



January 23, 2018

Stacey Nерger Associate Planners  
Town of Parker  
Community Development Department  
Town Hall  
20120 East Mainstreet  
Parker, CO 80138

RE: **Trails at Crowfoot Mixed Use – Preliminary Plan**  
**[Application SUB17-057]**

Dear Ms. Nерger:

PCS Group and CVL Consultants of Colorado, Inc. has considered comments from Town of Parker Planning Department, Town of Parker Engineering Department, Town of Parker (Randy Capra) Parker Water and Sanitation, SCO Consulting, LLC and Douglas County Department of Community Development and for the referenced project. We have restated the comments below and addressed them per the italicized responses.

**TRAILS AT CROWFOOT MIXED USE PRELIMINARY PLAN, Stacey Nерger, Associate Planner, [snerger@parkeronline.org](mailto:snerger@parkeronline.org)**  
**Preliminary Plan:**

1. Comment: Please see the attached redlines.

Complied:  Yes  No

***Response: Redlines have been addressed. See response to comments below.***

All access easements will require strict notes be added to the Final Plat to allow for public access.

***Response: Trails at Crowfoot Filing 1 Tract BB will be re-platted during the mixed-use Final Plat and the entire tract must be shown.***

What is the purpose of this page? Is something proposed to be changed which is currently not being proposed by either Filing No. 5 or 6?

***Response: Trails at Crowfoot Filing 1 Tract BB will be re-platted during the mixed-use Final Plat and the entire tract must be shown.***

2. Comment: Please re-evaluate the layout of the duplex lots, especially around the regional park, to ensure that the lots face the park or public streets. Facing the lots toward the public street will help to activate these areas.

Complied:  Yes  No

***Response: The layout of the duplex lots in PA-36 have been revised to have lots face towards the regional park.***

3. Comment: Please add adjacent parcel information to vicinity map per 13.07.080 (e) (9).

Complied:  Yes  No

**Response: Adjacent parcel information has been added.**

4. Comment: Per the Town of Parker Land Development Ordinance, Park space is required at 0.0239 acres per unit or 3.25 acres for the entire development. This park space shall be usable and should include both active and passive recreation (pedestrian paths, playground equipment, benches, shelters, etc.).

Complied:  Yes  No

**Response: Park space has been added to include pedestrian paths and benches.**

5. Comment: Based on the Hess Ranch Planned Development, there is no minimum lot size or width for lots within the Mixed Use Planning Areas. Please ensure that the proposed lot size and width is sufficient to build a duplex while maintaining all setbacks for zoning and building code.

Complied:  Yes  No

**Response: Noted**

6. Comment: The Town of Parker Land Development Ordinance requires a minimum of 2 off-street parking spaces for each residential unit. Please explain how parking will be accommodated for each unit. In addition, if parking will not be allowed within driveways as these are alley loaded, will additional guest parking be provided? Please explain.

Complied:  Yes  No

**Response: 2 off-street parking spaces will be provided in the garage of each unit. Additional guest parking will be provided along the private streets through the site.**

7. Comment: Many of the tracts proposed within the subdivision are located on private tracts. At the time of Final Plat, strict notes will be required to be added which list the purpose and maintenance.

Complied:  Yes  No

**Response: Acknowledged.**

8. Comment: Please add a table that includes minimum, average and maximum lot sizes for the subdivision.

Complied:  Yes  No

**Response: A table showing the lot sizes has been added.**

### **Landscaping**

9. Comment: Please see the attached redlines for additional information.

Complied:  Yes  No

**Response: Revisions to plans were made per staff's request. Please see individual sheet responses below:**

**Sheet L1.0** Comment: Please show what these walls will look like.

**Response: Retaining walls are part of the engineering plans. See engineering plans for detail and materials.**

**Sheet L1.0** Comment: What does this line mean?

**Response:** Line has been removed from plans

**Sheet L1.1** Comment: Could additional amenities be added to this area to provide for park activities?

**Response:** A trail and sitting area has been added to the plans.

**Sheet L1.2** Comment: Can a pedestrian connection be added within this area?

**Response:** This area is too steep to get a pedestrian connection in?

**Sheet L1.3** Comment: Please update landscape plans with any changes to the layout as requested as part of the plat redlines.

**Response:** Landscape plans have been updated per plat redlines.

**Sheet L1.4** Comment: Consider adding pedestrian paths to the sidewalk.

**Response:** Pedestrian paths to sidewalks have been added.

**Sheet L1.5** Comment: Please add a note stating when the grayed out portion of the landscaping will be completed. A landscape boundary line would also be helpful.

