



November 14, 2019

Community Development Department
Town of Parker
20120 East Mainstreet
Parker, CO 80138

Regarding: **Project Narrative**
Name of Project: **Parker & Pine Retail**

Proposal Summary

The Applicant EVT Parker Colorado LLC proposes to develop Lot 1, Block 3 of Parker Auto Plaza Filing No. 1 into a mixed-use development. The project contains approximately 15.925 acres and will be developed in multiple phases, as market conditions dictate. The site is currently vacant, with existing access from Twenty Mile Road, Pine Lane, and Parker Road. The initial phase of the project will include mass grading, interior access drives, utility mains, and associated landscaping.

Proposed Use of the Property

The Applicant is currently negotiating with future tenants and cannot know all the future land uses, but anticipates a mix of retail/commercial and multi-family residential uses. To permit multi-family residential use, and establish updated design requirements, the Applicant is proposing to rezone the property from the 'Parker Auto Plaza PD' to a new Planned Development zone.

Site Layout and Circulation

A full movement access is existing along Twenty Mile Road, a ¾ access is existing along Pine Lane, a right-in/right-out access is existing along Parker Road.

Interior to the project, vehicles will be conveyed via 26-ft asphalt drive aisles, and pedestrians will be conveyed via 5-ft concrete sidewalks. Interior drives will be designed to accommodate fire department vehicles.

Architecture Compatibility

The proposed buildings will be designed with accordance with the proposed Architectural Design Guidelines, to ensure a cohesive and compatible look.

Construction Time

The initial phase of the project is anticipated to begin construction in early 2020, with subsequent phases following as market conditions dictate.