

January 30, 2020

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

**RE: Parker Pointe Minor Development Plat
SUB19-052**

Dear Mr. Workman:

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

1. Douglas County requests an appropriate transition from this development to the adjacent Reata South Planned Development (RSPD). Sensitively integrate the built environment with the more than 824 acres of conservation easement-protected open space within RSPD. **Transition is provided via Tracts dedicated to Parker to preserve southern boundary area.**
2. Soften and mitigate the visual impacts of the development with a landscaped edge and appropriate buffering. **Landscape buffering provided in accordance with Parker code.**
3. Preserve as many of the historic cottonwoods that are integral to the buffer area. **Efforts are made to preserve a portion of the trees.**
4. It is not clear from the exhibits provided if a trail link is established from the Parker Pointe development to the Kinney Creek trail corridor. 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. **Cash in lieu is provided to Parker for future trail.**

5. Douglas County Planning Services reiterates the Historic Preservation Board's previous comments from its December 2017 Board meeting *regarding a Class III survey and encouraging 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.*
Should artifacts turn up during construction, appropriate actions will be taken.

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. *Easements and agreements are in place. We will forward them.*
2. A GESC plan will be required for the work to be completed in unincorporated Douglas County jurisdiction. *GESC plan has been provided and is ready for approval with DC Engineering.*
3. The County is still awaiting plans for the Kinney Creek stabilization project.
Cash in lieu will be provided. No plans are forthcoming.

Douglas County Addressing offers the following comments:

1. Proposed street names have previously been approved for use on this plat. Addresses will be furnished with site plans for each lot. Any existing addresses will be deleted upon recordation of the plat. *Comment noted.*

Sincerely,



Brett Thomas, AICP
Chief Planner