



November 27, 2019

Carolyn Parkinson  
Town of Parker Community Development Department  
20120 E. Mainstreet  
Parker, CO 80138

RE: Parker and Pine Subdivision F1, SUB18-020  
TCHD Case No. 6000

Dear Ms. Parkinson,

Thank you for the opportunity to review and comment on Subdivision Plat Amendment to permit residential uses and updated design requirements located southwest of Pine Lane and South Parker Road. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

### **Community design to support walking and bicycling**

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network.

In order to promote walking and bicycling through this development, TCHD encourages the applicant to consider the inclusion of the following as they design the community.

1. A system of sidewalks, bike paths and open space trail networks that are well-designed and well-lit, safe, and attractive so as to promote bicycle and pedestrian use.
2. Bicycle and pedestrian networks that provide direct connections between destinations in and adjacent to the community.
3. Where public transportation systems exist, direct pedestrian access should be provided to increase transit use and reduce unnecessary vehicle trips, and related vehicle emissions. The pedestrian/bicycle networks should be integrated with the existing and future transit plans for the area.

4. Streets that are designed to be pedestrian/bike friendly and to reduce vehicle and pedestrian/bicycle fatalities.
5. Bicycle facilities and racks are provided in convenient locations.

Mixed-Use Zoning:

Research indicates that mixed-use zoning can promote physical activity by locating residential, commercial, and recreational destinations in close proximity, making walking or biking viable modes of transportation. Mixed use can also improve perceived safety and vitality of an area by increasing the number and activity of people on the street.

TCHD encourages the applicant to consider walkability when designing the community. TCHD also encourages the applicant to consider locating uses that might create odors or other nuisance conditions away from residential uses.

Please feel free to contact me at 720-200-1585 or [aheinrich@tchd.org](mailto:aheinrich@tchd.org) if you have any questions on TCHD's comments.

Sincerely,



Annemarie Heinrich Fortune, MPH/MURP  
Land Use and Built Environment Specialist

cc: Sheila Lynch, Keith Homersham, TCHD