

**TOWN OF PARKER COUNCIL AGENDA
FEBRUARY 16, 2016**

Notes:

Town Council meeting packets are prepared several days prior to the meeting. This information is reviewed and studied by the Councilmembers eliminating lengthy discussions to gain a basic understanding. Timely action and short discussion on agenda items does not reflect lack of thought or analysis on the part of Council.

Ordinances listed for first reading are being approved to introduce them. Public comment will be held upon second reading.

Start times for regular agenda items are tentative; some items may be held earlier than scheduled time.

1. **TOWN COUNCIL MEETING SCHEDULE**

- (a) **5:30 P.M. – Call to Order Town Council Meeting and Roll Call**
- (b) **Executive Session – Immediately following Call to Order/Roll Call – (See Attached)**
- (c) **Reconvene Town Council Meeting at 7:00 P.M. or as soon thereafter as the regular public meeting can be conducted.**

2. **SPECIAL PRESENTATIONS**

- **Don Warn – Distinguished Budget Presentation Award**
- **Rhonda Willey – Certificate of Achievement for Excellence in Financial Reporting**

3. **PARKER CHAMBER OF COMMERCE UPDATES**

4. **PUBLIC COMMENTS – 3 Minute Limit (No action will be taken on these items.)**

5. **REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL**

6. **CONSENT AGENDA**

Consent Agenda Items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda Items unless Council votes to remove an item for individual discussion. Ordinances on the Consent Agenda are for introduction only and will not be removed for discussion.

A. **APPROVAL OF MINUTES**

February 1, 2016

B. **ORDINANCE NO. 3.171.3 – First Reading**

A Bill for an Ordinance to Amend Sections 13.05.010 and 13.10.220 of the Parker Municipal Code Concerning Adoption of the Revised Flood Insurance Study for Douglas County, Colorado, and Incorporated Areas, and the Revised Flood Insurance Rate Maps (FIRMs)

Department: Engineering, Jacob James

Second Reading: March 7, 2016

C. **ORDINANCE NO. 3.321 – First Reading**

A Bill for an Ordinance to Amend Sections 13.02.010, 13.04.100(c), 13.04.130(a), 13.04.130(c), 13.04.160(c), and 13.04.170 of the Parker Municipal Code, and Chapter 13.04 of the Parker Municipal Code is Hereby Amended by the Addition Thereto of a New Section 13.04.300, and to Repeal Paragraphs 13.04.120(d)(7), 13.04.130(c)(21), 13.04.130(e)(5), Section 13.04.140, Paragraphs 13.04.160(d)(3), 13.04.160(d)(5) and Section 13.10.050 of the Parker Municipal Code, Concerning Storage Uses in the Town of Parker

Department: Community Development, Bryce Matthews

Second Reading: March 7, 2016

- D. *ORDINANCE NO. 1.475 – First Reading*
A Bill for an Ordinance Stating the Intent of the Town of Parker to Acquire Real Property for the Purpose of Constructing and Improving Summerset Lane, a Town Roadway, Through the Utilization of the Town’s Power of Eminent Domain, and Directing the Town’s Staff and Town Attorney to Notify All Persons Affected Thereby of the Above-stated Intent of the Town, and Thereafter to Comply with All Pertinent Provisions of C.R.S. § 38-1-101, et seq., Relating to Good Faith Negotiations
Department: Engineering, Chris Hudson
Second Reading: March 7, 2016
- E. *ORDINANCE NO. 4.113 – First Reading*
A Bill for an Ordinance Establishing the Vertical and Horizontal Alignment and the Grade of Summerset Lane from the Pine Drive Intersection to Approximately 600 Feet East of the Pine Drive Intersection
Department: Engineering, Chris Hudson
Second Reading: March 7, 2016
- F. *RESOLUTION NO. 16-011*
A Resolution to Allow a Partial Waiver of Section 13.06.040(f), (g) and (h) of the Parker Municipal Code for the Site Plan for the Enclave Disc Golf/Dog Park
Department: Parks and Recreation, Jim Cleveland
- G. *RESOLUTION NO. 16-012*
A Resolution to Appoint Members to the Parker Creative District Executive Committee and to Reappoint the Chair
Department: Cultural, Elaine Mariner
- H. *RESOLUTION NO. 16-013*
A Resolution Adopting the Rules of Procedure and Conduct for the Parker Creative District Executive Committee Dated February 16, 2016
Department: Cultural, Elaine Mariner
- I. *CONTRACTS ABOVE \$100,000*
- *2016 Townwide Roadway Reconstruct Program (CIP 16-004)*
Amount: \$1,704,979.50
Contractor: T&M Construction
Department: Engineering, Chris Hudson
 - *Support Agreement for the Police Department Records Management and Field Reporting Systems*
Amount: \$148,500.00
Contractor: COHERO
Department: Police, Ron Combs
 - *Parker Consolidated School, Phase II-A Contract Modification*
Amount: \$11,533.00
Contractor: Wattle & Daub Contractors
Department: Engineering, Tom Gil

J. *PROCLAMATION – National Pancake Day and Shriners Hospitals for Children Day in Parker – March 8, 2016*
Department: *Town Council*

7. **TOWN ADMINISTRATOR**

- Reports

8. **PUBLIC HEARINGS**

ROBINSON RANCH LOT 3 FILING 2, FIRST AMENDMENT – Use by Special Review

Applicant: Veterinary Center of Parker, Dr. Lindsay Mamula
Location: 12311 Pine Bluffs Way, Unit 115
Department: Community Development, Ryan McGee

9. **ORDINANCE NO. 1,474 – Second Reading (Continued from February 1, 2016)**

A Bill for an Ordinance Stating the Intent of the Town of Parker to Acquire Real Property for the Purpose of Constructing and Improving South Parker Road from Sulphur Gulch to Plaza Drive, a Roadway Within the Town and State Highway, by the Addition of a Sidewalk on the East Side, Through the Utilization of the Town's Power of Eminent Domain, and Directing the Town's Staff and Town Attorney to Notify all Persons Affected Thereby of the Above-Stated Intent of the Town, and Thereafter to Comply with all Pertinent Provisions of C.R.S. § 38-1-101, et seq., Relating to Good Faith Negotiations

Department: Engineering, Chris Hudson
Town Attorney, Jim Maloney

10. **ADJOURNMENT**

Parker Town Council

Executive Session Agenda

February 16, 2016

"To hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b)."

1. Colo. Rev. Stat. Section 22-32-124
2. Colo. Rev. Stat. Section 31-25-107

**TOWN OF PARKER COUNCIL
MINUTES
FEBRUARY 1, 2016**

Mayor Mike Waid called the meeting to order at 6:09 P.M. All Councilmembers were present

Town Attorney Jim Maloney announced that the topics for discussion in Executive Session were five (5) items. Under C.R.S. § 24-6-402(4)(a) there was one (1) item which was potential acquisition of right-of-way for Summerset Drive improvements; under C.R.S. § 24-6-402(4)(b) there were four (4) items, the first was a specific legal question concerning Section 13.01.100 of the Parker Municipal Code; the second was a specific legal question concerning Ordinance No. 3.312, Series of 2015; the third was a specific legal question concerning Resolution No. 08-089, Series of 2008/Colo. Rev. Stat. Section 7-128-103 and the fourth was a specific legal question concerning Section 2.5 of the Parker Home Rule Charter.

EXECUTIVE SESSION

Amy Holland moved and Debbie Lewis seconded to go into Executive Session to consider the purchase, acquisition, lease, transfer or sale of real, personal or other property, pursuant to C.R.S. § 24-6-402(4)(a) and to hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b).

The motion was approved unanimously.

Josh Martin moved and Debbie Lewis seconded to come out of Executive Session at 6:42 P.M.

The motion was approved unanimously.

REGULAR MEETING

Mayor Waid reconvened the meeting at 6:57 P.M.

The Mayor led the Council and audience in the Pledge of Allegiance.

SPECIAL PRESENTATIONS

Sam Huenergardt, President of Parker Adventist Hospital, expressed his gratitude and thanked Council for their support. He advised that the hospital's designation is a Trauma II facility. Their staff would not want to be in any other position. Mr. Huenergardt explained that Trauma II allows them to take care of more acute type of patients and bad injuries; there are very few types they can't take care of and have to transport people away from Parker.

PARKER CHAMBER OF COMMERCE UPDATES - None

DOWNTOWN BUSINESS ALLIANCE UPDATES

Shelly Mango gave an update of the Downtown Business Alliance's events and activities.

PUBLIC COMMENTS – None

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

Josh Martin

Attended E-470's first board meeting of the year. It is E-470's 25th year. There are plans to widen the road from Parker to Quincy; the south side first and then the north bound in 2017 and 2018.

Amy Holland

1. Attended the grand opening of the Morningstar new assisted and independent living facility.
2. Attended the press conference at the Police Department honoring the first responders to the ice rescue.

Joshua Rivero

Reminded everyone of the Working Group Theatre's Production of Out of Bounds at the PACE Center on Wednesday evening regarding cyber-bullying.

Renee Williams

1. Attended the Women and Business Leadership forum put on by the Parker Chamber of Commerce.
2. Attended the grand opening of the Morningstar new assisted and independent living facility.
3. She was interviewed by the Chronicle.
4. Attended a fund raiser for the Douglas County Education Foundation.

Debbie Lewis

1. Attended the Douglas County Housing Partnership meeting.
2. Attended the grand opening of the Morningstar new assisted and independent living facility.
3. Retention visit to Glamour Gal Boutique.
4. Attended the Women and Business Leadership forum put on by the Parker Chamber of Commerce.

John Diak

1. Retention visit to Art Frame.
2. Attended the grand opening of the Morningstar new assisted and independent living facility.
3. Recognized Josh Martin who has been elected Chair of E-470.

Mike Waid

1. Attended the grand opening of the Morningstar new assisted and independent living facility.
2. Was the Judge at the Northeast Elementary Spelling Bee.
3. Spoke to the Kindergarten class about what the Mayor does.
4. Attended the Chaparral High School government class.
5. Attended Patric Lanz's funeral.
6. This Wednesday, at 4 pm, is Max Gantnier's funeral.
7. April 23 will be the 4th Annual Shave the Mayor for pediatric cancer.

CONSENT AGENDA

- A. *APPROVAL OF MINUTES*
January 19, 2016

B. THIRD AMENDMENT TO CAROUSEL FARMS ANNEXATION AGREEMENT

Department: Community Development, Ryan McGee

C. RESOLUTION NO. 16-009

A Resolution for Town Council Appointment of Mayor Pro Tem and Acting Mayor, and Appointment of Liaison Officers to Certain Boards and Commissions of the Town of Parker

Department: Town Attorney, Jim Maloney

D. RESOLUTION NO. 16-010

A Resolution Stating the Town’s Intent to Participate in the Douglas County Coordinated Election on November 8, 2016

Department: Town Attorney, Jim Maloney

E. CONTRACTS ABOVE \$100,000

- *Chambers Road Widening (CIP 16-002)*
Amount: \$9,530,000.00
Contractor: Hamon Infrastructure
Department: Engineering, Chris Hudson

- *Professional Services Agreement for the Chambers Road Widening (CIP 16-002)*
Construction Management, Inspection and Testing
Amount: \$481,796.00
Consultant: Hartwig & Associates
Department: Engineering, Chris Hudson

John Diak moved and Amy Holland seconded to approve Consent Agenda Items 7A through 7E.

The motion was approved unanimously.

TOWN ADMINISTRATOR

• **Reports**

Randy Young reminded everyone that the Parker Citizen Police Academy will be March 10 through May 12. Applications are now being taken.

PUBLIC HEARINGS

CLARKE FARMS FILING 5B, LOT 31 GROUP RESIDENTIAL FACILITY –

Use by Special Review

Applicant: Teddi Samuel MA, SLP Colorado
Location: 10706 Flagler Drive
Department: Community Development, Carolyn Parkinson

7:21 P.M.

Carolyn Parkinson advised that this application should have been referred to as a conditional review instead of a Use by Special Review.

The applicant asked for approval of a conditional review for a Group Residential Facility that will serve as a residence for up to eight (8) adults with acquired brain injuries.

Under Federal and State Fair Housing Act statutes, a Group Residential Facility is protected and must be evaluated by a local government jurisdiction in a manner consistent with any other type of single family residential use.

The proposed Group Residential Facility has been evaluated to ensure that the use will be consistent with the character of the surrounding residential neighborhood. Any potential impacts that are inconsistent with typical residential use will be mitigated through recommended conditions.

Applicant

Teddi Samuel and Jason Marca gave a brief overview of the facility. Ms. Samuel advised that she would be available and would give out her address and phone number.

Public Comment

Mayor Waid read two letters into the record from Carleen Mortensen and Deborah and Jerry Gentry (see attached).

The following individuals spoke against this item:

Marji Randall, 10708 Flagler Drive
Kimberly Cody, 10701 Flagler
Heather Fratino, 10722 Flagler Drive
Mark Roberts, 10709 Flagler Drive
Chandle Pratel (sp) [no address given]
Carleen Mortensen (no address given)
Nina Moore, 10703 Flagler Dr.

The following individual spoke for this item:

Brandon Ward, 10713 Flagler Drive

Town Council asked questions regarding how they will handle certain things, i.e., will they listen to their neighbors, will they insure that there will not be a lot of vehicles parked there, deliveries and trash removal.

Town Attorney Jim Maloney explained fair housing at the municipal level.

Renee Williams asked that in Item #4 we state that they must follow Post Office rules for parking in front of mail boxes.

Josh Martin moved to approve, based upon staff findings, with the nine conditions contained in the staff report, including the addition to Item #4:

1. The Group Residential Facility shall not exceed eight residents. Any change in use or occupancy may trigger further land use review.

2. The Group Residential Facility shall not use commercially-sized waste receptacles or engage in more frequent trash collection services than those which would be typical for a single-family residence in the Clarke Farms neighborhood. All waste receptacles used on-site shall be adequately buffered and screened from adjacent properties and in accordance with the requirements of the Clarke Farms HOA.
3. Residents of the Group Residential Facility will not be permitted to keep personal vehicles at the property.
4. Employees of the Group Residential Facility will be responsible for transporting the residents using vehicles that are owned and operated either by the Group Residential Facility or facility employees. Overnight parking of vehicles shall be limited to the existing driveway or garage and shall be consistent with a typical single-family residential use. Additionally, parking of vehicles on Flagler Drive shall comply with Post Office rules concerning parking in front of mail boxes.
5. The program supports the development of everyday life skills such as laundry, shopping and medication management. There will be no regularly scheduled commercial deliveries of everyday necessities at the Group Residential Facility. Other deliveries will be consistent with typical residential use.
6. Residential land uses are located together to minimize nuisance impacts and so neighboring residents have an expectation of the quiet enjoyment of their property. Noise and/or other nuisances from the site shall not adversely impact the neighboring properties as defined in Section 6.03 of the Town of Parker Municipal Code.
7. The Group Residential Facility property will maintain its residential appearance and character. Any proposed alteration of the Group Residential Facility property shall be subject to applicable Town of Parker Land Development Ordinance and Clarke Farms HOA requirements.
8. The SLP Colorado Group Residential Facility property shall be compliant with all applicable building, fire and life-safety codes prior to the approval of a change in use as a Group residential Facility via a change in occupancy permit.
9. This Conditional Use will be subject to annual review as per Town of Parker Land Use Ordinance Section 13.04.200(d).

John Diak seconded the motion.

The motion was approved unanimously.

ORDINANCE NO. 1.474 – Second Reading (Continued to February 16, 2016)

A Bill for an Ordinance Stating the Intent of the Town of Parker to Acquire Real Property for the Purpose of Constructing and Improving South Parker Road from Sulphur Gulch to Plaza Drive, a Roadway Within the Town and State Highway, by the Addition of a Sidewalk on the East Side, Through the Utilization of the Town's Power of Eminent Domain, and Directing the Town's Staff and Town Attorney to Notify all Persons Affected Thereby of the Above-Stated Intent of the Town, and Thereafter to Comply with all Pertinent Provisions of C.R.S. § 38-1-101, et seq., Relating to Good Faith Negotiations

**Department: Engineering, Chris Hudson
 Town Attorney, Jim Maloney**

Josh Martin moved to continue this item to February 16, 2016.

Renee Williams seconded the motion.

The motion was approved unanimously.

ORDINANCE NO. 9.247 - Second Reading

A Bill for an Ordinance Approving the Intergovernmental Agreement Between the Board of County Commissioners of the County of Douglas, Douglas County School District RE-1, Douglas County Libraries, the Town of Castle Rock, the Town of Parker, the City of Lone Tree and Highlands Ranch Metro District, Concerning the Continued Implementation and 2016 Funding of the Douglas County Youth Initiative Program

Department: Town Attorney, Jim Maloney

This ordinance will allow the Town to enter into an intergovernmental agreement with other local governments located in Douglas County to share in the cost to fund the Douglas County Youth Initiative Program for the 2016 fiscal year. The Town has approved the funding agreement every year since 2005. The amount of funding is \$19,800.

Public Comment – None

Amy Holland moved to approve Ordinance No. 9.247 on second reading.

Debbie Lewis seconded the motion.

The motion was approved unanimously.

The meeting was adjourned at 8:46 P.M.

Carol Baumgartner, Town Clerk

Mike Waid, Mayor

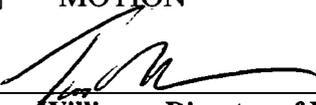


ITEM NO: 6B
DATE: 02/16/2016

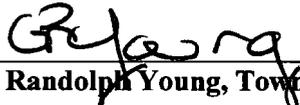
REQUEST FOR TOWN COUNCIL ACTION

TITLE: Ordinance No. 3.171.3 – A Bill for an Ordinance to Amend Sections 13.05.010 and 13.10.220 of the Parker Municipal Code Concerning Adoption of the Revised Flood Insurance Study for Douglas County, Colorado, and Incorporated Areas, and the Revised Flood Insurance Rate Maps (FIRMs)

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| <input type="checkbox"/> PUBLIC HEARING | <input checked="" type="checkbox"/> ORDINANCE FOR 1 ST READING | (02/16/2016) |
| <input type="checkbox"/> CONTRACT | <input type="checkbox"/> ORDINANCE FOR 2 ND READING | (03/07/2016) |
| <input type="checkbox"/> MOTION | <input type="checkbox"/> RESOLUTION | |



Tom Williams, Director of Engineering



G. Randolph Young, Town Administrator

ISSUE:

The Federal Emergency Management Agency (FEMA) has updated the Flood Insurance Study (FIS) for Parker and a portion of the Flood Insurance Rate Maps (FIRMs) that show the floodplains throughout Town. In order to remain compliant with the National Flood Insurance Program and the Community Rating System, the Town is required to adopt the new study and maps and use them when enforcing Town Code.

