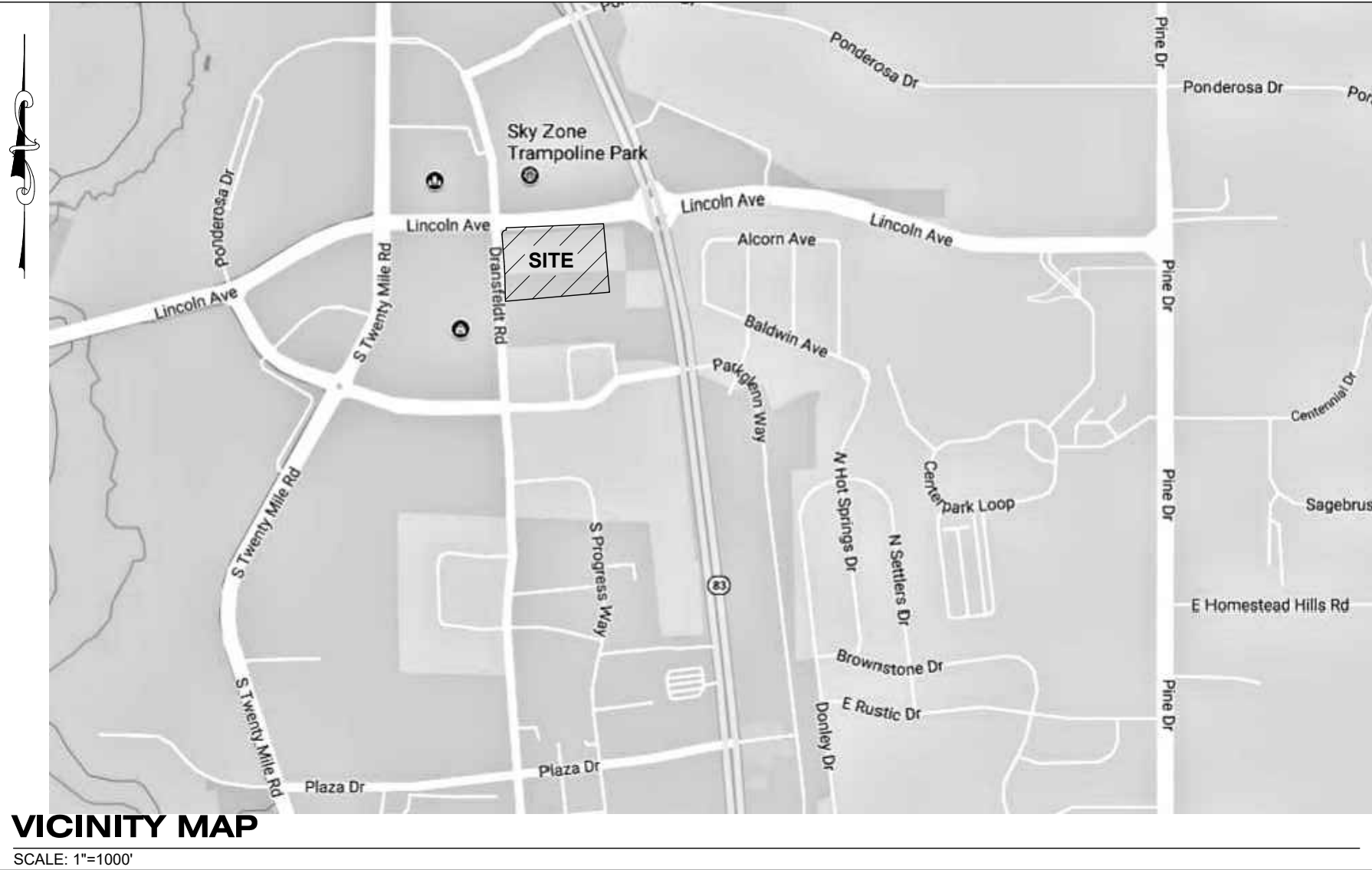
PARCEL CONTAINS (196,366 SQUARE FEET) 4.5079 ACRES

PARCEL 2 (18900 E. LINCOLN AVE.)

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 15, T.6S., R.66W., OF THE 6TH P.M., COUNTY OF DOUGLAS,
STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE N89°29'00"E ALONG SAID SOUTHERLY R.O.W. LINE, A DISTANCE OF 370.91 FEET TO THE POINT OF BEGINNING;
THENCE N89°29'00"E ALONG SAID SOUTHERLY R.O.W. LINE, A DISTANCE OF 326.70 FEET;
THENCE S00°25'42"E ALONG THE WESTERLY LINE OF LOT 1, BLOCK 1, PEASLEE SUBDIVISION FILING NO. 1 MINOR
DEVELOPMENT (REC. NO. 99104313), A DISTANCE OF 89.98 FEET;
THENCE S11°52'30"E ALONG THE WESTERLY LINE OF LOT 1, BLOCK 1, PEASLEE SUBDIVISION FILING NO. 1 MINOR
DEVELOPMENT, A DISTANCE OF 225.04 FEET;
THENCE S05°50'07"E ALONG THE WESTERLY LINE OF LOT 1, PEASLEE SUBDIVISION FILING NO. 2 MINOR
DEVELOPMENT (REC. NO. 2005085666), A DISTANCE OF 120.83 FEET TO A POINT ON THE NORTH LINE OF LOT 1B,
PARKER PROFESSIONAL PARK FIRST AMENDMENT (RECEPTION NO. 8725509);
THENCE S84°08'31"W ALONG A PORTION OF THE NORTHERLY LINE OF SAID LOT 1B AND THE WESTERLY EXTENSION
THEREOF, A DISTANCE OF 369.07 FEET;
THENCE N02°18'55"W A DISTANCE OF 465.52 FEET TO THE POINT OF BEGINNING;

PARCEL CONTAINS (155,041 SQUARE FEET) 3.5593 ACRES



PLAN LIST:
COVER SHEET 1
ZONING MAP 2

ZONING SUMMARY

EXISTING ZONING
PARCEL 1: AGRICULTURAL ONE
PARCEL 2: C - COMMERCIAL

PROPOSED ZONING
MODIFIED COMMERCIAL

PROJECT CONTACTS

DEVELOPER
EQUITY VENTURES COMMERCIAL DEVELOPMENT, LLC
3501 SW FAIRLAWN RD, SUITE 200
TOPEKA, KS 66614
CONTACT: KEVIN BECK
PHONE: (785) 272-1398

OWNER, PARCEL 1
HOWARD R. PEASLEE
LEILA MAY PEASLEE RESIDUARY TRUST
12470 LONESOME PINE TRAIL
ELBERT, CO 80106
CONTACT: HOWARD R. PEASLEE, OWNER; AND STEVEN SAWYER, TRUSTEE

OWNER, PARCEL 2
LINCOLN PROFESSIONAL PARK LP
P.O. BOX 610
PARKER, CO 80134
CONTACT: BRUCE RICCI, GENERAL PARTNER

ENGINEERING AND SURVEYING
ENGINEERING SERVICE COMPANY OF COLORADO, INC.
14190 EAST EVANS AVENUE
AURORA, COLORADO 80014
CONTACT: CHARLES N. BECKSTROM, PLS.
PHONE: (303) 337-1393

GENERAL NOTES

1. BEARINGS ARE BASED ON THE NORTH LINE OF THE NW 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST
OF THE 6TH PRINCIPAL MERIDIAN BEARING N89°29'00"E BOUNDED BY THE MONUMENTS SHOWN HEREON AND
BASED ON THE COLORADO CENTRAL ZONE STATE PLANE COORDINATE SYSTEM NAD 83.
2. BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO
BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM)
COMMUNITY PANEL NO. 08035C0067G WITH A REVISED DATE OF MARCH 16, 2016. NO OFFICE CALCULATIONS OR
FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
3. DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY
FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
4. ELEVATIONS ARE BASED ON THE UDFCD BENCHMARK BG-1: A 2" BRASS CAP ON TOP OF CONCRETE HEADWALL
AT THE CORNER OF S. ALCORN ST. AND BALDWIN AVE. IN PARKER, CO, 28.1' EAST OF THE NORTH BOUND LANE
OF PARKER ROAD 93.2' WEST OF A FIRE HYDRANT. ELEVATION=5841.07 FEET (NAVD 1988 DATUM)

PROFESSIONAL LAND SURVEYOR CERTIFICATION

I, CHARLES N. BECKSTROM, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO
HEREBY CERTIFY THAT THIS ZONING MAP WAS PREPARED UNDER MY DIRECT SUPERVISION; THAT, TO THE BEST OF
MY KNOWLEDGE AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ZONED IN THE TOWN
OF PARKER, COLORADO.

CHARLES N. BECKSTROM DATE
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR No. 33202



OWNER'S CERTIFICATE, PARCEL 1

I, HOWARD R. PEASLEE, HEREBY AFFIRM THAT I AM AN OWNER OR AUTHORIZED AGENT HAVING AN OWNERSHIP
INTEREST IN THE PROPERTY DESCRIBED HEREIN.

HOWARD R. PEASLEE

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D.,

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

OWNER'S CERTIFICATE, PARCEL 1

WE, LEILA MAY PEASLEE RESIDUARY TRUST, HEREBY AFFIRM THAT WE ARE OWNERS OR AUTHORIZED AGENTS
HAVING AN OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN.

STEVEN SAWYER, TRUSTEE

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D.,

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

OWNER'S CERTIFICATE, PARCEL 2

WE, LINCOLN PROFESSIONAL PARK LP HEREBY AFFIRM THAT WE ARE THE OWNER OR AUTHORIZED AGENT OF ALL
INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN.

SIGNATURE _____ PRINT NAME AND TITLE _____

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D.,

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

PLANNING COMMISSION CERTIFICATE

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

COMMUNITY DEVELOPMENT DIRECTOR ON BEHALF
OF THE PLANNING COMMISSION

TOWN COUNCIL CERTIFICATE

THIS ZONING MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THIS _____ DAY OF
_____, 2018, FOR THE PROPERTY DESCRIBED HEREON. THE ZONING INFORMATION SHOWN HEREON WAS
CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. _____.

MAYOR, TOWN OF PARKER

ATTEST:

TOWN CLERK

CLERK AND RECORDER CERTIFICATION

STATE OF COLORADO _____)
COUNTY OF DOUGLAS _____) SS

I HEREBY CERTIFY THAT THIS MAP WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____, A.D., AT
_____, A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER _____.

COUNTY CLERK AND RECORDER

LINCOLN PROFESSIONAL PARK ZONING MAP TO THE TOWN OF PARKER

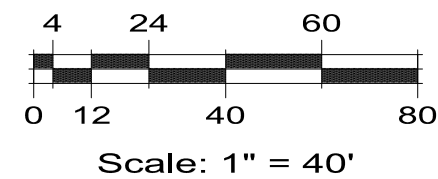
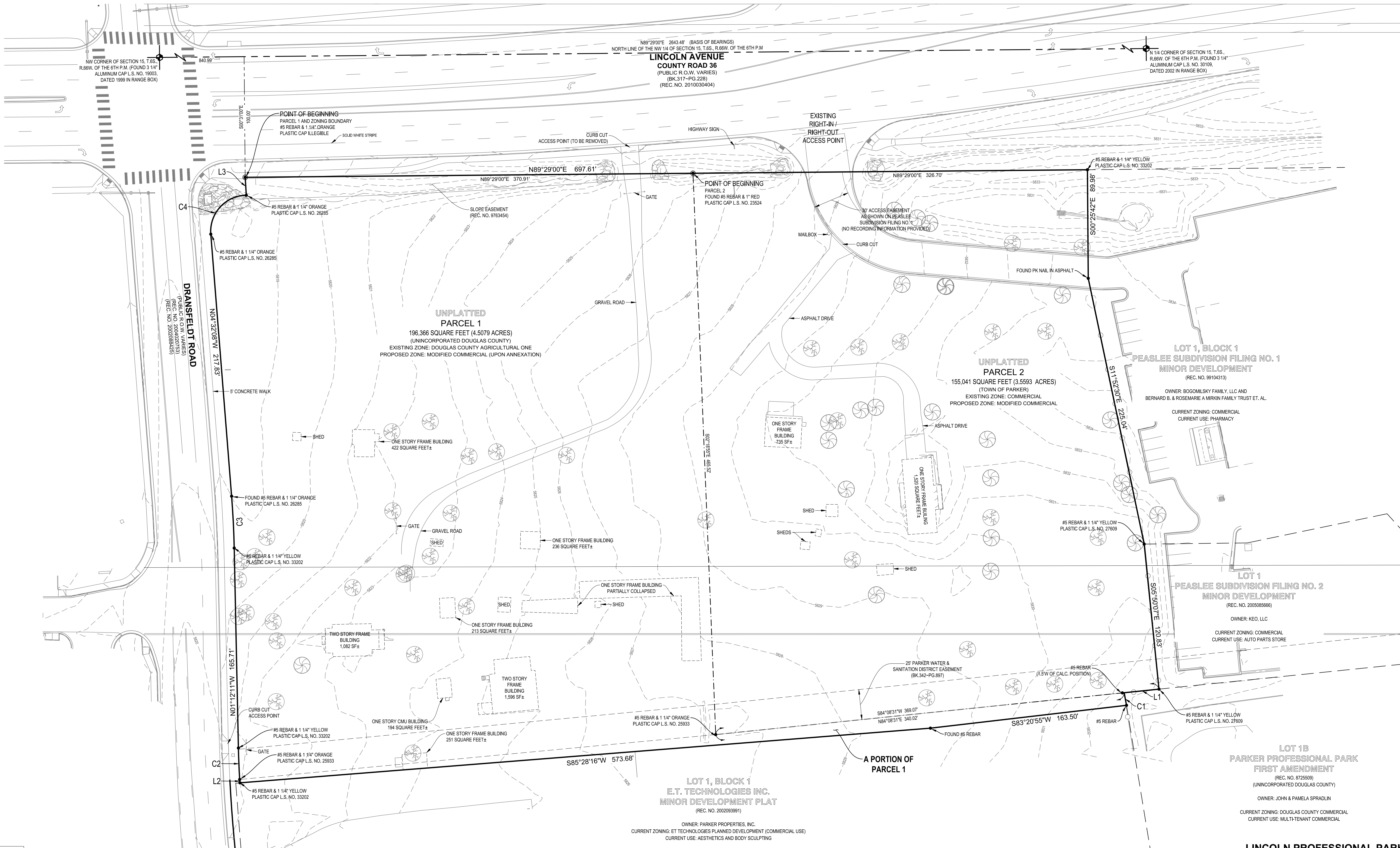
	ESC ENGINEERING SERVICE COMPANY	14190 East Evans Avenue Aurora, Colorado 80014 engineeringsserviceco.com
	Creative Solutions Since 1954 CIVIL ENGINEERS • LAND SURVEYORS	P 303.337.1393 F 303.337.1481 T/F 1.877.273.0659
Survey No. 17173-S	Project No. 698.003	Date 2018-04-30
	Revised 2018-09-05	Sheet 1 OF 2

LINCOLN PROFESSIONAL PARK

ZONING MAP TO THE TOWN OF PARKER

A PARCEL OF LAND BEING A PART OF THE NW 1/4 OF SECTION 15,
T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 2 OF 2
ZONING MAP



LEGEND	
—	BOUNDARY LINE
---	INTERNAL LOT/PARCEL LINES (EXISTING)
---	ADJACENT LOT/PARCEL LINES
---	EX. STRUCTURE TO BE DEMOLISHED
---	R.O.W.
---	RIGHT-OF-WAY
---	L.S. NO.
---	LAND SURVEYOR NUMBER
---	SECTION CORNER
---	FOUND PINS
---	EX. CONTOUR LINE

LINE DATA TABLE		
COURSE	BEARING	LENGTH
L1	S84°08'31"W	29.05'
L2	N04°31'44"W	2.80'
L3	N03°34'21"W	14.86'

CURVE DATA TABLE				
COURSE	DELTA	RADIUS	LENGTH	CHD LENGTH
C1	00°07'33"	4841.00'	10.64'	S10°46'39"E 10.64'
C2	02°16'04"	660.00'	26.12'	N02°18'01"W 26.12'
C3	03°19'56"	740.00'	43.04'	N02°52'10"W 43.03'
C4	93°20'02"	30.00'	48.87'	N42°21'05"E 43.64'

CASE NUMBER: Z18-017



LINCOLN PROFESSIONAL PARK
ZONING MAP
TO THE TOWN OF PARKER

ESC
ENGINEERING
SERVICE
COMPANY

Creative Solutions Since 1954
CIVIL ENGINEERS • LAND SURVEYORS

14199 East Evans Avenue
Aurora, Colorado 80014
engineering@serviceco.com
P 303.337.1393
F 303.337.1481
T/F 1.877.273.0659

Survey No.	17173-S	Project No.	698.003	Date	2018-04-30	Revised	2018-09-05	Sheet	2 OF 2
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LINCOLN PROFESSIONAL PARK

ZONING MAP TO THE TOWN OF PARKER

A PARCEL OF LAND BEING A PART OF THE NW 1/4 OF SECTION 15,
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SHEET 1 OF 2
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- 4) THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°19'56", A RADIUS OF 740.00 FEET, AN ARC LENGTH OF 43.04 FEET, A CHORD BEARING OF N02°52'10"W AND A CHORD DISTANCE OF 43.03 FEET;
- 5) THENCE N04°32'08"W A DISTANCE OF 217.83 FEET TO A POINT OF CURVE;
- 6) THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 93°20'02", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 48.87 FEET, A CHORD BEARING OF N42°21'05"E AND A CHORD DISTANCE OF 43.64 FEET;
- 7) THENCE N03°34'21"W NON-TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 14.86 FEET TO THE POINT OF BEGINNING

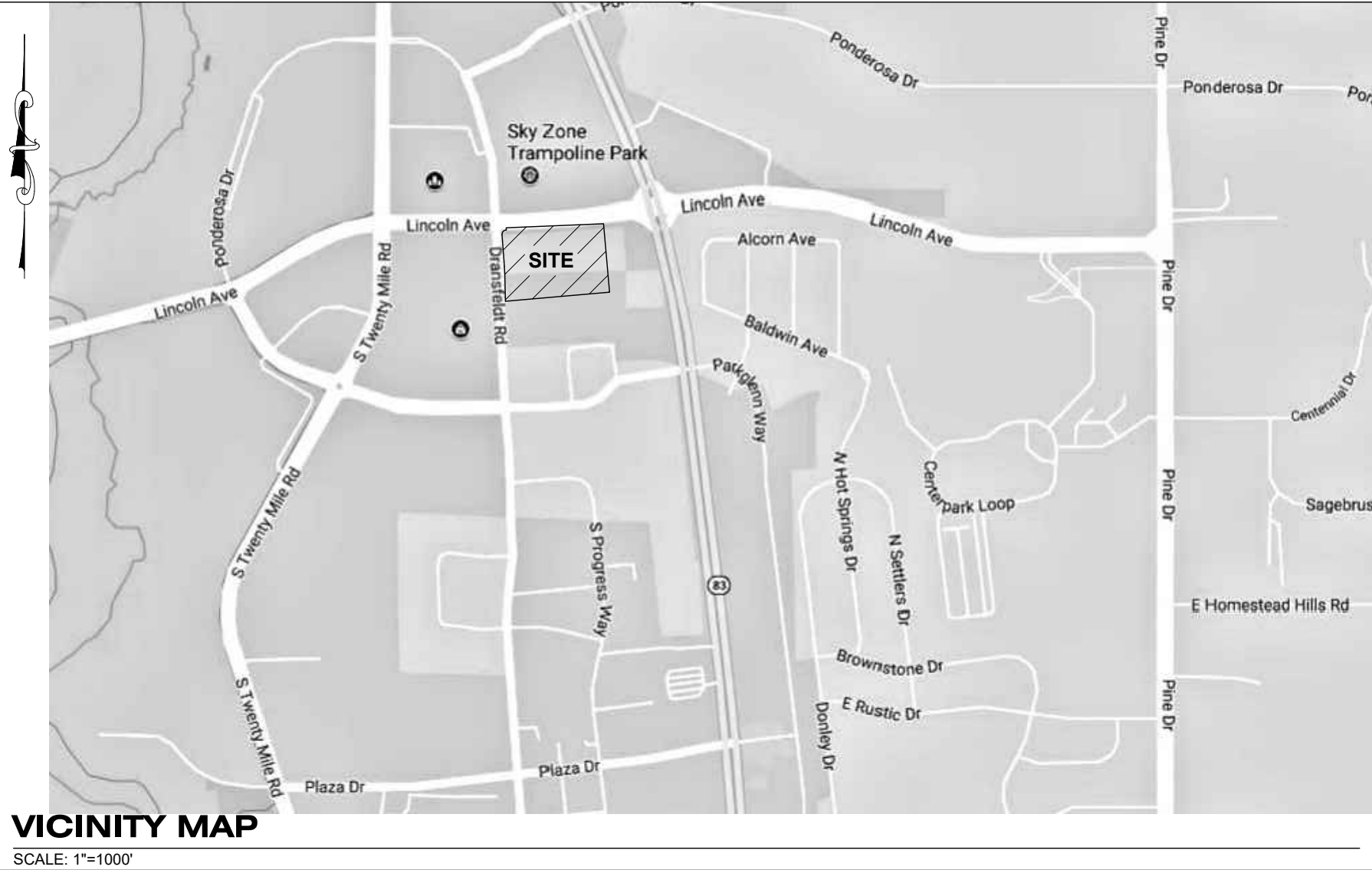
PARCEL CONTAINS (196,366 SQUARE FEET) 4.5079 ACRES

PARCEL 2 (18900 E. LINCOLN AVE.)

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 15, T.6S., R.66W., OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 15;
THENCE N89°29'00"E ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 15, A DISTANCE OF 840.99 FEET;
THENCE S00°3'100"E A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHERLY R.O.W. LINE OF LINCOLN AVENUE;
THENCE N89°29'00"E ALONG SAID SOUTHERLY R.O.W. LINE, A DISTANCE OF 370.91 FEET TO THE POINT OF BEGINNING;
THENCE N89°29'00"E ALONG SAID SOUTHERLY R.O.W. LINE, A DISTANCE OF 326.70 FEET;
THENCE S00°25'42"E ALONG THE WESTERLY LINE OF LOT 1, BLOCK 1, PEASLEE SUBDIVISION FILING NO. 1 MINOR DEVELOPMENT (REC. NO. 99104313), A DISTANCE OF 89.98 FEET;
THENCE S11°52'30"E ALONG THE WESTERLY LINE OF LOT 1, BLOCK 1, PEASLEE SUBDIVISION FILING NO. 1 MINOR DEVELOPMENT, A DISTANCE OF 225.04 FEET;
THENCE S05°50'07"E ALONG THE WESTERLY LINE OF LOT 1, PEASLEE SUBDIVISION FILING NO. 2 MINOR DEVELOPMENT (REC. NO. 2005085666), A DISTANCE OF 120.83 FEET TO A POINT ON THE NORTH LINE OF LOT 1B, PARKER PROFESSIONAL PARK FIRST AMENDMENT (RECEPTION NO. 8725509);
THENCE S84°08'31"W ALONG A PORTION OF THE NORTHERLY LINE OF SAID LOT 1B AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 369.07 FEET;
THENCE N02°18'55"W A DISTANCE OF 465.52 FEET TO THE POINT OF BEGINNING;

PARCEL CONTAINS (155,041 SQUARE FEET) 3.5593 ACRES



PLAN LIST:
COVER SHEET 1
ZONING MAP 2

ZONING SUMMARY

EXISTING ZONING
PARCEL 1: AGRICULTURAL ONE
PARCEL 2: C - COMMERCIAL

PROPOSED ZONING
MODIFIED COMMERCIAL

PROJECT CONTACTS

DEVELOPER
EQUITY VENTURES COMMERCIAL DEVELOPMENT, LLC
3501 SW FAIRLAWN RD, SUITE 200
TOPEKA, KS 66614
CONTACT: KEVIN BECK
PHONE: (785) 272-1398

OWNER, PARCEL 1
HOWARD R. PEASLEE
LEILA MAY PEASLEE RESIDUARY TRUST
12470 LONESOME PINE TRAIL
ELBERT, CO 80106
CONTACT: HOWARD R. PEASLEE, OWNER; AND STEVEN SAWYER, TRUSTEE

OWNER, PARCEL 2
LINCOLN PROFESSIONAL PARK LP
P.O. BOX 610
PARKER, CO 80134
CONTACT: BRUCE RICCI, GENERAL PARTNER

ENGINEERING AND SURVEYING
ENGINEERING SERVICE COMPANY OF COLORADO, INC.
14190 EAST EVANS AVENUE
AURORA, COLORADO 80014
CONTACT: CHARLES N. BECKSTROM, PLS.
PHONE: (303) 337-1393

GENERAL NOTES

1. BEARINGS ARE BASED ON THE NORTH LINE OF THE NW 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARING N89°29'00"E BOUNDED BY THE MONUMENTS SHOWN HEREON AND BASED ON THE COLORADO CENTRAL ZONE STATE PLANE COORDINATE SYSTEM NAD 83.
2. BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0067G WITH A REVISED DATE OF MARCH 16, 2016. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
3. DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
4. ELEVATIONS ARE BASED ON THE UDFCD BENCHMARK BG-1: A 2" BRASS CAP ON TOP OF CONCRETE HEADWALL AT THE CORNER OF S. ALCORN ST. AND BALDWIN AVE. IN PARKER, CO, 28.1' EAST OF THE NORTH BOUND LANE OF PARKER ROAD 93.2' WEST OF A FIRE HYDRANT. ELEVATION=5841.07 FEET (NAVD 1988 DATUM)

PROFESSIONAL LAND SURVEYOR CERTIFICATION

I, CHARLES N. BECKSTROM, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP WAS PREPARED UNDER MY DIRECT SUPERVISION; THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ZONED IN THE TOWN OF PARKER, COLORADO.

CHARLES N. BECKSTROM DATE
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR No. 33202



OWNER'S CERTIFICATE, PARCEL 1

I, HOWARD R. PEASLEE, HEREBY AFFIRM THAT I AM AN OWNER OR AUTHORIZED AGENT HAVING AN OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN.

HOWARD R. PEASLEE

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D., 20____.

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

OWNER'S CERTIFICATE, PARCEL 1

WE, LEILA MAY PEASLEE RESIDUARY TRUST, HEREBY AFFIRM THAT WE ARE OWNERS OR AUTHORIZED AGENTS HAVING AN OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN.

STEVEN SAWYER, TRUSTEE

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D., 20____.

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

OWNER'S CERTIFICATE, PARCEL 2

WE, LINCOLN PROFESSIONAL PARK LP HEREBY AFFIRM THAT WE ARE THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN.

SIGNATURE _____ PRINT NAME AND TITLE _____

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D., 20____.

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

PLANNING COMMISSION CERTIFICATE

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

COMMUNITY DEVELOPMENT DIRECTOR ON BEHALF
OF THE PLANNING COMMISSION

TOWN COUNCIL CERTIFICATE

THIS ZONING MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THIS _____ DAY OF _____, 2018, FOR THE PROPERTY DESCRIBED HEREON. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. _____.

MAYOR, TOWN OF PARKER

ATTEST:

TOWN CLERK

CLERK AND RECORDER CERTIFICATION

STATE OF COLORADO _____)
COUNTY OF DOUGLAS _____) SS

I HEREBY CERTIFY THAT THIS MAP WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____, A.D., AT _____ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER _____.

COUNTY CLERK AND RECORDER

LINCOLN PROFESSIONAL PARK ZONING MAP TO THE TOWN OF PARKER

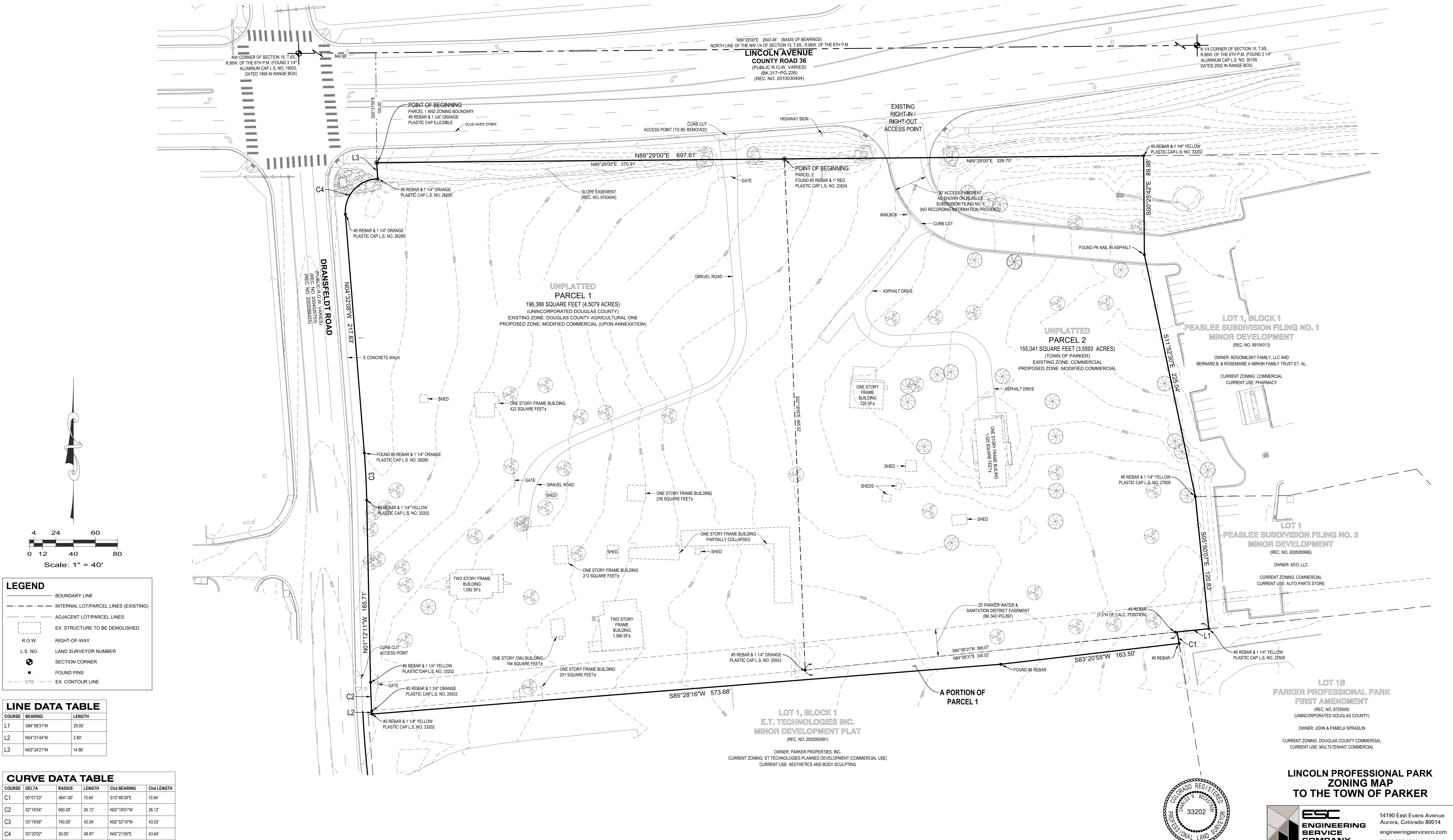
	ESC ENGINEERING SERVICE COMPANY	14190 East Evans Avenue Aurora, Colorado 80014 engineeringsserviceco.com
	Creative Solutions Since 1954 CIVIL ENGINEERS • LAND SURVEYORS	P 303.337.1393 F 303.337.1481 T/F 1.877.273.0659
Survey No. 17173-S	Project No. 698.003	Date 2018-04-30
	Revised 2018-09-05	Sheet 1 OF 2

LINCOLN PROFESSIONAL PARK

ZONING MAP TO THE TOWN OF PARKER

A PARCEL OF LAND BEING A PART OF THE NW 1/4 OF SECTION 15,
T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 2 OF 2
ZONING MAP



CASE NUMBER: Z18-017

**ANNEXATION AGREEMENT
LINCOLN PROFESSIONAL PARK PROPERTY**

THIS ANNEXATION AGREEMENT (the "Agreement") is voluntarily made and entered into this ____ day of _____, 2018, by and between the Town of Parker, a Colorado home rule municipality (the "Town"), Parker Water and Sanitation District (the "District") (only as to Paragraph 3), and Leila May Peaslee Residuary Trust and Howard R. Peaslee, their successors and assigns (the "Property Owner").

RECITALS:

A. The Property Owner is the owner of certain real property (the "Property") situated in the County of Douglas, State of Colorado, which Property is described in **Exhibit A**, which is attached hereto and incorporated by this reference.

B. The Property Owner desires to have the Property annexed to the Town.

C. The Town wishes to annex the Property into the Town and shall consider the zoning application for the Property upon the condition that this Agreement is approved by the Town and is executed by the Town and the Property Owner.

D. Section 110(2) of the Colorado Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq.*, authorizes the Town to impose terms and conditions upon the annexation of the Property, which terms and conditions are set forth in their entirety herein.

NOW, THEREFORE, in consideration of the foregoing recitals, mutual covenants and promises set forth below, the receipt and sufficiency of which are mutually acknowledged, the Town, the District (only as to Paragraph 3), and the Property Owner hereby agree as follows:

1. Annexation. The annexation of the Property shall be in accordance with the Colorado Municipal Annexation Act of 1965, as amended.

2. Purpose. The purpose of this Agreement is to set forth the terms, conditions, and fees to be paid by the Property Owner upon the initial development of the Property. Unless otherwise expressly provided to the contrary herein, all conditions contained herein are in addition to any and all requirements of the Parker Land Development Ordinance and the Parker Municipal Code, as amended.

3. Water and Sewer Services. The parties to this Agreement acknowledge that the Town has no obligation under this Agreement to provide water and sewer service to the Property. The District will provide water and sewer services to the Property if the Property Owner satisfies all requirements of the District, including, but not limited to, the dedication of water resources and/or the payment of fees in lieu thereof, and the construction of water, sewer and wastewater treatment lines and facilities necessary to service the land use proposed for the Property.

4. Zoning and Development.

a. The Property Owner hereby consents to the Town Council of the Town of Parker adopting Ordinance No. 3.338, Series of 2018, zoning the Property "Modified Commercial" which is attached as **Exhibit B** and incorporated by this reference (the "Development Plan"), contemporaneously with the approval of this Agreement. The Property Owner acknowledges and agrees that the zoning of the Property does not include any approval related to the grading of the Property. The Property Owner further acknowledges and agrees that any grading or development of the Property is subject to the requirements contained within the Parker Municipal Code, as amended.

b. Town Fees. The Property Owner hereby agrees to pay the Town the actual cost plus fifteen percent (15%) to defray the administrative and review expenses of the Town, and for engineering, surveying, and legal services rendered in connection with the review of the annexation of the Property, which cost shall be determined by the Town Planning Director. In addition, the Property Owner shall reimburse the Town for the actual cost of making corrections or additions to the official Town Map, with a fee for recording such map, if necessary, and accompanying documents with the County Clerk and Recorder. The Property Owner further agrees to pay all impact fees as established by Town ordinance at the time this Agreement is executed and such additional impact fees as may be in effect at the time of development of the Property (as evidenced by plat approval) so long as said additional impact fees are assessed or adopted Townwide, except as specifically provided by this Agreement. The Town may withhold any plat approval or withhold the issuance of any permits for construction or occupancy for failure to pay Town fees as provided herein. All fees recited in this Agreement shall be subject to amendment by the Town Council by ordinance so long as any amendment is Townwide. Any amendment to the fees shall be incorporated into this Agreement as if originally set forth herein.

5. Open Space. The Property Owner acknowledges and agrees that the Town, as a condition to annexation, requires an open space dedication for any residential development. The Town acknowledges and agrees that if the Property is zoned in the manner described in Paragraph 4 of this Agreement, which does not include any residential uses, then the Property Owner will have no obligation to dedicate Open Space. The Property Owner acknowledges and agrees that the Town may require the dedication of Open Space as a condition to any change in the zoning initiated by the Property Owner, which results in any residential uses on the Property.

6. School Mitigation Plan. The Property Owner acknowledges and agrees that the Town, as a condition to annexation, requires a contribution to the Douglas County School District No. RE-1 (the "School District") for school mitigation (the "School Mitigation Fee") for any residential development. The Town acknowledges and agrees that if the Property is zoned in the manner described in Paragraph 4 of this Agreement, which does not include any residential uses, then the Property Owner will have no obligation to pay a School Mitigation Fee to the School District. The Property Owner acknowledges and agrees that the Town may require the payment of a School Mitigation Fee, as determined by the School District, as a condition to any change in the zoning initiated by the Property Owner, which results in any residential uses on the Property.

7. Deficit Reduction Fee. The Property Owner acknowledges and agrees that the Town, as a condition to annexation, requires a payment of a "Deficit Reduction Fee" to the Town to off-set the impact to the Town's General Fund as the result of the annexation. The Town acknowledges and agrees that if the Property is zoned in the manner described in Paragraph 4 of this Agreement, then the financial impact to the Town will be fiscally neutral, and the Property Owner will not have to pay a Deficit Reduction Fee. The Property Owner further acknowledges and agrees that the Town may impose a deficit reduction fee as a condition to any change in the zoning initiated by the Property Owner, which results in any residential uses on the Property, based upon the method used by the Town for calculating the "Deficit Reduction Fee" at the time such change in zoning is initiated by the Property Owner, as described herein.

8. Preliminary Site Plan. The Property will submit a preliminary site plan for the Property as provided by Chapter 13.16 of the Parker Municipal Code, which preliminary site plan shall be reviewed and approved prior the first final plat for the Property.

9. Roads Improvements to be Designed, Constructed and/or Paid for by the Property Owner. The Property Owner shall design and construct, at its sole expense, the following road improvements, in accordance with Town standards, except as otherwise provided in this Paragraph:

a. Dransfeldt Road. The Property Owner shall design and construct, at its sole expense, all auxiliary lane modifications and additional lanes to Dransfeldt Road as a major collector, which is defined in the Town of Parker Roadway Design and Construction Manual ("Roadway Manual"), and associated intersection improvements, in accordance with the Roadway Manual and the Town approved Traffic Study for the Property, prior to any certificates of occupancy for the Property, temporary or otherwise.

b. Lincoln Avenue. The Property Owner shall design and construct, at its sole expense, all auxiliary lane modifications to Lincoln Avenue as an arterial roadway, which is defined in the Roadway Manual, and associated intersection improvements, in accordance with the Roadway Manual and the Town approved Traffic Study for the Property, prior to any certificates of occupancy for the Property, temporary or otherwise.

c. Lincoln Avenue Sidewalk. The Property Owner shall design and construct an eight-foot wide detached sidewalk on the south side of Lincoln Avenue from Dransfeldt Road to the east property line and shall design and construct a taper to connect this eight-foot-wide sidewalk to the existing five-foot-wide sidewalk on the adjacent property located on the east side of the property line, according the arterial roadway typical section contained in the Roadway Manual, prior to any certificates of occupancy for the Property, temporary or otherwise.

10. Land Dedication. The Property Owner, shall either dedicate on a plat or otherwise convey to the Town, as applicable, by special warranty deed, free and clear of all liens and encumbrances, the following real property:

a. Dransfeldt Road. The real property to construct the improvements to Dransfeldt Road as described in Paragraph 10.a. of this Agreement, at the time of the first final plat for the Property.

b. Lincoln Avenue. The real property to construct the improvements to Lincoln Avenue Road as described in Paragraph 10.b. of this Agreement, at the time of the first final plat for the Property.

c. Future Lincoln Avenue Lane. The real property located between Dransfeldt Road and the Property's right-in/right-out access point on Lincoln Avenue, to construct an additional eastbound acceleration/deceleration on Lincoln Avenue, at the time of the first final plat for the Property.

d. Lincoln Avenue Sidewalk. The real property to construct the improvements to the Lincoln Avenue sidewalk as described in Paragraph 10.c. of this Agreement, at the time of the first final plat for the Property.

e. Public Access Easements. The Property Owner shall dedicate public access easements through the Property connecting adjacent properties (south and east) to the access points that are allowed by the Town on the Property for access to Dransfeldt Road and Lincoln Avenue, at the time of the first final plat for the Property.

11. Permitted Development. The Property Owner shall develop the Property in accordance with this Agreement, Town ordinances and regulations, and applicable state and federal law and regulations. The Town shall allow and permit the development of the Property upon submission of proper application and payment of fees imposed by Town ordinances and regulations.

12. Property Owner. The Property Owner is entering into this Agreement and is undertaking the obligations imposed upon the Property Owner herein in reliance upon the Town's concurrent adoption of the ordinance described in Paragraph 4.a. of this Agreement. Performance of the Property Owner's obligations hereunder is expressly conditioned upon the Town's adoption of the ordinance described in Paragraph 4.a. of this Agreement. If the Town fails to adopt the ordinance described in Paragraph 4.a. of this Agreement, then this Agreement shall not go into effect and the Original Annexation Agreement shall remain in full force and effect.

13. Waiver of Prior Vested Rights. The Property Owner waives any prior vested property rights acquired in Douglas County so long as the Property remains annexed into the Town. The Property Owner acknowledges and agrees that the vesting of property rights in the Town is governed by Section 13.01.110 of the Parker Municipal Code, as amended.

14. Remedies. The Property Owner's remedies against the Town for the Town's breach of this Agreement are limited to breach of contract claims. The Town's remedies under this Agreement include, but are not limited to, the following:

a. The refusal to issue any building permit or certificate of occupancy.

b. The revocation of any building permit previously issued under which construction directly related to such building permit has not commenced, except a building permit previously issued to a third party.

c. A demand that the security given for the completion of the public improvements be paid or honored.

d. Any other remedy available at law.

15. Authority of the Town. Nothing contained in this Agreement shall constitute or be interpreted as a repeal of existing codes or ordinances or as a waiver or abrogation of the Town's legislative, governmental, or police powers to promote and protect the health, safety and general welfare of the Town or its inhabitants; nor shall this Agreement prohibit the enactment by the Town of any fee that is of uniform or general application.

16. Termination. If Ordinance No. 3.338, Series of 2018, is not approved as provided by Paragraph 4.a. of this Agreement, or this Agreement is not approved by the Town Council, then this Agreement shall be null and void and of no force and effect whatsoever, and any monies paid will be reimbursed to the Property Owner.

17. Binding Effect. This Agreement, when executed, shall inure to the benefit of and be binding upon the successors or assigns in interest or the legal representatives of the parties hereto, including all the purchasers and subsequent owners of any lots or parcels within the Property. This Agreement constitutes the entire agreement of the parties and may be amended only in writing, approved in substantially the same manner as the Agreement itself. This Agreement is binding upon and shall run with the land.

18. Recordation of Agreement. This Agreement shall be recorded with the Clerk and Recorder of Douglas County, Colorado, upon the effective date of Ordinance No. 3. 338, Series of 2018, as described in Paragraph 4.a. of this Agreement.

19. No Third-Party Beneficiaries. It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the parties hereto, their successors and assigns, and nothing contained in this Agreement shall give or allow any claim or right of action by any other or third person under this Agreement. It is the express intention of the parties that any person other than the parties receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

20. Severability. It is understood and agreed by the parties hereto that if any part, term, or provision of this Agreement is held by the courts to be illegal or in conflict with any law of the State of Colorado, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid.

21. Governing Law. The laws of the State of Colorado shall govern the validity, performance and enforcement of this Agreement. Should either party institute legal suit or

22. Notice. All notice required under this Agreement shall be in writing and shall be hand delivered or sent by registered or certified mail, return receipt requested, postage prepaid, to the addresses of the parties herein set forth. All notices so given shall be considered effective on the earlier of actual receipt or seventy-two (72) hours after deposit in the United States mail with the proper address as set forth below. Either party by notice so given may change the address to which future notices shall be sent.

With Notice to: Leila May Peaslee Residuary Trust, and Howard R. Peaslee
Attn: EVC Parker, LLC
3501 SW Fairlawn Rd., Suite 200
Topeka, KS 66614
Phone 785.272.1398
lspeilmeier@equityventurescd.com

25. Entire Agreement - Amendments. This Agreement embodies the whole agreement of the parties. There are no promises, terms, conditions, or obligations other than those contained herein, and this Agreement shall supersede all previous communications, representations or agreements, either verbal or written, between the parties hereto. This Agreement may be amended by written agreement between the Property Owner and the Town acting pursuant to Town Council authorization.

IN WITNESS WHEREOF, the parties have signed this Agreement as of the date set forth above.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM AND SUFFICIENCY:

James S. Maloney, Town Attorney

[Remainder of page intentionally left blank. Signatures continue on following page.]

_____, _____ (name/title)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by _____, as _____ of the Leila May Peaslee Residuary Trust.

SEAL

Notary Public

_____, _____ (name/title)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Howard R. Peaslee.

SEAL

Notary Public

[Remainder of page intentionally left blank. Signatures continue on following page.]

**PARKER WATER AND SANITATION
DISTRICT**
(AS TO PARAGRAPH #3 ONLY)

By: _____
Ron R. Redd, P.E., District Manager

ATTEST:

Maleia Good

[Remainder of page intentionally left blank. Signatures continue on following page.]

CONSENT AND SUBORDINATION OF LENDER

_____, as the beneficiary of a deed of trust that is secured against the real property described in Exhibit A (the "Property") and recorded on _____, 20____, at Reception No. _____ of the Douglas County Clerk and Recorder's Office (the "Deed of Trust"), hereby consents to this Annexation Agreement, and agrees and confirms for itself and its successors and assigns that the lien of the Deed of Trust and other rights and interests of the Lender in the Property are subject to and subordinate to this Annexation Agreement. In the event of a foreclosure of the Deed of Trust and the sale of the Property that is the subject to the Deed of Trust pursuant to such foreclosure, the rights of the Town of Parker acquired by virtue of this Annexation Agreement shall not be affected thereby.

LENDER:

By: _____

[Please print name and title on line↑]

STATE OF COLORADO)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by _____, as _____ of _____.

My commission expires: _____.

SEAL

Notary Public

EXHIBIT LIST

- | | |
|-----------|---|
| Exhibit A | Legal Description of the Property |
| Exhibit B | Modified Commercial Zoning for the Property |

EXHIBIT A

Legal Description Surveyed Parcel 1 - 11964 N. Dransfeldt Rd.

A parcel of land situated in the NW 1/4 of Section 15, T.6S., R.66W., of the 6th P.M., County of Douglas, State of Colorado, and being more particularly described as follows:

Commencing at the NW Corner of said Section 15;

Thence N89°29'00"E along the North Line of the NW 1/4 of said Section 15, a distance of 840.99 feet;

Thence S00°31'00"E a distance of 100.00 feet to a point on the Southerly R.O.W. Line of Lincoln Avenue and the **Point of Beginning**;

Thence N89°29'00"E along said Southerly R.O.W. Line, a distance of 370.91 feet;

Thence S02°18'55"E a distance of 465.52 feet to the Southwest Corner of a parcel of land described in deed recorded at Reception Number 2007093071);

Thence N84°08'31"E along the Southerly Line of said Parcel, a distance of 340.02 feet to the Northwest Corner of Lot 1B, Parker Professional Park First Amendment (Reception No. 8725509);

Thence along the Westerly Line of said Lot 1B and along a non-tangent curve to the right having a central angle of 00°07'33", a radius of 4841.00 feet, an arc length of 10.64 feet, a chord bearing of S10°46'39"E and a chord distance of 10.64 feet to the Northeast Corner of Lot 1, Block 1, E.T. Technologies Inc. Minor Development Plat (Reception No. 2002093991);

Thence S83°20'55"W along the Northerly Line of said Lot 1, Block 1, E.T. Technologies Inc. Minor Development Plat, a distance of 163.50 feet;

Thence S85°28'16"W along the Northerly Line of said Lot 1, a distance of 573.68 feet to a point on the Easterly R.O.W. Line of Dransfeldt Road;

Thence the Following seven (7) courses along the Easterly R.O.W. Line of Dransfeldt Road:

- 1) Thence N04°31'44"W a distance of 2.80 feet;
- 2) Thence along a curve to the right having a central angle of 02°16'04", a radius of 660.00 feet, an arc length of 26.12 feet, a chord bearing of N02°18'01"W and a chord distance of 26.12 feet;
- 3) Thence N01°12'11"W a distance of 165.71 feet to a point of curve;
- 4) Thence along a curve to the left having a central angle of 03°19'56", a radius of 740.00 feet, an arc length of 43.04 feet, a chord bearing of N02°52'10"W and a chord distance of 43.03 feet;
- 5) Thence N04°32'08"W a distance of 217.83 feet to a point of curve;
- 6) Thence along a curve to the right having a central angle of 93°20'02", a radius of 30.00 feet, an arc length of 48.87 feet, a chord bearing of N42°21'05"E and a chord distance of 43.64 feet;
- 7) Thence N03°34'21"W non-tangent to the last described curve, a distance of 14.86 feet to the **Point of Beginning**

Parcel Contains (196,366 Square Feet) 4.5079 Acres

Date prepared: April 30, 2018

Date of last revision: May 4, 2018

Prepared by: Charles N. Beckstrom, PLS No. 33202

for and on behalf of
Engineering Service Company
14190 East Evans Ave.
Aurora, Colorado 80014
Phone: 303-337-1393
beckstrom@engineeringserviceco.com



EXHIBIT B
MODIFIED COMMERCIAL ZONING

A. Intent

Places for conducting any commercial, wholesale or service activities, not of an industrial nature.

B. Compliance

All developments within this Modified Commercial zoning district must comply with the requirements specified in Section 13.06 of the Town's Land Development Ordinance, as amended.

C. Definitions

1. Small engine motorized equipment: A small-displacement, single cylinder or twin cylinder four stroke/cycle, low-powered internal combustion engine used to power lawn mowers, generators, concrete mixers, snow blowers, string trimmers, utility vehicles (UTV's), and many other machines that require independent power sources.

D. Uses Permitted by Right

1. Any nonresidential uses by right permitted in B-Business District as defined in Section 13.04.100 of the Town of Parker Land Development Ordinance, as amended. Places of worship, church schools, hospitals, nursing homes, convalescent care facilities, public or private parking lots or caretaker residences and any use within the C-Commercial District as defined in Section 13.04.120 of the Town of Parker Land Development Ordinance, as amended, that is not specifically described in this exhibit shall be prohibited in this district.
2. Auto parts stores
3. Bakeries—wholesale and retail
4. Brewery/distillery
5. Convenience stores with gasoline pumps
6. Contractor's offices only, no storage of equipment or trailers
7. Eating and drinking establishments, without Drive-Thru Lanes
8. Packaging and Shipping Store
9. Photocopy reproduction
10. Printing and publishing
11. Radio and television offices and studios
12. Shopping Centers

E. Uses Permitted by Special Review

1. Any use by special review permitted in the B-Business zoning districts as defined in Section 13.04.100 of the Town of Parker Land Development Ordinance, as amended, which are not specifically prohibited as listed under Section C of this Exhibit B, are allowed as a use by special review.
2. Auto and truck repairs.

3. Car sales, new and used.
4. Drive-Thru Uses (drive-thru lanes are prohibited to be located between the public right-of-way and the primary structure.)
5. Accessory Uses
6. Indoor small engine motorized equipment sales – Not to exceed 25% of the total building area
6. Indoor small engine motorized equipment repair – Not to exceed 10% of the total building area
8. Motor vehicles and motorized equipment: sales, leasing, rental servicing and repair as an accessory activity.
9. Veterinary clinics and hospitals.
10. Caretaker residences.
11. Outdoor flea markets.
12. Observation kennels and pet day care.
13. Outdoor dog training.
14. Outdoor commercial display shall meet all of the minimum requirements contained in Subparagraphs a. through j. below:
 - a. Outdoor commercial display is defined as any items, goods or seasonal merchandise directly related to the commercial use conducted inside the principal building, which items, goods or merchandise are permanently displayed outside of the principal building for the purposes of sale to the general public at retail.
 - b. This Section shall not be in conflict with or used to circumvent the requirements of [Section 13.04.210](#) of the Parker Municipal Code.
 - c. Outdoor commercial display shall only be considered as part of an approved site plan, to be reviewed in accordance with [Chapter 13.06](#) of the Parker Municipal Code.
 - d. Outdoor commercial display shall occur within fifteen (15) feet of the exterior walls of the principal building and shall not comprise more than three percent (3%) of the building footprint of the principal building, as shown on the approved site plan.
 - e. Outdoor commercial display areas shall be identified by a permanent marking material, identifying the entire outdoor display area, as shown on the approved site plan for the property. Colored and/or stamped concrete paving, brick pavers or concrete pavers are acceptable. Painted stripes will not be acceptable. No outdoor commercial display will be permitted outside of the delineated display area.
 - f. Outdoor commercial display activities shall be conducted so as to assure that the sidewalk or entrance into the principal building is not obstructed and that a minimum width of eight (8) feet shall be continuously maintained on the sidewalk or entrance into the principal building to allow for pedestrian access.
 - g. The use of semi-trailers or temporary buildings shall not be permitted.
 - h. All signage shall comply with [Chapter 13.09](#) of the Parker Municipal Code.
 - i. Outdoor commercial display shall not be located within the parking area for the principal building as shown on an approved site plan.

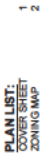
- j. This Section shall not be in conflict with federal, state or local governmental requirements, including, but not limited to, the International Building Code, Department of Health or Fire District standards.
16. Outdoor sales/garden areas (shall be fully enclosed)

F. Minimum area and yard requirements.

1. Lot width, seventy-five (75) feet.
2. Front yard, minimum twenty-five(25) feet, except as follows:
Convenience Stores and other permitted drive-through/auto oriented uses adjacent to Dransfeldt Road and Lincoln Avenue: the front setback, and at least one (1) side yard setback shall be considered a 'build-to' lines and at least thirty percent (30%) of the building footprint area must be within forty feet of the setback line. The intent of this provision is to ensure that buildings which front the aforementioned streets by their placement on site act to screen the parking areas from view and create an activated building edge along these public streets.
3. Side yards, no setback, except when adjoining a residential zone district, twenty-five (25) feet.
4. Rear yards, no setback, except when adjoining a residential zone district, twenty-five (25) feet.
5. Maximum building heights, fifty-five (55) feet.

SHEET 1 OF 2
COVER SHEET

SHEET 1 OF 2
COVER SHEET



EXISTING ZONING	PROPOSED ZONING
PARCEL 1: AGRICULTURAL ONE	MODIFIED COMMERCIAL
PARCEL 2: C - COMMERCIAL	

[illegible][illegible]

I, HOWARD R. DEAGLE, HEREBY AFFIRM THAT I AM AN OWNER OR AUTHORIZED AGENT HAVING AN OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN.

 HOWARD R. DEAGLE

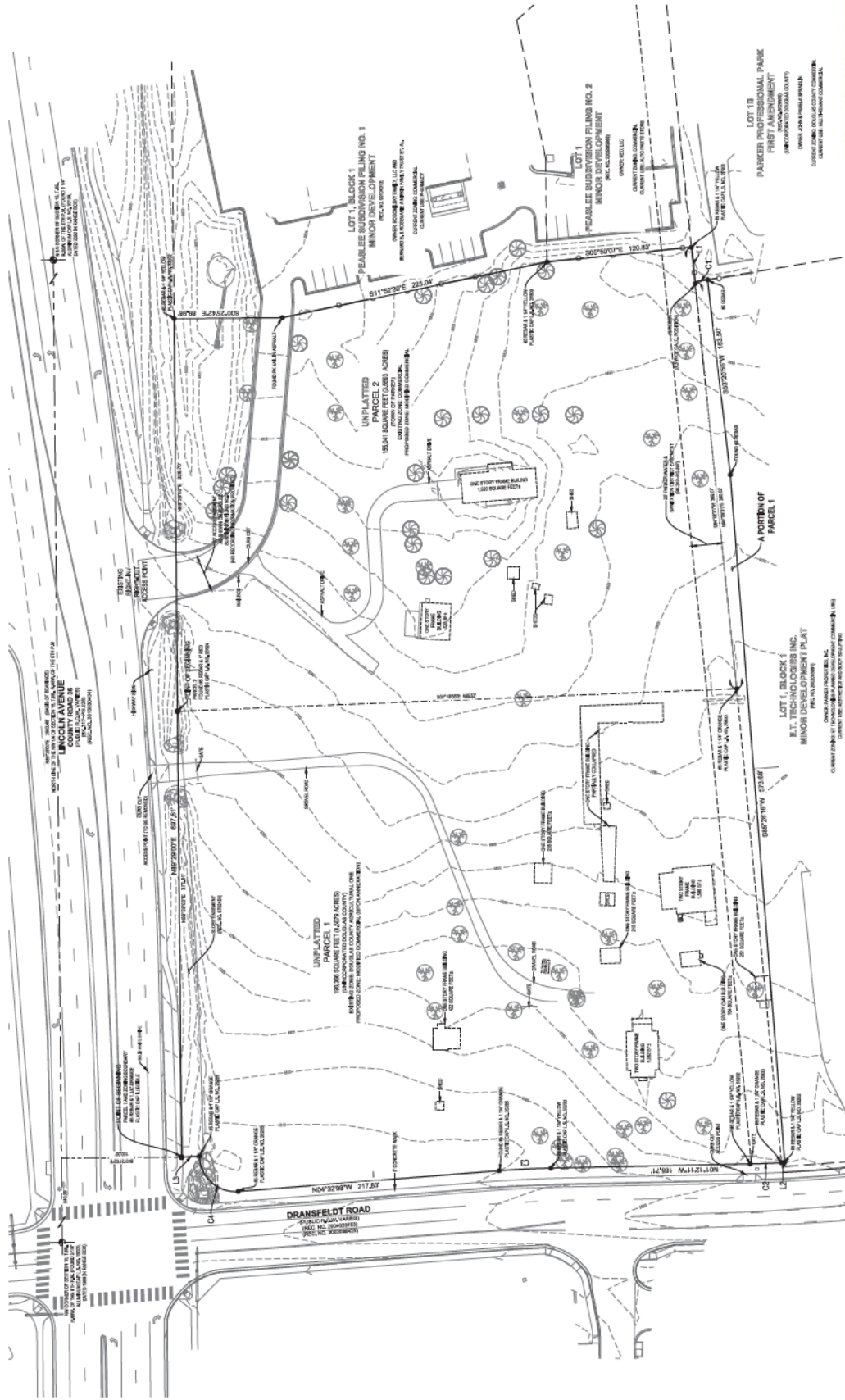
STATE OF COLORADO)
) ss
COUNTY OF DOUGLAS)

LINCOLN PROFESSIONAL PARK

ZONING MAP TO THE TOWN OF PARKER

A PARCEL OF LAND BEING A PART OF THE NW 1/4 OF SECTION 15,
T.6S., R.66W., OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 2 OF 2
ZONING MAP



CURVE DATA TABLE

CURVE DATA	CHORD	CHORD BEARING	CHORD BEARING	CHORD BEARING
1	100.00	N 0° 0' 0" E	N 0° 0' 0" E	N 0° 0' 0" E
2	100.00	N 0° 0' 0" E	N 0° 0' 0" E	N 0° 0' 0" E
3	100.00	N 0° 0' 0" E	N 0° 0' 0" E	N 0° 0' 0" E
4	100.00	N 0° 0' 0" E	N 0° 0' 0" E	N 0° 0' 0" E
5	100.00	N 0° 0' 0" E	N 0° 0' 0" E	N 0° 0' 0" E

CASE NUMBER Z18-017

ENGINEERING COMPANY
14100 East Evans Avenue
Suite 100
P.O. Box 377, 801
Parker, CO 80138
Phone: 303.277.7000
Fax: 303.277.7000
www.engineeringcompany.com



LINCOLN PROFESSIONAL PARK
ZONING MAP
TO THE TOWN OF PARKER



Planning Commission Staff Report

Planning Commission Date: 10/25/2018

Town Council Date: 11/19/2018

Hearing Type: Public Hearing
Z18-017 Lincoln Professional Park Property – Zoning

Location: Generally located on the southeast Corner of Lincoln Avenue and Dransfeldt Road

Project Planner: Stacey Nerger, Planner

Applicant(s): Kevin Beck, Equity Ventures Commercial Development, L.C.

Executive Summary: This proposal is to zone 8.07 acres consisting of two lots which is being requested with an annexation into the Town. The properties are proposed to be zoned Modified Commercial which will allow for commercial uses on the property.

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 zoning request is to zone the one lot that is being annexed into the Town and an additional lot immediately to the east that is already located within the Town boundaries to the Town's designation of Modified Commercial. The applicant plans to develop the entire 8.07 acres (both lots) as one commercial development. The applicant, in coordination with Town staff, has developed the proposed Modified Commercial zoning request in order to create one zoning for the entire 8.07 acres.

Under Section 15.9 of the Town of Parker Home Rule Charter “[i]n all proceedings for the annexation of territory into the Town, the Council shall require concurrent zoning of the same....”

