



Development Review Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* Phone: 303.841.2332 Fax: 303.841.3223

MEMORANDUM

TO: Davis Brehm, Plan West

FROM: Carolyn Parkinson, Planner 1
Stacey Nerger, Senior Planner

DATE: May 10, 2021

SUBJECT: Compark Village South Major Amendment-Belford Ave and Bridge (SP21-028)

Listed below are the Planning Division's comments related to your land use application, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER: Carolyn Parkinson & Stacey Nerger

EMAIL: cparkinson@parkeronline.org
snerger@parkeronline.org

PHONE: 303.805.3199

GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:
[Parker 2035 Master Plan](#)
[Development Design Standards](#)
[Land Development Ordinance](#)
2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
5. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKiT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.
Example: "02 Belford CDs" or "Second Submittal Belford CDs"

Staff Comments 01

Compark Village South Major Amendment [Planning Case No. SP21-028]

Site Plan

May 10, 2021

General Notes

1. Please bubble are proposed changes on the plans submitted for ease of review.

Please clarify.

Complied: Yes No

Response: Updates have been clouded on sheets below with description of updates. Update Summary: landscape bed added along south side, all plants labeled, removed Approved Plan references, increased scale of Proposed Plan. Every sheet has significant updates with revised landscape design and landscape sheet layout for improved legibility.

2. The applicant’s narrative outlines the intent of the landscape changes as follows; ‘...to create a low-water, low maintenance, and aesthetically pleasing streetscape design’. Staff has analyzed the proposed design in contrast with the design as approved.

Low Water- Turf grass will not improve the water conservation for the streetscape, the approved plan includes planter beds on drip and will require significantly less water than what is being proposed.

Low maintenance- Staff contacted Brightview landscaping regarding whether turf or planter beds are easier to maintain. Brightview noted that mowing turf is easier to maintain than weeding and ‘blowing out’ planter beds, but also noted that significant additional water is needed to keep turf looking healthy.

Aethstetics- Staff attempted to quantify thru analysis of the number, variety and design of plantings. Staff did not provide analysis of all sheets, using only sheet 2 of 8 for analysis.

The approved plan includes 29 trees in this area, including ornamental trees. The proposed amendment provides 11 shade trees in the same area. The shade tree varieties are not identified on the landscape plan and staff could not locate a plant list.

The approved plan includes 640+ shrubs, grasses and perennials in 14 varieties. Planter beds are arranged in a variety of 17 smaller sections ranging from 20’ to 180’ in an effort to break up the more than 725 linier feet in this area. The proposed plan replaces these beds with approx. 600 linier feet of turf 8 feet wide and approximately 125 linier feet of landscaped beds at the intersection with planter beds on both sides of the sidewalk.

The approved streetscape does exceed what is required for streetscape. It is important however, to consider the reason the enhanced streetscape was required at the time of approval. At the time this project was being reviewed, the Town was very close to adopting ‘Residential Roadway Buffers’. The intent of these new requirements was to provide a buffer between residential lots and major collectors, arterials, and highways. The lot layout being platted along Belford, a major collector, could not meet these requirements. As an alternative, staff required the approved plan to include enhanced streetscape to provide buffering in keeping with the intent of the Residential Roadway Buffers requirements.

Staff Comments 01

Compark Village South Major Amendment [Planning Case No. SP21-028]

Site Plan

May 10, 2021

In a conversation with the applicant, the use of perennials and 'day lillies' in particular was sighted as one reason for the request. Staff wishes to note that an amendment for some plant variety swaps could be considered. The intent of the 'buffering' quality of the approved plan must be incorporated however.

Staff does not support this streetscape amendment as the enhanced landscaping approved was intentional and purposeful. Of the three improvements claimed by this request, only reduced maintenance can be supported and is not sufficient to provide justification for this amendment.

Please acknowledge.

Complied: Yes No

Response: Low water turf was replaced with landscape beds behind the sidewalk, large shrubs proposed in buffer to reduce maintenance and provide screen, increased landscape design to improve streetscape aesthetics along Belford Avenue. Proposed landscaping is appropriately spaced to accommodate for mature plant sizes.

- 3. The narrative mentions changes to the retaining walls and refers to civil plans. Please elaborate within the narrative and clarify what and where these changes are being proposed with next submittal. Review of this aspect of the proposal may include additional comments following the provision of information and clarity. Please see redline of Green Acres Tributary LS, sheet LB10.

Please clarify.

