



September 15th, 2021

Community Development Department
Town of Parker
20120 East Mainstreet
Parker, CO 80138
(303) 841-2332

**RE: Lincoln Professional Park
Project Narrative**
Project No. SP21-107 & SUB21-055

To Whom it May Concern:

Please accept this Project Narrative for the proposed Minor Development Plat and Preliminary Site Plan for the Lincoln Professional Park project.

A. Project Description

Plaza Street Fund 106, LLC, doing business as Plaza Street Partners, is proposing a Minor Development Plat ("MDP") and a Preliminary Site Plan ("Site Plan") for two parcels of land containing approximately 7.93 acres located at 11964 Dransfeldt Rd ("Site") in Parker, Colorado. The property is situated in the Northwest $\frac{1}{4}$ of Section 15, Township 6 South, Range 66 West, of the 6th P.M. and currently exists as vacant land with non-occupied homes and ancillary structures such as sheds and a dilapidated barn. The Site is bound on the south by two (2) industrial offices, on the east by a commercial retail building and an automotive service shop, on the north by Lincoln Ave., and on the west by Dransfeldt Rd. A vicinity map is included in Appendix A for reference. The proposed MDP will create three (3) commercial lots and four (4) tracts. The proposed SP comprises of a shared stormwater detention basin, water and sanitary sewer utility extensions, north-south internal access drive (Road B), east-east access drive (Road A), sidewalk extension along Lincoln Ave, public ROW improvements to Dransfeldt which includes the addition of a dedicated north through lane and the addition of a dedicated south bound left turn lane into the proposed development. The proposed businesses shown are conceptual layouts and will be permitted by others and/or under a separate application submittal.

B. Public Benefit

The Site has been vacant and in poor condition for numerous years. The proposed MDP and SP will greatly improve the appearance and use of the property to better serve the surrounding community. The proposed road improvements to Dransfeldt Rd will reduce traffic congestion and better serve the neighboring businesses and their customers. The future business created by the proposed MDP and Site Plan will also result in significant sales tax benefits for the Town of Parker.



C. Project Compliance, Compatibility, and Impact

The Site is designated as a "Central Commercial District" per the Parker 2035 General Land Use Plan ("GLUP"). A copy of this map is included in Appendix A for reference. Per Section 6.10 of the Parker 2035 Master Plan ("MP"), a future development in this Character Area "should focus on core retail, services, offices, lodging, restaurants..." and "...vehicular and pedestrian connectivity between uses." The proposed MDP and Site Plan align with the Town's MP by creating commercial lots for future retail developments and by providing significant road improvements and the addition of internal access drives throughout the Site.

The Site is located at the intersection of two major arterial roads that have been classified in the Roadway Network Plan ("RNP"), per Section 10, Figure 10D. A copy of this map is included in Appendix A for reference. Lincoln Ave. is classified as a Principal Arterial with 6 lanes, which is already existing at the Site. Dransfeldt Rd. is classified as Major Collector with 4 lanes, which will be significantly improved to meet this classification as part of the proposed Site Plan.

There is an existing sanitary sewer main within Dransfeldt Rd. directly east of the Site and an existing water service line located along the southern property line of the Site that each have the capacity to serve the proposed Site per their respective districts. There are no existing sanitary sewer or water mains directly north of the Site within Lincoln Ave. The Site is planned to be served by sanitary service lines that will connect to the respective main located within Dransfeldt Rd. and domestic water line located along the Site's southern property line.

It is not anticipated that the Site will have any adverse impacts on public facilities, including fire, police, sanitation, roads, parks, or schools.

The Site has a general downward slope to the west with an estimated elevation differential of about 17 feet (from about 5,835 feet to 5,818 feet near the northwest corner of the site). The subsurface conditions of the Site is comprised of interbedded clayey sand and silty sand overlying claystone bedrock. The granular soils classified as clayey sand, silty sand, and fine to coarse sand with silt extended to depths ranging from about 9 feet below existing site grades to greater than 35 feet.