Vicinity Map



II. PRIOR ACTIONS

Date	Action
September 8, 2008	The eastern property which is already located within the Town Boundaries was annexed as Lincoln Professional Park and zoned Commercial.
November 19, 2018	Town Council will hear the Annexation and Zoning Applications for these properties.

III. CURRENT SITE DATA

Existing Zoning	Agricultural One (Douglas County) and Commercial (Town of Parker)		
Overlay District	N/A		
PD & Plan Area	Modified Commercial (proposed)		
Master Plan Area	Central Commercial		
Site Acreage	8.07 acres		
Subdivision	No currently subdivided		
Existing Use	Residential/Undeveloped property		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Central Commercial	Modified Commercial District	Commercial – Murdoch’s
South	Central Commercial	PD - Planned Development	Commercial/Light Industrial – ET Technology
East	Central Commercial	C - Commercial District	Commercial - Walgreens
West	Central Commercial	PD - Planned Development	Commercial – Lowe’s and Richie’s 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	<u>Land Use 1.C</u> <u>Land Use 1.E</u> <u>Jobs and Economic Vitality 2.A</u> <u>Jobs and Economic Vitality 2.B</u>

Staff Analysis	The subject properties are located west of Parker Road and south of Lincoln Avenue within a commercial corridor 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 proposed property is surrounded by the Town of Parker and is considered an enclave. Land owners of unincorporated enclave properties identify with the Town of Parker and the public views them as a part of the community fabric. In addition, annexation of this enclave will benefit the landowners, the Town and the County by consolidating the service areas of the Town and County. The requested zoning is consistent with the specific Goals/ Strategies of the Master Plan for the following reasons: 1. It will help ensure adequate opportunities for expansion of the Town's economic base; 2. It will continue the commercial corridor along Lincoln Avenue; and 3. It will support new businesses by providing additional land for commercial development. Based on this analysis, staff has determined that the request is consistent with the Parker 2035 Master Plan.
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V. LAND DEVELOPMENT ORDINANCE

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	N/A	N/A. The proposed zoning is for commercial uses that do not allow for single-family or multiple-family residential.	☐ Consistent ☐ Inconsistent ☐ No Change ☒ N/A
Allowed Uses	Primary uses include retail, office, lodging and services	Commercial uses focusing on retail, service, lodging and restaurant.	☒ Consistent ☐ Inconsistent ☐ No Change
Height/Stories	None	55 feet	☒ 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 potential for development as recommended by the Parker 2035 Master Plan.
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VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The subject properties have three access points, a full movement from Dransfeldt, a right in/right out from Lincoln and an existing cross-access point through Walgreens. The property owner will be required to provide access through the site to the properties located to the south and east to allow for better connectivity for the entire Parker Road, Lincoln Avenue and Dransfeldt Road corner. 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 traffic study.

VII. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Applicant's Response

The Lincoln Professional Park is located in the core commercial area for the Town of Parker, in close proximity to the major intersection of Parker Road and Lincoln Avenue. The previous uses of the subject properties were agricultural and residential; surrounded by commercial and industrial uses. The annexation is needed to bring all the area to be rezoned within the Town of Parker to foster cohesive development and allow for adequate services. The proposed annexation and rezoning to allow commercial uses is needed as it will provide opportunities for the Town of Parker to expand the economic and tax base, support new businesses and allow for the orderly and compatible development of commercial land uses in an area recommended for such uses.

Staff Analysis

A need exists for the annexation and zoning of the subject property, for the following reasons:

1. Provide adequate opportunities for expansion of the Town's economic and tax base;
2. Continue the commercial corridor along Lincoln Avenue;
3. Support new and existing businesses while providing assurances that similar commercial uses will be drawn to the subject property;
4. Protect the investment and property values of exiting uses located on the subject property and surrounding areas in the Town and the Town Urban Growth Area;
- 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 area within the Lincoln Professional Park annexation and rezoning boundaries is identified in the Parker 2035 Master Plan as an area recommended for Regional Commercial Retail Uses. The subject property is also within the Urban Growth Area. This is the correct site for the proposed commercial development.

Staff Analysis

These properties are considered enclaves, located within unincorporated Douglas County but surrounded by the Town of Parker. The Town has been working for several years to clean up the Town's boundary and annex these enclave areas. 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 "Urban Growth Area Boundary." Specifically, the subject properties are located within the Central Commercial area as designated by the Parker 2035 General Land Use Plan, which is planned to provide commercial uses.

The subject property has been identified as property to be annexed, zoned and developed in the Town for commercial uses; therefore, the subject property is appropriate for 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
N/A

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

Applicant's Response

The 11964 Dransfeldt Road property is currently within Douglas County, the proposed zoning will be the initial zoning for this property. The 18900 Lincoln Avenue property is currently zoned Commercial (C). The proposed rezoning establishes a Planned Development that follows the Modified Commercial zone district, adding some additional commercial uses and allowing alternate setback and height standards. The commercial uses added and the alternate minimum area and yard requirements will allow additional flexibility in design and marketability for the successful development of the property. While there have been no significant changes in the area, the zone change is warranted to create a cohesive commercial development between the two properties party to the rezoning.

The proposed zone change follows the recommendations of the Parker 2035 Master Plan for Regional Commercial Retail Uses.

Staff Analysis

The subject property is currently zoned Agricultural One within Unincorporated Douglas County and Commercial within the Town of Parker. The zoning application for the subject property is for new zoning as a part of the annexation of the subject property, in the form of a Modified Commercial. The property proposed for annexation is entirely surrounded by properties annexed into the Town and have been surrounded for more than three years.

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

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

Applicant's Response

Circulation and traffic movement will not be impeded by the development, access will be enhanced. A full movement access will be provided from Dransfeldt Road and a right-in, right-out access will be provided off Lincoln. Cross access between the Walgreens property to the east of the subject will be provided.

Staff Analysis

There are two existing roads that serve the subject property, which include Lincoln Avenue and Dransfeldt Road. At the time of development, the applicant will be required to construct any additional auxiliary lanes necessary for their development as identified within the traffic study for 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

A portion of the property (18900 Lincoln) is currently located within the Town of Parker, no additional municipal service costs will be incurred. The 11964 Dransfeldt Road parcel to be annexed will also not result in additional municipal service costs as the parcel is enclaved by the Town of Parker. Public improvements and services (e.g., utilities) are in place to serve the property. The traffic impact analysis in this report dictates required roadway improvements associated with the development.

Staff Analysis

The public improvements necessary to support the subject property are currently in place. 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 Growth Boundary, 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

There are no environmental impacts associated with the proposed annexation, rezoning, and development of the site.

Staff Analysis

The subject property is currently underutilized with two residential buildings and ancillary agricultural buildings, as development occurs on the property over time, the developer will be required to work with the Town's Engineering Department to ensure that any environmental impacts are mitigated.

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 Town Master Plan recommends this area for Regional Commercial Retail uses. The Lincoln Professional Park Development Plan and Development Guide are consistent with the Parker 2035 Master Plan.

Staff Analysis

As detailed in Section IV of this staff report, the Modified Commercial zoning is consistent with 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

Adequate public services exist adjacent to the subject parcel. There will be no undue impacts created by the proposed annexation, rezoning, and subsequent development.

Staff Analysis

The properties are surrounded by existing commercial uses located within the commercial core of Parker. Adequate services are located within the area and will be available to the property at the time of development.

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

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	No Comment
Aztec Consultants	No Comment
Parker Building	Approved
Fire Life Safety	Approved
Douglas Country Planning	No Comment
Douglas County Public Works	No Comment
Douglas County Assessor's Office	No Comment
Parker Police	No Comment
Parker Comprehensive Planning	The property is located within the Town's Urban Growth Boundary as described within the Parker 2035 Master Plan and is located within the Central Commercial Character Area.
Parker Economic Development	Approved
Parker Authority for Reinvestment	No Comment
Xcel	Public Service Company has existing natural gas distribution facilities throughout the area and has no objection to the proposed annexation and zoning, contingent upon their ability to maintain all existing rights.
IREA	The Association has existing facilities on the property and will maintain these facilities unless otherwise requested by the applicant. The existing overhead lines will need to be undergrounded at the applicant's expense as outlined within the Town of Parker code.
CenturyLink	No Comment
Comcast	No Comment
Parker Water and Sanitation District	Approved
RTD	No Comment

IX. CONCLUSION

This zoning request is being processed concurrently with the annexation application as provided by the Town of Parker Home Rule Charter and Section 13.04.250 of the Parker Municipal Code. The application has been determined to meet the zoning approval criteria of the Parker Land Development Ordinance. Based on the analysis contained in this staff report, staff recommends that Planning Commission recommends Town Council approve the zoning request.

RECOMMENDED CONDITIONS

None

X. ATTACHMENTS

1. Modified Commercial Zoning
2. Zoning Map
3. Referral Comments

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

EXHIBIT B
MODIFIED COMMERCIAL ZONING

A. Intent

Places for conducting any commercial, wholesale or service activities, not of an industrial nature.

B. Compliance

All developments within this Modified Commercial zoning district must comply with the requirements specified in Section 13.06 of the Town's Land Development Ordinance, as amended.

C. Definitions

1. Small engine motorized equipment: A small-displacement, single cylinder or twin cylinder four stroke/cycle, low-powered internal combustion engine used to power lawn mowers, generators, concrete mixers, snow blowers, string trimmers, utility vehicles (UTV's), and many other machines that require independent power sources.

D. Uses Permitted by Right

1. Any nonresidential uses by right permitted in B-Business District as defined in Section 13.04.100 of the Town of Parker Land Development Ordinance, as amended. Places of worship, church schools, hospitals, nursing homes, convalescent care facilities, public or private parking lots or caretaker residences and any use within the C-Commercial District as defined in Section 13.04.120 of the Town of Parker Land Development Ordinance, as amended, that is not specifically described in this exhibit shall be prohibited in this district.
2. Auto parts stores
3. Bakeries—wholesale and retail
4. Brewery/distillery
5. Convenience stores with gasoline pumps
6. Contractor's offices only, no storage of equipment or trailers
7. Eating and drinking establishments, without Drive-Thru Lanes
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9. Photocopy reproduction
10. Printing and publishing
11. Radio and television offices and studios
12. Shopping Centers

E. Uses Permitted by Special Review

1. Any use by special review permitted in the B-Business zoning districts as defined in Section 13.04.100 of the Town of Parker Land Development Ordinance, as amended, which are not specifically prohibited as listed under Section C of this Exhibit B, are allowed as a use by special review.
2. Auto and truck repairs.

3. Car sales, new and used.
4. Drive-Thru Uses (drive-thru lanes are prohibited to be located between the public right-of-way and the primary structure.)
5. Accessory Uses
6. Indoor small engine motorized equipment sales – Not to exceed 25% of the total building area
6. Indoor small engine motorized equipment repair – Not to exceed 10% of the total building area
8. Motor vehicles and motorized equipment: sales, leasing, rental servicing and repair as an accessory activity.
9. Veterinary clinics and hospitals.
10. Caretaker residences.
11. Outdoor flea markets.
12. Observation kennels and pet day care.
13. Outdoor dog training.
14. Outdoor commercial display shall meet all of the minimum requirements contained in Subparagraphs a. through j. below:
 - a. Outdoor commercial display is defined as any items, goods or seasonal merchandise directly related to the commercial use conducted inside the principal building, which items, goods or merchandise are permanently displayed outside of the principal building for the purposes of sale to the general public at retail.
 - b. This Section shall not be in conflict with or used to circumvent the requirements of [Section 13.04.210](#) of the Parker Municipal Code.
 - c. Outdoor commercial display shall only be considered as part of an approved site plan, to be reviewed in accordance with [Chapter 13.06](#) of the Parker Municipal Code.
 - d. Outdoor commercial display shall occur within fifteen (15) feet of the exterior walls of the principal building and shall not comprise more than three percent (3%) of the building footprint of the principal building, as shown on the approved site plan.
 - e. Outdoor commercial display areas shall be identified by a permanent marking material, identifying the entire outdoor display area, as shown on the approved site plan for the property. Colored and/or stamped concrete paving, brick pavers or concrete pavers are acceptable. Painted stripes will not be acceptable. No outdoor commercial display will be permitted outside of the delineated display area.
 - f. Outdoor commercial display activities shall be conducted so as to assure that the sidewalk or entrance into the principal building is not obstructed and that a minimum width of eight (8) feet shall be continuously maintained on the sidewalk or entrance into the principal building to allow for pedestrian access.
 - g. The use of semi-trailers or temporary buildings shall not be permitted.
 - h. All signage shall comply with [Chapter 13.09](#) of the Parker Municipal Code.
 - i. Outdoor commercial display shall not be located within the parking area for the principal building as shown on an approved site plan.

- j. This Section shall not be in conflict with federal, state or local governmental requirements, including, but not limited to, the International Building Code, Department of Health or Fire District standards.
16. Outdoor sales/garden areas (shall be fully enclosed)

F. Minimum area and yard requirements.

1. Lot width, seventy-five (75) feet.
2. Front yard, minimum twenty-five(25) feet, except as follows:
Convenience Stores and other permitted drive-through/auto oriented uses adjacent to Dransfeldt Road and Lincoln Avenue: the front setback, and at least one (1) side yard setback shall be considered a 'build-to' lines and at least thirty percent (30%) of the building footprint area must be within forty feet of the setback line. The intent of this provision is to ensure that buildings which front the aforementioned streets by their placement on site act to screen the parking areas from view and create an activated building edge along these public streets.
3. Side yards, no setback, except when adjoining a residential zone district, twenty-five (25) feet.
4. Rear yards, no setback, except when adjoining a residential zone district, twenty-five (25) feet.
5. Maximum building heights, fifty-five (55) feet.

LINCOLN PROFESSIONAL PARK

ZONING MAP TO THE TOWN OF PARKER

A PARCEL OF LAND BEING A PART OF THE NW 1/4 OF SECTION 15,
T.6S., R.66W., OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 2
COVER SHEET

LEGAL DESCRIPTION

OVERALL REZONING BOUNDARY

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 15, T.6S., R.66W., OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 15;
THENCE N89°29'00"E ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 15, A DISTANCE OF 840.99 FEET;
THENCE S00°3'100"E A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHERLY R.O.W. LINE OF LINCOLN AVENUE TO THE POINT OF BEGINNING;
THENCE N89°29'00"E ALONG SAID SOUTHERLY R.O.W. LINE, A DISTANCE OF 697.61 FEET;
THENCE S00°25'42"E ALONG THE WESTERLY LINE OF LOT 1, BLOCK 1, PEASLEE SUBDIVISION FILING NO. 1 MINOR DEVELOPMENT PLAT (REC. NO. 99104313), A DISTANCE OF 89.98 FEET;
THENCE S11°52'30"E ALONG THE WESTERLY LINE OF LOT 1, BLOCK 1, PEASLEE SUBDIVISION FILING NO. 1 MINOR DEVELOPMENT PLAT, A DISTANCE OF 225.04 FEET;
THENCE S05°50'07"E ALONG THE WESTERLY LINE OF LOT 1, PEASLEE SUBDIVISION FILING NO. 2 MINOR DEVELOPMENT PLAT (REC. NO. 2005085666), A DISTANCE OF 120.83 FEET TO A POINT ON THE NORTH LINE OF LOT 1B, PARKER PROFESSIONAL PARK FIRST AMENDMENT (REC. NO. 8725509);
THENCE S84°08'31"W ALONG THE NORTHERLY LINE OF SAID LOT 1B, A DISTANCE OF 29.05 FEET TO THE NORTHWEST CORNER OF SAID LOT 1B;
THENCE ALONG THE WESTERLY LINE OF SAID LOT 1B AND ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 0°0'7"33", A RADIUS OF 4841.00 FEET, AN ARC LENGTH OF 10.64 FEET, A CHORD BEARING OF S10°46'39"E AND A CHORD DISTANCE OF 10.64 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1, E.T. TECHNOLOGIES INC. MINOR DEVELOPMENT PLAT (RECEPTION NO. 2002093991);
THENCE S83°20'55"W ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 163.50 FEET;
THENCE S85°28'16"W ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 573.68 FEET TO A POINT ON THE EASTERLY R.O.W. LINE OF DRANSFELDT ROAD;
THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE EASTERLY R.O.W. LINE OF DRANSFELDT ROAD:

- 1) THENCE N04°31'44"W A DISTANCE OF 2.80 FEET;
- 2) THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°16'04", A RADIUS OF 660.00 FEET, AN ARC LENGTH OF 26.12 FEET, A CHORD BEARING OF N02°18'01"W AND A CHORD DISTANCE OF 26.12 FEET;
- 3) THENCE N01°12'11"W A DISTANCE OF 165.71 FEET TO A POINT OF CURVE;
- 4) THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°19'56", A RADIUS OF 740.00 FEET, AN ARC LENGTH OF 43.04 FEET, A CHORD BEARING OF N02°52'10"W AND A CHORD DISTANCE OF 43.03 FEET;
- 5) THENCE N04°32'08"W A DISTANCE OF 217.83 FEET TO A POINT OF CURVE;
- 6) THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 93°20'02", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 48.87 FEET, A CHORD BEARING OF N42°21'05"E AND A CHORD DISTANCE OF 43.64 FEET;
- 7) THENCE N03°34'21"W NON-TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 14.86 FEET TO THE POINT OF BEGINNING

PARCEL CONTAINS (351,407 SQUARE FEET) 8.0672 ACRES

PARCEL 1 (11964 N. DRANSFELDT RD.)

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 15, T.6S., R.66W., OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 15;
THENCE N89°29'00"E ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 15, A DISTANCE OF 840.99 FEET;
THENCE S00°3'100"E A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHERLY R.O.W. LINE OF LINCOLN AVENUE AND THE POINT OF BEGINNING;
THENCE N89°29'00"E ALONG SAID SOUTHERLY R.O.W. LINE, A DISTANCE OF 370.91 FEET;
THENCE S02°18'55"E A DISTANCE OF 465.52 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED AT RECEPTION NUMBER 2002093971;
THENCE N84°08'31"E ALONG THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 340.02 FEET TO THE NORTHWEST CORNER OF LOT 1B, PARKER PROFESSIONAL PARK FIRST AMENDMENT (RECEPTION NO. 8725509);
THENCE ALONG THE WESTERLY LINE OF SAID LOT 1B AND ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 0°0'7"33", A RADIUS OF 4841.00 FEET, AN ARC LENGTH OF 10.64 FEET, A CHORD BEARING OF S10°46'39"E AND A CHORD DISTANCE OF 10.64 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1, E.T. TECHNOLOGIES INC. MINOR DEVELOPMENT PLAT (RECEPTION NO. 2002093991);
THENCE S83°20'55"W ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1, E.T. TECHNOLOGIES INC. MINOR DEVELOPMENT PLAT, A DISTANCE OF 163.50 FEET;
THENCE S85°28'16"W ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 573.68 FEET TO A POINT ON THE EASTERLY R.O.W. LINE OF DRANSFELDT ROAD;
THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE EASTERLY R.O.W. LINE OF DRANSFELDT ROAD:

- 1) THENCE N04°31'44"W A DISTANCE OF 2.80 FEET;
- 2) THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°16'04", A RADIUS OF 660.00 FEET, AN ARC LENGTH OF 26.12 FEET, A CHORD BEARING OF N02°18'01"W AND A CHORD DISTANCE OF 26.12 FEET;
- 3) THENCE N01°12'11"W A DISTANCE OF 165.71 FEET TO A POINT OF CURVE;
- 4) THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°19'56", A RADIUS OF 740.00 FEET, AN ARC LENGTH OF 43.04 FEET, A CHORD BEARING OF N02°52'10"W AND A CHORD DISTANCE OF 43.03 FEET;
- 5) THENCE N04°32'08"W A DISTANCE OF 217.83 FEET TO A POINT OF CURVE;
- 6) THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 93°20'02", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 48.87 FEET, A CHORD BEARING OF N42°21'05"E AND A CHORD DISTANCE OF 43.64 FEET;
- 7) THENCE N03°34'21"W NON-TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 14.86 FEET TO THE POINT OF BEGINNING

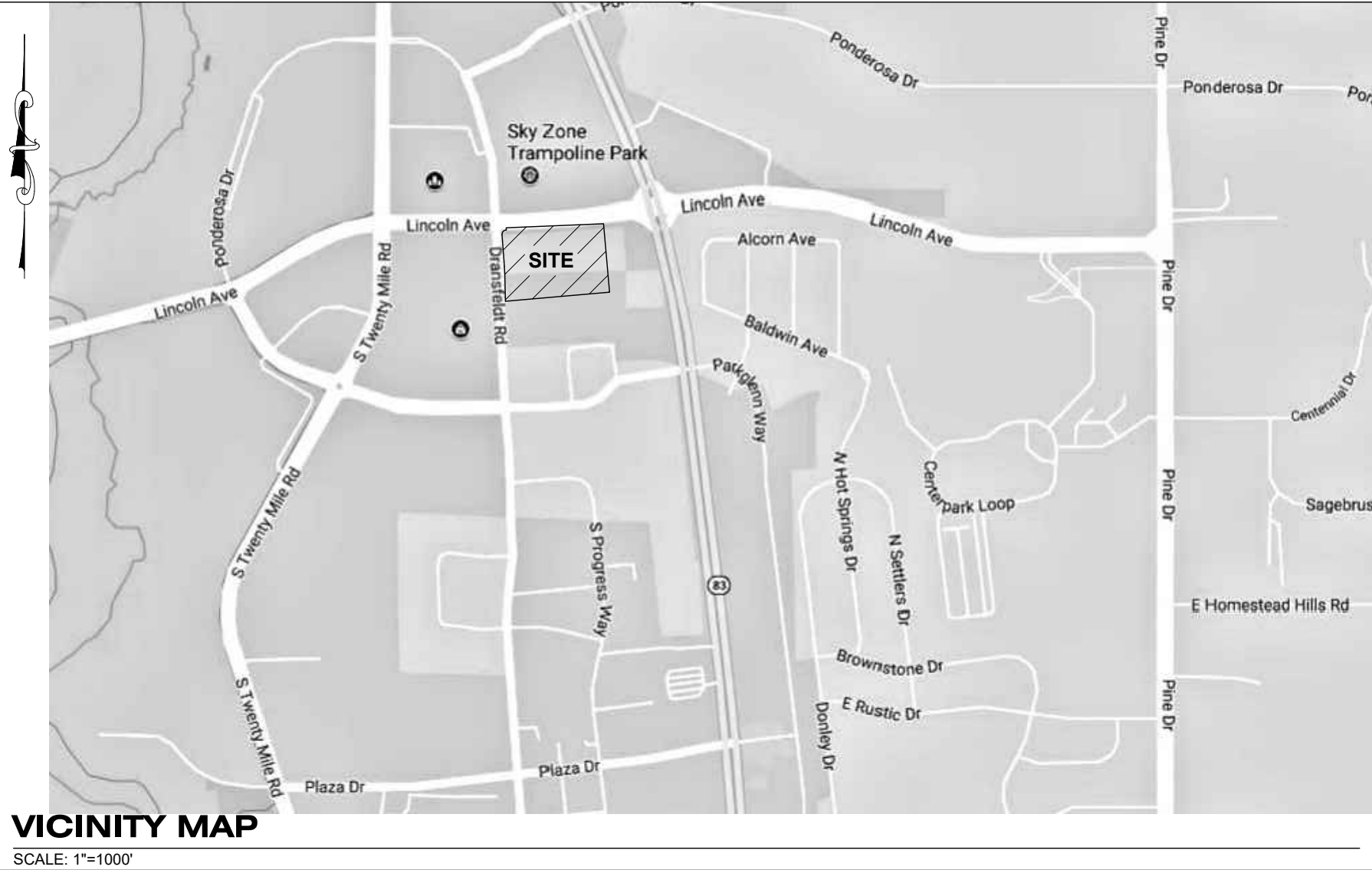
PARCEL CONTAINS (196,366 SQUARE FEET) 4.5079 ACRES

PARCEL 2 (18900 E. LINCOLN AVE.)

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 15, T.6S., R.66W., OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 15;
THENCE N89°29'00"E ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 15, A DISTANCE OF 840.99 FEET;
THENCE S00°3'100"E A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHERLY R.O.W. LINE OF LINCOLN AVENUE;
THENCE N89°29'00"E ALONG SAID SOUTHERLY R.O.W. LINE, A DISTANCE OF 370.91 FEET TO THE POINT OF BEGINNING;
THENCE N89°29'00"E ALONG SAID SOUTHERLY R.O.W. LINE, A DISTANCE OF 326.70 FEET;
THENCE S00°25'42"E ALONG THE WESTERLY LINE OF LOT 1, BLOCK 1, PEASLEE SUBDIVISION FILING NO. 1 MINOR DEVELOPMENT (REC. NO. 99104313), A DISTANCE OF 89.98 FEET;
THENCE S11°52'30"E ALONG THE WESTERLY LINE OF LOT 1, BLOCK 1, PEASLEE SUBDIVISION FILING NO. 1 MINOR DEVELOPMENT, A DISTANCE OF 225.04 FEET;
THENCE S05°50'07"E ALONG THE WESTERLY LINE OF LOT 1, PEASLEE SUBDIVISION FILING NO. 2 MINOR DEVELOPMENT (REC. NO. 2005085666), A DISTANCE OF 120.83 FEET TO A POINT ON THE NORTH LINE OF LOT 1B, PARKER PROFESSIONAL PARK FIRST AMENDMENT (RECEPTION NO. 8725509);
THENCE S84°08'31"W ALONG A PORTION OF THE NORTHERLY LINE OF SAID LOT 1B AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 369.07 FEET;
THENCE N02°18'55"W A DISTANCE OF 465.52 FEET TO THE POINT OF BEGINNING;

PARCEL CONTAINS (155,041 SQUARE FEET) 3.5593 ACRES



PLAN LIST:
COVER SHEET 1
ZONING MAP 2

ZONING SUMMARY

EXISTING ZONING
PARCEL 1: AGRICULTURAL ONE
PARCEL 2: C - COMMERCIAL

PROPOSED ZONING
MODIFIED COMMERCIAL

PROJECT CONTACTS

DEVELOPER
EQUITY VENTURES COMMERCIAL DEVELOPMENT, LLC
3501 SW FAIRLAWN RD, SUITE 200
TOPEKA, KS 66614
CONTACT: KEVIN BECK
PHONE: (785) 272-1398

OWNER, PARCEL 1
HOWARD R. PEASLEE
LEILA MAY PEASLEE RESIDUARY TRUST
12470 LONESOME PINE TRAIL
ELBERT, CO 80106
CONTACT: HOWARD R. PEASLEE, OWNER; AND STEVEN SAWYER, TRUSTEE

OWNER, PARCEL 2
LINCOLN PROFESSIONAL PARK LP
P.O. BOX 610
PARKER, CO 80134
CONTACT: BRUCE RICCI, GENERAL PARTNER

ENGINEERING AND SURVEYING
ENGINEERING SERVICE COMPANY OF COLORADO, INC.
14190 EAST EVANS AVENUE
AURORA, COLORADO 80014
CONTACT: CHARLES N. BECKSTROM, PLS.
PHONE: (303) 337-1393

GENERAL NOTES

1. BEARINGS ARE BASED ON THE NORTH LINE OF THE NW 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARING N89°29'00"E BOUNDED BY THE MONUMENTS SHOWN HEREON AND BASED ON THE COLORADO CENTRAL ZONE STATE PLANE COORDINATE SYSTEM NAD 83.
2. BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0067G WITH A REVISED DATE OF MARCH 16, 2016. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
3. DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
4. ELEVATIONS ARE BASED ON THE UDFCD BENCHMARK BG-1: A 2" BRASS CAP ON TOP OF CONCRETE HEADWALL AT THE CORNER OF S. ALCORN ST. AND BALDWIN AVE. IN PARKER, CO, 28.1' EAST OF THE NORTH BOUND LANE OF PARKER ROAD 93.2' WEST OF A FIRE HYDRANT. ELEVATION=5841.07 FEET (NAVD 1988 DATUM)

PROFESSIONAL LAND SURVEYOR CERTIFICATION

I, CHARLES N. BECKSTROM, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP WAS PREPARED UNDER MY DIRECT SUPERVISION; THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ZONED IN THE TOWN OF PARKER, COLORADO.

CHARLES N. BECKSTROM DATE
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR No. 33202



OWNER'S CERTIFICATE, PARCEL 1

I, HOWARD R. PEASLEE, HEREBY AFFIRM THAT I AM AN OWNER OR AUTHORIZED AGENT HAVING AN OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN.

HOWARD R. PEASLEE

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D., 20____.

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

OWNER'S CERTIFICATE, PARCEL 1

WE, LEILA MAY PEASLEE RESIDUARY TRUST, HEREBY AFFIRM THAT WE ARE OWNERS OR AUTHORIZED AGENTS HAVING AN OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN.

STEVEN SAWYER, TRUSTEE

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D., 20____.

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

OWNER'S CERTIFICATE, PARCEL 2

WE, LINCOLN PROFESSIONAL PARK LP HEREBY AFFIRM THAT WE ARE THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN.

SIGNATURE _____ PRINT NAME AND TITLE _____

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D., 20____.

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

PLANNING COMMISSION CERTIFICATE

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

COMMUNITY DEVELOPMENT DIRECTOR ON BEHALF
OF THE PLANNING COMMISSION

TOWN COUNCIL CERTIFICATE

THIS ZONING MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THIS _____ DAY OF _____, 2018, FOR THE PROPERTY DESCRIBED HEREON. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. _____.

MAYOR, TOWN OF PARKER

ATTEST:

TOWN CLERK

CLERK AND RECORDER CERTIFICATION

STATE OF COLORADO _____)
COUNTY OF DOUGLAS _____) SS

I HEREBY CERTIFY THAT THIS MAP WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____, A.D., AT _____ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER _____.

COUNTY CLERK AND RECORDER

LINCOLN PROFESSIONAL PARK ZONING MAP TO THE TOWN OF PARKER

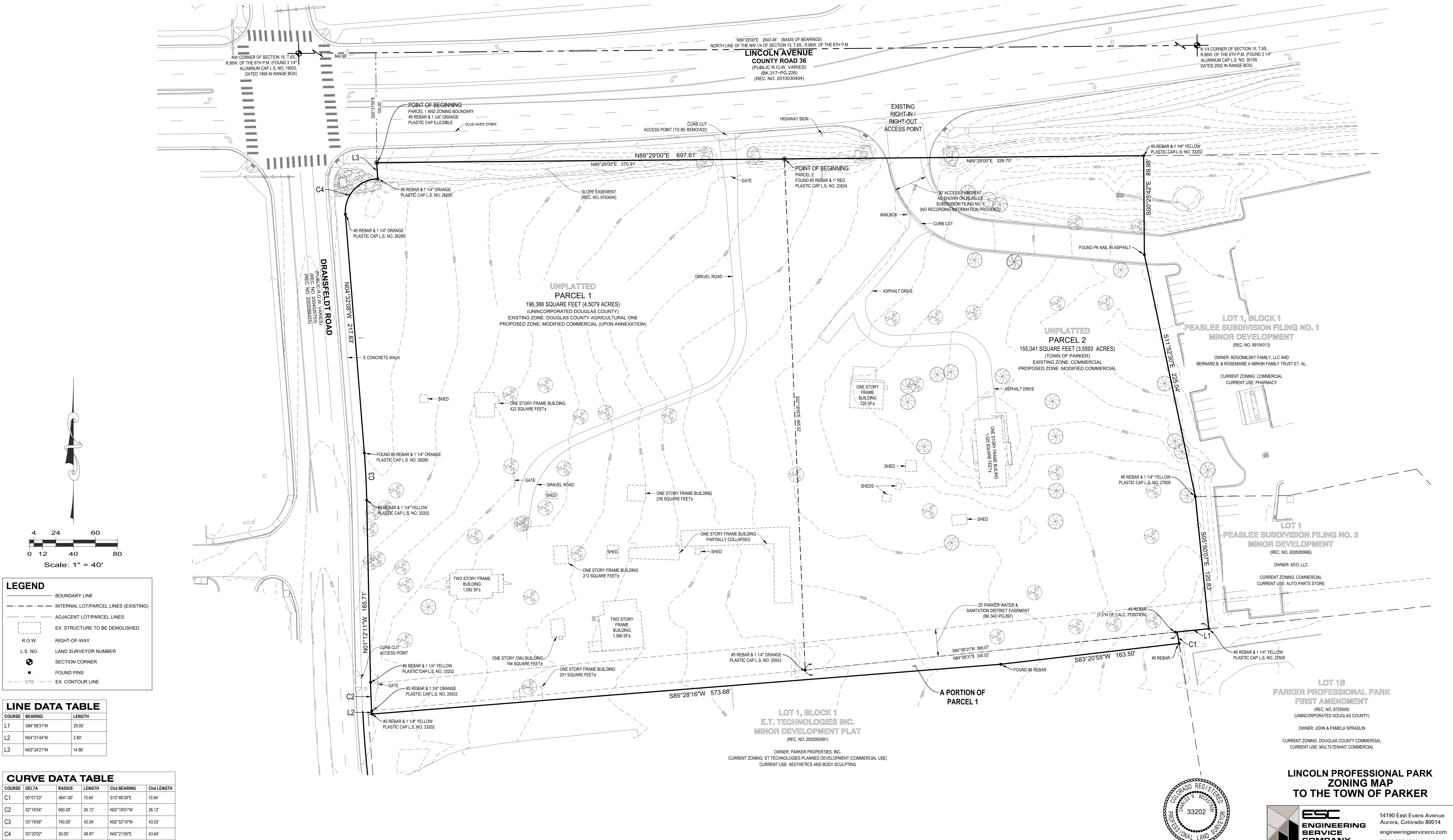
	ESC ENGINEERING SERVICE COMPANY	14190 East Evans Avenue Aurora, Colorado 80014 engineeringsserviceco.com P 303.337.1393 F 303.337.1481 T/F 1.877.273.0659
	Creative Solutions Since 1954 CIVIL ENGINEERS • LAND SURVEYORS	
Survey No. 17173-S	Project No. 698.003	Date 2018-04-30
	Revised 2018-09-05	Sheet 1 OF 2

LINCOLN PROFESSIONAL PARK

ZONING MAP TO THE TOWN OF PARKER

A PARCEL OF LAND BEING A PART OF THE NW 1/4 OF SECTION 15,
T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 2 OF 2
ZONING MAP



CASE NUMBER: Z18-017

REFERRAL AGENCY COMMENTS

AZTEC CONSULTANTS

Z18-017

Review Type

AzTec Consultants, Inc. 10

Reviewer

Dean Cates

Date Sent

8/21/2018

Today

Date Due

9/4/2018

Today

Status

NO COMMENT

Remarks

Date Returned

8/27/2018

Today

Add to Timesheet

+

Add Standard Notes

TOWN OF PARKER BUILDING

Z18-017

Review Type **Building 20**

Reviewer **Randy Sale** ▼

Date Sent **5/17/2018**  Today

Date Due **6/15/2018**  Today

Status **APPROVED** ▼

Remarks

Date Returned **5/21/2018**  Today

Add to Timesheet

 **Add Standard Notes**

CENTURYLINK

Z18-017

Review Type

CenturyLink Communications 20

Reviewer

Dustin Pulciani

Date Sent

5/17/2018

Today

Date Due

6/15/2018

Today

Status

NO COMMENT

Remarks

Date Returned

6/18/2018

Today

Add to Timesheet

+

Add Standard Notes

COMCAST

No comments submitted

TOWN OF PARKER COMPREHENSIVE PLANNING

REVIEWS

Bryce Matthews

**Comprehensive
Planning 20**

The property is located within the Town's urban growth area as defined in the Parker 2035 Master Plan and is within the Central Commercial Character Area which recommends commercial uses. The proposed Modified Commercial zoning meets the intent of the Parker 2035 Master Plan for this area.

6/18/2018 6:44:07 PM

DOUGLAS COUNTY ASSESSORS

Z18-017

Review Type

Douglas County Assessors Office 20

Reviewer

Brooke Decker

Date Sent

5/17/2018

Today

Date Due

6/15/2018

Today

Status

NO COMMENT

Remarks

Date Returned

6/12/2018

Today

Add to Timesheet

+

Add Standard Notes

DOUGLAS COUNTY ENGINEERING AND PLANNING

No comment

TOWN OF PARKER ECONOMIC DEVELOPMENT

Z18-017

Review Type **Economic Development 20**

Reviewer **Matt Carlson** ▼

Date Sent **5/17/2018**  Today

Date Due **6/15/2018**  Today

Status **APPROVED** ▼

Remarks

Date Returned **5/29/2018**  Today

Add to Timesheet

 **Add Standard Notes**

TOWN OF PARKER FIRE LIFE SAFETY

Z18-017

Review Type **FIRE LIFE SAFETY 20**

Reviewer **Randy Capra** ▼

Date Sent **5/17/2018**  Today

Date Due **6/15/2018**  Today

Status **APPROVED** ▼

Remarks

Date Returned **5/21/2018**  Today

Add to Timesheet

 **Add Standard Notes**

IREA

REVIEWS

Brooks Kaufman

**IREA
20**

The Association has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments:

The Association has existing underground/overhead electric facilities on the subject property. The Association will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the Association's current extension policies.

Per the Town of Parker requirements, the applicant will be required to convert the existing overhead electric facilities on the subject property to underground at their expense.

The Association will address the utility easements at site plan and platting review.

6/6/2018 8:17:31 AM

PARKER AUTHORITY FOR REINVESTMENT

Z18-017

Review Type **Parker Authority for Reinvestment 10**

Reviewer **Weldy Feazell**

Date Sent **8/21/2018** Today

Date Due **9/4/2018** Today

Status **NO COMMENT**

Remarks

Date Returned **8/21/2018** Today

Add to Timesheet

+ Add Standard Notes

PARKER WATER AND SANITATION DISTRICT

Z18-017

Review Type **Parker Water and Sanitation District 20**

Reviewer **Drayton Sanderson** ▼

Date Sent **5/17/2018**  Today

Date Due **6/15/2018**  Today

Status **APPROVED** ▼

Remarks

Date Returned **5/18/2018**  Today

Add to Timesheet

 **Add Standard Notes**

TOWN OF PARKER ENGINEERING

Z18-017

Review Type **PLANNED DEVELOPMENT / ZONING PLAN - PV** [+ Add Standard Notes](#)
10

Reviewer **Alex Mestdagh**

Date Sent **8/21/2018**  Today

Date Due **9/4/2018**  Today

Status **NO COMMENT**

Remarks

Date Returned **9/12/2018**  Today

Add to Timesheet

TOWN OF PARKER POLICE

No comments submitted

PUBLIC SERVICE COMPANY

REVIEWS

Donna George

**Public
Service
Compan
y of
Colorad
o 20**

PSCo/Xcel Energy has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The property owner/developer/contractor must complete the application process for any new natural gas service via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start,_stop,_transfer/new_construction_service_activation_for_builders). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

6/13/2018 10:20:19 AM

RTD

No comments submitted



Request for Town Council Action

Date: November 19, 2018

Submitted By: Rhonda Willey, Accounting Manager

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 1.507.4 - Second Reading**
A Bill for an Ordinance to Adopt the 2018 Revised Budget for the Town of Parker and to Make Appropriations for the Same

Department: Finance, Rhonda Willey

EXECUTIVE SUMMARY

The purpose of this budget revision is to increase budgeted 2018 expenditures and revenues.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The purpose of this budget revision is to increase the 2018 budget appropriation and revenues in the General Fund and Cultural Fund due to increases in programming. More specifically, the Communications Department has raised more sponsorship revenue than originally budgeted and therefore increased their special event programming. The Cultural Department has increased rentals and programming and therefore, more expenditures are necessary. There are offsetting revenues in this budget revision for the expenditures.

Additionally, the Public Improvements Fund expenditures will increase due to the power line undergrounding project on the east side of Parker Road adjacent to Robinson Ranch. The Town receives annual funding through the IREA franchise agreement to fund this type of project.

FINANCIAL IMPACT

The financial impacts to the budget are as follows:

General Fund increase revenue and expenditures by \$8,650 for a net effect of \$0

Cultural Fund increase revenue \$151,645 and increase expenditures \$85,166 for a net effect of \$66,479 additional revenue.

Capital Improvement Fund increase expenditures of \$209,000.

STRATEGIC GOAL(S)



INNOVATE WITH
COLLABORATIVE
GOVERNANCE



PROMOTE A SAFE AND
HEALTHY COMMUNITY



FOSTER COMMUNITY
CREATIVITY AND
ENGAGEMENT

ATTACHMENTS

1. Ordinance No. 1.507.4

RECOMMENDED MOTION

I move to approve Ordinance No 1.507.4 on second reading.

ORDINANCE NO. 1.507.4, Series of 2018

TITLE: A BILL FOR AN ORDINANCE TO ADOPT THE 2018 REVISED BUDGET FOR THE TOWN OF PARKER AND TO MAKE APPROPRIATIONS FOR THE SAME

WHEREAS, the Home Rule Charter of the Town of Parker specifies that Town Council may make additional appropriations by ordinance during the fiscal year for unanticipated expenditures; and

WHEREAS, upon due and proper notice published and posted in accordance with the Town of Parker Home Rule Charter, said proposed budget revisions are open for inspection by the public at the Town Hall.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The 2018 Revised Budget for the Town of Parker, Colorado, which is attached hereto as **Exhibit A** and incorporated by this reference, is hereby adopted and the monies are appropriated to the various funds as the same are budgeted.

Section 2. 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 3. 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 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____,
2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

Town of Parker

2018 Revised Budget Ordinance 1.507.4

1st Reading

2nd Reading

November 5, 2018

November 19, 2018

Exhibit A

	Revision	2018 Revised Budget
<u>General Fund</u>		
Beginning fund balance		\$ 17,498,022
Revenue		50,629,610
Revenue revision	8,650	8,650
Total revised revenue		50,638,260
Total available		68,136,282
Expenditures		53,473,372
Supplemental appropriation	8,650	8,650
Total expenditure revision		8,650
Total revised expenditures		53,482,022
Ending fund balance		\$ 14,654,260
<u>Cultural Fund</u>		
Beginning fund balance		\$ 1,085,196
Revenue		5,362,635
Revenue revision	151,645	151,645
Total revised revenue		5,514,280
Total available		6,599,476
Expenditures		6,282,898
Supplemental appropriation	85,166	85,166
Total expenditure revisions		85,166
Total revised expenditures		6,368,064
Ending fund balance		\$ 231,412

Town of Parker**Exhibit A**

2018 Revised Budget Ordinance 1.507.4

1st Reading

November 5, 2018

2nd Reading

November 19, 2018

	Revision	2018 Revised Budget
<u>Public Improvements Fund</u>		
Beginning fund balance		\$ 13,945,954
Revenue		10,378,300
Revenue revision	-	-
Total revised revenue		10,378,300
Total available		24,324,254
Expenditures		16,223,638
Supplemental appropriation	209,000	
Total expenditure revisions		209,000
Total revised expenditures		16,432,638
Ending fund balance		\$ 7,891,616

Town of Parker**Exhibit A****Summary of Revisions to 2018 Budget Ordinance 1.507.4**

1st reading 11/05/2018

2nd reading 11/19/2018

	Supplemental Expenditures	Supplemental Revenue	Net Revision
General Fund	\$ 8,650	\$ 8,650	\$ -
Cultural Fund	85,166	151,645	(66,479)
Capital Improvement Fund	209,000	-	209,000
Total all funds	<u>\$ 302,816</u>	<u>\$ 160,295</u>	<u>\$ 142,521</u>

Town of Parker**Exhibit A**

Detail of Supplemental Revisions to 2018 Budget Ordinance 1.507.4

1st reading 11/05/2018

2nd reading 11/19/2018

Expenditures**General Fund**

Additional special event programming costs increased including cost of staging, sound and portable toilets. There is revenue to offset this expenditure.

8,650

Total General Fund expenditure supplemental revision

8,650**Cultural Fund**

Increase part time wages due to higher staffing required for increase in rentals and programs. There is revenue to offset this expenditure.

5,000

Increase in program expenditures due to increase in rentals and programs. There is revenue to offset this expenditure.

80,166

Total Cultural Fund expenditure supplemental revision

85,166**Public Improvement Fund**

Power Line Undergrounding on East side of Parker Road adjacent to Robinson Ranch. The Town receives annual funding via the IREA franchise agreement to fund undergrounding projects.

209,000

Total Public Improvement Fund expenditure supplemental revision

209,000***Total expenditure supplemental revision***

302,816

Revenues**General Fund**

Special Event Sponsorship

8,650

Total General Fund revenue supplemental revision

8,650**Cultural Fund**

Various charges for services based on increased participation in rentals and programs.
SCFD Grant is more than anticipated.

91,645

60,000

Total Cultural Fund revenue supplemental revision

151,645***Total revenue supplemental revision***

160,295



Request for Town Council Action

Date: November 19, 2018

Submitted By: Mary Lou Brown, Finance Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 1.523 - Second Reading**
A Bill for an Ordinance to Adopt the 2019 Budget and to
Make Appropriations for the Same

Department: Finance, Mary Lou Brown

EXECUTIVE SUMMARY

The 2019 Town of Parker Budget is submitted for Town Council approval.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The 2019 Town of Parker Annual Budget has been prepared for Town Council consideration and approval.

Staff is required by Town Charter to submit a budget for the coming year to Town Council prior to October 15, 2018. The document was posted on the Town of Parker's website on Friday, October 12, 2018, in compliance with that requirement and an email was sent to Mayor and Town Council members providing the link. In addition, a budget retreat was held on September 21, 2018, where the financial environment of the Town was reviewed. On October 22, 2018, a Study Session was held with Council. At the Study Session, the major components of the budget including capital outlay, contributions to others and the compensation plan were presented along with an overview of revenue and appropriations.

The projected budget is balanced across all funds. The General Fund cash balance meets the requirement of maintaining a 25% reserve equal to the total annual General Fund appropriations.

FINANCIAL IMPACT

The budget establishes the approved appropriation levels by fund for 2019.

STRATEGIC GOAL(S)



SUPPORT AN
ACTIVE COMMUNITY



FOSTER COMMUNITY
CREATIVITY AND
ENGAGEMENT



INNOVATE WITH
COLLABORATIVE
GOVERNANCE



ENHANCE ECONOMIC
VITALITY



PROMOTE A SAFE AND
HEALTHY COMMUNITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Ordinance No. 1.523

RECOMMENDED MOTION

I move to approve Ordinance No 1.523 on second reading.

ORDINANCE NO. 1.523, Series of 2018

TITLE: A BILL FOR AN ORDINANCE TO ADOPT THE 2019 BUDGET AND TO MAKE APPROPRIATIONS FOR THE SAME

WHEREAS, the Home Rule Charter of the Town of Parker specifies that a proposed budget be presented to the Town Council on or before the fifteenth day of October of each year;

WHEREAS, the proposed budget for 2019 was presented by the Town Administrator on October 12, 2018; and

WHEREAS, upon due and proper notice published and posted in accordance with the Town of Parker Home Rule Charter, said proposed budget was open for inspection by the public at the Town Hall, and Public Hearings were held on November 5, 2018, and November 19, 2018, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The 2019 budget for the Town of Parker, Colorado, which is attached hereto as **Exhibit A** and incorporated by this reference, is hereby adopted and the monies are appropriated to the various funds as the same are budgeted.

Section 2. 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 3. 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 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

Exhibit A
Town of Parker
2019 Annual Budget

General Fund

Beginning fund balance	\$ 16,373,172.30
Revenues	51,428,521.74
Expenditures	52,475,218.00
Ending fund balance	<u>\$ 15,326,476.04</u>

Conservation Trust Fund

Beginning fund balance	\$ 162,087.00
Revenues	400,100.00
Expenditures	375,000.00
Ending fund balance	<u>\$ 187,187.00</u>

Parks and Recreation Fund

Beginning fund balance	\$ 5,676,090.00
Revenues	8,689,160.00
Expenditures	9,193,446.00
Ending fund balance	<u>\$ 5,171,804.00</u>

Law Enforcement Assistance Fund

Beginning fund balance	\$ 160,118.00
Revenues	120,600.00
Expenditures	93,167.00
Ending fund balance	<u>\$ 187,551.00</u>

Cultural Fund

Beginning fund balance	\$ 505,557.00
Revenues	5,341,099.00
Expenditures	5,679,121.00
Ending fund balance	<u>\$ 167,535.00</u>

Recreation Fund

Beginning fund balance	\$ 1,726,458.00
Revenues	8,314,845.00
Expenditures	9,208,631.00
Ending fund balance	<u>\$ 832,672.00</u>

Capital Renewal and Replacement Fund

Beginning fund balance	\$ 2,036,209.00
Revenues	32,000.00
Expenditures	-
Ending fund balance	<u>\$ 2,068,209.00</u>

Exhibit A
Town of Parker
2019 Annual Budget

Public Improvements Fund

Beginning fund balance	\$ 11,763,845.00
Revenues	11,595,263.00
Expenditures	6,825,000.00
Ending fund balance	<u>\$ 16,534,108.00</u>

Excise Tax Fund

Beginning fund balance	\$ 7,495,401.00
Revenues	3,272,000.00
Expenditures	1,750,000.00
Ending fund balance	<u>\$ 9,017,401.00</u>

Parkglenn Construction Fund

Beginning fund balance	\$ 205,800.00
Revenues	3,100.00
Expenditures	-
Ending fund balance	<u>\$ 208,900.00</u>

General Debt Service Fund

Beginning fund balance	\$ -
Revenues	943,045.00
Expenditures	943,045.00
Ending fund balance	<u>\$ -</u>

Recreation Debt Service Fund

Beginning fund balance	\$ -
Revenues	1,585,947.00
Expenditures	1,585,947.00
Ending fund balance	<u>\$ -</u>

Stormwater Utility fund

Beginning fund balance	\$ 7,617,082.00
Revenues	2,441,300.00
Expenditures	2,132,813.32
Ending fund balance	<u>\$ 7,925,568.68</u>

Fleet Services Fund

Beginning fund balance	\$ 429,213.00
Revenues	2,587,703.00
Expenditures	1,750,498.00
Ending fund balance	<u>\$ 1,266,418.00</u>

Exhibit A
Town of Parker
2019 Annual Budget

Technology Management Fund

Beginning fund balance	\$ 1,745,600.14
Revenues	3,458,634.00
Expenditures	<u>3,706,184.89</u>
Ending fund balance	<u><u>\$ 1,498,049.25</u></u>

Facility Services Fund

Beginning fund balance	\$ 55,099.40
Revenues	1,093,019.00
Expenditures	<u>1,089,974.30</u>
Ending fund balance	<u><u>\$ 58,144.10</u></u>

Medical Benefits Fund

Beginning fund balance	\$ 577,472.00
Revenues	3,817,501.00
Expenditures	<u>3,641,000.00</u>
Ending fund balance	<u><u>\$ 753,973.00</u></u>



Request for Town Council Action

Date: November 19, 2018

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

Reviewed By: Michelle Kivela, Town Administrator

Title: **OFF-STREET PARKING**

Department: Community Development, Carolyn Washee-Freeland

- (1) ORDINANCE NO. 3.01.117 - Second Reading
A Bill for an Ordinance to Amend Sections 13.02.010
and 13.06.050 of the Parker Municipal Code
Concerning Off-Street Parking and Internal
Circulation**
- (2) RESOLUTION NO. 18-086
A Resolution to Approve the Model Shared Parking
Agreement Form**

EXECUTIVE SUMMARY

The Community Development Department prepared and the Town Council adopted a Downtown Parking Study and Plan in May, 2017. One of the major outcomes of the Study and Plan is the recommendation to update parking standards in Downtown including for new development. Town Council directed staff to implement this recommendation during the public hearing process for the project.

The Community Development Department has prepared updated parking standards for Downtown in follow-up to Town Council direction. Staff proposes to amend Section 13.06.050, Off-Street Parking and Internal Circulation, of the Land Development Ordinance (LDO) to include revised parking standards for the Greater Downtown District. This amendment includes the requirement for off-street parking with new development in the Greater Downtown District Historic and Pikes Peak Centers along Mainstreet east of Parker Road. The LDO does not

require parking with new development in these areas at present.

Resolution No. 18-086 updates the Model Shared Parking Agreement Form for consistency with the revised parking standards.

On October 25, 2018, the Planning Commission unanimously recommended Town Council approve Ordinance No. 3.01.117.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town Council adopted the Greater Downtown District Historic and Pikes Peak Center zoning in 2003. This action eliminated the minimum parking requirements to encourage new development and promote a more pedestrian-oriented Downtown. Despite this action, there has been limited development in Downtown and the public expressed concerns about parking availability during the Mainstreet Master Plan project in 2015. As a result, the Mainstreet Master Plan recommended that the Town conduct a parking study for Downtown.

In 2017, Town Council adopted the Downtown Parking Study and Plan after substantial public input. The Study and Plan contained a number of recommendations including an update to the existing parking standards for Downtown. This recommendation is intended to ensure that new development provides an appropriate amount of parking without overburdening each site or harming the character of Downtown.

The Community Development Department has retained Kimley-Horn to review and make recommendations about how to update Downtown parking standards. The consultant developed a Technical Assessment Report to evaluate current parking conditions in Downtown. The Report included a review of current parking standards and downtown development issues, best practices used by communities similar to Parker and recommendations for new parking standards. The consultant and staff also conducted interviews with stakeholders, consulted with Town Council and held a Community Open House in September, 2018.

Following these actions, Community Development staff worked with the consultant to finalize the updated parking standards for Downtown. The proposed revisions to Section 13.06.050 of the Land Development Ordinance may be summarized as follows:

General

1. Parking Ratios: Parking ratios will be calculated based on Net Leasable Area (NLA) for non-residential development where the current standards measure parking requirements based on Gross Floor Area (GFA).

2. Off-Site Shared Parking: Updated the off-site shared parking standards and the shared

parking agreement.

East of Parker Road (Historic, Pikes Peak and Town Centers):

3. New Parking Requirements: Updated parking standards to require off-street parking with new development.
4. Parking Exemptions: Limited exemption for new development that is 3,000 s.f. or less in the Historic, Pikes Peak and Town Centers to accommodate small additions and in-fill projects.

West of Parker Road (Market, Twenty Mile and Town Centers):

5. Parking Adjustments for Mixed-Use Development: Allows parking adjustments for mixed-use development because they have complementary uses and parking patterns. Adjustments would be made using industry standards for parking demand by use type.
6. Special Parking Study: Allows special parking studies for site-specific analysis to determine parking demands and requires parking studies for uses that create unique parking demands.
7. Parking Credits and Reductions: Parking credits and reductions may be applied based upon proximity to multi-modal transportation options such as walking, biking and transit.
8. Partial Credit for On-Street Parking: Retains the existing option to allow partial credit for on-street parking with certain types of development.
9. Remote (Off-Site) Shared Parking: Provides an option that allows for partial off-site parking subject to an agreement with the property owner and location within 500-feet of the development site.

The Model Shared Parking Agreement Form that is included in Resolution 18-086 has been updated to ensure consistency with these revised parking standards.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



ENHANCE ECONOMIC
VITALITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Ordinance No. 3.01.117
2. Resolution 18-086

RECOMMENDED MOTION

(1) I move to approve Ordinance No. 3.01.117 on second reading.

(2) I move to approve Resolution No. 18-086.

ORDINANCE NO. 3.01.117, Series of 2018

TITLE: A BILL FOR AN ORDINANCE TO AMEND SECTIONS 13.02.010 AND 13.06.050 OF THE PARKER MUNICIPAL CODE CONCERNING OFF-STREET PARKING AND INTERNAL CIRCULATION

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Section 13.02.010 of the Parker Municipal Code is amended by the addition of definitions to read as follows:

13.02.010 Definitions.

* * *

Mixed-use development means a type of land development which blends more than one (1) land use (*i.e.*, residential, commercial, cultural, institutional, or entertainment uses), where those functions are physically and functionally integrated horizontally on a property, or vertically within a building.

Net leasable area means all the leasable area of a building exclusive of nonleasable space, such as hallways, building foyers, areas devoted to heating, air conditioning, elevators, and other utility areas. The net leasable area produces the lease income economically supporting the building.

Parking minimum means the least or smallest amount of parking required to support a building and/or use.

Parking maximum means the greatest or highest amount of parking permitted to support a building and/or use.

Parking reduction means an allowed reduction in the amount of parking otherwise required by the Town.

Remote off-site parking means parking on a lot or property not contiguous and/or lacking a cross-access easement for reciprocal parking, other than the property occupied by the building or use.

Shared parking analysis means a study of land uses and their peak parking demands to determine feasibility if the uses can share parking spaces to meet the requirements of the Town.

Shared parking agreement means a binding legal agreement between two (2) property owners where one property provides parking for another property.

Transportation demand management (TDM) means the application of strategies and policies which reduce travel demand (and parking demand), or to redistribute this demand to any single property or district. These include the provision of or access to transit, carpooling, walking and bicycling.

Section 2. Section 13.06.050 of the Parker Municipal Code is amended to read as follows:

13.06.050 Off-street parking and internal circulation.

(a) Intent. This Section is intended:

(1) To ensure that off-street parking areas are well designed with regard to safety, efficiency and convenience for vehicles, bicycles and pedestrians.

(2) To ensure land uses can function without negatively impacting adjacent land uses and allow for the development of walkable mixed-use environments.

(3) To ensure that parking is considered and designed as accessory to the principal uses within the buildings served, that buildings and pedestrian scale areas are the focal point, that parking is viewed as a necessary function in support of those activities and that it is visually and functionally secondary to the primary use of the building and pedestrian access.

(4) To provide enough vehicular parking to accommodate the need generated by the uses without providing excessive amounts of parking.

(5) To encourage alternative parking arrangements such as shared parking.

(6) To provide that required parking facilities are provided on the same lot or parcel as the building or use served, unless shared parking is allowed as provided herein.

(7) To provide parking efficiencies through parking reduction mechanisms for mixed-use development, redevelopment, and developments that are within proximity to multi-modal transportation options within the Greater Downtown District.

(8) To provide for creative and innovative parking approaches that support and implement the Mainstreet Master Plan and Transportation Master Plan within the Greater Downtown District and adjacent areas.

(b) Change of land use/tenant finish. Prior to approval of a tenant finish, the applicant shall demonstrate that adequate parking exists for the proposed land use change. The square footage of all tenant finish areas shall be identified by each use proposed. When changes in land use and tenant finish require more parking than exists, the applicant shall be required to revise its site plan to increase the number of parking spaces consistent with the requirements herein, while still meeting landscaping

requirements. Failure to provide this parking will result in the denial of the tenant finish permit.

(c) Off-site parking. Off-site parking shall be permitted provided the applicant meets the following requirements:

(1) Eligibility. For nonresidential or mixed-use development, a portion of the parking requirement may be met through off-site parking pursuant to the requirements of this Section, where the applicant demonstrates that it cannot reasonably provide on-site parking in accordance with this Section and that such off-site parking will promote Master Plan consistency through improved design. The use of off-site parking shall be approved by the Planning Director or designee.

(2) Location of off-site parking. The distance from the boundary of the site to the boundary of the off-site parking area shall not exceed five hundred (500) feet. However, the Planning Director, or designee, may approve a distance of more than five hundred (500) feet (not to exceed a distance of one thousand (1,000) feet) based on the land use or quality of pedestrian connection. Off-site parking shall not be located on-street and shall only be located in a nonresidential or mixed-use zoning district.

(3) Accessible parking. The number and location of spaces required for persons with disabilities shall not be reduced.

(4) Off-site parking spaces. No more than fifty percent (50%) of the required on-site parking shall be addressed through off-site parking.

(5) Off-site shared parking plan required. A parking plan shall be required and shall include:

a. The location of the off-site parking area and the distance between it and the site;

b. The path of pedestrian travel (*e.g.*, sidewalk, street, parking area(s), trails between buildings or land uses and the off-site parking area);

c. The availability of transit facilities and modes of available transit serving the site, including both public and private transit (*e.g.*, car and vanpooling);

d. The total number of proposed off-site parking spaces; and

e. Information on total parking demand served by the off-site parking area, including:

1. The location and names of all buildings, structures, or land uses for which the off-site parking spaces are provided;

2. Days and hours of operation of the land uses that utilize the off-site parking area;

3. Peak days and hours of operation of such uses;

4. Parking calculations for each use that utilizes the off-site parking area, including calculations for the proposed land uses and existing land uses;

5. Mixed-use/shared parking reduction calculations, if used; and

6. If required by the Planning Director, or designee, a study by a transportation planner or traffic engineer to demonstrate that there is no substantial conflict (*e.g.*, materially increased risk of vehicular-pedestrian conflict or unreasonable traffic congestion) inherent in the proposed off-site parking arrangement.

(6) Review. All requests for approval of off-site parking shall be filed by the owners of the site and off-site parking area (including any owners of buildings existing on the site or off-site parking area, if different than the real property owners), and shall be reviewed as part of the site plan approval process pursuant to Section 13.06.040 of this Title and either approved, approved with conditions or denied.

