

GRANDVIEW ESTATES
HOMEOWNER'S ASSOCIATION
P.O. Box 2157, Parker, CO 80134

The Grandview Estates Rural Water Conservation District

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"Working to Preserve Water Resources for Future Generations"

June 17, 2016

Mr. Patrick Mulready, Senior Planner
Mr. Tom Williams, Director of Engineering
20130 East Mainstreet
Parker, Colorado 80138

Subject: Compark Village Filing 1 and 2 Variance Request, June 2, 2016, SUB15-0054

Dear Mr. Mulready and Mr. Williams,

Grandview Estates Homeowners Association (GEHA) and the Grandview Estates Rural Water Conservation District have the following concerns related to Compark 170's variance request related to minimum intersection distances for Belford Avenue:

1. The view corridor justification for the variance considers only those views from Belford Avenue south, rather from Grandview north. It appears that the variance would only expose Grandview to more light and noise pollution from the highway, but that somehow it is more important for drivers to view Grandview than for Grandview to have a protected view from the road and highway. Grandview does not wish to provide a pleasant view shed to drivers at the expense of its own residents who are immediately adjacent to the proposed development and have to live with the traffic glare, road noise and pollution that accompany this "view shed". Please dismiss this justification.
2. Without a full plat and disclosure of what the next phases of the development will be, the developer seeks approval based upon incomplete information. At this stage, it is difficult to understand the need for two collector streets rather than one. The Highpoints project and remaining Compark Village South plats should be mapped and platted before a variance is considered. The piecemeal approach to the entire section south of E-470 that mitigates against any possible harmonious overall result. Having another collector only encourages more congestion and more density. Belford Avenue will already be seen as an alternative route to the hideously congested Lincoln Avenue. Please insist on a full plat of the next phases showing the complete intent of the undefined tracts before approving a variance based upon these phases.

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3. The developer states that the buffer between those duplex and single family dwellings is a collector road. If that is the case, then one set of duplexes needs to be eliminated and/or replacement open space needs to be provided on these plans in order to comply with the collector spacing requirement. The dwelling unit density approved for the entire development is squeezed into the southern half. The present plans and a variance encourage squeezing maximum density in this area, rather than making it a safe, comfortable, and breathable community. If necessary in order to provide proper spacing between collectors, please require the removal of dwelling units and the inclusion of open space in order to comply.
4. The Grandview Estates Rural Water Conservation District requests full investigation and disclosure of the runoff, storm drainage, and flood plain consequences for this proposed change in collector intersection planning.

In terms of density and the need for closely spaced collector streets and intersections, please reference Grandview's referral comments dated March 29, 2016 regarding the density of the residential tracts. The developer first changed what was zoned a low density area of 1.9 du per acre to a medium density area of 3.5 du per acre (as stated by planning staff in the annexation hearing). In actuality, the density of the southern residential tracts directly contiguous to Grandview Estates is now planned at a high density 5.75 or greater because, instead of applying the professionally recognized method of considering only that acreage as residential tracts, Parker is allowing the entire development area (designated as commercial, retail, circulation, and open space) to be counted in order to calculate 3.5 du per acre. Doing so enables the developer to place this increased and now high density dwelling unit count on the smaller southern residential tracts directly contiguous to the estate residential zoning.

Allowing this density not only causes safety concerns for the collector roads. It disregards Grandview Estates' semi-rural density. It disregards Parker's published planning and development philosophy, the IGA between Parker and Douglas County, and the Compark Village Planning Guide 5th Amendment that states "the more restrictive provision shall govern unless determined otherwise by the Community Development Director". We have seen no evidence that the Director has signed the required approval for a density that exceeds the Master Plan.

Thank you for your kind and prompt consideration of these comments.

Sincerely,



Jerri Hill

Secretary, Grandview Estates Homeowners' Association
Vice President, Grandview Estates Rural Water Conservation District