



Pick N Tap Project Narrative

Pick N Tap, the proposed commercial project featuring a restaurant and indoor recreation facilities, is located in Parker, CO. The site is situated on the southwest corner of the intersection of Disha Drive and Murrelet Street. Land uses to the north and east are existing or proposed commercial developments, including the recently completed Kiddie Academy, and land uses to the south and west are existing residential and open space, most notably Newlin Gulch. The site is approximately 2.8 acres, is currently vacant, and is zoned PD.

This application is for the Site Plan, which includes associated construction documents and reports.

Land Use

Pick N Tap is a proposed restaurant and indoor pickleball facility designed to bring a dynamic mix of dining and recreational amenities to the Parker community. The project combines an inviting, high-quality food and beverage experience with a modern indoor pickleball venue, creating a social hub that supports both active lifestyles and community gathering.

Pick N Tap has been thoughtfully organized to ensure efficient circulation, safe access, and compatibility with surrounding land uses. The layout incorporates convenient parking, intuitive pedestrian connections, and clear wayfinding to support both restaurant patrons and recreation users. The building orientation and site design emphasize visibility, accessibility, and a welcoming arrival experience.

Pick N Tap fills a growing demand for indoor recreation options in Parker while contributing to the area's economic and social vitality. By pairing an energetic recreational environment with a family-friendly dining concept, the project offers a unique destination that enhances local activity, supports community health and wellness, and provides year-round opportunities for residents and visitors.

Proposed Architecture and Landscape Concepts

The architecture concept shall follow the design guidelines established by the Town of Parker. The elevation will create visual interest and provide visitors with an attractive and functional space to dine and play. The materials and colors of the building shall be consistent with the surrounding commercial land uses.

t e r r a c i n a d e s i g n

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10200 E. Girard Avenue, A-314 Denver, CO 80231 ph: 303.632.8867

The primary landscape concept will consist of native areas that use native grasses and water-wise plantings indicative to the Colorado Prairie. Site perimeter and parking lot islands shall be planted to meet Town of Parker requirements, except where the existing Parker Water and Sanitation District utility easement restricts the planting of trees and shrubs. In those unique areas, landscape boulders are proposed to create visual interest and prevent barren landscape areas. A combination of trees, shrubs, and ornamental grasses create texture and intrigue throughout the site's landscaped areas.

Proposed Open Space and Trail Amenities

Pick N Tap is located along the Newlin Gulch open space and drainageway and proposes an extension of the Newlin Gulch Trail through the property. This important connection provides additional recreational benefit to the Parker community by allowing patrons non-vehicular (walking/running/biking) access to the site, as well as completing an essential segment of the trail.

Proposed Circulation System

Pick N Tap is served by a series of fire-accessible parking lot drives. The primary access point and entry are provided off Disha Drive, while secondary access points are off Murrelet Street to the east and Disha Drive west of the primary access point. There is no access to the site from the south due to an existing detention pond and road and grading constraints. There is also no vehicular access from the west because the site is bound by Newlin Gulch. Pedestrian and bicycle circulation is provided through the Newlin Gulch Trail connection located on the western property line.

Proposed Phasing

Since all surrounding infrastructure is already in place, the plan is to build Pick N Tap in one phase. Construction will occur per the approved construction documents.

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