(7) Shared parking agreement. A shared parking agreement for off-site parking, in a form approved by the Town Attorney, shall be executed by the owners of the site and the off-site parking area (including any owners of buildings existing on the site or off-site parking area, if different than the real property owners) and consented to in writing by the Town. The shared parking agreement for off-site parking shall substantially comply with the format of any model shared parking agreement, which is maintained on file with the Town Clerk.

(8) Approved agreement registered and recorded. Upon approval of an off-site shared parking plan and shared parking agreement hereunder, a copy of such plan and agreement shall be recorded by the Town with the County Clerk and Recorder.

(9) Effect of recorded off-site shared parking plan and shared parking agreement. All off-site shared parking plans and shared parking agreements recorded hereunder shall run with the land, be binding upon the applicants for such shared parking plans, their successors and assigns, and shall restrict and limit the use and operation of all land and buildings included within such plan to all conditions and limitations specified in such plan and agreement and the approval thereof. No site plans or plats shall be approved, or permits or certificates of occupancy issued, unless such uses comply with all the conditions and limitations of the approved plan and agreement.

(10) Amendment of off-site shared parking plan and shared parking agreement. All off-site shared parking plans and shared parking agreements recorded hereunder

may be amended pursuant to the same procedure and subject to the same limitations and requirements by which such plans and agreements were approved and recorded.

(11) Termination of recorded off-site shared parking plan and shared parking agreement. Upon application by the owners of any site and off-site parking area subject to any shared parking plan and agreement recorded hereunder (including any owners of buildings existing on the site or off-site parking area, if different than the real property owners), any such plan and agreement may be terminated if all uses, land and buildings remaining under such plan can be made to comply with all conditions and limitations of the plan and agreement and all uses, land and buildings withdrawn from such plan can be made to comply with all Town regulations and code provisions. Upon approval of the termination of a shared parking plan and agreement, all parties shall sign a shared parking termination agreement, which shall be recorded by the Town with the County Clerk and Recorder with such costs paid by the applicants.

(d) Number of off-street parking spaces required. The minimum off-street parking spaces for specific uses shall be as provided below in Schedule 13.060.050B for the Greater Downtown District and Schedule 13.06.050A for all other zoning districts.

(1) Calculation of required parking spaces.

a. Stacking, queuing and gas pumps. The Planning Director, or designee, may allow stacking, queuing or gas pumps to count toward the required parking spaces when the applicant has submitted a parking study for the proposed use, or other competent information, as determined by the Planning Director or designee, that demonstrates:

1. Stacking and queuing will function to fulfill the site's traffic demand.

2. Parking, including stacking and queuing, is adequate to fulfill the parking needs of the site.

The decision of the Planning Director, or designee, may be appealed, as provided in Subsection 13.03.030(c) of this Title.

b. Multiple uses. Unless otherwise approved through off-site shared parking as provided in Subsection (c) above, off-street parking areas serving more than one (1) principal use shall provide parking in an amount equal to the sum of the parking requirements for each individual use on the same zoned lot as the building or uses served.

c. Greater Downtown District. Required off-street parking requirements may be reduced when on-street public parking is provided along local or collector streets adjacent to the proposed development. Such reduction must be approved by the Planning Director or designee.

d. Fractions. In calculating the required number of parking spaces, any fraction of a parking space more than 1/2 shall be equal to one (1) space. Fractions less than 1/2 of a parking space shall not be counted as a parking space.

e. Area measurements. Unless otherwise specifically provided herein, all square-footage-based parking and loading standards shall be computed on the basis of net leasable area (see figure 1). For outdoor areas, calculations shall be based on the portion of the lot actually being used for the specified use.

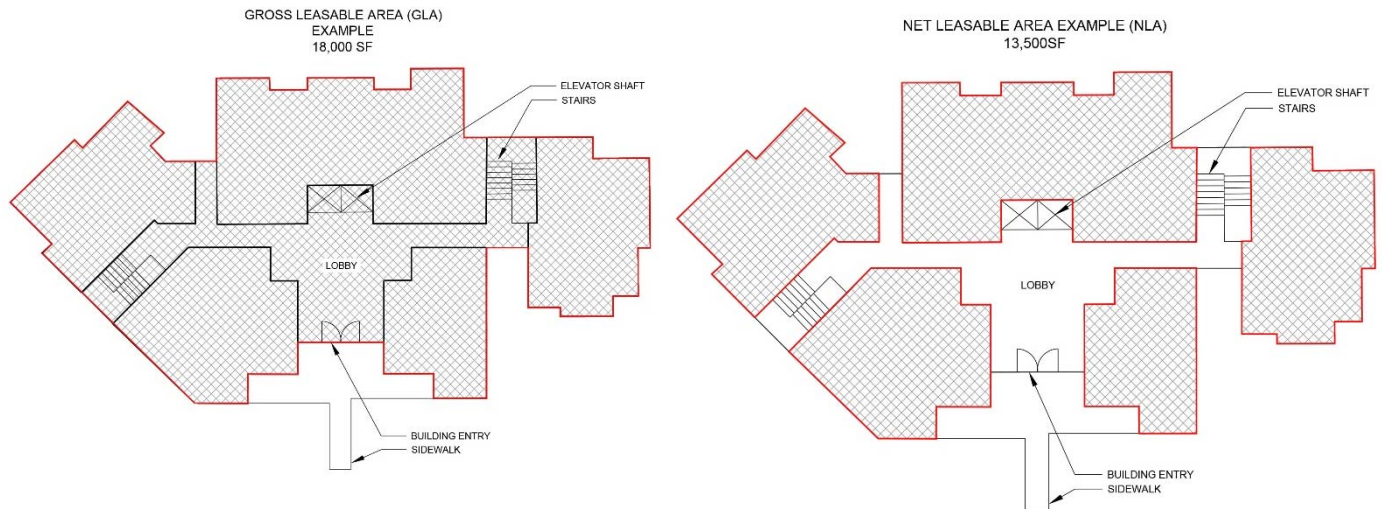


Figure 1 - Example of Gross and Net Leasable Area.

f. Unlisted uses. In the case of a use not specifically listed, the applicant may submit a special study with other competent information for consideration by the Planning Director or designee concerning which listed use is most similar to the unlisted proposed use. The Planning Director, or designee, shall apply the off-street parking standard for the most similar use. The decision of the Planning Director, or designee, may be appealed, as provided in Subsection 13.03.030(c) of this Title.

Schedule 13.06.050A Off-Street Parking Requirements

<i>Use</i>	<i>Minimum Parking [Note: Minimum parking ratios for nonresidential land uses are based on Net Leasable Area (N.L.A.)]</i>
Residential/accommodations	
Dwelling, single-family, two-family	2 per dwelling unit
Dwelling, multiple-family	
per three-bedroom unit	2 per dwelling unit
per two-bedroom unit	1.5 per dwelling unit
per one-bedroom or studio unit	1 per dwelling unit
guest parking	0.25 per dwelling unit (may be provided on public streets)
Group home/elderly housing	Special study

Lodging establishment	1 per guest room
Institutions	
School, elementary/junior	1.5 per each classroom
School, senior	4 per each classroom
School, college, trade, professional, vocational	Special study
Day care, preschool, nursery	1 per each 4 children of licensed capacity
Place of worship, funeral home, mortuary, sanctuary	1 per each 3 persons of seating capacity
Nursing home, hospital	1.5 per each patient bed
Library, museum	3 per 1,000 s.f. NLA
Conference center or meeting hall	5 per 1,000 s.f. NLA
Eating and drinking establishments	
Fast food restaurant (drive-through/carry-out only)	1 per 100 s.f. NLA
Restaurant, lounge, bar, microbrewery (with or without a drive-through)	1 per each 3 persons of rated capacity (excluding outdoor seating areas)
General office, retail, services/sales	
Professional office, personal services, grocery, shopping center	1 per 300 s.f. NLA
Auto service and repair shop	1 per 450 s.f. NLA of office area, plus 3 per bay or stall
Car wash	1 per establishment, plus 1 per staff member per maximum shift
Convenience service establishment	1 per 250 s.f. NLA
Motor vehicle sales, furniture, appliance store, greenhouse, plant nursery	1 per 500 s.f. NLA
Kennel, pet day care, veterinary clinic	1 per 400 s.f. NLA (not including s.f. occupied by animal pens)
Recreation, amusement, entertainment	
Indoor recreation activity	Special study
Bowling center	3 per lane
Indoor movie theater	1 per 3 seats
Outdoor recreational activity	Special study
Health club	1 per 250 s.f. NLA
Circus, carnival, farmers market	Special study
Industrial uses	
Research and development facility	1 per 500 s.f. NLA
Light manufacturing, printing facility	1 per 300 s.f. NLA of office area, plus 2 per bay door
Storage, wholesaling, distribution facility	1 per 300 s.f. NLA of office area, plus 2 per bay door

Schedule 13.06.050B
Off-Street Parking Requirements for the Greater Downtown District

Land use	Market Center and Twenty Mile Center and the West Side of the Town Center Design District	Pikes Peak Center, Historic Center, and East Side of the Town Center Design District
	The centerline of Parker Road shall be the dividing line between the east and west sides of the Town Center Design District	
	Minimum Parking Standards shown below. Maximum Parking not to exceed 150 percent (%) more than the minimum requirement	Minimum Parking Standards shown below. Maximum Parking not to exceed 150 percent (%) more than the minimum requirement. [Note: minimum parking ratios for nonresidential land uses are based on Net Leasable Area (N.L.A.)]
Residential		
Dwelling, single-family, two-family	N/A	1 spaces/du if allowed within the zone district; (Single-Family detached units are not permitted in the Historic & Town Centers)
Dwelling, multiple-family per three-bedroom unit per two-bedroom unit per one-bedroom or studio unit guest parking	1.5 per dwelling unit 1.5 per dwelling unit 1 per dwelling unit 0.25 per dwelling unit (may be provided on public streets fronting property).	1.25 per dwelling unit 1.25 per dwelling unit 1 per dwelling unit
Group home/elderly housing	1 per employee on maximum shift	1 per employee on maximum shift
Lodging establishment	1 per guest room	1 per guest room
Institutions		
School, elementary/junior (middle school)	Special study	Special study
School, senior (high school)	Special study	Special study
School, college, trade, professional, vocational	Special study	Special study
Day care, preschool, nursery	1 space per employee on maximum shift	1 space per employee on maximum shift
Place of worship, funeral home, mortuary, sanctuary	Special study	Special study
Nursing home, hospital	1 per 4 patient beds	1 per 5 patient beds
Library, museum	1 per 500 s.f. NLA	1 per 500 s.f. NLA
Conference center or meeting hall	Special study	Special study
Eating and drinking establishments		

Fast food restaurant (drive-through/carry-out only)	1 per 250 s.f. NLA	N/A
Restaurant, lounge, bar, microbrewery (with or without a drive-through)	1 per 300 s.f. NLA	1 per 300 s.f. NLA
General office, retail, services/sales		
Professional office, personal services, grocery, shopping center	1 per 300 s.f. NLA	1 per 500 s.f. NLA
Auto service and repair shop	1 per 450 s.f. NLA of office area, plus 3 per bay or stall	N/A
Car wash	1 per establishment, plus 1 space per staff member per maximum shift if allowed within the zone district	N/A
Convenience service establishment	1 per 300 s.f. NLA	1 per 500 s.f. NLA
Motor vehicle sales, furniture, appliance store, greenhouse, plant nursery	1 per 500 s.f. NLA if allowed within the zone district	N/A
Kennel, pet day care, veterinary clinic	1 per 400 s.f. NLA (not including s.f. occupied by animal pens)	1 per 500 s.f. NLA (not including s.f. occupied by animal pens) if allowed within the zone district
Recreation, amusement, entertainment		
Indoor recreation activity	Special study	Special study
Bowling center	2 per lane	2 per lane
Indoor movie theater	1 per 4 seats	1 per 5 seats
Outdoor recreational activity	Special study	Special study
Health club	1 per 500 s.f. NLA	1 per 500 s.f. NLA
Circus, carnival, farmers market	Special study	Special study
Industrial uses		
Research and development facility	1 per 500 s.f. NLA	1 per 500 s.f. NLA
Mini-storage	N/A	N/A
Light manufacturing, printing facility	N/A	N/A
Storage, wholesaling, distribution facility	N/A	N/A

(2) Phasing parking. Parking areas may be phased in conjunction with the phasing of the associated building or use. All landscaping plans and access should be designed with consideration of placement and configuration of parking areas at final buildout.

(3) Temporary parking areas. The Town may consider proposals for parking areas designed to serve a temporary building or use, as provided by

Section 13.04.210 of this Title. The design and layout of these parking areas shall be submitted as part of the application for the temporary use permit.

(4) Use of required parking spaces. Required parking areas shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees only and shall not be used for outdoor storage or display, trailer or RV storage, sale, repair, dismantling or servicing of any vehicles, equipment, materials or supplies, except as otherwise permitted through a temporary use permit.

(5) Drive-through, vehicle stacking and queuing. This Sub-subsection shall apply to all new development that includes drive-through facilities to assure that vehicle stacking and queuing areas are secondary to the function of a site and do not interfere with other pedestrian and vehicle movements.

a. Vehicle stacking spaces must be a minimum of eleven (11) feet wide by twenty (20) feet long.

b. The applicant shall submit an analysis as a part of the traffic study to determine the number of vehicle stacking spaces and queuing spaces required. The vehicle stacking and queuing shall be subject to the site plan review and approval process.

c. Drive-through facilities and related stacking areas shall be secondary in emphasis and priority to any other access and circulation functions, including vehicle, pedestrian and bicycle movements.

d. Stacking spaces shall not impede on- or off-site traffic movements, nor impede movements into or out of off-street parking spaces.

(e) Accessible parking. All parking provided for any new building constructed, any new use established, any enlargement of an existing building or use, any change in the occupancy of any building or any change of use shall be designed and constructed in accordance with the Americans with Disabilities Act, as amended ("ADA").

(f) Parking space size.

(1) Each off-street parking space, other than parallel spaces, shall be nine (9) feet in width and eighteen (18) feet in length, with an unobstructed front-end overhang. Parking spaces adjacent to landscape islands shall be ten (10) feet in width or a concrete strip, at least eighteen (18) inches wide, shall be provided on the adjacent side of the island for pedestrians to step out of the car.

(2) Parallel parking spaces shall be eight (8) feet in width and twenty-four (24) feet in length.

(g) Internal vehicular access and circulation.

(1) All parking areas shall be provided with ingress and egress to an improved public right-of-way, shall be located so as to promote safety and minimize traffic congestion, and shall be provided with necessary internal circulation drives and aisles to create through-traffic patterns.

(2) Internal drive widths.

a. When two-way traffic is proposed, the drive shall be designed to be between twenty-four (24) and twenty-six (26) feet in width.

b. Where two-way traffic is proposed parallel to the front of a commercial use with a public entrance, a designated pullout for a loading zone may be established.

c. No pedestrian crossing of an internal private drive may exceed twenty-six (26) feet, except where said drive intersects with a public street.

d. When one-way traffic is proposed with angled parking, the drive shall be designed to be between twelve (12) and twenty-three (23) feet in width, as provided in Schedule 13.06.050C below.

Schedule 13.06.050C One-Way Traffic Angled Parking

<i>Aisle width between stall lines</i>	<i>Angles</i>
12'	45°
16'	60°
23'	75°

e. Drive-through lanes shall be designed to be eleven (11) feet in width.

f. Drive-through lanes shall demonstrate adequate turning radius for a passenger vehicle.

g. Internal drive lanes without parking shall be designed to be between twenty (20) and twenty-six (26) feet in width.

(h) Parking location.

(1) The required off-street parking shall be provided on the same lot as the building or use served, unless otherwise expressly permitted by this Section.

(2) The location of off-street parking areas in the Greater Downtown District shall comply with the requirements in Schedule 13.06.050D below.

Schedule 13.06.050D
Off-Street Parking Location—Greater Downtown District

	<i>Behind building/ interior of lot</i> (see figure 3)	<i>To the side</i> (see figure 4)	<i>Two rows (one (1) bay of parking) between building & right-of-way</i> (see figure 2)	<i>In front of building</i> (see figure 5)
Mainstreet	Permitted	Minimally permitted so long as the parking area does not occupy more than 1/3 of the contiguous property frontage as measured from parking curb to parking curb	Not permitted	Not permitted
Twenty Mile Road	Permitted	Permitted	Permitted	Not permitted
Hilltop Road	Permitted	Permitted	Permitted	Not permitted
Dransfeldt Road	Permitted	Permitted	Not permitted north of Sulphur Gulch; permitted south of Sulphur Gulch	Not permitted
Parker Road	Permitted	Permitted	Permitted	Not permitted
Pine Drive	Permitted	Permitted	Permitted	Not permitted
Pikes Peak Drive	Permitted	Permitted	Permitted	Not permitted
Other public and private streets	As approved during site plan			
Internal vehicular circulation systems	As approved during site plan			

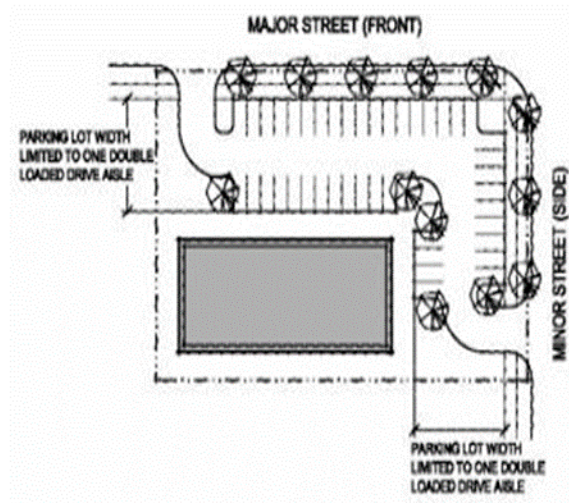


Figure 2 - Example of two rows (one (1) bay) of parking permitted between a building and the right-of-way.

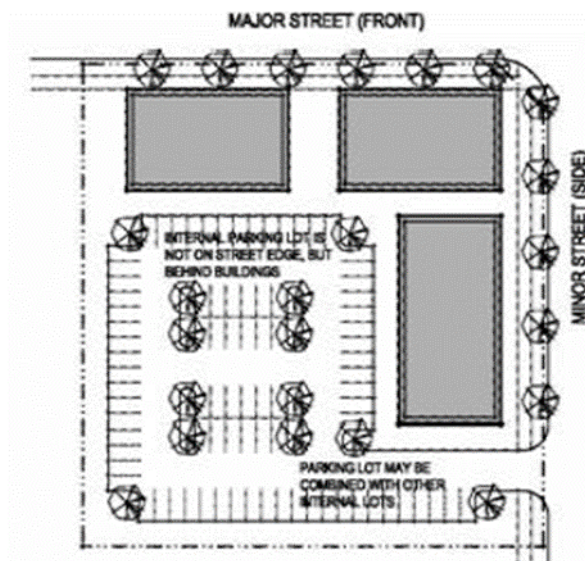


Figure 3 - Example of parking permitted in the interior of a lot or behind a building.

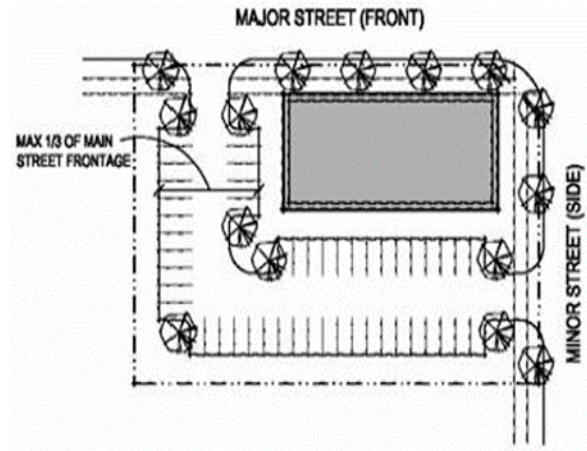


Figure 4 - Example of parking permitted minimally to the side of a building.

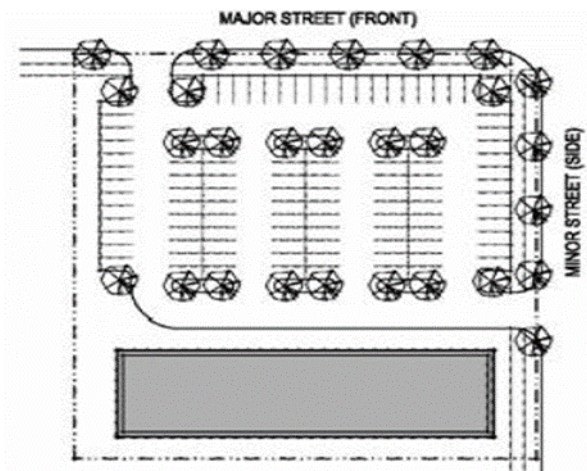


Figure 5 - Example of parking permitted between a building (in front of building) and the right-of-way.

(i) Parking exemptions. Parking exemptions shall be permitted within the Greater Downtown District's Historic Center, Pikes Peak Center and for proposed developments located east of Parker Road within the Town Center as follows:

(1) For all uses except residential, the first three thousand (3,000) square feet of newly constructed net leasable floor area shall be excluded from the calculations required by this Section.

(2) For expansions, changes of use, or modifications to existing buildings and property within the Historic Center, Pikes Peak Center, and Town Center, up to three thousand (3,000) square feet of net leasable area per lot shall be excluded from the calculations required by this Section.

(j) Parking Reductions.

(1) Mixed-use/shared parking reductions.

a. Applicability. Mixed-use/shared parking reductions shall be permitted to ensure new development for permitted uses are not over-parked and to promote the efficient use of land while reducing the expanse of paved areas. In locations where a mix of land uses allows for complementary utilization of parking spaces due to differences in the timing of peak parking demand, the Town may reduce the required number of parking spaces according to the provisions of this Section.

b. Shared parking reduction tables. Shared parking between different land uses allows a reduction in the total number of required parking spaces when a site is occupied by two or more categories of land uses that generally do not have peak parking demands at the same time. When any property or building is used for two or more categories of land uses that are listed below in Schedule 13.06.050D and Schedule 13.06.050E, the minimum total number of required parking spaces shall be determined by the following procedures:

1. Multiply the minimum required parking as stipulated in Schedule 13.06.050A and Schedule 13.06.050B for each individual land use, excluding accessible parking spaces, by the appropriate percentage listed in *Schedule 13.06.050D*, for each of the designated time periods.

2. Calculate a sum for all land uses for each of the five time periods (each of the columns). The minimum parking requirement is the highest of these sums, plus any accessible parking spaces excluded from the calculation in the first step. The *Illustrative Shared Parking Reduction Credit Calculation (see Schedule 13.06.050E)*, provides an example of how to use the *Shared Parking Reduction Table* to calculate required parking.

3. Accessible parking. The number and location of accessible parking spaces required for persons with disabilities shall not be reduced.

SCHEDULE 13.06.050D
Shared Parking Reduction Table

Use	Weekday			Weekend	
	Night (12 AM to 6 AM)	Day (6 AM to 6 PM)	Evening (6 PM to 12 AM)	Day (6 AM to 6 PM)	Evening (6 PM to 12 AM)
Residential*	100%	60%	90%	80%	90%
Office*	5%	100%	10%	10%	5%
Retail / Commercial*	5%	70%	90%	100%	70%

Use	Weekday			Weekend	
	Night (12 AM to 6 AM)	Day (6 AM to 6 PM)	Evening (6 PM to 12 AM)	Day (6 AM to 6 PM)	Evening (6 PM to 12 AM)
Commercial Lodging*	80%	80%	100%	50%	100%
Restaurant*	10%	50%	100%	50%	100%
Entertainment*	10%	40%	100%	80%	100%
All Others*	100%	100%	100%	100%	100%

*Denotes the ability to submit a special study to change the percentages based on more specific land uses proposed.

Schedule 13.06.050E Illustrative Shared Parking Reduction Credit Calculation Table

EXAMPLE: A mixed-use building has 4 two-bedroom apartments, 5,000 square feet NLA of office space, and 5,000 square feet NLA of convenience retail space. In the Market Center of the Greater Downtown District, these uses would separately require 43 parking spaces ((4 du. x 2 sp. / unit) + (5,000 sf. x (3 sp. / 1,000 sf.)) + (5,000 sf. x (1 sp. / 250 sf.)) = 43). However, combined, they could share 34 parking spaces, as shown in the calculation below.					
Use	Weekday			Weekend	
	Night (12 AM to 6 AM)	Day (6 AM to 6 PM)	Evening (6 PM to 12 AM)	Day (6 AM to 6 PM)	Evening (6 PM to 12 AM)
Residential (8 spaces)	100% x 8 = 8	60% x 8 = 4.8 ¹	90% x 8 = 7.2	80% x 8 = 6.4	90% x 8 = 7.2
Office (15 spaces)	5% x 15 = 1	100% x 15 = 15	10% x 15 = 1.5	10% x 15 = 1.5	5% x 15 = 0.8
Retail / Commercial (20 spaces)	5% x 20 = 1	70% x 20 = 14	90% x 20 = 18	100% x 20 = 20	70% x 20 = 14
Commercial Lodging	80% x 0 = 0	80% x 0 = 0	100% x 0 = 0	50% x 0 = 0	100% x 0 = 0
Restaurant	10% x 0 = 0	50% x 0 = 0	100% x 0 = 0	50% x 0 = 0	100% x 0 = 0
Entertainment	10% x 0 = 0	40% x 0 = 0	100% x 0 = 0	80% x 0 = 0	100% x 0 = 0
All Others*	100% x 0 = 0	100% x 0 = 0	100% x 0 = 0	100% x 0 = 0	100% x 0 = 0
COLUMN TOTALS	10	34^{1,2}	27	30	22
TABLE NOTES: ¹ As per Section 13.06.050(e)(1)d. Fractions, any fraction of a parking space more than 1/2 shall equal one (1) space. Fractions less than 1/2 of a parking space shall not be counted as a parking space. ² The largest number, 34, is the number of parking spaces that are required.					

(k) Transportation demand management reductions. Parking reductions through the use of transportation demand management will be permitted within the Greater Downtown District to allow the reduction of parking when a land use is located in close proximity to multi-modal forms of transportation, such as proximity to transit, pedestrian and bicycle access, and car-share programs.

(1) These reductions are based on programs that reduce the peak demand for parking spaces. If used in conjunction with mixed-use shared parking, these reductions may be applied to one category of land use to reduce the parking requirement for the use prior to calculating the shared parking reduction.

(2) The credits and reductions set out in this Subsection are not available to uses that base parking requirements on a special study, unless the special study's methodology specifically addresses these credits and reductions and the Planning Director, or designee, determines that they are appropriate.

a. Up to a five percent (5%) reduction of parking standards by the site's proximity (within ¼ mile) of a transit stop.

b. Up to a five percent (5%) reduction of parking standards by the site's proximity (within ¼ mile) of a regional trail providing pedestrian and bicycle access.

c. Multi-family residential uses may reserve one of the parking spaces required for every twenty (20) dwelling units (rounding up) for a car-share program.

1. For each space reserved for a car-share program, the overall parking requirement may be reduced by two (2) spaces. For example, if a studio apartment building was constructed with fifteen (15) units, fifteen (15) parking spaces would be required. If the building provides a car-share program which reserved one of the spaces, then the overall parking requirement (including the space used for the car share program) would be thirteen (13) spaces.

2. To qualify for the car-share program reduction, the applicant must demonstrate that the program will be operational, and that one car will be available for each reserved parking space.

3. If the program is terminated or reduced, the applicant must provide the parking spaces that were reduced because of the car-share program.

(l) Special study. The purpose of a special study for the Greater Downtown District is to assist the Town with evaluating the impacts of parking for mixed-use and other land use applications.

(1) Land uses listed in Schedules 13.06.050A and 13.06.050B may have parking standards identified as "special study." Required parking for these uses shall be established according to the standards of this Section; or

(2) Special studies may be submitted to support a request to reduce the number of required parking spaces to less than that set out in Schedule

13.06.050B due to the nature of the operations or specific location of a proposed use. Such special studies shall include and support all requested reductions in parking.

(3) Special study requirements. A special study shall be conducted by a certified transportation planner or licensed professional engineer.

(4) The special study shall provide:

- a. Summary of the development proposal.
- b. Access and mobility characteristics including vehicular, bicycle, pedestrian and transit.
- c. Summary of parking generation and parking demand, utilizing data from one of the following sources: Institute of Transportation Engineers (ITE), Urban Land Institute (ULI), International Parking Institute (IPI), or American Planning Association (APA).
- d. A parking analysis of at least two comparable uses addressing demand characteristics, peak period activity, off-peak activity and opportunities for reductions and/or off-site shared parking.
- e. Identification of possible off-site shared parking areas, parking reductions, or mixed uses having complementary parking demands.
- f. A summary of how the request is consistent with the Parker 2035 Master Plan and promotes improved site plan or urban design.
- g. Documentation regarding the comparability of the referenced uses, including: name, function, location, net leasable area, parking availability, access to transportation network (including vehicular, bicycle, pedestrian, and transit), use restrictions, and other factors that affect the parking demand.

(5) Approval of special study.

- a. A special study to reduce the number of parking spaces or to establish the required parking spaces for a land use subject to Schedule 13.06.050A or Schedule 13.06.050B shall be subject to the site plan review process and approval by the Planning Director, or designee.
- b. The Planning Director or designee shall approve a special study subject to the following requirements:
 1. The proposal shall be consistent with the Parker 2035 Master Plan.

2. A request for a reduction in required parking promotes improved site plan or urban design.

3. The proposal sufficiently documents and supports the reduction of parking for the site and for the use.

c. The Town may request additional information or analysis, including, but not limited to, alternative or new data points, or consideration of additional or alternative factors related to comparability or peak demand, as supported by sound transportation planning and engineering principles.

(m) Credit for on-street parking. Credit for on-street parking is permitted for large scale redevelopment, in-fill development, redevelopment and alterations to existing sites within the Greater Downtown District. New or existing development located in the Greater Downtown District, west of Parker Road, may claim on-street parking that is located adjacent to the site to meet the minimum parking requirement, if new on-street parking is provided.

(n) Parking area layout and design.

(1) Intent. This Subsection is intended:

a. To lay out and design parking areas that minimize negative visual impacts from adjacent primary roadways and properties.

b. To reduce the expansive impervious surfaces within parking areas by thematically "deconstructing" parking areas into appropriate and comprehensible elements which address a pedestrian scale.

c. To incorporate elements of design that make the parking area a comfortable pedestrian experience, as a transition between the parking area and the building or use the parking area serves.

d. To better integrate safety and aesthetic issues involving both pedestrians and vehicular interaction.

e. To visually and physically separate the view of surface parking areas and the cars on them from adjoining streets, open spaces and pedestrian ways.

(2) Parking area layout and design—commercial development.

a. Parking shall be arranged into parking blocks defined by pedestrian paths, landscaping and/or building placement.

b. Each parking block shall have consistent design angles for all parking within the parking block.

c. Individual parking blocks shall be limited to not more than eighty (80) spaces, with four (4) rows per block.

d. Shared parking and cross-property parking access for similar and cohesive uses shall be strongly encouraged to facilitate pedestrian and vehicular access between lots. Shared parking shall be in compliance with Subsection (d) above.

(3) Parking area layout and design—industrial development.

a. Each parking block shall have consistent design angles for all parking within the parking block.

b. Parking areas shall clearly designate and distinguish visitor and employee parking from truck loading and service areas.

c. Individual parking blocks shall be limited to not more than one hundred twenty (120) spaces.

(4) Parking area layout and design—multiple-family development.

a. Parking areas shall be located internally to multiple-family development, behind building massing to minimize the visibility of parking.

b. Parking blocks shall be limited to a maximum width of three (3) bays of parking and one hundred eighty (180) feet by two hundred seventy (270) feet unless separated by an internal street.

c. Parking aisles shall not exceed ten (10) cars in length unless separated by an eight-foot-wide minimum planting island.

d. Parking garages and carports.

1. Garage entries, carports and parking structures shall be internalized in building groups or oriented away from street frontage to the maximum extent feasible.

2. Garages shall be limited to a maximum of five (5) double garages in a row, and a maximum of six (6) parking spaces in length in a row for carports.

3. A minimum of nine (9) feet of separation shall be provided between carport structures.

(5) Parking area layout and design—Historic Center and Pikes Peak Center Design Districts.

a. Each parking block shall have consistent design angles for all parking within the parking block.

b. Parking aisles shall not exceed ten (10) cars in length unless separated by an eight-foot-wide minimum landscape island.

c. Individual parking blocks, other than those providing public parking, shall be limited to not more than thirty (30) surface spaces.

d. Shared parking and cross-property parking access for similar and cohesive uses shall facilitate pedestrian and vehicular access between lots. Shared parking shall be in compliance with Subsection (c) above.

(o) Parking area maintenance.

(1) Condition. All off-street parking areas shall be maintained in good condition, free of weeds, trash and debris and major surfacing defects.

(2) Surfacing and drainage. Each space shall be surfaced with concrete or asphalt, shall be properly graded for drainage and shall be provided with surfaced vehicular access to an improved public right-of-way.

(3) Striping of spaces.

a. All off-street parking spaces, excluding residential units with individually designated driveways, shall be outlined by white or yellow stripes not less than four (4) inches wide painted on the surface area or an alternative approved by the Planning Director or designee.

b. All nonparking spaces, such as loading zones, emergency lanes or spaces in front of doorways/entrances, shall be clearly delineated.

Section 3. **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 4. **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 5. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____,
2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

RESOLUTION NO. 18-086, Series of 2018

TITLE: A RESOLUTION TO APPROVE THE MODEL SHARED PARKING AGREEMENT FORM

WHEREAS, the Town Council of the Town of Parker adopted Section 13.06.050 of the Parker Municipal Code, as amended, concerning off-street parking and internal circulation;

WHEREAS, Section 13.06.050(c)(7) of the Parker Municipal Code provides that shared parking agreements shall substantially comply with the format of any shared parking agreement, which is maintained on file with the Town Clerk;

WHEREAS, the Town Council desires to approve the form of the "Shared Parking Agreement;"

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council of the Town of Parker hereby approves the Shared Parking Agreement form, which is attached as **Exhibit 1** and incorporated by this reference.

RESOLVED AND PASSED this ____ day of _____, 2018.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

EXHIBIT 1

SHARED PARKING AGREEMENT

THIS SHARED PARKING AGREEMENT is made this ____ day of _____, 201_, by and between the Town of Parker, Colorado, a home rule municipality, with an address of 20120 E. Mainstreet, Parker, Colorado 80138 (the "Town"), _____, a _____ with an address of _____ (the "Burdened Property Owner"), and _____, a _____ with an address of _____ (the "Benefited Property Owner").

RECITALS

WHEREAS, the Benefited Property Owner is the owner of certain real property located in the Town of Parker, as described in **Exhibit A** attached hereto and made a part hereof (the "Benefited Property"), which Property is used for a land use that generates a need for parking, pursuant to Section 13.06.050(c) of the Town of Parker Municipal Code (the "Off-Street Parking Ordinance");

WHEREAS, the Benefited Property Owner cannot or chooses not to provide required quantities of parking on the Benefited Property, pursuant to the Town's Off-Street Parking Ordinance (the "Required Parking") and desires to meet the parking requirements, as set forth in the Parker Land Development Ordinance;

WHEREAS, the Burdened Property Owner is the owner of certain real property located in the Town of Parker, as described in **Exhibit B** attached hereto and made a part hereof (the "Burdened Property"); and

WHEREAS, the Benefited Property Owner desires to provide the Required Parking on the Burdened Property.

AGREEMENT

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein and other good consideration, the sufficiency of which is mutually acknowledged, the parties hereto agree as follows:

1. **Definitions.**

a. *Benefited Property* means the property upon which the land use requiring Off-Site Parking Spaces exists, as described in Exhibit A.

b. *Benefited Property Owner* means the owner of the Benefited Property.

c. *Burdened Property* means the property upon which the Off-Site Parking Spaces will be located, as described in Exhibit B.

d. *Burdened Property Owner* means the owner of the Burdened Property.

e. *Off-Site Parking Spaces* means the number of spaces of Required Parking provided at the Burdened Property.

f. *Off-Street Parking Ordinance* means the provisions of the Parker Municipal Code establishing off-street parking requirements.

g. *Required Parking* means the number of parking spaces required by the Off-Street Parking Ordinance for the land use proposed for the Benefited Property.

2. Required Parking Spaces. The Burdened Property Owner will provide () Off-Site Parking Spaces for the Benefited Property Owner. The Burdened Property Owner acknowledges and agrees that the Off-Site Parking Spaces shall not be included in determining the number of parking spaces required for the land uses that are existing on the Burdened Property; provided that nothing in this Agreement prohibits the sharing of parking spaces on the Burdened Property, so long as the requirements of the Off-Street Parking Ordinance are satisfied for both the Benefited and Burdened Properties.

3. Specific Conditions. Any certificate of occupancy that is issued for the Benefited Property, temporary or otherwise, is subject to the continued availability of the Off-Site Parking Spaces for use by the Benefited Property Owner at the Burdened Property. The Burdened Property Owner shall continue to provide the Off-Site Parking Spaces for the benefit of the Benefited Property, until such time as the Benefited Property Owner replaces the Off-Site Parking Spaces, in the manner provided in Paragraph 6 of this Agreement.

4. Title Policy. The Burdened Property Owner shall provide the Town with a title policy or other evidence of title, acceptable to the Town Attorney, showing that the Burdened Property Owner owns in fee simple absolute the Burdened Property, prior to the issuance of any certificate of occupancy, temporary or otherwise, for the Benefited Property.

5. Breach - Town's Remedies. In the event of a breach of any of the terms or conditions of this Agreement by the Benefited Property Owner or the Burdened Property Owner, the Town Administrator shall be notified immediately and the Town may take such action as permitted and/or authorized by law, this Agreement, or the ordinances and Charter of the Town. These remedies include, but are not limited to:

a. The refusal to issue any building permit or certificate of occupancy for the Burdened Property;

b. The revocation of any certificate of occupancy, temporary or otherwise, for the Benefited Property or the Burdened Property; or

c. Any other remedy available at law.

6. Covenant Binding on Burdened Property. The Benefited Property Owner and the Burdened Property Owner agree that the terms and conditions of this Agreement are covenants that run with the Burdened Property and are for the benefit of the Benefited Property and can only be released by the Town of Parker.

7. Waiver of Defects. In executing this Agreement, the Benefited Property Owner and the Burdened Property Owner waive all objections they may have concerning defects, if any, in the formalities related to the execution of this Agreement, or concerning the power of the Town to impose conditions on the Benefited Property Owner or the Burdened Property Owner, as set forth herein, and concerning the procedure, substance and form of the motions or resolutions approving this Agreement.

8. Modifications. This Agreement shall not be amended, except by subsequent written agreement of the parties.

9. Captions. The captions to this Agreement are inserted only for the purpose of convenient reference and in no way define, limit or prescribe the scope or intent of this Agreement or any part thereof.

10. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, as the case may be.

11. Invalid Provision. If any provision of this Agreement shall be determined to be void by any court of competent jurisdiction, then such determination shall not affect any other provision hereof, and all of the other provisions shall remain in full force and effect. It is the intention of the parties hereto that if any provision of this Agreement is capable of two constructions, one of which would render the provision void and the other which would render the provision valid, then the provision shall have the meaning which renders it valid.

12. Governing Law. The laws of the State of Colorado shall govern the validity, performance and enforcement of this Agreement. Should either party institute legal suit or action for enforcement of any obligation contained herein, it is agreed that venue of such suit or action shall be in Douglas County, Colorado.

13. Attorney Fees. Should this Agreement become the subject of litigation to resolve a claim of default of performance by the Benefited Property Owner or the Burdened Property Owner and a court of competent jurisdiction determines that the Benefited Property Owner or the Burdened Property Owner was in default in the performance of the Agreement, the Benefited Property Owner or the Burdened Property Owner, as applicable, shall pay the Town's attorney fees, expenses and court costs.

14. Notice. All notice required under this Agreement shall be in writing and shall be hand delivered or sent by registered or certified mail, return receipt requested, postage prepaid, to the addresses of the parties herein set forth. All notices so given shall be considered effective seventy-two (72) hours after deposit in the United States mail with the proper address, as set forth below. Either party, by notice so given, may change the address to which future notices shall be sent.

Notice to the Town: Town Administrator
Town of Parker
20120 E. Mainstreet
Parker, CO 80138

With copies to: Town Attorney
Town of Parker
20120 E. Mainstreet
Parker, CO 80138

Community Development Director
Town of Parker
20120 E. Mainstreet
Parker, CO 80138

Notice to Burdened
Property Owner:

Notice to Benefited
Property Owner:

15. Recording of Agreement. This Agreement shall be recorded in the real estate records of Douglas County and shall be a covenant running with the Burdened Property and the Benefited Property in order to put prospective purchasers or other interested parties on notice as to the terms and provisions hereof.

16. Title and Authority. The Burdened Property Owner expressly warrants and represents to the Town that it is the record owner of the property constituting the Burdened Property, and the Benefited Property Owner expressly warrants and represents to the Town that it is the record owner of the property constituting the Benefited Property, and both the Burdened Property and Benefited Property Owners further represent and warrant, together with the undersigned individual(s), that the undersigned individual(s) has or have full power and authority to enter into this Agreement. The Burdened Property Owner and the Benefited Property Owner and the undersigned individual(s) understand that the Town is relying on such representations and warranties in entering into this Agreement.

WHEREFORE, the parties hereto have executed this Agreement on the day and year first above written.

TOWN OF PARKER, COLORADO

By: _____
Michelle Kivela, Town Administrator

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

BENEFITED PROPERTY OWNER:

By: _____

[Please print name/title]

STATE OF COLORADO)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____,
201__, by _____, as _____ of _____.

My commission expires: _____.

SEAL

Notary Public

BURDENED PROPERTY OWNER:

By: _____

[Please print name/title]

STATE OF COLORADO)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____,
201__, by _____, as _____ of _____.

My commission expires: _____.

SEAL

Notary Public

EXHIBIT A

[Insert Legal Description of Benefited Property]

EXHIBIT B

[Insert Legal Description of Burdened Property]



Request for Town Council Action

Date: November 19, 2018

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

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 3.326.1 - Second Reading**
A Bill for an Ordinance to Amend Section 13.10.200 of the
Parker Municipal Code Concerning the Town of Parker
Architectural and Design Standards For Commercial,
Industrial and Multiple-Family Projects

Department: **Community Development Department,**
Carolyn Washee-Freeland

EXECUTIVE SUMMARY

The Community Development Department proposes to amend the Commercial, Industrial and Multiple-Family (CIMF) Design Standards. The current CIMF Design Standards were originally adopted by Town Council on November 1, 1999 and were last updated on January 17, 2017. Community Development staff discussed the need for this project with Town Council in 2017 and this action represents the first of several major updates to the Design Standards that will be advanced for Town Council consideration over the next few months.

The proposed amendments to the CIMF Design Standards include a complete update to the Multi-Family Residential Design Standards, the addition of new definitions and minor revisions to the existing Commercial and Industrial Design Standards as an interim measure. Community Development staff are currently drafting a complete update to the Commercial and Industrial Design Standards that will be ready for Town Council action in 2019.

On October 25, 2018, the Planning Commission unanimously recommended Town Council approve Ordinance 3.326.1.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The intent of the CIMF Design Standards is "...to provide clear and concise direction to developers and property owners in order to promote quality (in development) and preserve value." The Design Standards have been revised with minor amendments since adoption but are now dated and obsolete. Community Development staff discussed the need for a comprehensive update to the Design Standards with Town Council in 2017 and Council directed staff to proceed with the project.

The Town subsequently hired Urban Design Associates (UDA) to prepare the comprehensive update to the CIMF Design Standards. The project has been structured using a phased approach with Phase 1 consisting of the Multi-Family Residential Design Standards and Phase 2 consisting of the Commercial, Industrial and Mixed-Use Design Standards.

The new Multi-Family Residential Design Standards were completed in September, 2018 and are proposed to replace the current design standards for multi-family residential development.

Additionally, the proposed amendments include minor revisions to the existing CIMF Design Standards as indicated below:

Chapter I. Introduction: Terminology has been updated to correct references to the Town's Land Development Ordinance.

Chapter II. How to Use the Design Standards: The Zoning Map has been replaced with the most current Town of Parker 2035 Master Plan Land Use Map that depicts the locations of Centers and Corridors.

Chapter III. Commercial: A design standard has been added to address corner landscaping and Section III.2.A. Massing and Scale has been updated to further clarify standards for all commercial buildings.

Chapter IV. Industrial: Section IV.2.A. Massing and Scale and Section IV.2.B. Architectural Elements and Articulation have been updated with additional design standards that provide further guidance for the design of industrial buildings.

Chapter V. Multi-Family Residential: This chapter is to be deleted in its entirety and replaced with the updated Multi-Family Residential Design Standards. The new Design Standards were developed to convey preferred building design and architectural character, improve the design quality of new development and strengthen the development review process.

The above-referenced revisions to the current CIMF Design Standards will be interim in nature until the new Phase 2 Commercial, Industrial and Mixed-Use Design Standards are completed in 2019. Once Phase 2 is complete, all new Design Standards will be combined into one document that will replace the current one in its entirety.

The new CIMF Design Standards will promote higher quality development, improve the development review process and implement the Parker 2035 Master Plan vision for development design throughout Town.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



ENHANCE ECONOMIC
VITALITY

ATTACHMENTS

1. Ordinance No.3.326.1
2. 2018 Commercial, Industrial and Multifamily Residential Design Standards

RECOMMENDED MOTION

I move to approve Ordinance No. 3.326.1 on second reading.

ORDINANCE NO. 3.326.1, Series of 2018

TITLE: A BILL FOR AN ORDINANCE TO AMEND SECTION 13.10.200 OF THE PARKER MUNICIPAL CODE CONCERNING THE TOWN OF PARKER ARCHITECTURAL AND DESIGN STANDARDS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE-FAMILY PROJECTS

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 3. Subsection 13.10.200(a) of the Parker Municipal Code is amended to read as follows:

13.10.200 Town of Parker Architectural and Design Standards for Commercial, Industrial and Multiple-Family Projects.

(a) Adoption of Design Standards by reference. The Town of Parker Architectural and Design Standards for Commercial, Industrial and Multiple-Family Projects, dated October 8, 1999, and last amended on ~~January 17, 2017~~ **November 19, 2018** ("Design Standards"), and prepared by the Town, are hereby adopted by reference as if set forth herein. Copies of the Design Standards are on file with the Planning Department, may be inspected by any person and are available for sale between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

* * *

Section 2. 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 3. 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 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____,
2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____,
2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

TOWN OF PARKER

COMMERCIAL, INDUSTRIAL, & MULTIFAMILY
RESIDENTIAL DESIGN STANDARDS



NOVEMBER 1, 1999

Updated September 22, 2003

Updated June 16, 2008

Updated April 17, 2015

Updated January 17, 2017

Updated November 19, 2018

TOWN OF PARKER

COMMERCIAL, INDUSTRIAL & MULTIFAMILY RESIDENTIAL DESIGN STANDARDS

November 1, 1999

Updated September 22, 2003

Updated June 16, 2008

Updated April 17, 2015

Updated January 17, 2017

Updated November 19, 2018

ACKNOWLEDGEMENTS

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INTRODUCTION

I. INTRODUCTION

With the explosion of development in Parker and concern with Parker's changing image and identity, the Town has developed design standards to provide the Planning Department, Planning Commission, Town Council and developers with an objective basis on which to evaluate and/or create new or redevelopment. The Town of Parker citizens have become increasingly sensitive to the potential for a proliferation of disparate or mediocre commercial and industrial development throughout the Town. The Town Council, Planning Commission and Planning Staff agree that the current Land Development Ordinance (LDO) does not provide the necessary tools to evaluate and coordinate developments. The LDO contains generic regulations regarding permitted uses, parking standards, setbacks, height limits, landscaping, etc. The regulations are based solely on zoning classification, with no provisions for special districts or prominent locations within Town. The LDO is therefore limited in scope because it focuses only on individual properties without regard to how they relate to one another or work together to enhance the community's image and identity.

The Town of Parker Commercial, Industrial and Multifamily Residential Design Standards address this issue by providing information for site planning and architecture that allow for flexibility in individual building design while promoting a cohesive image of quality. These design standards incorporate the idea that the Town of Parker strives to be a diverse community with a refreshing mix of architectural styles, materials, and forms. And, fostering and maintaining a community with a rich blending of designs that complement each other and build economic value is more important to Parker citizens than promoting one particular design style.

The standards are based upon commonly accepted principles of urban design and reflect the goals for the Town of Parker as set forth in the Town of Parker Master Plan. The standards address the following: (1) site design standards such as adjacent sensitivity, site development, building location and orientation, access, parking, landscaping and screening, and (2) architectural standards, such as mass and scale, architectural elements, colors, and roofing.

Purpose of the Design Standards

The intent of the design standards is to provide clear and concise direction to developers and property owners in order to promote quality and preserve value. The standards will be used as a tool in evaluating development submittals for all commercial, light industrial or multifamily projects. Specifically, the following standards will be used in the site review process for new development as well as significant architectural renovation or restoration of existing developments. Projects include renovations to existing buildings, adaptive reuse and/or change of existing use, construction of new building, and landscape improvements.

Property owners, developers and architects shall use these standards when preparing site plans and architectural plans for new development and for improvements to existing development. All standards contained in this document shall be reviewed and special care taken to address all situations where standards are applicable to a specific project. In addition, the standards shall be referenced when master planning a long-range, phased development project. Property owners and developers should check with the Planning Department to determine which projects are subject to a formal review process.

Relationship of the Design Standards to Other Planning Documents

These Design Standards are in addition to the standards and requirements identified in the Land Development Ordinance except for those properties located within the Greater Downtown District Historic Center and Pikes Peak Center as described in Section 13.04.110. New developments, alterations to existing structures and changes of use shall require that the properties be in compliance with the Land Development Ordinance and the Commercial, Industrial and Multifamily Design Standards. Modification of an existing building or change of use in an existing building shall be reviewed in accordance with section 13.04.230 Nonconforming Situations as stated in the Land Development Ordinance or as may be amended from time to time. While these standards are intended to be consistent with the Land Development Ordinance there may be occurrences where there is a conflict between the two documents. In the event that a conflict is discovered, the stricter of the two standards shall apply.

II. How to Use the Design Standards

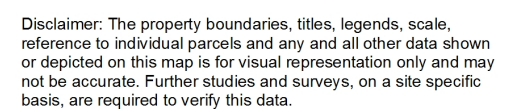
Design Standards are organized by geographic planning areas. These include General Areas, Neighborhood Centers, Community Centers, Regional Centers and Corridors, as shown in Figure 1.1. General Areas are all areas within the Town of Parker that are not specifically single family residential areas. General Areas standards are minimum standards of design quality intended to ensure coordinated development throughout the Town. Neighborhood, Community, and Regional Centers and Corridors are areas that serve unique functions within the Town of Parker and are deserving of site specific design standards. Centers and Corridors are prominent locations which contribute to the Town of Parker's unique sense of place. They are Town's main entryway streets and primary intersections, the visual quality of which has a significant effect on one's perception of the image and identity of the Town. The distinguishing features of these highly visible areas are significant factors in defining the character of the community as a whole.

General Area design standards are described in Sections III - V. All property within the Town of Parker shall be subject to the General Area Standards.

Center and Corridor design standards are described in Sections VI - VIII. In addition to meeting all General Area Standards, a development proposal for property located within one of the Neighborhood, Community or Regional Centers and/or Parker Road Corridor listed below, is also subject to the standards for the Center or Corridor in which it is located. In some cases these are new standards and in other cases they are intensifications of existing standards and will apply instead.

See Figure 1.2 for step-by-step instructions for using this document.

Source: Parker 2035 General Land Use Plan, June 2012



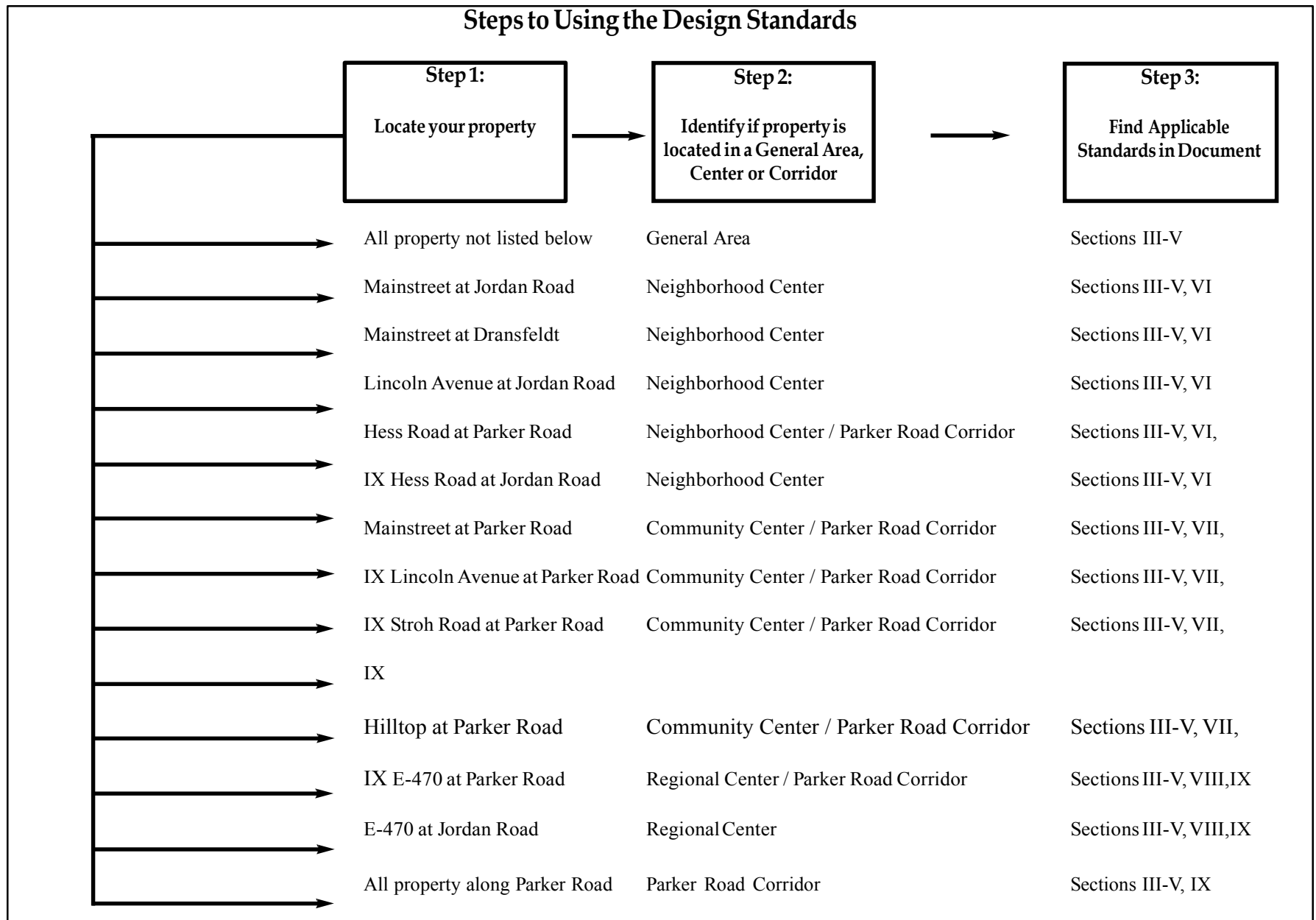


Figure 1.2: Steps to using the design standards

III. COMMERCIAL



III. COMMERCIAL

GOALS AND OBJECTIVES

The primary goals for this area are to:

- Foster designs that reflect the Town of Parker's unique image and physical character.
- Prevent the development of generic architecture.
- Encourage development that presents an image of high quality and value.
- Set minimum quality standards for site development, organization, relationship to adjacent properties and building architecture.
- Develop sites in a manner that is sensitive to the existing and adjacent topography, maintaining panoramic views to the west.

III.1. Site Design Standards

III.1.A. Adjacent Sensitivity

Intent: Protect significant natural features and resources in order to minimize the impacts of development on the environment and create open space amenities, when possible. Examples of such areas include the Cherry Creek Corridor, Black Forest, and hillsides.

- 1) Buildings on sites adjacent to stream corridors and wetland areas shall be set back a minimum of 20 feet from the edge of the 100 year floodplain as shown on the most current FEMA map or from the edge of wetlands as shown on the most current Corps of Engineers map.
- 2) The design of site improvements shall minimize cut-and-fill in order to preserve the general character of the existing terrain and to minimize drastic differences between adjacent developed and undeveloped sites.
- 3) Views from open space and/or recreational areas shall be protected by attractive screen walls or landscaping. Development shall be buffered and screened from adjacent open space and/or recreational areas in the same manner as from an adjacent sensitive use, i.e. single family residential. See Section III.1.H. for detailed screening standards.
- 4) Development sites adjacent to open space and/or recreational areas shall limit the height of retaining walls to 4'-0". Terraced walls landscaped with live plantings between walls shall be permitted.
- 5) Development sites that include visually significant ridgelines shall limit the extent of building on top of the ridgeline, or rooflines that protrude above the ridgeline to 20 percent of the total length of the ridgeline within the property boundaries. Visually significant ridgelines are the top 25% of a natural topographic ridge that rises at least 50' above the adjacent land over a distance of 150' or less.

III.1.B. Site Development

Intent: Establish a set of site design principles that will provide a cohesive framework for development. Encourage a diversity of development forms and scales by providing for a variation in site plan designs.

- 1) Developments are encouraged to utilize creative, place-making, street sensitive site organization.

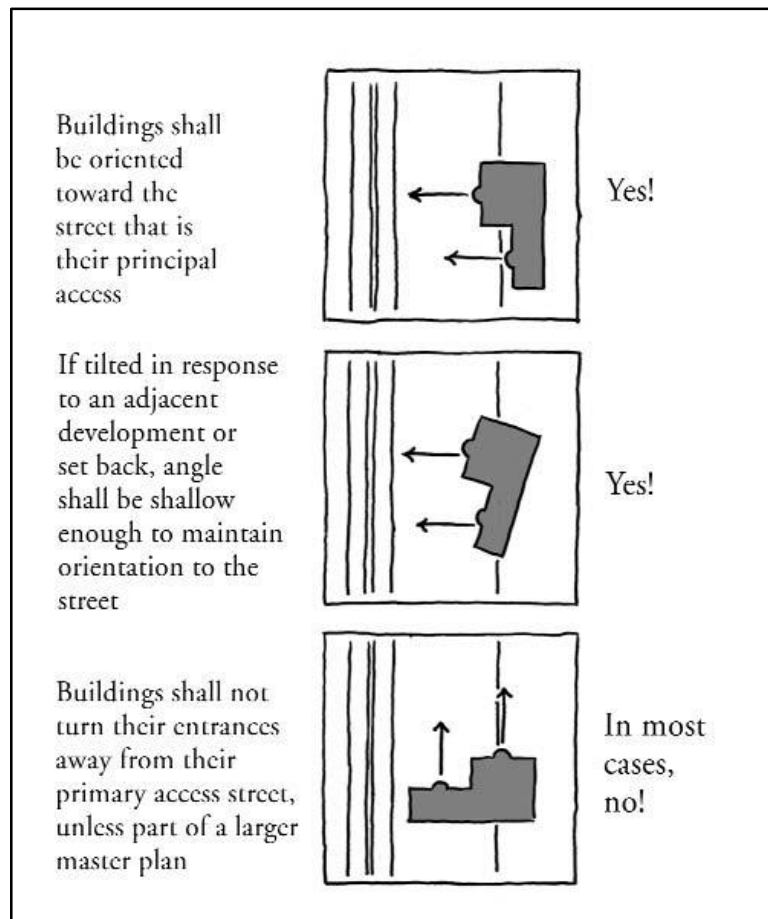


Figure 3.1: Entry facade orientation

- 2) Site planning shall respect the relationship of the site to existing and proposed buildings and streets.
- 3) Development shall respect existing land slopes and respond to significant natural features such as rock outcroppings, mature stands of healthy trees, etc.
- 4) Site planning and design shall, to the extent possible, preserve existing views and vistas.

III.1.C. Building Location and Orientation

Intent: Orient primary structures to the primary street and complement existing, adjacent development to create a coordinated and visually attractive streetscape.