Complied: Yes No

Response: Retaining walls referenced in the Narrative are the Green Acres Tributary underpass culvert wing walls. The Belford Streetscape plans do not have any retaining walls located within the Belford Avenue ROW.

OUTSIDE REFERRAL AGENCY COMMENTS

- 1. Please address all outside referral agency comments with a written response. These comments are available on etrakit. Please note that there are two locations where referral comments may be found. First on the review tab in your dashboard, but also in attachments. Please be sure to check both locations to avoid delays.

Complied: Yes No

Response: _____

Property Owner

Date

Project Representative

Date

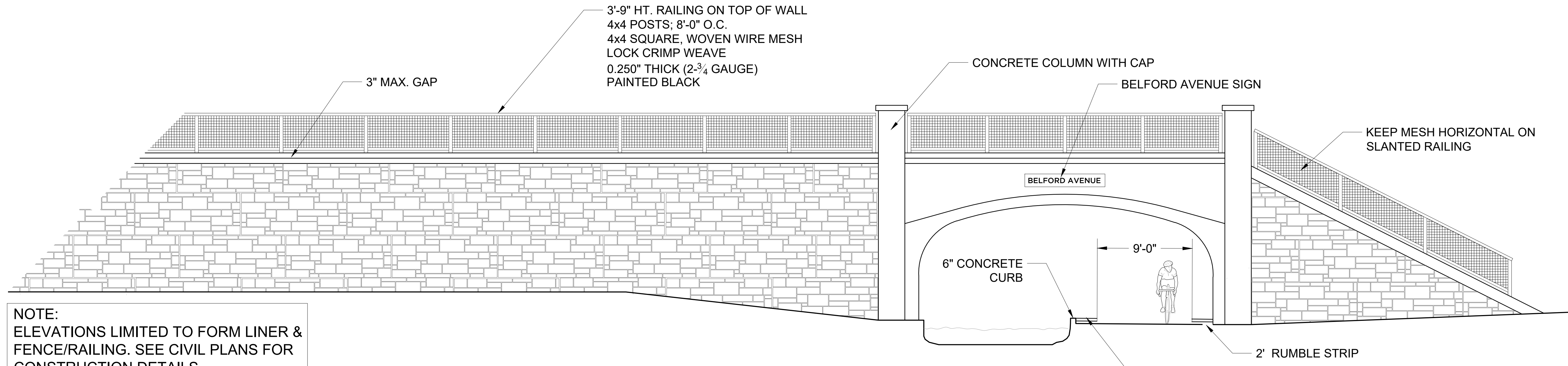
COMPARK VILLAGE SOUTH

SITE IMPROVEMENT PLAN - AMENDMENT NO. 1

GREEN ACRES CULVERT, WALLS, AND RAILING

(Revision to sheet LB-10 of the approved plans)

