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March 28, 2016

Mr. Patrick Mulready
Senior Planner
Town of Parker
20120 East Mainstreet
Parker, CO 80138

Subject: Compark Village South Sketch and Preliminare Plan, SUB 16-002 and SUB 16-003

Dear Mr. Mulready,

I am responding to the Compark Village South Subdivision project SUB16-002 and SUB16-003 and the planned construction of Belford Ave. SUB15-0054. I am very disappointed in the process and do not feel that the residents of Grandview Estates, the OLDEST subdivision in northeast Douglas County, were given any consideration in the planning and design of this subdivision. I live near the end of 1st Street and will be greatly impacted by the road and the subdivision.

There is absolutely nothing in the planning of this subdivision that complies with Parker's Master Plan. Do you want Parker to be a sea of rooftops and look just like the neighboring towns or can we make sure there is a set of continuous, connected open areas so that wildlife and residents can breathe and not be suffocated by the onslaught of high density housing and strip malls.



This area pictured above is slated to hold 120 duplex units and 72 single units (on a 50'x110' lot). As you can see, the Green Acres tributary flows through this area as well as Happy Canyon on the east side. The fence you see is my neighbor's 2 acre property line.

The first goal and strategy of the Town of Parker's Master Plan is to preserve and protect the quality of life within our EXISTING residential neighborhoods. It states that when reviewing development proposals ADJACENT TO existing neighborhoods it will **ensure** that the development demonstrates compatibility with and sensitivity to, existing neighborhood characteristics in terms of housing, quality, density, building height, placement, scale and architectural character. As you can see, this area will not be compatible with Grandview. Grandview has mostly 2 acre lots as well as historic homes and million dollar structures. I understand these homes will be lower end homes.

How is any of this development high quality? Does it take into account the natural slopes of the meadow, long standing trees, historic residences and the long term agricultural use? It does not appear to.

The second goal is to encourage low density housing neighborhoods to sustain Parker's character. This subdivision will have a vastly different lifestyle than the horse, chicken, ATV community next door.

The master plan also emphasizes the importance of view corridors. There is open space on the south side of E470 all the way from I25 and it will end at this subdivision.

The Master Plan's foundations were based on the community's input. The community felt they DESERVED quality developments, quality management of natural resources and open space and quality implementation of the Master Plan. I see no regard for the Master Plan in many development decisions that come before this town council.

In the Master Plan it states "Public participation is an essential component in successful planning, community building and decision making. Citizens (residents, business people and property owners) need and DESERVE ongoing communications about and the ability to influence, projects and issues that affect their community and their lives. The town embraces this concept in all planning efforts, realizing that a genuine community involvement process is the key in the future success of the Master Plan." Yes the town offers a 3 minute public comment at council meetings and the ability to write a referral, but it does not appear that this influences at all what development ends up being built next to their neighborhoods. I witnessed this very instance regarding Parker Heights subdivision and the Alcorn property annexation.

Many residents of Grandview have lived in their homes for over 20+ years. There is very little property turnover in this subdivision. These families have been paying taxes, shopping and enjoying Parker amenities for a lot longer than most. Grandview is being rewarded for it's stability by high density housing and a 4 lane roadway.

I ask you to recommit to the town's visionary Master Plan and respect the residents of Grandview as well as the Town of Parker residents in general.

Sincerely,
Jackie Thompson

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