- 1) As depicted in Figure 3.1, entry facades shall orient towards the primary street or the active pedestrian zone within the site to create an inviting image and consistent front and street edge definition.
- 2) Developments shall be encouraged to locate buildings near the primary street(s) with most of the parking on the side or rear of buildings.
- 3) Garage bays shall orient away from primary streets.
- 4) Where development occurs at intersections, corners shall be identified with significant landscaping and buildings shall be oriented to relate to the street corner, as shown in Figure 3.2.
- 5) For multi-tenant buildings, at least 50 percent of the building group's walls which front most pedestrian activity, shall be oriented towards the primary street, as shown in Figure 3.3.
- 6) Buildings shall be grouped in ways which create positive space or "rooms" to accommodate parking and site circulation as well as to complete spaces established by adjacent developments, as shown in Figure 3.4.
- 7) Entrances shall be visible and accessible from pedestrian sidewalks.

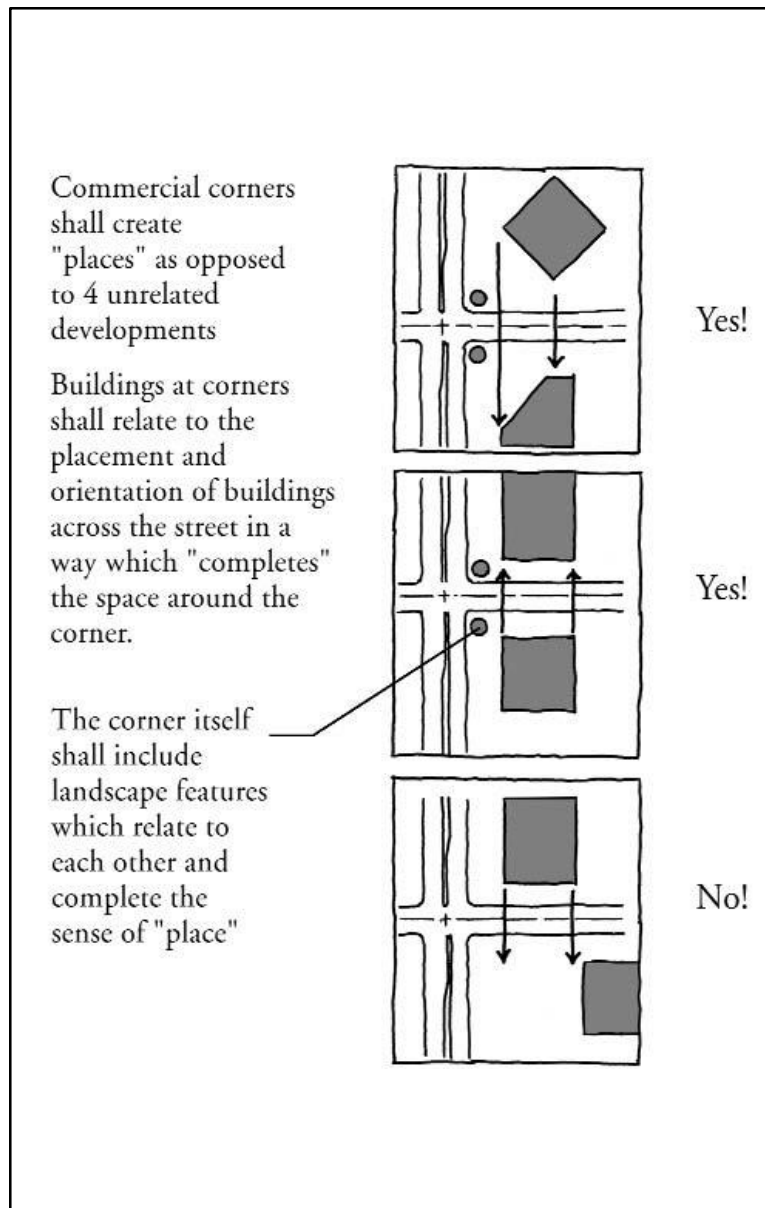


Figure 3.2: Corner orientation

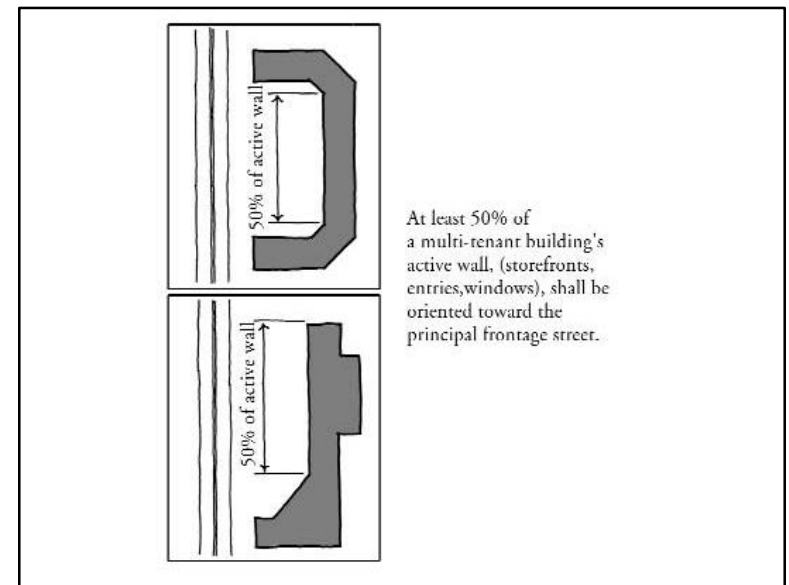


Figure 3.3: Multi-tenant building orientation

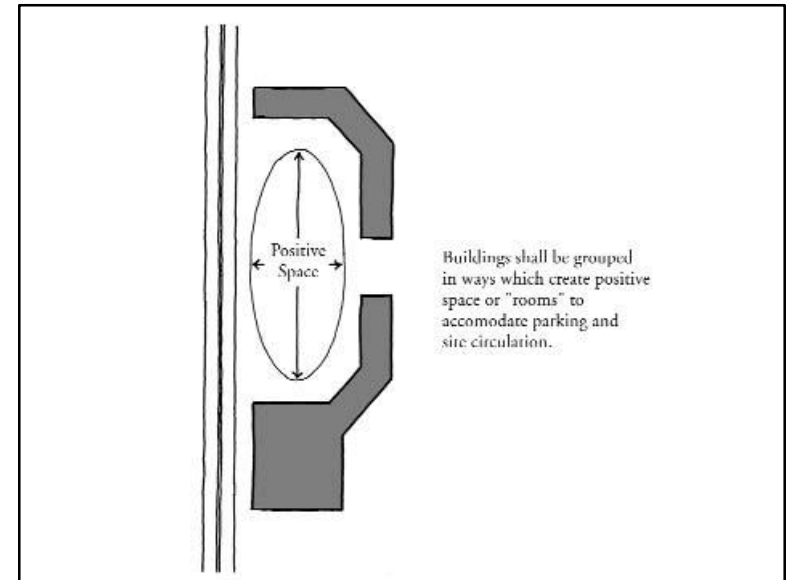


Figure 3.4: Orientation to create positive space

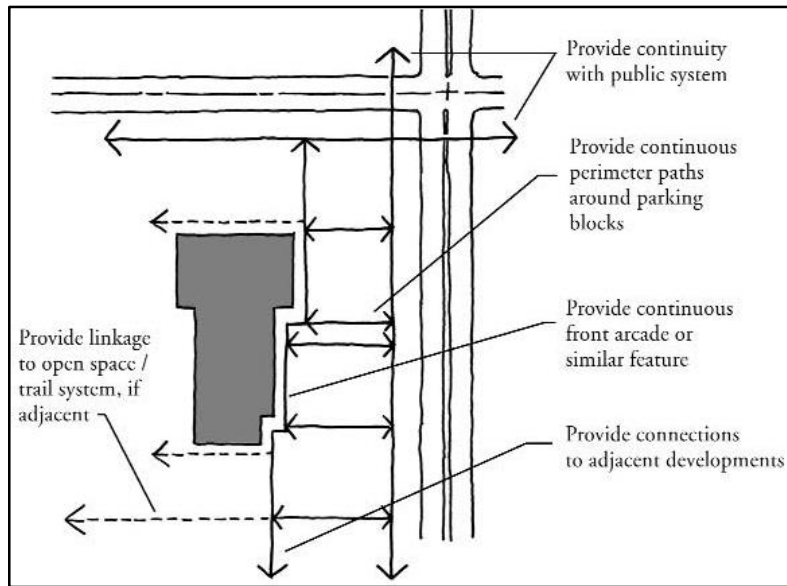


Figure 3.5: Pedestrian access

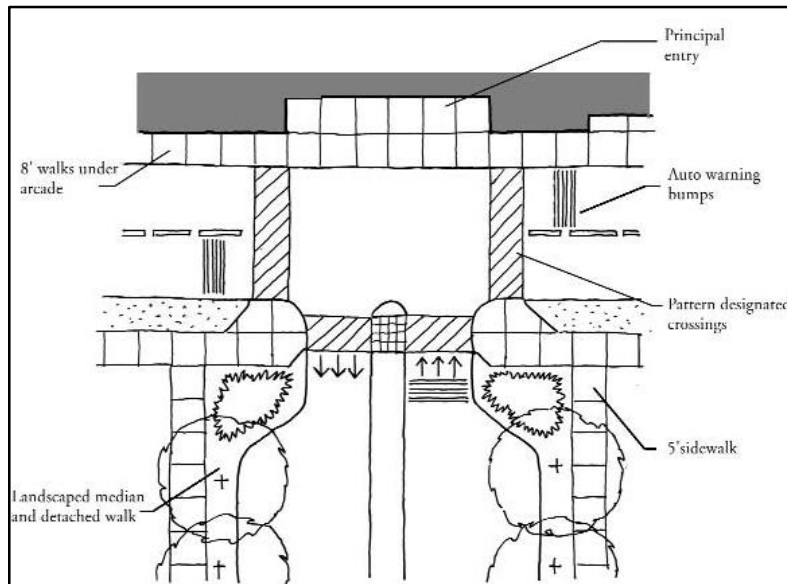


Figure 3.6: Pedestrian features

III.1.D. Pedestrian Access

Intent: Create a safe, continuous pedestrian network that minimizes conflict with automobile movement while promoting a convenient option for pedestrian movement within and between developments. See Figures 3.5.

- 1) Continuous site perimeter pedestrian walkways within a development site, no less than 5 feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all principal buildings on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, open space, building and store entry points, and adjacent pedestrian systems.
- 2) All parking lots shall have pedestrian crosswalks that are distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored, colored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. See Figure 3.6.
- 3) For parking lots containing 120 parking spaces or more, continuous parking lot pedestrian walkways shall be located in landscaped medians that include trees and grasses or shrubs and groundcover, or other such materials for no less than 50 percent of its length. Landscaped walkways shall count toward interior parking lot landscape requirements in Section III.1.G.
- 4) Sidewalks no less than 8 feet in width shall be provided along the full length of the building along any façade featuring a customer entrance, and along any façade abutting public parking areas.
- 5) Internal pedestrian walkways provided in conformance with the above standard shall provide weather protection features such as awnings, arcades, or pergolas within 30 feet of all customer entrances.
- 6) Pedestrian connections to adjacent developments shall be provided. If adjacent properties are undeveloped, site plans shall indicate areas for future pedestrian connections to adjoining parcels.

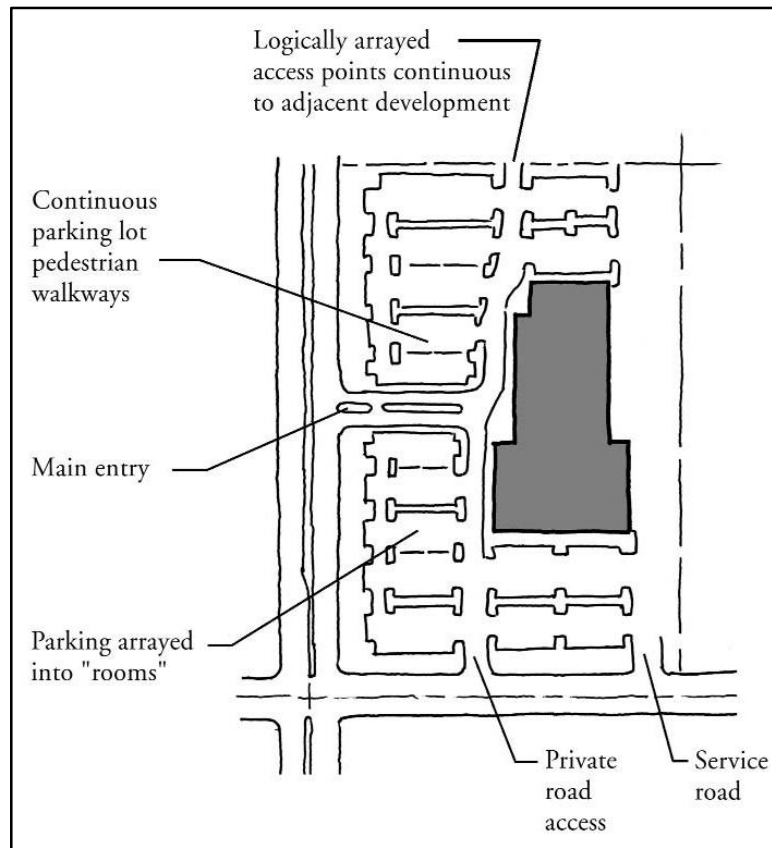


Figure 3.7: Vehicular access

III.1.E. Vehicular Access

Intent: Create an automobile circulation system that provides for safe and efficient movement within and between properties and minimizes impacts of commercial traffic on residential properties. See Figure 3.7.

- 1) Connections between private access driveways or roads shall be provided by siting a logical array of access points.
- 2) Main drive aisles must be continuous and connect to the main entrance of the site.
- 3) Vehicular access between adjacent properties shall be provided whenever possible, but vehicular speeds shall be limited through speed calming measures such as stop signs, access that is out of alignment, or speed bumps.
- 4) Commercial drives or roads shall not align with residential access drives. Exceptions can be made for mixed use developments that integrate residential and commercial uses.
- 5) When the opportunity exists, common or shared public entries shall be provided.
- 6) To the extent possible, shared service and delivery access shall be provided between adjacent parcels and/or buildings.

Note: Figures 3.8, 3.9, 3.10, and 3.11 have been deleted

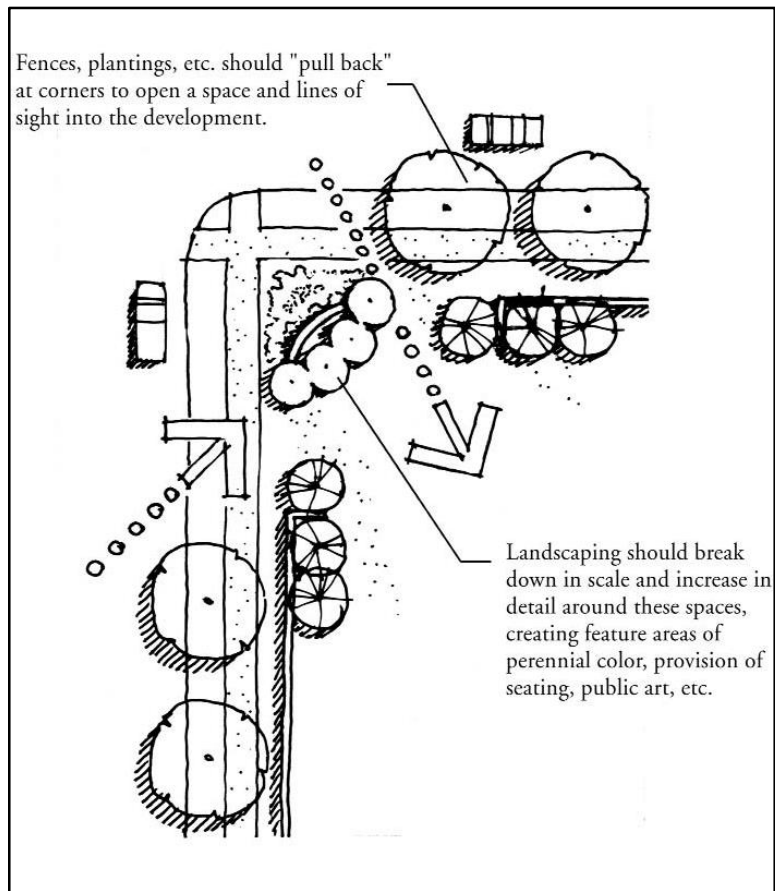


Figure 3.12: Corner landscaping

III.1.F. Screening

Intent: Screening shall effectively mitigate negative visual and acoustic impacts of commercial uses and shall be integrated into each project's overall site design.

- 1) Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash collection, trash compaction, and other service functions shall be screened and integrated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets.
- 2) Architectural elements, materials, colors, and design of screening walls, coverings, and/or fences shall conform to those used as predominant materials, colors and elements on the building or landscaping.
- 3) All rooftop mechanical equipment and vents greater than eight inches in diameter shall be screened. Screening may be done either with an extended parapet wall or a free-standing screen wall of a material and color matching the building. Screens shall be at least as high as the equipment they hide.
- 4) Corner areas where two streets intersect and meet shall incorporate enhanced landscaping design as shown in figure 3.12. Corner landscaping must conform with the Town's Roadway Design and Construction Criteria Manual.

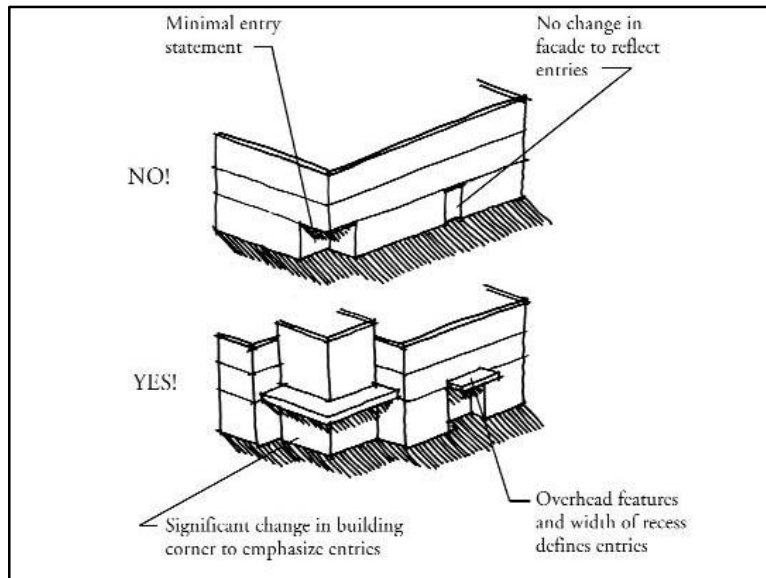


Figure 3.13: Building mass at entries

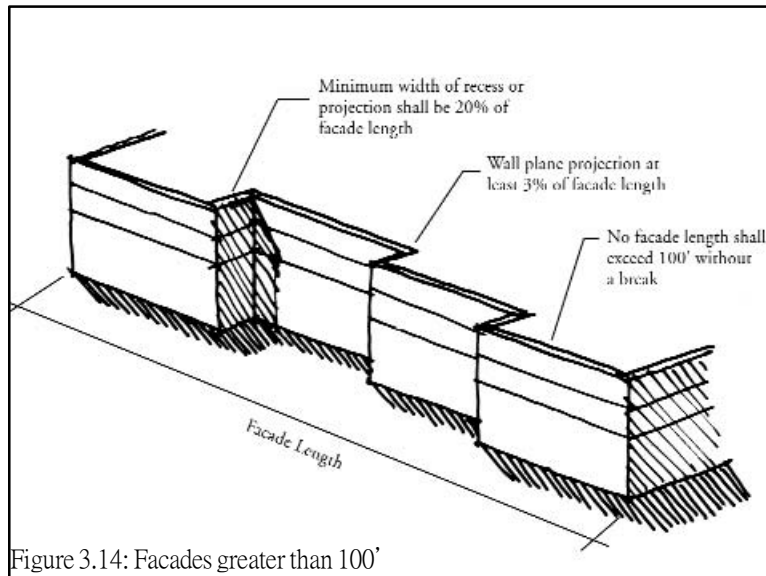


Figure 3.14: Facades greater than 100'

III.2 Architectural Standards

III.2.A. Mass and Scale

Intent: Building mass, form, length and proportions shall be designed to provide variety of visual interest, and maintaining a human scale that is appropriate to surroundings.

All Commercial Buildings, Single-Tenant, Multi-Tenant, Mixed Use, and Big Box Retail Buildings

- 1) The following standards shall apply to all commercial buildings:
- 2) A breakdown of building mass is required at all significant entryways and walls that front pedestrian activities to mark entryways and to provide a human scale. See Figure 3.13.

Building facades shall meet one of the following standards:

- (a) facades greater than 100 feet in length shall incorporate wall plane projections or recesses having a depth of at least 3 percent of the length of the façade and extending at least 20 percent of the length of the façade. No uninterrupted length of facade shall exceed 100 horizontal feet, as shown in Figure 3.14; or
- (b) each building façade shall have a repeating pattern that includes no less than three instances of either (1) color change, (2) texture changes, (3) material module change, or (4) expression of an architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset, reveal, or projecting rib. At least one of those elements shall repeat horizontally at an interval of not more than 30 feet, as shown in Figure 3.15.; or
- (c) Standards III.2.A.2(a) and III.2.A.3(b) may be waived if the applicant can demonstrate an alternative building design which significantly articulates a wall plane.

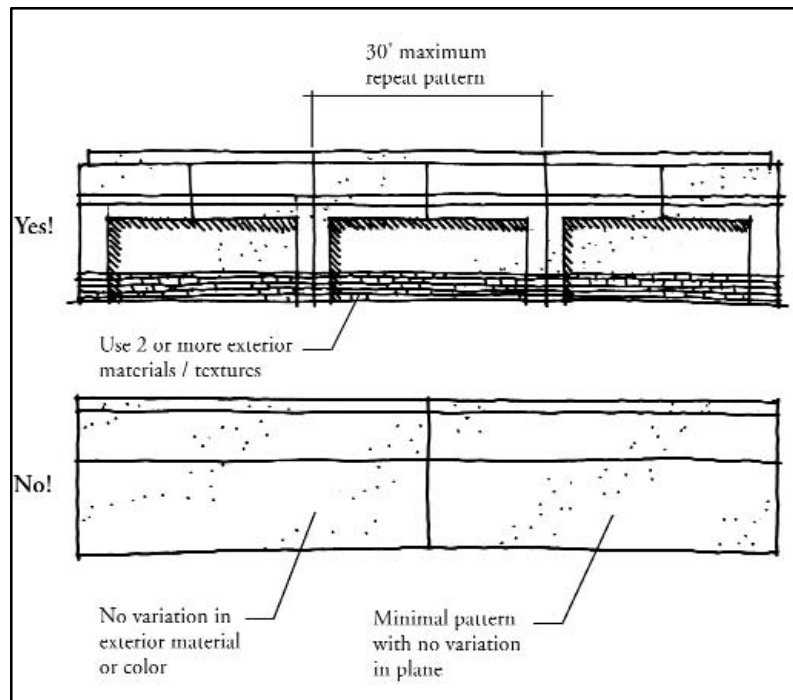


Figure 3.15: Building facade pattern

- 3) The composition of the building shall present a clear base, middle, and top or a clearly defined alternative building composition, as shown in Figure 3.16.
- 4) The building mass shall break down and be clearly articulated to differentiate the first floor portion of the building from the remaining mass.
- 5) Horizontal rhythms, such as openings and articulations shall logically align between levels.

III.2.B. Architectural Elements and Articulation

Intent: Create an image of high quality development. Encourage a variety of architectural elements that avoid featureless design and uninterrupted repetition of building materials and colors. Facades shall be integrated and articulated to reduce the massive scale and the uniform, impersonal appearances of large commercial buildings and provide visual interest that will be consistent with the community's identity, character, and scale.

- 1) As shown in Figure 3.17, ground floor facades facing a primary access street shall have clearly defined, highly visible customer entrances that feature no less than three of the following: canopies or porticos, overhangs, recesses/projections, arcades, raised corniced parapets over the door, distinctive roof forms, arches, outdoor patios, display windows, integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
- 2) Architectural details such as tile work, metal work, brick applied in two or more colors, textures, corbels, or other projections and moldings which are integrated into the building structure and design, shall be used as façade graphics to further articulate walls, as shown in Figure 3.18.

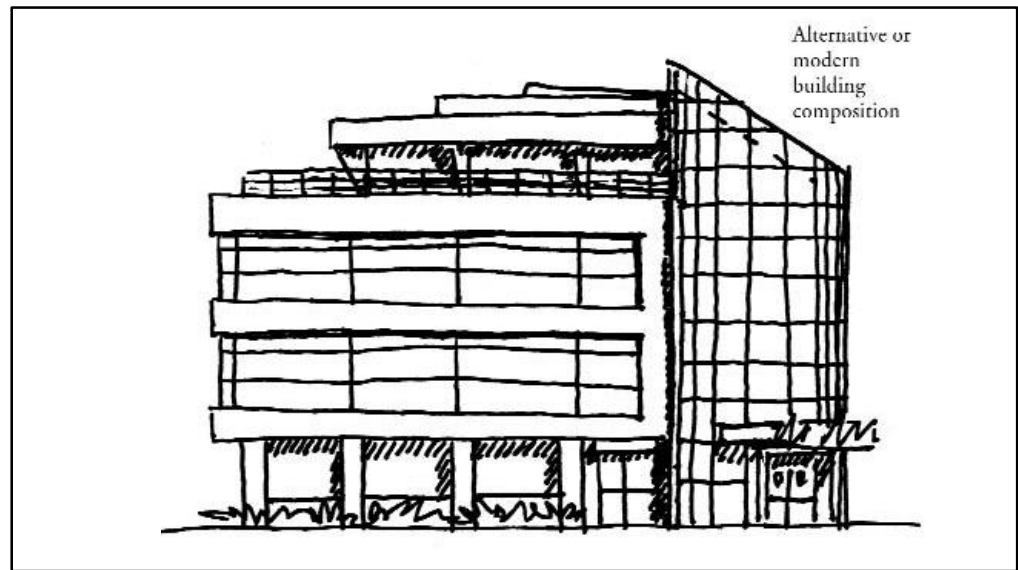


Figure 3.16: Building composition

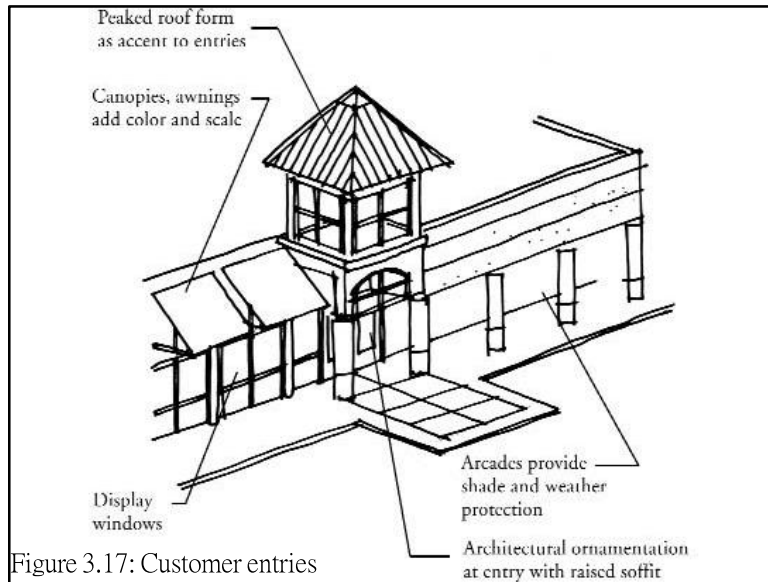


Figure 3.17: Customer entries

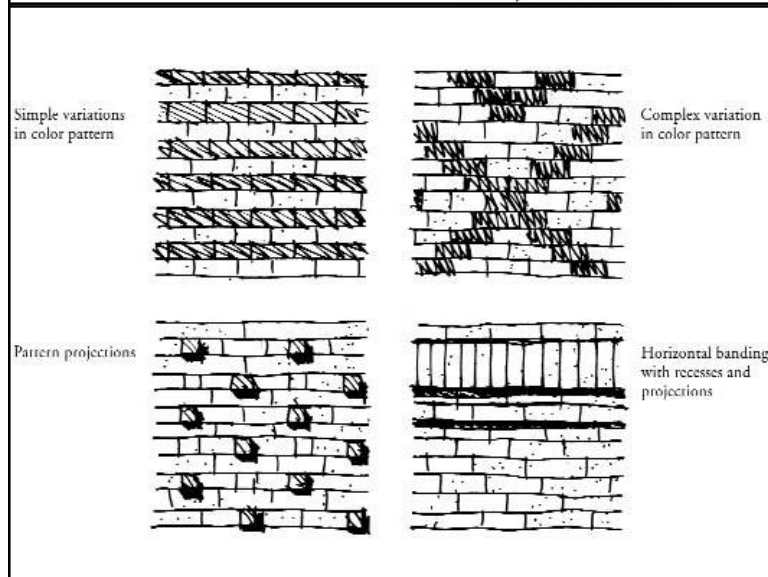


Figure 3.18: Wall articulation

- 3) Side facades which are visible from adjoining properties and/or public streets shall comply with one of the two requirements of the above facade standards.
- 4) Rear building facades shall contain a simplified expression of the same materials and patterns used on other sides of the building. Blank, featureless walls are prohibited.
- 5) For hotels and motels, all stairwells and upper floor circulation components of the building shall be completely enclosed within the building envelope to create a secure space.

III.2.C. Building Materials

Intent: Building materials shall present an image of high quality and permanence.

- 1) Predominant exterior building materials shall be high quality, durable material such as, but not limited to: brick, wood lap siding, sandstone or other native stone, integrally colored, textured, or glazed concrete masonry units, pre-finished metal panel systems, high quality prestressed concrete systems, and water managed Exterior Installation Finish Systems (EIFS).
- 2) Exterior building materials shall not include the following: split shakes, rough sawn or board and batten wood, smooth-faced gray concrete block, painted concrete block, tilt-up concrete panels, field painted or pre-finished standard corrugated metal siding, standard single or double tee concrete systems, or barrier type EIFS.
- 3) Standards III.2.C.1 and III.2.C.2 can be waived if a project demonstrates the application of a material which satisfies the above intent statement.
- 4) All sides of the building shall include materials consistent with those on the front.
- 5) For hotels and motels, façade area at least equal to the total façade area of the first floor walls, shall be surfaced in brick or natural stone. The remainder of the exterior may be surfaced in stucco, water managed EIFS, integrally dyed decorative concrete or ceramic masonry units. Metal or vinyl siding is prohibited.
- 6) Applicants are required to submit a sample material board.

III.2.D. Colors

Intent: Exterior colors shall be aesthetically pleasing and compatible with colors of nearby structures.

- 1) Color schemes shall tie building elements together and shall be used to enhance the architectural form of the building.
- 2) Color choices for all buildings shall be made from those allowed within the range delineated according to the Munsell color notation system from the Munsell Book of Color on display in the Planning Office.
- 3) The Munsell system of color notation is broken into three categories: hue, chroma and value. Chroma is the only characteristic with one set limit, which is as follows: Body color is limited to a maximum chroma of 4. Trim color is limited to a maximum chroma of 6. Accent color is limited to a maximum chroma of 8. (If yellow or red is used, body color is limited to a maximum chroma of 8, trim color is limited to a maximum chroma of 8 and accent color is limited to a maximum chroma of 10).
- 4) Intense, bright, black, or fluorescent colors shall not be used as the predominate color on any wall or roof of any primary or accessory structure.
- 5) All exterior elements of a building that are metal, such as flues, flashings, etc., shall be painted a flat color or one that is a compatible color with the building and not be left nor allowed to become bare metal. Exceptions to this standard may occur, such as for copper roofs, etc., which do not require painting.
- 6) Applicants are required to submit a color palette board.

III.2.E. Roofing

Intent: Roof forms shall contribute to the overall image of high quality and permanence, and shall be used to screen rooftop equipment where possible.

- 1) Buildings shall have distinctive roof profiles and colors and provide a variation in roof lines and forms between developments.
- 2) Buildings with flat roofs shall be designed to create visual interest by using variations in parapet height, articulation of cornice lines, decorative scuppers or other features.
- 3) Roof forms shall be designed to correspond and denote building elements and functions such as entrances and arcades.
- 4) Visible roof surfaces shall be made of durable materials such as clay or concrete tile, tern metal, copper, slate, or other prefinished architectural metals.
- 5) Asphalt shingles, if used, shall be architectural grade.

IV. INDUSTRIAL



IV. INDUSTRIAL

Goals and Objectives

The primary goals for this district are to:

- Maximize the economic benefits of industrial development while minimizing the negative impacts on adjacent uses, roadways, and natural areas.
- Provide site and building amenities that create a pleasant working environment for employees.
- Encourage the use of high quality materials that reflect the Town of Parker's unique physical character and sense of place.

IV.1. Site Design Standards

IV.1.A. Adjacent Sensitivity

Intent: Protect significant natural features and resources in order to minimize the impacts of development on the environment and create open space amenities, when possible.

- 1) Buildings on sites adjacent to stream corridors and wetland areas shall be set back a minimum of 20 feet from the edge of the 100 year floodplain as shown on the most current FEMA map or from the edge of wetlands as shown on the most current Corps of Engineers map.
- 2) The design of site improvements shall minimize cut-and-fill in order to preserve the general character of the existing terrain and to minimize drastic differences between adjacent developed and undeveloped sites.

- 3) Views from open space and/or recreational areas shall be protected by attractive screen walls or landscaping. Development shall be buffered and screened from adjacent open space and/or recreational areas in the same manner as from an adjacent sensitive use, i.e. single family residential. See Section IV.1.H. for detailed screening standards.
- 4) Development sites adjacent to open space and/or recreational areas shall limit the height of retaining walls to 4'-0". Terraced walls landscaped with live plantings between walls shall be permitted.
- 5) Development sites that include visually significant ridgelines shall limit the extent of building on top of the ridgeline, or rooflines that protrude above the ridgeline to 20 percent of the total length of the ridgeline within the property boundaries. Visually significant ridgelines are the top 25% of a natural topographic ridge that rises at least 50' above the adjacent land over a distance of 150' or less.

IV.1.B. Site Development

Intent: Establish a set of site design principles that will provide a cohesive framework for development. Encourage industrial development that respects and protects the value of adjacent property and uses.

- 1) Site plans must demonstrate sensitivity to the protection of both existing and future adjacent developments.
- 2) To the extent possible, multiple buildings on an industrial site should be internally focused to conceal operations.
- 3) To the extent possible, buildings shall be consolidated within a site.

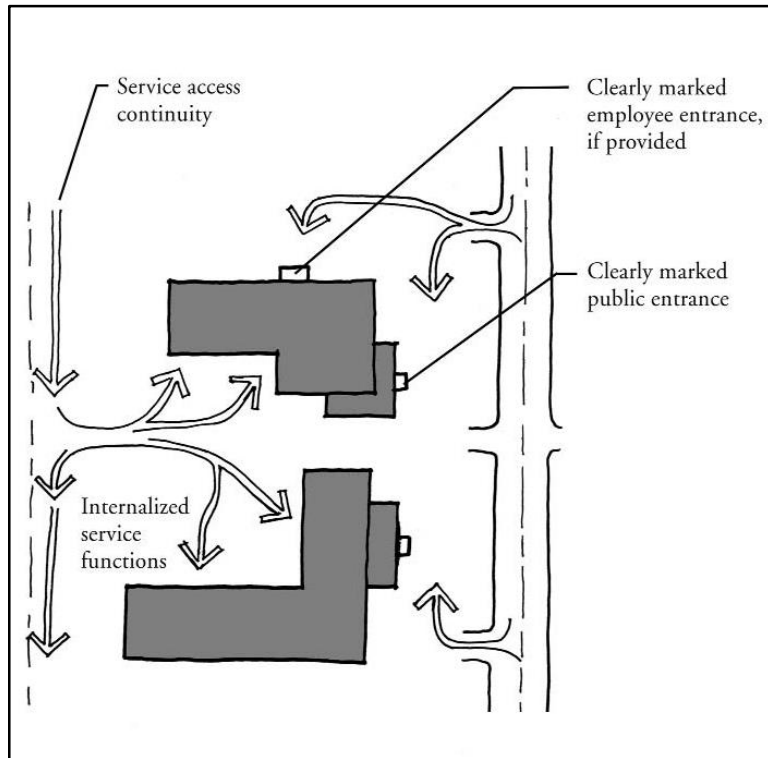


Figure 4.1: Building location and orientation

IV.1.C. Building Location and Orientation

Intent: Orient and consolidate structures to complement existing, adjacent development and to create a coordinated and visually attractive industrial park setting. See Figure 4.1.

- 1) Development shall respect existing land slopes and respond to significant natural features such as rock outcroppings, mature stands of healthy trees, etc.
- 2) Customer entrance facades shall orient towards the primary street.
- 3) For buildings with multiple entrances, customer entrances shall be designated and differentiated from service or employee entrances.
- 4) For businesses with low customer interface, buildings should be positioned on a site to maximize setbacks from primary streets.
- 5) Accessory structures or uses shall not front a primary street and shall be oriented away from public rights-of-way, open space, and residential areas.

IV.1.D. Pedestrian Access

Intent: Create a safe, continuous pedestrian network that minimizes conflict with vehicle movement, (particularly trucks), while promoting a convenient option for movement to and from developments.

- 1) Continuous internal pedestrian walkways within a development site, no less than 5 feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer/office entrance.
- 2) All internal pedestrian crosswalks shall be distinguished from driving surfaces through the use of crosswalk striping or other low maintenance surface materials.

IV.1.E. Vehicular Access

Intent: Create a vehicular circulation system that provides for safe and efficient transportation of goods and minimizes impacts of industrial traffic on other land uses.

- 1) To the extent possible, separate car and truck access drives shall be provided.
- 2) Industrial drives or roads shall not align with access points into residential neighborhoods or residential access drives.

IV.1.F. Screening

Intent: Screening shall effectively mitigate negative visual and acoustic impacts of industrial uses and shall be integrated into each project's overall site design.

- 1) Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash collection, trash compaction, and other service or accessory functions shall be screened and integrated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent public rights-of-way, open space or residential areas.
- 2) Architectural elements, materials, colors, and design of screening walls, coverings, and/or fences shall conform to those used as predominant materials, colors and elements on the building or landscaping.
- 3) All rooftop mechanical equipment shall be screened. An extended parapet wall or a free-standing screen wall of a material and color matching the building may be used for screening. Screens shall be at least as high as the equipment they conceal.

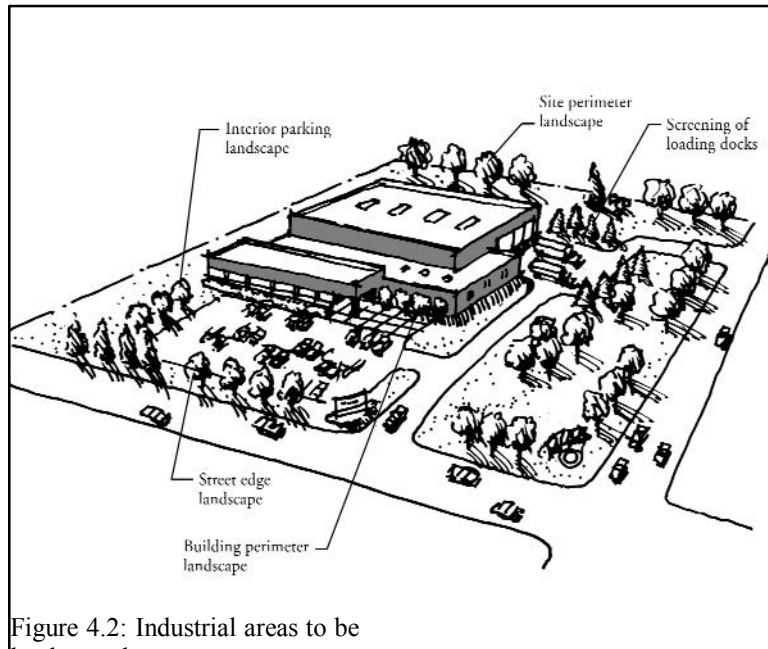


Figure 4.2: Industrial areas to be landscaped

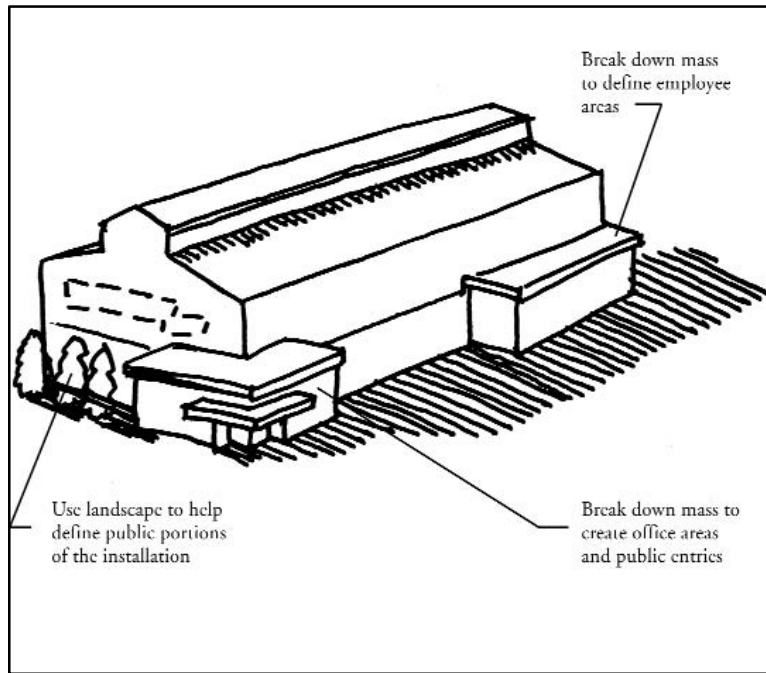


Figure 4.3: Massing of industrial buildings

IV.2. Architectural Standards

IV.2.A Mass and Scale

Intent: Building mass and height shall be designed to maintain a scale appropriate to surroundings.

The mass of the office portion of the building shall be broken down to a human scale with a strongly marked public entry and employee break or lunch areas, when provided. See Figures 4.3 and 4.4.

- 1) Building mass shall have a clear top, middle, and base or a clearly defined alternative building composition as shown in figure 3.16.
- 2) Breaks in building mass shall be used to provide visual relief for long building facades. Any building facade accessible or visible to the public shall have a repeating pattern that includes no less than three of the following:
 - a. Color change;
 - b. Texture changes
 - c. Material module change; or
 - d. Expression of an architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset, reveal, or projecting rib. At least one of those elements shall repeat horizontally at an interval of not more than 30 feet.

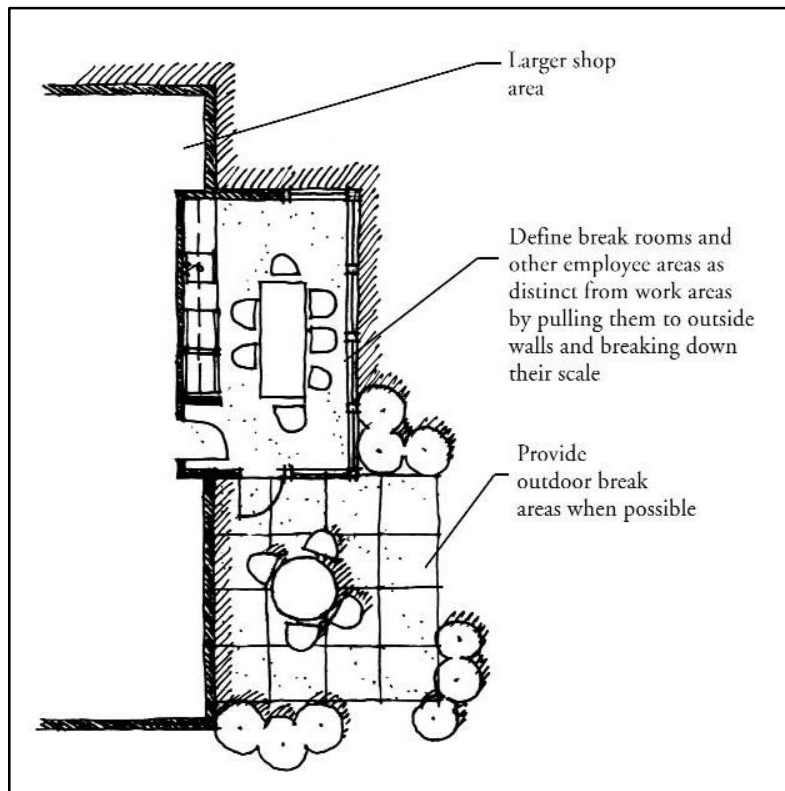


Figure 4.4: Industrial employee areas

IV.2.B. Architectural Elements and Articulation

Intent: Create an image of high quality development. Encourage a variety of architectural elements and detailing that avoid featureless design. Articulate front facades to reduce the impersonal appearance of large industrial sites and provide visual interest.

- 1) Each principal building on a site shall have clearly defined, highly visible customer entrances featuring one of the following: canopies or porticos, overhangs, recesses/projections, raised corniced parapets over the door, peaked roof forms, arches, or other unique architectural details.
- 2) Buildings shall be designed with consistent materials and details on all sides accessible or visible to the public.
- 3) If provided, employee break areas shall include a high degree of transparency, articulation and architectural detail.
- 4) Architectural detailing is required for building sides that are accessible or visible to the public. Architectural detailing to further articulate the building facades may include: additional windows such as clearstory windows, tile work, metal work and brick.
Corbels, moldings and other projections which are integrated into the building structure and design shall be used to further articulate the building facade.
- 5) Portions of the buildings not accessible or visible to the public shall use texture, color and material changes consistent with the primary facade, but may use simpler forms without the same detailing requirements as the publicly visible or accessible portions of the building.

IV.2.C. Building Materials

Intent: Building materials shall present an image of high quality and permanence.

- 1) At least 30 percent of the front/office portion of the building shall be of transparent materials to differentiate the office from the remainder of the site and to create an inviting customer area.
- 2) Predominant exterior building materials shall be a mixture of high quality, durable material such as, but not limited to: brick, wood, sandstone other native stone, integrally colored, textured, or glazed concrete masonry units, pre-finished metal panel systems, high quality prestressed concrete systems, and water managed Exterior Installation Finish Systems (EIFS). Tilt-up concrete construction may be utilized, provided architectural detailing such as detailed patterns and reveals in the finished surfaces, form liners to create interesting textures and patterns, texture coat paints, and architectural detailing are implemented.
- 3) Predominant exterior building materials that require substantial maintenance or are of low durability, shall not be permitted, including split shakes, rough sawn or board and batten wood, painted concrete block, field painted standard corrugated metal siding, or barrier type EIFS.

- 4) Smooth faced gray concrete block, pre-engineered metal buildings standard single or double tee concrete systems, and tilt up concrete without the architectural detailing noted in Section IV.2.C.2 shall be permitted only on facades not visible from public rights-of- way, open space or residential areas.
- 5) Alternatives to standards IV.2.C.2 and IV.2.C.3 may be considered if a project demonstrates the application of a material which satisfies the above intent statement.
- 6) Building materials and details used on the façade of the primary structure may be transitioned to a lesser degree of detail on service sides of the building.
- 7) To the extent possible, interior daylighting in the form of skylights or other architectural features shall be used to minimize energy use.
- 8) Applicants are required to submit a sample material board.

IV.2.D. Colors

Intent: Exterior colors shall be aesthetically pleasing and compatible with colors of nearby structures.

- 1) Intense, bright, black, or fluorescent colors shall not be used as the predominate color on any wall or roof of any primary or accessory structure. These colors may be used as building accent colors, but shall not constitute more than 10 percent of the area of each elevation of a building. All sign areas shall be excluded from this calculation.
- 2) Applicants are required to submit a color pallet board.

IV.2.E. Roofing

Intent: Roof forms shall contribute to the overall image of high quality and permanence, and shall be used to screen rooftop equipment where possible.

Visible roof surfaces shall be made of durable materials such as concrete tile, metal, other prefinished architectural metals or architectural grade asphalt shingles. Membrane systems are prohibited on any visible portion of the roof.

V. MULTIPLE-FAMILY DESIGN STANDARDS

Purpose of the Development Design Standards

Introduction

As Parker continues to grow, the Town has taken a proactive approach, engaging citizens and promoting development that is consistent with the shared vision for the Town. Following the explosion of development in Parker in the 1980s and 1990s, the Town developed Commercial, Industrial, and Multifamily Residential Design Standards, which were adopted in 1999. These standards provided important tools beyond what was possible in the Land Development Ordinance (LDO) to evaluate and coordinate development, ensuring it was consistent with the vision for Parker. However, with the changing patterns of development and evolving best practices, Town Council, Planning Commission, and Planning Staff agreed that the Standards were no longer current and embarked on the process of updating the standards, resulting in these Development Design Standards.

The Development Design Standards, which will be referred to as ‘the Design Standards’ throughout this document, provide the Planning Department, Planning Commission, Town Council, and developers with an objective basis on which to evaluate new development and redevelopment of multiple-family, commercial, and industrial uses.

The Standards are based upon commonly accepted principles of urban design and reflect the goals for the Town of Parker as set forth in the Town of Parker 2035 Master Plan, including the development of high-standards, prioritizing open space, and enhancing small town character.

Objectives

The intent of the design standards is to provide clear and concise direction to developers and property owners in order to promote quality and preserve value. Objectives for the Design Standards include:

- Serve as a tool to evaluate development submittals for all multiple-family, commercial, industrial, and vertical mixed-use projects.
- Govern the development of new buildings, significant architectural renovation and restoration, change of existing use or adaptive reuse, and landscape improvements.
- Standardize and create predictability in the Town’s expectations for development of these uses and categories.

Property owners, developers, and architects shall use these standards when preparing site plans and architectural plans for development and for improvements to existing development. All standards contained in this document shall be reviewed and special care taken to address all situations where standards are applicable to a specific project. In addition, the standards shall be referenced when master planning a long-range, phased development project.

Process

Public participation is an essential component in successful planning, community building, and decision-making. The Design Standards were developed through an open public involvement process. The intent of the engagement process was to engage a large number of citizens and professionals and to incorporate their input and response into the development of the standards. There were three phases of public involvement, each with opportunities for broad-based involvement:

- Phase One, which focused on understanding the desired character for development in the Town;
- Phase Two, which focused on testing ideas for the multiple-family and commercial, industrial, and mixed-use components of the standards;
- Phase Three, which focused on developing the standards.

Residents, visitors, employees, developers, landowners, and professionals working in the Town participated in a series of meetings, open houses, workshops, surveys, and hearings. The outcomes supported the themes in the Parker 2035 Master Plan, showing that citizens are sensitive to the potential for a proliferation of disparate or mediocre development and desire high-quality, cohesive development.



Figure 1.1 Phase One public meeting on understanding the desired character for development in Parker



Figure 1.2 Phase Two stakeholder meeting on testing ideas for the Design Standards



Figure 1.3 Phase Two public meeting on testing ideas for the Design Standards



Figure 1.5 Phase Two stakeholder modeling workshop on testing ideas for the Design Standards



Figure 1.6 Phase Two stakeholder modeling workshop on testing ideas for the Design Standards



Figure 1.4 Phase Two public meeting on testing ideas for the Design Standards

Relationship of the Design Standards to Policy and Other Regulatory Documents

Hierarchy of Documents that Govern Multiple-family, Commercial, Industrial, and Mixed-use Development

What is the purpose of each type of document?

POLICY Policy sets the direction for land uses, open space, and transportation improvements in the Town.	REGULATIONS Regulations set how much development is permitted and where certain uses can locate.	STANDARDS Standards regulate how development is laid out and what it looks like.
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How are Policy, Regulations, and Standards organized in Parker?

	DOCUMENTS
POLICY Town-adopted policy direction related to uses, location, density, and character of future development	- Parker 2035 Master Plan - Mainstreet Master Plan - Parker Road Corridor Plan - Open Space, Trails, & Greenways Master Plan
REGULATIONS LAND DEVELOPMENT ORDINANCE Base Zoning regulates: - Uses - Density - Heights - Setbacks PDS – PLANNED DEVELOPMENT ZONING Regulates: - Uses - Density - Heights - Setbacks and sometimes: - How development is laid out - What development looks like	- Land Development Ordinance (LDO) - Planned Development Zoning (PD)
STANDARDS IS THE SITE LOCATED IN THE GREATER DOWNTOWN DISTRICT? NO → YES Use the Development Design Standards - How development is laid out - What development looks like Use the Greater Downtown District Standards & Guidelines - How development is laid out - What development looks like Properties in the Greater Downtown District must also comply with the Development Design Standards, where they do not conflict with one another.	- Development Design Standards - Greater Downtown District Standards and Guidelines for Development

Addressing Conflicts between Regulatory Documents and the Design Standards

- **The Land Development Ordinance and/or Planned Development Guide and Plan:** provides the ruling regulation on permitted uses, density entitlements, heights, setbacks and any other element included in these documents.
- **Design Standards and Planned Development Guide and Plan:** In the case that the Design Standards conflict with a regulation in a Planned Development Guide and Plan, the Planned Development Guide and Plan and/or zoning standards shall apply.

If a condition is regulated by a standard in the Design Standards but not regulated in a Planned Development Guide and Plan, the Development Design Standard shall apply.

In the case of where the Design Standards conflicts with a height, setback or other zoning standards, the zoning standards shall apply.

- **Design Standards and the Greater Downtown District Standards & Guidelines:** If there is a conflict, the Downtown District Standard shall apply.
- **Building Code and Fire, Life, and Safety Requirements:** In the case that the Design Standards conflict with the Building Code or a Fire, Life, and Safety Requirement, the Building Code or Fire, Life, and Safety Requirement shall apply.
- **Design Standards:** The Design Standards shall apply to all multiple-family, commercial, industrial, and mixed-use development in the Town, except where a conflict exists as stated above. In that case, only the standard in conflict shall default to the higher hierarchy regulation and the remainder of the standards not in conflict shall apply.

Paired Houses included as part of a multiple-family site plan (rental): shall follow the Site Plan and Minor Development Plat process. These developments shall comply with the Paired House building type regulations in the Multiple-Family Design Standards.

Paired Houses included as part of a single-family development (for sale): shall follow the Sketch and Preliminary Plan. These developments shall comply with (13.10.161 *Residential design minimums*) in the LDO.

How to Use the Design Standards

Roadmap to Understanding the Design Standards

The Design Standards have two levels of conditions, standards and guidelines. The following language is used consistently throughout to communicate requirements (standards) versus recommendations (guidelines).

Meeting the Intent of a Standard

	STANDARDS	GUIDELINES
IMPLICATION	Regulatory	Recommended
	Development is required to comply with standards.	Development is encouraged to follow guidelines.
LANGUAGE	"Development shall..." "Development must..."	"Development should..."

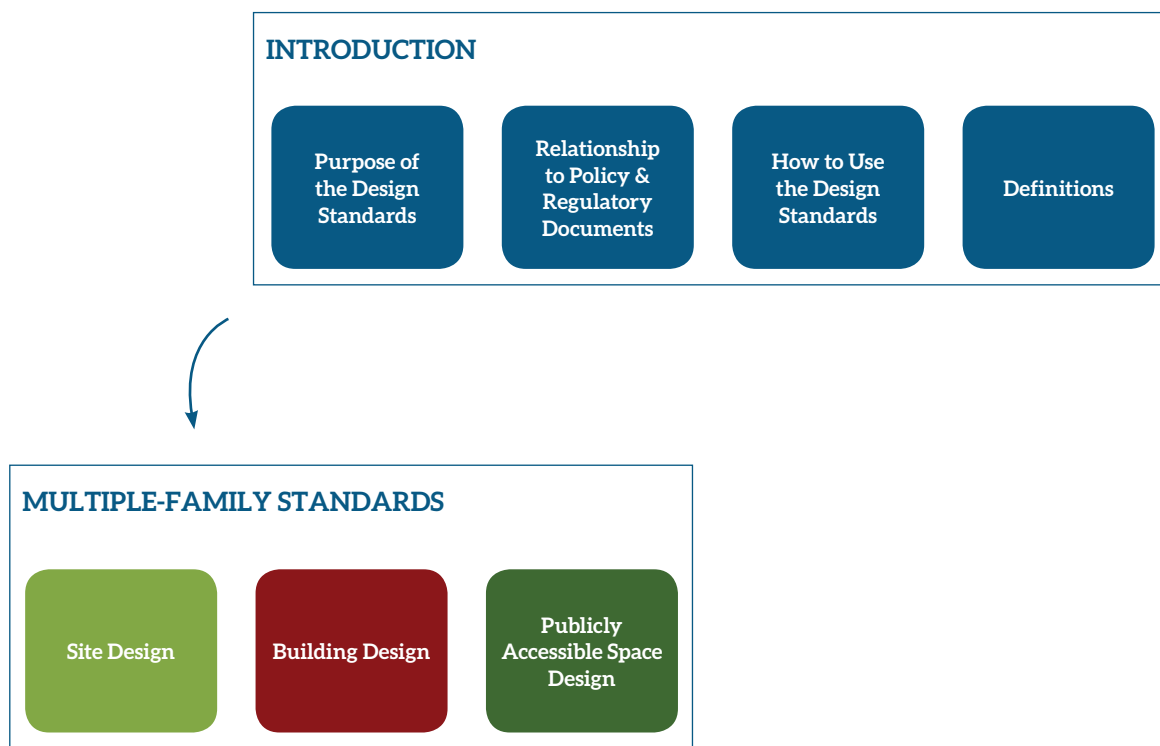
WHAT DO THE STANDARDS & GUIDELINES REGULATE?

- How elements required by the LDO or PD must be laid out on the site
- How buildings are designed and what they look like
- How to accomplish LDO requirements related to design
- What palettes should be applied to buildings and landscape

- **Intent:** states the objective for each standard. Applicants are expected to meet each intent through a combination of complying with Standards and using Guidelines to accomplish the stated objectives.
- **Standards:** are clear, objective requirements. Development must meet all criteria listed under Standards.
- **Guidelines:** provide additional direction and application. Development is expected to address the Guidelines to meet the intent.
- It is the responsibility of the developer to justify any deviation from these standards and guidelines and to exhibit why the specific standard or guideline would not result in a better/higher quality neighborhood.
- In certain cases, the Planning Director may make a determination that a given solution sufficiently meets the intent of a standard, even if all of the objective requirements of the Standards are not met.

Reference the Appropriate Parts of the Standards

The diagram below illustrates the organization of the Design Standards document. The Introduction Section is general and relates to all types of multiple-family. The Multiple-Family Chapter is specific to multiple-family development.



Definitions

Accessory Building/Structure

A structure for a use that is auxiliary to the primary use.

Amenity Building

A public or semi-public building built and maintained for public or membership use.

Articulate (or Articulation)

To emphasize a building or building element.

Attached House

A building where units are not stacked vertically but share walls with adjacent units.

Awning

A protected covering over a window, door, or opening.

Balcony

An unenclosed space that protrudes from the face of a building.

Bay

The spaces on a building's facade between vertical structural elements (walls, pilasters, columns, etc.); bays organize window, door, and building element placement.

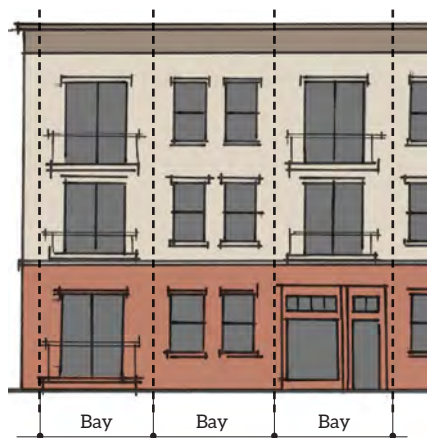


Figure 1.7 Illustration of definition of Bay

Bay Width

The percentage or length (feet) of a building's facade that is vertically articulated as a structural bay.

Bay Window

A window that protrudes from the face of a building.

Bay of Parking

A double-loaded row of parking, with a drive aisle in the center and head-in parking on either side; may be perpendicular or angled.

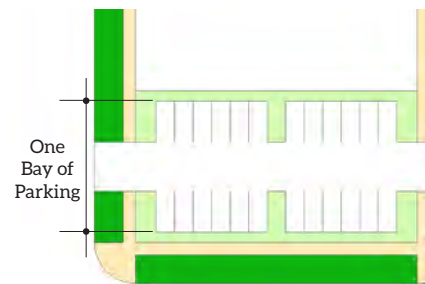


Figure 1.8 Illustration of definition of Bay of Parking

Block (Development Block)

The area defined by streets (public or internal) or open spaces (public or internal) intended for the development of parks or buildings.

Development blocks are a term used in urban design and form-based coding that applies to the organization of legally dedicated lots surrounded by thoroughfares, that have been subdivided by Plat.

Block Depth

The short dimension of a block, measured from easement or right-of-way line to easement or right-of-way line, at the shortest point.