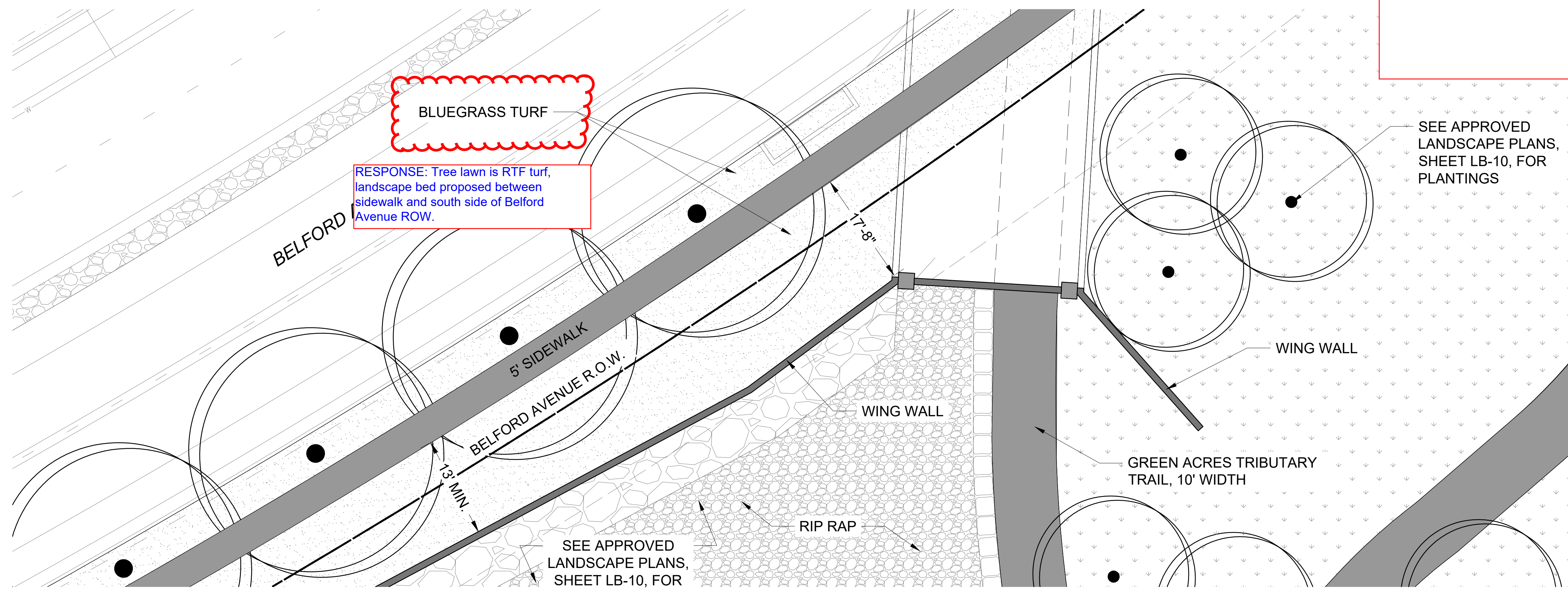
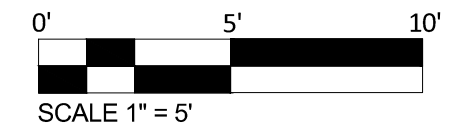
Please bubble all proposed changes on these plans.



NOTE:
ELEVATIONS LIMITED TO FORM LINER &
FENCE/RAILING. SEE CIVIL PLANS FOR
CONSTRUCTION DETAILS

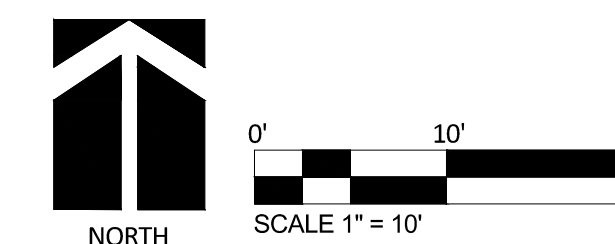
ELEVATION - CUSTOM ROCK FORMLINER #2180 TOLLWAY ASHLAR, BUFF COLOR

RESPONSE: Form liner and color updated to _____.



NOTE:
TO INCLUDE CONTEXT, PLAN VIEW IS HALF SCALE OF THE ELVATION

PLAN



Green Acres Tributary Culvert

Town of Parker, CO

OWNER
Belford Avenue North Metropolitan District
4100 East Mississippi Avenue, Suite 500
Denver, CO 80246
(303) 984-8800



