



August 16, 2017

Community Development Department
Town of Parker
20120 East Mainstreet
Parker, CO 80138

Regarding: **Project Narrative**
Name of Project: **Parker & Pine Retail**

Proposal Summary

The Applicant Eisenberg Company, Inc. proposes to develop Lot 1, Block 3 of Parker Auto Plaza Filing No. 1 into a retail/commercial center. The project contains approximately 15.925 acres are will be developed in phases, as market conditions dictate. The site is currently vacant with existing access from Twenty Mile Road, Pine Lane, and Parker Road. The initial phase of the project will include mass grading, interior roadways, utility mains, limited parking lot improvements, and the construction of two retail buildings totaling approximately 13,000 SF.

Proposed Use of the Property

The application is currently negotiating with future tenants and cannot know all the future land uses, but anticipate that they are included in the approved 'Parker Auto Plaza PD' and not zoning amendment is requested.

Site Layout and Circulation

A full movement access is existing along Twenty Mile Road, a ¾ access is existing along Pine Lane, a right-in/right-out access is existing along Parker Road.

Interior to the project, vehicles will be conveyed via 26-ft asphalt drive aisles, and pedestrians will be conveyed via 5-ft concrete sidewalks. Interior drives will be designed to accommodate fire department vehicles.

Architecture Compatibility

The proposed buildings will be developed at the southwest corner of South Parker Road and Pine Lane. The retail buildings will be constructed primarily of stucco, cedar siding and accents of manufactured stone. These finishes will be used throughout the development on future buildings to give a cohesive look to the site.

Construction Time

The initial phase of the project is anticipated to begin construction in late 2017, with subsequent phases following as market conditions dictate.