



Sketch & Preliminary Plan Narrative

11-11-2016





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community design | entitlement | site design | landscape architecture | community imaging

FRIDAY, NOVEMBER 11, 2016

MR. PATRICK MULREADY,
PLANNER TOWN OF PARKER
20120 E. MAINSTREET
PARKER, CO 80138

Re: Trails at Crowfoot — Sketch & Preliminary Plan

Dear Patrick:

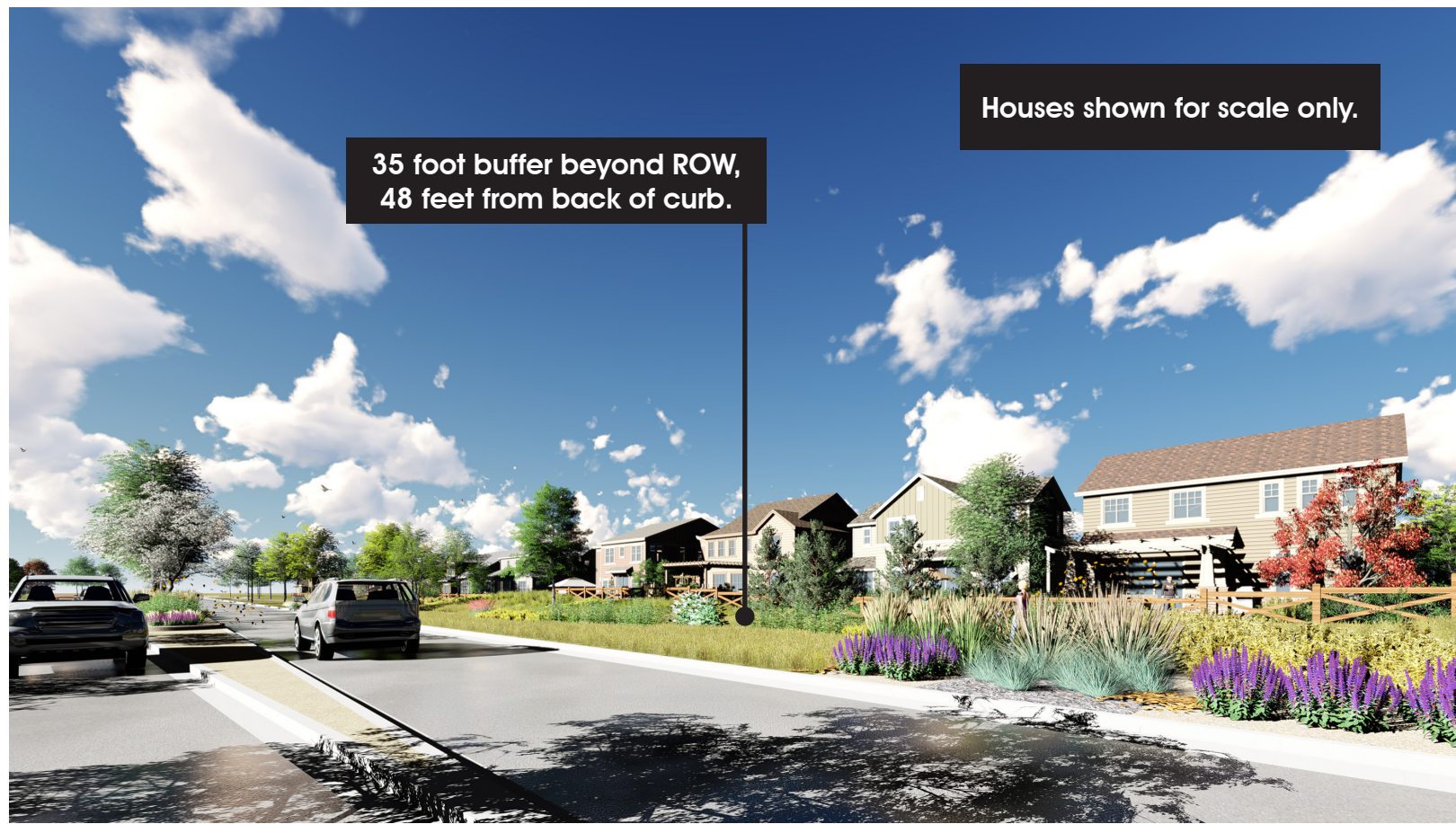
PCS Group, Inc., on behalf of E5X Management is pleased to present this letter as the required narrative for our Sketch & Preliminary Plan submittal. The ownership and design team has been meeting regularly with the Town of Parker to help facilitate the review of this exciting project. As you are aware we are submitting a Sketch Plan and Preliminary Plan for the full Trails at Crowfoot project, which will include a combination of single family detached lots, paired homes, as well as a coordinated open space trail network, pocket park areas, and a large neighborhood park. We have coordinated our design efforts with the adjacent development areas in order to provide a significant area wide benefit through the extension of Chambers (Bayou Gulch) Road to the South and Pinery Parkway running east west. In addition we have had a significant number of coordination meetings to verify that our overall internal and offsite utility connections are feasible and economically sound.