Block Length

The long dimension of a block, measured from easement or right-of-way line to easement or right-of-way line, at the longest point.

Block Area

The Block Depth multiplied by the Block Length.

Block Type

Classification of blocks based on the use, building type, organization, location, and access.

Block Type (Attached/Single-Aspect)

A block sized to accommodate buildings that are one-unit deep, with frontage around the block perimeter, parking in the center, and open spaces.

Block Type (Composite)

A block that has different building types located on it which require different half-block depths.

Block Type

(Double-Aspect/Corridor)

A block sized to accommodate buildings that are two units deep, with frontage around the block perimeter, parking in the center, and open spaces.

Structured Parking Block

A block sized to accommodate development around a structured parking garage, with frontage around the block perimeter, the garage in the center, and open spaces for residents.

Building Design Variation

A building design that is distinctly different from others, as a result of the massing and form, composition of openings, building elements, and palette of materials and colors.

Building Element

A component of a building that gets added or subtracted from the main mass of the building, such as a porch, wing, balcony, or awning.

Building Facade (Facade)

An elevation of a building.

Building Front

The side of the building facing the most prominent public or internal street or open space; the facade on which the primary building entrance is located.

Building Orientation

The relationship of a building's location to the edge of the block.

Building Type

Classification of a building based on form and interior circulation layout.

Complete Streets

Streets designed to enable safe access for all users, including pedestrians, cyclists, motorists, and transit riders.

Composition**(Facade Composition)**

The arrangement of doors, windows, and building elements on a building.

Cornice

A protrusion from the top of a ceiling or pediment, or at the bottom of a roof.

Corridor Building

A building defined by a central entry and circulation system, with a central corridor accessing units on either side.

Dormer

A window that projects vertically from a sloping roof.

Eave

The part of a roof that meets or overhangs the walls of a building.

Eave Line

The shape of eaves across a building.

Entry

A door allowing access to the primary circulation of a building.

Fenestration

The arrangement of windows and doors on the elevations of a building.

Flat Roof

A roof without a visible pitch, including mono-pitch or parapet roofs.

Frontage

The part of a building that is adjacent to a street, path, or open space.

Gable

The part of a wall that encloses the end of a pitched roof.

Ground Floor

The first floor that sits above the average grade of a site.

Ground Floor Transparency

Percentage of a building's ground floor facade that must be glazed.

Liner Building

A narrow building, one unit deep, that is attached to a garage or non-residential use.

Massing

The overall shape and size of a building.

Masonry Base

A masonry architectural feature that projects from the plane of the primary mass of the building at the ground level to deflect water away from the foundation; may be articulated as a few feet at the base of a building or as the entire ground floor.

Mullion

A vertical or horizontal bar between the panes of glass in a window.

Multiple-Family Buildings/Housing

A building where multiple separate housing units are located within the same building.

Muntin

A small bar or rigid support between adjacent panes of glass.

Stacked Townhouse

A townhouse on top of a ground floor unit.

Street (Internal)

A street created on a multiple-family site which defines blocks and provides access for all modes.

Street (Public)

A public right-of-way.



Figure 1.9 Illustration of definition of Masonry Base

Side Relationship

The relationship of a building to a street or open space where the side of the building faces on the street or open space.

Open Space/Greenway (Internal)

An open space or green space within a development that is intended for shared use by the residents or users of the development.

Open Space/Greenway (Public)

Any open space that is publicly owned and accessible to the public.

Paired Units (Duplex)

Two units that share a wall and have separate entries; often designed to look like a single house.

Parking Lot Drive

The drive aisle within a parking lot.

Pattern

Design solution using reusable forms repeatedly in a larger building mass.

Pedestrian Scale

The relationship of a built environment to human proportions and comfort.

Planting Strip

A planting zone bounded by the sidewalk, curb, intersections, and pedestrian crossings.

Podium Parking

Concrete parking footprint that is the same or larger than the footprint of the building. Podium parking may be entirely below ground, or it may be the first level.

Porch

A covered platform at the entrance.

Porte Cochere

A covered pick-up and drop-off portal accessible to vehicles.

Private Realm

The areas of a multiple-family development that are intended only for the use of the residents of a given block or building.

Proportion

The ratio of the horizontal and vertical dimensions of a given shape or element.

Public Realm

All areas open or accessible to the public, including the space in front of and between buildings; may be privately owned.

Roof

The part of the building envelope that covers the top of a building.

Roof Form

The shape and proportion of a roof.

Stoop (Porch)

A small exterior entrance outside of a door; may be covered but without vertical columns or structural supports for the awning or roof.

String Course

A raised horizontal band or course that often ties together window sills and defines the base, middle, or top of a building.

Structural Bay (See *Bay*)**Terrace**

An open platform that extends from a building.

Texas Wrap Building

A large building, linked by corridors and circulation cores, with units and building form wrapped around an above-grade parking structure.

Transparency

The glazing of a window or door independent of sill, sash, surround, decals, or any other non-transparent feature of the window or door.

Tuck-Under Parking

Parking tucked under the rear of a townhouse or multiple-family building. In tuck-under parking, the structure of the garage does not extend the full footprint of the building.

Vertical Structure Elements

Walls, pilasters, columns and other vertical members that support the structure of a building.

Vista Terminus

A framed view ending at an iconic feature or building.

Wing

A section of a building that extends out from the primary mass of the building.

Walk-up Building (Single-Aspect)

Multiple-family buildings that are one-unit deep where stair cores serve 2 or 3 units/floor, with a clear front and back (public rooms like the living room face the front and private/service rooms like bedrooms or kitchens face the back).

Walk-up Building (Double-Aspect)

Multiple-family buildings where stair cores serve four units/floor, and units face the front and back of the building; a front elevation must be selected.

Wrapped Garages

Wrapped garages consist of a stand-alone garage, with narrow liner buildings attached. The liner/wrapper buildings may be stand-alone, with a gap between the building and garage to allow for natural ventilation of the garage. In some instances, the buildings may be attached or tied back to the garage structure.



Urban Design Intent and Principles

The intent of the Multiple-Family Development Design Standards is to ensure that future development of multiple-family housing contributes to the hometown character of Parker. The Design Standards provide specific requirements related to the urban design of sites, buildings, exterior open spaces, and publicly accessible spaces.

Multiple-family housing design principles relate to embracing the dignity of all residents of Parker to live in a well-designed community with high-quality amenities, regardless of the type of housing type they live in or their ownership status. Elevating the level of design for multiple-family housing will enhance the livability and quality of life for all Parker residents.

Creating Neighborhoods Versus Developments

The principles below guide multiple-family residential housing in Parker. They serve the purpose of creating high-quality neighborhoods, rather than identifiable developments.

- **Hometown Feel:** Multiple-family developments should create a sense of place contributing to the hometown feel.
- **Variety:** New multiple-family housing should be designed in a manner that promotes a variety of housing types to support families at any stage in life.
- **High Quality:** Multiple-family housing should be composed of high-quality design, materials, color and palettes, and landscape design.
- **Context:** Multiple-family housing should be designed to enhance and relate to the context of the surrounding natural and built environment.
- **Livability:** Multiple-family housing should be designed to enhance the livability of the residents and contribute to the larger community.
- **Human Scale:** Multiple-family housing should be designed at a human scale, creating safe, walkable, pedestrian, and bicycle friendly environments that are visually interesting and support sidewalk and street activity.
- **Public Spaces:** Multiple-family developments should have safe, accessible, passive, and active outdoor functional public spaces that promote a sense of community and convey an inviting interactive experience.
- **Clearly-Defined Blocks:** Multiple-family neighborhoods should be organized into identifiable blocks, with buildings oriented towards streets and open spaces. Creating blocks with clearly-defined publicly accessible and private realms ensures ‘eyes on the streets’ and builds natural surveillance into neighborhoods.



Figure 2.1 Example of Attached Townhouse development



Figure 2.2 Example of Multiple-Family building



Figure 2.3 Perspective of typical residential neighborhood



SITE DESIGN

1. Buildings fronting streets and parks
2. Sidewalks/pedestrian-oriented design
3. Internal complete streets with on-street parking

BUILDING DESIGN

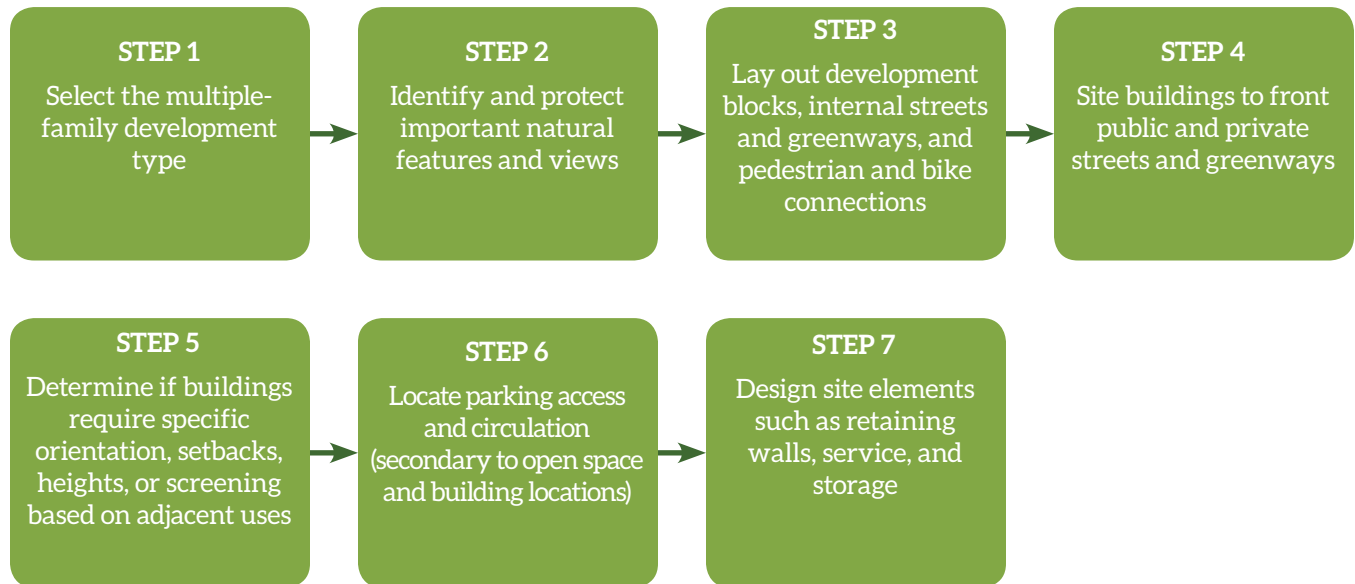
4. Bay with gable roof
5. Box bay windows
6. Awnings, terraces, and front stoops
7. Dormers
8. Varied roof forms and eave lines

PUBLIC SPACE DESIGN

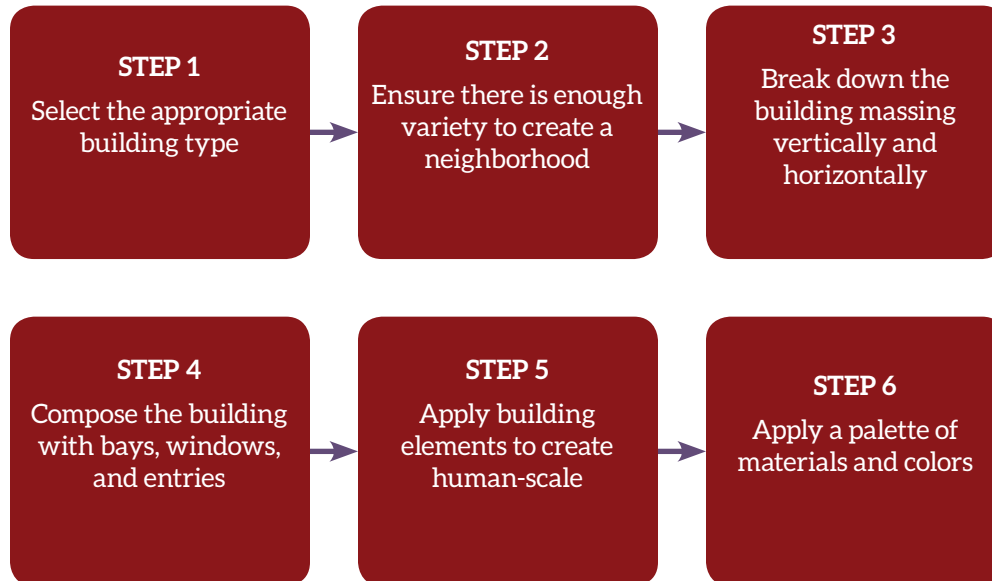
9. Neighborhood amenity landscape features to encourage interaction
10. Defined public and private space
11. Lighting and street furniture

Key Steps to Design a Multiple-Family Development

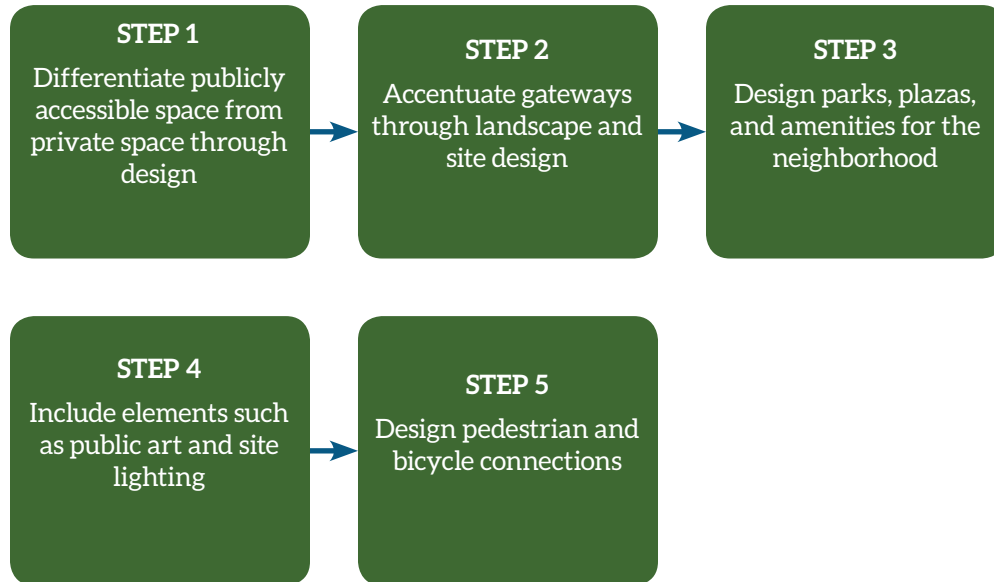
How the Site Comes Together



How Buildings Come Together



How Publicly Accessible Spaces Come Together



Planning Context for Multiple-Family Development

Introduction

The planning context for multiple-family development standards integrates the vision of the Town's Master Plan and other major planning documents.

Considering context is critical when developing multiple-family neighborhoods that contribute to the hometown character of Parker. Responding to physical context and following the Town's planning context will more likely result in development that fits into the character of the Town and relates to adjacent uses. Context should always guide the form, orientation, and character of new development.

A. Physical Context

The physical context that surrounds a development site, including uses, scale, massing, building character, and site design of surrounding development should influence the design of multiple-family housing. For example, the architectural style of nearby buildings should influence the design of new multiple-family housing. Section 2.4.6. in the Development Design Standards addresses Sensitivity of Adjacent Uses and provides standards to design multiple-family in a responsive manner.

B. Planning Context

Regulatory and policy documents adopted by the Town add a level of planning context that must be taken into consideration in the design of multiple-family housing. Three documents in particular, the Parker 2035 Master Plan, the Greater Downtown District Standards, and the Mainstreet Master Plan, provide direction related to development within specific areas of the Town.

ELEMENTS OF CONTEXT

- Massing and scale of surrounding buildings
- Sensitivity to adjacent uses
- Viewsheds and sight lines
- Character Areas and Centers (Parker 2035 Master Plan)
- Greater Downtown Districts (Parker Mainstreet Master Plan, Greater Downtown District Standards)



Figure 2.4 Example of development fronting Public Open Space



Figure 2.5 Example of development fronting Public Street

Parker 2035 Master Plan Context

The Parker 2035 Master Plan sets the policy for the Town to guide decision-making. It also sets a framework for planning in specific contexts. In particular, *Chapter 6: Land Use* designates Commercial Centers and Character Areas, describes the character of the town, and sets appropriate future land uses for these areas of the Town.

A. Neighborhood Center and Community Center Treatments

Neighborhood and Community Centers are generally located at key intersections of major roads. In these specific areas multiple-family serves as a transition between more intensive commercial uses and single-family residential neighborhoods. In this context, multiple-family is adjacent to low to medium density single-family homes. In addition to meeting the standards described in this chapter, multiple-family development in a Neighborhood Center must pay attention to the following:

1. The scale and massing of buildings shall respect the scale and massing of adjacent buildings. Multiple-family units shall step down (step-back) in height when adjacent to single-family detached neighborhoods according to the Standards in *2.4.6.A Multiple-Family Development Adjacent to Single-Family Detached Homes* (See Figure 2.7 below).
2. Multiple-family housing shall be connected to surrounding uses and include pedestrian, bike, and street connections to adjoining neighborhoods, commercial uses, and the trail system to encourage walking and biking.

B. E-470 Corridor and Central Commercial Character Area Treatments

The E-470 Corridor and Central Commercial Character Areas are located along highways. While these character areas contain commercial uses that are more auto-oriented, multiple-family development can be integrated into these surrounding land uses. Multiple-family neighborhoods in these areas should be designed to create visually interesting, consistent, and high quality development linking commercial land uses with residential development and creating a walkable neighborhood near local amenities and services.

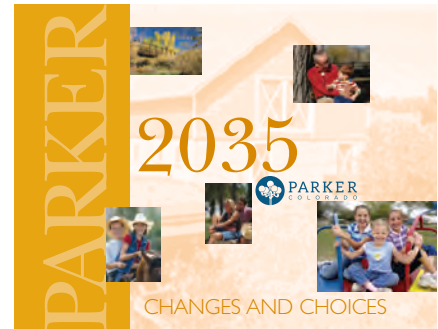


Figure 2.6 Parker 2035 Master Plan

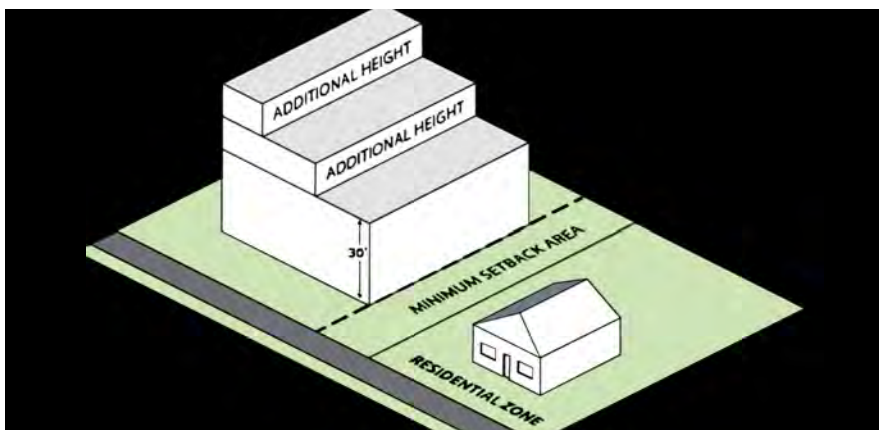


Figure 2.7 Required setback and step-backs from single-family detached neighborhoods

1. **E-470 Corridor** — In addition to meeting the standards described in this section, multiple-family housing within the E-470 Corridor Character Area:
 - a. May be larger in scale and massing along this corridor because of the surrounding land uses, vehicular speed, and building scale of E-470.
 - b. Must provide street, sidewalk, and trail connections to link multiple-family neighborhoods to adjacent public rights-of-way, the regional trail network, and future development in the corridor.
2. **Central Commercial Character Area and the Parker Road Corridor** — Because of the level of retail and employment located within the Central Commercial area, multiple-family developments allow for a greater opportunity to live, work and play in Parker. The Parker Road Corridor encompasses all properties fronting Parker Road from the northern boundary of Town to south of Stroh Road. Between Pine Lane and Twenty Mile Lane, the Corridor also encompasses everything between the properties on the west side of Twenty Mile Road and the properties on the east side of Parker Road. In addition to meeting the standards described in this section, multiple-family housing located along Parker Road corridor:
 - a. Must provide street, sidewalk, and trail connections to link multiple-family neighborhoods to adjacent public rights-of-way, the regional trail network and future development in the Character Area.

Mainstreet Master Plan Context

The Mainstreet Master Plan encourages mixed-use development and does not recommend first floor residential land uses fronting on Mainstreet between Parker Road to the easterly intersection with Pine Drive. Where zoning permits first floor residential development that faces Mainstreet in other areas, multiple-family building design should include these additional design elements:

1. First floor residential facing Mainstreet shall be constructed to allow for conversion to commercial uses.
2. First floor window fenestration shall be 60% glass or higher for buildings facing Mainstreet.
3. First floor heights shall be 15 feet or greater (floor-to-floor).



Figure 2.8 Parker Mainstreet Master Plan

Site Design Standards

Quality site design requires a process of considering existing property assets and context and the future environment of streets, open spaces, and buildings. This section outlines the critical steps to follow when designing a site and applying the corresponding standards and guidelines. The steps generally move from large-scale, highly visible, and important decisions that affect the character of the neighborhood to smaller-scale, functional decisions. The graphic below (*Figure 2.9*) and the following steps and Chapter sections outline the site design process.

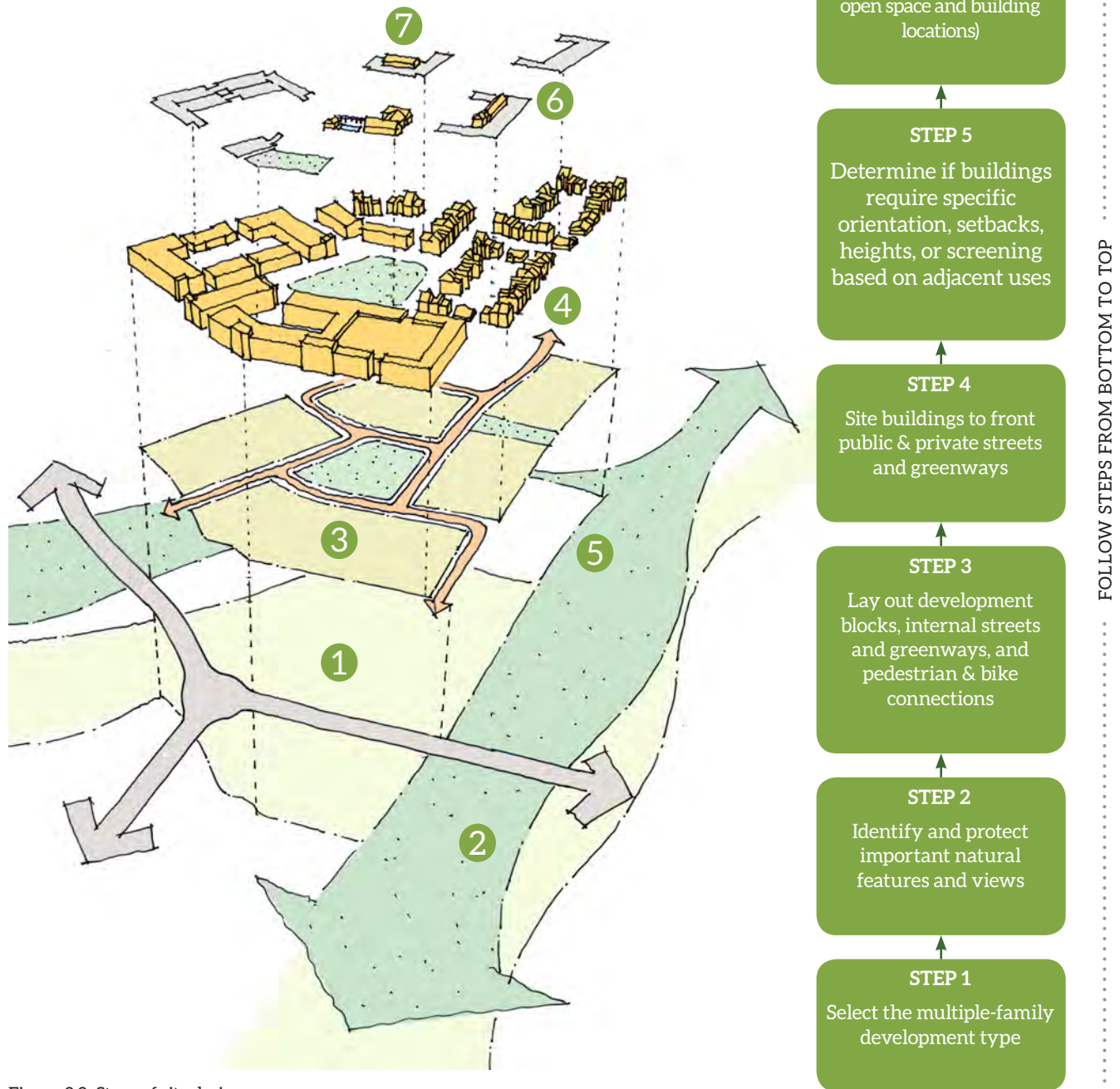


Figure 2.9 Steps of site design process

Multiple-Family Development Typology

Intent:
Provide guidance and clarify which standards throughout the Site Design section apply to specific Development Typologies.

Figure 2.10 illustrates a multiple-family site bounded by an existing public roadway.

Standards:

- A. Using Table 2.2, identify the intended Development Typology and follow corresponding standards for Block Types.

Table 2.2 Development Typologies

If Developing:	Use Block Type:
Multiple-Family Paired Units	Attached/Single-Aspect Block
Multiple-Family Attached Housing	Attached/Single-Aspect Block
Multiple-Family Walk-Up Buildings (Single-Aspect)	Attached/Single-Aspect Block
Multiple-Family Walk-Up Buildings (Double-Aspect)	Double-Aspect Block
Multiple-Family Corridor Buildings	Double-Aspect Block
Multiple-Family Liner Buildings and Garages	Structured Parking Block
Texas Wrap Buildings and Garages	Structured Parking Block
Parking Garages	Structured Parking Block



Figure 2.10 Site Boundary Diagram

Natural Features and Views

Intent:

Ensure the highest value natural features on the site are protected, including but not limited to: tree groves, areas of steep topography, drainageways, and views to the mountains.

Figure 2.11 illustrates how in the second site design step, natural features and views form the organizing framework for the multiple-family development site.

Standards:

- A. Areas of steep slopes (15% or greater, per the LDO) and drainageways on the site shall be protected in publicly accessible open spaces.

Guidelines:

- A. Assess other natural features and design larger open spaces and greenways to take advantage of tree groves, vegetation, views, and other elements.
- B. Locate publicly accessible open spaces with pathways and pedestrian access around these natural elements. Orient the fronts of buildings towards open spaces.

STEP 2

Identify and protect important natural features and views

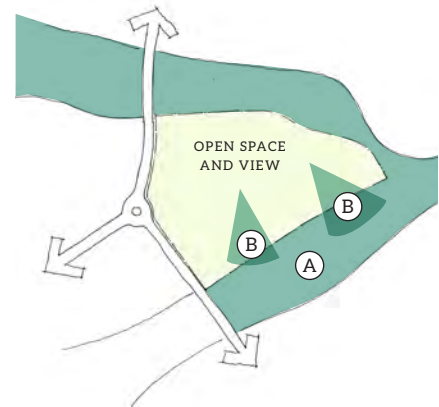


Figure 2.11 Site Features Diagram

- (A) PUBLIC OPEN SPACE OR NATURAL FEATURE
- (B) VIEW TO VALUABLE NATURAL FEATURES



Figure 2.12 Natural features create the essential character of Parker.

PRINCIPLES FOR NATURAL FEATURES AND VIEWS

- Natural features and views create the essential character of Parker.
- Protecting these features by creating publicly accessible space around them allows everyone to appreciate them.
- Preserving natural features adds value to multiple-family neighborhoods and adjacent uses.

Pedestrian and Bicycle Connections

Intent:

A safe, integrated pedestrian and bicycle network shall be designed into each multiple-family development to prioritize multi-modal transportation options, to encourage walking and cycling, and to minimize conflict with automobile movement, while promoting inviting and convenient access within and between developments.

Standards:

A. Pedestrian Access in the Public Realm

1. Publicly accessible sidewalks or walkways shall be provided along all Public and Internal Streets.
2. Publicly accessible sidewalks, walkways, or trails shall be provided within all Public and Internal Open Spaces.

B. Pedestrian Access in the Private Realm

1. Sidewalks or walkways shall be provided within blocks for the use of residents to access rear building entries, parking, trash, service, and amenities.

C. Connections to Adjacent Uses

1. Sidewalks or walkways shall be provided to connect to adjacent residential neighborhoods, community open spaces, trail systems, and to commercial uses, where appropriate.

Development Blocks

Public street rights-of-way and public open space always define the edges of blocks and must be fronted by buildings, unless otherwise stated in the Standards. Internal streets and open spaces should be strategically used to break larger sites up to meet the maximum allowable block sizes in *2.4.4.B Block Type* (See Figure 2.13).

A. Block Definition

Intent:

To ensure walkable, pedestrian-friendly, defensible, and dignified neighborhoods with a sense of place, multiple-family development sites must be divided into development blocks.

Standards:

1. Multiple-family development sites shall be divided into blocks.
2. Blocks shall be defined by publicly accessible edges. Each block must be bounded on all sides by one of the following:
 - a. **Public streets** always define the edge of blocks. Buildings shall face public streets, except in some cases of state highways and arterials, where it may be more appropriate for buildings to side to those public streets. For frontage requirements on public streets, reference *2.4.5.C Frontage Requirements* where vehicular access is

STEP 3

Lay out development blocks, internal streets and greenways, and pedestrian & bike connections

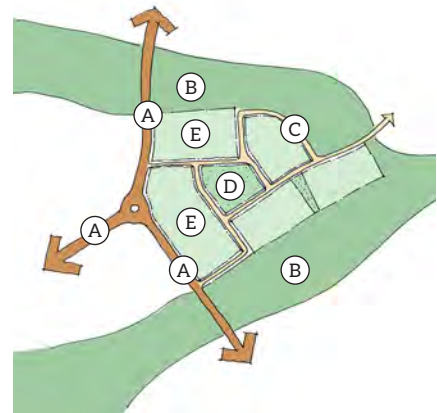


Figure 2.13 Block Frontage Diagram

- (A) PUBLIC STREET
- (B) PUBLIC OPEN SPACE OR NATURAL FEATURE
- (C) INTERNAL STREET
- (D) INTERNAL OPEN SPACE
- (E) BLOCKS

PRINCIPLES FOR DEVELOPMENT BLOCKS

- Blocks form the basic building element of neighborhoods.
- Well-defined blocks differentiate the publicly accessible realm from the private realm.
- Blocks are organized to have public elements fronting outward (front doors, front elevations) and service or private elements in the center/rear (rear elevations, parking, garages, storage, etc.).

located on a public street, access spacing must meet requirements in the *Roadway Design and Construction Criteria Manual*.

- b. **Public greenways or open spaces** always define the edges of blocks. Buildings shall front public greenways and open spaces. For frontage requirements reference 2.4.6.C *Multiple-Family Adjacent to Parks, Open Space, and Stream Corridors*.
- c. **Internal streets** shall be located to define the edges of blocks. Buildings shall front internal streets. Along internal streets, fronts of buildings must face fronts of buildings across the street. For frontage requirements, reference 2.4.5.C.5 *Internal Street (Private Street)*. Internal streets for multiple-family must meet the following criteria:
 - i. Internal streets shall have sidewalks or walkways along both sides of the street.
 - ii. Internal streets shall have street trees or other plantings to create a pedestrian-friendly walking environment.
 - iii. If internal streets include on-street parking, it shall be parallel parking. Internal streets for a multiple-family development shall not include head-in perpendicular or diagonal or angled parking.
 - iv. Internal streets should connect to other streets. If an internal street does not connect, it shall provide a court to allow vehicles to turn around and to provide a visual terminus.
- d. **Internal greenways or open space** shall be located to define the edge of blocks. Along internal open spaces, fronts of buildings must face fronts of buildings across the space. For frontage requirements on internal greenways or open space, reference 2.4.5.C.6 *Open Space*.

Guidelines:

1. Every block should be defined by streets, either public rights-of-way or internal streets, on at least two sides.



Figure 2.14 Example of building frontage along an Internal Street. The buildings are arranged in a block with clearly defined publicly accessible and private realms.

B. Block Type

Intent:

Multiple-family blocks shall be designed and sized for the appropriate building types in order to ensure that developments are walkable and pedestrian friendly. Appropriately-sized blocks should adequately accommodate building frontage around the block perimeter, parking in the center of the block, and open spaces for residents.

1. Attached/Single-Aspect Block

Standards:

- a. For the graphic standards corresponding to *Table 2.3*, please reference *Figure 2.16*.

Table 2.3 Attached/Single-Aspect Block

Criteria	Standard	
	Min.	Max.
A Block Depth (ft.)	220'	240'
B Half-block Depth (ft.)	110'	120'
C Block Length (ft.)	250'	700'
D Block Area (acres)	1.2	3.9
E Distance between buildings	10'	15'

- b. Parking lots, garages, and service shall be located in the interior of the block, an adequate distance away from the rear of buildings.
- c. Podium and tuck-under parking must be located a minimum of 20 feet behind the front facade of any building. The 20 feet in front of the parking shall be usable space.



Figure 2.15 Single-Aspect Walk-Up Building sited on a Single-Aspect Block



Figure 2.16 Attached/Single-Aspect Block

2. Double-Aspect/Corridor Block

Double-Aspect Blocks accommodate buildings with units facing both the street and the parking court in the center of the block.

Standards:

- a. For the graphic standards corresponding to *Table 2.4*, please reference *Figure 2.18*.

Table 2.4 Double-Aspect/Corridor Block

Criteria	Standard	
	Min.	Max.
A Block Depth (ft.)	260'	340'
B Half-block Depth (ft.)	130'	170'
C Block Length (ft.)	320'	640'
D Block Area (acres)	1.9	5.0
E Distance between buildings	12'	20'

- b. Parking lots, garages, and service shall be located in the interior of the block, an adequate distance away from the rear of buildings.
- c. Podium and tuck-under parking must be located a minimum of 20 feet behind the front facade of any building. The 20 feet in front of the parking shall be usable space.



Figure 2.17 Corridor Building sited on a Double-Aspect Block

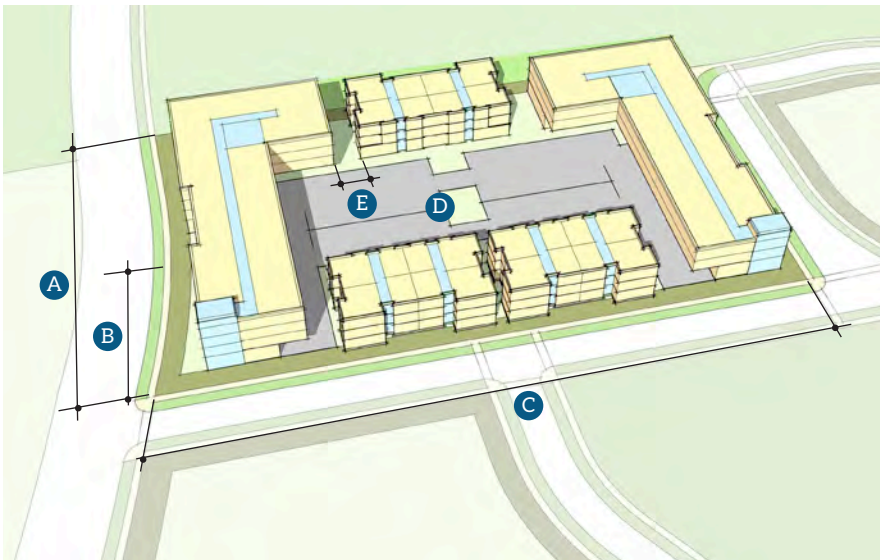


Figure 2.18 Double-Aspect Block

3. Structured Parking Block

Structured Parking Blocks are designed to accommodate development that is integrated with garages. This includes stand-alone garages and wrapped garages.

Standards:

- a. For the graphic standards corresponding to *Table 2.5*, please reference *Figure 2.20*.

Table 2.5 Structured Parking Block

Criteria	Standard	
	Min.	Max.
A Block Depth (ft.)	280'	380'
B Half-block Depth (ft.)	140'	190'
C Block Length (ft.)	320'	640'
D Block Area (acres)	2.1	5.6
E Distance between buildings	12'	30'

- b. Locate free standing garages, surface parking, or integrated garages in the center of blocks, wrapped by either stand-alone buildings or liner buildings attached to the garage.
- c. Minimize the number of units that overlook the parking structure.
- d. Podium and tuck-under parking must be located a minimum of 20 feet behind the front facade of any building. The 20 feet in front of the parking shall be usable space.



Figure 2.19 Liner Building sited on a Structured Parking Block

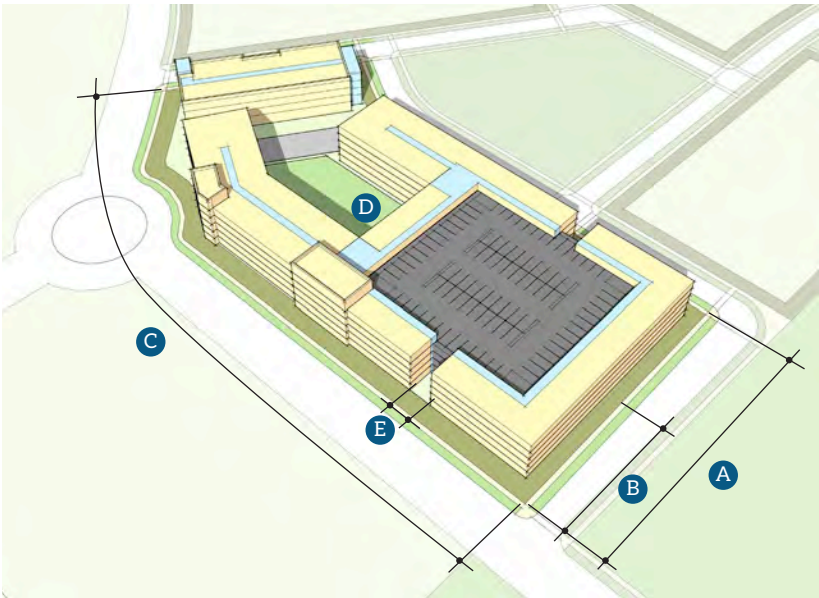


Figure 2.20 Structured Parking Block

4. Composite Blocks

In cases where two different building types with different depths are located on the same block, two half-block depths should be combined to create a Composite Block.

Standards:

- a. For the graphic standards corresponding to *Table 2.6*, please reference *Figure 2.22*.

Table 2.6 Composite Block

Criteria	Standard	
	Min.	Max.
A Block Depth (ft.)	240'	290'
B Half-block Depth (ft.)	Varies	Varies
C Block Length (ft.)	320'	640'
D Block Area (acres)	1.8	4.2
E Distance between buildings	12'	30'

- b. Composite Blocks shall be no deeper than the maximum half-block depths of the two block types that it is composed from.
- c. The length of the combined block type shall comply with either the maximum block length or the maximum block area, whichever is lesser.
- d. Parking lots and/or garages shall be located in the center of the block.
- e. Podium and tuck-under parking must be located a minimum of 20 feet behind the front facade of any building. The 20 feet in front of the parking shall be usable space.



Figure 2.22 Composite Block



Figure 2.21 Attached Houses and Corridor Buildings sited on a Composite Block

Building Orientation

Intent:

Clearly define publicly accessible space from private amenity and service space; create comfortable, walkable streets and shared open spaces, create embedded security by ensuring eyes on the street.

A. Fronts and Backs

Standards:

1. Townhouses, duplexes, and single-aspect walk-ups shall be oriented with the fronts of the buildings along the perimeter of blocks (See *Figure 2.24*).
2. Double-aspect and corridor buildings (where units face both front and back) shall select one side of the building and designate it as the front. Building fronts shall orient to the perimeter of blocks.
3. Fronts of buildings shall have a greater attention to building composition and building elements to dignify the public realm.

B. Building Orientation at Corners

Standards:

1. Building corners that face or front onto public roadways or open space shall provide a higher level of architectural treatment, window fenestration, and massing to provide increased user activity and visual interest at the corner (see *Figure 2.23*).

Guidelines:

There are a variety of ways in which buildings can address corners:

1. Building Forms Corner (see *Figure 2.23*):

Buildings that wrap the corner at street intersections are encouraged to incorporate building cut-outs and plane offsets. The open space created at the back of curb supports increased user activity and landscape interest and the opportunity for residential entry plazas and gathering space.

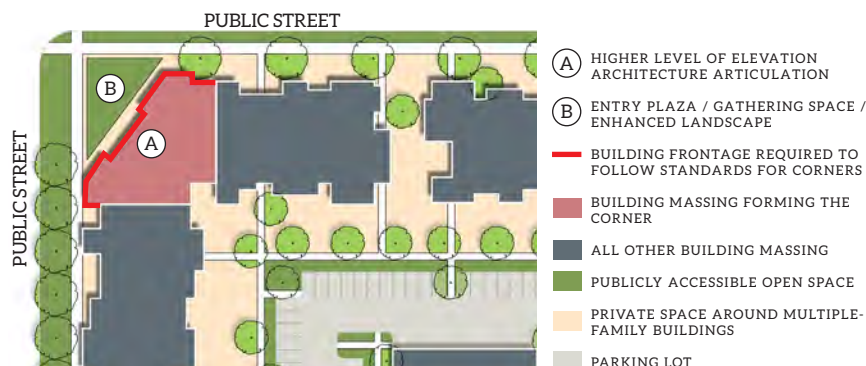


Figure 2.23 Building Forms Corner

STEP 4

Site buildings to front public & private streets and greenways

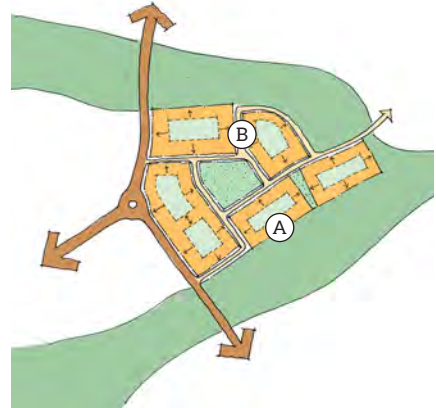


Figure 2.24 Building Orientation and Frontage Diagram

- (A) BLOCKS WITH FRONTAGE TOWARDS STREET AND OPEN SPACES
- (B) INTERNAL STREETS WITH BUILDING FRONTAGE

2. **Articulated Corner Architecture** (see *Figure 2.25*):

Buildings that meet at corner sites help hold and give prominence to two street frontages. This prime exposure warrants the incorporation of finer architectural detail, windows, special features, materials, and building articulation.

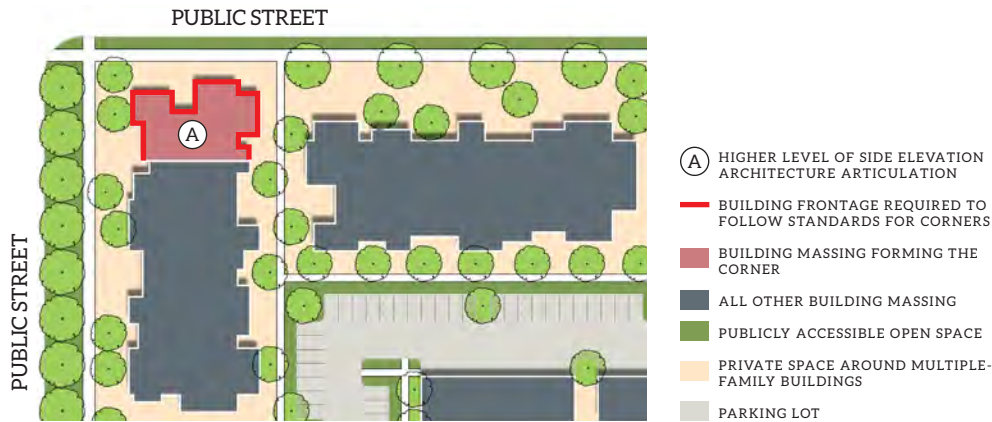


Figure 2.25 Articulated Corner Architecture

3. **Park and Articulated Corner Architecture** (see *Figure 2.26*):

Plazas and courtyards that hold corner edges create strong visual interest through planting intensification, active and passive park space, public art, and pedestrian activity.

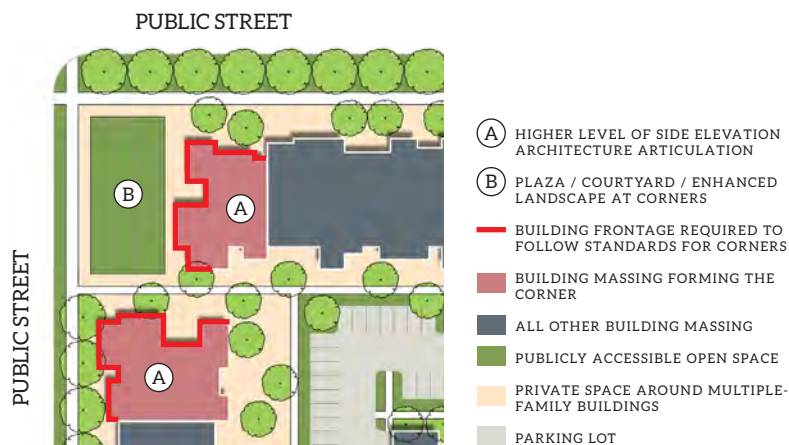


Figure 2.26 Park and Articulated Corner

C. Frontage Requirements

1. State Highway

Parker Road (Highway 83) and E-470 Standards:

- Preferred orientation: multiple-family buildings shall be primarily oriented with the side facade facing the highway.
- Permitted orientation (with additional standards): when a multiple-family building faces the highway, it shall be set back a minimum of 30 feet from the right-of-way to create a significant open space buffer between the units and the highway. This requirement shall be in addition to any buffers required by the LDO and/or *Roadway Design and Construction Criteria Manual*.
- Multiple-family buildings may not back to the highway.
- For developments sited higher than street-level, retaining walls shall be used within the landscape buffer if grades exceed 25% (reference *Figure 2.28* and *Figure 2.29*).



Figure 2.27 Permitted orientation, with a multiple-family building facing a highway, with an additional 30-foot buffer.

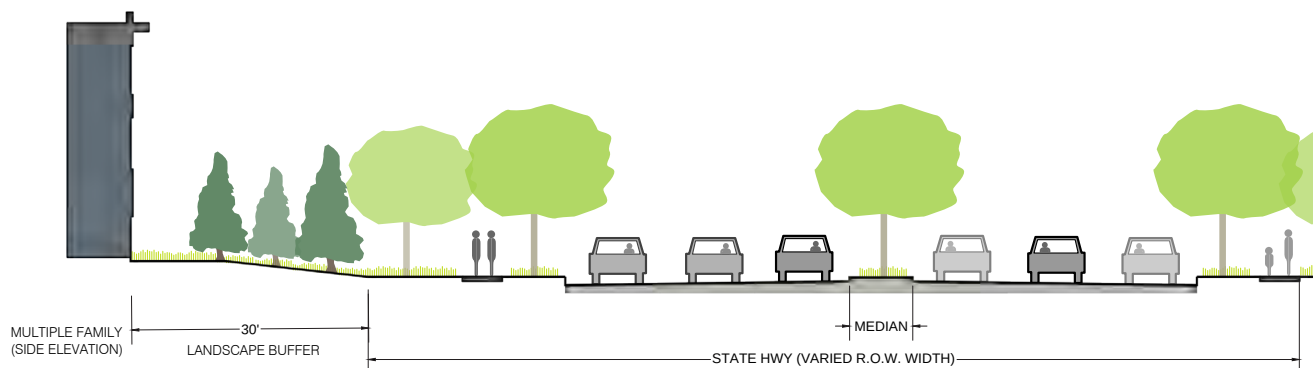


Figure 2.28 State Highway Frontage (condition without grade)

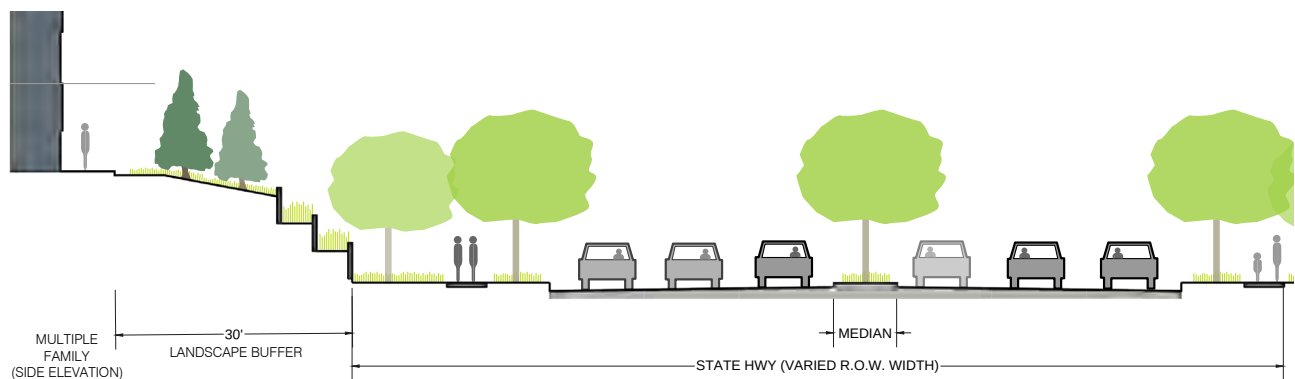


Figure 2.29 State Highway Frontage (condition with grade)

2. Principal Arterial Roadways and Major Collectors (4–6 lanes)

Standards:

- Multiple-family buildings shall front arterials and shall have a minimum 25-foot landscape buffer from the right-of-way (ROW) (see *Figure 2.30*).
- Landscape elements such as plantings and low walls shall be used to separate the units from the street.
- Street trees shall be included in frontage.

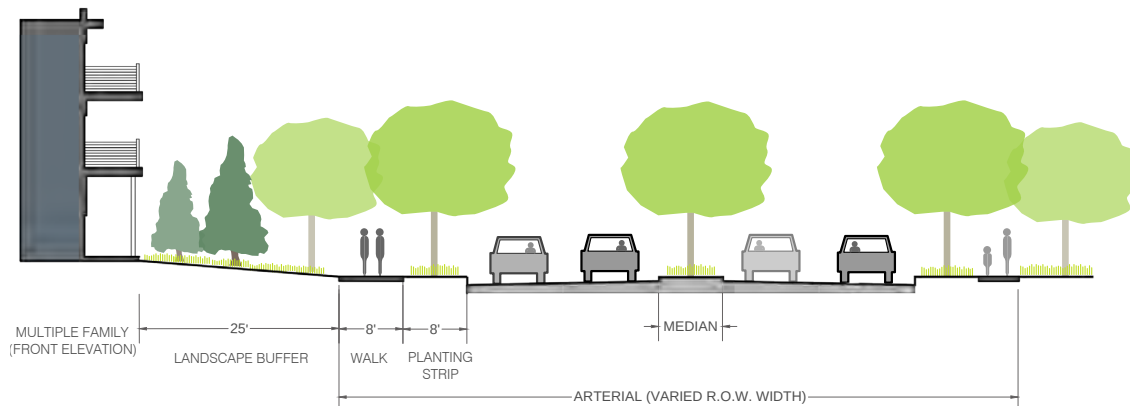


Figure 2.30 Example of arterial frontage

3. Residential Collector Roadways (2 lanes) Standards:

- Multiple-family buildings shall front collectors and shall have a minimum of 15 feet of landscape buffer from the right-of-way (see *Figure 2.31*).
- A minimum 15-foot landscape buffer shall be provided.
- Landscape elements such as plantings and low walls shall be used to separate the units from the street.

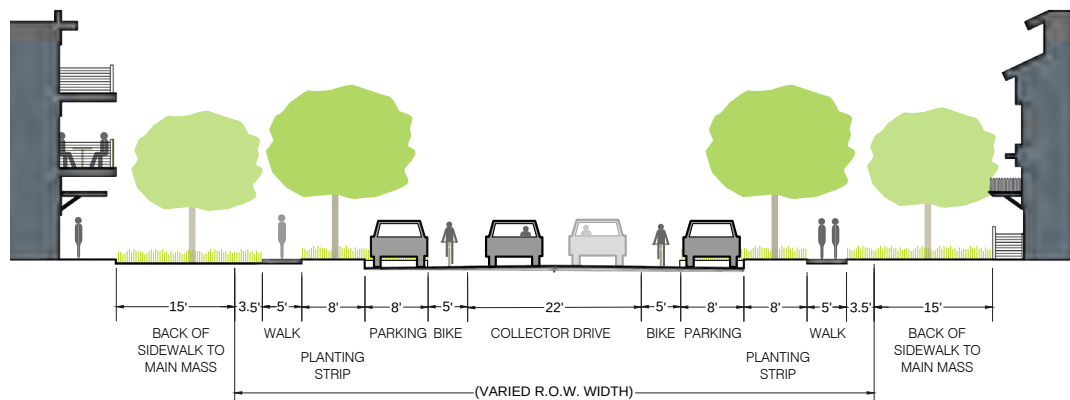
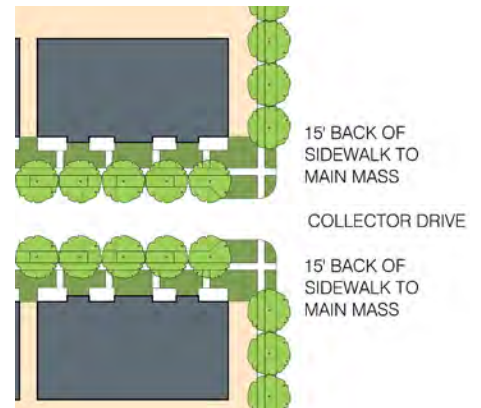


Figure 2.31 Example of collector frontage

4. Old Town Street

Standards:

- a. Multiple-family buildings shall front Old Town Streets.
- b. Building elements, such as balconies and awnings, shall engage the streetscape and pedestrians (reference Section 2.5.5 *Building Elements*).
- c. For more information about the requirements for the design of Old Town Streets, reference the Greater Downtown District Standards and Guidelines.

5. Internal Street (Private Street)

Standards:

- a. Multiple-family buildings shall front internal streets (see *Figure 2.32*).
- b. Buildings that meet at corner sites shall have primary frontage towards the public street and secondary frontage towards the private street (see *Figure 2.32*).
- c. Multiple-family buildings shall front internal streets and shall have a minimum of 20 feet landscape buffer from the right-of-way between the private and public realm.
- d. Multiple-family buildings shall have building elements that engage the public realm (reference Section 2.5.5 *Building Elements*).
- e. There shall be a 15-foot minimum landscape buffer to transition between the private and public realm.
- f. There shall be street trees and low planting along the sidewalk, creating a comfortable experience for pedestrians.

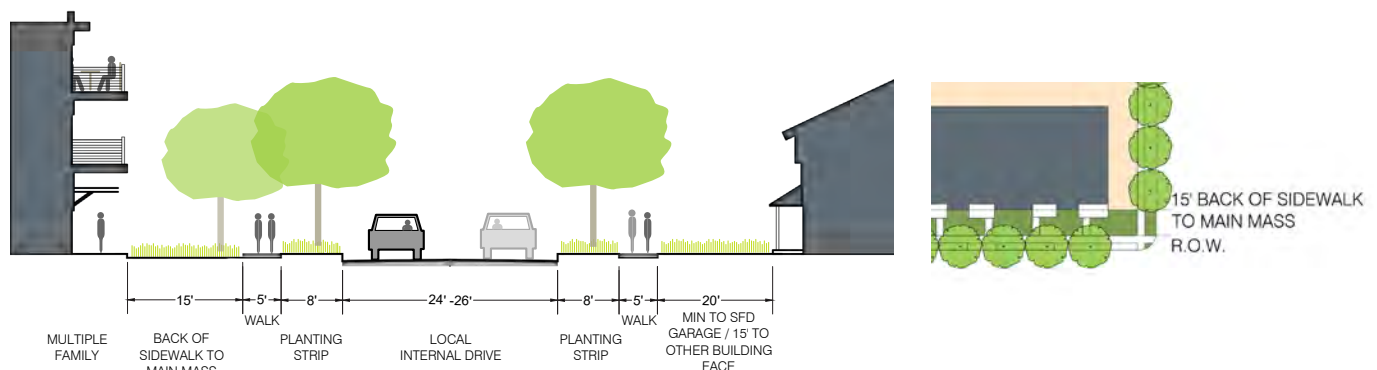


Figure 2.32 Example of internal frontage

6. Internal Open Space

These standards regulate frontages along internal open spaces within a development. For information about how to front open spaces on an adjacent parcel, please reference *2.4.6.C Multiple-Family Adjacent to Parks, Open Space, and Stream Corridors*, and *2.4.6.D Frontage Requirements for Adjacent Uses*.

Standards:

- Multiple-family buildings shall front open space, given that the open space is designed for pedestrian, bicycle, or recreational use (see *Figure 2.33*).
- Any multi-use paths required in the open space shall connect to adjacent trail points.
- The building setbacks shall respect the natural conditions of the open space, such as stream corridors and wetlands.

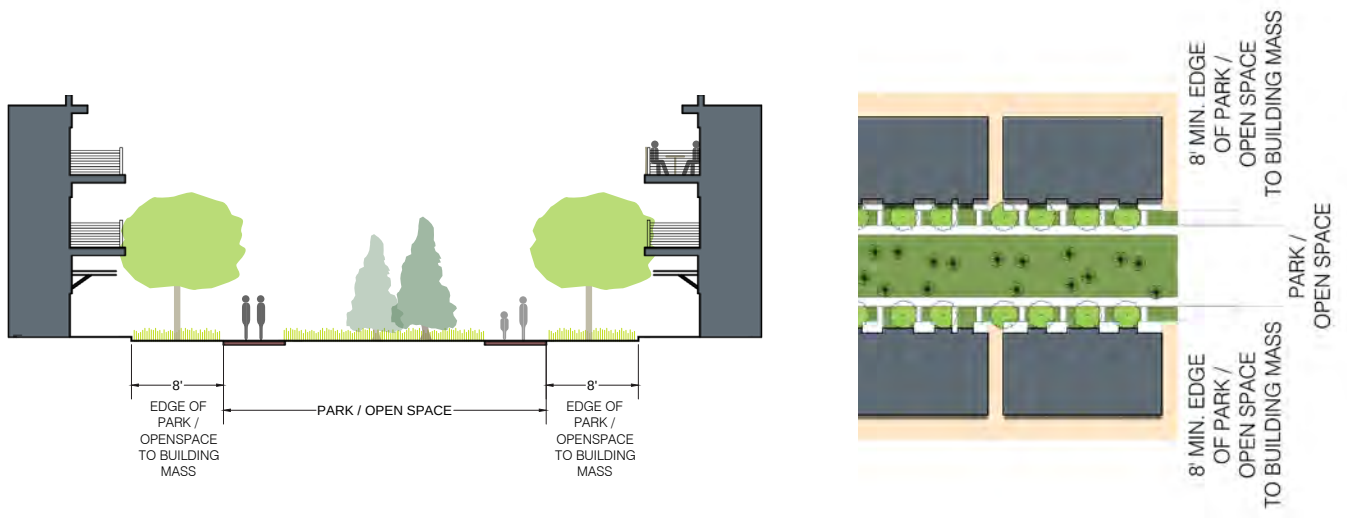


Figure 2.33 Example of internal open space frontage

Sensitivity to Adjacent Uses

A. Multiple-Family Development Adjacent to Single-Family Detached

Homes

The Town of Parker consists of mostly single-family detached housing units. As the Town becomes developed, infill and greenfield locations must be sensitive to adjacent single-family residential neighborhoods and other existing uses.

Intent:

Ensure that infill and greenfield development are appropriately buffered from existing uses.

Standards:

- 1. Multiple-family buildings 3 stories or taller shall be set back a minimum of 40 feet from the adjacent property lines to provide adequate buffering from single-family dwellings (see Table 2.7). Multiple-family buildings 2 1/2 stories or less may be located up to 25 feet away from the property lines shared with adjacent single-family detached neighborhoods (see Figure 2.34).
- 2. Multiple-family buildings shall be oriented perpendicular rather than parallel to existing single-family detached houses (see Figure 2.35).