**Response:** A note stating which filing the grayed out landscape will be installed along with a boundary line showing the limits of landscape.

**Sheet L2.0** Comment: Please show the location of the mailbox kiosks.

**Response:** Mailbox kiosks have been added to the plans.

10. Comment: Please add sight triangles to all sheets of the landscape plan to facilitate review of possible conflicts.

Complied:  Yes  No

**Response:** Sight triangles have been added and labelled on plans. No landscape within triangles exceeds a 2 ft. height. Note has been added that any trees located within site triangles shall be pruned so that the canopy of tree is 8 ft. minimum height.

11. Comment: Park space to include active and passive recreation shall be added to the open space areas to provide additional park space for these units. Please add any amenities added to the landscape plans.

Complied:  Yes  No

**Response:** Amenities have been added in the open space areas such as paths to seating areas with benches.

## **OUTSIDE REFERRAL AGENCY COMMENTS**

12. Comment: Please address all outside referral agency comments with a written response.

Copies of these comments can be found within the case file in TRAKiT.

Complied:  Yes  No

***Response: All outside Agency Comments have been responded to below.***

### **PARKER COLORADO ENGINEERING DEPARTMENT**

**Alex Mestdagh, P.E. Engineering Services Manager**

**David Aden, P.E. Traffic Engineer**

**Jacob James, P.E. Stormwater Manager**

**Kurt Patrick, P. E. Stormwater Engineer**

**Tyler Sandt, Development Review Engineer**

**Cc: Tom Williams, P.E. Director of Public Works and Engineering**

### **TRAFFIC AND ROADWAY REVIEW COMMENTS**

#### **General Comments:**

1. Comment: The applicant will be required to financially secure all Public Improvements via Subdivision Improvement Agreement. Security shall be cash or letter of credit at 110% of the construction cost of these items. The Town's standard Subdivision Agreement template will be provided to the applicant for review. When all applicable exhibits have been completed and approved, a full draft will be assembled and provided to the applicant. The Engineering Department anticipates inclusion of the following specific conditions related to infrastructure obligations.

***Response: Acknowledged.***

2. Comment: Per discussions with the applicant, no building permits will be granted in the mixed-use areas until the surrounding roads are constructed and their respective filings receive probationary acceptance.

***Response: Acknowledged.***

#### **Landscape Plans**

3. Comment: Show sight triangles on the landscape plan and ensure no trees or landscape above 2 feet are proposed within the sight triangles.

***Response: Sight triangles have been added and labelled on plans.***

#### **Construction Plans**

4. Comment: The access spacing proposed between Alpine Phlox and Rock Daisy does not comply with Town criteria. Please revise the spacing to be at least 170 feet.

***Response: The streets have been revised and there is no longer an intersection at this location.***

5. Comment: The nuisance flows being conveyed to the sidewalk on the north side of these areas will need to be evaluated at final design.

***Response: Acknowledged.***

#### **Stormwater Review Comments**

##### **Final Drainage Report**

6. Comment: See Filing 1 Engineering Memo for general drainage report comments.

***Response: Acknowledged.***

7. Comment: Please update the drainage report with these mixed-use areas. Specifically basins B4, D5, and D9. It appears given the grading of the mixed-use areas the basin delineations are no longer correct.

***Response: An updated drainage report will be included with Filing 1 and Filing 9 submittals.***

**Sediment and Erosion Control**

8. Comment: Please provide a detailed CBMP plan.

*Response: A full CBMP plan will be provided with the Final Plat Submittal.*

**TOWN OF PARKER, Randy Capra**

Comment: See Utility Drawings Sheet 5:

Add a FH at Lot 1, Tract LL and add a FH at Lot 6, Tract KK.

*Response: Fire Hydrants have been added at these locations.*

Comment: See Preliminary Plat: Trails at Crowfoot Filing #1:

Lot 1 Block 4; only one point of access is shown. This access is Birds Foot Trail. TWO POINTS OF APPROVED ACCESS must be shown into and out of this area.

*Response: Two points of Access are provided to all portions of the Mixed-use parcels. The west access to PA-43 comes from Shasta Daisy St at Birds Foot Trl. The south access is Hop Clover Trl at Birds Foot Ave.*

**PARKER WATER AND SANITATION DISTRICT**

**Drayton Sanderson, Engineering Technician**

Comment: These Plans do not follow PWSD specifications and are missing multiple items required to do a proper review. Please profile the water mains, please call out proposed PWSD easements and follow all requirements in the attached PWSD plan requirement checklist. Once plans include all required items PWSD will review the plans. Please refer to the PWSD specification book found on PWSD.org for further requirements.