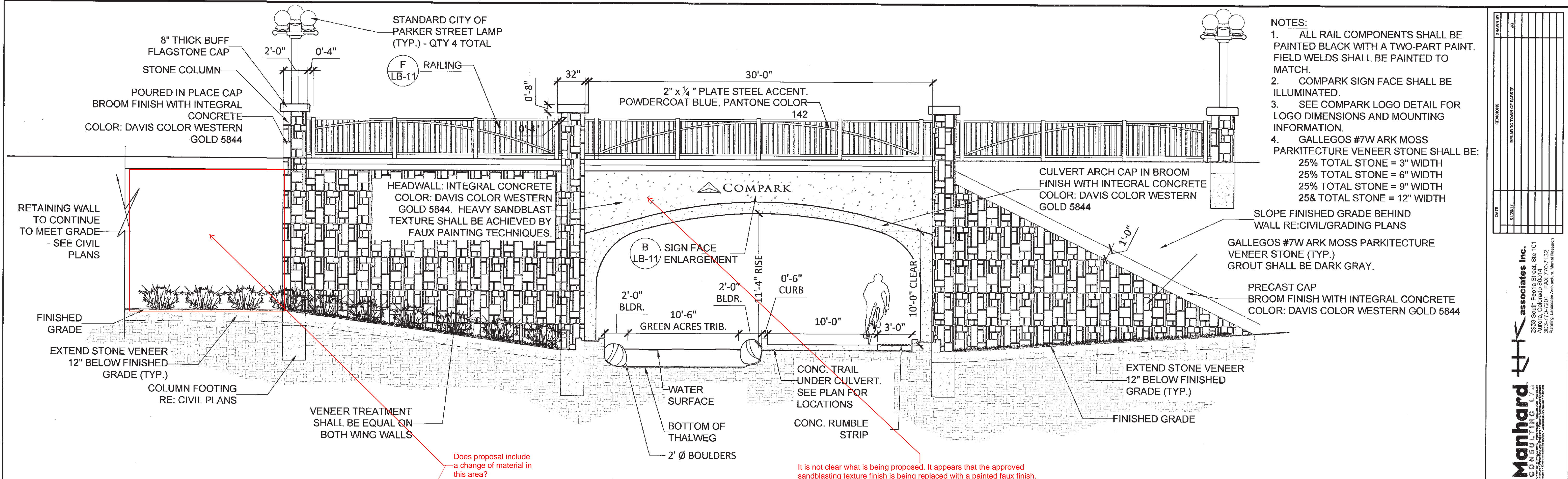
Job No: 2020-09
Date: 3-03-2021

LANDSCAPE ARCHITECT
Plan West, Inc.
767 Santa Fe Drive
Denver, CO 80204
(303) 741-1411

767 Santa Fe Drive
Denver, CO 80204
(303) 741-1411
planwest.com

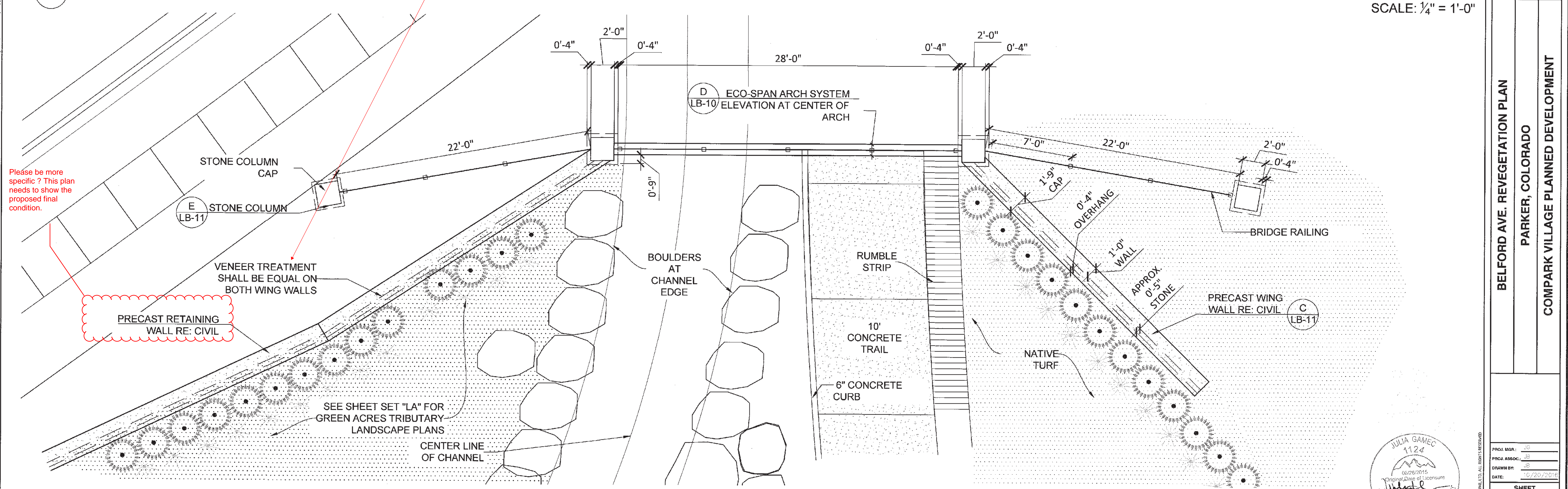
PLANNING
SITE DESIGN
ENTITLEMENTS
LANDSCAPE ARCHITECTURE

SHEET: 01 of 01



- NOTES:
1. ALL RAIL COMPONENTS SHALL BE PAINTED BLACK WITH A TWO-PART PAINT. FIELD WELDS SHALL BE PAINTED TO MATCH.
 2. COMPARK SIGN FACE SHALL BE ILLUMINATED.
 3. SEE COMPARK LOGO DETAIL FOR LOGO DIMENSIONS AND MOUNTING INFORMATION.
 4. GALLEGOS #7W ARK MOSS PARKITECTURE VENEER STONE SHALL BE:
 - 25% TOTAL STONE = 3" WIDTH
 - 25% TOTAL STONE = 6" WIDTH
 - 25% TOTAL STONE = 9" WIDTH
 - 25% TOTAL STONE = 12" WIDTH

