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August 11, 2022

Bryce Matthews, Planning Manager
Town of Parker
20120 E. Mainstreet
Parker, CO 80138

Re: Site Plan Narrative Harvie Open Space Improvements

Dear Mr. Matthews,

The Town of Parker's Parks, Recreation, and Open Space Department is pleased to submit a Site Plan for improvements to Harvie Open Space. The 71.061-acre site is located at the intersection of Mainstreet and Canterbury Parkway and is zoned open space. The property was acquired from Douglas County in 2017 and included a detailed conservation easement held by Douglas Land Conservancy, allowing for minimal improvement to a beautiful site. This easement was designed to protect the long-term open space values of the property. Uses permitted per the conservation easement include soft-surface trails, interpretive signage, a gravel parking lot with up to 20 spaces, benches and tables, one restroom facility, fencing improvements and a maximum of two historic structures.

A public process was conducted in 2017 to gather input from Town of Parker residents on the proposed improvements allowed by the conservation easement and was very well received. A conceptual master plan was prepared and approved by Town Council resolution 18-009.

Improvements to the property include:

- Minimal disturbance to the site
- Soft-surface trails – 6' wide crusher fines trail, 4' mowed-in trails
- Pedestrian-only access points to the site
- Educational interpretive signage
- 20-space gravel parking (with the exception of the handicap stalls)
- Small pre-fabricated vault restroom structure with ADA-accessible concrete surfacing
- Minimal site lighting – Single fixture mounted to restroom structure (14 watts on a photocell)
- Drinking fountain
- Picnic/shade shelters
- Picnic tables and benches/boulder seating
- Wood and wire fencing
- Small pedestrian bridge
- Native planting/seeding
- Removal of three pine trees in the Mainstreet road right-of-way for driveway access and construction

- Removal of four pine trees to construct the west parking lot driveway
- (16) new trees
- Minor stormwater utility improvement – Inlet & pipe
- Ray J. Harvie Park identification sign – Entrance into the park site

Four evergreen trees (8' and taller) will need to be removed or relocated to allow for the west driveway entrance into the parking lot. The Site Plan shows a tree conservation plan and landscape plan outlining removals and new tree locations. The plan calls for installing 16 new pine trees of various heights.

The demolition plans also include substantial fencing to limit construction activities, protect existing trees, and limit disturbance to the open space grasses throughout the property.

CORE Electrical Cooperative has existing electric lines that will need to be located prior to the construction of the open space improvements along the south frontage of the property. This work is being completed in the fall/winter of 2022.

Please let me know if any additional information is needed to process this Site Plan Adjustment for the Harvie Open Space Improvements.

Sincerely,



Brett Collins
Park Project Manager

Cc
Mary Colton, Director of Parks, Recreation and Open Space
Matthew Whipple, DHM Design