

July 10, 2018

Paul Workman
Senior Planner
Community Development
Town of Parker
20120 E Mainstreet
Parker, Colorado 80138

**RE: Parker Pointe Minor Development Plat
SUB17-058**

Dear Mr. Workman:

Douglas County Planning Services has reviewed the materials provided with the Minor Development Plat application and offers the following comments:

1. Per the Parker Master Plan, this area is identified as a Community Center. The Parker Master Plan states, *“Development of Community Centers should transition into the surrounding neighborhood, both in terms of land use and design features.”* The site is adjacent to the Reata South Planned Development (RSPD) which is under the jurisdiction of Douglas County. The proposed minor development provides a harsh transition to the more than 824 acres of conservation easement-protected open space within RSPD.

Douglas County requests an appropriate transition from this development to the adjacent RSPD.

In support of this request, the Land Use section of the Parker Master Plan states:

Strategy 1.G – “Sensitively integrate the built environment with the natural environment in order to protect the native landscape and topographical features naturally occurring throughout our community.”

In support of this request, the Open Space and Recreation section of the Parker Master Plan states:

Goal 3 – “Provide interconnected open space that is integrated into the community; and preserve and protect valued open lands such as natural areas and community separators.”

In support of this request, the Community Appearance and Design section of the Parker Master Plan states:

Strategy 5.A – “To soften and mitigate the visual impacts of large paved areas ... require an even denser landscaped edge and visual buffer to screen parking areas from ... non-compatible uses.”

2. Douglas County requests that the 26' Shared Access Easement not be moved to the eastern property line, as that would result in the destruction of the historic cottonwoods on Lots 5-8 that are integral to the buffer area. In addition, keeping the Shared Access Easement in its proposed location provides suitable space to enhance the buffer on Lots 1-4.

In support of this request, the Natural Resource Protection section of the Parker Master Plan states:

"...stands of large Cottonwoods accentuate and frame the riparian corridors throughout the community."

Strategy 1.A – *"Encourage and assist efforts by private landowners and others to integrate natural areas into new development and redevelopment through Town review processes."*

Strategy 2.D – *"Encourage development that respects the natural features of the landscape, including trees and other vegetation."*

Additionally, Figure 12A: Riparian and Significant Native Vegetation Resources within the Parker Master Plan identifies these historic cottonwoods.

3. The Kinney Creek conservation easement (Reception No. 2007100500) identifies conservation values inclusive of public recreation which is established by the Kinney Creek trail easement and improvements. The conservation easement notes in its Section 1(d) that the trail will serve as a future connection for the local community to the Cherry Creek trail. The southernmost portion of the trail corridor provides multiple points of access to the Pinery neighborhood and terminates on its east end at Betts Ranch Road. The RSPD also identifies a Stroh Road trail easement extending south from Stroh Road to the described Kinney Creek trail. The potential extension of the trail corridor from its current western terminus near the Highway 83 box culvert to the Cherry Creek trail corridor west of Highway 83 would support important regional trail network connectivity. Additionally, improved pedestrian and bicycle access through extension and improvement to the trail corridor would enhance public access to and awareness of the Parker Pointe development.

To facilitate connection to the Kinney Creek trail, Douglas County requests a trail link be established from the Parker Pointe development to the trail corridor.

In support of this request, the Open Space and Recreation section of the Parker Master Plan states:

Goal 2 – *"Provide an interconnected system of trails and trailheads within the Town and to the regional network for a variety of non-motorized activities."*

4. Douglas County Planning Services reiterates the Historic Preservation Board's previous comments from its December 6, 2017, Board meeting:

An important component of Douglas County's historic legacy is the commitment to its cultural resources, including landscapes, homesteads, and archaeological sites. Section 3 of the Douglas County Comprehensive Master Plan 2035 notes, "The County

is rich in historic and cultural features that should be preserved for future generations.” Additionally, this section states, “Archaeological and historic resources have also been identified as important features to be considered and protected, whenever possible.” The Douglas County Historic Preservation Board (DCHPB) reviewed the subject property, located at 6940 Stroh Road, during its regularly scheduled board meeting on December 6 and has outlined the following comments. 1937 aerials on Google Earth reveal evidence of a homestead on this property, including landscaping, in the form of trees, along the southern and eastern portion of the property. Please conduct a Class III survey and provide a copy of said survey with the State Office of Archaeology and Historic Preservation Form 1403 for additional DCHPB review and comment. The DCHPB recognizes the importance of recording the history and prehistory of Douglas County and sincerely appreciates the developer’s cooperation towards this endeavor. The DCHPB encourages the proprietors of the proposed development to make construction decisions that provide for the ability to monitor for buried prehistoric or historic artifacts and features when excavating and re-contouring the land. The DCHPB thanks the applicant for their attention to the preservation and protection of Douglas County’s cultural resources for future generations.

Douglas County Engineering offers the following comments:

1. Access, construction and drainage easements will be required from the Reata South Metro District for some of the proposed work. The County would like verification that these have been finalized prior to or concurrently with final approval.
2. A GESC plan will be required for the work to be completed in unincorporated Douglas County jurisdiction.
3. The County is still awaiting plans for the Kinney Creek stabilization project.

Douglas County Addressing offers the following comments:

1. It appears that the Addressing comments from both previous submittals have been completely disregarded (originally stated on Douglas County referral response on 12/29/2017 and again on 3/29/2018): "Unless otherwise determined by emergency service providers, the access easement will need to have an approved street name for addressing purposes.
2. You may begin proposing street names for approval to be placed on the final plat.

Please follow these instructions to find possible names to propose:

In the Search box from www.douglas.co.us enter a query such as NAMING STREETS. The results should include a link called ADDRESSING AND STREET NAMING - DOUGLAS COUNTY COLORADO. This will take you to a page with a link called DOUGLAS COUNTY STREET NAME REFERENCE which will open a list of all the streets currently in our database. On the next screen, click on EXPLORE DATA, then

VIEW DATA. To make sure all names have been placed alphabetically in the list, it is a good idea to click on the column titled STREET_NAME.

An associated instruction pdf for using this list can be found by clicking on the red ABOUT box in the upper right corner, then scrolling down to the ATTACHMENT called HOW TO NAME STREETS IN DOUGLAS COUNTY.pdf.

The list is easiest to use if downloaded to Excel by clicking on the light blue EXPORT button and choosing CSV FOR EXCEL.

The dark blue FILTER button may also be used. If filtering, click on ADD A NEW FILTER CONDITION and change STREET_EID to STREET_NAME. Then change IS to CONTAINS. From that point the proposed name can be typed into the query box and the Enter button will bring up existing results."

There has been no contact between this office and the applicant regarding proposed street names for approval to put on this plat. The most recent plat also does not show any proposed street names for the "50' multi-use easement."

Unless the fire department states in writing to the Addressing office that there is no requirement for a street name, no addresses will be issued for any site plans associated to this plat.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brett Thomas", with a long horizontal line extending to the right.

Brett Thomas, AICP
Chief Planner