PRIOR ACTION:

The previous study and map adoption occurred on March 6, 2006.

FUNDING/BUDGET IMPACT:

N/A

BACKGROUND:

FEMA has updated the Flood Insurance Study and Flood Insurance Rate Maps by incorporating Letters of Map Change applications that have been approved since the previous effective dates of September 30, 2005. The revised Flood Insurance Study and Flood Insurance Rate Maps will become effective on March 16, 2016. FEMA did not revise all of the Flood Insurance Rate Maps for Parker resulting in a portion of the Maps adopted in 2006 remaining effective. The Flood Insurance Rate Maps that are revised resulted in no significant changes from the previous maps. FEMA has also changed the previous map numbers with this revision.

RECOMMENDATION:

Staff recommends approval of this Ordinance.

PREPARED/REVIEWED BY:

Jacob James, Senior Stormwater Engineer; Tom Williams, Director of Engineering

ATTACHMENTS:

Ordinance No. 3.171.3

RECOMMENDED MOTION:

"I move to approve Ordinance No. 3.171.3 on first reading and schedule second reading for March 7, 2016, as a part of the consent agenda."

ORDINANCE NO. 3.171.3, Series of 2016

TITLE: A BILL FOR AN ORDINANCE TO AMEND SECTIONS 13.05.010 AND 13.10.220 OF THE PARKER MUNICIPAL CODE CONCERNING ADOPTION OF THE REVISED FLOOD INSURANCE STUDY FOR DOUGLAS COUNTY, COLORADO, AND INCORPORATED AREAS, AND THE REVISED FLOOD INSURANCE RATE MAPS (FIRMS)

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Section 13.05.010, Paragraph (c)(2) of the Parker Municipal Code is amended to read as follows:

13.05.010 Floodplain Regulations.

* * *

(c) General provisions.

* * *

(2) Basis for establishing the areas of special flood hazard. The areas of special flood hazard identified by the Federal Emergency Management Agency in a scientific and engineering report entitled *The Flood Insurance Study for Douglas County, Colorado, and Incorporated Areas*, dated ~~September 30, 2005~~ **March 16, 2016**, including any subsequent amendments made by the Town, with an accompanying Flood Insurance Rate Map (FIRM), as it may subsequently be amended, which report is hereby incorporated herein by this reference and declared to be a part of this Section. The Flood Insurance Study (FIS), DFIRMs and FIRMs are on file at the ~~Public Works~~ Department **of Engineering**, 20120 East Mainstreet in the Town.

Section 2. Section 13.10.220, Paragraph (c)(1) of the Parker Municipal Code is amended to read as follows:

13.10.220 Stream protection standards.

* * *

(c) Stream buffer boundaries.

(1) Applicability. Stream buffers shall be designated along all streams located in the Town. Projects shall provide stream buffers based on the one-hundred-year floodplain as identified by the *Flood Insurance Rate Map (FIRM) for Douglas County, Colorado, and Incorporated Areas*, dated **March**

16, 2016, and the map panels 0835C0069F, 0835C0202F, 0835C0088F, and 0835C0089F, which are dated September 30, 2005, including any subsequent amendments adopted by the Town, a copy of which is available for review at the ~~Public Works~~ Department of Engineering, hereafter referred to as the "Flood Insurance Rate Map."

Section 2. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2016.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2016.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney



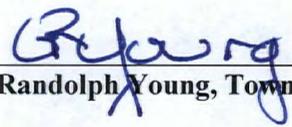
ITEM NO: 6C
DATE: 02/16/2016

REQUEST FOR TOWN COUNCIL ACTION

TITLE: ORDINANCE NO. 3.321 – A Bill for an Ordinance to Amend Sections 13.02.010, 13.04.100(c), 13.04.130(a), 13.04.130(c), 13.04.160(c), and 13.04.170 of the Parker Municipal Code, and Chapter 13.04 of the Parker Municipal Code is Hereby Amended by the Addition Thereto of a New Section 13.04.300, and to Repeal Paragraphs 13.04.120(d)(7), 13.04.130(c)(21), 13.04.130(e)(5), Section 13.04.140, Paragraphs 13.04.160(d)(3), 13.04.160(d)(5) and Section 13.10.050 of the Parker Municipal Code, Concerning Storage Uses in the Town of Parker

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|---|---|--------------|
| <input type="checkbox"/> PUBLIC HEARING | <input checked="" type="checkbox"/> ORDINANCE FOR 1 ST READING | (02/16/2016) |
| <input type="checkbox"/> CONTRACT | <input type="checkbox"/> ORDINANCE FOR 2 ND READING | (03/07/2016) |
| <input type="checkbox"/> MOTION | <input type="checkbox"/> RESOLUTION | |


John Fussa, Community Development Director


G. Randolph Young, Town Administrator

ISSUE:

In 2015, the Town identified the trend of increasing development proposals for storage uses as an issue of concern with Community Development and Economic Development impacts. The Town desires to preserve the inventory of available real property to accommodate existing and future demand for commercial and light industrial uses having direct economic benefits to the Town.

PRIOR ACTION:

On April 20, 2015, the Town approved emergency Ordinance No. 3.312 to suspend all applications for any land use approval or building permit for the development or construction of mini-warehouses, outdoor storage and related storage uses from March 24, 2015 through April 6, 2016. The emergency ordinance was affirmed through Ordinance No. 3.312.1 on May 4, 2015.

FUNDING/BUDGET IMPACT:

None

BACKGROUND:

The Town Council directed the Community Development Department to study, plan and recommend land use legislation regarding future development and construction of storage uses in the Town. For the purposes of this staff report, self storage shall generally include mini-warehouses, outdoor storage and related uses as described in the approved ordinances.

Council approved Ordinances 3.312 and 3.312.1 in response to the significant level of interest in developing self storage uses within the Town's commercial/light industrial Planned Developments (PD) and the LI-Light Industrial zone district of the Town. Town Council is concerned that the level of interest for this type of use will negatively impact the inventory of available real property to accommodate existing and future demand for commercial and light industrial uses having direct economic benefits to the Town.

Attached to this document is the final Community Development report as required in the Ordinance. The report concluded the following:

- Self storage from a land use perspective is typically viewed as a heavy commercial/light industrial use. This is consistent with the Town's current land use policy
- Self storage from the market perspective is viewed as a convenience service, meaning that proximity to residential uses (the customer) and visibility is important to the developer. This conflicts with Town land use policy which seeks to preserve high visibility sites for commercial and light industrial uses that provide community and economic development benefits
- When the analysis is confined to the Parker Urban Growth Boundary (UGB) and includes self storage under construction, the Town exceeds the national average of 7.3 square-feet of self storage per household
- When adding proposed self storage development in the County as of the time of this report, the residents in the Parker trade area are served at about the national average
- With projected growth and surrounding households, the Parker area should be adequately served through 2035 provided there is additional self storage development proximate to Town.
- A threshold issue is whether Parker should meet the regional need for self storage within its boundaries or focus on the regional opportunity for self storage outside Town boundaries
- Self Storage as a land use generally:
 - Generates little to no sales tax revenue
 - Generates few jobs compared to retail, office or light industrial uses
 - Pays as much or more per acre in property taxes compared to other land uses
 - Has limited demand for or impact upon public services (traffic, water and police) compared to most other land uses
 - Creates a 'dead zone' for activity because of the passive nature of the use
- The Town has limited land available in the Light Industrial Character Area (where self storage is currently recommended by the Master Plan) and the development of self storage may consume much of this scarce land if the current land use policy and zoning is not amended
- The Town has a significant amount of existing zoning that permits self storage; most of these areas are in locations zoned PD where the Master Plan does not support this use
- With the exception of Centennial, most other jurisdictions have not addressed self storage specifically within their regulations and many, like Parker, have existing zoning that is permissive with regard to self storage

- Broadly, there is no intent for surrounding jurisdictions to change their policy regarding self storage in the short term. There is a risk that Parker may become a self storage service center not only for Town residents but the residents of outlying communities and unincorporated Douglas County if land use policy and zoning are not amended

The study concludes and recommends that the Parker 2035 Master Plan and the Land Development Ordinance be amended to not permit additional self storage and outdoor storage while limiting other storage uses as accessory uses. An amendment to the Master Plan is being processed concurrent with this proposed Ordinance.

Following is a summary of the proposed Ordinance and changes to the Land Development Ordinance:

1. Creates definitions for Self Storage, Outdoor Self Storage, Storage and Warehousing
2. Amends B-Business, C-Commercial, PF-Public Facilities and LI-Light Industrial districts to remove self storage as a permitted use and only allow commercial storage as an accessory use
3. Removes GI-General Industrial zoning district from our code because the Parker 2035 Master Plan does not recommend heavy industrial uses in the Town
4. Amend the intent of the Light Industrial District to more closely align with the proposed amendment to the Parker 2035 Master Plan Light Industrial character area description
5. Defines storage and warehousing as accessory uses and generally describes them as 25% or less of a building or site
6. Removes radio antennas as accessory residential uses
7. Establishes a Storage Uses Overlay District which:
 - a. Clarifies the intent of the District
 - b. Allows for nonconforming situations to continue
 - c. Gives those projects excluded through Ordinance 3.312 until April 6, 2016 to submit a complete application
 - d. Prohibits storage as a primary land use in Town
 - e. Prohibits new self storage and outdoor self storage in Town
 - f. Cleans up the restrictions on residential storage
 - g. Clarifies screening requirements for permitted accessory storage

RECOMMENDATION:

Planning Commission consideration of this item is scheduled for February 11, 2016. At the time of this staff report Planning Commission's recommendation is not available. Staff recommends that the Town Council approve Ordinance No. 3.321 on first reading.

PREPARED/REVIEWED BY:

James S. Maloney, Town Attorney; Bryce Matthews, Community Development; John Fussa, Community Development Director

ATTACHMENTS:

Planning Commission Staff Report which includes Ordinance 3.321 and the Self Storage Analysis dated January 27, 2016.

RECOMMENDED MOTION:

"I move to approve Ordinance No.3.321 on first reading and schedule second reading for March 7, 2016, as a part of the consent agenda."



**Community Development Department Memorandum
Development Review Division**

To: Town of Parker Planning Commission

From: Bryce Matthews, Comprehensive Planning Manager *BM*
Steve Greer, Deputy Community Development Director *SG*

Through: John Fussa, Community Development Director

Date: February 11, 2016

Regarding: Public Meeting: Amendments to Section 13 of the Land Development Ordinance Regarding Storage

**Section I.
Subject & Proposal:**

Applicant: Town of Parker

Proposal: Proposed amendments to the Land Development Ordinance regarding storage, self storage and outdoor storage including creation of a new storage overlay district.

**Section II.
Background**

History: On April 20, 2015, the Town approved emergency Ordinance No. 3.312 to suspend all applications for any land use approval or building permit for the development or construction of mini-warehouses, outdoor storage and related uses from March 24, 2015 through April 6, 2016

The emergency ordinance was affirmed through Ordinance No. 3.312.1 on May 4, 2015.

Ordinance No. 3.312.2 extended the suspension to April 6, 2016.

Section III.

Analysis:

During this suspension, the Community Development Department was to study, plan and recommend land use legislation regarding future development and construction of these facilities in the Town. For the purposes of this staff report, self storage shall generally include mini-warehouses, outdoor storage and related uses as described in the approved ordinances. Council approved Ordinances 3.312 and 3.312.1 in response to the significant level of interest in developing self storage uses within the Town's commercial/light industrial Planned Developments (PD) and the LI-Light Industrial zone district of the Town. Town Council is concerned that this level of interest for this specific type of use will negatively impact the inventory of available real property to accommodate existing and future demand for those commercial and industrial uses and the direct economic and employment benefits that they provided to the Town.

Attached to this document is the final Community Development report as required in the Ordinance. The report concluded the following:

- Self storage from a land use perspective is typically viewed as a heavy commercial/light industrial use. This is consistent with the Town's current land use policy.
- Self storage from the market perspective is viewed as a convenience service, meaning that proximity to residential uses (the customer) and visibility is important to the developer. This conflicts with Town land use policy which seeks to preserve sites for commercial and light industrial uses that provide community and economic development benefits.
- When the analysis is confined to the Parker Urban Growth Boundary (UGB) and includes self storage under construction, the Town has above the national average of 7.3 square-feet of self storage per household.
- When adding proposed self storage development in the County as of the time of this report, the residents in the Parker trade area are served at about the national average.
- With projected growth and surrounding households, the Parker area may be underserved by 2035 unless there is additional self storage development proximate to Town. A threshold issue is whether Parker should meet the regional need for this use within its boundaries or focus on the regional opportunity for self storage outside Town boundaries.
- Self Storage as a land use generally:
 - Generates little to no sales tax revenue
 - Generates few jobs compared to retail, office or light industrial uses
 - Pays as much or more per acre in property taxes compared to other land uses
 - Has limited demand for or impact upon public services (traffic, water and police) compared to most other land uses
 - Creates a 'dead zone' for activity because of the passive nature of the use

- The Town has limited land available in the Light Industrial Character Area (where self storage is currently recommended by the Master Plan) and the self storage industry may consume much of this scarce land if the current land use policy and zoning is not amended
- The Town has a significant amount of existing zoning that permits self storage; most of these areas are in locations zoned PD where the Master Plan does not support this use
- With the exception of Centennial, most other jurisdictions have not addressed self storage specifically within their regulations and many, like Parker, have existing zoning that is permissive with regard to self storage
- Broadly, there is no intent for surrounding jurisdictions to change their policy regarding self storage in the short term. There is a risk that Parker may become a self storage service center not only for Town residents but the residents of outlying communities and unincorporated Douglas County

The study concludes and recommends that the Parker 2035 Master Plan and the Land Development Ordinance be amended to not permit additional self storage and outdoor self storage and limit other storage uses as ancillary uses. An amendment to the Master Plan is being processed concurrent with this proposed Ordinance.

Following is a summary of the proposed Ordinance and changes to the Land Development Ordinance:

1. Creates definitions for Self Storage, Outdoor Self Storage, Storage and Warehousing
2. Amends B-Business, C-Commercial, PF- Public Facilities and LI – Light Industrial districts to remove storage as primary uses and removes self storage as a permitted use
3. Removes GI-General Industrial zoning district from our code
4. Amend the intent of the Light Industrial District to more closely align with the proposed amendment to the Parker 2035 Master Plan Light Industrial character area description
5. Defines storage and warehousing as accessory uses and generally describes them as 25% or less of a building or site
6. Removes radio antennas as accessory residential uses
7. Establishes a Storage Uses Overlay District which:
 - a. Clarifies the intent of the District
 - b. Allows for nonconforming situations to continue
 - c. Gives those projects excluded through Ordinance 3.312 until April 6, 2016 to submit a complete application
 - d. Prohibits storage as a primary land use in Town
 - e. Prohibits new self storage and outdoor self storage in Town
 - f. Cleans up the restrictions on residential storage
 - g. Clarifies screening requirements for permitted ancillary storage

Section V.

Recommendation:

Staff recommends that the Planning Commission recommend that the Town Council approve Ordinance No. 3.321 amending the Land Development Ordinance regarding storage.

Section VI.

Attachments:

1. Ordinance No. 3.321
2. Self Storage Analysis Dated January 27, 2016

Section VII.

Proposed Motion(s):

"I move that the Planning Commission recommend that the Town Council approve Ordinance No. 3.321 amending the Land Development Ordinance regarding storage."

ORDINANCE NO. 3.321, Series of 2016

TITLE: A BILL FOR AN ORDINANCE TO AMEND SECTIONS 13.02.010, 13.04.100(c), 13.04.130(a), 13.04.130(c), 13.04.160(c), AND 13.04.170 OF THE PARKER MUNICIPAL CODE, AND CHAPTER 13.04 OF THE PARKER MUNICIPAL CODE IS HEREBY AMENDED BY THE ADDITION THERETO OF A NEW SECTION 13.04.300, AND TO REPEAL PARAGRAPHS 13.04.120(d)(7), 13.04.130(c)(21), 13.04.130(e)(5), SECTION 13.04.140, PARAGRAPHS 13.04.160(d)(3), 13.04.160(d)(5) AND SECTION 13.10.050 OF THE PARKER MUNICIPAL CODE, CONCERNING STORAGE USES IN THE TOWN OF PARKER

WHEREAS, the Town is concerned that the high level of interest for mini-warehouses, outdoor storage and related storage uses will negatively impact the inventory of real property available to accommodate existing and future demand for those commercial and industrial uses that provide direct economic benefits and employment to the Town;

WHEREAS, the Town desires to address the impact of mini-warehouses, outdoor storage and related storage uses that do not provide direct economic benefits and employment to the Town;

WHEREAS, on April 20, 2015, the Town Council adopted Ordinance No. 3.312 as an emergency ordinance, which ordinance is entitled "*A Bill for an Emergency Ordinance to Suspend All Applications for Any Land Use Approval or Building Permit for the Development or Construction of Mini-Warehouses, Outdoor Storage and Related Uses within the Corporate Limits of the Town of Parker Effective From March 24, 2015 Through April 6, 2016,*" (the "Emergency Ordinance");

WHEREAS, on May 4, 2015, the Town Council adopted Ordinance No. 3.312.1, affirming the Emergency Ordinance;

WHEREAS, on December 14, 2015, the Town Council adopted Ordinance No. 3.312.2 extending the suspension period described in the Emergency Ordinance from March 24, 2015, to April 6, 2016;

WHEREAS, the Emergency Ordinance provides that it is one of the highest priorities of the Town Council that the Community Development Department study, plan and recommend land use legislation to implement a land use policy regarding mini-warehouses, outdoor storage and related storage uses;

WHEREAS, the Town's Community Development Department completed the study and plan described in the Emergency Ordinance, planned and has made a recommendation, which is contained in a Memorandum dated January 27, 2016, and on file at Town Hall in the Office of the Town Clerk;

WHEREAS, the Parker 2035 Master Plan has established a goal to "*Encourage and support a high level of diverse, quality retail and services, with an emphasis on local businesses*

that contribute to Parker's sales and property tax base so that needed infrastructure, physical amenities, services and the expansion of such services are provided." Mini-warehouses, outdoor storage and related uses do not support this Master Plan goal because they do not contribute sales tax, and existing mini-warehouse facilities only contributed approximately \$18,000 in property tax to the Town in 2014;

WHEREAS, the Parker 2035 Master Plan has established a goal to "Attract and retain a variety of employment opportunities for Parker resident." Mini-warehouses, outdoor storage and related uses do not support this Master Plan goal because they do not create substantial employment;

WHEREAS, existing Planned Development Districts allow mini-warehouses, outdoor storage and related storage uses on a total of 248 acres of land either by right or use by special review, most of which 248 acres are located in areas where the Parker 2035 Master Plan does not recommend these types of land uses;

WHEREAS, there are only 59.9 acres of undeveloped land in the Parker 2035 Master Plan Light Industrial Character Area, and mini-warehouses, outdoor storage and related storage uses are competing with uses that create employment and commerce that benefit the citizens of Parker for the use of this limited amount of land;

WHEREAS, there are 555,070 square feet of mini-warehouses existing and under construction within the Town's Urban Growth Area, which exceeds the national average of mini-warehouse space per resident within the Urban Growth Area, thereby meeting the local need for mini-warehouses;

WHEREAS, an additional 355,397 square feet of mini-warehouse is proposed within the Town's Urban Growth Boundary, but outside of the Town's municipal boundaries, proposed mini-warehouse development, along with other existing and proposed mini-warehouse located outside of the Town's Urban Growth Boundary, but within Town's trade area, exceed the national average of mini-warehouse space per resident for the Parker trade area, thereby meeting the trade area need; and

WHEREAS, the Town of Parker does not desire to fulfill the regional demand for mini-warehouses, outdoor storage and related storage uses and there is capacity within the Parker trade area and within a 5-mile radius of the Town of Parker to fulfill any excess regional demand.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Section 13.02.010, Definitions, of the Parker Municipal Code is hereby amended by the addition thereto of the following definitions:

13.02.010 Definitions.

Self storage means a building, series of buildings, structure, or an outdoor area in which storage spaces (such as rooms, lockers, containers, and/or outdoor

space), also known as "storage units," are used by consumers/tenants for short- or long-term storage of personal property. Consumers/tenants retain "care, custody and control" of their personal property. Self storage may also be referred to as mini storage and mini warehouse.