At this time our submittal is primarily focussed on the residential use areas, there are two areas that are identified as Mixed Use Areas in the PD Zoning document, PA-40 & PA-44, that will remain undeveloped at this stage of the proposal. Our proposed planning has incorporated the full requirements for park and open space as identified in the Annexation Agreements, and in addition has provided several other pocket parks and trail corridors throughout the design of this exciting new community. A Trail corridor has been identified as the Southeast Trail in the approved PD and Annexation Agreement, and has been accommodated in both the Sketch Plan and Preliminary Plan submittals.

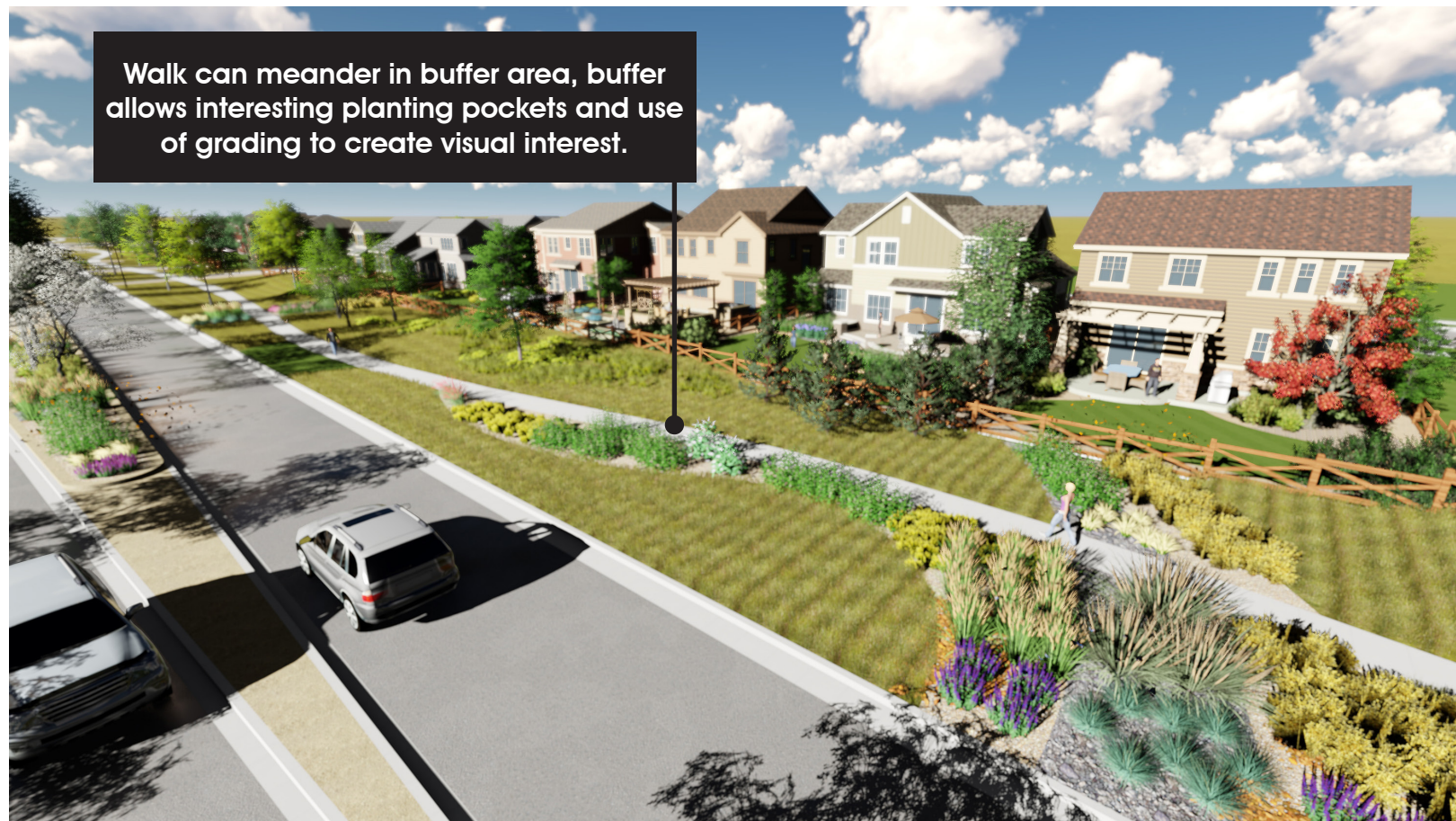
During our initial review meeting a comment was made about the amount of buffer we were proposing along North Pinery Parkway. Our initial concept delineated a 20 foot landscape buffer, we understand that the Town is currently working on standards for buffers adjacent to Collector Roads; however, they are not finalized at this time, and will not be in time for this project submittal. In response to this comment we have modified our plans to include breaks between lots, and more importantly have increased the buffer area from 20 feet to 35 feet - a 75% increase. This allows us to meander the walk instead of having the walk and tree lawn exactly parallel to the street. In addition we have the opportunity to use planting and grade changes to further break up the visual appearance of this area. We modeled this area up in 3-dimensional computer software and have provided images as part of this submittal document.

