

March 2, 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 reiterates its previous comments:

1. Douglas County requests an appropriate transition from this development to the adjacent Reata South Planned Development (RSPD) located south and east of this project. Sensitively integrate the built environment with the more than 824 acres of conservation easement-protected open space within RSPD.
2. Soften and mitigate the visual impacts of the development with a landscaped edge and appropriate buffering.
3. The historic cottonwoods are integral to the buffer area. Every effort should be made to accommodate the historic cottonwoods into the layout and design of this project.
4. It does not appear a trail link is established from the Parker Pointe development to the Kinney Creek trail corridor. If the Town intends to use cash-in-lieu contributions toward this trail link in the future, the applicant should provide an easement on the plat to accommodate the future trail link.

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.

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.*

Douglas County Engineering offers the following comments:

1. Douglas County is still awaiting evidence that access, construction and drainage easements have been obtained from the Reata South Metro District.

Douglas County Addressing offers the following comments:

1. As previously stated, 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.

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