Figure 2.34 Multiple-family with perpendicular orientation adjacent to single-family dwelling

STEP 5

Determine if buildings require specific orientation, setbacks, heights, or screening based on adjacent uses

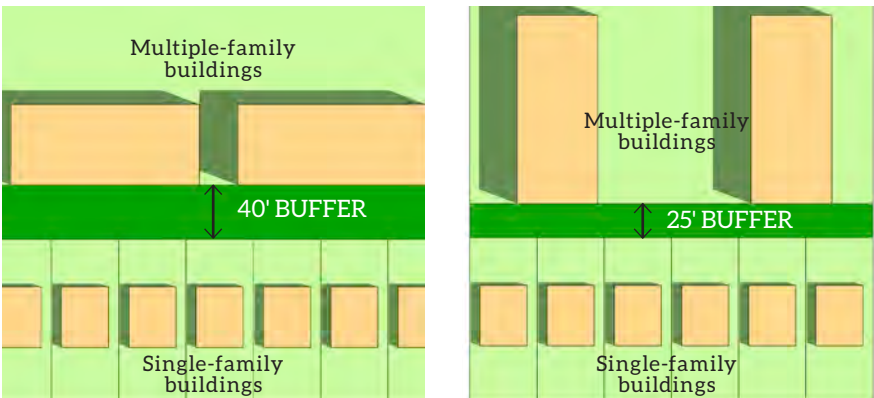


Figure 2.35 Required spacing between multiple-family development and single-family dwellings (front facing and side facing)

Table 2.7 Multiple-Family Adjacency

Use Adjacent to Multiple-Family	Required Buffer
Single-Family Dwelling	40 Feet Front Facing 25 Feet Side Facing
Another Multiple-Family Development	25 Feet*
Commercial/Industrial/Mixed-Use	50 Feet
Parks/Public Open Space	25 Feet

* This distance may be reduced based on the inclusion of design elements, the orientation of existing buildings, and other context factors.

B. Multiple-Family Adjacent to Commercial

Standards

1. Multiple-family buildings adjacent to the rear of commercial buildings shall have a 25-foot landscape buffer from the rear property line of the commercial building (see *Figure 2.36*).

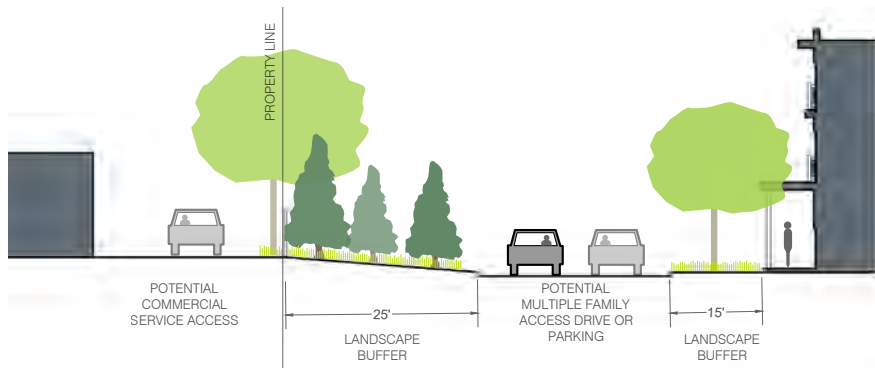


Figure 2.36 Multiple-family adjacent to commercial use

C. Multiple-Family Adjacent to Parks, Open Space, and Stream Corridors

Standards:

1. Multiple-family buildings shall front open space and landscaped areas, given that the space is designed for pedestrian, bicycle, or recreational use (see *Figure 2.37* and *Figure 2.38*).
2. A landscape buffer of a minimum of 20 feet shall be provided where multiple-family parcels abut a public open space.
3. Any multi-use paths required in the open space and landscaped areas shall connect to adjacent trails.
4. The building placement and orientation shall follow the topography of the natural conditions of the open space and landscaped area.

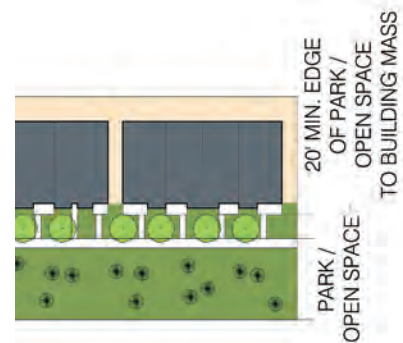
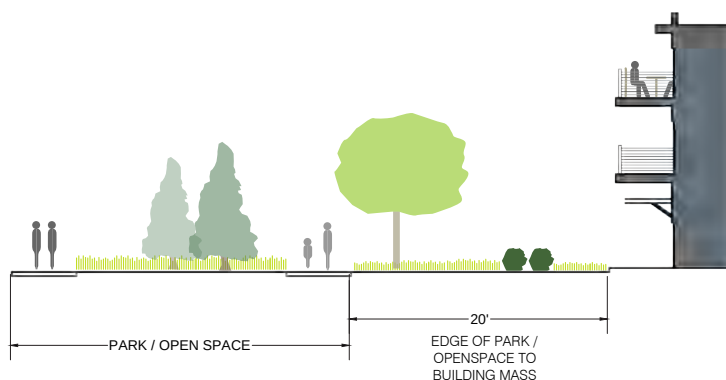


Figure 2.37 Multiple-family adjacent to parks and open space

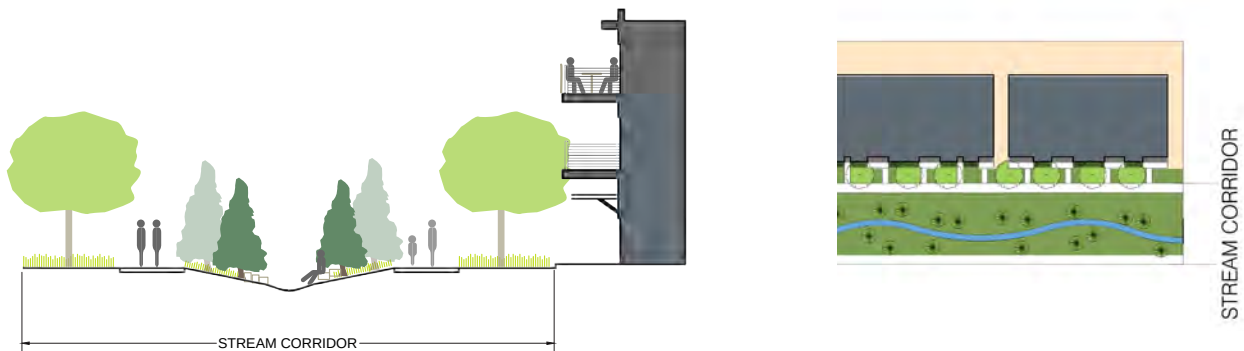


Figure 2.38 Multiple-family adjacent to public stream/creek

D. Frontage Requirements for Adjacent Uses

Standards:

1. Multiple-family buildings shall mirror the condition of existing adjacent developments:
 - a. Fronts of buildings shall face fronts of buildings.
 - b. Rears of buildings shall face rears of buildings.
2. If existing buildings have rears facing public rights-of-way, new multiple-family buildings shall front the public right-of-way, despite the front-to-back relationship.
3. In the case that multiple-family buildings are sited adjacent to public open space, the buildings shall front the open space.
 - a. In certain instances where it is not possible or advisable to front the open space, the applicant shall provide adequate justification and demonstrate how public access will be provided.



Figure 2.39 Multiple-family building fronting open space and landscaped areas.

Access, Circulation, and Parking

Multi-modal access into multiple-family developments and the internal circulation within the site plan must address the treatment of large parking lot areas. Both public and internal streets shall embody the principles of “Complete Streets” as further described in this section.

A. Internal Access

Intent:

Design internal access to be safe and clearly defined, but to remain secondary to internal streets. Accommodate pedestrian and bicycle movement.

Standards:

1. Internal access to multiple-family parcels shall provide visually clear entry points using signage or gateway features into the site from adjacent Public Streets, as illustrated in *Figure 2.40* and *Figure 2.41*.
2. Internal access drives shall balance vehicular, bicycle and pedestrian needs and improve multi-modal connections to RTD bus stops.
3. Internal access drives should provide attractive pedestrian realm and streetscape environments and provide wider landscape entry treatments or be framed by buildings.

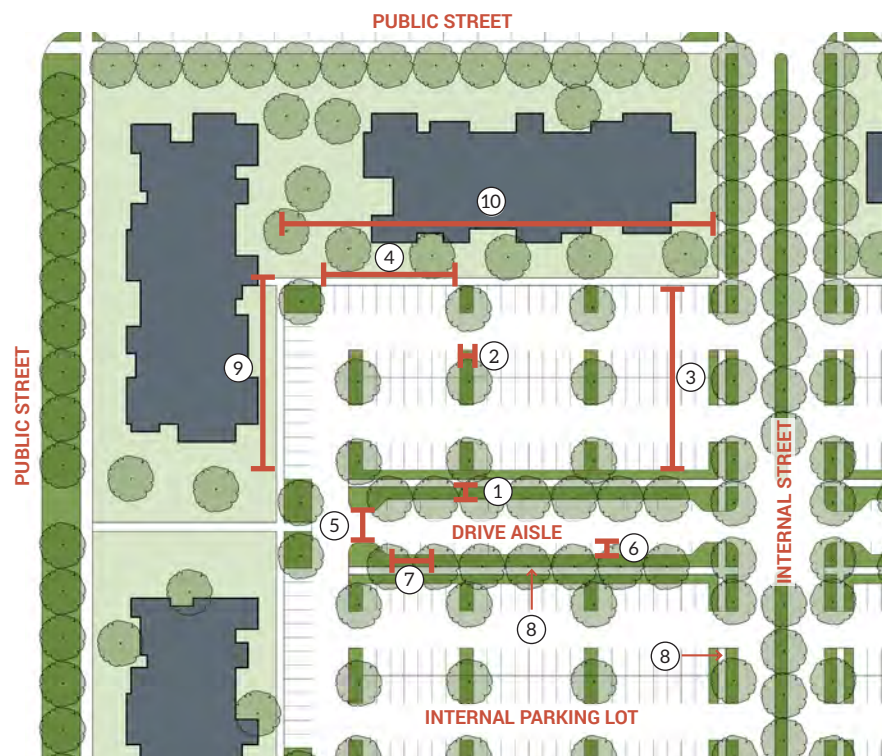


Figure 2.40 Internal Access Siting

STEP 6

Locate parking access & circulation (secondary to open space and building locations)

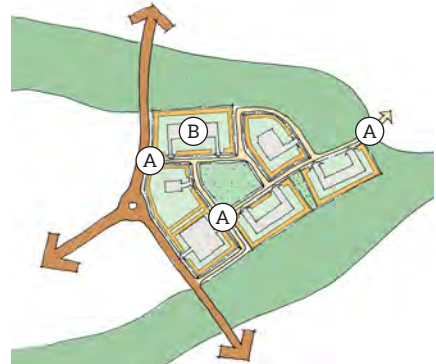


Figure 2.41 Access, Circulation, and Parking Diagram

- (A) INTERNAL STREETS CONNECT TO PUBLIC STREETS AND PROVIDE ACCESS TO PARKING
- (B) PARKING LOTS LOCATED INTERNALLY BEHIND BUILDINGS



Figure 2.42 Internal Street as “Complete Street”

1. Planting Strip Buffer: 8' min. width
2. Planting Aisle Strip: 8' min. width
3. Parking Bays (Reference 1.4 Definitions “Bay of Parking”): 3 double-loaded bays max. Must be separated by drive aisle.
4. Parking Aisle Length: 10 spaces max. Must be separated by planting aisle strip
5. Drive Aisle: 24-26' min. width
6. Parallel Parking: 8' min. width
7. Internal Drive Tree Spacing: 30'-35' on-center (O.C.)
8. Internal Pedestrian Connections: 5' min. detached sidewalk
9. Maximum width 180 feet of internal parking lot
10. Maximum length 270 feet of internal parking lot

B. Internal Private Street Design Standards for Circulation

Intent:

Internal streets are private streets located within a multiple-family parcel that are intended to create the look and feel of a narrow public street by providing a detached sidewalk, street trees, a landscape edge, and parallel parking in some instances.

Standards:

1. Internal Private Street Standards shall include all of the following:
 - a. Drive aisles shall comply with the Land Development Ordinance.
 - b. Parallel parking where allowed or desired along internal streets shall be 8 feet wide.
 - c. A tree lawn of a minimum 8 feet wide shall be located immediately behind the back of curb.
 - d. Approved street trees within the tree lawn spaced at 30 to 35 feet on center.
 - e. A minimum 5-foot wide detached sidewalk shall be located behind the tree lawn.
 - f. Where private drives are adjacent to internal parking lots an additional 8-foot wide landscape buffer strip shall be provided to screen the parking lot areas. See *Figure 2.46*.



Figure 2.43 Parallel parking along internal streets

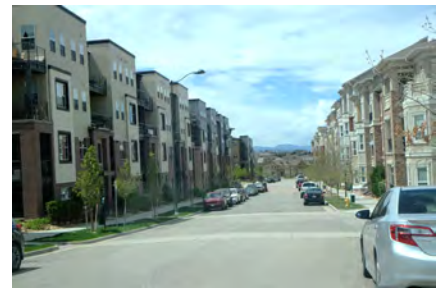


Figure 2.44 Internal street showing 24- to 26-foot drive aisle with tree lawn and sidewalk



Figure 2.45 Landscape buffer screening a parking lot adjacent to a private drive.

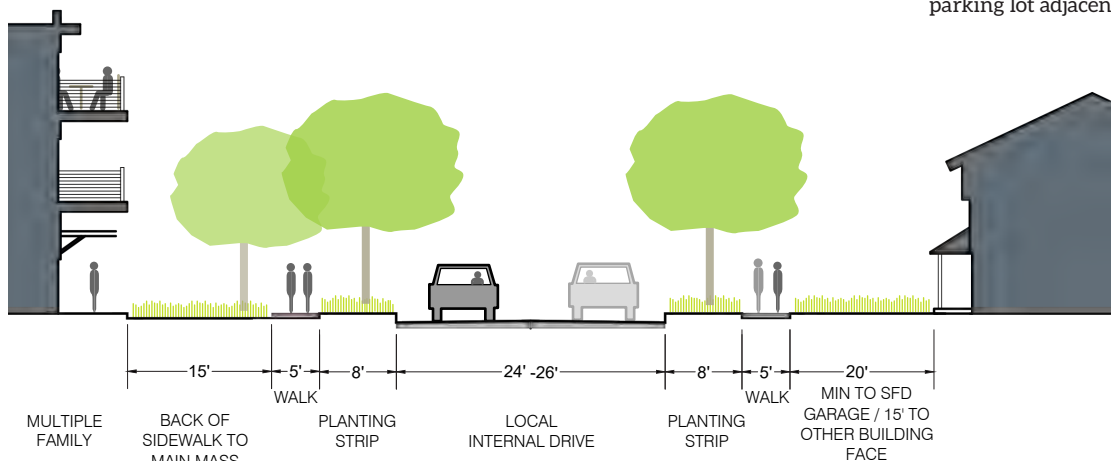


Figure 2.46 Internal street frontage section

C. Parking Lot Design

Intent:

Locate parking lots internal to development blocks, behind building massing to minimize the visibility of parking. Use parking lot landscaping to visually break up larger parking areas and to reduce urban heat island impacts.

Standards:

1. Surface parking areas shall be limited to a maximum width of 3 bays of parking, or 180 feet by 270 feet without being broken up by an Internal Street. See *Figure 2.40 Internal Access Siting*.
2. Planting and screening between parking lot drive aisles and parking bays shall follow the dimensional standards illustrated in *Figure 2.47*.
3. Parking aisle lengths shall not exceed 10 cars in length without being broken by an 8-foot wide minimum planting island.
4. If dictated by grading, existing road conditions, or improved site layout, the Planning Director may approve parking lots visible to the public street face not to exceed 60 feet total along a given street or block frontage. When this condition exists, the parking lot shall be screened with a 3-foot tall landscape hedge or masonry site wall matching the character of the adjacent project architecture.
5. Private parking lots abutting public open space and trails shall not be allowed unless they are 25 feet from the property edge and screened by a minimum 3-foot tall landscape hedge or masonry wall matching the character of the adjacent architecture. An exception may be permitted by the Planning Director if the proposed private parking lot provides public parking spaces. In this case, the public parking spaces may be allowed within the 25-foot buffer zone.

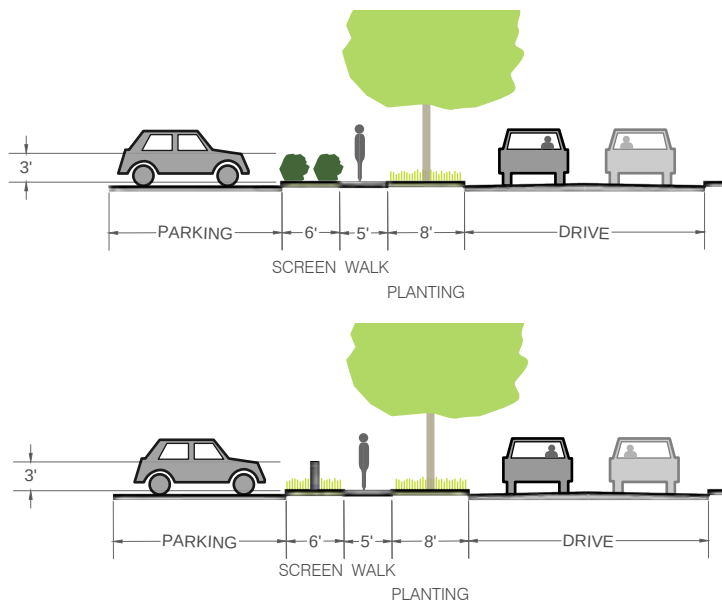


Figure 2.47 Parking lot screening design options



Figure 2.48 Parking aisle broken by 8-foot wide planting island



Figure 2.49 Example of screened parking lot adjacent to right-of-way frontage

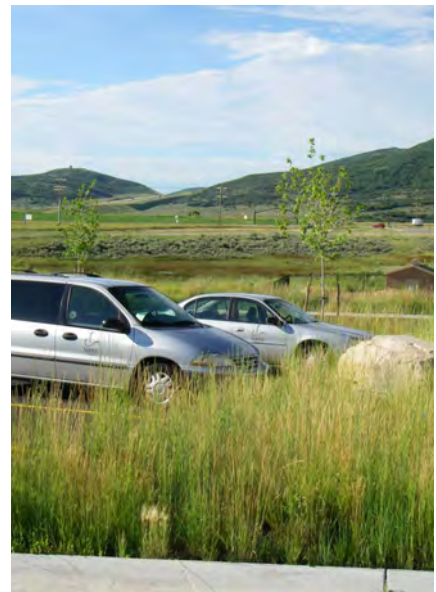


Figure 2.50 Parking lot abutting public open space

Grading and Retaining Walls

A. Grading

Many areas within the Town of Parker consist of a rolling topography. The Town has current grading, drainage, stream protection, erosion control and ridgeline ordinances and regulations in place through the LDO (refer to LDO to address criteria and regulations).

Intent:

Protect the character of the existing terrain, drainage ways, ridgelines and minimize cut-and-fill earthwork.

Standards:

1. Demonstrate that the grading approach minimizes disturbance of the site and grading to the greatest extent possible.
2. Use building form, such as multiple building levels and walkouts, to minimize site grading and to take advantage of existing grades, rather than creating flat pads.

B. Retaining Walls

Intent:

Employ retaining walls to retain topography in tight spaces and/or to maximize buildings and recreational areas while being sensitive to a site's natural topography.

Standards:

1. Retaining walls shall be limited to 4 feet in height and made of stone or split face masonry material that matches or is complimentary to the architecture of the buildings.
2. Where multiple retaining walls are required they shall be terraced with a minimum width of 5 feet of live landscaping and a maximum of 6 inches of sloped vertical elevation change on the terrace area between the walls. Refer to LDO Section 13.10.100 for specific requirements. (See *Figure 2.54*).



Figure 2.54 Retaining wall

STEP 7

Design site elements such as retaining walls, service, and storage



Figure 2.51 Retaining wall



Figure 2.52 Multiple retaining walls with planted terraces



Figure 2.53 Terraced walls

Service and Storage

A. Screening

Intent:

Multiple-family development layout shall minimize the visual and physical presence of service, utility, and storage elements of the community, while providing sufficient and functional service area uses and access.

Standards:

1. Utilize architectural and landscape screening elements to mitigate undesirable utility and service use locations. Landscape screening shall be utilized in conjunction with screen walls to provide varied screening techniques and avoid a hard monotonous treatment.
2. Locate service and utility areas a minimum of 50 feet away from main entry points into buildings and adjacent to streets.
3. Architectural walls and screens shall be consistent with the design and materials of the building to which they are connected, adjacent, or accessory to.
4. Where landscaping is utilized for screening it shall be layered in two rows of plants to screen the undesirable view from the streetscape and adjacent properties.
5. Landscape screening shall incorporate evergreen plant material or deciduous plant material with dense branching habit to provide effective screening during the winter.
6. Plant installation size and spacing shall be sufficient to provide 75% screening of the intended object within 5 years of installation.
7. The periphery of all surface parking lots shall be screened with a hedge of at least 3 feet high, a decorative low 3-foot architectural wall, or a 3-foot high decorative metal screen fence, or combination thereof (See *Figure 2.58* through *Figure 2.60*).

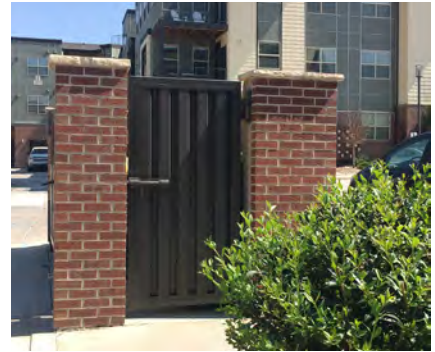


Figure 2.55 Screened outdoor storage



Figure 2.56 Screened outdoor storage



Figure 2.57 Evergreen landscape screening



Figure 2.58 Parking lot landscape screening



Figure 2.59 Parking lot fence screening



Figure 2.60 Architectural screening elements using consistent materials as the building

Utilities

Intent:

Locate service and utility areas away from areas that are visible from the public realm to prevent detracting from the pedestrian-friendly environment of the neighborhood.

Standards:

A. Location of Utilities

1. Locate service and utility areas away from main entries into buildings, public and internal streets, sidewalks, and corners. Planning for location of utilities should be a collaborative process with the utility, the Town, and the developer.
2. Locate utilities in the center of blocks, in the rear or on the side of buildings.
3. All utilities, both free-standing and attached to buildings should be screened by elements like planting or fencing that provides year-round screening. For screening standards, reference *2.4.9.A Screening*.
4. A mixture of shrub, groundcover, turf, and native grass should be used in undulating forms to breakup the long straight line appearance of utility easements where trees are not allowed to be planted.



Figure 2.61 Utilities appropriately located in the rear of buildings away from main entries

How the Site Design Comes Together: Case Study

Defining blocks, orienting buildings to create frontage, locating parking and access in the center of blocks, treating adjacent uses sensitively, grading minimally, and locating storage and service out of sight creates livable, high-quality multiple-family neighborhoods that enhance the character and quality of life in Parker.

The case study shown in *Figure 2.62* through *Figure 2.67* demonstrate how the site design comes together in a multi-block development that achieves the standards. In this case study, the developer plans to build Double-Aspect Walk-Up Buildings.

STEP 1

Multiple-family development type for example Double-Aspect Walk-up Buildings

STEP 2

Identify and protect important natural features and views

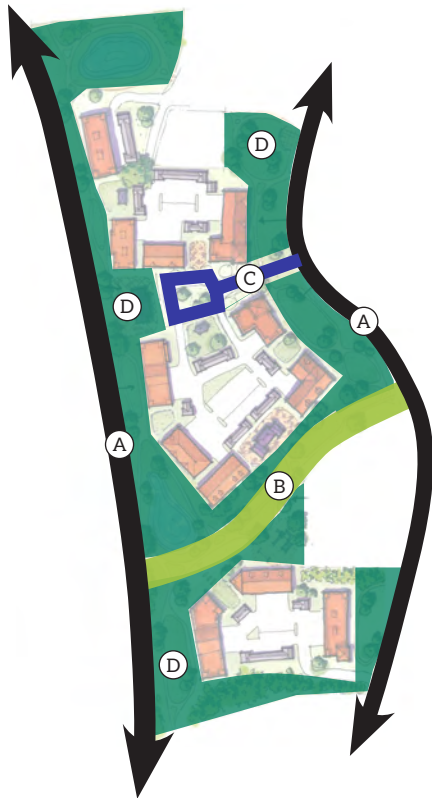


Figure 2.62 Block edges

- (A) — PUBLIC STREET
- (B) — PUBLIC GREENWAY
- (C) — INTERNAL STREET
- (D) — PRIVATE OPEN SPACE

STEP 3

Lay out development blocks, internal streets and greenways, and pedestrian & bike connections

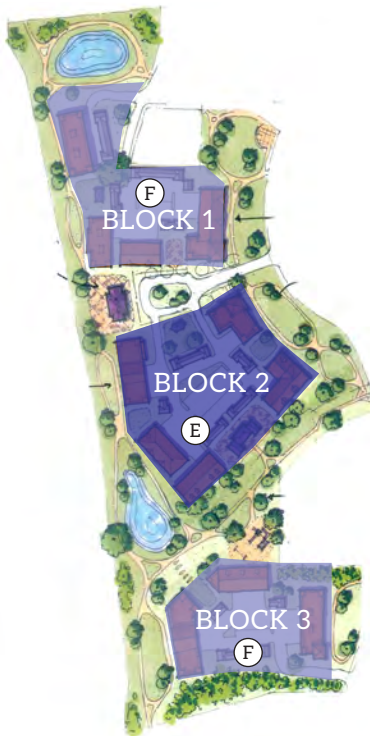


Figure 2.63 Defined blocks

- (E) — PARTIAL BLOCKS
- (F) — FULL-WRAP BLOCKS

STEP 4

Site buildings to front public & private streets and greenways



Figure 2.64 Building frontage at perimeter

- (G) — BUILDING FRONTAGE

STEP 5

Determine if buildings require specific orientation, setbacks, heights, or screening based on adjacent uses



The multiple-family site is bounded by a public street.

The multiple-family site is separated from the adjacent single-family detached houses by a public street. The single-family detached houses have rears that face the public street, with a privacy fence. *Frontage Requirements for Adjacent Uses* states that when adjacent uses are separated by a public street, the new multiple-family buildings shall face the public street, despite the front-to-back relationship.

A public open space greenway runs through the site.

New multiple-family buildings front the public open space.

Figure 2.65 Buildings designed in consideration of adjacent uses

STEP 6

Locate parking access and circulation (secondary to open space and building locations)



Clear entry and access point into the neighborhood.

Internal street follows Internal Street Design Standards, with on-street parking where appropriate, sidewalks, shade street trees, and other required features.

Parking lots located in the rear of the buildings, in the center of blocks.

Parking lot size limited to no more than three bays in width.

Ensure pedestrian and bicycle connectivity between blocks.

Figure 2.66 Site access and parking design

STEP 7

Design site elements such as retaining walls, service, and storage



Trash receptacles, loading docks, and service areas located in the rear of buildings, accessed from internal parking courts

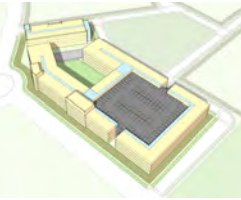
Periphery of parking lot screened where not enclosed by buildings

Outdoor storage screened according to standards

Figure 2.67 Appropriately locate service and utility elements

Table 2.8 below summarizes the four block types and provides an at-a-glance reference for the related standards.

Table 2.8 Summary Block Types Matrix

								
Block Type	Single-Aspect		Double-Aspect		Structured Parking		Composite Block	
	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
Block Depth (ft.)	220'	240'	260'	340'	280'	380'	240'	290'
Half-block Depth (ft.)	110'	120'	130'	170'	140'	190'	Varies	Varies
Block Length (ft.)	250'	700'	320'	640'	320'	640'	320'	640'
Block Area (acres)	1.2 ac.	3.9 ac.	1.9 ac.	5.0 ac.	2.1 ac.	5.6 ac.	1.8 ac.	4.2 ac.
Distance between buildings	10'	15'	12'	20'	12'	30'	12'	30'

Site Design Standards Checklist

Use the Site Design Standards Checklist below to ensure that each Standard is being met.

Table 2.9 Site Design Standards Checklist

Multiple-Family Development Typology		Access, Circulation, and Parking	
Development Type(s) Planned	☐	Parking located in the interior of blocks	☐
Natural Features and Views		Access drives accommodate bicycle, pedestrian, and transit users	☐
Steep slopes 15% or greater and drainageways protected in publicly accessible open spaces	☐	Access points to each block are clearly articulated	☐
Pedestrian and Bicycle Connections		Internal streets meet dimensional standards, with trees, planting strips, and sidewalks on both sides	☐
Sidewalks provided along all Public and Internal Streets	☐	Internal streets connect to other streets or drives, or courts are provided with visual termini	☐
Sidewalks provided within all Public and Internal Open Spaces	☐	Surface parking lots do not exceed the maximum dimensional standards	☐
Sidewalks provided within blocks to access rear entries, parking, services and amenities	☐	Grading and Retaining Walls	
Sidewalks provided to connect to adjacent development and neighborhoods	☐	Disturbance, grading, and earthwork has been minimized on the site	☐
Development Blocks		Retaining walls do not exceed 4 feet and wall materials are natural or complementary to building materials	☐
Block is bounded by publicly accessible streets and open spaces edges	☐	If multiple walls are necessary, requirements for landscaping have been met	☐
Block Type(s)	☐	Service and Storage	
Block dimensions (depth, length, area)	☐	Service, storage, and utilities have been located to minimize views and impact on building entries and publicly accessible spaces	☐
Distance from the publicly accessible sidewalk	☐	Appropriate screening mechanisms meet requirements	☐
Parking located in the center of the block	☐	Utilities	
Building Orientation		Utilities have been located in the rear or on the side of buildings	☐
Buildings front face perimeter of blocks	☐	Service and utility areas have been located away from main entries into buildings, public and internal streets, sidewalks, and corners.	☐
Buildings front public roadways and open spaces at corners and intersections	☐		
Buildings meet frontage requirements for the Street Typologies they front onto	☐		
Sensitivity to Adjacent Uses			
Uses on adjacent properties	☐		
Required buffers, setbacks, and building orientations met	☐		
Buildings mirror the frontage condition of existing adjacent development (fronts face fronts; backs face backs, unless otherwise indicated in the Standards)	☐		

Building Design Standards

Parker residents value high-quality building design that fits into and enhances the character of the community. Based on input from the community and key stakeholders, the Standards include requirements for six components of building design:

- Building type
- Variety
- Massing
- Composition
- Building elements
- Material and color palettes

Each of these components is critical to comprehensive, high-quality building design. The Standards require 360-degree architecture, with high-quality materials and design on all sides of a building that are visible from the public realm.

Intent:

Design buildings that are high-quality, well-scaled, appropriate for their contexts, relative to human scale, sustainable, and durable over time. High-quality building design defines the public realm, ensures design variety, and provides visual interest to neighborhoods.

The Building Design standards are organized into the six steps shown in *Figure 2.68* and described throughout this section.



Figure 2.69 Example of a high-quality townhouse development

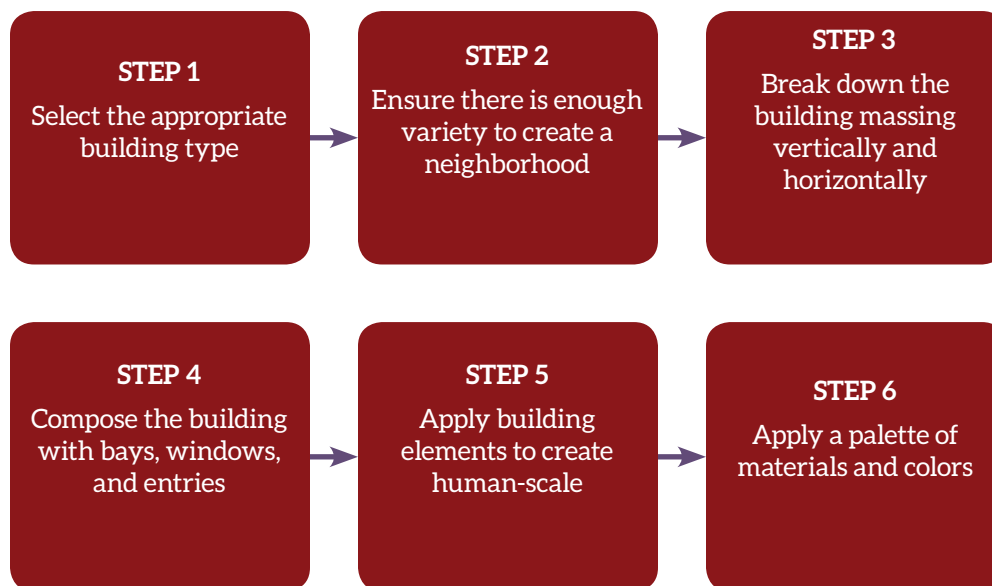


Figure 2.68 Typical Multiple-Family Building Design Process

Building Types

Building types describe dimensional and circulation differences between the way that multiple-family buildings function. Each building type described below has specific standards for the way that frontage and block siting should occur. As building scale increases, strategies for massing and composition and building diversity become more critical in the building design process.

Intent:

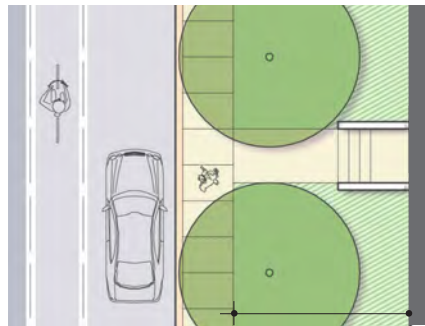
Site and orient buildings to create pedestrian-friendly walkable streets. Dimension buildings to ensure adequate natural light and livable spaces. Design buildings with human-scale building elements in the front to transition between the interior and exterior. Locate service-oriented functions such as parking, in the rear with adequate separation from buildings.

STEP 1

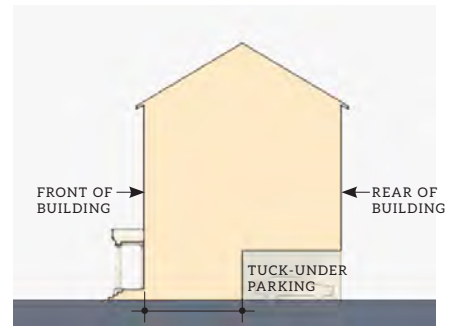
Select the appropriate building type



Distance between front of building and path or sidewalk



Distance between front of building and path or sidewalk



Min. distance between tuck-under parking and front of building

Figure 2.70 Diagrams showing distance between front of the building to path or sidewalk

Figure 2.71 Minimum distance between tuck-under parking and front of building



Figure 2.72 Paired Unit



Figure 2.73 Attached House



Figure 2.74 Walk-Up Multiple-Family Building (Single-Aspect)

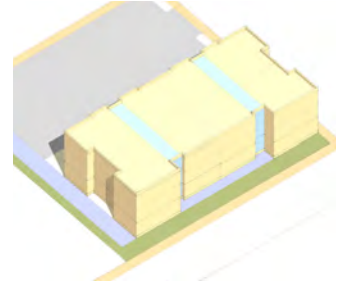


Figure 2.75 Walk-Up Multiple-Family Building (Double-Aspect)

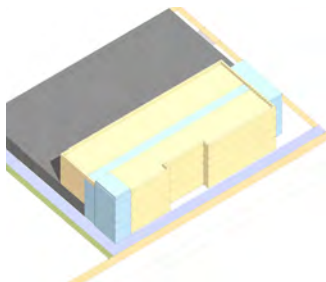


Figure 2.76 Corridor Multiple-Family Building

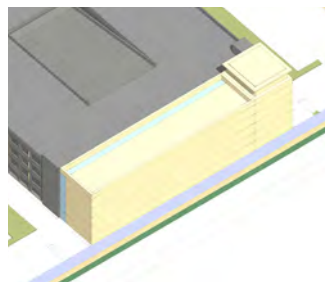


Figure 2.77 Liner Multiple-Family Building

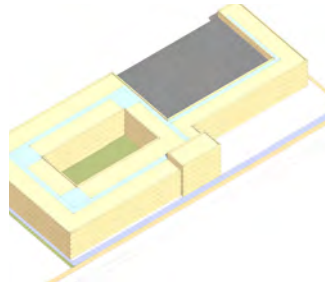


Figure 2.78 Texas Wrap Building

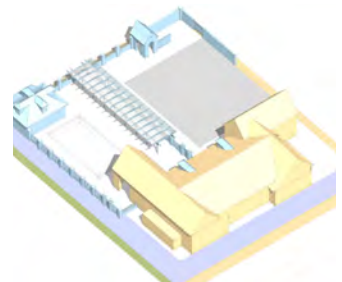


Figure 2.79 Accessory Building/Structure

A. Paired Unit (Duplex, Patio Home)

The Paired Unit is a small building that contains two side-by-side, ground-oriented residential units. Each has its entry on a street or open space. Paired Units may serve active adult markets, with master bedroom suites on the ground floor.

Standards:

1. Paired Units may be developed as part of an ownership development. In this case, the design must follow *13.10.161 Residential Design Minimums*.
2. If Paired Units are developed as part of a multiple-family development, the design shall comply with the standards below:

Table 2.10 Paired Unit Requirements

Building Requirements		
A	Building Length (feet)	18 to 32 (per unit)
B	Building Depth (feet)	30 to 60
Frontage Requirements (From Internal Streets and Open Spaces)		
C	Entrance access	Front or Side
D	Required distance between front of building and path or sidewalk (feet)	10 to 15
E	Required distance between rear of building and path/sidewalk or detached parking (feet)	15 minimum
F	Required distance between tuck-under garage parking and front of building (feet) (See Figure 2.71)	20 minimum
G	Required distance between garage door and drive aisle/alley (feet)	Less than 5 feet or greater than 18 feet
H	Projection of Building Elements into the distance between the front of building and sidewalk (feet)	8 maximum
Circulation (Individual, Core, or Corridor)		Individual
Types of streets appropriate on		Local Collector, Old Town Street, Internal Street, Open Space

ALTERNATE NAMES

- Attached Patio Home, Duplexes, Paired Home



Figure 2.80 Example of Paired Units

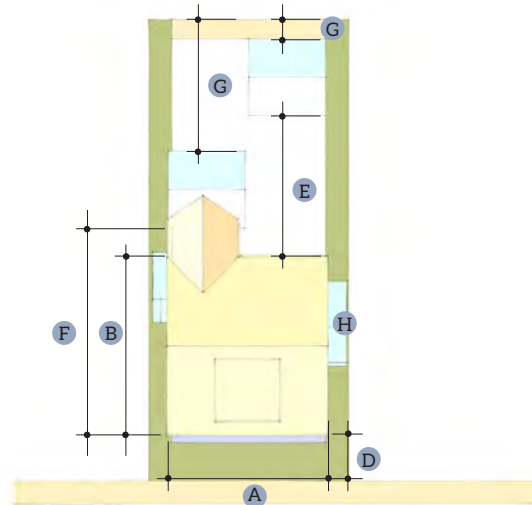


Figure 2.81 Example of Paired Units

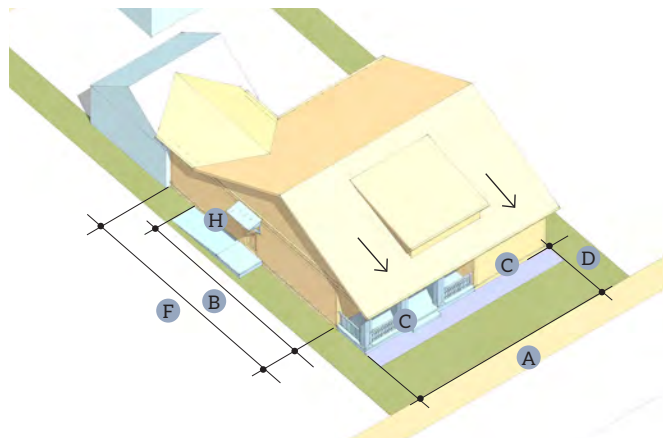


Figure 2.82 Example of Paired Units

B. Attached House

Attached Houses include townhouses, row houses, and brownstones. Typical attached houses are ground oriented (not stacked), and each unit has an entry on a street or open space. Attached house buildings include three to seven units. Tuck-under townhouses have parking under the rear of the main body massing. Stacked townhouses include a townhouse on top of a ground floor unit.

Standards:

Table 2.11 Attached House Requirements

Building Requirements	
A Building Length (feet)	16 to 28 (per unit)
B Building Depth (feet)	30 to 44
Frontage Requirements (From Internal Streets and Open Spaces)	
C Entrance access	Front-Only
D Required distance between front of building and path or sidewalk (feet)	10 to 15
E Required distance between rear of building and path/sidewalk or detached parking (feet)	15 minimum
F Required distance between tuck-under garage parking and front of building (feet) (See Figure 2.71)	20 minimum
G Required distance between garage door and drive aisle/alley (feet)	Less than 5 feet or greater than 18 feet
H Projection of Building Elements into the distance between the front of building and sidewalk (feet)	8 maximum
Circulation (Individual, Core, or Corridor)	Individual
Types of streets appropriate on	Arterial, Major Collector, Collector, Local, Old Town Street, Internal Street, Open Space

ALTERNATE NAMES

- Townhouse or Townhome
- Rowhouse or Rowhome
- Greystone
- Brownstone



Figure 2.83 Example of Attached House

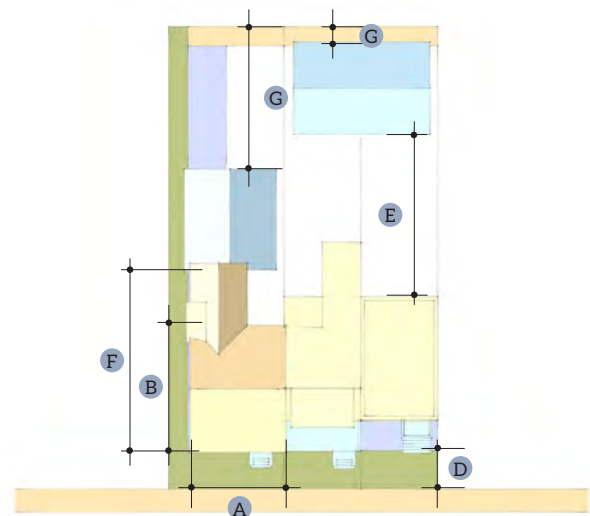


Figure 2.84 Example of Attached House lot

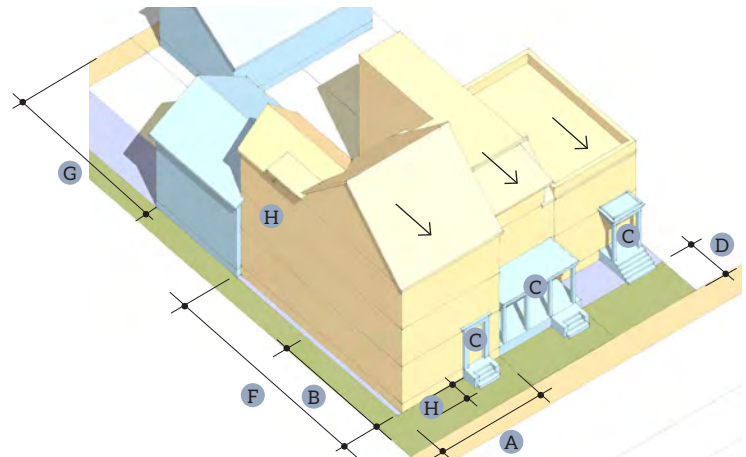


Figure 2.85 Example of Attached House main body

C. Walk-Up Multiple-family Building (Single-Aspect)

Walk-Up Multiple-Family Buildings contain residential units that share common circulation cores (each typically serving 2 units per floor). Single-aspect walk-up buildings are one-unit deep, with defined fronts and backs. The cores extend through the building and have entries in both the front and rear.

Standards:

Table 2.12 Walk-Up Multiple-Family Building Requirements

Building Requirements	
A Building Length (feet)	50 to 150
B Building Depth (feet)	30 to 54
Frontage Requirements (From Internal Streets and Open Spaces)	
C Entrance access	Front and Rear
D Required distance between front of building and path or sidewalk (feet)	10 to 15
E Required distance between rear of building and path/sidewalk or detached parking (feet)	15 minimum
F Required distance between tuck-under garage parking and front of building (feet) (See Figure 2.71)	20 minimum
G Projection of Building Elements into the distance between the front of building and sidewalk(feet)	8 maximum
H Circulation (Individual , Core, or Corridor)	Core
Types of streets appropriate on	Arterial, Major Collector, Collector, Local, Old Town Street, Internal Street, Open Space

ALTERNATE NAMES

- Garden Apartment



Figure 2.86 Example of Walk-Up Multiple-Family building

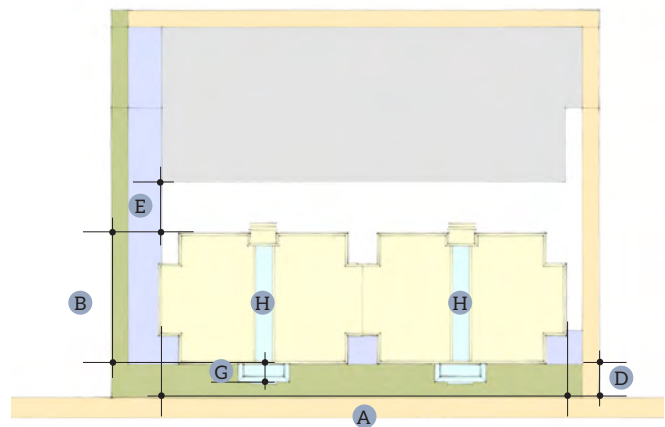


Figure 2.87 Example of Single-Aspect Walk-Up Multiple-Family Building



Figure 2.88 Example of Single-Aspect Walk-Up Multiple-Family Building

D. Walk-Up Multiple-Family Building (Double-Aspect)

Double-aspect Walk-Up Multiple-Family Buildings contain residential units that share common circulation cores (each typically serving 4 units per floor). Single-aspect walk-up buildings are two-units deep. Units face the front and rear of the building, so a front side must be selected for block layout. The cores extend through the building and have entries in both the front and rear.

Standards:

Table 2.13 Walk-Up Multiple-Family Building Requirements

Building Requirements	
A Building Length (feet)	48 to 250
B Building Depth (feet)	55 to 60
Frontage Requirements (From Internal Streets and Open Spaces)	
C Entrance access	Front and Rear
D Required distance between front of building and path or sidewalk (feet)	10 to 20
E Required distance between rear of building and path/sidewalk or detached parking (feet)	20 minimum
F Required distance between integrated garage parking and front of building (feet) (See Figure 2.71)	20 minimum
G Projection of Building Elements into the distance between the front of building and sidewalk (feet)	8 maximum
H Circulation (Individual, Core, or Corridor)	Core
Types of streets appropriate on	Principal Arterial, Arterial, Major Collector, Collector, Local, Old Town Street, Internal Street, Open Space

ALTERNATE NAMES

- Garden Apartment



Figure 2.89 Example of Walk-Up Multiple-Family Building

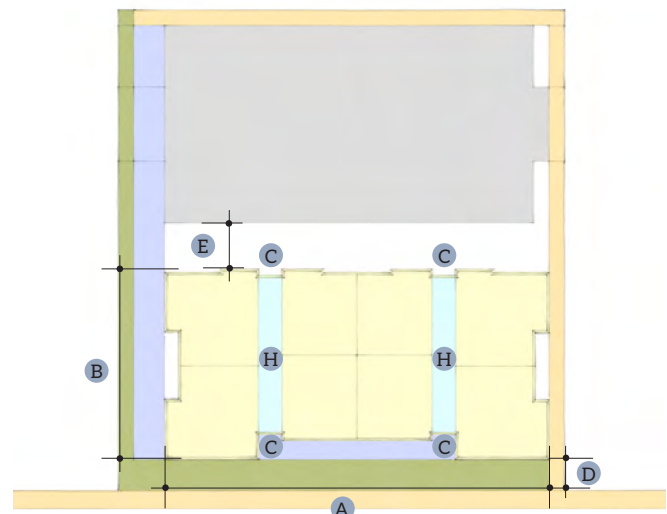


Figure 2.90 Example of Double-Aspect Walk-Up Multiple-Family Building

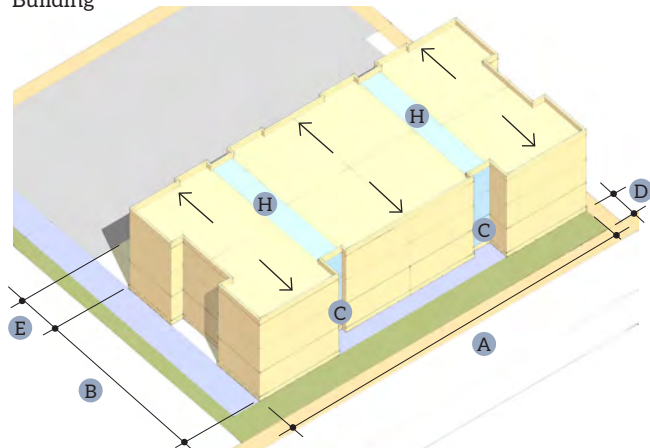


Figure 2.91 Example of Double-Aspect Walk-Up Multiple-Family Building

E. Corridor Multiple-Family Building

Corridor Multiple-Family Buildings are served by a central corridor, typically with vertical circulation at either end. Corridor Buildings have units that face the front and rear of the building, so a front side must be selected for block layout. Corridor Buildings may have units on the ground floor, or they may have non-residential uses or an integrated parking structure on the ground floor.

Standards:

Table 2.14 Corridor Multiple-Family Building Requirements

Building Requirements	
A Building Length (feet)	80 to 250
B Building Depth (feet)	60 to 80
Frontage Requirements (From Internal Streets and Open Spaces)	
C Entrance access	Front and Rear
D Required distance between front of building and path or sidewalk (feet)	10 to 20
E Required distance between rear of building and path/sidewalk or detached parking (feet)	20 minimum for Double-Corridor Building
F Required distance between integrated garage parking and front of building (feet) (See Figure 2.71)	20 minimum
G Projection of Building Elements into the distance between the front of building and sidewalk (feet)	8 maximum
H Circulation (Individual, Core, or Corridor)	Corridor
Types of streets appropriate on	Principal Arterial, Arterial, Major Collector, Collector, Local, Old Town Street, Internal Street, Open Space

ALTERNATE NAMES

- Double-loaded Corridor Apartment
- Double-loaded Corridor Tuck Under Apartment
- Double-loaded Corridor Podium Building

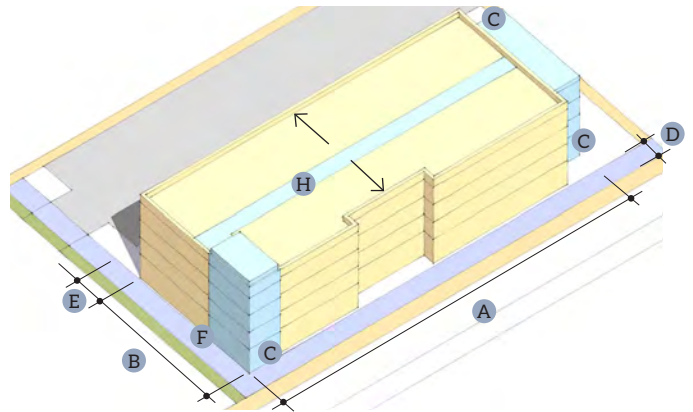


Figure 2.92 Example of Corridor Multiple-Family Building

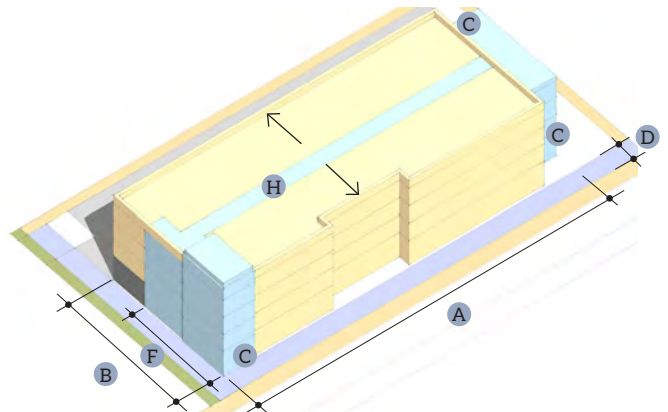


Figure 2.93 Example of Corridor Tuck Under Multiple-Family Building

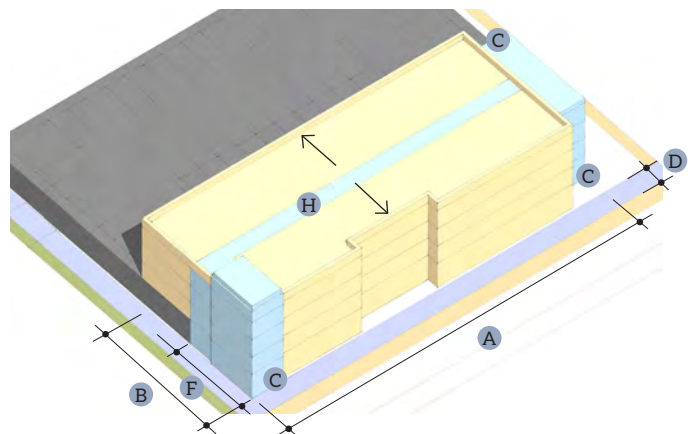


Figure 2.94 Example of Corridor Podium Multiple-Family Building

F. Liner Multiple-Family Building

Liner Buildings create active use frontage along structured parking garages. Liner Buildings are one-unit deep, with a clear front. Ground floor units may have separate entrances, while upper floor units are accessed by a common lobby, vertical circulation, and a corridor located between the building and the garage.

Standards:

Table 2.15 Liner Multiple-Family Building Requirements

Building Requirements	
A Building Length (feet)	80 to 250
B Building Depth (feet)	33 to 45
Frontage Requirements (From Internal Streets and Open Spaces)	
C Entrance access	Front Only
D Required distance between front of building and path or sidewalk (feet)	10 to 20
E Required distance between rear of building and path/sidewalk or detached parking (feet)	N/A
F Required distance between integrated garage parking and front of building (feet) (See Figure 2.71)	33 minimum
G Projection of Building Elements into the distance between the front of building and sidewalk (feet)	8 maximum
H Circulation (Individual, Core, or Corridor)	Individual or Corridor
Types of streets appropriate on	Principal Arterial, Arterial, Major Collector, Collector, Local, Old Town Street, Internal Street, Open Space



Figure 2.95 Example of Liner Multiple-Family Building



Figure 2.96 Example of Liner Corridor Multiple-Family Building

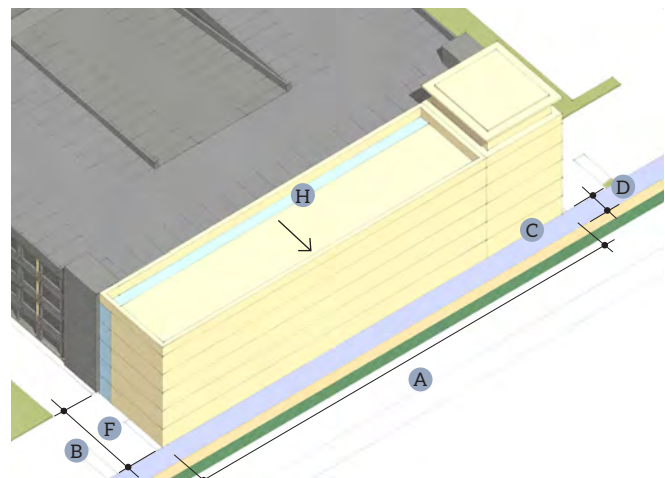


Figure 2.97 Example of Liner Corridor Multiple-Family Building

G. Texas Wrap Building

The Texas Wrap Building combines Corridor and Liner Multiple-Family Buildings, wrapped around a single garage. This building type efficiently serves a large number of units through connected corridors.

Standards:

Table 2.16 Texas Wrap Building Requirements

Building Requirements		
A	Building Length (feet)	80 to 150
B	Building Depth (feet)	33 to 65
Frontage Requirements (From Internal Streets and Open Spaces)		
C	Entrance access	Front and Rear
D	Required distance between front of building and path or sidewalk (feet)	10 to 20
E	Required distance between rear of building and path/sidewalk or detached parking (feet)	N/A
F	Required distance between integrated garage parking and front of building (feet) (See Figure 2.71)	20 minimum
G	Projection of Building Elements into the distance between the front of building and sidewalk (feet)	8 maximum
H	Circulation (Individual, Core, or Corridor)	Corridor
Types of streets appropriate on		Principal Arterial, Arterial, Major Collector, Collector, Local, Old Town Street, Internal Street, Open Space

ALTERNATE NAMES

- Texas Doughnut Building
- Liner Wrapped Building
- Wrap Style Building
- Wrapped Podium



Figure 2.98 Example of a Texas Wrap Corridor Multiple-Family Building

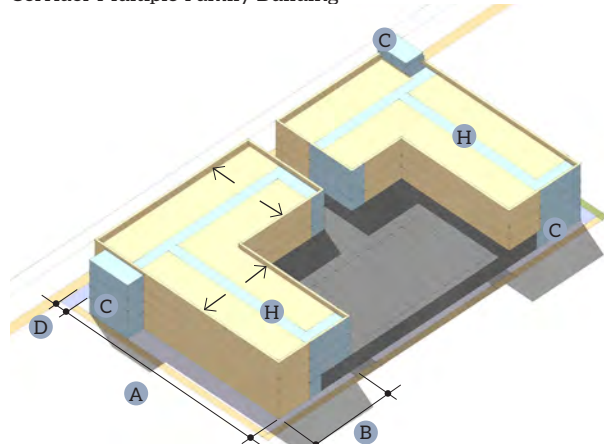


Figure 2.99 Example of a Wrapped Podium Building

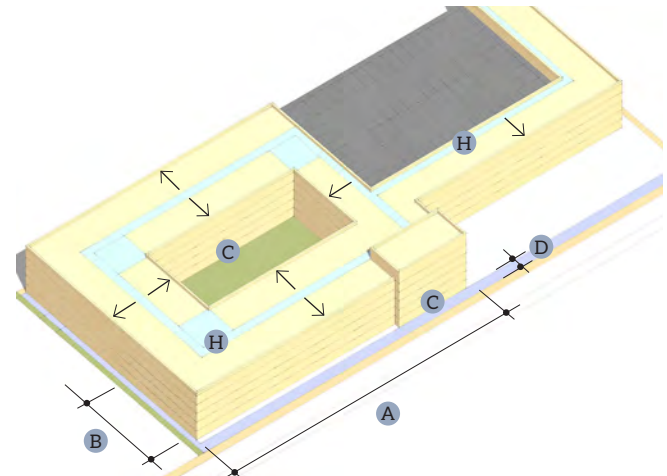


Figure 2.100 Example of a Texas Wrap Building

H. Parking Garages*

Structured parking, when visible, should be an attractive architectural element in the community. The standards below apply to multiple-family, commercial, industrial, and mixed-use developments.

Intent:

Minimize the visual impact of parking on the pedestrian experience and the street environment; create visually interesting facades; create facades compatible in character with adjoining buildings and spaces; and reduce visual impact of headlights and light emanating from parking structures.

Standards:

1. Parking garages seen from the street, open space or adjacent property shall be designed to complement the design character of buildings integrated with the garage, or of adjacent architecture.
2. Parking garage facades fronting streets, open spaces, or adjacent properties shall include architectural elements that relate to human scale, such as bay expression, fenestration, changes in plane of walls, changes in materials or color, architectural details, signage, or art.
3. Sloped ramps shall not be permitted on facades fronting a right-of-way, plaza, or open space.
4. Parking garages shall be wrapped on all sides visible by the public. Planning Director may waive the following criteria:
 - Lot size
 - Lot shape, topography or other constraints
5. Entire sides of substantial lengths of the garage designed to be open with no fenestration are prohibited.
6. Long lengths of openings that do not replicate a window or storefront pattern are prohibited.
7. Vehicles shall not be visible from streets, sidewalks, or public rights-of-way.
8. Parking structures shall screen all head-in parking with a continuous wall no less than 42 inches high in front of vehicles, constructed of materials of equivalent quality to the facades of adjacent buildings.
9. Garage structures three levels or taller shall incorporate retail or other uses at the ground level or accommodate taller ceiling heights to allow for conversion in the future.
10. There shall be architectural articulation on all sides of the parking structure visible from public rights-of-ways, with architectural materials other than precast concrete or block; articulation shall extend at least 6 inches from the structure.

