

Sketch/Preliminary Plan:

2. Hess Ranch/Trails at Crowfoot has an interesting challenge from a neighborhood planning perspective: It is bisected by a regional arterial roadway (Chambers Road) which is anticipated to carry large volumes of traffic. As such, the challenge is how to make both halves of the Hess Ranch/Trails at Crowfoot develop in a way where they cohesively interact. Staff believes that the key to this is at the pedestrian scale, particularly as it pertains to the two planned signalized intersections crossing Chambers Road. (See the attached map.)

As part of a resubmittal, staff would like the applicant to address how to make those intersections friendly for pedestrians with close up details of the methods the applicant intends to employ. This can include enhanced paving details to visually differentiate the crosswalk, comfortable pedestrian refuges at mid-street median crossing, landscape features at all four corners which mirror one another or extend a landscape theme around the entire intersection, enhanced landscaping within the medians, or other methods to make these intersections less of a psychology barrier at the pedestrian level and more of an opportunity to link both sides of Chambers Road together.

Complied: Yes No

Response: _____

3. Sheet 1 of the Sketch/Preliminary Plan exhibit contains a land use summary table. We would like a bit more substance to the categories of land use and would recommend following this type of format:

| <u>Land Use Type</u> | <u>Area (acres)</u> | <u>% of Total Area</u> |
|--------------------------------|---------------------|------------------------|
| Fire Station | sss.ss ac | ss.s% |
| School Sites | ttt.tt ac | tt.t% |
| Single Family Residential Lots | uuu.uu ac | uuu.uu% |
| Duplex/MF Residential Lots | vvv.vv ac | vv.v% |
| Commercial Land | www.ww ac | ww.w% |
| Park Land | xxx.xx ac | xx.x% |
| Open Space Areas | yyy.yy ac | yy.y% |
| Road Rights of Way | zzz.zz ac | zz.z% |
| TOTAL | 400.11 ac | 100.0% |

Complied: Yes No

Response: _____

4. Similar to item 3, a Tract Table, identifying tracts by size, function and future ownership condition should be included. It might be worthwhile to consolidate both the Land Use Summary Table and Tract Table onto a new sheet right behind the cover sheet. Item 5 will explain why.

Complied: Yes No

Response: _____

5. A Preliminary Plan can be thought of as a dress rehearsal of the Final Plat. Thus, the cover sheet must utilize the same Certifications and Signature Blocks as are required on a Final Plat. The applicant can find the text of the required Certifications in Section 13.07.130 of the Town's Land Development Ordinance.

Complied: Yes No

Response: _____

6. Staff appreciates the detail included in the Park Facilities Master Plan. It is staff's understanding that the applicant is in discussions with the Town's Recreation Department about partnering on a design for the large 17-acre park within the development, and after construction of the agreed regional park amenities, the park would be dedicated to the Town for ownership and maintenance, minus and neighborhood pool facilities. Staff is unable to ascertain if the design shown on the Parker Facilities master plan for this large park are consistent with the discussions the applicant has been having with representatives of our Recreation Department. We encourage the applicant to continue to work with our Recreation Department and provide staff with a summary of what design decisions have been made concerning how the park is to be programmed as a regional amenity to be owned by the Town as part of a resubmittal of the project.

Complied: Yes No

Response: _____

- 7. The existing conditions map indicates that near the southerly boundary of the site, south of the Arapahoe Canal, there is existing vegetation. The Town will require a survey of this vegetation to confirm its size, species and condition in order to assess whether these existing plant species are subject to Tree and Shrub Mitigation under the Town’s Land Development Ordinance.

As part of the resubmittal of this project, the applicant should consult an arborist to inventory the plant species identified on the Existing Conditions Map and provide an assessment of the condition of the vegetation. This information will be reviewed by both Planning staff and the Town’s Open Space and Forestry Manager to determine its status relative to mitigation.

Complied: Yes No

Response: _____

- 8. Please compile a list of potential internal street names, including for the private streets associated with PA5 and PA6. These should be submitted to Chris Boyd at the Douglas County Planning Department to confirm the names are not duplicates of names being used elsewhere in Douglas County. Once the County has confirmed the applicant’s chosen names are not duplicates, these may be applied to the internal street network shown on the Sketch/Preliminary Plan exhibit with the revised submittal, and carried forward to the future Final Plat.

Complied: Yes No

Response: _____

Applicant Acceptance:

Please sign below and acknowledge that all items referenced in this letter have been reviewed and complied with, or have been provided with an explanation concerning non-compliance.

☐ _____
Property Owner **Date**
Print Name: _____
Title: _____

☐ _____
Project Representative *(if different from Property Owner)* **Date**
Print Name: _____
Title: _____

Prepared For:
 ESK MANAGEMENT
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TRAILS AT CROWFOOT
 PARKER, COLORADO
 PRELIMINARY LANDSCAPE PLAN
 (NOT FOR CONSTRUCTION)

Drawn By: [Blank]
 Checked By: [Blank]
 Submitted: [Blank]
 Date: [Blank]
 City: [Blank]

811
 CALL BEFORE YOU DIG

Sheet Name is
 OVERALL LANDSCAPE PLAN

Sheet Number is
L1.1