There are no known water features, wetlands, or wildlife habitats located within the Site.

Plaza Street Partners and the engineer of record, Harris Kocher Smith, will adhere to the Parker Municipal Code and specific requirements applicable to the subject applications set forth in Chapter 13.06 and Chapter 13.07. Plaza Street intends to fully cooperate with the Town Staff to ensure all comments are addressed for both the Preliminary Site Plan application and Minor Development Plat application.



D. Development Plans and Timing

Plaza Street Partners is anticipating on starting construction upon permit approval by the Town of Parker, which is currently being estimated in the first quarter of 2022. The total length of construction is estimated to be between 120 and 150 days, dependent on weather. The first phase of construction will be the demolition of the existing structures as noted in our Site Plan(s). The second phase of construction will be the construction of new improvements, also noted in our Site Plan(s). The goal is to have the Site ready for future tenant developments by the fourth quarter of 2022.

E. Summary

Plaza Street Partners is committed to providing a suitable development that upholds the vision and guidelines set forth in the Parker 2035 Master Plan and is compatible with the surrounding community. The proposed Minor Development Plat and Preliminary Site Plan is consistent with Town of Parker's Land Development Ordinances and 2035 Master Plan. The proposed improvements improve vehicular connectivity that maintain safe local connections, as well as promote future employment opportunities and long-term economic growth.

References:

