

April 30, 2018

Stacey Nerger 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. Nerger:

PCS Group 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 Nerger, Associate Planner, snerger@parkeronline.org
Preliminary Plan

1. Comment: Please see the attached redlines.

Complied: Yes No

Response: See responses below.

Sheet 2 of 12

The comment response memo states that park space has been added to this filing. This park space will need to be shown on the preliminary plan as a tract and added to these tables.

Response: Park space has been added as a tract and listed in the tract summary table.

Sheet 3 of 12

These tracts will need to be broken down to separate the ROW from the open space and park areas.

Response: The roads are private and do not have ROW. The park area has been split out into a separate tract.

Sheet 9 of 12

Please orient these lots towards Bayou Gulch Road. This may also allow for additional room that could be converted to parking areas for residents and guests.

Response: These lots have been reoriented. Nearly double the requested guest parking has been provided.

Please separate the right-of-way tracts from the open space/parks tracts and add to the tract summary table.

Response: The roads are private and do not have ROW. The park area has been split out into a separate tract.

These roads are narrow which does not allow much room for on street parking for residents or guests. Where do you anticipate guests parking?

Response: The roads are 28' wide per discussion with engineering and life safety providing parking along one side of the road.

Please consider changing the orientation of these lots to have the backs face both Rose Health St. and Red Cosmos St. with a landscape tract between the two lots for the front access.

Response: Per discussions with Planning and Engineering, these lots will remain in their current orientation due to engineering concerns.

Since this entire area is within Tract AA, this needs to be identified as a separate tract.

Response: Per discussions with Stacey, this comment can be disregarded.

Sheet 10 of 12

Please push these lots closer to Alpine Phlox St. The request is to activate the public road. Bringing these lots closer to the road will also be more in line with the other lots within this filing.

Response: Fewer lots are in this area due to engineering concerns. This along with deeper should satisfy this request.

There is a steep grade at this location which slopes down toward these lots. Please ensure that drainage does not flow back towards these buildings. Also, please ensure that there is enough room between the front door and the slope to provide livable space.

Response: Per discussions with Engineering, a swale will be provided in front of these lots to carry flows away from the houses.

Sheet 11 of 12

The Town would prefer that lots front onto the public street to help activate the streets. In this case, these lots can side to the street in order to keep the remainder of the filling as shown. Enhanced side architecture will be required at time of building permit for those lots siding to the public streets.

Response: Lots have been reoriented to front the public road.

Again, these roads are very narrow which will limit on street parking. Please identify where residents and guests will park.

Response: The roads are 28' wide per discussion with engineering and life safety providing parking along one side of the road.

Sheet 12 of 12

Why is this area part of Tract BB? This would make more sense to be separated within Filing No. 1 as a separate tract or combined with Tract R

Response: Per discussions with Stacey, this tract will remain as part of Tract BB. We would prefer not to make changes to Filing 1 at this point in the process just to add an additional tract.

2. Comment: Please see the proposed redlines for the reorientation of the lots within the different filings.

Complied: Yes No

Response: Most of the requested reorientation has been done, see above responses.

3. Comment: Tracts will need to be created which separate the right-of-way from the open space and parks. Having all land outside of lots in one tract is highly confusing and does not distinguish between the public right-of-way and the parks and open space.

Complied: Yes No

Response: The roads are private and do not have ROW. The park area has been split out into a separate tract.

4. Comment: Based on comment #2 above, with parks being broken out from the right-of-way tracts, please add these tracts to the tract summary table. A minimum of 3.25 acres of park space will be required for the entire development.

Complied: Yes No

Response: The roads are private and do not have ROW. The park area has been split out into a separate tract with a total acreage of 13.311 Acres.

5. Comment: The proposed private streets are very narrow and do not allow a lot of room for on street parking. With limited on street parking, where are residents with more than 2 cars or cars which cannot be parked in the garage as well as guest park.

Complied: Yes No

Response: The roads are 28' wide per discussion with engineering and life safety providing parking along one side of the road.

Landscaping

6. 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:

L1.0

Instead of just picnic tables, can a small play area be added to this filing?

Response:

PA-35-A small play area has been added to this filing in the central courtyard of the development which would allow for all resident's equal access. Benches with and overlook as well as picnic tables, trails and a play lawn has been added to the 2 corners of the development.