Self storage, outdoor, means an outdoor area in which storage spaces are used by consumers/tenants for short- and long-term storage of personal property. Consumers/tenants retain "care, custody and control" of their personal property. Outdoor storage includes, but is not limited to, camper/RV storage, as well as landscape storage and contractor storage where such storage is not accessory to a contractor's office. (See *self storage*.)

Storage means the holding or stockpiling of material or products in a bulk form or in bulk containers either within a building or outside, where the use is ancillary and integral to the operations of a primary use permitted within the zone district. Storage is not permitted as a primary land use within the Town of Parker.

Warehousing means the holding or stockpiling of material or products in a bulk form or in bulk containers where the use is ancillary and integral to the operations of a primary use permitted within the zone district. Warehousing is not permitted as a primary land use within the Town of Parker (see Storage).

Section 2. Subsection 13.04.100(c), B-Business District, Paragraph (12), of the Parker Municipal Code is hereby amended to read as follows:

13.04.100 B-Business District

* * *

(c) Uses permitted by right.

* * *

(12) Accessory buildings and uses as described in Section 13.04.170.

Section 3. Subsection 13.04.120(d), C-Commercial, Paragraph (7), of the Parker Municipal Code is hereby repealed and Paragraphs (8) through (14) are renumbered accordingly.

Section 4. Subsection 13.04.130(a), LI-Light Industrial, of the Parker Municipal Code is hereby amended to read as follows:

13.04.130 LI-Light Industrial

(a) Intent. The district is intended to provide a location for a variety of work processes such as manufacturing, machine shops, production facilities, distribution facilities, flex office, commercial services and other uses of similar character that create employment and economic output within the Town that contribute to Parker's sales and property tax base. The Light Industrial character

area will include opportunities for research and development, high tech and medical device manufacturing firms that have a synergistic relationship. Processes and land uses within this district will be low impact in nature and not create or cause fumes, odor, noise, vibration or other impacts which are detrimental to abutting properties or land uses.

Section 5. Subsection 13.04.130(c), LI-Light Industrial, Paragraphs (8) and (17), of the Parker Municipal Code are hereby amended to read as follows:

13.04.130 LI-Light Industrial

* * *

(c) Uses permitted by right.

* * *

(8) Contractor's offices with accessory equipment and trailer storage as described in Section 13.04.170, Accessory Uses.

* * *

(17) Underground electrical transmission and distribution lines, telegraph and telephone lines, telephone exchanges, electric substations and gas regulator stations, inclusive of public offices and repair and accessory storage facilities.

Section 6. Subsection 13.04.130(c), LI-Light Industrial, Paragraph (21), of the Parker Municipal Code is hereby repealed.

Section 7. Subsection 13.04.130(e), LI-Light Industrial, Paragraph (5), of the Parker Municipal Code is hereby repealed.

Section 8. Section 13.04.140, GI-General Industrial, of the Parker Municipal Code is hereby repealed.

Section 9. Subsection 13.04.160(c), PF-Public Facilities District, Paragraph (1), of the Parker Municipal Code is hereby amended to read as follows:

13.04.160 PF-Public Facilities District

* * *

(c) Uses permitted by right.

* * *

(8) Accessory buildings and uses as described in Section 13.04.170.

Section 10. Subsection 13.04.160(d), PF-Public Facilities District, Paragraphs (3) and (5), of the Parker Municipal Code are hereby repealed and Paragraphs (4) and (6) are renumbered accordingly.

Section 11. Section 13.04.170, Accessory uses and buildings, of the Parker Municipal Code is hereby amended to read as follows:

13.04.170 Accessory uses and buildings.

(a) Accessory uses or buildings shall be those which:

- (1) Are clearly incidental and subordinate to the use of the principal building or use of the land;
- (2) Are customarily utilized in conjunction with the principal use of the land or the principal building;
- (3) Are located on the same platted lot as the principal use of the land or the principal building.

(b) Inclusions. Accessory uses and buildings may include, but not be limited to the following:

- (1) Off-street parking areas.
- (2) Storage sheds; household use only.
- (3) Private greenhouses.
- (4) Private swimming pools.
- (5) Private fallout shelters.

(c) Storage and warehousing. Storage and warehousing are permitted in the Town only where the use is accessory, ancillary, incidental, subordinate and integral to the operations of a primary nonresidential use permitted within a zone district. Storage and warehousing as an accessory use should generally occupy not more than twenty-five percent (25%) of the site or building(s) with the remaining seventy-five (75%) of the site or building being the primary use. Storage and warehousing are not permitted as a primary land use within the Town of Parker, as described in Section 13.04.300.

(d) All setbacks for accessory uses, except off-street parking areas, shall conform to the setbacks as outlined in the underlying zoning district.

Section 12. Chapter 13.04 of the Parker Municipal Code is hereby amended by the addition thereto of a new Section 13.04.300 to read as follows:

13.04.300 Storage Uses Overlay District.

(a) Intent. By adoption of this Section, the Town Council desires to specify as follows:

(1) Nothing in this Section shall be construed as permitting any new or expanded self storage, outdoor self storage, and warehousing within any zoning district of the Town or any areas of the Town zoned PD-Planned Development District after the effective date of this Section, except as provided by this Section.

(2) Nothing in this Section shall be construed as permitting any new or expanded storage, outdoor storage, and warehousing as primary uses within any zoning district of the Town or any areas of the Town zoned PD-Planned Development after the effective date of this Section, except as provided by this Section.

(3) Storage, self storage, outdoor self storage and warehouse uses that were in existence and were permitted prior to the effective date of this Section shall be allowed to continue as nonconforming situations to the extent provided by Section 13.04.230 of the Code.

(4) Any potential applicant that was qualified to submit an application as provided by Emergency Ordinance No. 3.312, Series of 2015, for a storage, self storage, outdoor self storage and warehouse use, submitted a complete application with the Town prior to April 6, 2016, and which application was approved by the Town as required by the Land Development Ordinance, shall be allowed to continue as nonconforming situations to the extent provided by Section 13.04.230 of the Code.

(5) This Section shall be subject to further review in the event that existing storage, self storage, outdoor self storage and warehouse uses located in the Town's trade area are no longer meeting the needs of the Town.

(b) Storage uses prohibited. All storage, self storage, outdoor self storage and warehousing uses are prohibited as a use by right or as a use by special review in all zoning districts established by this Title and in all areas zoned PD-Planned Development District, except as allowed as an accessory use to the extent provided by Section 13.04.170 of this Chapter.

(c) Residential. Storage in residential areas shall be limited to those items which are clearly incidental to residential functions and uses, and shall specifically exclude any commercial or industrial related storage of materials, equipment or vehicles.

(1) Outdoor storage shall not be permitted in the front yard of a residential dwelling.

(2) Outdoor storage of items commonly used inside a residential dwelling are not permitted.

(3) Storage of items defined as “junk” or “litter” under Section 6.01.020 of the Code are not permitted.

(d) Screening. All types of accessory commercial storage shall be screened in an aesthetic manner from public view and from the view of surrounding areas. This shall include the screening of materials and equipment used by the principal use. Screening shall meet the standards as described in Section 13.06.090 of the Code.

Section 13. Section 13.10.050, Storage, of the Parker Municipal Code is hereby repealed.

Section 14. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 15. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 16. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2016.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2016.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney



SELF STORAGE ANALYSIS

TO: Mayor and Town Council
THROUGH: G. Randolph Young, Town Administrator
FROM: Bryce Matthews, AICP, Comprehensive Planning Manager
DATE: January 27, 2016

On April 20, 2015, the Town approved emergency Ordinance No. 3.312 entitled:

A Bill for an Emergency Ordinance to Suspend All Applications for Any Land Use Approval or Building Permit for the Development or Construction of Mini-Warehouses, Outdoor Storage and Related Uses within the Corporate Limits of the Town of Parker Effective From March 24, 2015 Through April 6, 2016

The Emergency Ordinance was affirmed through Ordinance No. 3.312.1 on May 4, 2015.

The Ordinance suspended new development and construction of mini-warehouses, outdoor storage and related uses through January 6, 2016. During this suspension, the Community Development Department was to study, plan and recommend land use legislation regarding future development and construction of these facilities in the Town. This memorandum is intended to provide the background and analysis desired through Ordinance 3.312.1 in order to allow Town Council to determine how they would like to proceed.

For the purposes of this memorandum, self storage shall generally include mini-warehouses, outdoor storage and related uses as described in the approved ordinances.

Council approved Ordinances 3.312 and 3.312.1 in response to the significant level of interest in developing self storage uses within the Town's commercial/light industrial Planned Developments (PD) and the LI-Light Industrial zone district of the Town. Town Council is concerned that this level of interest for this specific type of use will negatively impact the inventory of available real property to accommodate existing and future demand for those commercial and industrial uses and the direct economic and employment benefits that they provided to the Town. The Town Council stated a desire to address the impacts of self storage and other industrial uses to the Town, before approving any additional self storage uses.

The Real Estate Investment Handbook defines self storage as: a self-service operation for consumers/tenants to retain "care, custody and control" of their personal property at a secure off-site location or facility. Wikipedia defines self storage as: shorthand for "self-service storage", and also known as "mini storage" is an industry in which storage space (such as rooms, lockers, containers, and/or outdoor space), also known as "storage units" is rented to tenants, usually on a short-term basis (often month-to-month). Self-storage tenants include businesses and individuals.

The above-referenced Wikipedia definition goes on to describe the rented spaces as being secured by the tenant's own lock and key. Unlike in a warehouse, self-storage facility employees do not have casual access to the contents of the space and, thus, the facility is generally not liable for theft. A self-storage facility does not take possession or control of the contents of the space unless a lien is imposed for non-payment of rent, or if the unit is not locked the facility may lock the unit until the tenant provides his/her own lock.

Self storage may include additional services such as truck rental, United States Postal Service, private mailboxes, EBay, overnight shipping, sale of packing supplies and business centers. Self storage may occasionally include accessory uses such as outdoor parking for RV's, boats, other trailers and vehicles. Approximately 18.7% of self storage facilities offer this additional service.

Market

The self storage industry has been one of the fastest-growing sectors of the United States (US) commercial real estate industry over the last 40 years. There are over 48,500 self storage facilities in the US as of year-end 2014 totaling roughly 2.5 billion square-feet of rentable self storage space.

According to the Self Storage Association, the following are the characteristics that are the advantage to self storage as a real estate investment:

1. Simplified building structures.
2. A short construction period enabling rapid initial rentals.
3. Low operating expenses and non-energy intensive.
4. Month to month leases, highly responsive.
5. Adjustable unit mix due to movable partitions.
6. Not labor or maintenance intensive.
7. High building rentability (near 100% for single story, 75% for multi-story).
8. Many tenancies, spreading vacancy risk factor.
9. Basic function resistant to economic shifts.
10. Cash flow oriented real estate investment.

There are a wide variety of self storage formats ranging from warehouse-like one-story facilities which are most common in Parker and the Denver suburbs to multi-story facilities typically seen in more urban areas such as Denver where land prices are higher. New concepts introduced during the recession include converting buildings such as vacant supermarkets and big box retail into storage facilities. Another approach not proposed in Parker yet is using movable module units (storage containers) which are usually stored in a large warehouse.

From a development perspective, self storage is viewed as a convenience service. Customers prefer to have their items stored near them. Because of this, traditional self storage is helped by visibility and proximity to their primary market of residential- land use. On the other hand, movable-module unit self storage facilities, which include pick-up and drop-off, are often located where land costs are less expensive. The Town's strong residential growth combined with the amount of vacant non-residentially zoned land as well as the inherent profitability of self storage have caused many developers to consider prime commercial locations for this marginal use in Parker.

The average (mean) size of a "primary" self storage facility in the US is approximately 56,900 square-feet. The average size of existing self storage facilities in Parker is 66,700 square feet. The most common new facility is located on a 2.5 to 5 acre site and will be about 60,000 - 80,000 net rentable square-feet, costs \$45-65 per square-foot to construct, not including land costs, and have break-even operating expenses in the 40-60 percent range (not including debt service) of total stabilized income. The typical self storage facility design includes a management office and a resident manager's apartment within the site and a wide range of unit sizes - 5' x 5' to 10' x 30' or larger with the average unit size being about 100 square-feet (10x10). Construction techniques depend upon a number of variables. These variables include: the developer, the franchise, the climate, building code requirements, zoning requirements and surrounding structures/land uses.

The average revenue per square-foot varies from facility to facility; however, according to the Self Storage Association, the average rents nationally for Q2 2015: \$1.25 PSF for a non-climate controlled 10 x 10 unit and \$1.60 PSF for a climate controlled 10 x 10 unit. Occupancy rates for self storage facilities as of Q2 2015 were 90% (percentage of units rented per facility) up from 86.8% at year-end 2013.

Communities which absorb larger amounts of storage space are found in high-growth areas such as the Sun Belt and the West including Parker. The residents of these areas typically have more opportunity to be outdoors and to own more recreational equipment. The type of housing (e.g. basement, enclosed garages, large homes with closets or no-frills housing, military bases, condominiums and apartments, and the density of older housing which may not have adequate storage space) also has an impact on how much storage space the market will accommodate. The predominance of Homeowners' Association (HOA's) also has an impact on the demand for outdoor RV storage. Age of population, mobility rate, employment status and income are other important measures.

Self Storage User Demographics

- 68 percent of self storage renters live in a single-family detached dwelling and 27 percent live in a multi-family dwellings
- 65 percent of all self storage renters have a garage; 47 percent have an attic in their home; and 33% have a basement
- 47 percent of all self storage renters have an annual household income of less than \$50,000 per year; 63 percent have an annual household income of less than \$75,000 per year; and 37% have an annual household income of over \$75,000 per year

- More than 1.5 million self storage units nationwide (6 percent) are rented to military personnel
- Approximately 9.5 percent of all American households currently rent a self storage unit

Table 1 on the next page reflects the average square-footage of indoor self storage per household and resident broken down into categories. The national average was calculated by the Self Storage Association. Square-footage for self storage within the Town of Parker Urban Growth Boundary (UGB) is 400,252 s.f. based on the Douglas County Assessor records. There are three proposed facilities in Town exempted from Ordinance 3.312.1, of these three facilities, two have received approvals from the Town and have begun construction at the time of this report. The two exempted facilities under construction will create an additional 154,818 square-feet of self storage based on the Town approved plans. Town of Parker UGB population and household estimates for 2015 are 62,378 residents in 22,135 households and were calculated by the Town based on existing estimates. Population and household projections for the Town of Parker UGB for 2035 are 79,460 residents in 29,213 occupied households, also calculated by the Town.

Table 1: Average Square-Footage of Self-Storage

Average S.F. of Self-Storage per Households and Residents		
	Average S.F. per Household	Average S.F. per resident
United States	21	7.3
Town of Parker UGB*	18.1	6.4
Town of Parker with Exempted Facilities Under Review*	25.1	8.8
Town of Parker 2035 Population with Exempted Facilities Under Construction **	18.8	7.0
Parker Trade Area with Exempted Facilities Under Review***	12.8	4.4

* Based on estimated 2015 UGB Population of 62,378 in 22,135 occupied households

** Based on 2035 projections for UGB of 79,460 in 29,213 occupied households

*** Based on trade area assumption of 126,000 in 42,714 occupied households

Economic Impacts

In the U.S., self storage facilities pay a total of more than \$3.25 billion in property taxes to local government jurisdictions nationally. In Parker, all of the self storage facilities combined pay \$695,000 in property taxes of which \$18,000+/- accrues to the Town because of the relatively low property mill levy collected by the Town. Below is a comparison of select properties developed with different land uses in the Town to compare property tax generation by land use. Actual tax rates vary; to create a more level comparison staff used 98.665 mills for all calculations.

Table 2: Comparison of Sample Property Tax by Land Use

	Acreage	Building Square Feet	Actual Value	Assessed Value	Approx. Property Tax	Approx. Tax per Acre
Self Storage	3.2	107,854	\$6,419,656	\$1,846,980	\$166,235	\$51,948
Outdoor RV Storage	19.7	0	\$546,101	\$158,370	\$15,623	\$793
Light Industrial	3.8	50,400	\$3,500,483	\$1,015,140	\$100,148	\$26,354
Retail	3.7	27,100	\$3,388,125	\$982,560	\$96,841	\$26,173
Office	2.8	33,721	\$5,058,150	\$1,466,870	\$144,714	\$51,683

Source: Douglas County Assessor and Town

According to the Self Storage Association, nationally self storage facilities employed more than 170,000 persons, or an average of 3.5 employees per facility. There are 6 self storage facilities in the Town of Parker’s UGB, assuming that self storage in Parker mirrors the national average, there are approximately 21 jobs that can be attributed to self storage in Town.