A ECO-SPAN PRECAST CONCRETE ARCH SYSTEM - AESTHETIC TREATMENT ELEVATION



B ECO-SPAN PRECAST CONCRETE ARCH SYSTEM - PLAN VIEW
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

DATE	01/06/17
BY	JG
CHECKED	
APPROVED	
PROJECT	REPAIR TO TOWN OF PARKER

Manhard CONSULTANTS
 2650 South Peoria Street, Ste. 101
 Aurora, CO 80014
 303.770.7010
 303.770.7011
 Planning, Landscape Architecture, Interior Design

BELFORD AVE. REVEGETATION PLAN
PARKER, COLORADO
COMPARK VILLAGE PLANNED DEVELOPMENT

PROJ. MGR.: JG
 PROJ. ASSOC.: JG
 DRAWN BY: JG
 DATE: 10/25/2016

SHEET
LB-10
 SHEET 10 OF 11
 7681-000

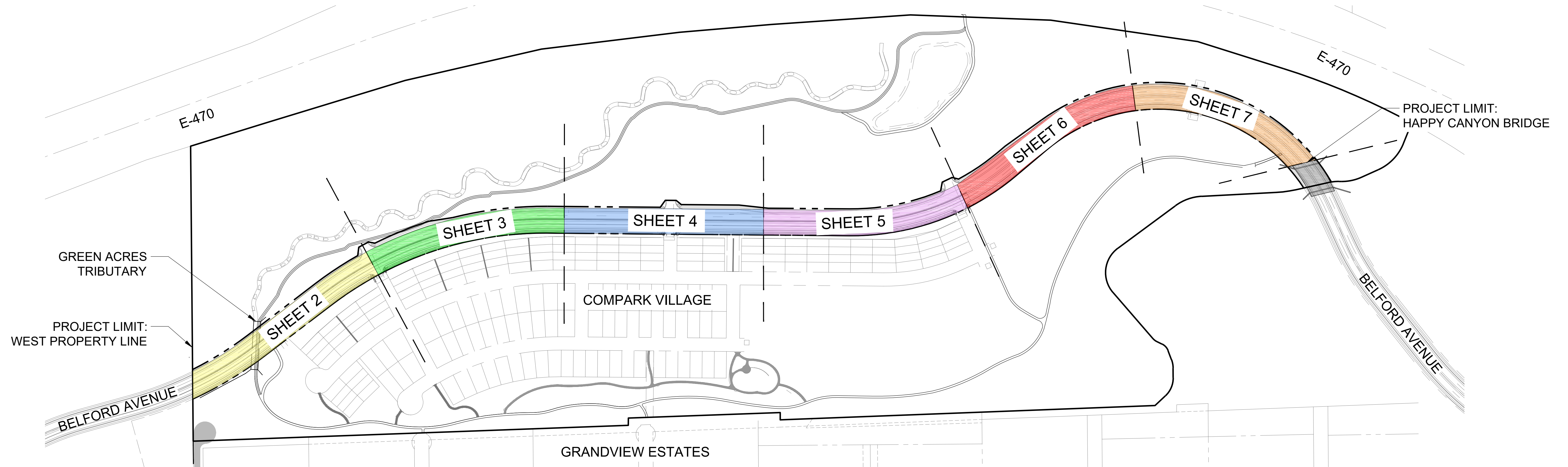
JULIA GAMEC 112d
 05/26/2015
 Original Date of Issuance
 STATE OF COLORADO
 LICENSED LANDSCAPE ARCHITECT

Plotted: 1/6/2017 4:16 PM. Dwg Name: L:\7681-000\Victoria Truitt-MI Belford\04_CAD\11_Sheets\170106_MLMS to Parker\170106_7681_Landscape Plan.dwg. Updated By: jgomec