1. The Parker 2035 Master Plan, Town of Parker, CO.
2. Parker Municipal Code, Town of Parker, CO.

APPENDIX A

VICINITY MAP

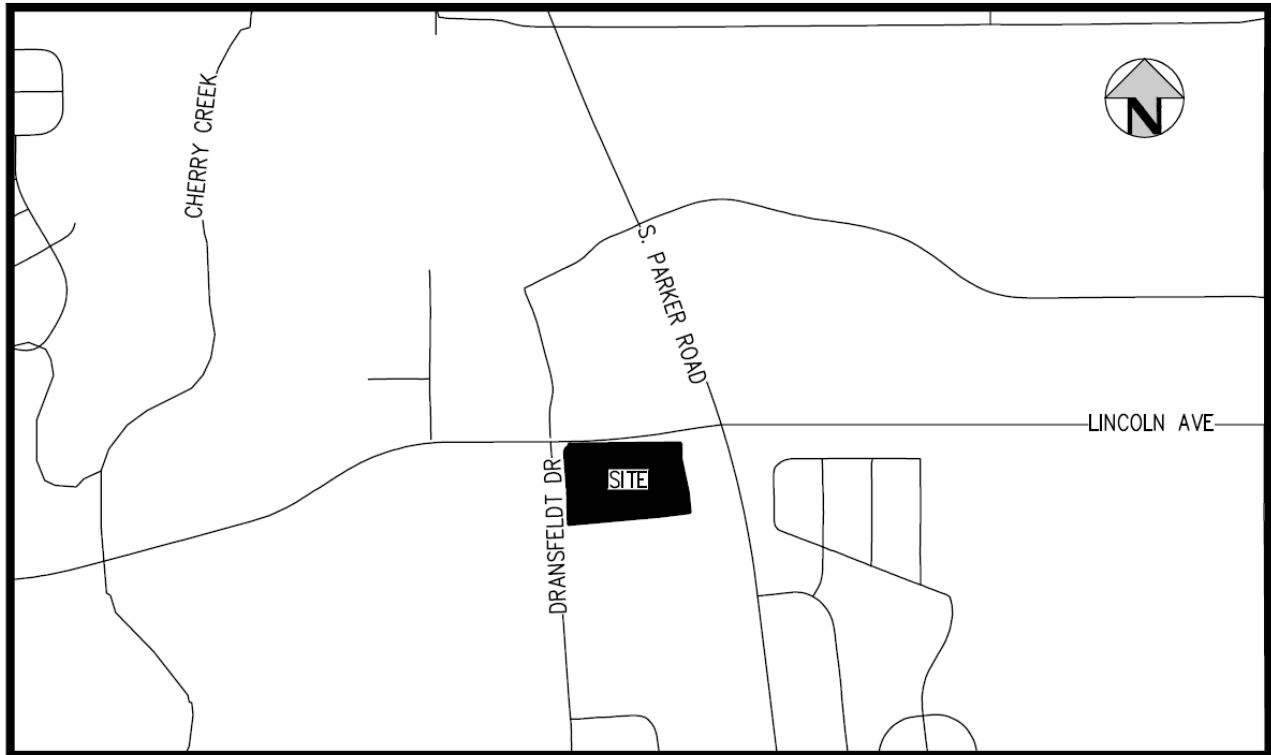
SITE DATA SUMMARY TABLE

PARKER 2035 GENERAL LAND USE PLAN

PARKER ROADWAY NETWORK PLAN

APPENDIX A

VICINITY MAP



VICINITY MAP

SCALE: 1" = 1000'

APPENDIX A

SITE DATA SUMMARY TABLE

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PROPERTY OWNER	Plaza Street Fund 106, LLC
ADDRESS(ES)	11964 Dransfeldt Rd, Parker, CO 80134 18900 Lincoln Ave, Parker, CO 80134
PARCEL ID(s)	2233-152-00-077 2233-152-00-075
SITE AREA TOTAL	7.93 acres
Zoning	General Commercial
Future Land Use	Central Commercial District