*Response: Per conversations with Drayton, the requirements of the PWSD plan checklist will be met at Construction drawing phase for full review of the plans.*

**SCO CONSULTING, LLC, Steve Ormiston, Consultant to DCSD**

Comment: The applicant is proposing to amend the Trails at Crowfoot Preliminary Plan to re-plat Tracts C, G and D. The sites consist of 27.6 acres and will be divided into lots for 136 residential units in 68 duplex buildings. The sites are located at the northeast, northwest and southwest corners of the future Bayou Gulch Road and N. Pinery Parkway.

Comment: The proposed 136 residential lots on 27.6-acres are anticipated to generate a total of 50 students including 26 elementary students, 8 middle school students and 16 high school students. These students will generate a total school land dedication requirement of 1,189 – acres, of which 0.468-acres is attributed to the elementary school requirement.

The Hess PD 1<sup>st</sup> Amendment and Anthology North PD together result in the total school land requirements for four 12-acre elementary school sites and one 75-acre joint middle/high school site, of which DCSD requested two 12-acre elementary school sites to be located in the Hess PD. However, the approved annexation agreement includes two 10-acre elementary school sites. This preliminary plan includes one of the two elementary school sites.

This Preliminary Plan does not include a school site. The Trails at Crowfoot Preliminary Plan includes Tract XX that totals 10.753-acres. It is our understanding that the approved annexation agreement for this property includes two 10-acre school sites.

The Anthology PD plan includes one 75-acre middle school/high school campus. This campus is intended to meet the needs of this preliminary plan and other future development in the area. In addition, an 18-acre school site within the Arlington PD is being utilized by the Stone Canyon PD, Pinery West, and Arlington PD to meet the collective school site land dedication requirement. A total of 1.48-acres of land associated with that site is available for use by Hess PD.

With a commitment to dedicate 10.753-acres for elementary school land, and DCSD's request for two 12-acre elementary school sites totaling 24-acres to be located in the Hess PD, DCSD requests cash-in-lieu for additional 4-acres requested beyond the 20-acres to be provided.

Pursuant to Section 13.07.140 (d), (6), (c) of the Parker Development Code, "a cash-in-lieu fee shall be equivalent to the full market value of the acreage required for school land dedication. Value shall be based on anticipated market value after completion of platting and construction of public improvements. The applicant shall submit a proposal for the cash-in-lieu fee and supply the information necessary for the Town Council to evaluate the adequacy of the proposal. This information shall include at least one (1) appraisal of the property by a qualified appraiser." DCSD would like a complimentary copy of the appraisal prepared. We would ask that the fee be paid at the time of the final plat.

Further, DCSD requests that the applicant prepare a phase 1 environmental audit and a geo-tech report for the school site and provide copies to DCSD.

Additionally, with Hess PD 1<sup>st</sup> Amendment, DCSD asked for a voluntary mid-range contribution of \$1952 per residential unit towards the Capital Mitigation component. The Town of Parker determined that the annexation agreement could not add new exactions. New schools will be needed to serve this area.

We would like to have confirmation of concurrence with these commitments for the application to move forward. Once we receive that confirmation, DCSD supports this application for approval.

***Response: The Hess Ranch PD is obligated to dedicate two ten acre elementary school sites. The Trails at Crowfoot portion thereof will be dedicating one of the two sites located within Filing No.1. The dedication of this 10.73 acre site satisfies all of the school land dedication requirements for all filings in the Trails at Crowfoot community.***

***DCSD requests copies of a Phase 1 audit and geotechnical studies for the Trails at Crowfoot project. These studies were previously delivered to DSCD but can be made available again if requested.***

***All obligations due DCSD from this project have been satisfied.***

## **DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT**

### **Addressing Comments**

Comment: Preliminary address maps are attached for the 3 areas.

***Response: Acknowledged. Address Plats will be provided with the Final Plat submittal.***

### **Engineering Comments**

Comment: No comment.

***Response: Acknowledged.***

### **Planner Comments**

Thank you for providing the opportunity for Douglas County Community Development to provide comment. Douglas County Planning Services has reviewed the project for consistency with the Town of Parker and Douglas County Intergovernmental Agreement (IGA) and Comprehensive Development Plan. The proposal is within Region 1 of the Town Urban Growth Area and is required to comply with Section 5.0 of the IGA. Following review of the development requirements within Section 5.1, the proposal appears compliant with the IGA requirements for development within the Urban Growth Area adjacent to a community Separation Buffer Area.

***Response: Acknowledged***