PA-36-Per discussions with Stacey we have added a park space to the center of PA-36. We feel that since



this is so close to the neighborhood park across the street it is not necessary to have a playground but a nice area for residents to enjoy. We have added trails to park benches and picnic tables as well as providing a lawn area for walking running and playing.

PA-43-As this planning area is tight for a playground we have added trails to benches at optimal viewing areas sight. At the northeast corner of the sight we added a trail to a bench which creates a nice overlook amenity.

Please update this plat as these no longer represent what is being proposed.

Response: The Key Map has been updated to reflect the current plan.

L1.1

Please add a note that this streetscape is being constructed with Filing No. 1.

Response: A note has been added that this landscape is being constructed with Filing 1.

As this sidewalk currently sits, there is no connection to an adjacent sidewalk.

Response: The revised plan shows sidewalks connecting to sidewalks on the street.

Please describe when the landscaping for these lots will be completed. In addition, this streetscape area needs to be included with the mixed use filing as I do not believe it is being included in any other filing.

Response: A note has been added that "Landscaping for the individual lots will be completed by the homeowners. A typical lot landscaping plan will be provided at final plat when real footprints are provided by the homebuilder.

Streetscape along Scarlett Sage has been added to the Plans.

Please connect the sidewalk through this area.

Response: The plan has been revised to connect all sidewalks in front of the duplex areas.

Consider connecting these two sidewalks together.

Response: These 2 sidewalks have been connected.

Please add an additional tree at this location.

Response: A tree has been added to this area.

For the sidewalks along the main connector road, please detach the sidewalk from the street. This will help ensure pedestrian safety along these narrow roads.

Response: Detached sidewalks have been added.

In this area, once the sidewalk is detached from the road, only one east west sidewalk will be needed with connectors from that sidewalk to each unit.

Response: Acknowledged.

L1.2

The streetscape within this area needs to be included with the mixed use planning areas as I do not believe it is proposed with any other filing.

Response: Streetscape along Scarlett Sage has been added to the Plans.

These sidewalks currently do not connect to adjacent sidewalks. Realigning the sidewalks will help.

Response: The sidewalks have been realigned.

Please make these sidewalks detached instead of attached. In detaching the sidewalks, the trees should be relocated to the tree lawn between the street and sidewalk.

Response: Detached sidewalks have been added and trees have been relocated to the tree lawn.

L1.3

This sidewalk does not connect to any of the adjacent sidewalks.

Response: Sidewalks have been revised to connect to adjacent sidewalks.

Please consider adding additional trees in front of these homes to help screen from Bayou Gulch road.

Response: Additional trees have been added to help screen from Bayou Gulch Road.

Please connect these sidewalks together

Response: This sidewalk connection has been added.

Please move the sidewalk to be detached instead of attached. In the areas where parallel parking is proposed, please keep the sidewalk as straight as possible where in some cases it will be directly adjacent to the parking spaces.

Response: Detached sidewalks have been added.

L1.4

Please consider adding additional trees to help screen these front doors from Bayou Gulch Road.

Response: Additional trees have been added to help screen from Bayou Gulch Road.

Please detach these walks and move the trees to the tree lawn.

Response: Detached sidewalks have been added and trees have been relocated to the tree lawn.

L1.5

Please detach the sidewalk within these areas.

Response: Detached sidewalks have been added.

Similar to the northwest corner, please add sidewalks within these areas to create a pedestrian network throughout the filing.

Response: Additional sidewalks have been added to these areas.

Please add a tree to this location if it can be added outside of the sight triangles.

Response: An tree has been added to this area.



7. Comment: Please change the sidewalks along the main internal roads to detached sidewalks. This will ensure pedestrian safety as it relates to the narrow roads as well as helps to create a better pedestrian circulation network throughout each filing.

Complied: Yes No

Response: Detached sidewalks have been added.

8. 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: Revisions to plans were made per staff's request.

**TRAILS AT CROWFOOT MIXED USE PRELIMINARY PLAN, Tyler Sandt,
tsandt@parkeronline.org**

1. Revise the spacing between the Rock Daisy PT access and N Pinery PKWY to be at least 170 feet.

Response: Spacing has been revised.

