

**Project Narrative
For
Convenience Store – S Chambers Road and Red Sky Drive
Lot 1 of Douglas 234 Filing No. 6
SEC of S Chambers Road and S Red Sky Drive, Parker, Colorado**

05/24/2021

Prepared For Developer:

Twin Star Energy, LLC

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Proposal Summary and Proposed Use

Twin Star Energy, LLC is proposing to develop Lot 1 of Douglas 234, Filing No. 6. Development of the 0.930-acre lot will include a +/- 4,140 s.f. convenience store, fueling stations, and associated parking. No zoning amendment is being requested for the use presented by this project.

Site Layout and Circulation

The convenience store is requiring additional access to S Chambers Road and S Red Sky Drive. Access is proposed via curb cuts at Red Sky Drive and Sliceroo.

Pedestrians to and from the site can access the existing and future sidewalks along S Chambers Road and Red Sky Drive and Sliceroo drive via sidewalk connections.

Zoning and Architectural Compatibility

Current and proposed zoning is PD - Commercial. Building design utilizes 360-degree architecture.

Material composition utilizes natural looking and durable materials. Manufactured Stone, metal panel, and cement fiber panels make up the major components of the facility. Material separation set with building plane allows the building to be broken down horizontally and vertically, creating depth and scale. The primary corner is accentuated with a mural, taller parapets and awnings. The street facing facades use glazing, murals, awnings and a variety of material transitions and parapet heights to create interesting architectural elevations. The fueling stations use the same high quality materials as the primary building, and are enhanced with a hip roof.

Construction Timing/Phasing

This lot development will be constructed in a single phase. The construction timeline is proposed to be less than a year, from time of permit issuance.