



December 23, 2020

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

Regarding: **Project Narrative**
Name of Project: **Parker & Pine Everbrook Academy**

Proposal Summary

The Applicant (NLD Parker, LLC.) proposes to develop Lot 6 of Parker and Pine Filing 1 into a daycare facility. The daycare project contains approximately 1.38 acres which will be developed in a single phase. Prior to commencing the daycare 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 via internal private drives.

Proposed Use of the Property

The Application intends to develop for a daycare facility, 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. Vehicles will access the site via an internal private drive to the south of the lot.

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

Architecture

The building façade is proposed to be primarily brick (almon tone) with a cultured stone base (shades of light and dark browns) and EIFS (tan, dark tan and gray tones) and faux wood cement board accents. The color palate selected is inspired by other buildings throughout the development. The trash enclosure and monument sign also use these materials and follow the overall development design guidelines to provide a uniform flavor.

Construction Time

The initial phase of the project is anticipated to begin construction in Q2 2021.