COMPARK VILLAGE SOUTH

SITE IMPROVEMENT PLAN - AMENDMENT NO. 1

LIMITED TO THE SOUTH SIDE OF BELFORD AVENUE



APPROVED PROGRAM

- 1.) EXISTING DESIGN INCLUDES GROUPINGS OF SHADE TREES AT 10'-25' O.C.; ORNAMENTAL TREES AT 15' O.C.
 - THE CLOSE SPACING OF SHADE TREES IN THIS PLAN IS NOT IDEAL FOR THE LONG-TERM VIABILITY OF THE TREES.
 - THE SELECTION OF ORNAMENTAL TREES (AMELANCHIER SPECIES) ARE NOT IDEAL FOR A PEDESTRIAN WALKWAY NOR FOR A STREETSCAPE DUE TO LOW BRANCHING AND INTOLERANCE TO POLLUTION.
- 2.) THE GROUPING OF TREES, SHRUBS AND PERENNIALS IN THIS PLAN APPEAR TO BE RANDOM, PROVIDING LIMITED IMPACT ALONG BELFORD AVENUE.
- 3.) MASSIVE GROUPINGS OF PERENNIALS (DAY LILIES) WILL PROVIDE LIMITED INTEREST AND APPEAL THROUGHOUT THE YEAR AND WILL REQUIRE EXTENSIVE MAINTENANCE.

RESPONSE: Removed references to Approved Plan and Approved Program

PROPOSED PROGRAM

- 1.) LARGE SHADE TREES SPACED AT 35' O.C. TO CREATE A CONTINUOUS CANOPY AND STRONG EDGE TO THE STREET
- 2.) GROUPS OF ORNAMENTAL TREES, SHRUBS, AND GRASSES AT THE INTERSECTIONS TO ACCENT NEIGHBORHOOD GATEWAYS.
- 3.) PLANTS ARE SELECTED FROM PARKER'S APPROVED STREET TREE LIST AND RECOMMENDED PLANT LIST.

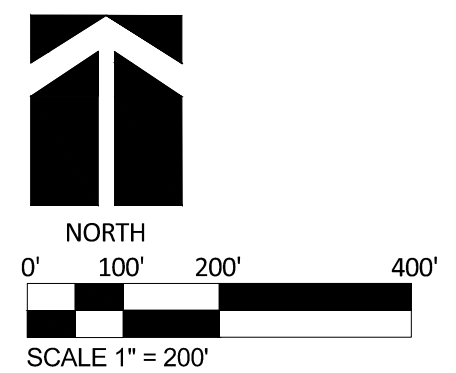
Narrative indicates proposal includes areas with approved retaining walls. Are changes to the retaining walls included in this proposal?

If so;

this is not mentioned here in the approved/proposed programs retaining walls are not clearly depicted in the submitted document locations of retaining walls are not shown changes to them are not clearly explained no detail has been provided.

Plans reference civil plans for areas with proposed changes. If civil plans are referenced they should be included in the submittal

RESPONSE: Retaining walls referenced in the Narrative are the Green Acres Tributary underpass culvert wing walls. The Belford Streetscape plans do not have any retaining walls located within the Belford Avenue ROW.



Belford Avenue Streetscape Project Limits

Site Improvement Plan Amendment No. 1

Town of Parker, CO

OWNER
Belford Avenue North Metropolitan District
4100 East Mississippi Avenue, Suite 500
Denver, CO 80246
(303) 964-9800

LANDSCAPE ARCHITECT
Plan West, Inc.
767 Santa Fe Drive
Denver, CO 80204
(303) 741-1411



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Denver, CO 80204
(303) 741-1411
planwest.com

