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November 22, 2024

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

Re: Narrative Salisbury Park North Site Plan

Dear Mr. Matthews,

Parks, Recreation and Open Space is submitting a Site Plan for the Salisbury Park North Project at 11700 Motsenbocker Road in Parker, Colorado. Salisbury Park North Phase 1 is the first phase of a community park on land acquired by the Town of Parker in 2008 for park and open space purposes. This will expand the park amenities of the existing Salisbury Equestrian Park and Sports Complex. A master plan for the site was completed in 2014, and the two key goals identified in the master plan were to integrate natural and developed spaces into a rich, expanded park experience and develop a vision for the park that would make it a community landmark. The first phase of the park development will include utilities, earthwork, ballfields, multi-use fields, restroom/storage buildings, trails, parking and landscape.

**The proposed park full buildout includes the following park amenities:**

- (4) lighted baseball/softball ballfields (for youth and adult recreation programs)
- Pedestrian promenade at ballfield complex with restroom/storage building and food truck parking
- (2) lighted multi-use fields
- (2) lighted tennis courts with blended pickleball striping
- (17) lighted pickleball courts
- Sports Courts Building (with restrooms, storage, plaza, event lawn, and food truck parking)
- Outdoor programmable fitness area
- Community Hub Pavilion (with restrooms/storage, outdoor performance area, event lawn and food truck parking)
- Inclusive-themed destination playground
- Restroom building adjacent to inclusive playground
- Decorative Garden
- Bike Park
- Improvements to the existing Salisbury Park concessions building
- Expansion of one of the existing ballfields in the existing Salisbury Park
- Trail connection to Cherry Creek Trail
- Parking

**Proposed phase 1 amenities include:**

- (4) lighted baseball/softball ballfields (for youth and adult recreation programs)
- Pedestrian promenade at ballfield complex with restroom/storage building and food truck parking
- (2) lighted multi-use fields
- Community Hub Pavilion (with restrooms/storage, outdoor performance area)
- Decorative Garden
- Improvements to the existing Salisbury Park concessions building
- Expansion of one of the existing ballfields in the existing Salisbury Park
- Trail connection to Cherry Creek Trail
- Parking for phase 1 amenities

Some minor changes were made to the proposed 2014 master plan after further design was completed. The differences between the 2014 and master plan and the current park's full build-out plan are as follows:

- The park loop road was moved further north to allow the inclusive destination playground to move closer to the athletic fields, courts and other amenities.
- The adventure play area identified on the master plan is proposed to be the large inclusive play area to meet the needs of all ages and abilities.
- The splash play water feature has been replaced with play feature misters within the inclusive playground to reduce concerns of evaporation and water loss and be more sustainable.
- The sledding hill was removed due to lack of adequate topography for this amenity on the site and inability to build up grade within the floodplain.
- Moved the bike park further south to avoid the floodway.

#### **General development schedule and phasing plan**

Phase one construction of Salisbury Park North is anticipated to be publicly bid in April/May 2025 with construction commencing in July 2025 after the completion of Dransfeldt Road extension. Construction is anticipated to be completed in summer 2026. Upon completion of phase 1 construction a Letter of Map Revision (LOMR) will be submitted to FEMA. Future phases for the project are currently anticipated as follows:

- Phase 2 – 2026
- Phase 3 – 2028
- Phase 4 - 2029

Future phase amenities will be dependent upon available funding.

#### **Statement describing the compliance with each of the specific criteria for approval**

The site plan complies with the 2014 Salisbury Park North Master Plan, which has been modified as identified above. It is also in compliance with the 2024 LDO and 2023 Parks, Trails, Open Space & Streetscape Design and Construction Manual for community parks.

A portion of the site is located within the floodway and 100-year floodplain. The park design is integrated within the 100-year floodplain constraints ensuring a minimal rise condition that does not require a Conditional Letter of Map Revision (CLOMR). Floodplain modeling and a Floodplain Development Permit are submitted separately for this project.

A Threatened and Endangered Species Habitat Assessment has been completed and is included in the site plan submittal.

The proposed park provides multiple vehicular/pedestrian access points from the adjacent streets and trails, existing Salisbury Equestrian Park and Sports Complex and within the park to provide access to all park amenities. Vehicular, pedestrian and bicycle circulation is designed to be separated to avoid adverse impacts on multi-modal traffic circulation. Parking is located at the park's perimeter to minimize vehicular and pedestrian conflicts.

Please let me know if any additional information is needed to process this Site Plan for the Salisbury Park North Project.

Sincerely,



Brett Collins  
Park Project Manager

Cc  
Mary Colton, Director of Parks, Recreation and Open Space  
Jared Musil, Deputy Director of Parks, Forestry and Open Space  
Meagan Nakamisha-Arvidson, Deputy Director of Recreation  
Robyn Bartling, Principal Hord, Coplan, Macht