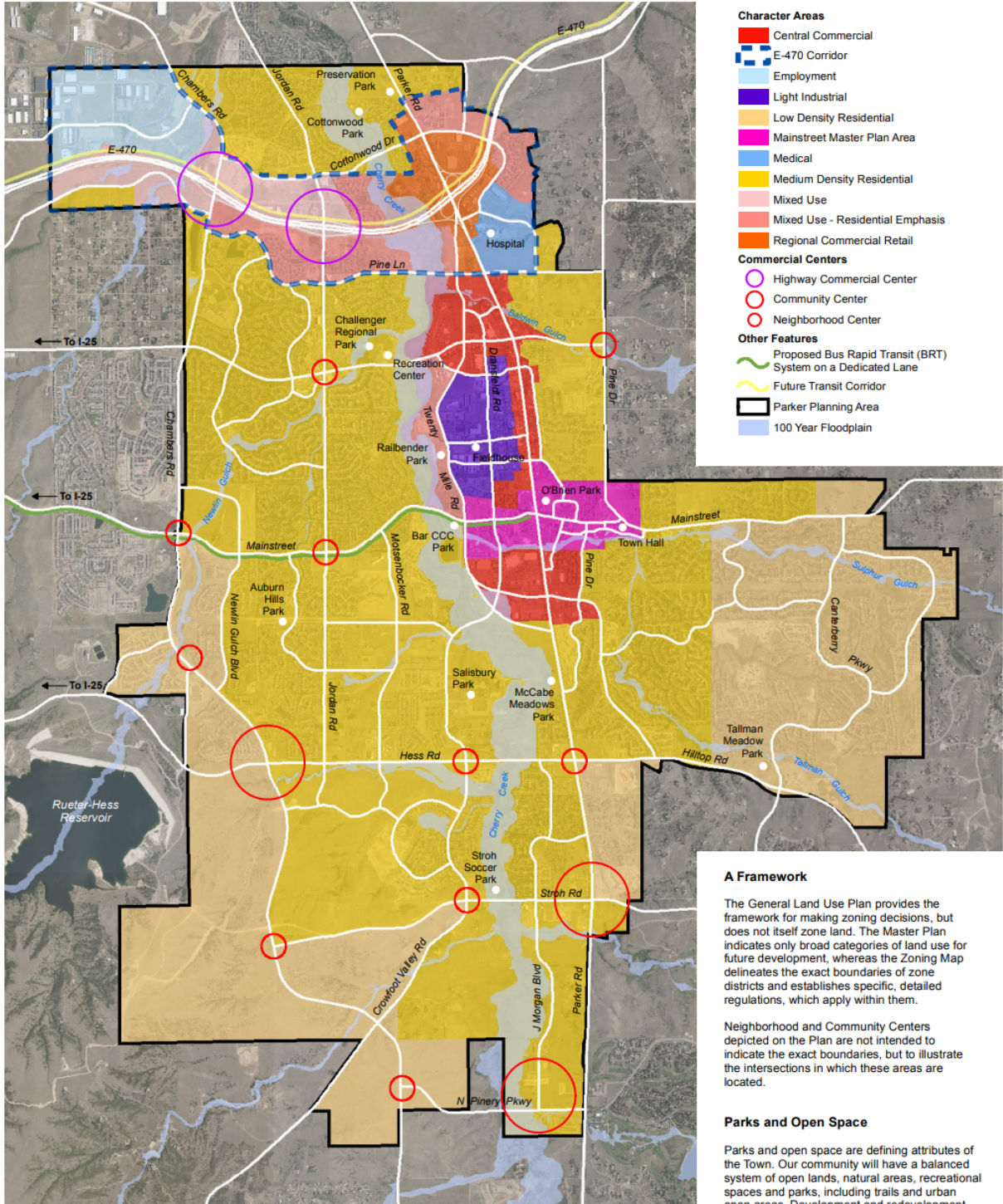
APPENDIX A

PARKER 2035 GENERAL LAND USE PLAN

Figure 6B: GENERAL LAND USE PLAN

Adopted: June 2012

Last Amended: November 2018



A Framework

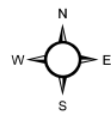
The General Land Use Plan provides the framework for making zoning decisions, but does not itself zone land. The Master Plan indicates only broad categories of land use for future development, whereas the Zoning Map delineates the exact boundaries of zone districts and establishes specific, detailed regulations, which apply within them.

Neighborhood and Community Centers depicted on the Plan are not intended to indicate the exact boundaries, but to illustrate the intersections in which these areas are located.

Parks and Open Space

Parks and open space are defining attributes of the Town. Our community will have a balanced system of open lands, natural areas, recreational spaces and parks, including trails and urban open areas. Development and redevelopment will be required to preserve lands for parks and open space. Guidance for preservation of these lands is provided in the 'Open Space, Trails and Greenways Master Plan' and 'From Values to Visions: A strategic Action Plan for Parker's Parks and Recreation.'

Disclaimer: The property boundaries, titles, legends, scale, reference to individual parcels and any and all other data shown or depicted on this map is for visual representation only and may not be accurate. Further studies and surveys, on a site specific basis, are required to verify this data.