Houses shown for scale only.

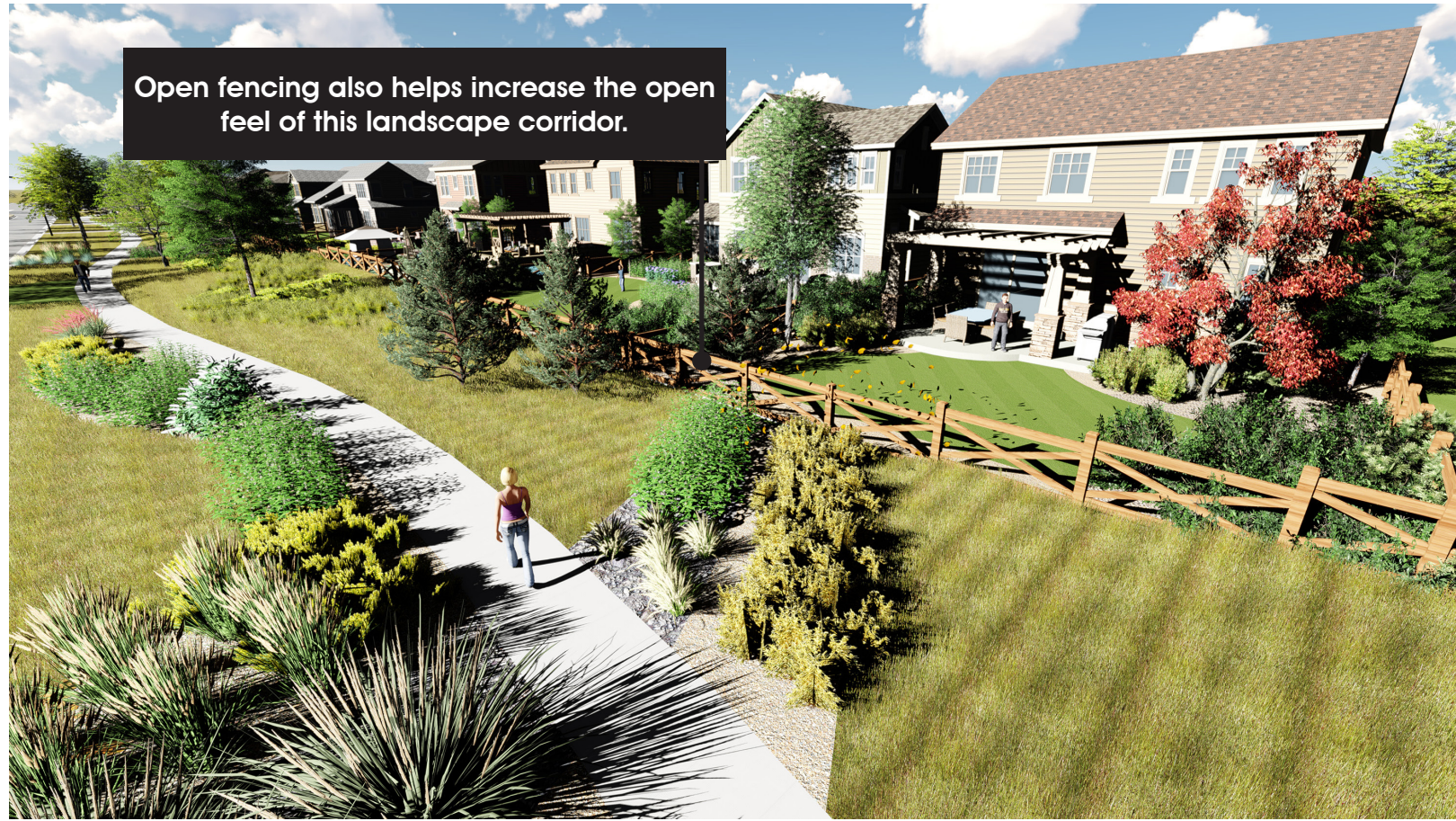
35 foot buffer beyond ROW,
48 feet from back of curb.



Walk can meander in buffer area, buffer
allows interesting planting pockets and use
of grading to create visual interest.



Open fencing also helps increase the open feel of this landscape corridor.



Primarily native planting with grade change creates visual interest.





Primary entry monument takes advantage of the natural topography.

We are very excited about working with the Town of Parker to create this new community. Thank you for your time and consideration of this request. Please feel free to call if you have any comments or questions or if you need additional information.

Sincerely,

John Prestwich

John Prestwich
President, PCS Group, Inc.

