



August 28, 2020

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

Regarding: **Project Narrative**
Name of Project: **Parker & Pine Multi-Family**

Proposal Summary

The Applicant (The Garrett Companies, LLC.) proposes to subdivide and develop Tract A of Parker and Pine Filing 1 and Tract C of Parker Auto Plaza Filing No. 1 into multi-family residential. The multi-family project contains approximately 9.49 acres and will be developed in a single phase. Prior to commencing the multi-family project construction, the overall developer will mass grade, construct perimeter improvements, internal utility mains, and internal access drives. The site is currently vacant with existing access from Twenty Mile Road, Pine Lane, and Parker Road.

Proposed Use of the Property

The Application intends to develop for rent multi-family residential, which is an approved use by right in the 'Parker and Pine Mixed Use Development' PD and no zoning amendment is requested.

Site Layout and Circulation

A full movement access is existing along Twenty Mile Road, a $\frac{3}{4}$ 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

The four residential buildings and associated detached garage buildings are proposed. The multi-family buildings will be three and four stories tall with pitched roofs. The first floor will be clad in stone. Fiber cement lap, panel, and board & batten siding will cover the remaining stories. The detached garages will be sheathed in the same materials as the residential buildings.

Construction Time

The initial phase of the project is anticipated to begin construction in early 2021.