0 0.5 1 Mile

APPENDIX A

PARKER ROADWAY NETWORK PLAN

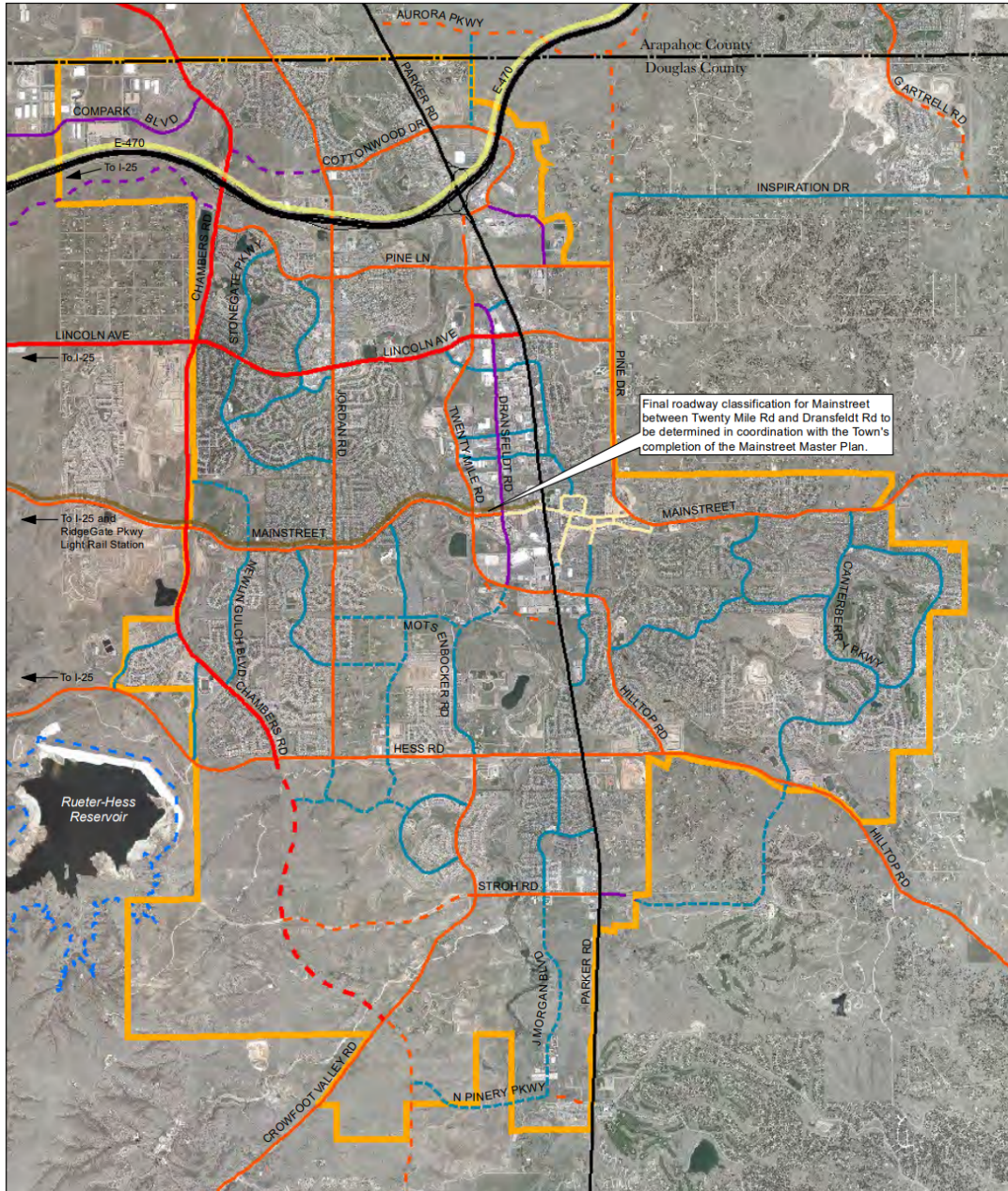


Figure 10D: ROADWAY NETWORK PLAN

Source: Town of Parker

Last Amended: September 2015

Legend

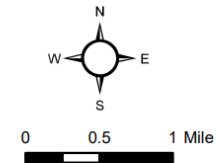
- Future Transit Corridor
- Proposed Bus Rapid Transit (BRT) System on a Dedicated Lane
- Planning Area
- Roadway Classifications**
- State Highway 83 / E-470
- Principal Arterial - 6 Lanes
- Proposed Principal Arterial - 6 Lanes
- Arterial - 4 Lanes
- Proposed Arterial - 4 Lanes
- Major Collector - 4 Lanes
- Proposed Major Collector - 4 Lanes
- Through Collector - 2 Lanes
- Proposed Through Collector - 2 Lanes
- Old Town Street

Map Notes:

Final alignments are subject to change on proposed roadways.

Additional collectors, local streets, and private streets are not shown but will be required as development occurs.

The Town will finalize all interconnected collector streets in coordination with land use as development occurs.



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