Table 3 below provides a high level review of the economic impacts of varying land uses on a per acre basis. Each land use is assigned a level of impact by job creation, sales tax generation and property tax generation

Table 3: Economic Impact per Acre

<u>Land Use</u>	<u>Employment</u>	<u>Sales Tax Generation</u>	<u>Property Taxes</u>	<u>Sales Tax Multiplier</u>
Outdoor RV Storage	None	None	Low	None
Self Storage	Low	None	Medium	Low
Industrial	Medium*	Low	Medium	Medium
Retail	Medium	High	Medium	Medium
Office	High*	Low	Medium/High	High
Residential (Single Family 3.5 d.u./ac.)	None	Low	Low/Medium	High
Residential (Multi Family 20 d.u./ac.)	Low	Low	Medium	High

**Typically higher paying jobs*

The following demand for services per acre table was developed in coordination with the Town’s Public Works Department, the Police Department and Parker Water and Sanitation District.

Table 4: Demand for Services per Acre

Land Use	Transportation	Water and Sewer	Police
Outdoor RV Storage	Low	Low	Low
Self Storage	Low	Low/Medium	Low
Industrial	Low/Medium	Low/Medium/High	Low
Retail	High	High	High
Office	Medium	Medium	Medium
Residential (Single Family 3.5 d.u./ac.)	Low	Medium	Medium/High
Residential (Multi Family 20 d.u./ac.)	Medium	Medium/High	Medium/High

Existing Policies and Conditions

Parker 2035 Master Plan

The Master Plan is a policy framework for decisions that affect the physical, social and economic environment of the Town. The Parker 2035 Master Plan represents goals and strategies to guide the Town over the next 20 years.

The Plan provides vision, direction and a defined future for the Town by establishing specific goals and strategies for land use; community appearance and design; housing and neighborhoods; jobs and economic vitality; transportation; public services and facilities; natural resource protection; open space and recreation; history, arts and culture; and regional coordination.

The Parker 2035 Master Plan reflects the Parker area residents' and business owners' values and dreams for the future of Parker, as well as sound planning principles.

The Parker 2035 Master Plan was recommended for approval by the Planning Commission on May 24, 2012 and approved by the Town Council on June 4, 2012 with the last update recommended by Planning Commission on October 22, 2015 and approved by Town Council on November 2, 2015.

Overall, the current Parker 2035 Master Plan supports self storage, referred to as mini- storage in the document, only in the Light Industrial Character Area which generally fronts on Dransfeldt Road and Twenty Mile Road between Longs Way and Parkglenn Way (see the General Land Use Plan map on page 8). *Chapter 7: Community Appearance and Design* of the Plan recommends an update of the Town’s Commercial, Multifamily and Industrial design standards to give special attention to building massing, form and design so as to contribute to the overall character of the Town. Lastly, *Chapter 9: Jobs and Economic Vitality* supports the attraction of a variety of employment opportunities which would include manufacturing. Self storage competes for land with other businesses that create retail sales and greater employment. Chapter 9 continues on to seek a desire for a ‘balance’ of business types. It is incumbent upon the Town to determine what the right ‘balance’ is. Below are the specific excerpts from the Parker 2035

Master Plan that are discussed in this paragraph. Also Map 1 on page 8 depicts the Parker 2035 Master Plan General Land Use Plan which depicts the Character Areas described in Chapter 6: Land Use.

Chapter 6: Land Use limits 'mini storage' to the Light Industrial Character Area and described as follows:

Light Industrial District Character Area

The Light Industrial District is intended to provide a location for a variety of work processes such as manufacturing, machine shops, warehouses, mini storage, commercial services and other uses of similar character. Additionally, large entertainment and recreational facilities may be located within this District because of the traditional large scale of buildings within Light Industrial areas.

Chapter 7: Community Appearance and Design includes Goal 3 which states:

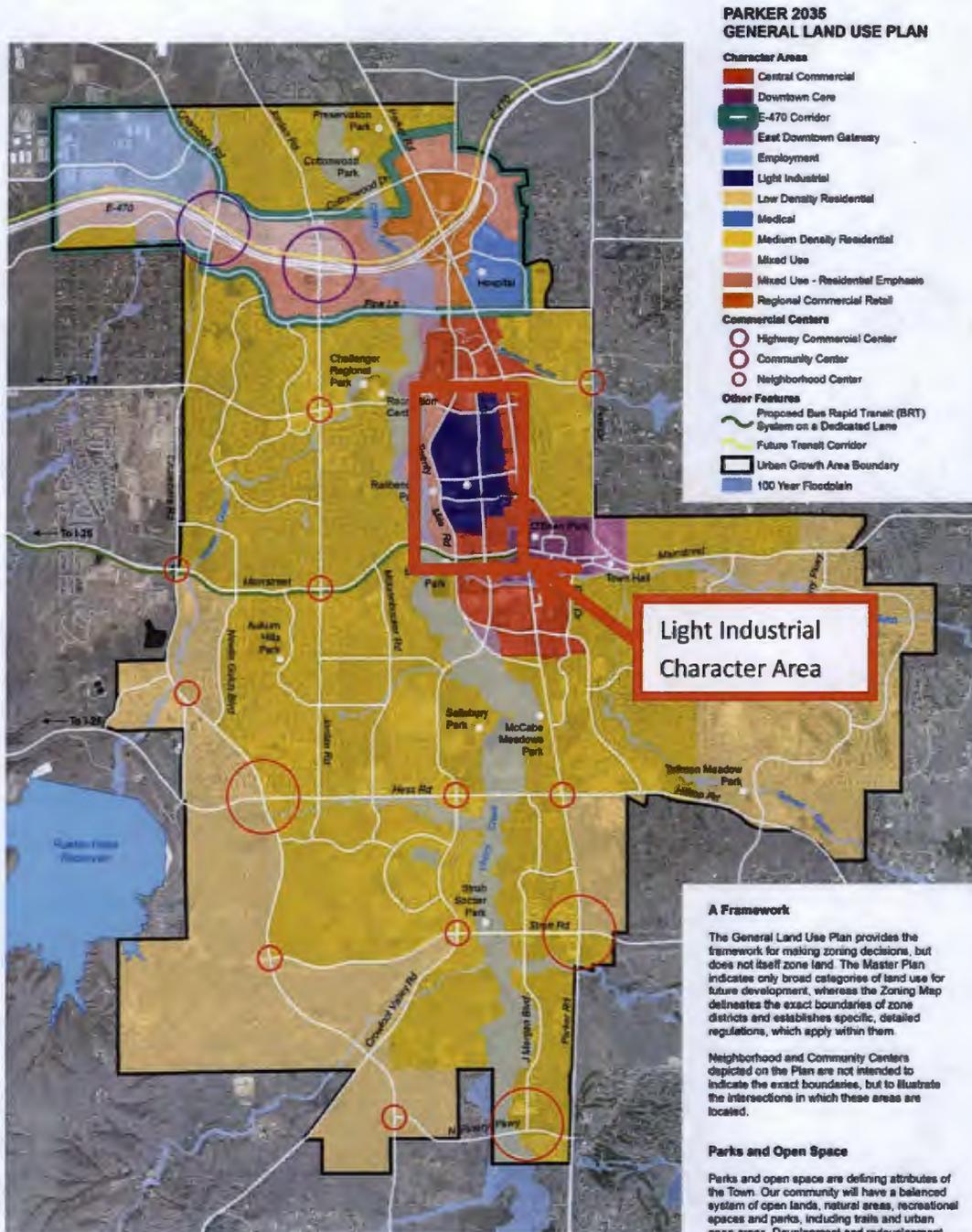
3. *Commercial buildings shall give special attention to building massing, form and design to create a series of unique places that contribute to the overall character of Parker as a distinctive community.*
- 3.A. *Work with the residents, businesses and property owners within our community to update the commercial design standards to ensure development and redevelopment reflects the community's desire to create a high quality built environment that differentiates us from surrounding communities. Use architecture, building design, public spaces and massing to create unique and attractive commercial destinations that are easily accessible by all modes of travel, especially walking and bicycling, therefore creating attractive, economically vibrant/sustainable places*

Chapter 9: Jobs and Economic Vitality includes Goal 1 and Strategy 2B which state:

1. *Attract and retain a variety of employment opportunities for Parker residents.*
- 1.A. *Work with supporting entities such as the Parker Chamber of Commerce and Southeast Business Partnership (SEBP) within the local and regional community to attract appropriate business and employment opportunities.*
- 2.B. *Balance Parker's business and retail community so it includes a variety and diversity of business types as well as a variety of business scales and sizes.*

Map 1: Parker 2035 Master Plan General Land Use Plan

Figure 68: GENERAL LAND USE PLAN
 Source: Parker 2035 General Land Use Plan, June 2012



A Framework

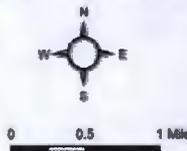
The General Land Use Plan provides the framework for making zoning decisions, but does not itself zone land. The Master Plan indicates only broad categories of land use for future development, whereas the Zoning Map delineates the exact boundaries of zone districts and establishes specific, detailed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



Available Light Industrial Properties

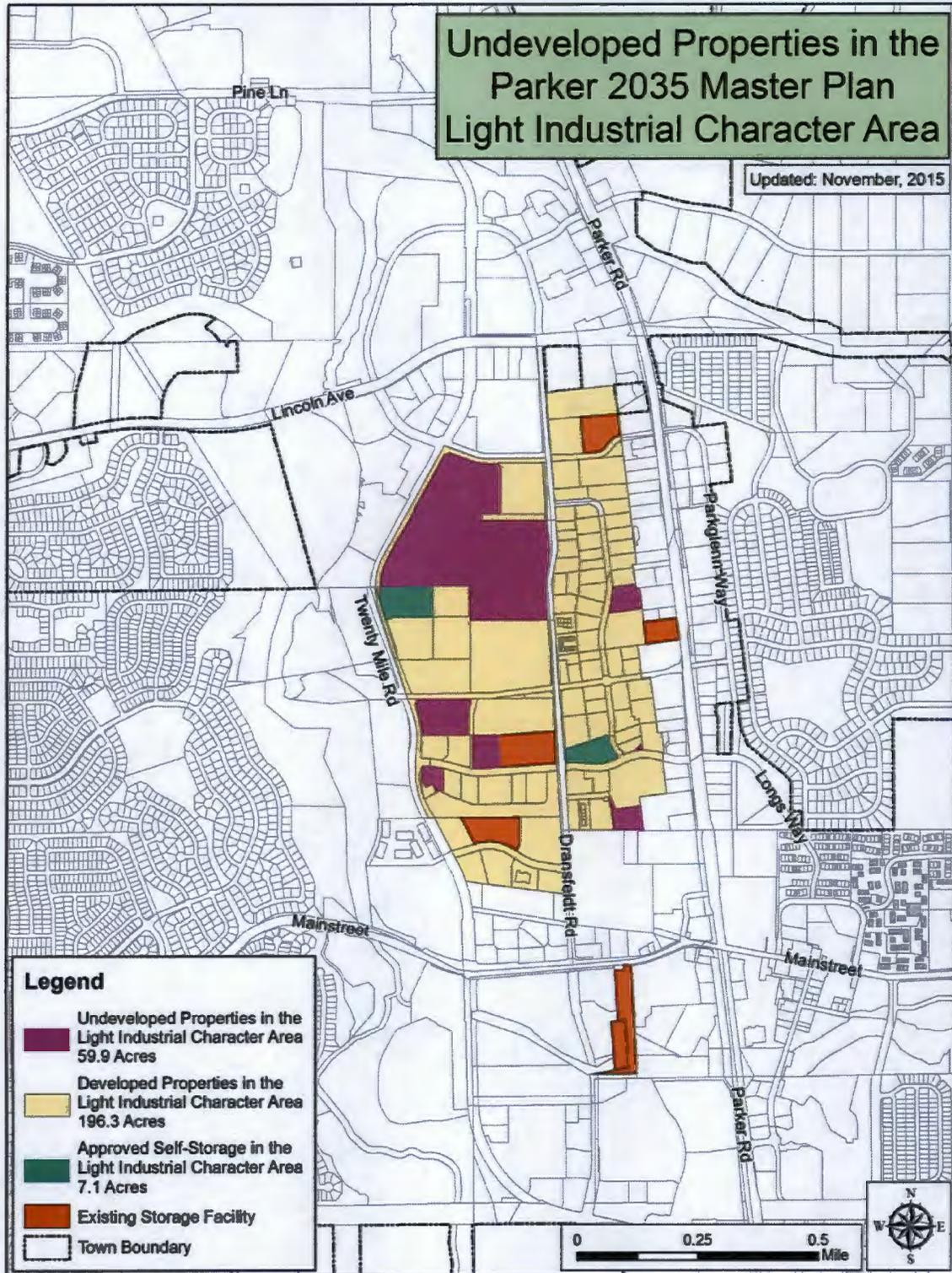
The current policy is to allow self storage uses in the Light Industrial Character Area as described in the Parker 2035 Master Plan. Town Council has stated a concern that self storage is competing with light industrial uses for the limited amount of land within the Light Industrial Character Area. It is a goal of the Town to attract and retain employment opportunities to the Town; many light industrial uses provide primary employment opportunities. Maps 2 (page 10) and 3 (page 11) visually illustrate the vacant land within the Light Industrial Character Area. Map 2 illustrates that there are 59.9 acres of vacant land within the Light Industrial Character Area. Map 3 illustrates that there are 25.1 acres of vacant land zoned for light industrial uses in the Light Industrial Character Area. If you apply a broad average of 20,000 s.f. of self storage per acre, the vacant acreage in the Light Industrial Character Area could accommodate about 1.2 million square-feet of self storage; vacant properties zoned Light Industrial (LI) within the Character Area resulting in about 500,000 s.f. of self storage. These development projections are well beyond the current demand for facilities in the Town of Parker. Outdoor storage is a much more land intensive use and could easily consume the remaining vacant acreage within the Light Industrial Character Area.

In order to serve the projected 2035 population of the Parker UGB (79,460 residents) at the current national average of 7.3 square-feet per resident, the Town would need an additional 30,000 s.f. of self storage on top of the existing and approved self storage. This would equate to one more facility on three-five acres.

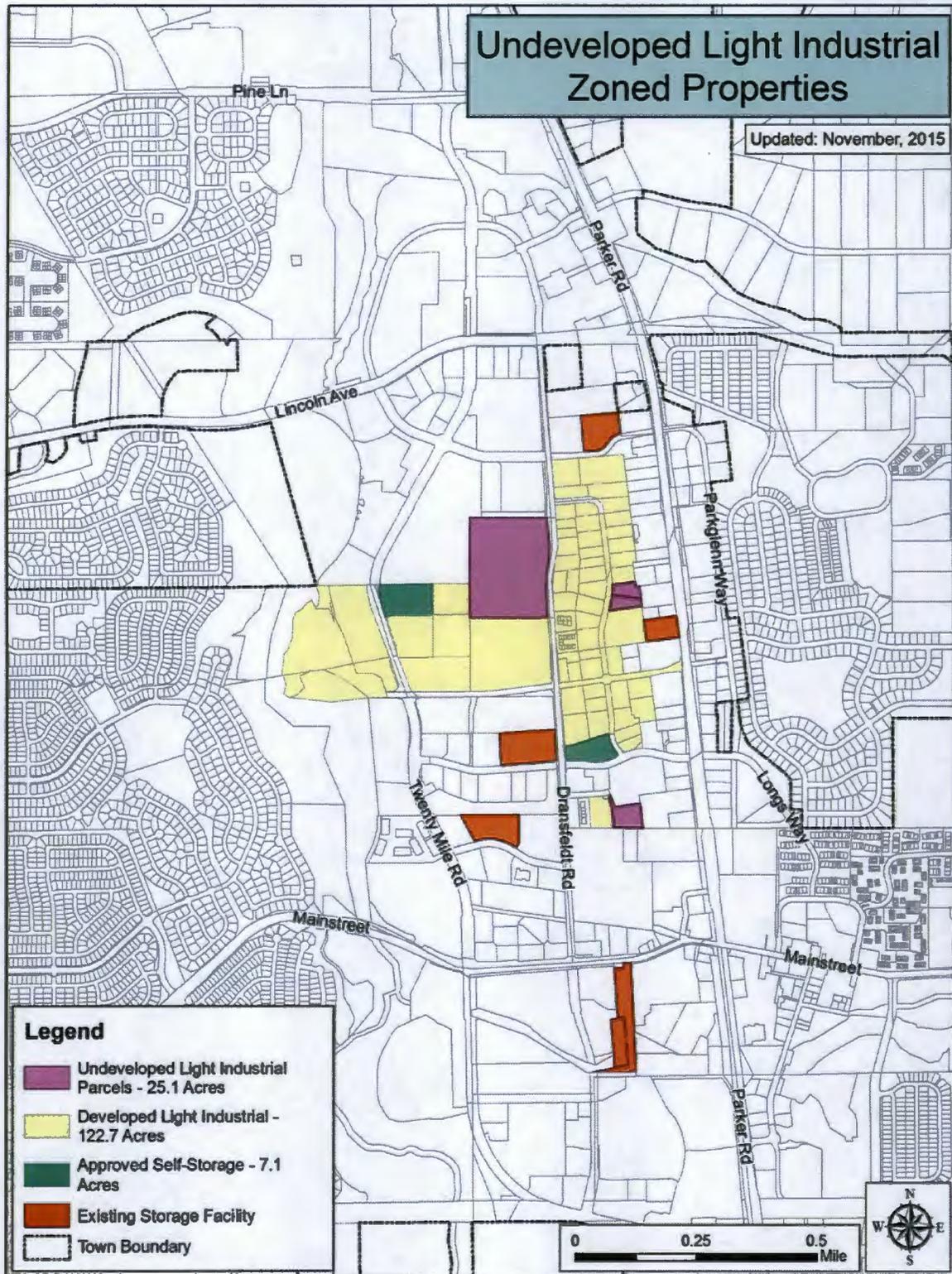
In order to serve the current trade area (126,000 residents) at the current national average of 7.3 square-feet per resident, the Town would need an additional 370,000 s.f. of self storage on top of the existing and approved self storage. This would equate to another five projects at an average of four acres each for approximately 20+ acres of land. Absorbing additional self-storage development at this greater scale would have substantial impacts to the future commercial and light industrial growth potential of the Town.

Staff does not have adequate data to determine the land demand for outdoor RV storage at this time but this is a land intensive form of development that yields few community or economic development benefits such as retail sales tax or primary employment. A single additional outdoor RV storage facility could have a significant impact on the developable property within the Light Industrial Character Area.

