

February 6, 2023

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

RE: Project Narrative
Land of Sushi at Crown Point

Proposal Summary and Proposed Use

Land of Sushi is proposing to develop a ~6,000 square foot restaurant and retail building on the Lot 4E, Crown Point Filing No.1. Development of the 1.19-acre lot will include construction of one building to include a ~3,500 square foot sit down restaurant with outdoor patio and ~2,200 retail/quick serve restaurant space. No zoning amendment is being requested for the use presented by this project.

Site Layout and Circulation

Access to the site will be taken from shared private drives that are internal to the existing overall development. One access is planned on the west frontage of the property, tying into the existing north/south access drive coming from Cottonwood Drive. A second access to site is being proposed at the southeast corner of the site, tying into the existing Boondocks parking lot. Internal circulation adjacent the building will occur via asphalt paved drives of 25' minimum width. Lot 4E has two adjacent Public ROW's, E470 to the east and Cottonwood drive to the north. The building has been located onsite as far north and west as possible. This was done to create a building edge adjacent to Cottonwood Drive and its connection to the existing shared access drive. The patio area for the sit-down restaurant has been positioned to transition from the adjacent roadways to the dining area inside the building. An existing 30' wide water easement encumbers a significant portion of the lot.

Pedestrians to and from the facility will access sidewalks within the overall development via a 5' wide concrete sidewalk. A primary 5'-wide sidewalk is proposed to connect to the sidewalk along Cottonwood Drive, feeding directly to the front doors of the building. All sidewalk orientations are designed to bring customers to the front entrances located on the south side of the building.

Architectural Compatibility

The proposed restaurant exterior architecture will be constructed using varying materials and colors in compliance with the town's commercial and industrial guidelines. Rooflines and building footprints are articulated to provide relief in the bulk mass and is done in increments that are appropriate to the relative overall size of the structure. Windows/glazing are also being provided on each face of the building to comply with the town's guidelines.

Construction Timing/Phasing

Land of Sushi intends to construct in a single phase starting as soon as all applicable permits are obtained. It is expected that construction would be completed in ~9 months.