PLANNING
SITE DESIGN
ENTITLEMENTS
LANDSCAPE ARCHITECTURE

Job No: 2020-09
Date: 3-1-2021

SHEET: 01 of 08

COMPARK VILLAGE SOUTH

SITE IMPROVEMENT PLAN - AMENDMENT NO. 1

LIMITED TO THE SOUTH SIDE OF BELFORD AVENUE

Overall analysis of sheet 2 of 8

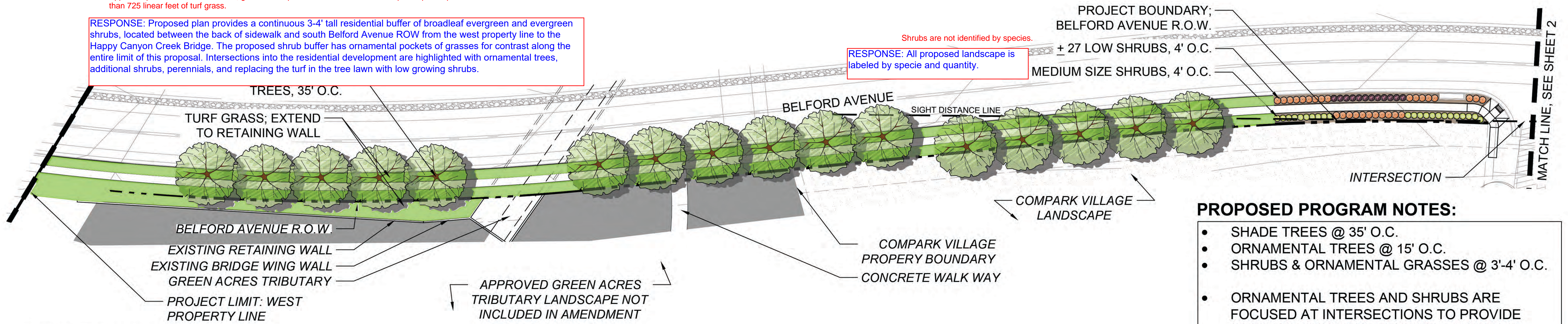
Approved plan includes 29 trees including 9 ornamental in this section, proposed includes 11 shade trees. Shade trees are not identified.

Approved plan includes 648 shrubs, grasses and perennials in 14 varieties. Proposed plan replaces these beds with more than 725 linear feet of turf grass.

RESPONSE: Proposed plan provides a continuous 3'-4' tall residential buffer of broadleaf evergreen and evergreen shrubs, located between the back of sidewalk and south Belford Avenue ROW from the west property line to the Happy Canyon Creek Bridge. The proposed shrub buffer has ornamental pockets of grasses for contrast along the entire limit of this proposal. Intersections into the residential development are highlighted with ornamental trees, additional shrubs, perennials, and replacing the turf in the tree lawn with low growing shrubs.

Shrubs are not identified by species.

RESPONSE: All proposed landscape is labeled by specie and quantity.



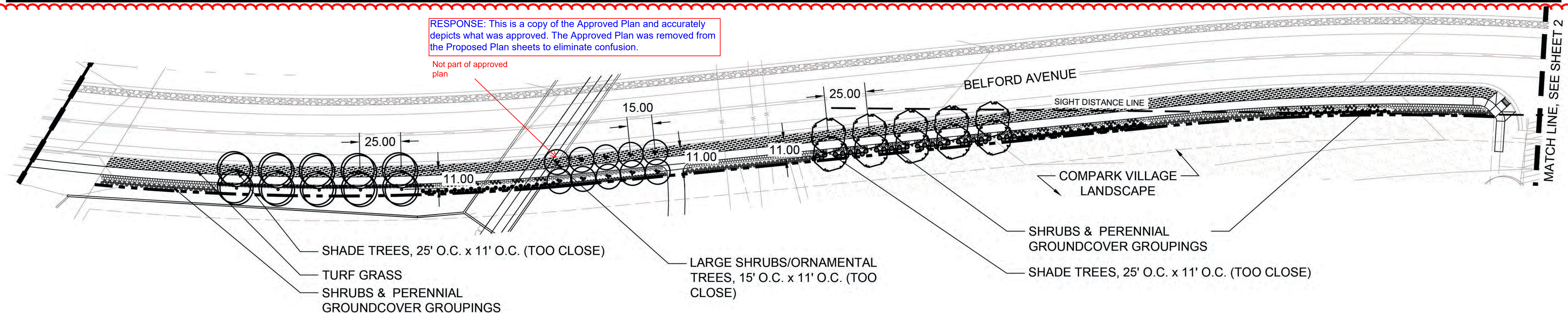
PROPOSED PROGRAM NOTES:

- SHADE TREES @ 35' O.C.
- ORNAMENTAL TREES @ 15' O.C.
- SHRUBS & ORNAMENTAL GRASSES @ 3'-4' O.C.
- ORNAMENTAL TREES AND SHRUBS ARE FOCUSED AT INTERSECTIONS TO PROVIDE INTEREST AT NEIGHBORHOOD GATEWAYS

PROPOSED PLAN

RESPONSE: This is a copy of the Approved Plan and accurately depicts what was approved. The Approved Plan was removed from the Proposed Plan sheets to eliminate confusion.