Map 2: Undeveloped Properties in Parker 2035 Master Plan Light Industrial Character Area



Map 3: Undeveloped Light Industrial Zoned Properties



Existing Zoning

All properties in Town are zoned for certain uses. There are 15 existing Planned Development (PD) zones that allow self storage, many of these existing PD's do not meet the recommendations and intent of the Parker 2035 Master Plan. Table 6 below lists the existing PD's that allow self storage which potentially increases the amount of vacant land that is susceptible to this type of development. From a planning perspective, this increases the concern that a substantial portion of the Town's limited vacant land that is zoned for non-residential development may be developed for self storage as opposed to those uses which have community and economic development benefits. A map depicting the locations of where self storage is permitted can be found on page 16 of this document.

Table 6: List of Planned Developments that Permit Self Storage

PD Name	Planning Area	Use by Special Review or Use by Right	Zoning Text
Parker Auto Plaza	Commercial Uses	Use by Special Review	Self Storage Units
Yerkey		Use by Right	Mini-Warehouse
Valley Crest		Use by Right	Mini-Warehouse
Fairmark	Commercial	Use by Special Review	All uses permitted in the B-Business and C-Commercial including: mini-warehouse/public storage, with no storage of dangerous or flammable materials and selling of merchandise or services from any unit
Lincoln Meadows	Commercial	Use by Special Review	Mini-warehouse/public storage, subject to site plan approval with no storage of dangerous or flammable materials and no selling of merchandise and other tangible goods or services from any unit. Dead storage only.
Lincoln Meadows	Light Industrial	Use by Special Review	Mini-warehouse/public storage, subject to site plan approval with no storage of dangerous or flammable materials and no selling of merchandise and other tangible goods or services from any unit. Dead storage only.
Light Industrial Zoning		Use by Right	Mini-warehouses, subject to site plan approval: no storage of dangerous or flammable materials and no selling of merchandise and other tangible goods or services from any unit; dead storage only.
Dransfeldt Place		Use by Special Review	Mini-Storage warehouses, including recreational vehicle storage
Clarke Property	Mixed Commercial Industrial Areas	Use by Right	Storage and Warehousing Recreational vehicle storage

Progress Lane	Planning Area 1 & 2	Use by Right	Light Industrial Zoning as amended: Mini-warehouses, subject to site plan approval: no storage of dangerous or flammable materials and no selling of merchandise and other tangible goods or services from any unit; dead storage only.
Pine Bluffs	Commercial Use Area	Use by Special Review	Self Storage Units; and Recreational Vehicle Storage
Urwiller	Light Industrial	Use by Right	Mini-warehouses, subject to site plan approval: no storage of dangerous or flammable materials and no selling of merchandise and other tangible goods or services from any unit; dead storage only.
Cottonwood	Commercial	Use by Right	Recreational Vehicle Storage
Cottonwood	Mixed Commercial Industrial Areas	Use by Right	Recreational Vehicle Storage
ET Technologies		Use by Special Review	Storage and Warehousing

Following is a summary of the acreage of vacant land zoned for self storage or outdoor recreational vehicle storage in Town:

<p>Vacant property zoned for self storage as a use by right – 81 Acres Vacant property zoned for self storage as a use by special review – 144 acres Vacant property zoned for outdoor RV storage – 23 acres Total vacant property zoned for self storage and outdoor RV storage uses – 248 acres</p>
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Existing and Proposed Self Storage Facilities

There is currently 400,252 square-feet of existing self storage in the Town’s UGB in six different facilities. There are three facilities in the Town’s UGB that provide outdoor RV storage consisting of approximately 23 acres, 19.7 of the acres are in a single facility.

At the time of this document there are two self storage facilities within Town in the construction process consisting of 154,818 square-feet on a little over 7 acres; neither of these projects proposes outdoor RV storage. There are also three additional facilities under consideration by Douglas County within the Town's UGB, but outside the Town, totaling 355,397 square-feet. All of these projects are shown in Table 8 below. The construction of these additional projects alone will more than double the self storage in the Town's UGB. This increase in indoor self storage development will substantially surpass the national average for self storage per resident within Town based upon existing population and projected population growth.. There are currently 355,397 s.f. of additional self storage being reviewed by the County, but located within the Town's UGB (see page 15), this does not include existing self storage facilities and additional self storage proposals being considered by the County outside of the Town's UGB. The additional self storage applications being considered by the County nearly meet the need (at the national average) for the Town's trade area. With the additional existing (62,921 s.f. Extra Storage at 13100 Lincoln Avenue and 11,050 s.f. Franktown self storage at 7561 E. Inga Way) and proposed facilities (90,000 s.f. Sierra Ridge Exemption Parcel 1) within the trade area and outside the UGB are included, the trade area demand is met at a level greater than the national average.

There are 17 self storage facilities and 8 RV storage facilities within a five mile radius of the Town's urban growth boundary as shown in Map 5 on page 17.

Table 7: Existing Facilities within the Town's Urban Growth Boundary

Account No.	Owner	Street Address	Actual Value	Assessed Value	Acreage	# of Buildings	S.F.	Year Built	Outdoor Storage
R0346011	STORQUEST PARKER LLC	16980 COTTONWOOD DR, PARKER, CO 80134	\$5,138,904	\$1,465,280	5.0	11	87,652	2004	N
R0463939	SHURGARD-TRC SELF STORAGE DEVELOPMENT LLC	9827 MANGANO LN, PARKER, CO 80134	\$5,005,643	\$1,451,640	3.0	5	82,592	2006	N
R0467165	PARKGLENN SELF STORAGE LLC	10144 PARKGLENN WAY, PARKER, CO 80134	\$6,419,656	\$1,846,980	3.3	7	107,854	2008	N
R0112926	PARKER MINI STORAGE LLC	11411 N STATE HIGHWAY 83, PARKER, CO 80134	\$1,084,108	\$314,390	2.0	10	21,312	1975	Y
R0361997	HOGAN FAMILY LIMITED PARTNERSHIP	19002 E MAINSTREET, PARKER, CO 80134	\$2,145,480	\$607,460	3.9	13	45,192	1986	Y
R0414402	18455 PONY EXPRESS SP LLC	18455 PONY EXPRESS DR, PARKER, CO 80134	\$3,660,311	\$1,061,490	3.7	11	55,650	1999	N
R0440067	OUTDOOR STORAGE II LLC	9575 MOTSENBOCKER RD, PARKER, CO 80134	\$703,701	\$204,080	19.7	0	0	N/A	Y

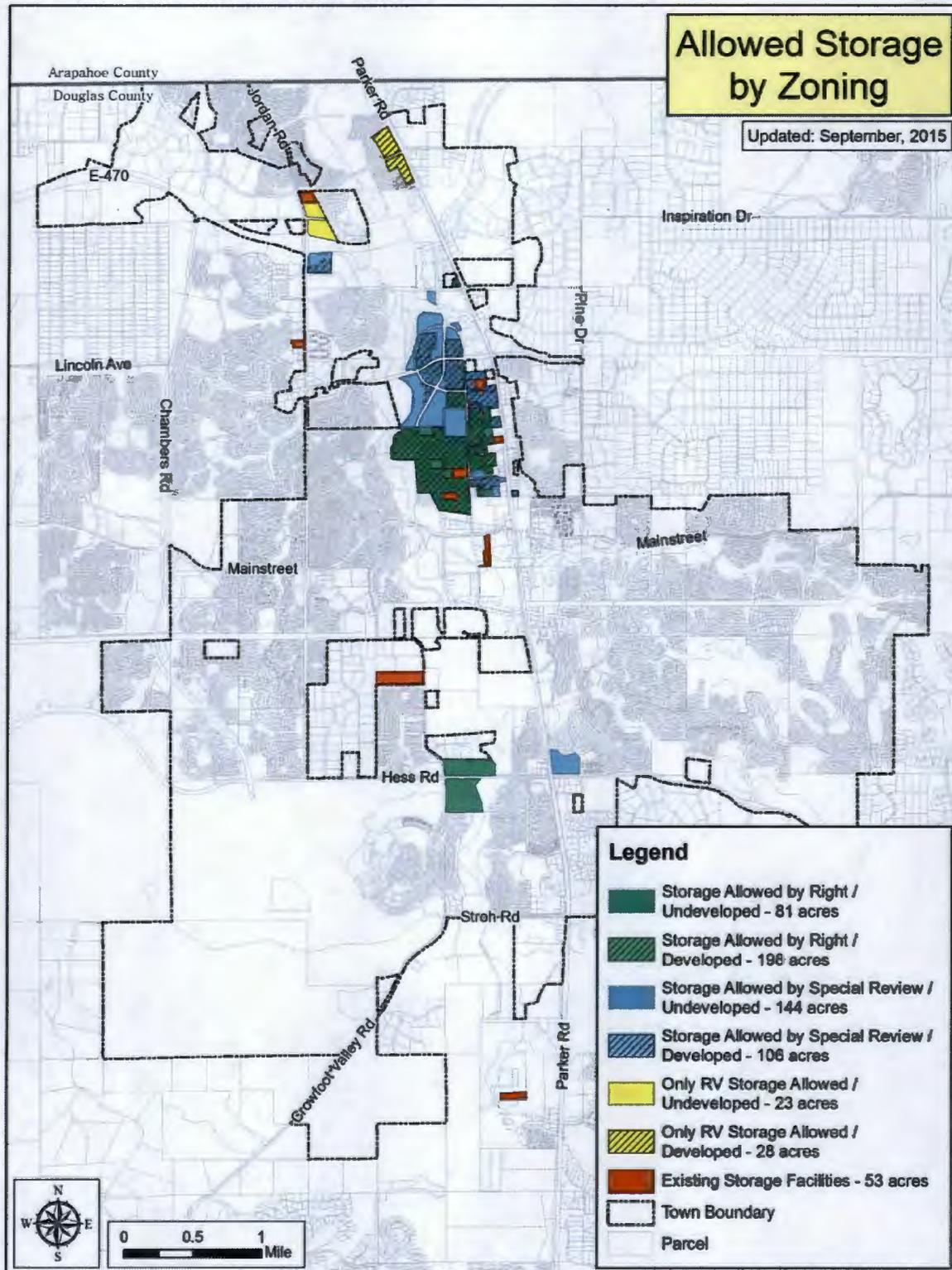
Source: Douglas County Assessor

Table 8: Proposed Facilities in the Town of Parker Urban Growth Boundary

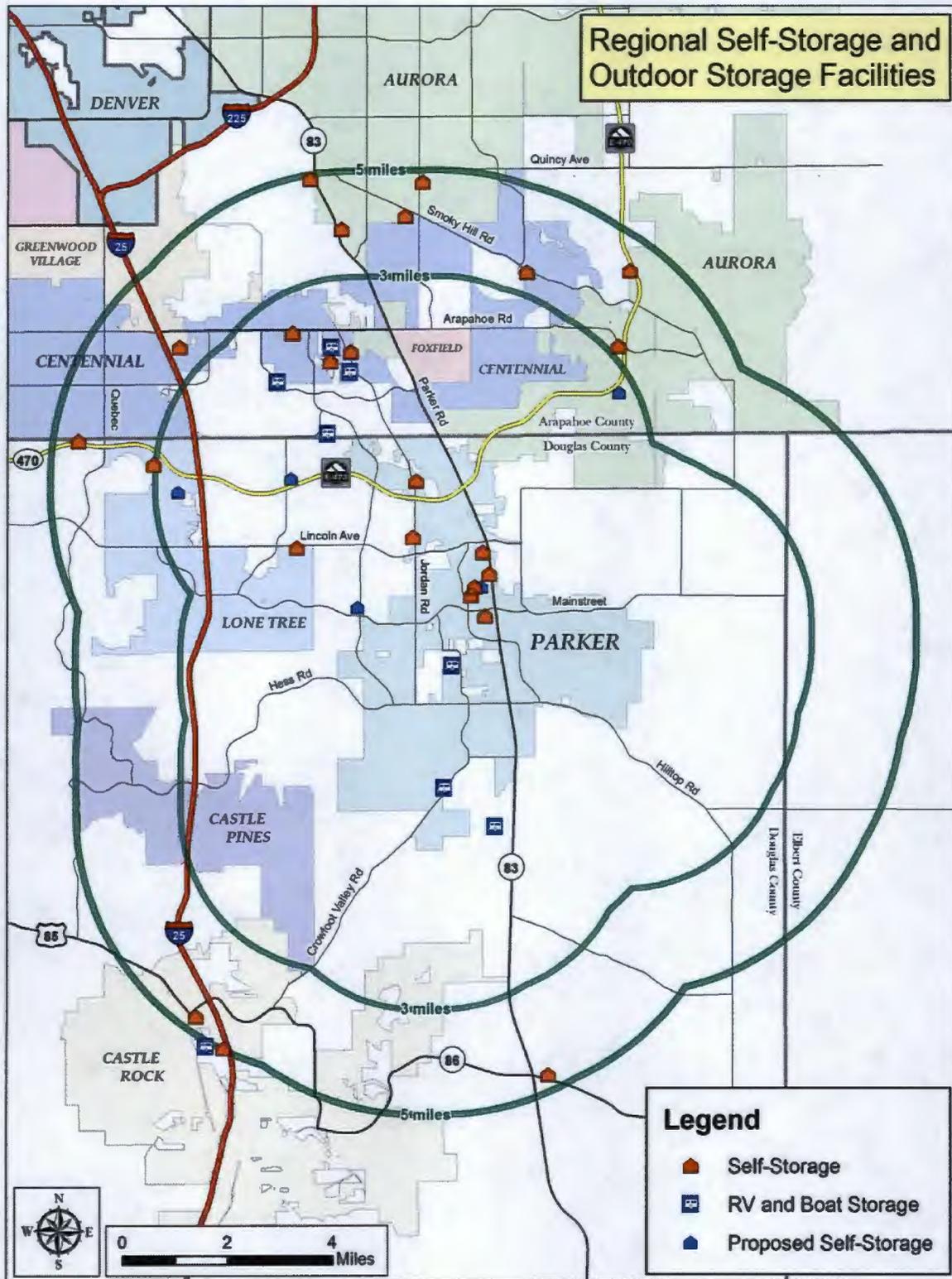
Owner	Street Address	Acreage	# of Buildings	S.F.	Outdoor Storage
MINI U STORAGE	18901 LONGS WAY, PARKER, CO 80134	2.79	3	91,700	N
POLO BUSINESS PARK E-470/COMPARK SELF STORAGE	18275 APACHE DRIVE, PARKER, CO 80134	4.15	12	63,120	N
NNP II STONEGATE LLC	13784 COMPARK BLVD., PARKER, CO 80134	7.1	6	88,134	Y
NNP II STONEGATE LLC	NORTHGATE DRIVE AND JORDAN ROAD, PARKER, CO 80134	1.86	1	165,535	N
NNP II STONEGATE LLC	AVENTERRA AVENUE AND JORDAN ROAD PARKER, CO 80134	3.2	1	101,728	N

Source: Town of Parker and Douglas County

Map 4: Planned Developments Allowing for Self Storage



Map 5: Regional Self Storage/Outdoor Storage Facilities within 5 Mile Radius



Surrounding Jurisdictions Policies
 Following is a brief overview of surrounding jurisdictions approaches to self storage. Jurisdictions responses are broken into three primary responses master plan, zoning and design standards

Table 9: Surround Jurisdiction Policy

<u>Jurisdiction</u>	<u>Master Plan</u>	<u>Zoning</u>	<u>Design Standards</u>	<u>Other Notes</u>
Parker	Recommended in the Light Industrial Character Area only	<ul style="list-style-type: none"> Permitted in Light Industrial (LI) Permitted in some Planned Development zoning 	<ul style="list-style-type: none"> Do not have architectural design standards specific to self storage, but are subject to light industrial design standards as described in the Commercial, Multifamily and Industrial Design Standards document Outdoor storage subject to landscape and screening requirements 	
Douglas County	Not addressed specifically	<ul style="list-style-type: none"> Permitted in light industrial and heavy commercial areas Permitted in some Planned Development zone districts Recommend outdoor RV storage in light industrial locations with no water and sanitation service When considering a rezoning, consider providing an adequate transition and compatibility with surrounding uses 	<ul style="list-style-type: none"> Do not have architectural design standards specific to self storage Subject to HOA requirements Consider surrounding uses Outdoor storage subject to landscape and screening requirements 	Many larger developments have architectural review committees such as Highlands Ranch Architectural Review Committee
Castle Rock	Not addressed specifically	<ul style="list-style-type: none"> Permitted in light industrial and heavy commercial areas Permitted in some Planned Development zone districts 	<ul style="list-style-type: none"> Do not have architectural design standards specific to self storage During approval of Planned Developments, the Town has the ability to include additional design standard requirements Outdoor storage subject to landscape and screening requirements 	Castle Rock is in the process of updating their Master Plan and is currently seeing pressure for POD and shipping containers as self storage
Castle Pines	Not addressed specifically	<ul style="list-style-type: none"> There is currently no zoning in Castle Pines that allows for self storage 	<ul style="list-style-type: none"> Do not have architectural design standards specific to self storage Outdoor storage subject to landscape and screening requirements 	
Lone Tree	Not addressed specifically	<ul style="list-style-type: none"> Permitted in some Planned Development zone districts Rezoning, considered a heavier commercial use and a low impact transitional use between residential and office 	<ul style="list-style-type: none"> Do not have architectural design standards specific to self storage, but are subject to Lone Tree design standards 	
Aurora	Not addressed specifically	<ul style="list-style-type: none"> Permitted in light industrial areas Permitted as 'Conditional Use' in heavy commercial areas Permitted in some Planned Development zone districts Rezoning: consider compatibility with surrounding uses and other potential uses for the site; do not support self storage at retail corners. City encourages location of CMRS on self storage facilities 	<ul style="list-style-type: none"> Do not have architectural design standards for self storage except in the E-470 Corridor Outdoor storage subject to landscape and screening requirements 	Aurora is currently in the process of rewriting their zoning code; self storage has not been addressed yet. According to staff, there is not much property zoned in South Aurora for self storage
Arapahoe County	Not addressed specifically	<ul style="list-style-type: none"> Permitted in light industrial and heavy commercial areas Permitted in some Planned Development (PD) zone districts including the Dove Valley PD 	<ul style="list-style-type: none"> Do not have architectural design standards specific to self storage Outdoor storage subject to landscape and screening requirements Dove Valley PD has specific design standards for self storage 	

Centennial	Not specifically addressed	<p>Permitted in light industrial subject to the following conditions:</p> <p><u>General Spacing Standards</u></p> <ul style="list-style-type: none"> From certain arterials: 300 feet From certain arterial intersections: 500 feet From other self-storage units: 1,000 feet From residential uses: 300 feet <p><u>Maximum Parcel Size:</u> Not to exceed 5 acres in area</p> <p><u>Operational Requirements</u></p> <ul style="list-style-type: none"> No self storage facility may be refrigerated No electrical outlets in the unit The self-storage facility shall have a security system Shall not be used for conducting or operating a business No outdoor storage is permitted on the site of the self-storage facility 	<p><u>Design Standards</u> – including but not limited to.</p> <ul style="list-style-type: none"> Shall be harmonious with the character of the surrounding neighborhood and shall integrate neutral colors and tones as the predominate color palette. Flat roofs are prohibited At least 60 percent of the exterior façade of a self-storage facility shall consist of masonry. Building elements shall not function as signage The use of intense, reflective, fluorescent, or metallic colors on storage unit doors, fencing, roofing, or walls is prohibited Outdoor storage subject to landscape and screening requirements 	Centennial recently updated their zoning ordinance and rezoned many properties to straight Euclidean zoning
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In general, surrounding communities do not specifically address self storage in their master plans and view self storage as a heavy commercial or light industrial use during the development review process. All jurisdictions, with the exception of Centennial and Castle Pines, have existing PD zoning that allows for self storage that are potentially in areas that they would not support this use today. Without direction from the Master Plan and limited design requirements, most communities focus on compatibility and design when considering rezoning a property to allow self storage. Typically communities are much more restrictive when considering a rezoning to allow for outdoor storage.