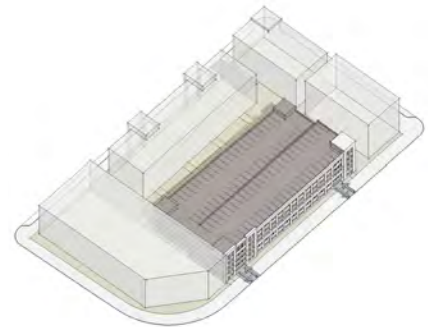


Figure 2.101 Example of stand-alone parking structure, wrapped by building

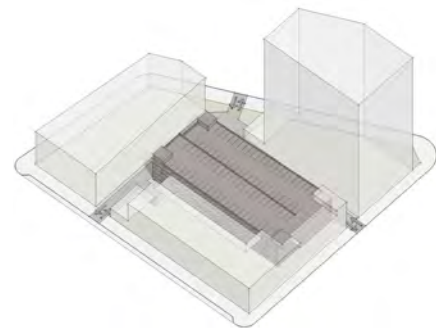


Figure 2.102 Example of parking structure integrated with liner buildings

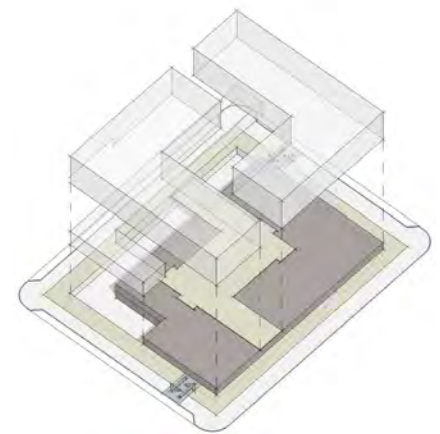


Figure 2.103 Example of a podium/basement parking structure with buildings above

* Credit: Parking Garage Standards developed by Kimley-Horn. For parking structures in the Downtown area, please refer back to the Greater Downtown District Design Standards.

I. Accessory Buildings/Structures

Accessory Structures accommodate uses other than primary use within a multiple-family development, providing either amenities or utility for the residents. For the purposes of this document, there are two types — functional and amenity.

1. Functional Building

Functional Buildings include garages and carports, mail structures, as well as storage for mechanical systems or belongings.

Table 2.17 Functional Building Requirements

Building Requirements	
A Building Length (feet)	12 to 120 (maximum 5 double garages in a row)
B Building Depth (feet)	20 to 45
Frontage Requirements (From Internal Streets and Open Spaces)	
C Required distance between rear of building and drive aisle (feet)	5 minimum, 18 maximum
Types of streets appropriate on	Collector, Local, Internal Street, Parking Lot Drive Aisle

Standards:

- Minimize the visibility of Functional Buildings through appropriate siting in the center of blocks.
- If Functional Buildings are visible from streets or open spaces and are not obscured by other multiple-family buildings, they shall be screened by adequate landscaping, walls, or fencing, according to the standards in *2.4.9.A Screening*.
- Provide adequate access to Functional Buildings, while not highlighting or elevating their importance.
- Functional Buildings may be permitted along a single side of a block, only under the condition that they do not face public streets or important, highly-visible internal streets or open spaces. Garage doors or service entrances may not face perimeters of blocks.

ALTERNATE NAMES

- Carport
- Garage
- Bike Barn
- Storage Shed
- Pool Equipment Building
- Mail Structure



Figure 2.104 Example of a mail structure



Figure 2.105 Example of garages

2. Amenity Building

Amenity Buildings house active uses, including accessory living, recreation, or gathering space for residents. Stand-alone carriage houses, club houses, pool houses, and fitness centers are examples of amenity buildings.

Standards:

Table 2.18 Amenity Building Requirements

Building Requirements	
A Main Building Width (feet)	N/A
B Main Building Depth (feet)	N/A
Frontage Requirements (From Internal Streets and Open Spaces)	
C Entrance access	Front, Side, and Rear
D Required distance between front of building and path or sidewalk (feet)	10 to 15
E Required distance between rear of building and path/sidewalk or detached parking (feet)	10 minimum
F Projection of Building Elements into the distance between the front of building and sidewalk (feet)	8 maximum
Circulation (Individual, Core, or Corridor)	Individual
Types of streets appropriate on	Principal Arterial, Arterial, Major Collector, Collector, Local, Old Town Street, Internal Street, Open Space

- a. Locate Amenity Buildings to be accessible to the whole development by internal streets and/or publicly accessible open space.
- b. Design Amenity Buildings that have high-quality building elements to connect to the public realm and create an approachable, human scale.
- c. Elevate the level of design, finish, and materials to match the civic nature of the building's use.

Guidelines:

- a. Amenity Buildings should take design cues from the residential buildings which they are accessory.
- b. Facades of Amenity Buildings facing public streets or that are highly visible in the development shall have a higher percentage of transparency and articulation than other facades.

ALTERNATE USES

- Club House
- Carriage House
- Pool Building



Figure 2.106 Example of club house Amenity Building

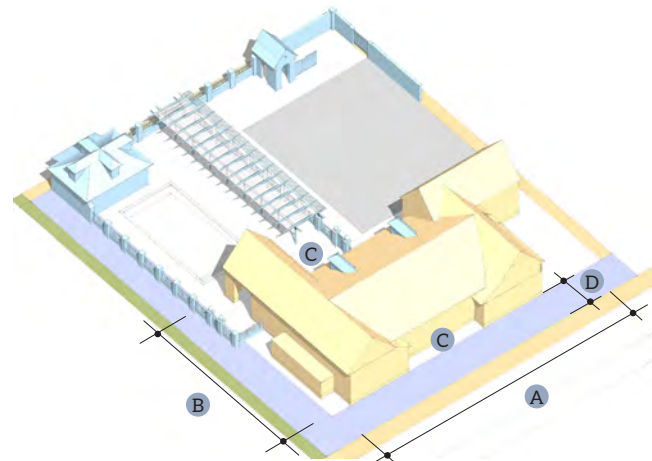


Figure 2.107 Example of Club House Amenity Building

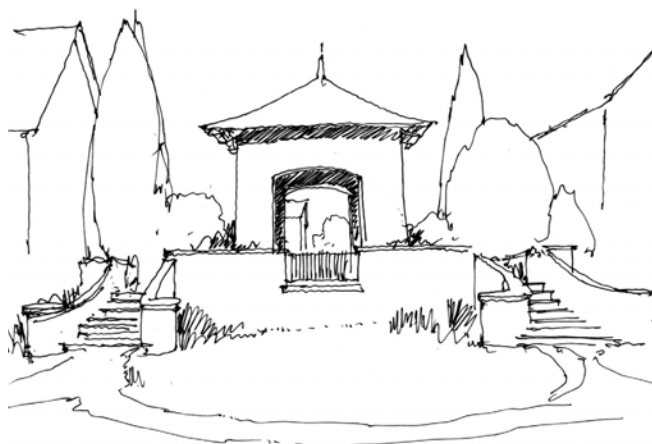


Figure 2.108 Example of an Amenity Building as a focal point

Building Design Variety

Residential neighborhoods require architectural variety to make them enjoyable, interesting environments. Even in neighborhoods where the same building type or plan is repeated, building elements, palettes, and styles should provide variation along the street.

Intent:

Achieve variety of design to ensure the development is visually interesting and to reinforce the creation of neighborhoods rather than repetitive and identifiable complexes.

Standards:

A. Elevation Design Variation Requirement

- 1. Developments with more than two buildings must comply with the required minimum number of Elevation Design Variations required in Table 2.19.
- 2. For developments with more than two buildings, buildings sited next to one another in the same orientation must have different Elevation Design Variations.
- 3. Elevation Design Variations shall be determined by differences in the patterns of breaking down the horizontal and vertical massing, the building composition, application of building elements, and the material and color palettes.

STEP 2
Ensure there is enough variety to create a neighborhood

Table 2.19 Elevation Design Variation Requirement

Number of residential multiple-family buildings in the development	Min. Different Elevation Design Variations Required
1-2	1
2-6	2
7-9	3
10 or more	1 per every 4 buildings, up to 6 total

BUILDING DESIGN VARIETY PRINCIPLE

- Variety in residential design creates inviting, interesting neighborhoods.



Figure 2.109 The example shows two Attached Building Types, with different Elevation Design Variations, defined by different composition and massing patterns (A-B-A and C-D-E).

Building Form and Massing

Breaking down building massing is essential to creating buildings that are well-proportioned and fit into a neighborhood context. This may be accomplished through plane changes, materials, and articulation.

Intent:

To create aesthetically pleasing building forms and to articulate buildings in a way that allows people to relate to the scale of the building, regardless of the length of elevation or height of the building.

A. Breaking Down Massing Horizontally

Standards:

- 1. Building proportions shall have a distinguishable top, middle, and base.
- 2. Openings shall be larger at the base or on the second floor and decrease in height towards the top of the building.
- 3. Materials shall appear heavy at the base of the building to anchor the building to the ground. Reference 2.5.6.A.1 Masonry Base Requirements.

Table 2.20 Horizontal Massing Break Requirements

	Techniques for Defining Horizontal Massing	Techniques for Enhancing Horizontal Massing
	• Visibly apparent material change • String course (horizontal banding) • Step-back or change in plane	• Scale of openings • Transparency percentage and visual weight • Building elements (storefronts, bay windows, roof lines)
Front, side, or any elevation visible from public streets or open spaces	Apply at least one technique between the top and middle of the building Apply at least one technique between the middle and base of the building	Apply at least two techniques
Rear Elevation	Apply at least one technique	N/A



Figure 2.112 Building 2.5 stories or shorter broken down horizontally



Figure 2.113 Building 3 stories or taller broken down horizontally

STEP 3

Break down the building massing vertically and horizontally



Figure 2.110 Horizontal massing defined by material changes



Figure 2.111 Multiple-family building with clearly defined top, middle and base

B. Breaking Down Massing Vertically

Multiple-family buildings have longer masses as a result of multiple units being contained in one building. Buildings 48 feet or longer are required to follow the standards below.

Standards:

Table 2.21 Vertical Massing Break Requirements

	Techniques for Defining Vertical Massing	Techniques for Enhancing Vertical Massing
	- Change in plane in the facade of the building (set forward or back) - Significant break in eave line or roof form	- Change in material with plane change - Pattern of openings and opening types - Minor change in eave line or roof form - Building elements (porches, bay windows, roof lines, etc.)
Front, side, or any elevation visible from public streets or open spaces	Apply both techniques, at the intervals described in <i>Table 2.22</i>	Apply at least one technique
Rear Elevation	Apply at least one technique	N/A

MASSING PRINCIPLES

- Well-proportioned components relate to human-scale and make pedestrians feel comfortable around the building.
- Larger buildings must be broken down through a series of changing planes and roof forms to create vertical masses and rhythm along a street or open space.

Table 2.22 Vertical Massing Break Requirements by Building Type

Building Type	Maximum Horizontal Distance at which a Vertical Break is Required
A Paired Unit	No requirement
A Attached House	Width of 3 units or 70 feet, whichever is lesser
A Walk-Up Building (both Single- and Double-Aspect)	Width of 2 units or 50 feet, whichever is lesser
A Corridor Building	Width of 4 units or 90 feet, whichever is lesser
A Liner Building	Width of 4 units or 90 feet, whichever is lesser

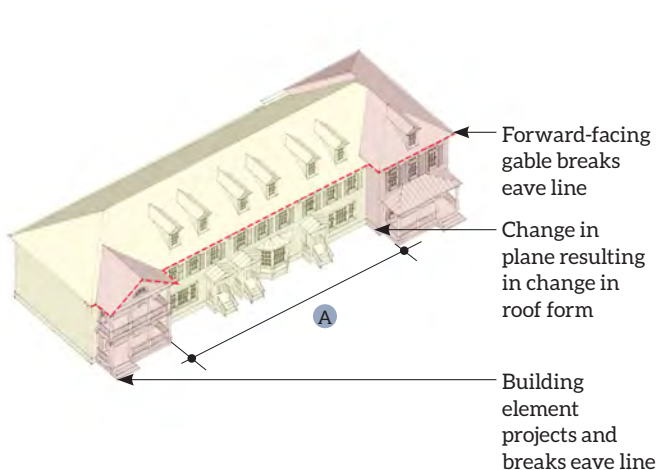


Figure 2.114 Attached House with mass broken up vertically

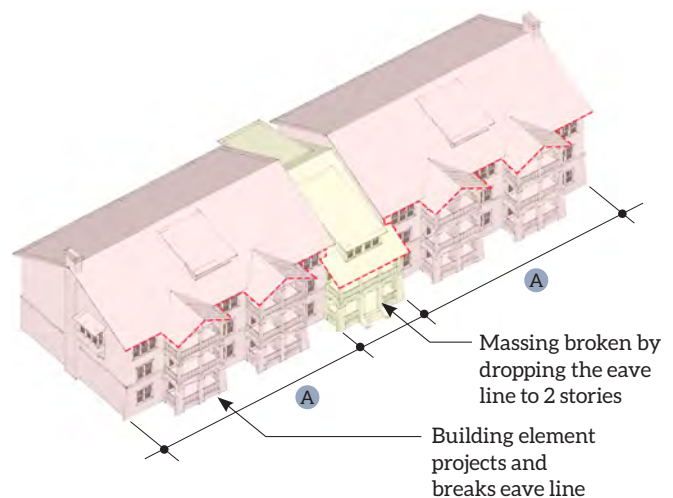


Figure 2.115 Multiple-Family Corridor Building with mass broken up vertically

Building Composition

Buildings are composed using vertical bays and a pattern of openings.

Intent:

To organize a building's basic elements (wall and openings) to create a recognizable rhythm, increase interest and walkability, and creates inherent security with eyes on publicly accessible streets and spaces.

A. Bays

Standards:

1. Bays must be expressed on front and side elevations by doing two of the following:
 - a. Ensuring that centerlines of openings are stacked vertically and visibly express load-bearing members in between openings;
 - b. Breaking the horizontal or vertical massing up with a recess, projection, or a change of plane to break the roof form or add forward-facing gables; or
 - c. Designing building elements (porches, balconies, dormers, or others) in clear vertical alignment.
2. Bay width shall not be larger than 24 feet or the width of one unit, whichever is lesser.



Figure 2.116 Walk-up Multiple-Family Building with regularly spaced bays

B. Openings/Fenestration

Fenestration is the pattern of openings and windows on a facade.

Guidelines:

1. Ground floor transparency should be a minimum of 25%, measured as a percentage of glazing in the base of a building.
2. Upper floor transparency should be a minimum of 15% glazing, measured as a percentage of glazing on the middle of a building. For certain styles, it may be appropriate to have up to 30% glazing on upper floors.
3. Special windows and fenestration patterns should be used to accentuate focal elements on the facade (towers, dormers, entries).
4. If using mullions and muntins on a traditional style building, divided lights (panes) should be square or vertical in proportion, and should be consistent with window patterns of the traditional style.

STEP 4

Compose the building with bays, windows, and entries

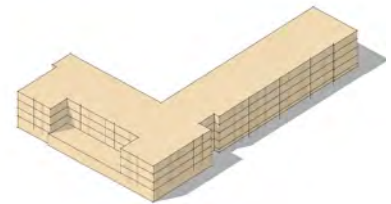


Figure 2.117 After the basic massing has been articulated, map the bays onto the facades to set the rhythm of openings

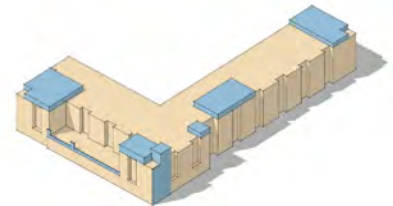


Figure 2.118 Add special elements to the top of the building to accentuate important bays in the composition

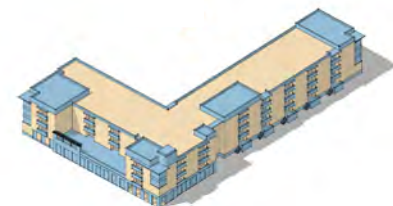


Figure 2.119 Add building elements that further define the bays, such as balconies

C. Entries

Articulating building entries is an important part of the Building Composition step. Entries elevate certain parts of the building in hierarchy and should be more important in the elevation design than typical bays to indicate where to enter the building.

Standards:

- 1. A street-facing or open space-facing entry is required for the primary entrance of every building.
- 2. The main entrance of every building shall be articulated architecturally, with the addition of Building Elements (see Page 2 – 58) *Inventory of Building Elements*.
- 3. For Walk-up Multiple-Family Buildings (Single and Double-Aspect), Corridor Buildings, Liner and Texas Wrap Buildings, entry shall be required every 70 feet at a maximum.

Guidelines:

- 1. Entries should receive a higher quality of material and/or Building Element than other portions of the building.
- 2. Entries should be clearly articulated and should look welcoming to people of all ages and abilities. Buildings shall comply with all Fair Housing Act regulations. Ramping should be minimized along public and highly visible internal streets.
- 3. Entries should have enhanced pedestrian space and accommodations, including furniture such as trash cans, bicycle racks, planting or planters, pedestrian-scale lighting, and other features.
- 4. Entries shall reflect the style of the building. The Design Standards encourages a variety of styles, both traditional and contemporary, as appropriate for the context.



Figure 2.120 Townhouse entries articulated with awnings, stoops, fencing, planting, and color palette

Table 2.23 Building Element Required at Entries

Building Type	Required at each Entry
Paired Unit	Either a Porch or a Stoop and Awning
Attached House	Either a Porch or a Stoop and Awning
Walk-Up Multiple-Family Building (Single-Aspect)	Either a Porch or a Stoop and Awning
Walk-Up Multiple-Family Building (Double-Aspect)	Either a Porch or a Stoop and Awning
Corridor Multiple-Family Building	Awning
Liner Multiple-Family Building	Porch or Stoop/Awning (if individual entries into ground-based units, or an Awning (if entry into corridor circulation)
Texas Wrap Building	Porch or Stoop/Awning (if individual entries into ground-based units, or an Awning (if entry into corridor circulation)
Amenity Building	Porch or Awning



Figure 2.121 Examples of entry doors for multiple-family development

D. Approaches for Composition

Intent:

Ensure interest and variety in the way buildings are composed and to provide alternatives of how to provide that variety in a way that fits into the surrounding context.

Guidelines:

1. Composing a Building as a Single Design

- Context:** Consider context to ensure that a building fits into the scale, massing, and architectural style of its surroundings.
- Materials:** Use a consistent material and color palette across the building, but pay particular attention to diversity and application to ensure the building does not have a monotonous design.
- Massing:** This design approach can emphasize the horizontal nature of a building, so pay particular attention to how the mass is broken down vertically; create pronounced vertical breaks in the building and the roof forms.
- Variation:** If two of the same Building Type are sited next to or across from one another, Elevation Design Variations should be pronounced, with massing and bay differences. Elevation Design Variations in this instance may not rely on color palette changes alone.



Figure 2.122 Composing a building as a single design

2. Composing a building as Multiple Buildings

- When to Apply:** Use this approach when siting a horizontal building into the surrounding context of smaller, more vertical buildings, such as a historic center or a single-family detached neighborhood with houses that are more narrow than they are tall.
- Massing:** Use different material and color palettes to emphasize the appearance that smaller buildings were built next to one another, rather than a single building.



Figure 2.123 Composing a building as multiple buildings



Figure 2.124 Multiple-family building designed as a single building, using a consistent material and color palette



Figure 2.125 Single multiple-family building designed as multiple smaller buildings attached together, with different palettes and details

Building Elements

Intent:

To break multiple-family buildings down to pedestrian scale and provide visual interest, create rhythm along the building, and reinforce the composition of the building.

Standards:

STEP 5

Apply building elements to create human-scale

Table 2.24 Building Element Requirements

Building Type	Roof and Eave Requirements	Additional Requirements
Paired Unit	Permitted roof and eaves types include: - Pitched roof (gable, hip, or shed) with simple overhang or cornice - Flat roof with cornice or parapet	Dormers, Balconies, Bay Windows, Terraces (select 1)
Attached House		
Walk-Up Multiple-Family Building (Single-Aspect)		
Walk-Up Multiple-Family Building (Double-Aspect)	Soffit Design - See requirement below	Dormers, Balconies, Bay Windows, Terraces (select 1)
Corridor Multiple-Family Building		Balconies required; Dormers, Bay Windows (optional)
Liner Multiple-Family Building		Balconies required; Dormers, Bay Windows (optional)
Texas Wrap Building		Balconies required; Dormer, Bay Windows (optional)
Amenity Building	Pitched roof (gable, hip, or shed) acceptable, simple overhang or cornice required Soffit Design - See requirement below	Dormers, Bay Windows (optional)

Standards:

Requirements for Soffit Design - No roof overhang or soffit, as measured from the finished side of the siding or premium material of the structure to the inside of the fascia board, shall be less than eight (8) inches, unless: the structure embodies architectural styles of an historical nature; for example, a Santa Fe style which has a flat roof without any overhang; or a Tudor style which has a roof pitch of a ten (10) vertical inch rise over a twelve (12) horizontal inch run (10/12) or greater.

For guidance on how to apply Building Elements at entries, please reference Table 2.23 Building Elements Required at Entries.



Figure 2.126 High-quality and well-designed wrapping Porch and Balcony

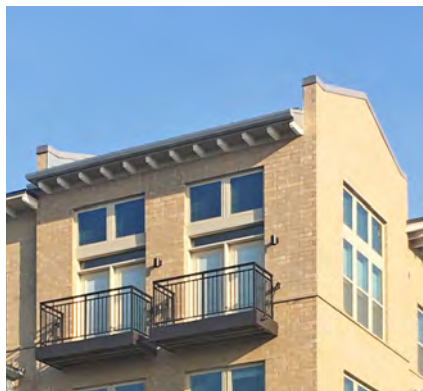


Figure 2.127 High-quality and well-designed overhang and eave

A. Inventory of Building Elements

The following catalogue of photos illustrates the Building Elements that are appropriate for multiple-family residential buildings.



Figure 2.128 Simple Eave Overhang



Figure 2.129 Pitched Roof



Figure 2.130 Cornice

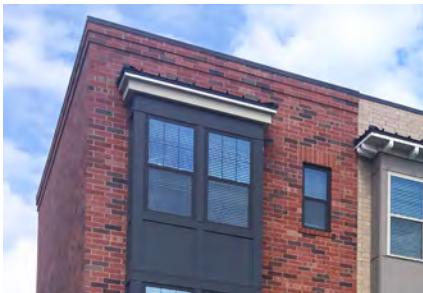


Figure 2.131 Parapets



Figure 2.132 Dormers



Figure 2.133 Balconies



Figure 2.134 Porte Cochere



Figure 2.135 Stoop



Figure 2.136 Terraces



Figure 2.137 Awning

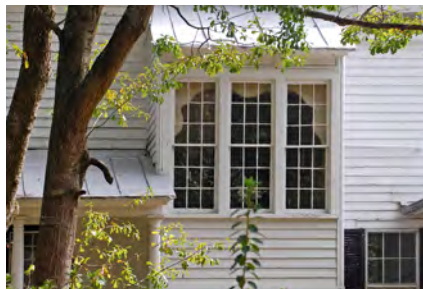


Figure 2.138 Bay Windows



Figure 2.139 Porch

Exterior Building Palettes

The visual appeal of building materials has a tremendous impact on the perception of any building. The following standards and guidelines should be used to make decisions about the material and color palettes.

A. Permitted Materials

Intent:

Present an image of high-quality and permanence to ensure that multiple-family development in Parker is sustainable, durable in the climate, and complements the surrounding context.

Standards:

1. Masonry Base Requirements
 - a. Buildings 2 ½ stories or less in height shall have a minimum 36-inch masonry (natural stone or brick with mortar) base.
 - b. Buildings three stories or more shall have a masonry (natural stone or brick with mortar) base the height of the ground or first floor.
2. Upper floors are encouraged to be built in masonry as a primary material. Select bays or corner features may be appropriate to be constructed in masonry (natural stone or brick with mortar) for the entire height of the building, depending on the building design.
3. High-quality materials from the list on Page 2 – 60 are encouraged for building elements on upper floors.
4. High-quality fiber-cement siding, panel systems, and cladding materials, as long as they are not imitating masonry.
5. Use durable, natural materials that will stand the test of time or modern composites that provide comparable or greater durability than natural materials and have a similar aesthetic.
6. Use environmentally sensitive materials, green-building products, as defined by the standards of the U.S. Green Building Council (USGBC) and similar rating systems, whenever possible.
7. CMU may be used with Planning Director approval.
8. Vinyl Window Requirements:
 - a. Vinyl windows shall be selected in premium colors where appropriate with building design (i.e. sandstone, bronze, etc.).
 - b. Window color selection should be consistent with building design and follow the Color Standards in 2.5.6.D.
9. Materials should change along horizontal lines that indicate a floor or sill level or along vertical or horizontal plane changes.
10. Building Trim Requirements:
 - a. Trim around windows shall be minimum of three and one-half (3½) inches wide, and trim around doors shall be a minimum of two (2) inches wide.
 - b. Trim details such as special moldings, colors and related details shall be used in the same manner on all sides of the structure as they appear on any side of the structure. However, shutters and any detail exclusively associated with the use of shutters and muntins may be used on the front without being carried to the other sides.

STEP 6

Apply a palette of materials and colors



Figure 2.140 Stone Building Material

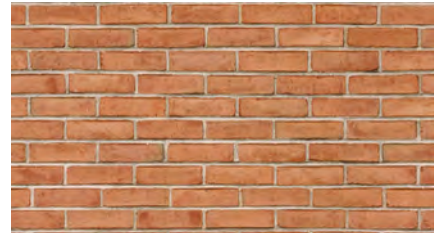


Figure 2.141 Brick Building Material

B. Restricted Materials

Standards:

1. Exterior Building Materials shall not include the following: split shakes, manufactured stone, products that emulate brick or masonry, smooth-faced gray concrete block, painted concrete block, tilt-up concrete panels, field painted or pre-finished standard corrugated metal siding, vinyl siding, one-way, mirror, and spandrel glazing, standard single (T) or double (TT) concrete systems, or barrier type Exterior Insulation and Finish Systems (EIFS).
 - a. Field-painted or pre-finished standard corrugated metal siding is prohibited as primary building material but may be used on building elements.
 - b. Rough sawn wood may be permitted as a weather-treated product, as long as it's only used as an accent material and is restricted to be used as a trellis or beam materials. This material will be considered on a case-by-case basis, subject to approval by the Planning Director.
2. Stucco or Water Managed EIFS Requirements:
 - a. Buildings 2 ½ stories or less in height shall not use water managed EIFS as a cladding material.
 - b. Buildings three stories or greater in height:
 - i. Shall not use EIFS as a cladding material on the first two floor facades.
3. One-way, mirror glass and spandrel glazing are prohibited.
4. White vinyl windows are prohibited.

Guidelines:

5. Buildings three stories or greater in height:
 - a. May have a maximum of 40% of cladding material for the third floor and above to be EIFS, when composed with well-designed building elements made of high-quality materials.

C. Submittal Requirements and Alternative Compliance

1. Building Facade Material Incentive
 - a. If an applicant includes exceptionally designed building elements constructed of high quality materials (from the list to the right) on the first two stories of the building, they may qualify for a 25% reduction on the masonry requirement or Stucco/EIFS requirement.



Figure 2.142 Multiple-Family Building designed with a variety of materials

HIGH QUALITY MATERIALS (BUILDING ELEMENTS)

- Heavy timber (exposed rafters, brackets, balconies, porches, etc.)
- Load-bearing masonry (brick or stone)
- Natural stone in full-size blocks (not veneer)
- Copper or galvanized metal (gutters, downspouts, metal roofing on awnings)



Figure 2.143 High-quality material (wood) used for exposed rafters of an awning



Figure 2.144 High-quality wood timber eave detail, with exposed rafters

D. Color

Intent:

Exterior colors palettes shall be cohesive and aesthetically pleasing, within a single building or neighborhood design and within the greater context of surrounding structures and landscapes.

Standards:

1. Each building elevation or segment of a building elevation shall have a minimum of three (3) exterior colors — one base color, one trim color, and one accent color.
2. Intense, bright, black, or fluorescent colors shall not be used as the base or roof color of any primary or accessory structure.
3. White shall not be used as the base color of any primary structure.

Guidelines:

4. Base Colors
 - a. If the cladding is masonry, the base color should be the natural color of the material. Masonry should reflect regional colors and should be complementary to the design of the building and to the Colorado landscape.
 - b. If cladding material has an integral or applied color, the base color should be cohesive with the trim and accent colors.
 - c. For portions of a building, non-neutral colors may be selected for the base, including earthy greens, yellows, blue-greys, or reds.
5. Trim Colors
 - a. Trim colors may be neutral in subtle contrast to the base color (white, off-white, dark grey, black).
 - b. Trim colors may also be non-neutral or more saturated to provide greater contrast to the base color.
6. Accent Colors
 - a. Accent colors should be the darkest and most saturated colors on a building and provide the highest degree of contrast to the base.
 - b. Accent colors may introduce bright or diverse colors to create diversity and interest.

Table 2.25 Palette Applications

Applications	
Base Colors	Apply to walls and large surface areas, including: • Siding • Brick, unfinished or painted • Panels • Other primary cladding materials
Trim Colors	Apply to trim elements, including: • String courses (horizontal bands) • Corner trim boards • Window headers and trim • Gutters and downspouts • Entablatures and cornice details
Accent Colors	Apply in small amounts to add color to elements such as: • Window sashes, muntins, and mullions • Doors • Projections, awnings, galleries, and other building elements



Figure 2.145 Multiple palettes applied to one Attached House Building

Building Design Standards Checklist

Use the Building Design Standards Checklist below to fill in the criteria and to ensure that each Standard is being met.

Table 2.26 Building Design Standards Checklist

Building Types	Building Elements
Select the appropriate Building Type(s) for the development site and surrounding context _____ ☐	Building Elements provided for roof/eave _____ ☐
Building Design Variety	Additional Building Elements provided _____ ☐
Number of buildings in the development _____ ☐	Exterior Building Palettes
Number of Elevation Design Variations _____ ☐	Building materials comply with standards _____ ☐
Building Form and Massing	Building design satisfies the masonry base requirements _____ ☐
Design front, side, and other facades that are visible to the public with at least one horizontal technique to define the top from the middle of the building, and at least one horizontal technique to define the middle from the base of a building _____ ☐	Upper floor materials meet the standards _____ ☐
Design front, side, and other facades that are visible to the public with at least two techniques to enhance horizontal massing _____ ☐	Verify restricted materials are not used _____ ☐
Apply at least one of the techniques for defining horizontal massing for rear elevations _____ ☐	Three exterior colors for base, trim, and accent _____ ☐
Design front, side, and other facades that are visible to the public with both techniques for defining vertical massing _____ ☐	No intense, bright, black, or fluorescent colors are used as the base or roof color _____ ☐
Apply at least one technique for enhancing vertical massing for front, side, and other facades that are visible to the public _____ ☐	White is not used as the base color for any primary structures _____ ☐
Apply at least one technique for defining vertical massing for rear elevations _____ ☐	
Building Composition	
Express building bays on front and side elevations _____ ☐	
Bay width (less than 24 feet or the width of one-unit) _____ ☐	
Street-facing or open-space facing entries exist as the primary entry of each building _____ ☐	
Building elements provided at entries _____ ☐	
Building entries are less than 70 feet apart for required building types _____ ☐	
Building is composed as a single design or as a multiple buildings next to one another _____ ☐	

Design Standards for Publicly Accessible Space

The Landscape Design Standards address all exterior public realm softscape and hardscape elements, both within publicly accessible areas and privately controlled exterior areas within a multiple-family community. These exterior elements such as pocket parks, open spaces, trail connections, site furnishings, plantings, streetscape and plaza areas must also conform to the Town's LDO, and the *Town of Parker's Construction Specifications and Design Considerations for Parks, Trails, Streetscapes* document, beyond what is contained in these Design Standards.

STEP 1

Differentiate publicly accessible space from private space through design

Public/Private Spaces and Separation

Intent:

- Appropriately-located publicly accessible space throughout a multiple-family neighborhood is intended to encourage social interaction, outdoor enjoyment, and community identity.
- Appropriately-located exterior publicly accessible spaces and amenities in a multiple-family development provides for active and passive programming that are also harmonious with and not duplicative of the Town's publicly accessible parks and open space improvements.

A. Landscape Buffers and Placement

Standards:

1. Provide a minimum 8-foot landscape buffer between public walkways and building edges except at building entry and exit points.
2. Locate active uses within a project so that they are adequately buffered from residential units by landscaping.
3. Internal pathways shall logically connect building entry points to other buildings, amenities, and parking areas.

Guidelines:

4. Passive exterior community use areas shaped by building courtyard spaces or contained between buildings, should consider landscape buffers to address visual and noise considerations.
5. Utilize landscaping to logically shape spaces that create and facilitate circulation paths in logical and intuitive patterns.



Figure 2.146 Open Space provides outdoor enjoyment



Figure 2.147 Open Space that encourages social interaction



Figure 2.148 Private gathering spaces clearly accessible to the public

Landscaping

The landscape for multiple-family development projects shall be designed to soften the larger scale of these buildings and sites. Specific requirements for the quantity, size and placement of plant material is defined in the Town's LDO. The LDO *Section 13.06.070* identifies five Landscape Types:

- Street Landscaping
- Parking Lot Perimeter Landscaping,
- Parking Lot Interior Landscaping
- Site Perimeter Landscaping
- Additional Areas to be Landscaped

Intent:

To integrate thoughtful landscape solutions that are harmonious with the proposed architectural design and the Town's native landscape character. The following Landscape and Irrigation principles address how design elements can be applied to each of these Landscape Types on a project.

A. Landscape Plant Material Selection

Standards:

1. Use low water use requirements in the landscape materials selected.
2. Utilize low-water use irrigation systems, technologies and applications throughout the project to manage and conserve water use.
3. Utilize lawn areas only where active recreation and usage will occur.
4. Utilize plant material that is specific to the micro-climatic conditions of the specific site.
5. Avoid overuse of any one tree species greater than 20% for plant selection diversification.

Guidelines:

1. Select natural plant materials that transition between natural open spaces and the internal project landscape material.



Figure 2.153 Landscaping between building and walk



Figure 2.152 Site perimeter landscaping



Figure 2.149 Parking lot interior landscaping



Figure 2.150 Parking lot perimeter landscaping



Figure 2.151 Gateway element

STEP 2

Accentuate gateways through landscape and site design

2. Use landscaping to help guide people to building entry points through a higher concentration and focus of landscape material.
3. Provide shade and year-round visual interest in the landscape areas through the use of deciduous and evergreen plant material.
4. Utilize landscape material to screen detention ponds from the public view.
5. Tree and shrub plant materials should be used to soften the visual impacts and urban heat island effects of large parking lot areas.
6. Roadway and pedestrian entrances to multiple-family developments should have a higher concentration of plant material and design attention to visually identify these entrance points.
7. Roadway and pedestrian entrances into multiple-family developments shall be visually distinguished by a low lying architectural wall, monumentation or project signage that are also complemented by concentrated tree, shrub perennial and annual plantings which contain 50% more plant material than the typical streetscape requirement.

STEP 3

Design parks, plazas, and amenities for the neighborhood

Plazas, Parks, Play Lots, and Private Recreation Amenities

Intent:

Exterior amenity spaces provide for relaxation, recreation socialization and community interaction. A variety of different amenity types should be located throughout a multiple-family development.

A. Amenity Elements

Standards:

1. Multiple-family developments shall include additional public space and recreation amenities such as tot lots, pocket parks, tennis or sports court, pools, amenity roof decks, community gardens or internal recreation facilities. Any multiple-family project under 50 units shall provide at least two (2) of the above features. A project with 50 to 150 units must provide three (3) of the above features and over 150 units four (4) of the above amenity features.
2. External spaces shall consist of paved plazas, parks, playgrounds, and other commonly shared amenities that provide year-round use, enjoyment and provide overall open space connectivity within a multiple family development.
3. Parks internal to the multiple-family project shall be connected to adjacent Town trails and open spaces by a publicly accessible walkway if the development is immediately adjacent.
4. Each development block shall provide some form of outdoor space that is connected to the public realm either directly or by a publicly accessible walkway.



Figure 2.154 Site plan diagram

- | | |
|--------------------------------|------------------------|
| 1. Publicly Accessible Walkway | 4. Paved Plaza |
| 2. Publicly Accessible Plaza | 5. Park |
| 3. Gateway Signage | 6. Playground/ Tot Lot |
| | 7. Shared Amenity |
| | 8. Public Art |



Figure 2.155 Private recreation amenities: pool

5. The design of exterior plazas and streetscapes in a multiple family development shall utilize an overall design concept with consistent materials and forms to visually connect the exterior environment.
6. Plazas shall provide a balance of 65% hardscape and 35% softscape elements that help provide shade, soften and buffer appropriate areas of the plazas.
7. Landscape planting materials shall generally be layered against a building or edge treatment from high to low in height so that the full character of the plants can be appreciated and utilized to shape exterior spaces.

Guidelines:

1. Public spaces should be welcoming and accessible, and allow for passive visual public oversight.
2. Exterior spaces should be responsive to the sun and shade patterns, and view orientations across the site.
3. Public spaces should provide a variety of user experiences at various times of day.
4. Plazas should be shaped by and reinforce the ground floor uses and entrance points of the adjacent buildings.
5. Tot lots and active recreation uses should not be located immediately adjacent to residential units to minimize noise impacts.



Figure 2.156 Example of a softscape playground



Figure 2.157 Example of a hardscape playground



Figure 2.161 Plaza that is enhanced by site furnishings and trellis structure.



Figure 2.158 Example of a trail



Figure 2.160 Amenity that provides a variety of user experiences at various times of day.



Figure 2.159 Example of plaza

Public Art

Intent:

To incorporate public art into the design of the site improvements and infrastructure of a multiple family development to enrich the public realm experience and create a unique identity for the development.

A. Public Art Criteria

Standards:

1. Public art locations shall be placed along key site lines from roadways or at building entries or publicly accessible plaza areas where pedestrians can enjoy the art.
2. Multiple-family project over 75 units shall provide at least one piece of public art that will be integrated into a public area within the site. Appropriate areas for public art locations are: gateway features, public sitting areas, and pedestrian-oriented areas.
3. The selection of a public art feature shall be reviewed by the Town during the site plan review process.

Guidelines:

1. The materials used for public art installations shall consider the range of climatic conditions such as freeze thaw temperature cycles, bright sun and the exposed, windy conditions that exist in Parker.

Site Lighting

Intent:

Site lighting elements and fixtures should be thoughtfully located to create well-lit pedestrian walkways, building entries, park areas and all other public realm environments while minimizing light pollution.

A. Site Lighting Criteria

Standards:

1. All exterior lighting fixtures shall meet Town of Parker lighting standards.
2. Pedestrian level light fixtures used as free-standing fixtures and attached to buildings shall be of a compatible architectural style and light source type.

STEP 4

Include elements such as public art and site lighting



Figure 2.162 Potential public art locations



Figure 2.163 Example of public art

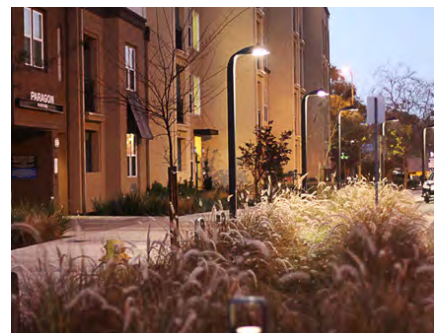


Figure 2.164 Site lighting

Guidelines:

1. Exterior building and site lighting fixtures should be concentrated at building entry points to identify the entrance points.
2. The use of new lighting 'smart pole' technologies and motion sensors should be explored on projects.
3. Light pollution should be minimized through appropriate fixture selection.
4. Architectural building features such as corner treatments, articulated eaves or covered walkways should consider enhanced lighting treatments.

Pedestrian/Bike Connectivity Standards**Intent:**

To create an all-inclusive approach to site connectivity that minimizes pedestrian, bicycle and vehicular conflict, and creates a safe environment for pedestrians and bicyclists within the site, and exterior access to the site.

A. Pedestrian and Bicycle Elements**Standards:**

1. Pedestrian and bike connectivity options shall be given equal importance to vehicular options.
2. Pedestrian sidewalks shall be a minimum of 5 feet in width except when attached to a parking lot then they shall be a minimum of 7 feet in width.
3. Multi-purpose trail widths shall meet town standards.
4. Bike parking shall be located near building entry points and shall have easy trail access.
5. Bike and pedestrian routes shall connect to neighboring destinations and link to the Town's multi-purpose trail network. High connectivity standards provide attractive pedestrian realm streetscape environments for all.



Figure 2.168 Pedestrian and bicycle routes integrated into the landscape design



Figure 2.165 Site lighting

STEP 5

Design pedestrian and bicycle connections



Figure 2.166 Multi-modal pedestrian and bicycle routes



Figure 2.167 Bike racks

Streetscape Elements

Intent:

Utilize streetscape elements in a thoughtful and coordinated design manner along the edges of roadways to enhance the pedestrian experience.

A. Streetscape Element Criteria

Standards:

1. Tree grates shall be a minimum of 5 feet by 8 feet.
2. The planting strip between the back of roadway curb and the sidewalk shall be planted with shrubs and groundcover or low water use turf and designed to create visual interest.
3. Street tree patterns shall be selected with form, color, salt tolerance, and seasonality in mind.
4. Street furnishing elements shall consist of high-quality and durable materials that will work with the extreme freeze thaw, heat, wind, and snowy conditions of Colorado and be consistent with the character of multiple-family development.
5. Refer to the *Town of Parker Construction Specifications and Design Considerations for Parks, Trails and Streetscapes Manual* for additional requirements.

Guidelines:

1. Special paving, within the multiple-family development, should be used to help promote safe interaction of vehicles, bicycles, and pedestrians by utilizing contrasting materials at special amenity areas.
2. Special paving should also be used at pedestrian nodes and seating areas to make these areas more human scaled.



Figure 2.169 Tree lawn with low water use shrubs & ground covers.



Figure 2.170 Streetscape furnishings: bike rack



Figure 2.172 Streetscape furnishings: benches and receptacles



Figure 2.171 Streetscape Furnishings: dog waste stations and bike racks

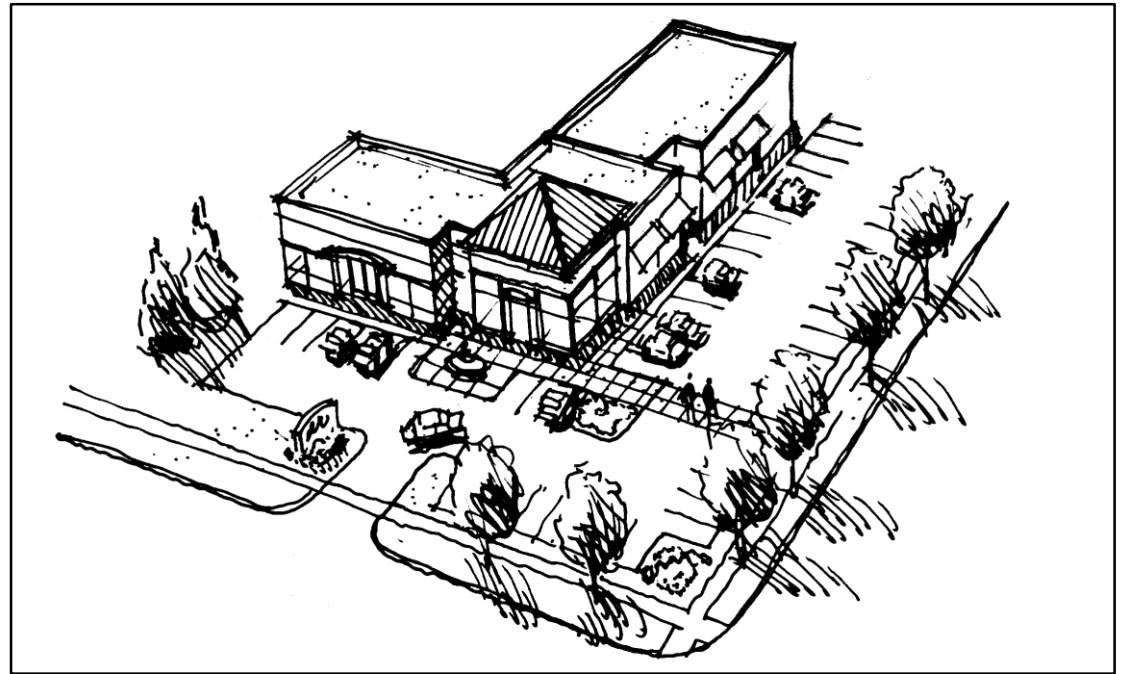
Publicly Accessible Space Design Standards Checklist

Use the Publicly Accessible Design Standards Checklist below to fill in the criteria and to ensure that each Standard is being met.

Table 2.27 Publicly Accessible Space Design Standards Checklist

Public/Private Spaces and Separation	Pedestrian/Bike Connectivity Standards
Design open spaces to encourage social interaction, outdoor enjoyment, and community identity _____ ☐	Minimum of 5-foot wide pedestrian sidewalks _____ ☐
Connect public and private open spaces to Town's trail system _____ ☐	Minimum of 7-foot wide pedestrian sidewalks when attached to a parking lot _____ ☐
Provide minimum 8-foot landscape buffer between buildings and public access _____ ☐	Bike parking is provided at building entries _____ ☐
Connect internal pathways with building entries and parking areas _____ ☐	Multi-purpose trails are a minimum 8 feet wide and regional trails are a minimum 10 feet wide _____ ☐
Landscaping	Streetscape Elements
Design landscaping with the lowest possible water usage throughout the project _____ ☐	Tree grates are a minimum of 5 feet by 8 feet _____ ☐
Lawn located only in active use areas _____ ☐	Planting strip has shrubs, groundcover, or low water use turf and creates visual interest _____ ☐
Plant materials are appropriate for the site _____ ☐	Street tree selection meets standards _____ ☐
No one tree species makes up over 20% of the plant selection _____ ☐	Street furniture is high quality and made of durable materials _____ ☐
Plazas, Parks, Play Lots, and Private Recreation Amenities	
Development includes adequate public space and recreation amenities (two for fewer than 50 units, three for 50 to 150 units, and four for more than 150 units) _____ ☐	
Internal parks are connected to adjacent Town trails and open spaces by publicly accessible walkways _____ ☐	
Each development block provides some form of outdoor space _____ ☐	
Plazas have a balance of 65% hardscape and 35% softscape _____ ☐	
Public Art	
Developments with more than 75 units provide at least one piece of public art _____ ☐	
Public art is sited at key, visible locations where pedestrians can enjoy the art _____ ☐	
Site Lighting	
Lighting meets the Town of Parker standards _____ ☐	
Light fixtures are pedestrian-scaled _____ ☐	

VI. NEIGHBORHOOD CENTERS



VI. NEIGHBORHOOD CENTERS

A Neighborhood Center is described in the Parker 2035 Master Plan as follows:

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.

Higher density residential is appropriate in these Centers as a transition between less intense residential areas and non-residential 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.

Neighborhood Centers are located at key intersections throughout Town and are conveniently located to serve pedestrians and bicyclists, as shown in Figure 6.1.

Neighborhood Centers are located at the following intersections:

- Mainstreet at Jordan Road
- Mainstreet and Chambers Road
- Lincoln Avenue at Jordan Road
- Lincoln Avenue and Pine Drive
- Hess Road at Parker Road
- Hess Road and Motsenbocker
- Pine Drive and Lincoln Avenue
- Heirloom Parkway and Chambers Road
- Stroh Road and Motsenbocker Road
- Stroh Road and Chambers Road
- North Pinery Parkway and Bayou Gulch Boulevard

Goals and Objectives

The primary goals for these areas are to:

- Encourage the concentration of appropriately pedestrian-scaled developments that conveniently serve shopping and service needs for adjacent neighborhoods.
- Promote safe and efficient pedestrian access for surrounding neighbors to and between sites.

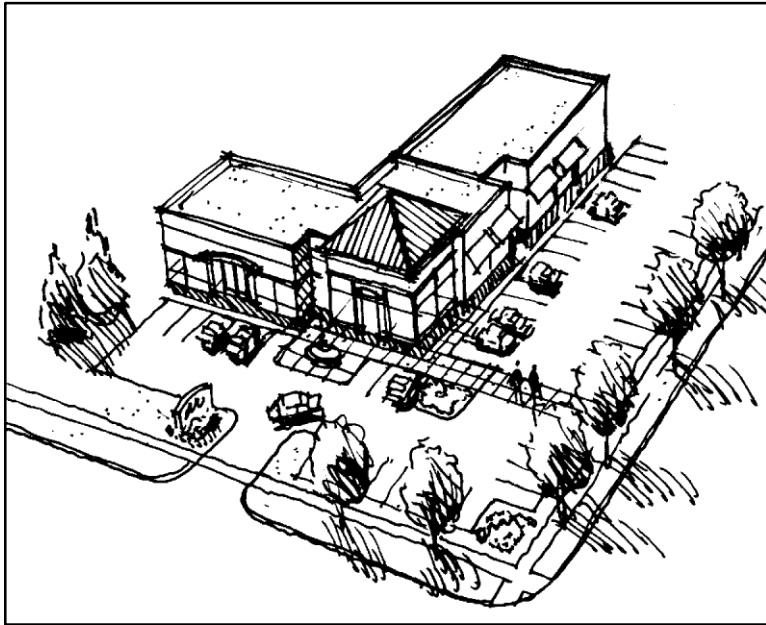
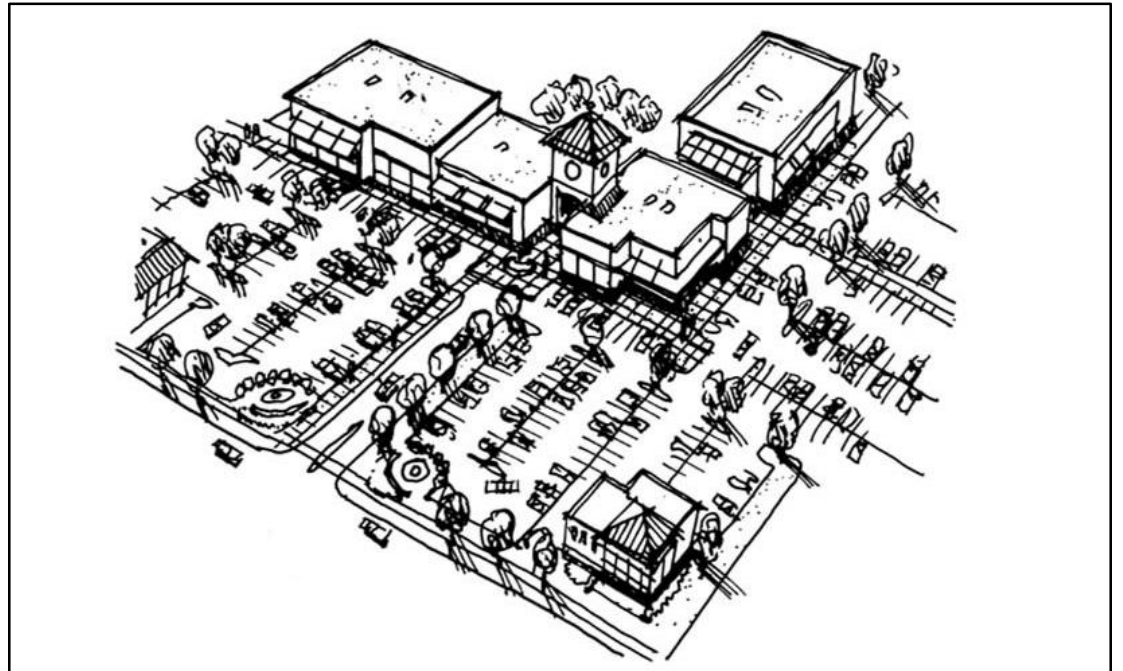


Figure 6.1: Neighborhood Center

General Provisions

- 1) Convenient pedestrian and bicycle access shall be provided to all Neighborhood Centers.
- 2) A maximum of 25 percent of parking shall be located between the primary structure and the primary access road to create a pedestrian- oriented environment.
- 3) Developments shall be encouraged to provide a patio or seating area, or a pedestrian plaza with benches and flowerbeds. All developments are required to provide trash receptacles and bicycle racks.
- 4) Significant entry features shall be provided, including but not limited to, landscaping, public art, notable architectural features and distinctive signage.
- 5) All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored, colored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.
- 6) Each point at which the system of sidewalks crosses a parking lot or street shall be clearly marked through a change in paving materials, height, texture, or distinctive colors.
- 7) Each site shall provide at least two of the following: a water feature, clock tower, public art, natural feature or other deliberately shaped focal point.

VII. Community Centers



VII. COMMUNITY CENTERS

A Community Center is described in the Parker 2035 Master Plan as follows:

Community Centers are areas that are larger than Neighborhood Centers and have a larger market area, serving multiple neighborhoods. Typical uses within Community Centers include retail and personal/business services. Other compatible uses such as small offices, recreational and restaurants are also permitted. Generally, the total Gross Leasable Area (GLA) for the commercial/office components within an entire Community Center should range from 250,000 to 500,000 square feet combined.

The intensity of uses is generally higher than those found in a Neighborhood Center. Community Centers are located at major crossroads within Town and are visual focal points which provide ties between various distinct districts within Town, as shown in Figure 7.1. Community Centers are located at the following intersections:

- Hess Road and Chambers Road
- North Pinery Parkway and J. Morgan Boulevard
- Stroh Road at Parker Road

Goals and Objectives

The primary goals for these areas are to:

- Emphasize important focal points between neighborhoods.
- Encourage the concentration of appropriately scaled developments that serve multiple neighborhoods while avoiding strip development patterns.
- Encourage the development of businesses that provide a variety of products and services that will benefit the local community and neighborhoods.
- Promote safe and efficient pedestrian and bicycle access for surrounding neighbors to and between sites.

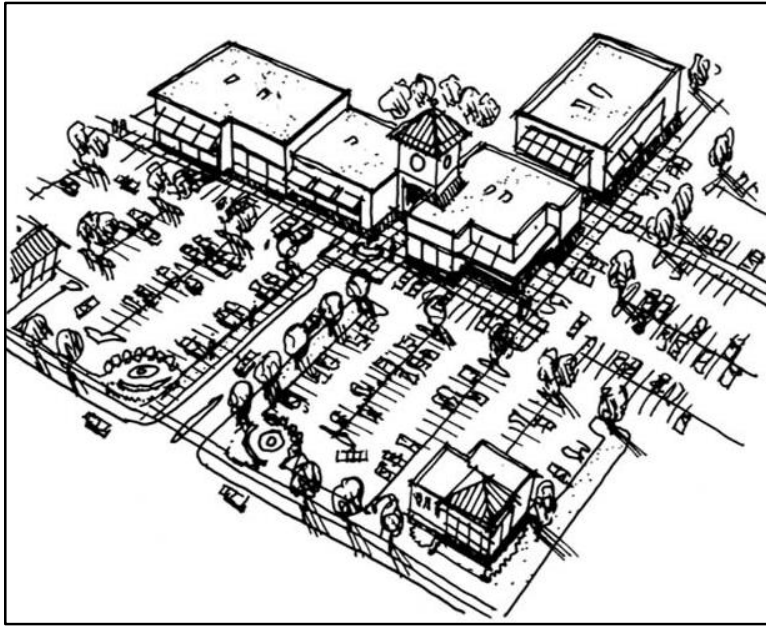
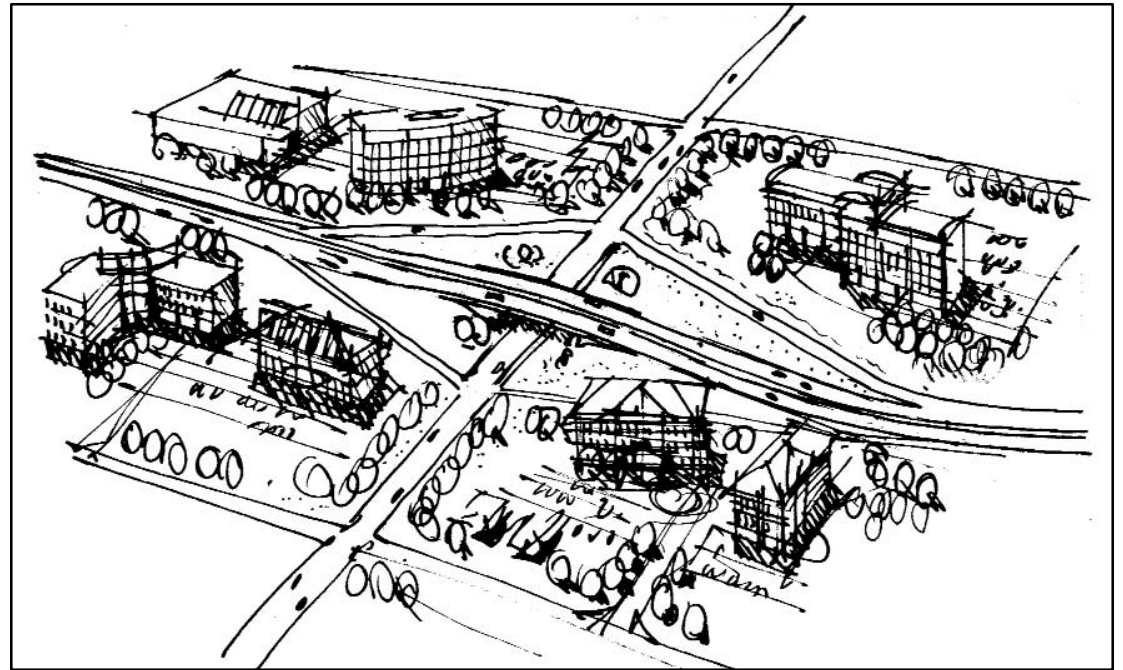


Figure 7.1: Community Center

General Provisions

- 1) Building heights shall relate to preserving views of the mountains to the west.
- 2) Significant entry features shall be provided, including but not limited to, landscaping, public art, notable architectural features and distinctive signage.
- 3) Distinctive landscaped areas and gateway features shall be provided at project entries and at intersections of public streets adjacent to the project. Landscaping in these areas shall consist of plant specimens having a high degree of visual interest during all seasons. A mixture of shrubs, ornamental trees, flowers, and/or ground cover around sign bases, and at curb returns near site entrances shall be planted.
- 4) Each site shall provide at least two of the following: a water feature, clock tower, public art, natural feature or other deliberately shaped focal point.

VIII. Highway Commercial Centers



VIII. Highway Commercial Centers

Highway Commercial Center is described in the Parker 2035 Master Plan as follows:

Located at major intersections along E-470 these Centers overlay other Character Areas and the land uses may also focus on the demands of the traveling public and the needs of residents returning to or leaving Parker. Appropriate uses in these areas include those of the underlying Character Areas, but also contemplate uses such as convenience retail with gas stations and hotels.

Highway Commercial Centers are located at key entryways into the Town and are visual focal points which provide ties between the Town and the surrounding region, as shown in Figure 8.1. Regional Centers are located at the following intersections:

- E-470 Chambers Road
- E-470 at Jordan Road

Goals and Objectives

The primary goals for these areas are to:

- Encourage development of businesses, including highway oriented businesses that provide a variety of products and services that will benefit the local community, travelers and surrounding region.
- Preserve views to and from Highway Commercial Centers and major thoroughfares.
- Promote safe and efficient vehicular access within and between sites.