Not part of approved plan



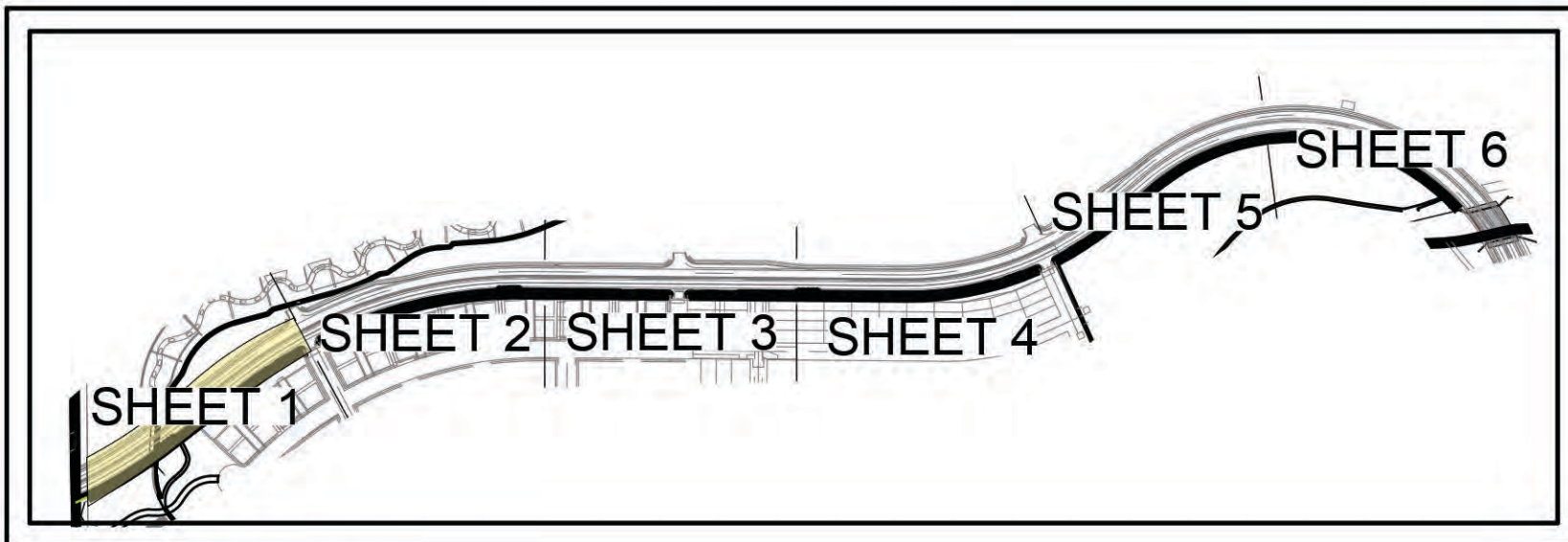
APPROVED PLAN

Approved Landscape Plan does not include long swathes of the same variety as shown here. This is not a correct depiction of what is approved.

RESPONSE: This is a copy of the Approved Plan and accurately depicts what was approved. The Approved Plan was removed from the Proposed Plan sheets to eliminate confusion.

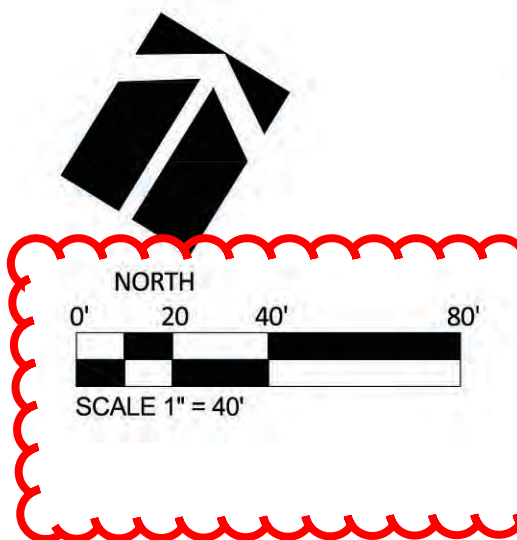
RESPONSE: Removed references to Approved Plan and Approved Program

RESPONSE: Increased scale of Proposed Plan



KEY MAP

SCALE: 1" = 300'



Belford Avenue Streetscape Conceptual Planting Design

Site Improvement Plan Amendment No. 1

Town of Parker, CO

OWNER
Belford Avenue North Metropolitan District
4100 East Mississippi Avenue, Suite 500
Denver, CO 80246
(303) 984-9800



Job No: 2020-09
Date: 3-1-2021

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Plan West, Inc.
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PLANNING
SITE DESIGN
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LANDSCAPE ARCHITECTURE

SHEET: 02 of 08