Centennial recently updated their code to specifically address self storage as a land use. Highlights of their code are included in Table 9 on page 18.

There are five areas in the southeastern metropolitan area that have the potential for a concentration of self storage due to existing land uses and/or policies. These areas provide regional opportunity for self storage and outdoor storage including for Parker residents. They are shown generally on Map 6 on page 20. The locations are:

Parker Light Industrial Area – This location is currently recommended by the Parker 2035 Master Plan as a location that would allow for self storage uses.

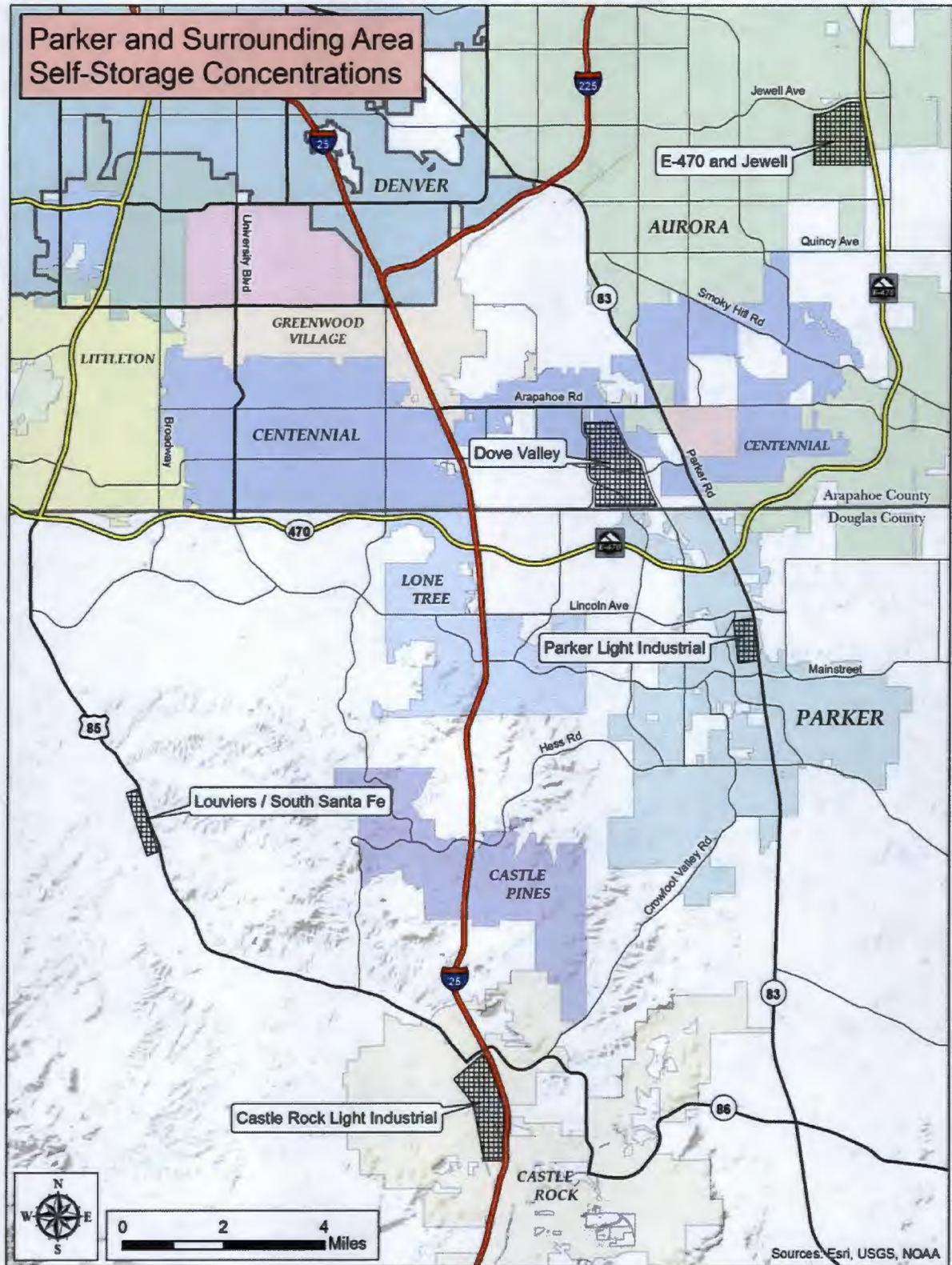
Castle Rock Light Industrial Area - Though not specifically mentioned in a Castle Rock documents, there is a current density of existing self storage facilities in this area.

Southeast corner of Jewell Avenue and E-470 – This location is at the end of the Buckley Air Force Base landing strip and has limited other appropriate uses.

Dove Valley – This location has a number of restrictions, but due to the industrial uses and proximity to the Centennial Airport landing strip allows for self storage in specific areas and subject to specific criteria.

Louviers/South Santa Fe (U.S. 85) – This light industrial area in Douglas County has a significant amount of outdoor RV storage. Douglas County has been generally supportive of this use because of land use compatibility and a lack of public water and sanitation.

Map 6: Parker and Surround Area Self Storage Concentrations



Summary of Conclusions

The following is a summary list of conclusions from staff research on self storage land use conditions and policy:

- Self storage from a land use perspective is typically viewed as a heavy commercial/light industrial use. This is consistent with the Town's current land use policy and zoning.
- Self storage from the market perspective is viewed as a convenience service, meaning that proximity to residential uses (the customer) and visibility is important to the developer. This conflicts with Town land use policy and zoning which seeks to preserve sites for commercial and light industrial uses that provide community and economic development benefits.
- Self storage is a low risk, high return investment which has created a high demand to develop these facilities, particularly in areas of substantial residential growth like Parker. The concern with this use (and outdoor storage) is exacerbated by the low barriers to entry, limited development costs and high returns which results in the uses becoming permanent as opposed to interim/transitional developments.
- When the analysis is confined to the Parker UGB and includes self storage under construction, the Town has above the national average of 7.3 square-feet of self storage per household.
- When adding proposed self storage development in the County as of the time of this report, the residents in the Parker trade area are served at about the national average.
- With projected growth and surrounding households, the Parker area may be underserved by 2035 unless there is additional self storage development proximate to Town. A threshold issue is whether Parker should meet the need for this marginal use within its boundaries or focus on the regional opportunity for self storage outside Town boundaries.
- Self Storage as a land use generally:
 - Generates little to no sales tax revenue
 - Generates few jobs compared to retail, office or light industrial uses
 - Pays as much or more per acre in property taxes compared to other land uses
 - Has limited demand for or impact upon public services (traffic, water and police) compared to most other land uses
 - Creates a 'dead zone' for activity because of the passive nature of the use
- The Town has limited land available in the Light Industrial Character Area (where self storage is currently recommended by the Master Plan) and the self storage industry may consume much of this scarce land if the current land use policy and zoning is not amended
- The Town has a significant amount of existing zoning that permits self storage; most of these areas are in locations zoned PD where the Master Plan does not support this use
- Self storage and outdoor storage often have a light industrial or warehouse character including architectural design that conflicts with the Town's design standards. The appearance of new development affects perceptions of the Town, impacts branding/marketing and is an issue of concern to residents

- With the exception of Centennial, most other jurisdictions have not addressed self storage specifically within their regulations and many, like Parker, have existing zoning that is permissive with regard to self storage
- Parker is unique in the fact that the current Master Plan provides direction regarding the location of self storage
- Broadly, there is no intent for surrounding jurisdictions to change their policy regarding self storage in the short term. There is a risk that Parker may become a self storage service center not only for Town residents but the residents of outlying communities and unincorporated Douglas County

Regulatory Options

Table 10 articulates a variety of regulatory options including Master Plan amendments, zoning amendments, changes to the Town's design standards and a fee option. With each of these tools there is a range of options from no change to being more permissive to being less permissive. Implementation of policy will most likely require changes to more than one tool and will require further refinement to ensure that the land use policy and zoning amendments support the policy outcome that the Town Council desires.

Table 10: Regulatory Options

Tool	Change	Policy	Pros	Cons	Outcome
Master Plan	More restrictive	Do not recommend allowing self storage and/or RV storage in any Character Area	<ul style="list-style-type: none"> Preserves land for employment, commercial, residential and institutional uses Provides clear direction for self storage developers Views self storage land use from a regional perspective 	<ul style="list-style-type: none"> Singles out a land use that is not recommended to be permitted in the Town thereby limiting our status as a 'full service' community Increases demand for self storage on our periphery Does not address existing zoning Does not affirmatively change our policy 	No new zoning will allow self storage in the Town
	No change	No Change Continue to recommend self storage in Light Industrial Character Area	<ul style="list-style-type: none"> Does not require a policy change Reaffirms the current policy 		No change
	Less restrictive	Expand Character Areas where self storage is permitted	<ul style="list-style-type: none"> Provides more opportunities for this type of land use May continue the Town's policy to be a 'full service' community Releases the land use pressure in the Light Industrial Area and allows for a greater distribution of self storage throughout the community Easy 	<ul style="list-style-type: none"> Further expands opportunities for self storage to compete against land for employment, commercial, residential and institutional uses Allows for a greater distribution of self storage throughout the community 	Allows for the rezoning and eventually the construction of additional self storage with a wide distribution throughout the community
Zoning	No change	No Change do not change existing zoning or PD's		<ul style="list-style-type: none"> Does not resolve the zoning concerns that caused the Town Council to approve Ordinances 3 312 and 3.312 1 May not have property owner support 	No change
	More restrictive	Amend zoning and existing PD's or establish an overlay district to not permit self storage in Town	<ul style="list-style-type: none"> Preserves land for employment, commercial, residential and institutional uses Provides clear direction for self storage developers Views self storage land use from a regional perspective 		No new self storage would be developed in Town
	More restrictive	Amend zoning and existing PD's or establish an overlay district to not permit self storage outside of the Light Industrial Character Area and allowing it only as a use by special review within the Light Industrial Character Area	<ul style="list-style-type: none"> Reinforces recommendations of Master Plan Creates a clear delineation of where self storage may develop in the future Preserves existing commercial, residential and potential employment areas outside of the Light Industrial Character Area 	<ul style="list-style-type: none"> May not have property owner support Does not resolve the concern of self storage competing with light industrial land that could be used for employment 	New self storage only permitted in the Light Industrial Character Area and would be subject to an additional level of review (use by special review)
	More restrictive	Create additional zoning standards through an overlay district that address items such as but not limited to: <ul style="list-style-type: none"> Distance from arterial roads Distance from arterial intersections Distance from specific other facilities and other land uses 	<ul style="list-style-type: none"> Relatively easy to implement Does not change existing zoning, though it may impact the ability to develop self storage on certain parcels Reduces over concentration of self storage in a single area Preserves important commercial land Locates self storage away from highly visible location – arterial roads 	<ul style="list-style-type: none"> Does not specifically address competition for light industrial uses that provide employment Will be more difficult for developers and the Town to determine whether the use is permitted on a specific site. 	Limits locations of new self storage facilities away from prime intersections, arterial roads, other facilities and incompatible uses

	More restrictive	Establish an overlay district or amend the code to specifically not permit outdoor RV storage	<ul style="list-style-type: none"> Relatively easy to implement Does not change existing zoning Preserves some commercial and industrial land Zones out the most visible and least efficient use of land under the self storage umbrella No action required 	<ul style="list-style-type: none"> Does not fully resolve the zoning concerns that caused the Town Council to approve Ordinances 3.312 and 3.312.1 	No new outdoor RV storage would be permitted
Design Standards	No change	No Change: Continue to review self storage against the existing industrial design standards in the Commercial, Industrial and Multifamily Design Standards	<ul style="list-style-type: none"> Ensures that new self storage facilities meet our residents desires for high quality design and aesthetics No change 	<ul style="list-style-type: none"> No Change 	No change
Charges/Fees	More restrictive	Amend the Commercial, Industrial and Multifamily Design Standards to create specific enhanced design standards for self storage	<ul style="list-style-type: none"> Potential reimbursement for lost revenue Could help fund employment initiatives 	<ul style="list-style-type: none"> Does not resolve the zoning concerns that caused the Town Council to approve Ordinances 3.312 and 3.312.1 	New self storage facilities will have a better appearance
	More restrictive	No change Implement a storage charge or fee	<ul style="list-style-type: none"> No change 	<ul style="list-style-type: none"> No change Does not solve the underlying land use issue May require an ordinance amendment, vote or only be applicable in conjunction with annexation. 	No change Creates a funding source to address impacts of self storage including loss of economic development benefits

Recommendation

It is recommended:

- Self storage should be viewed as a regional service because the Town currently has over the national average of self storage per capita
- Additional self storage land uses should not be permitted in the Town; therefore the Town should commence an amendment to the Parker 2035 Master Plan and Title 13 of the Land Development Code to not allow for the development or construction of mini-warehouses, outdoor storage and related uses, referred to as self storage in this report, within the municipal limits of the Town of Parker for the following reasons:
 - It is in the best interest of the Town to reserve of light industrial land for light industrial uses
 - It is in the best interest of the Town to preserve commercial and retail properties as described in the Parker 2035 Master Plan which currently allow for self storage through outdated Planned Development (PD) zoning
 - It is in the best interest of the Town to maintain a diversity of land uses and economic opportunity
 - The Parker 2035 Master Plan establishes a goal to preserve and expand employment opportunities
 - The Town currently has adequate self storage existing and under construction to meet the community need (above the national average per capita) through approximately 2030 based on current projections

Sources:

Town of Parker

Douglas County Assessor

Self Storage Association: *An Introduction to Self Storage*

Self Storage Association: *2015-16 SELF STORAGE INDUSTRY FACT SHEET (as of 07/01/2015)*



ITEM NO: 6D
DATE: 02/16/2016

REQUEST FOR TOWN COUNCIL ACTION

TITLE: ORDINANCE NO. 1.475 – A Bill for an Ordinance Stating the Intent of the Town of Parker to Acquire Real Property for the Purpose of Constructing and Improving Summerset Lane, a Town Roadway, Through the Utilization of the Town’s Power of Eminent Domain, and Directing the Town’s Staff and Town Attorney to Notify all Persons Affected Thereby of the Above-Stated Intent of the Town, and Thereafter to Comply with all Pertinent Provisions of C.R.S 38-1-101, et seq., Relating to Good Faith Negotiations

- | | | |
|---|---|--------------|
| <input type="checkbox"/> PUBLIC HEARING | <input checked="" type="checkbox"/> ORDINANCE FOR 1 ST READING | (02/16/2016) |
| <input type="checkbox"/> CONTRACT | <input type="checkbox"/> ORDINANCE FOR 2 ND READING | (03/07/2016) |
| <input type="checkbox"/> MOTION | <input type="checkbox"/> RESOLUTION | |



Tom Williams, Engineering Director



G. Randolph Young, Town Administrator

ISSUE:
Acquisition of rights-of-way and easements needed to construct Summerset Lane east of Pine Drive.

PRIOR ACTION:
None.

FUNDING/BUDGET IMPACT:
Funding has been allocated for this project.

BACKGROUND:
The proposed new Town roadway project consists of the extension of Summerset Lane east of Pine Drive for approximately 600 feet. As part of the 2016 budget process, the Town Council approved the construction budget for the project. In 2015, Town Council approved a mid-year supplemental budget request for the design of Summerset Lane east of Pine Drive. That design effort is still moving forward and it has progressed far enough that the rights-of-way and easements needed for the project have been determined. The Town would like to complete the acquisition of the rights-of-way and the easements needed in 2016 so that the roadway construction can follow. The summary of right-of-way and easements is as follows:

- 1) Rights-of-way – Five (5) legal descriptions
- 2) Drainage easement – One (1) legal description

- 3) Access Easement – One (1) legal description
- 4) Temporary construction easements – Three (3) legal descriptions
- 5) Affected property owners – Two (2)

Town has discussed the proposed roadway improvements with both affected property owners. The property owner on the north side of Summerset Lane is located outside the Town's incorporated boundary but has requested potential annexation and zoning as part of this acquisition. The property owner on the south side is located in the Town's incorporated boundary. The Villa Parker annexation (south side property) from 2008 addresses the proposed Summerset Lane extension east of Parker Road.

RECOMMENDATION:

Approve the ordinance.

PREPARED/REVIEWED BY:

- 1) Chris Hudson, CIP & Construction Manager
- 2) Jim Maloney, Town Attorney

ATTACHMENTS:

- 1) Vicinity Map (1 page)
- 2) Ordinance (3 pages)
- 3) Exhibit A (to the Ordinance – 10 pages) – Rights-of-Way
- 4) Exhibit B (to the Ordinance – 2 pages) – Drainage Easement
- 5) Exhibit C (to the Ordinance – 2 pages) – Access Easement
- 6) Exhibit D (to the Ordinance – 6 pages) – Temporary Construction Easements
- 7) Exhibit E (to the Ordinance – 2 pages) – Proposed Summerset Lane Roadway Plans

RECOMMENDED MOTION:

"I move to approve Ordinance No. 1.475 on first reading and schedule second reading for March 7, 2016, as a part of the consent agenda."