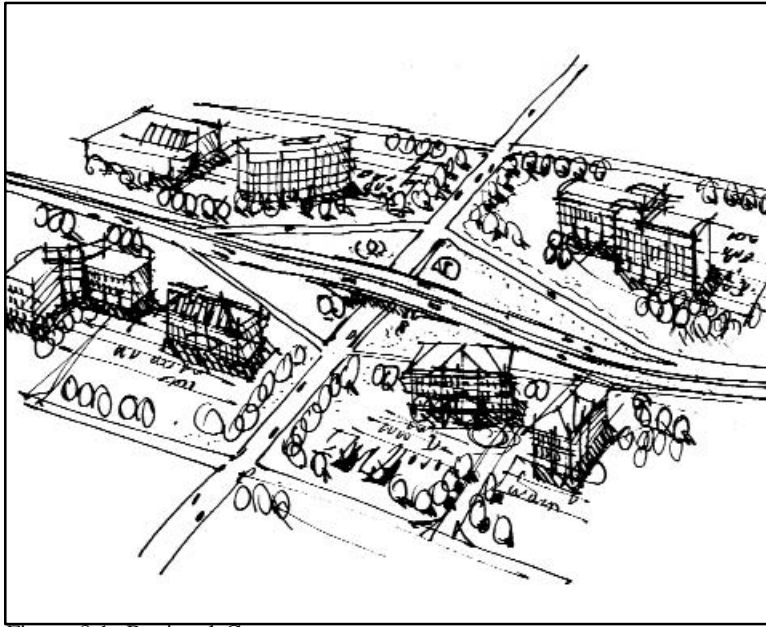
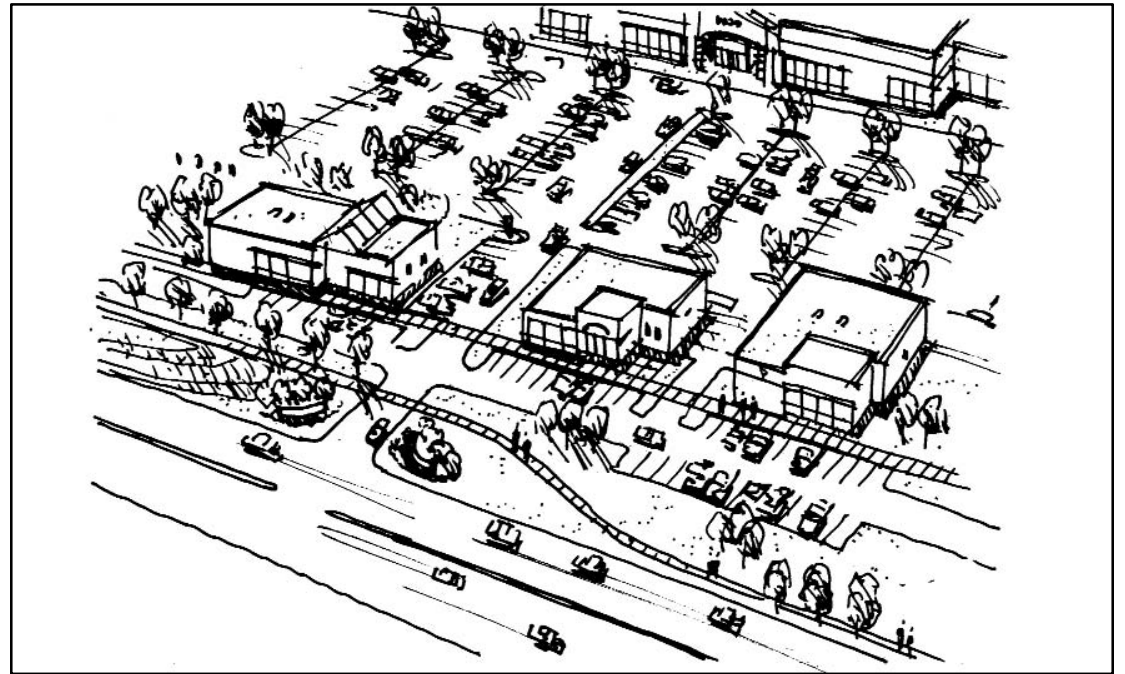


Figure 8.1: Regional Center

General Provisions

- 1) Buildings taller than four stories located within 100 feet of the E-470 multi-use easement and visible from E-470 shall have their tallest portion oriented so that the long axis is perpendicular to E-470.
- 2) A higher intensity of landscaping shall be provided than is required for other Centers.
- 3) Pedestrian and bicycle access to adjacent public right-of-way shall be provided to connect pedestrians and cyclists to the regional trail corridor within the E-470 multi-use easement.
- 4) Significant entry features shall be included. Examples include but are not limited to, distinctive landscaping and signage, fountains, decorative walls, public art, etc.
- 5) Set-aside areas for public use or public amenities shall be provided to create a central focal point where appropriate.
- 6) Each site shall provide at least two of the following: a water feature, clock tower, public art, natural feature or other deliberately shaped focal point.

IX. PARKER ROAD CORRIDOR PLAN



IX. PARKER ROAD CORRIDOR

The Parker Road Corridor is a stretch of commercial uses that serves the Town of Parker and surrounding unincorporated residential areas. The planning and design of developments along Parker Road dictates much of the character along this major thoroughfare. In an effort to reduce corporate designs that are indifferent to local identity and interests, these standards shall encourage development that contributes to the Town of Parker's unique sense of place by reflecting its physical character and adding to the visual interest of this streetscape as shown in Figure 9.1.

Parker Road is a State Highway that connects Downtown Denver to Colorado Springs. This primary corridor is the major organizing spine of the Town. An essential step in improving Parker's image is integrating quality development into the Town's primary roadway. The area between E-470 and Mainstreet may have significant redevelopment potential, while the stretch between Mainstreet and Stroh Road is currently less developed and has significant potential for new development.

Goals and Objectives

The primary goals for this area are to:

- Encourage development that contributes to a cohesive and visually interesting streetscape.
- Encourage development that contributes to continuity along Parker Road and presents an image of high quality and value.
- Promote efficient vehicular, pedestrian and bicycle access that links all street edges, parking systems and developments to each other.
Encourage a lower density and building height than is allowed in both Regional Centers and Community Centers.

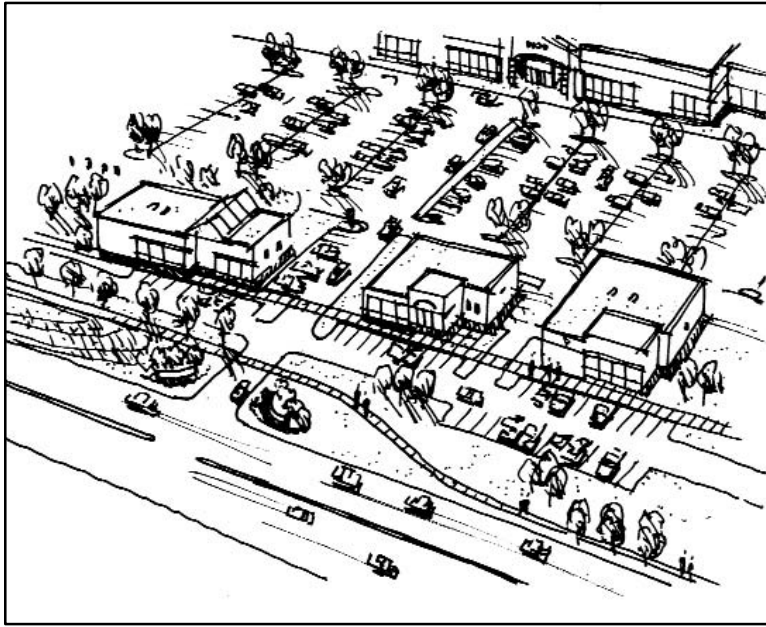


Figure 9.1: Parker Road Corridor

General Provisions

- 1) Development shall utilize an overall site organization that functionally relates to the street and development on adjacent property.
- 2) Vehicular and pedestrian access between adjacent properties shall be provided as practical.
- 3) Site plan submittals shall show proposed access connections to adjacent developed properties and future provision for access to undeveloped properties.
- 4) Landscaping which creates a unified streetscape along Parker Road shall be provided.
- 5) Detached sidewalks shall be provided and shall meet Parker Road at all intersections.

APPENDIX A: BACKGROUND AND CONTEXT ANALYSIS

A. Parker in the Region:

In recent years, the Town of Parker has experienced rapid growth fueled by the expanding Denver economy and the nationwide trend of urban flight. Expanding residential development has stirred retail and commercial development, placing heavy demands on roadways and altering traditional land use patterns. Residents are concerned that contemporary suburban, auto-oriented, "big box" retail development has the potential to engulf Parker Road and its surrounding environs, negatively influencing a visitor's impression of the Town.

A major challenge facing the Town of Parker today is maintaining the small town feel which makes Parker a unique community within the Denver region, while at the same time ensuring that growth in Parker provides a positive contribution to this rapidly growing region. This balance promotes development which recognizes such special community features as the Cherry Creek corridor, the Black Forest, rolling land forms and the pastoral history of this community. It also recognizes the development potential of Parker as a community located at the cusp of the rural Douglas and Elbert Counties and the urban Denver-metro area. Design standards balance these goals by encouraging development that contributes to the Town of Parker as a unique place by both reflecting its physical character and its role in the Denver region.

B. Natural features:

The Town of Parker's natural features, as depicted in Figure 1, are major defining elements of this community. A key natural amenity is Cherry Creek corridor and its tributaries, which run through Town and provide a system of bicycle and pedestrian trails, parks and water resources for active and passive recreational enjoyment.

The Black Forest and related terrain along the eastern edge of Parker Road forms another major component of Parker's natural character. While much of the Black Forest is outside the Town limits, a stand of trees on elevated ground nears Parker Road to the south side of Hilltop and creates a highly visible natural feature.

While not physically within the Town, the panoramic view of the Front Range west of town is another valuable natural asset. Limiting intrusion into these mountain views is a key consideration for designing projects that are sensitive to view preservation.

C. Transportation:

The Town of Parker's transportation network forms a hierarchy of roads of which Parker Road is the most significant. Because Parker Road serves as the major spine through town and interchanges with E-470, this corridor is expected to serve much of the projected traffic through Town. Jordan Road has and will continue to gain importance in the future as traffic volumes to and from E-470 increase along this corridor. Providing a link between the Town and I-25, Lincoln Road is currently the second most significant component of Parker's transportation network.

The third tier of transportation connections includes Main Street and Hilltop Road. While these corridors also provide access points into Town, they serve more local rather than regional traffic. Dransfeldt and 20-Mile Road, and the remaining internal collector streets vary in their level of significance. What is clear from the diagram in Figure 2 is that road extensions and the formation of higher levels of connections in non-residential areas is crucial to the safe and efficient movement of vehicles and pedestrians through the commercial and industrial areas of Town.

D. Land Use:

Land use patterns within the Town of Parker illustrate a clear trend toward service and retail commercial uses along Parker Road and light industrial uses adjacent to Dransfeldt and 20-Mile Roads. Much of the surrounding land to the east and west is characterized by residential development. Figure 3 is an illustrative overview of major land use categories within the Town of Parker. Land uses are conceptually identified as residential, commercial, or light industrial. The diagram reveals a clear pattern of commercial concentration along Parker Road from roughly Hilltop Road north, with the most intense development occurring between Main Street and Lincoln Road.

E. Potentials for Development:

In order to address potential conflicts or opportunities for development in the Town of Parker, an assessment of the quantity and location of undeveloped commercial land remains is necessary. Figure 4 identifies those areas which are not developed or "fully utilized," as compared to surrounding land uses.

Three categories of potential sites are identified: (1) vacant sites within the Town of Parker, (2) sites which are expected to redevelop or transition within the Town of Parker, and (3) sites which are either vacant or in transition located outside or adjacent to the Town limits. Some, or all, of the sites in this last group may be annexed into the Town at some point in the future.

APPENDIX B: SIGNIFICANCE OF CENTERS AND CORRIDORS

The following is a description of the significance of designated neighborhood, community, and regional centers and Parker Road corridor, as well as existing and potential land uses. This information was prepared as a baseline analysis used to develop standards applicable to each classification.

NEIGHBORHOOD CENTERS

A. Mainstreet at Jordan Road / Mainstreet at Dransfeldt: These primary intersections along Mainstreet, west of Parker Road, have the potential to extend the general commercial and high density residential core of the traditional Downtown uses that exist on the east side of Parker Road. The opportunity for pedestrian-oriented development mirroring the scale, density and character of Downtown is one that should not be missed. Parker residents often have expressed their preference for Downtown's pedestrian character over the auto-oriented development of Parker Road.

B. Lincoln Avenue at Jordan Road: This area is a potential center as the northwestern point of entry into Parker. It is currently being commercially developed and surrounded by single family detached residential developments. Because both Jordan and Lincoln interchange with regional expressways, (E- 470 and I-25 respectively), this intersection's significance as a center and entryway is enhanced.

C. Hess Road at Parker Road: Surrounded by a number of residential developments, the intersection of Hess at Parker has the potential to provide pedestrian-scale services and uses to a number of neighborhoods.

D. Hess Road at Jordan Road: With the planned extension of Hess to Jordan, this intersection is a potential neighborhood center. This center will ultimately serve several neighborhoods throughout southwest Parker.

COMMUNITY CENTERS

A. Mainstreet at Parker Road: The Mainstreet area east of Parker Road is seen by Parker residents as the heart of the Town. Recently, design standards have been adopted to protect the distinct traditional character areas within the Downtown. This center is a point of entry into the Mainstreet district and a heavily developed commercial node. At the time of the creation of this document, this intersection does little to announce the importance of this area for motorists on Parker Road. Improved signage, landscaping, monumentation, crosswalks, etc. could be added to give this intersection the emphasis it deserves. And, while this area is most likely at full buildout, the potential exists for redevelopment at some time in the future.

B. Lincoln Avenue at Parker Road: This area is a potential center as the northeastern point of entry into Parker. Because both Parker and Lincoln interchange with regional expressways, (E-470 and I-25 respectively), its significance as a center and entryway is enhanced.

C. Stroh Road at Parker Road: This center is the southern point of entry into Parker and is currently partially developed with one corner inside the Parker town boundary.

D. Hilltop Road at Parker Road: Located just south of the Downtown area, Hilltop Road is currently being extended to the west side of Parker Road to make way for a substantial new retail development, Parker Pavilions, which is anchored by a super-size Walmart. Design of this development occurred prior to the completion and adoption of these design standards.

REGIONAL CENTERS

A. E-470 at Parker Road: This center will serve as a regional node of commercial development and may contain the largest concentration of commercial uses in Parker. Ultimately, the potential exists for large-scale development on all sides of E-470.

B. E-470 at Jordan Road: This center will also provide a regional point of entry into Parker. This area shares all of E-470's potential for regional scaled development, with possibilities including highway oriented commercial or light industrial development adjacent to the interchange.

PARKER ROAD CORRIDOR

Parker Road is a State Highway that connects Downtown Denver to Colorado Springs. This primary corridor is the major organizing spine of the Town. An essential step in improving Parker's image is integrating quality development into the Town's primary roadway. The area between E-470 and Mainstreet may have significant redevelopment potential, while the stretch between Mainstreet and Stroh Road is currently less developed and has significant potential for new development.



Request for Town Council Action

Date: November 19, 2018

Submitted By: Stacey Nerger, Associate Planner
Carolyn Washee-Freeland, Associate Planner
Bryce Matthews, Planning Manager
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 3.01.116 - Secone Reading**
A Bill for an Ordinance to Repeal Section 13.10.160, to
Renumber Section 13.10.161 to 13.10.160, and to Amend
Section 13.10.160 of the Parker Municipal Code Concerning
Residential Design Minimums

Department: Community Development, Stacey
Nerger
Community Development, Carolyn
Washee-Freeland

EXECUTIVE SUMMARY

The Community Development Department proposes to repeal Sections 13.10.160 and amend 13.10.161 of the Municipal Code regarding the Residential Design Minimum Standards, also known as the anti-monotony regulations. The purpose of this Code section is to promote high quality design, architectural variety and a desirable visual character in new residential development. The proposed amendments will improve the process for reviewing single-family home models and create a matrix to demonstrate Code compliance that is easier to use and understand.

The proposed amendments will also add paired home (duplex) model requirements to promote architectural variety and prevent identical paired home (duplex) models from being repeated too often within a development.

On October 25, 2018, the Planning Commission unanimously recommended Town Council approve Ordinance 3.01.116.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town Council adopted Section 13.10.160 Residential Design Minimums and Section 13.10.161 Residential Design Minimums in 1998 and 2000 respectively to regulate the design and location of single-family homes along a street. These standards were adopted to require new single-family residential development to provide a varied street scene and to eliminate the use of identical or substantially similar buildings in close proximity. They promote architectural variety and ensure that identical or similar buildings are not repeated more frequently than every sixth house along the same side of a street within a residential subdivision.

Sections 13.10.160 and 13.10.161 outline the standards each building must meet in order to be constructed within a residential subdivision. Residential home builders are required to submit building elevations to the Town for review against the standards. Each elevation is evaluated based upon several design criteria. These include architectural variety, building form and massing and the use of design elements to create distinct architecture as well as differentiation between structures.

The proposed amendment to this section of the Land Development Ordinance includes three elements as follows:

1. The proposal to eliminate Section 13.10.160, as this Section applies to the construction of new homes within subdivisions approved prior to February 20, 2000. Subdivisions approved prior to February 20, 2000 have been completely built out and this section is no longer necessary.

2. The proposal to renumber Section 13.10.161 to 13.10.160 for proper sequencing.

3. The proposal to revise Section 13.10.161 to bring it up-to-date. The revisions include the following:

- (b) Applicability: This subsection has been updated to apply to all new single-family detached and single-family paired units (duplexes)

- (c) Building Variation Requirements (2): This subsection has been updated to include building variation standards for paired units including a change of building elevation design for every fourth building along the same side of any street or residential subdivision.

- Updates to the Building Permit Process: Text was revised to reflect the Town's current TRAKiT electronic permitting process.

- Exhibit A – Residential Design Minimums Handbook: Exhibit A has been updated with new graphics throughout the Handbook to provide a visual depiction of the standards for differentiating building form and massing, building variation requirements and a new matrix

for paired unit models.

In addition, the requirements within the Exhibit have been updated. One of the updates is the expansion of the Exterior Surface Material Schemes Section. Previously, this Section stated that a building needed to be constructed of substantially different materials to make it appear different. The examples given to meet this requirement were to place a house having a Victorian design next to a house having a Contemporary design. This approach is not workable because residential builders do not wish to create this type of variation within a subdivision. This proposal updates the standard to Exterior Surface Schemes and Color Palettes. It allows builders to incorporate exterior design elements that achieve variety in architectural design without requiring completely dissimilar architectural styles.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)

ATTACHMENTS

1. Ordinance No. 3.01.116

RECOMMENDED MOTION

I move to approve Ordinance No. 3.01.116 on second reading.

ORDINANCE NO. 3.01.116, Series of 2018

TITLE: A BILL FOR AN ORDINANCE TO REPEAL SECTION 13.10.160, TO RENUMBER SECTION 13.10.161 TO 13.10.160, AND TO AMEND SECTION 13.10.160 OF THE PARKER MUNICIPAL CODE CONCERNING RESIDENTIAL DESIGN MINIMUMS

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Section 13.10.160 of the Parker Municipal Code is repealed in its entirety.

Section 2. Section 13.10.161 of the Parker Municipal Code is renumbered to Section 13.10.160 and amended to read as follows:

13.10.160 Residential design minimums.

(a) Intent. The intent of this Section is to require single-family detached units and paired units (as defined in the Town of Parker Design Standards for Commercial, Industrial and Multiple-Family Projects) that front or are located along the same side of a public street, private internal street, or public or private open space, or greenways be designed to provide a varied street scene, architectural variety, and to eliminate the reuse or repetition of identical or substantially similar building designs in close proximity to each other.

(b) Applicability. This Section shall apply to all new single-family detached units and paired units in the Town.

(1) A paired unit or units developed on separate legal lots of record, as a part of a larger subdivision, shall be subject to this Section.

(2) A paired unit or units that are developed as a part of a multiple-family development that is located on the same legal lot of record is not subject to this Section, but is subject to Section 13.10.200 of this Chapter.

(c) Building variation requirements.

(1) Identical or similar single-family detached units may not be repeated more frequently than every sixth (6th) unit along the same side of any street in a residential subdivision.

(2) Identical or similar paired units may not be repeated more frequently than every fourth (4th) building (each building contains two (2) units) along the same side of any street in a residential subdivision.

(3) Units shall be considered similar if they have similar building mass, building form, same roofline, or are the same building type or building plan. Design standards for what shall be considered similar building mass and building form are contained in the Residential Design Minimums Handbook, which is contained in Subsection (m) below.

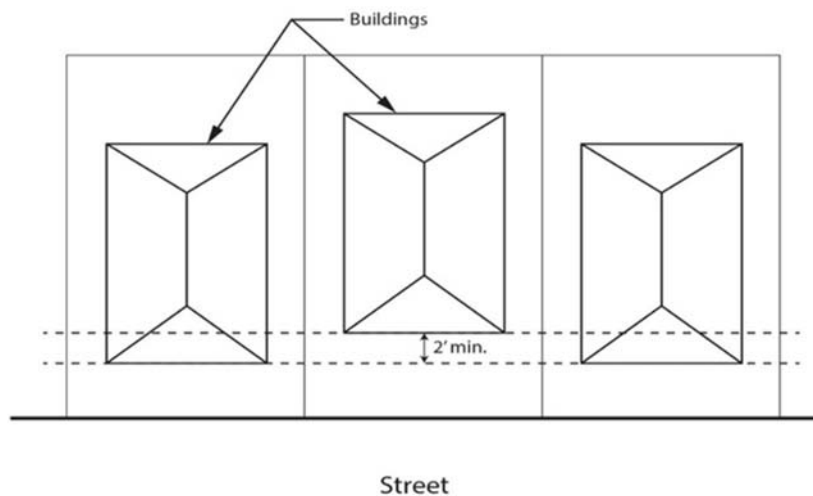
(d) Soffit design. No roof overhang or soffit, as measured from the finished side of the siding or premium material of the structure to the inside of the fascia board, shall be less than eight (8) inches, unless: the structure embodies architectural styles of an historical nature; for example, a Santa Fe style which has a flat roof without any overhang; or a Tudor style which has a roof pitch of a ten (10) vertical inch rise over a twelve (12) horizontal inch run (10/12) or greater. Requests for such an exemption shall be presented to the Planning Department prior to the issuance of a building permit, and documentation may be required.

(e) Building trim.

(1) Trim around windows shall be a minimum of three and one-half (3½) inches wide, and trim around doors shall be a minimum of two (2) inches wide. If premium materials such as brick or stone are used on the front of a structure, the premium material need not be used on the other sides.

(2) Trim details such as special moldings, colors and related details shall be used in the same manner on all sides of the structure as they appear on any side of the structure. However, shutters and muntins, including any detail exclusively associated with the use of shutters and muntins, may be used on the front without being carried to the other sides.

(f) The front building setback of one (1) lot shall be varied by a minimum of two (2) feet from the front building setback of any unit adjacent on either side of the subject lot.



Example of front building setback variation

(g) Creation of residential design plan. A residential design plan shall be created for the entire filing, as provided in the Residential Design Minimums Handbook.

(h) Approval of residential design plan - submittal requirements. Approval of a residential design plan for the entire subdivision shall be required prior to issuance of a building permit for any residential structure within the subdivision. For each subdivision, the applicant shall submit the following information to the Planning Department electronically through the Town's electronic permitting system:

(1) A complete copy of the residential design plan.

(2) Separate copies of the front and rear building elevations for each model unit that will be constructed in a filing. The respective building elevations and roof plan shall be included on the same page. Only one (1) set of elevations and roof plan shall be shown on any page. All elevations shall be accurately drawn using an identical scale of not less than $1/8" = 1'$. Roof plans shall be no smaller than $1/16" = 1'$.

(3) Application fee. The applicant shall submit an application fee as established by resolution of the Town Council.

(i) Residential design plan - review process.

(1) All proposed models in the residential design plan shall be evaluated for similarities and differences.

(2) The Planning and Building Departments shall confer regarding the similarities and differences between the proposed models.

(j) After review, if the Planning Department finds that the residential design plan complies with this Section, the Planning Department shall approve the residential design plan.

(k) Building permit. The Planning and/or Building Departments shall review the proposed permit for compliance with the approved residential design plan. Applications in compliance with the approved residential design plan shall be approved for a building permit.

(l) Appeals.

(1) If a building permit or certificate of occupancy is denied based on the failure of a residential unit to meet the design minimums set forth in this Section, the aggrieved owner may appeal to the Town Council after a hearing and recommendation by the Planning Commission.

(2) The appeal shall follow the same procedure as a request for a variance, but both the Planning Commission and the Town Council shall limit their consideration to whether the decision of the Planning and/or Building Department was arbitrary and capricious based on the evidence presented.

(3) If the Town Council finds that the decision of the Planning and/or Building Department was arbitrary and capricious, the decision shall be reversed and remanded with instructions. If the Town Council sustains the denial of the building permit or certificate of occupancy, the Town Council's decision shall be final.

(m) Residential Design Minimums Handbook.

Intent: The Residential Design Minimums described in this Section were adopted to prevent the repetition of the same or similar single-family detached units and paired units that front or are located along the same side of a public street, internal private street, or public or private open space or greenway. To accomplish this purpose, this Section sets forth the parameters for building mass and form, and building variation requirements that are approved to place models into groups. A chart will be used to place models within a subdivision. Models for lot placement are evaluated, as provided in this Handbook.

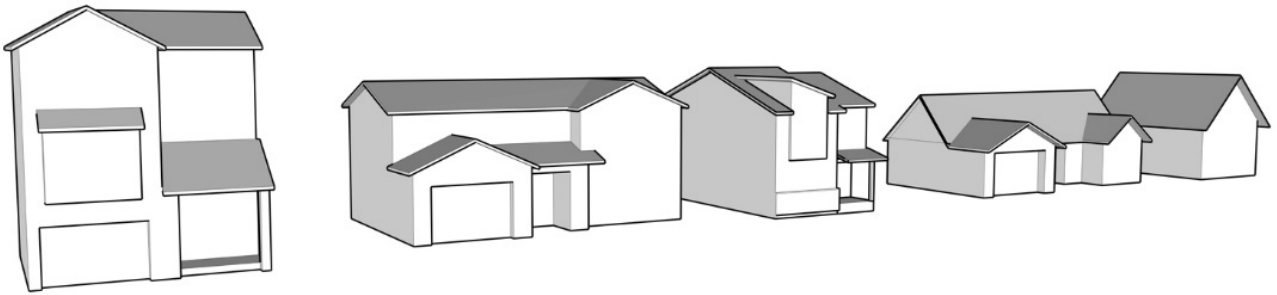
(1) Criteria for placement of model homes includes:

- a. Substantially different building mass and building form, and
- b. Building variation requirements:
 1. Substantially different roof type.
 2. Elevation plane variation.
 3. Exterior surface material schemes and color palettes.

(2) Building mass and form resulting in differences in building composition (vertical bays and a pattern of openings).

a. Building mass: Considered to be the outline of the unit. Massing denotes the basic primary mass and the overall scale, shape and proportion of the unit. This is determined by the height, width and depth of the unit.

b. Building form: Form includes building elements and horizontal/vertical breaks of a unit. The style of the unit includes ranch, tri-level or two-story structures, as depicted in the following diagrams.



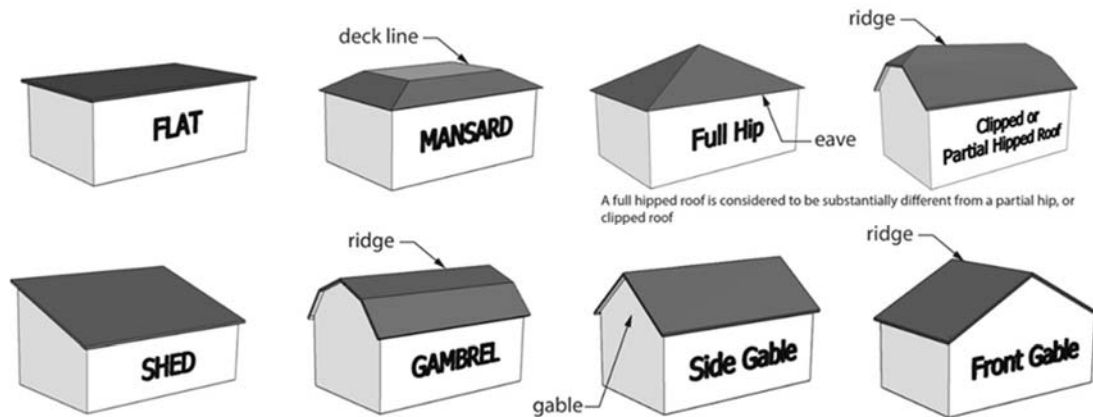
Example of single-family detached units showing differences in building mass and form.



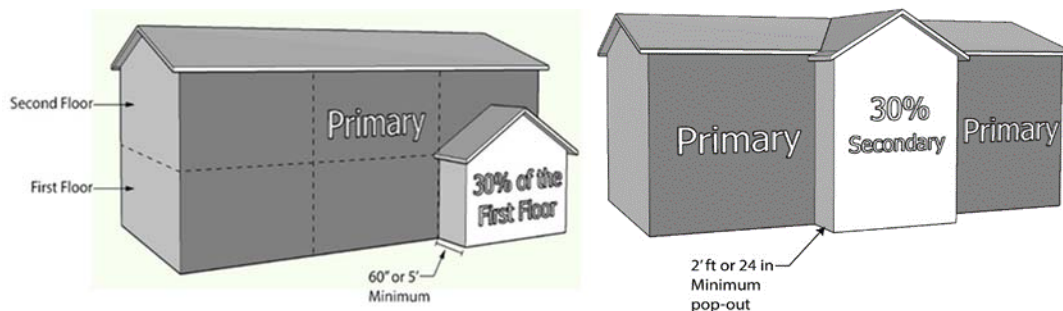
Example of paired units showing differences in building mass and form.

(3) Building variations requirements:

a. Substantially different roof type: Roof types consist of mansard, hip (full or clip), flat, gambrel, gable and front-to-back (shed style), as depicted in the following diagram.



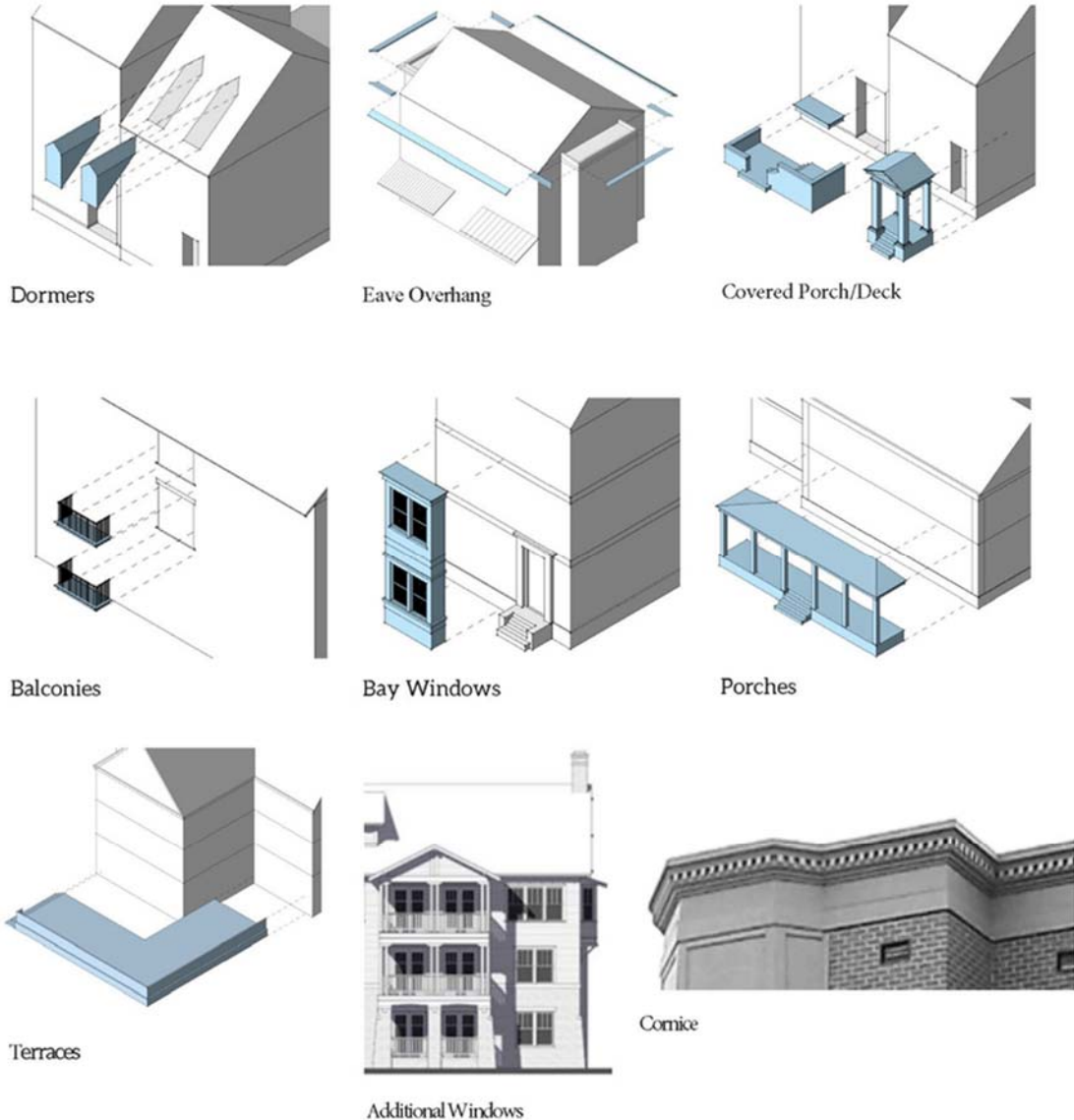
b. Elevation plane variation: The elevation plane is identified as the exterior wall of the structure. For an elevation plane to be considered substantially different from another model, the secondary plane must project at least sixty (60) inches from the primary plane and constitute at least thirty percent (30%) of the first-floor elevation plane (excluding planes with garage doors) or the secondary plane must project at least twenty-four (24) inches from the primary plane and constitute at least thirty percent (30%) of the entire elevation plane (first and second floors), as depicted in the following diagram:



c. Exterior building elements and palettes: Exterior building elements and palettes include architectural details and materials on a structure that are used to create a distinctive differentiation between structures and shall be used to distinguish the entire structure including the rear. Exterior building elements for buildings that contain paired units include the addition of the following to the building (examples of these elements can be found in the multiple-family design standards contained in the Town of Parker Design Standards for Commercial, Industrial, and Multiple-Family Projects):

1. Covered porch/deck.
2. Additional windows.
3. Eave overhang.

4. Cornice.
5. Dormers.
6. Balconies.
7. Bay windows.
8. Terraces.



Examples of Exterior Building Elements

d. Exterior building palettes include the use of substantially different building materials to make the unit appear different. The material differences shall be substantial in nature, *i.e.*, a) base change from brick to stone; b) material change

and/or variation on upper portion of a structure from siding; or c) architectural detailing.



Examples of base, middle, and top building material changes

(4) Creation of Residential Design Plan (Matrix): This Paragraph identifies the system for the placement of unit models on lots throughout a subdivision.

a. Single-family detached units: In order for single-family detached units to be located next to each other, they shall meet the following:

1. Substantially different building mass and form (*i.e.*, a ranch can be placed next to a two-story home and a 40-foot-wide home can be placed next to a 50-foot-wide home).

2. If building mass and form are similar, then two (2) of the following three (3) criteria shall be satisfied:

- a) substantially different roof type;
- b) elevation plane variation; or
- c) exterior surface material schemes and color palettes.

b. In order for a single-family detached unit to be placed three (3) lots away in either direction, it must meet the following: If building mass and form are similar, then one (1) of the following three (3) shall be satisfied:

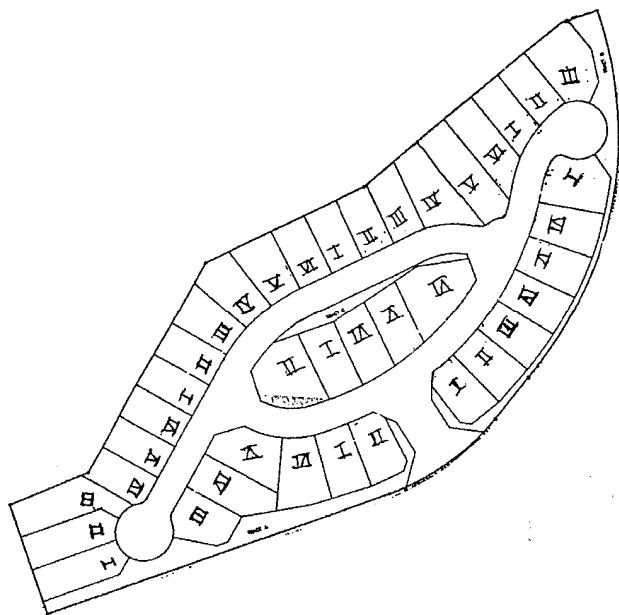
- 1. substantially different roof type;
- 2. elevation plane variation; or
- 3. exterior surface material schemes and color palettes.

c. Matrix for models.

1. Lot designation for each model. Based on the above criteria, the models are placed within Lots I – VI.

Lot Model I	Lot Model II	Lot Model III
Lot Model IV	Lot Model V	Lot Model VI

2. Once the model numbers of each type of unit are categorized for each lot, these models are then laid out onto the subdivision map for the filing being developed.



Example of Single-Family Detached Unit Lot Designation. NOTE: The numerical sequence I, II, III, IV, V and VI must be maintained.

d. Paired Units: In order for buildings containing paired units to be located next to each other, the buildings must meet the following:

1. Substantially different building mass and form (*i.e.*, a ranch building can be placed next to a two-story building and a 40-foot-wide building can be placed next to a 50-foot-wide building).

2. If building mass and form are similar, then two (2) of the following three (3) criteria shall be satisfied:

a) substantially different roof type;

- b) elevation plane variation; or
- c) exterior surface material schemes and color palettes.

3. The following shall be followed for paired units to be placed two (2) lots away in either direction:

a) If building mass and form are similar, then one (1) of the following three (3) shall be satisfied:

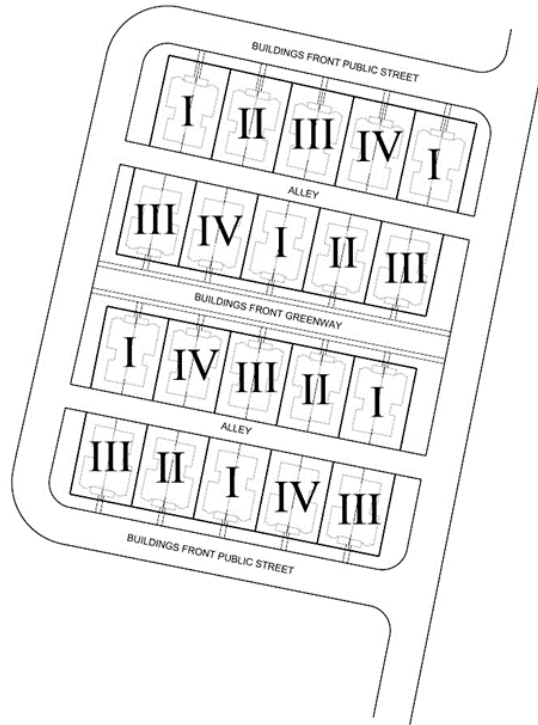
- 1) substantially different roof type;
- 2) elevation plane variation; or
- 3) exterior surface material schemes and color palettes.

b) Matrix for models.

1) Lot designation for each model. Based on the above criteria, the buildings containing paired units are placed within Lots I – IV.

Lot I Model	Lot II Model
Lot III Model	Lot IV Model

2) Once the model numbers of each type of building containing paired units are categorized for each lot, these models are then laid out onto the subdivision map for the filing being developed.



Example of Paired Unit Lot Designation. Note: Each Roman numeral represents one (1) building that contains two (2) attached units.

(5) Breaks in street scenes for both single-family detached units and paired units. A break in a street scene is classified as a separation of twenty-five (25) feet or more which separates lots from one another. The separation can be a tract for open space, greenway, park or a street intersection. When a break in the street scene occurs, the matrix numbering can start over. This means that the same model can be placed next to each other when a break in the street scene occurs.

(6) Amendments for both single-family detached units and paired units. Changes to the approved Residential Design Plan (Matrix) shall be requested in writing and shall include the following:

- a. Legal description and address of proposed change; and
- b. Street scene showing the front and rear elevations of the model constructed or planned to be constructed on either side of the model. The models should be shown for a minimum of six (6) lots on either side of the proposed amendment for a single-family detached unit and four (4) building lots for paired units, excluding any breaks.

Section 3. **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 4. 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 5. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney



Request for Town Council Action

Date: November 19, 2018

Submitted By: Jim Maloney, Town Attorney

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 1.524 - Second Reading**
A Bill for an Ordinance to Approve the Memorandum of Understanding for the Formal Creation of the Centennial Airport Community Noise Roundtable

Department: Town Attorney, Jim Maloney

EXECUTIVE SUMMARY

The purpose of this agenda item is for the Town Council to approve the Memorandum of Understanding (the “MOU”) between the Town and the counties of Arapahoe and Douglas, as well as several municipalities, including Aurora, Castle Pines, Castle Rock, Centennial, Cherry Hills Village, Foxfield, Greenwood Village and Lone Tree (“Participation Jurisdictions”) to formalize the Centennial Airport Community Noise Roundtable (the “Roundtable”), which is an advisory association to the Centennial Airport Authority and funding of the Roundtable.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town has been a member of the Roundtable for several years. Currently, Councilmember Amy Holland is the Town’s representative to the Roundtable. In July of 2018, the Roundtable requested that the Town review a proposed memorandum of understanding concerning the organization and funding of the Roundtable. Following discussions with Town Council, the Town provided suggested changes to the MOU on July 20, 2018. On September 6, 2018, the Town Attorney’s Office received a new draft of the MOU that included suggested changes from all of Participating Jurisdictions. The purpose of the MOU is to formalize the organization of the Roundtable as an advisory association of the Centennial Airport Authority to address airport noise issues impacting the Participating Jurisdictions that surround the airport and to provide that the Roundtable will fund noise mitigation measures.

FINANCIAL IMPACT

The financial commitment of the Town under the MOU is \$1,000 a year, for the next two (2) years.

STRATEGIC GOAL(S)



ATTACHMENTS

1. Ordinance No. 1.524

RECOMMENDED MOTION

I move to approve Ordinance No. 1.524 on second reading.

ORDINANCE NO. 1.524, Series of 2018

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE MEMORANDUM OF UNDERSTANDING FOR THE FORMAL CREATION OF THE CENTENNIAL AIRPORT COMMUNITY NOISE ROUNDTABLE

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Town Council of the Town of Parker hereby approves the Memorandum of Understanding for the Formal Creation of the Centennial Airport Community Noise Roundtable, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

Section 2. 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 3. 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 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

CENTENNIAL AIRPORT COMMUNITY NOISE ROUNDTABLE

A MEMORANDUM OF UNDERSTANDING FOR THE FORMAL CREATION OF THE CENTENNIAL AIRPORT COMMUNITY NOISE ROUNDTABLE

(08 08 18 Updated Clean Version for Reps)

Approved by Centennial Airport Community Noise Roundtable on _____

Memorandum of Understanding effective date: _____

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Preamble

Centennial Airport is one of more than 70 public-use, general aviation airports in the state of Colorado. The facility was opened in 1967 and has been owned and operated by the Arapahoe County Public Airport Authority (ACPAA) since 1975. The Airport's location along Interstate 25 next to the Denver Tech Center and a few miles south of downtown Denver makes it a key element of the economic vitality of the Denver metropolitan area. Numerous companies have chosen to locate their corporate headquarters near the Airport to take advantage of the convenience, facilities, and services that the Airport has to offer.

Centennial Airport is home to more than 800 fixed-based aircraft. This ever-increasing number includes a mix of single-engine, multi-engine, turboprops, jets, and helicopters. Four fixed-base operators (FBOs) provide a full spectrum of services for both the locally based and transient pilot communities. With approximately 320,000 annual take-offs and landings on three runways, Centennial Airport ranks among the busiest general aviation airports in the United States. The Airport's mission is safety, security and service for the general aviation community.

In 1998, ACPAA initiated a voluntary FAA 14 Code of Federal Regulation (CFR) Part 150 Noise Compatibility Program (NCP) to analyze and examine community noise impacts from Centennial Airport aircraft operations. The need for a plan was due in part to the rapid commercial and residential growth in the airport environs and the on-going increase in airport operations. The outcome of the five-year study to develop a plan produced a list of 12 recommendations. Those recommendations included several key actions, such as establishing a Fly Quiet Program, installing an aircraft noise monitoring system, and creating an advisory committee to address aircraft noise issues impacting the communities surrounding Centennial Airport and to monitor programs implemented as a result of the adoption of the ACPAA Noise Compatibility Program, including the Fly Quiet Program guidelines and the Noise Monitoring Program. That committee became known as the Centennial Airport Community Noise Roundtable (CACNR).

CACNR was formed in May 2009 to make recommendations to ACPAA to reduce and mitigate the noise impacts that users of the airport create on surrounding communities. Through its membership of locally appointed community representatives, the ACPAA, airport users, and key staff from the Federal Aviation Administration (FAA) and the Colorado Department of Transportation (CDOT) Division of Aeronautics, CACNR acts as a forum that attempts to achieve cooperation between all of these groups in accomplishing airport noise reduction. CACNR held its first formal meeting on July 15, 2009, and at that time, its purpose was further delineated as shown below, with the adoption of a statement of purpose developed by an ACPAA-retained consultant.

This Memorandum of Understanding (MOU) formalizes an agreement among the Members to officially create CACNR. The document specifies the purpose and objectives of CACNR and provides guidance on membership criteria, operations and support, and the procedure to amend the MOU.

This document shall be considered the foundation document for the creation of CACNR, replaces all previous creating documents, and is intended to act as the instrument that provides focus and guidance for the on-going activities of the organization.

Article I. Creation of the CACNR Organization/Purpose/Objectives

1. Creation of the Organization

This MOU formally creates an advisory committee to be known as the Centennial Airport Community Noise Roundtable (CACNR) for the purpose and objectives stated below via the Agreement and Membership criteria stated herein.

2. Purpose

CACNR is a voluntary association of ACPAA, neighboring communities, federal and state agencies, and airport users, created to monitor programs implemented as a result of the adoption of the ACPAA Noise Compatibility Program, including the Fly Quiet Program guidelines and the noise monitoring program, and to address aircraft noise issues impacting the communities surrounding Centennial Airport. In an interactive, and collaborative open forum, CACNR will seek to identify the dimension of the noise issues, discover possible mitigation actions, find opportunities for implementation, and evaluate the effectiveness of the mitigations. While CACNR's initial efforts in the development and implementation of a Work Program will be directed to noise issues associated with current aircraft operations, consideration of future noise issues also will be addressed, including interaction with noise roundtable activities at other airports.

3. Objectives

A. Continue to organize, administer, and operate CACNR to develop, evaluate, and pursue recommendations for implementation of reasonable and feasible policies, programs, procedures, and other relevant actions by the appropriate agencies to reduce the noise impacts from aircraft operations at Centennial Airport.

B. Maintain CACNR as a focal point of information and discussion between local, state, and federal legislators and policy makers regarding noise impacts in local neighborhoods and communities from airport/aircraft operations.

C. Develop and implement a CACNR Work Program to further its purpose, including but not limited to:

- 1) analyzing and evaluating the impacts of aircraft noise on affected communities, and
- 2) making recommendations to appropriate agencies, including ACPAA, regarding implementation of effective aircraft noise mitigation actions.

D. Maintain communication and cooperation between CACNR, ACPAA, airport staff, and local governments (cities, towns, and counties) regarding:

- 1) local agency land use and zoning decisions within noise-sensitive and/or overflight areas, while recognizing local government autonomy to make those decisions, and
- 2) decisions/actions that affect current and future on-airport development, while recognizing ACPAA's autonomy to make those decisions.

ARTICLE II. Terms of Agreement

The signatories to this MOU agree to:

A. Accept in concept and spirit the formal creation of and continuing operation of CACNR as described in Article I herein.

B. Continue to work cooperatively with all stakeholders to reduce noise impacts on affected neighborhoods and communities from aircraft operations at Centennial Airport.

C. Provide the funding as determined by CACNR, to enable CACNR to carry out its on-going efforts to achieve effective aircraft noise reduction and mitigation as addressed in this Agreement.

D. Inform their respective constituencies of CACNR'S activities and actions to reduce aircraft noise impacts.

E. Not support actions that shift noise related to aircraft operations at Centennial Airport from one community to another.

ARTICLE III. Membership

1. Membership Categories

A. Regular (Voting) Members of CACNR, as of the effective date of this MOU are:

Counties:	Arapahoe	Douglas
Cities/Towns:	Aurora	Foxfield
	Castle Pines	Greenwood Village
	Castle Rock	Lone Tree
	Centennial	Parker
	Cherry Hills Village	
	Arapahoe County Public Airport Authority	

B. Advisory (Non-Voting) Members of CACNR as of the effective date of this MOU are:

Aircraft Owners and Pilots Association (AOPA)
Colorado Aviation Business Association (CABA)
Colorado Department of Transportation Division of Aeronautics (CDOT)
FAA Centennial Airport Air Traffic Control Tower (APA)
FAA Denver District Office (ADO)
FAA Terminal Radar Approach Control (TRACON)

2. Members' Representatives

A. Each city or town, and ACPAA, shall appoint one Regular Representative and one Alternate. Each county shall appoint two Regular Representatives and two Alternates: at least one private citizen Representative and one private citizen Alternate shall be from its unincorporated area, and one County Official and one County Alternate shall represent the county as a whole.

B. All Regular Members' Representatives who serve on CACNR must have the authority to act and vote on CACNR matters on behalf of their appointing Member. On issues and recommendations referred to the ACPAA Board, the ACPAA Representative's vote shall be nonbinding on ACPAA.

C. Each Advisory Member shall appoint one Representative and one Alternate.

D. All Representatives and Alternates shall serve on CACNR at the pleasure of their appointing Members.

3. Addition of Members

A. Adding Regular Members:

- 1) A jurisdiction requesting Regular Membership on CACNR must submit a formal request in writing to the CACNR Chair which explains why the jurisdiction wants to join CACNR, and demonstrate noise impacts from Centennial Airport.
- 2) The governing body of a jurisdiction requesting Regular Membership must sign a copy of this MOU, agreeing to the terms set forth herein, and provide the signed copy to the CACNR Chair.
- 3) Following submission of the formal request to join CACNR and the signed MOU, Regular Members may be added by a majority vote of the current Regular Members' Representatives at a regularly scheduled meeting.

B. Adding Advisory Members:

- 1) The participation and advice of local, state and/or federal aviation agencies and other organizations are essential to the success of CACNR.
- 2) Such agencies or organizations wishing Advisory Member status in CACNR shall submit a request in writing and a signed copy of this MOU to the Chair of CACNR.
- 3) Regular Members which have opted to withdraw from Regular Membership may apply for Advisory Membership status.
- 4) Advisory members may be added by a majority vote of Regular Members' Representatives at a regularly scheduled CACNR meeting.
- 5) Such action will not require an amendment to the MOU.

4. Withdrawal/Reinstatement of a Member

A. Any Regular Member of CACNR may withdraw its membership by submitting a written *Notice of Intent to Withdraw Membership from CACNR*, to the CACNR Chairperson. A withdrawing member will forfeit any funding already paid for that year.

B. Any Advisory Member of CACNR may withdraw its membership by submitting a written *Notice of Intent to Withdraw Membership from CACNR* to the CACNR Chairperson.

C. Should a Regular Member which has withdrawn its Regular Membership wish to rejoin CACNR, the rejoining Regular Member's governing body must sign this MOU and agree to the terms. Following submission of the signed MOU to the Chair of CACNR, the rejoining Regular Member may do so the following fiscal year by a majority vote of the current Regular membership, at a regularly scheduled meeting. Such action shall not require an amendment to the MOU.

D. An Advisory Member which has withdrawn its Advisory Membership status may apply to rejoin CACNR utilizing Article III.3.B. of this MOU.

ARTICLE IV. Operations and Support

1. Operations

CACNR operations shall be governed by:

- A. all relevant state laws applicable to Colorado governmental advisory bodies' or agencies' meetings, including but not limited to the Colorado Open Meetings Law (C.R.S. § 24-6-402 et seq.) and the Colorado Open Records Act (C.R.S. § 24-72-204 et seq.) and
- B. a comprehensive set of adopted bylaws that guide and govern the operation, administration, funding, and management of CACNR and its activities.

2. Technical and Administrative Support

- A. Technical and administrative support will continue to be provided by ACPAA.
- B. Additional technical and administrative support may be obtained by CACNR as it deems necessary.

3. Funding Support

- A. Funding shall come from the Regular Members of CACNR in accordance with the accompanying Funding Structure document.
- B. CACNR funds shall be held in a designated/restricted fund established by ACPAA.

- C. Funds shall be expended from the designated/restricted fund only as authorized by two members of CACNR's Executive Committee, one of whom must be either the Chair or Treasurer and shall be made upon such authorization.
- D. Any unspent funds in a fiscal year shall be carried over to the next fiscal year.

ARTICLE V. Adoption and Effective Date

1. Adoption of MOU

This MOU shall be deemed adopted and effective upon approval and execution by at least two-thirds of the Regular Members listed in Article III herein. No party shall become a Member until the MOU is approved and executed by that party.

2. Term of MOU

This MOU and any subsequent amendments to the document shall remain in effect indefinitely:

- A. until it is superseded by another MOU; or
- B. until there are fewer than four Regular Members.

ARTICLE VI. Amending the MOU

1. This MOU may be amended by approval of at least two-thirds of the Regular Members' Representatives at any regularly scheduled meeting.

2. Proposed amendment (s) shall be drafted by at least 25% of the Regular Members' Representatives and submitted in writing to the Secretary no later than sixty (60) days before the meeting at which it/they will be considered. Written notification of the proposed amendments shall then be provided, via email, to all Representatives at least thirty (30) days in advance of that meeting.

3. If amended, the MOU must be readopted by each Regular Member's governing body.

4. Notwithstanding the foregoing, the Funding Structure Document accompanying this MOU may be amended by CACNR without being readopted by each Regular Member's governing body.

A Memorandum of Understanding
For the Formal Creation of the
Centennial Airport Community Noise Roundtable

IN WITNESS WHEREOF, the CACNR Regular Members have executed the Memorandum of Understanding in counterparts as of the date set forth below.

Dated this _____ day of _____, 20__.

ON BEHALF OF CACNR REGULAR MEMBER ARAPAHOE COUNTY

NAME: _____

TITLE: _____

A Memorandum of Understanding
For the Formal Creation of the
Centennial Airport Community Noise Roundtable

IN WITNESS WHEREOF, the CACNR Regular Members have executed the Memorandum of Understanding in counterparts as of the date set forth below.

Dated this _____ day of _____, 20__.

ON BEHALF OF CACNR REGULAR MEMBER DOUGLAS COUNTY

NAME: _____

TITLE: _____

A Memorandum of Understanding
For the Formal Creation of the
Centennial Airport Community Noise Roundtable

IN WITNESS WHEREOF, the CACNR Regular Members have executed the Memorandum of Understanding in counterparts as of the date set forth below.

Dated this _____ day of _____, 20__.

ON BEHALF OF CACNR REGULARL MEMBER THE CITY OF AURORA

NAME: _____

TITLE: _____

A Memorandum of Understanding
For the Formal Creation of the
Centennial Airport Community Noise Roundtable

IN WITNESS WHEREOF, the CACNR Regular Members have executed the Memorandum of Understanding in counterparts as of the date set forth below.

Dated this _____ day of _____, 20__.

ON BEHALF OF CACNR REGULAR MEMBER THE CITY OF CASTLE PINES

NAME: _____

TITLE: _____

A Memorandum of Understanding
For the Formal Creation of the
Centennial Airport Community Noise Roundtable

IN WITNESS WHEREOF, the CACNR Regular Members have executed the Memorandum of Understanding in counterparts as of the date set forth below.

Dated this _____ day of _____, 20__.

ON BEHALF OF CACNR REGULAR MEMBER THE TOWN OF CASTLE ROCK

NAME: _____

TITLE: _____

A Memorandum of Understanding
For the Formal Creation of the
Centennial Airport Community Noise Roundtable

IN WITNESS WHEREOF, the CACNR Regular Members have executed the Memorandum of Understanding in counterparts as of the date set forth below.

Dated this _____ day of _____, 20__.

ON BEHALF OF CACNR REGULAR MEMBER THE CITY OF CENTENNIAL

NAME: _____

TITLE: _____

A Memorandum of Understanding
For the Formal Creation of the
Centennial Airport Community Noise Roundtable

IN WITNESS WHEREOF, the CACNR Regular Members have executed the Memorandum of Understanding in counterparts as of the date set forth below.

Dated this _____ day of _____, 20__.

ON BEHALF OF CACNR REGULAR MEMBER THE CITY OF CHERRY HILLS VILLAGE

NAME: _____

TITLE: _____

A Memorandum of Understanding
For the Formal Creation of the
Centennial Airport Community Noise Roundtable

IN WITNESS WHEREOF, the CACNR Regular Members have executed the Memorandum of Understanding in counterparts as of the date set forth below.

Dated this _____ day of _____, 20__.

ON BEHALF OF CACNR REGULAR MEMBER THE TOWN OF FOXFIELD

NAME: _____

TITLE: _____

A Memorandum of Understanding
For the Formal Creation of the
Centennial Airport Community Noise Roundtable

IN WITNESS WHEREOF, the CACNR Regular Members have executed the Memorandum of Understanding in counterparts as of the date set forth below.

Dated this _____ day of _____, 20__.

ON BEHALF OF CACNR REGULAR MEMBER THE CITY OF GREENWOOD VILLAGE

NAME: _____

TITLE: _____

A Memorandum of Understanding
For the Formal Creation of the
Centennial Airport Community Noise Roundtable

IN WITNESS WHEREOF, the CACNR Regular Members have executed the Memorandum of Understanding in counterparts as of the date set forth below.

Dated this _____ day of _____, 20__.

ON BEHALF OF CACNR REGULAR MEMBER THE CITY OF LONE TREE

NAME: _____

TITLE: _____

A Memorandum of Understanding
For the Formal Creation of the
Centennial Airport Community Noise Roundtable

IN WITNESS WHEREOF, the CACNR Regular Members have executed the Memorandum of Understanding in counterparts as of the date set forth below.

Dated this _____ day of _____, 20__.

ON BEHALF OF CACNR REGULAR MEMBER THE TOWN OF PARKER

NAME: _____

TITLE: _____

A Memorandum of Understanding
For the Formal Creation of the
Centennial Airport Community Noise Roundtable

IN WITNESS WHEREOF, the CACNR Regular Members have executed the Memorandum of Understanding in counterparts as of the date set forth below.

Dated this _____ day of _____, 20__.

ON BEHALF OF CACNR REGULAR MEMBER THE ARAPAHOE COUNTY PUBLIC AIRPORT
AUTHORITY

NAME: _____

TITLE: _____

A Memorandum of Understanding
For the Formal Creation of the
Centennial Airport Community Noise Roundtable

IN WITNESS WHEREOF, the CACNR Advisory Members have acknowledged the Memorandum of Understanding in counterparts as of the date set forth below.

Dated this _____ day of _____, 20__.

ON BEHALF OF CACNR ADVISORY MEMBER THE AIRCRAFT OWNERS AND PILOTS
ASSOCIATION

NAME: _____

TITLE: _____

A Memorandum of Understanding
For the Formal Creation of the
Centennial Airport Community Noise Roundtable

IN WITNESS WHEREOF, the CACNR Advisory Members have acknowledged the Memorandum of Understanding in counterparts as of the date set forth below.

Dated this _____ day of _____, 20__.

ON BEHALF OF CACNR ADVISORY MEMBER THE COLORADO AVIATION BUSINESS
ASSOCIATION

NAME: _____

TITLE: _____

A Memorandum of Understanding
For the Formal Creation of the
Centennial Airport Community Noise Roundtable

IN WITNESS WHEREOF, the CACNR Advisory Members have acknowledged the Memorandum of Understanding in counterparts as of the date set forth below.

Dated this _____ day of _____, 20__.

ON BEHALF OF CACNR ADVISORY MEMBER THE COLORADO DEPARTMENT OF
TRANSPORTATION – AERONAUTICS DIVISION

NAME: _____

TITLE: _____

A Memorandum of Understanding
For the Formal Creation of the
Centennial Airport Community Noise Roundtable

IN WITNESS WHEREOF, the CACNR Advisory Members have acknowledged the Memorandum of Understanding in counterparts as of the date set forth below.

Dated this _____ day of _____, 20__.

ON BEHALF OF CACNR ADVISORY MEMBER THE FAA CENTENNIAL AIRPORT CONTROL
TOWER

NAME: _____

TITLE: _____

A Memorandum of Understanding
For the Formal Creation of the
Centennial Airport Community Noise Roundtable

IN WITNESS WHEREOF, the CACNR Advisory Members have acknowledged the Memorandum of Understanding in counterparts as of the date set forth below.

Dated this _____ day of _____, 20__.

ON BEHALF OF CACNR ADVISORY MEMBER THE FAA DISTRICT OFFICE

NAME: _____

TITLE: _____

A Memorandum of Understanding
For the Formal Creation of the
Centennial Airport Community Noise Roundtable

IN WITNESS WHEREOF, the CACNR Advisory Members have acknowledged the Memorandum of Understanding in counterparts as of the date set forth below.

Dated this _____ day of _____, 20__.

ON BEHALF OF CACNR ADVISORY MEMBER THE FAA TRACON

NAME: _____

TITLE: _____