2. Remove the Alpine Lily LN and Alpine Lily TRL accesses onto Brids Foot AVE.

Response: Per conversations with Planning and Engineering, one of the accesses has been removed, the other shifted to mid-block, and the lots reoriented.

3. The intersection spacing between Alpine Lily LN and Shasta Daisy ST, and Rose Hearth ST and Scarlet Sage ST create intersection sight distance issues. Please reevaluate.

Response: accesses have been removed to fix sight distance issues.

4. Revise the pavement width to be consistent on Hop Clover TRL.

Response: Pavement width has been revised.

5. Note that the minimum pavement width, per Fire-Life Safety Requirements is 20 feet. Please revise Rock Daisy PT accordingly.

Response: All pavement widths are 20' or greater. At construction drawing phase, a signage plan will be provided showing no parking, fire lane signs per Life Safety and Engineering

6. Sign Brids Foot TRL, Hop Clover TRL, Rock Daisy PT, and Red Cosmos ST as no on-street parking.

Response: Birds Foot Trl, Hop Clover Trl, and Red Cosmos St are 28' wide per discussion with engineering and life safety providing parking along one side of the road. Rock Daisy Pt will have no on-street parking.

7. Add "Private Road No Town Maintenance" signs to all private road entrances.

Response: "Private Road No Town Maintenance" signs have been added.

8. Please clarify how flows will be directed away from the lots on the parcel at the southeast corner of Scarlet Sage AVE and Bayou Gulch RD.

Response: Per discussions with Engineering, a swale will be provided in front of these lots to carry flows away from the houses.

9. Ensure a slope no steeper than 6:1 is maintained for 22 feet outside the ultimate Bayou Gulch flowline.

Response: Grading has been modified to ensure 6:1 max slope.

**TRAILS AT CROWFOOT MIXED USE PRELIMINARY PLAN, Aztec Comments
Sheet 1 of 8 and 2 of 8**

Add street names

Response: Street names have been added.



Sheet 3 of 8

This curve will be non-tangent.

Response: The curve is non-tangent due to ROW widening for turn lane.

Sheet 3 of 8

This course would be tangent with a 90 degree curve

Response: the ROW was widened on this call to accommodate for turn the lane and isn't tangent until it hits the 82' where it straightens out.

Sheet 4 of 8

Street Name

Response: Street Name has been added.

Sheet 4 of 8

Show monument description on Final Plat

Response: Description has been added.

Sheet 5 of 8

On the final plat the easements and lots need to be tied to the plat boundary.

Response: Easements are tied via separate documents. Lots will be tied to plat boundary after preliminary plat is approved.

Sheet 6 of 8

On the final plat the easements and lots need to be tied to the plat boundary.

Response: Easements are tied via separate documents. Lots will be tied to plat boundary after preliminary plat is approved.

TRAILS AT CROWFOOT MIXED USE PRELIMINARY PLAN, IREA Comments

Sheet 1 of 8

And shown on the tract summary use

Response: This has been added to the utility easement acknowledgement.

Sheet 5, 6, and 7 of 8

8' UE in Alley Ways Adjacent to Parker Water 30' UE

Response: Per discussions with Parker Water and San District, dry utilities can be placed in the 30' UE as long as there is 10' separation from the centerline of the water or sanitary line in the easement. Per discussions with IREA, this will be acceptable.

SCO CONSULTING, LLC, Steve Ormiston, Consultant to DCSD

Comment: On behalf of Douglas County School District (DCSD), we have a couple comments regarding this application that we would like to resolve prior to approval. This letter comments on the referral response letter from Brian Wilson with CVL Consultants of Colorado, Inc. dated December 15, 2017. In that letter, Mr. Wilson states that "All obligations due DCSD from this project have been



satisfied.” 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 the 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 final plat. Additionally, with Hess PD 1st 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. Thank you for your support of our mutual constituents!

Response: The Developer has confirmed with the Town of Parker that we have satisfied all requirement to the Douglas County School District, subject only to staff approval of the final plats. We have relayed this information to DCSD through their consultant Mr. Steve Ormiston.”

If you have any additional questions, please do not hesitate to contact me directly at 303-653-9773

Sincerely,

PCS Group.

Brandon McNellis