Proposed Summerset Lane Extension Vicinity Map



Proposed Summerset Lane Extension

Pine Curve Development

PACE Center

Town Hall

Town Boundary

0 300 600 Feet

ORDINANCE NO. 1.475, Series of 2016

TITLE: A BILL FOR AN ORDINANCE STATING THE INTENT OF THE TOWN OF PARKER TO ACQUIRE REAL PROPERTY FOR THE PURPOSE OF CONSTRUCTING AND IMPROVING SUMMERSET LANE, A TOWN ROADWAY, THROUGH THE UTILIZATION OF THE TOWN'S POWER OF EMINENT DOMAIN, AND DIRECTING THE TOWN'S STAFF AND TOWN ATTORNEY TO NOTIFY ALL PERSONS AFFECTED THEREBY OF THE ABOVE-STATED INTENT OF THE TOWN, AND THEREAFTER TO COMPLY WITH ALL PERTINENT PROVISIONS OF C.R.S. § 38-1-101, ET SEQ., RELATING TO GOOD FAITH NEGOTIATIONS

WHEREAS, the Town of Parker, Colorado, possesses the power of eminent domain pursuant to the provisions of Article XX, § 1 of the Colorado Constitution, Section 15.5 of the Town of Parker Home Rule Charter, C.R.S. § 38-1-101, *et seq.*, and C.R.S. § 38-6-101, *et seq.*;

WHEREAS, the Town of Parker wishes to acquire the parcels of property more particularly described in **Exhibit A** (rights-of-way), **Exhibit B** (drainage easement acquisition), **Exhibit C** (access easement acquisition), and **Exhibit D** (temporary construction easement acquisitions) attached hereto and incorporated herein by this reference (collectively, the "Subject Properties"), for the purpose of constructing and improving Summerset Lane, a Town roadway, as generally depicted on **Exhibit E**, which is attached hereto and incorporated by this reference; and

WHEREAS, the Town Council of the Town of Parker wishes to comply with all applicable provisions of C.R.S. § 38-1-101, *et seq.*, including, but not limited to, the notice and negotiation requirements and provisions thereof.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Notice is hereby given pursuant to C.R.S. § 38-1-121(1) that the Town of Parker, Colorado, intends to acquire the parcels of property more particularly described in **Exhibits A through D** (the "Subject Properties").

Section 2. The acquisition of the Subject Properties serves a public purpose and is necessary and essential to the Town's ability to provide public streets and roadways for the residents of the Town of Parker.

Section 3. The Town Attorney is hereby directed to provide a copy of this Ordinance to all persons who presently own or maintain an ownership interest in the Subject Properties notifying them of the intent of the Town of Parker to acquire such property through the use of the Town's power of eminent domain.

Section 4. The staff of the Town, together with the Town Attorney, and any and all persons retained or employed by the Town of Parker in the prosecution of this matter, are directed to comply with all notice and good faith negotiation requirements set forth in C.R.S. § 38-1-101, *et seq.*, in the conduct of the within-authorized eminent domain actions.

Section 5. In the prosecution of the within-authorized eminent domain actions, the Town shall retain all rights and powers lawfully delegated to it by the Colorado Constitution, the Town of Parker Home Rule Charter, and C.R.S. § 38-1-101, *et seq.*

Section 6. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be attained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 7. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 8. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2016.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2016.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT A

Rights-of-Way Acquisition

Five (5) Legal Descriptions (10 pages)

NORTON ROW PARCEL 1

LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 23 BEARS SOUTH 00°25'11" EAST, A DISTANCE OF 2648.35 FEET WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE SOUTH 19°17'54" EAST, A DISTANCE OF 262.70 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PINE DRIVE RECORDED AT RECEPTION NO. 2011031053 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE NORTH 89°37'38" EAST, A DISTANCE OF 420.60 FEET TO THE EASTERLY BOUNDARY LINE OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2010050610 IN SAID RECORDS;

THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARY LINES OF SAID PARCEL THE FOLLOWING (2) COURSES:

1. SOUTH 00°25'11" EAST, A DISTANCE OF 51.50 FEET;
2. SOUTH 89°37'38" WEST, A DISTANCE OF 420.60 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF PINE DRIVE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°25'11" WEST, A DISTANCE OF 51.50 FEET TO THE **POINT OF BEGINNING**.

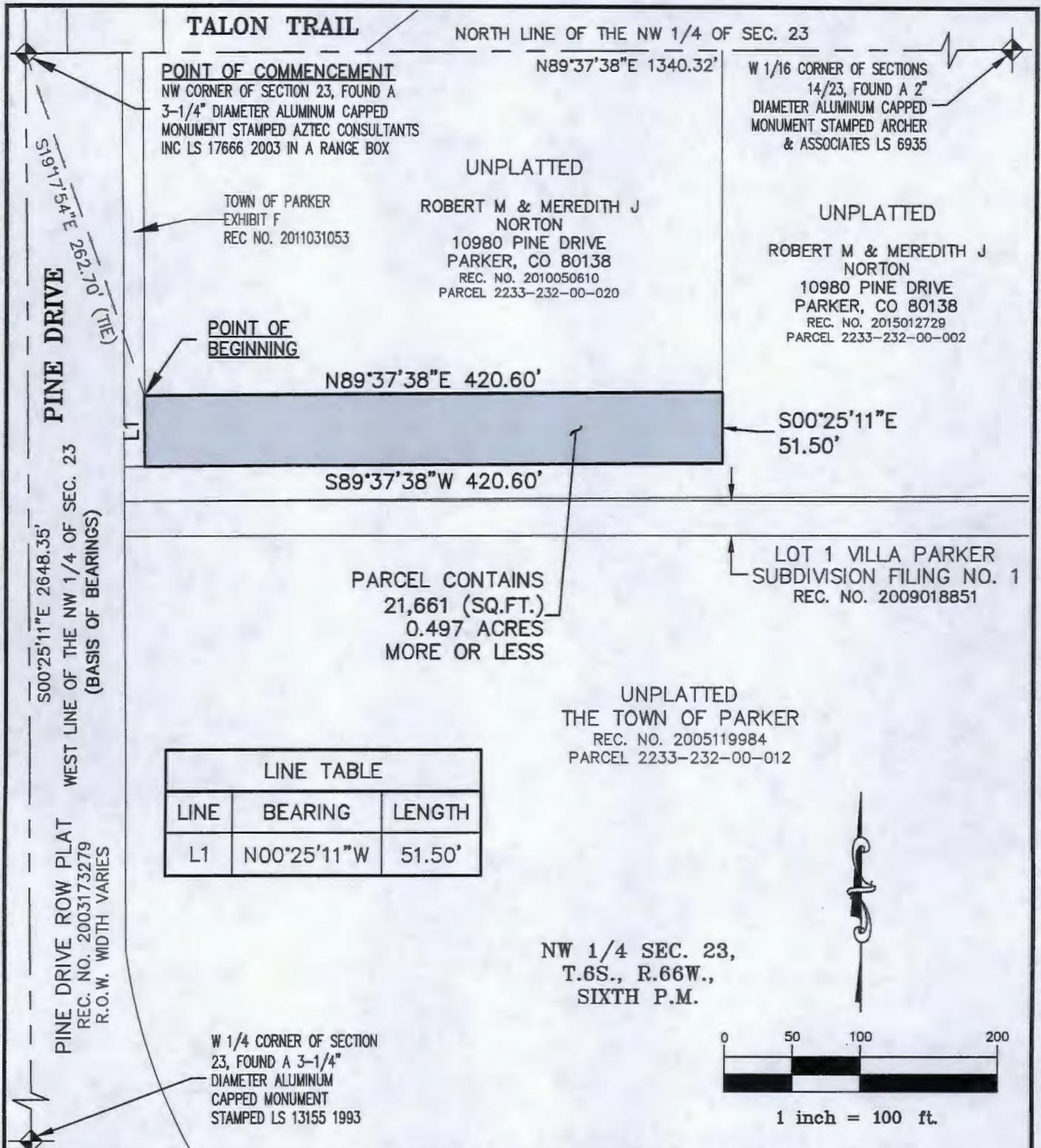
CONTAINING AN AREA OF 0.497 ACRES, (21,661 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

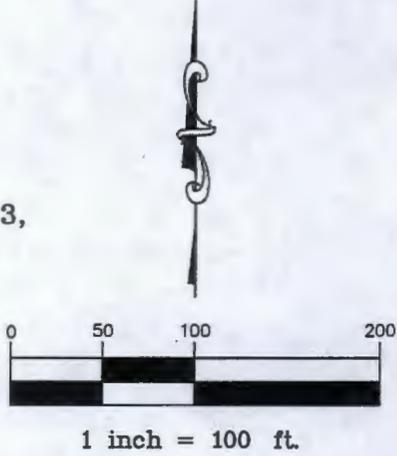


DEAN E. CATES, PLS
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION TO LEGAL DESCRIPTION



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°25'11\"W	51.50'



NOTE: THIS DRAWING DOES NOT REPRESENT A FIELD MONUMENTED SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: V:\24915-23\DWG
 DWG NAME: NORTON ROW PARCEL 1
 DWG: BJM CHK: DEC
 DATE: 12/18/2015
 SCALE: 1" = 100'


AZTEC
 CONSULTANTS, INC.
 300 East Mineral Ave,
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 Fax: (303)713-1897
www.aztecconsultants.com

NORTON ROW PARCEL 1
 NW 1/4 SEC. 23, T6S., R66W., 6TH P.M.
 DOUGLAS COUNTY, COLORADO
 JOB NUMBER 24915-23 2 OF 2 SHEETS

NORTON ROW PARCEL 2

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 23 BEARS SOUTH 00°25'11" EAST, A DISTANCE OF 2648.35 FEET WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE SOUTH 13°33'05" EAST, A DISTANCE OF 308.11 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2015012729 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY LINES OF SAID PARCEL THE FOLLOWING (2) COURSES:

1. NORTH 89°37'38" EAST, A DISTANCE OF 435.60 FEET;
2. NORTH 00°25'11" WEST, A DISTANCE OF 51.50 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY LINE NORTH 89°37'38" EAST, A DISTANCE OF 141.59 FEET;

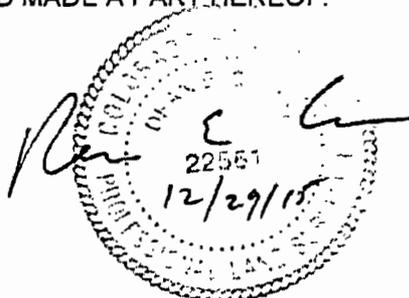
THENCE SOUTH 00°22'22" EAST, A DISTANCE OF 76.50 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL;

THENCE ALONG SAID SOUTHERLY BOUNDARY LINE SOUTH 89°37'38" WEST, A DISTANCE OF 577.12 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PINE DRIVE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°25'11" WEST, A DISTANCE OF 25.00 FEET TO THE **POINT OF BEGINNING**.

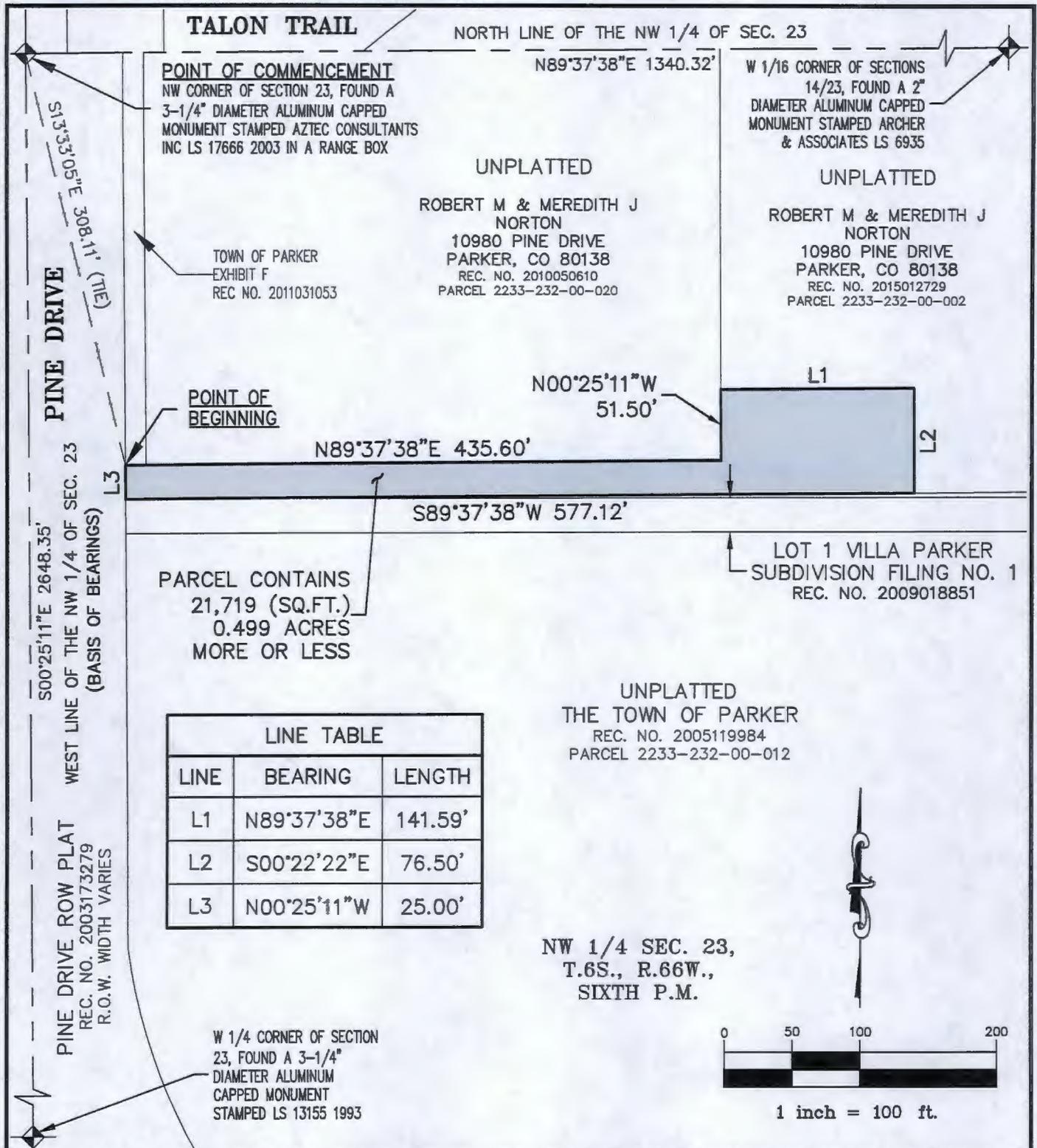
CONTAINING AN AREA OF 0.499 ACRES, (21,719 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



DEAN E. CATES, PLS
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION TO LEGAL DESCRIPTION



NOTE: THIS DRAWING DOES NOT REPRESENT A FIELD MONUMENTED SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: V:\24915-23\DWG
 DWG NAME: NORTON ROW PARCEL 2
 DWG: BJM CHK: DEC
 DATE: 12/18/2015
 SCALE: 1" = 100'



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 www.aztecconsultants.com

NORTON ROW PARCEL 2
 NW 1/4 SEC. 23, T6S., R66W., 6TH P.M.
 DOUGLAS COUNTY, COLORADO
 JOB NUMBER 24915-23 2 OF 2 SHEETS

VILLA PARKER ROW PARCEL

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 1, VILLA PARKER SUBDIVISION FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2009018851 IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 23 BEARS SOUTH 00°25'11" EAST, A DISTANCE OF 2648.35 FEET WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE SOUTH 12°34'22" EAST, A DISTANCE OF 332.51 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 1 NORTH 89°56'19" EAST, A DISTANCE OF 577.13 FEET;

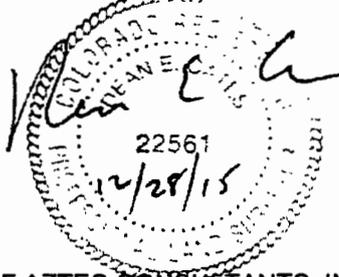
THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE SOUTH 00°22'22" EAST, A DISTANCE OF 25.00 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID LOT 1;

THENCE ALONG SAID SOUTHERLY BOUNDARY LINE SOUTH 89°56'19" WEST, A DISTANCE OF 577.11 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PINE DRIVE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°25'11" WEST, A DISTANCE OF 25.00 FEET TO THE **POINT OF BEGINNING**.

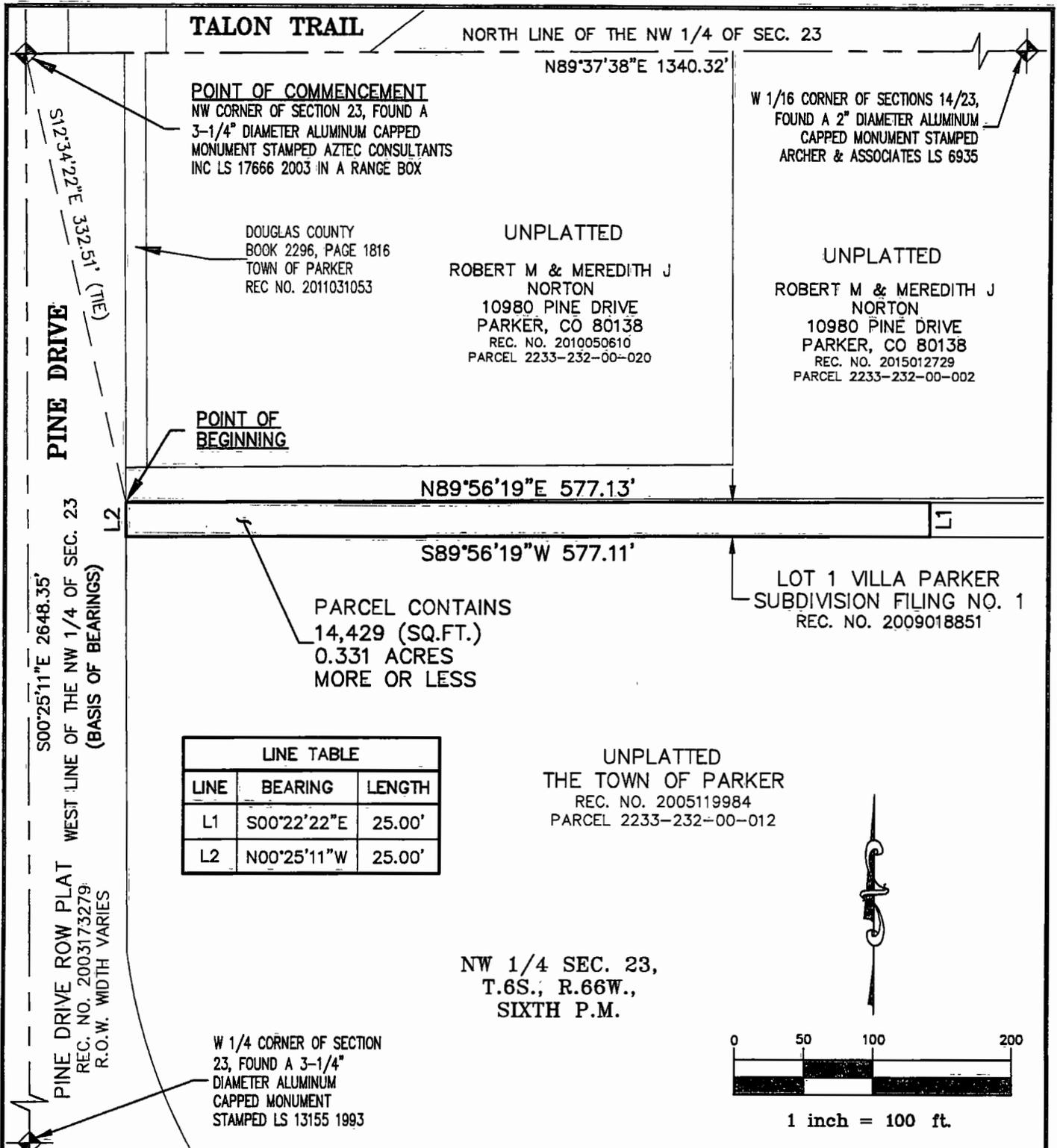
CONTAINING AN AREA OF 0.331 ACRES, (14,429 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



DEAN E. CATES, PLS
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION TO LEGAL DESCRIPTION



NOTE: THIS DRAWING DOES NOT REPRESENT A FIELD MONUMENTED SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: V:\24915-23\DWG
 DWG NAME: OSLUND ROW PARCEL
 DWG: BJM CHK: DEC
 DATE: 12/18/2015
 SCALE: 1" = 100'



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 www.aztecconsultants.com

VILLA PARKER ROW PARCEL
 NW 1/4 SEC. 23, T6S, R66W, 6TH P.M.
 DOUGLAS COUNTY, COLORADO

NORTON QUITCLAIM PARCEL

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 23 BEARS SOUTH 00°25'11" EAST, A DISTANCE OF 2648.35 FEET WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE SOUTH 13°33'05" EAST, A DISTANCE OF 308.11 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2015012729 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AND THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY LINES OF SAID PARCEL THE FOLLOWING (2) COURSES:

1. NORTH 89°37'38" EAST, A DISTANCE OF 435.60 FEET;
2. NORTH 00°25'11" WEST, A DISTANCE OF 51.50 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY LINE NORTH 89°37'38" EAST, A DISTANCE OF 141.59 FEET;

THENCE SOUTH 00°22'22" EAST, A DISTANCE OF 79.64 FEET TO THE NORTHERLY BOUNDARY LINE OF LOT 1, VILLA PARKER SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2009018851 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY LINE SOUTH 89°56'19" WEST, A DISTANCE OF 577.13 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PINE DRIVE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°25'11" WEST, A DISTANCE OF 25.00 FEET TO THE **POINT OF BEGINNING**.

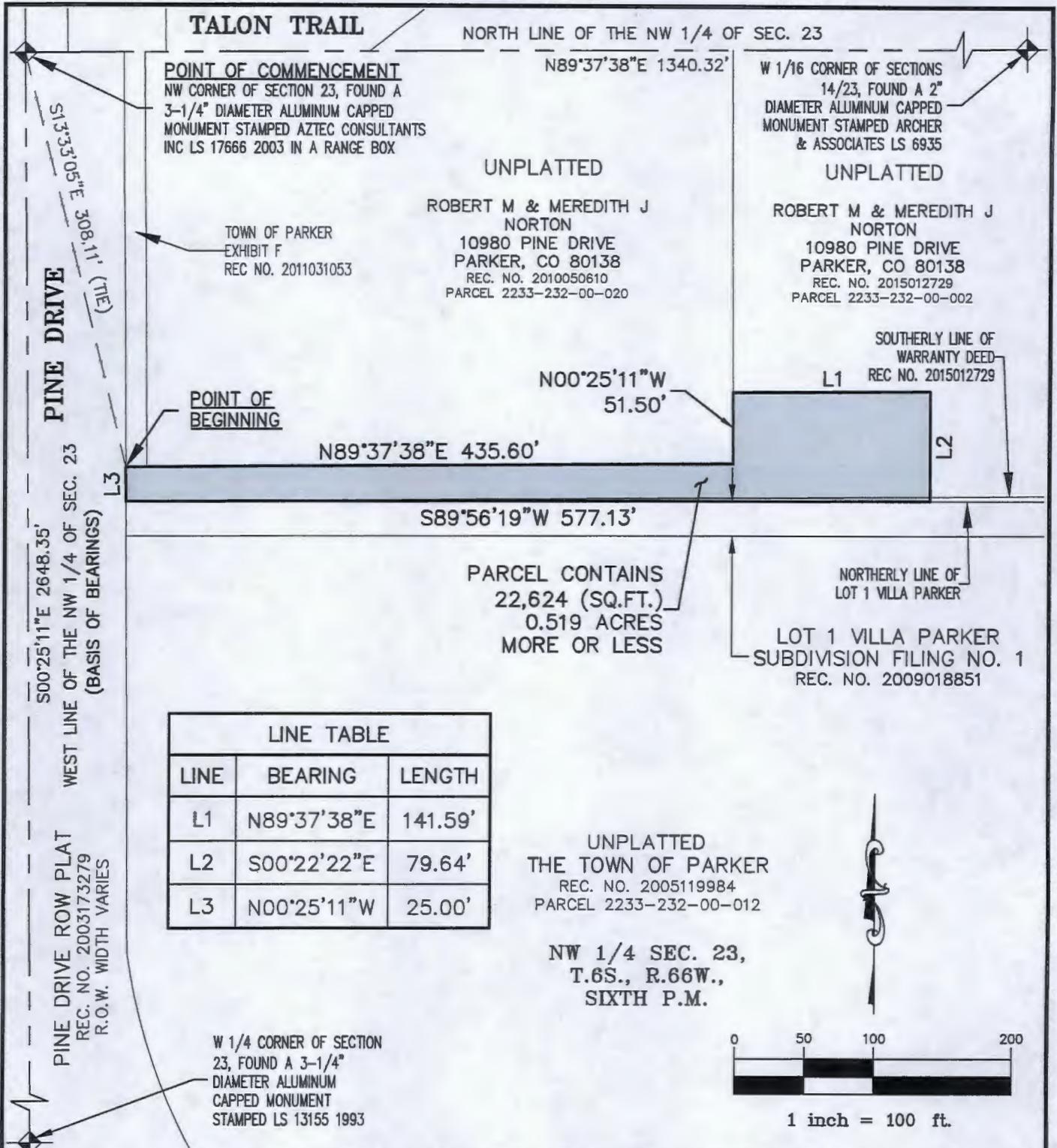
CONTAINING AN AREA OF 0.519 ACRES, (22,624 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



DEAN E. CATES, PLS
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION TO LEGAL DESCRIPTION



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PATH: V:\24915-23\DWG
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 DWG: BJM CHK: DEC
 DATE: 12/18/2015
 SCALE: 1" = 100'



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 www.aztecconsultants.com

NORTON QUITCLAIM PARCEL
 NW 1/4 SEC. 23, T6S, R66W, 6TH P.M.
 DOUGLAS COUNTY, COLORADO
 JOB NUMBER 24915-23 2 OF 2 SHEETS

VILLA PARKER QUITCLAIM PARCEL

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 23 BEARS SOUTH 00°25'11" EAST, A DISTANCE OF 2648.35 FEET WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE SOUTH 12°34'22" EAST, A DISTANCE OF 332.51 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2015012729 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL NORTH 89°37'38" EAST, A DISTANCE OF 577.12 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE SOUTH 00°22'22" EAST, A DISTANCE OF 28.14 FEET TO THE SOUTHERLY BOUNDARY LINE OF LOT 1, VILLA PARKER SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2009018851 IN SAID RECORDS.

THENCE ALONG SAID SOUTHERLY BOUNDARY LINE SOUTH 89°56'19" WEST, A DISTANCE OF 577.11 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PINE DRIVE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°25'11" WEST, A DISTANCE OF 25.00 FEET TO THE **POINT OF BEGINNING**.

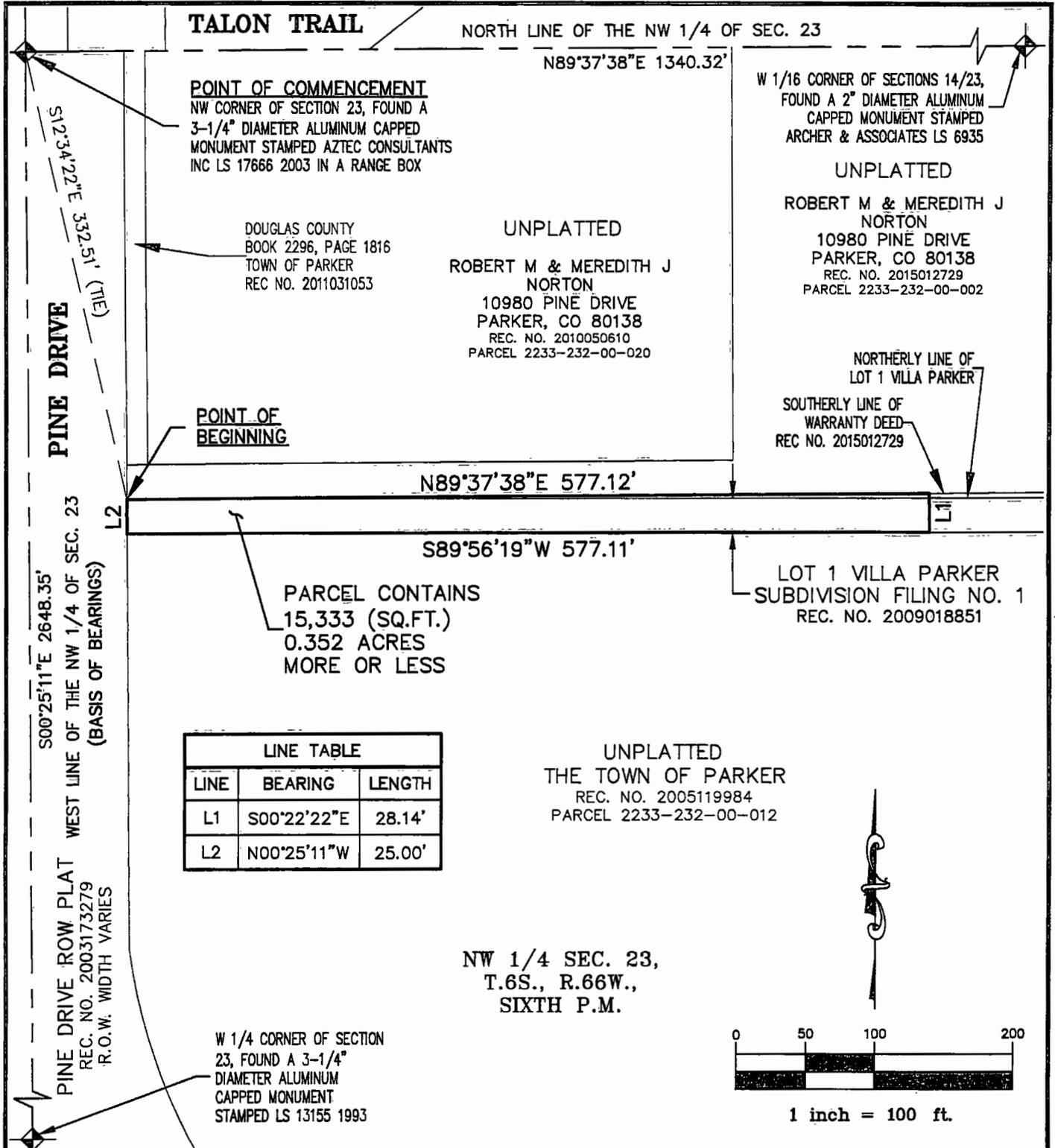
CONTAINING AN AREA OF 0.352 ACRES, (15,333 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



DEAN E. CATES, PLS
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION TO LEGAL DESCRIPTION



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PATH: V:\24915-23\DWG
 DWG NAME: OSLUND QC PARCEL
 DWG: BJM CHK: DEC
 DATE: 12/18/2015
 SCALE: 1" = 100'



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VILLA PARKER QC PARCEL
 NW 1/4 SEC. 23, T6S, R66W, 6TH P.M.
 DOUGLAS COUNTY, COLORADO
 JOB NUMBER 24915-23 2 OF 2 SHEETS

EXHIBIT B

Drainage Easement Acquisition

One (1) Legal Description (2 pages)

NORTON DRAINAGE EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 23 BEARS SOUTH 00°25'11" EAST, A DISTANCE OF 2648.35 FEET WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE SOUTH 23°04'58" EAST, A DISTANCE OF 220.60 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PINE DRIVE RECORDED AT RECEPTION NO. 2011031053 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE NORTH 89°37'38" EAST, A DISTANCE OF 89.37 FEET;

THENCE SOUTH 00°22'22" EAST, A DISTANCE OF 45.00 FEET;

THENCE SOUTH 89°37'38" WEST, A DISTANCE OF 89.33 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°25'11" WEST, A DISTANCE OF 45.00 FEET TO THE **POINT OF BEGINNING**.

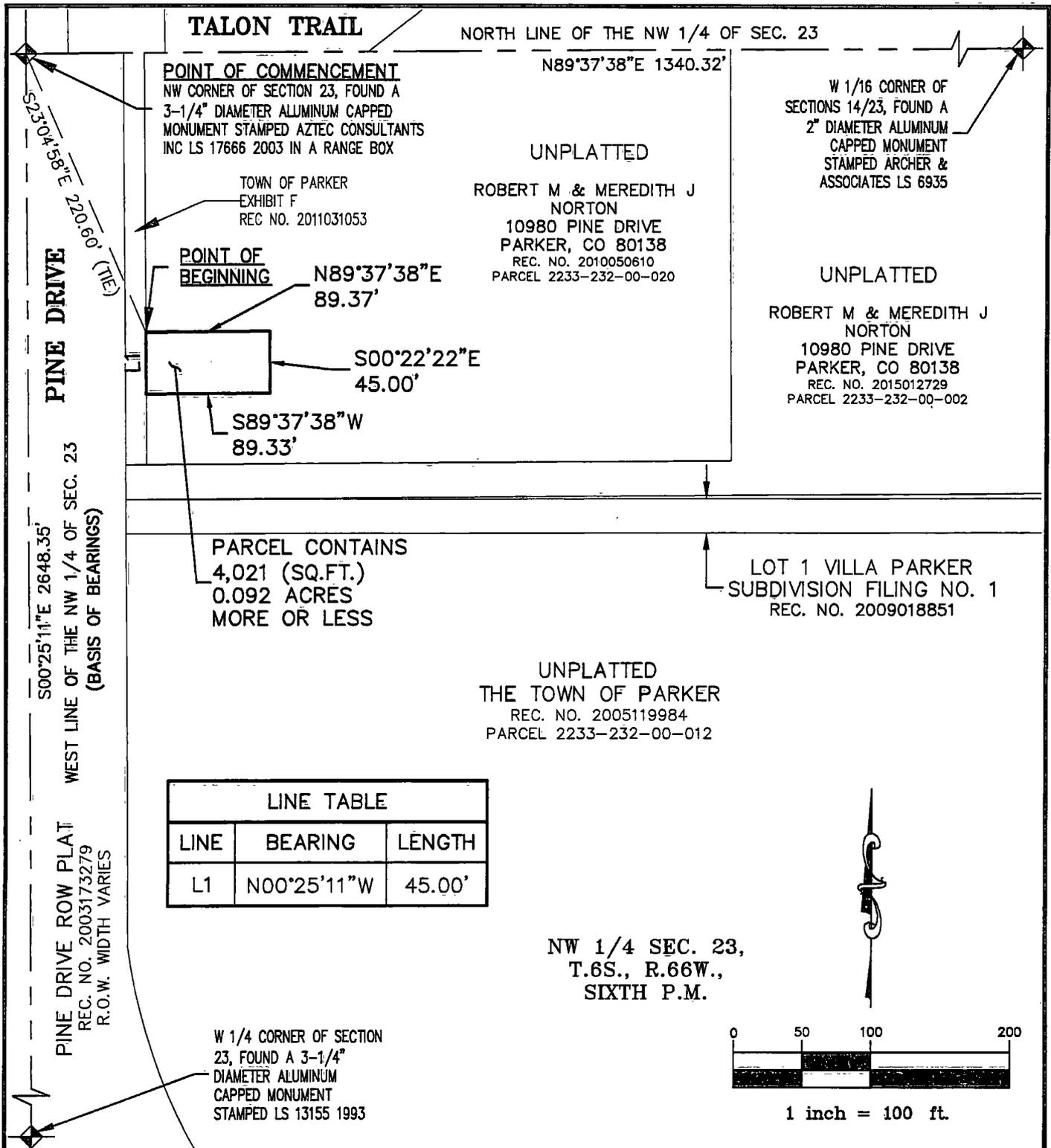
CONTAINING AN AREA OF 0.092 ACRES, (4,021 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



DEAN E. GATES, PLS
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION TO LEGAL DESCRIPTION



PATH: V:\24915-23\DWG
 DWG NAME: NORTON PDE
 DWG: BJM CHK: DEC
 DATE: 12/18/2015
 SCALE: 1" = 100'

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave,
Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

NORTON DRAINAGE EASEMENT
 NW 1/4 SEC. 23, T6S, R66W, 6TH P.M.
 DOUGLAS COUNTY, COLORADO
 JOB NUMBER 24915-23 2 OF 2 SHEETS

EXHIBIT C

Access Easement Acquisition

One (1) Legal Description (2 pages)

NORTON ACCESS EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 23 BEARS SOUTH 00°25'11" EAST, A DISTANCE OF 2648.35 FEET WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE SOUTH 64°59'19" EAST, A DISTANCE OF 559.85 FEET TO THE WESTERLY BOUNDARY LINE OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2015012729 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID WESTERLY BOUNDARY LINE NORTH 89°37'38" EAST, A DISTANCE OF 7.01 FEET;

THENCE NORTH 44°05'16" EAST, A DISTANCE OF 64.69 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 53.37 FEET;

THENCE SOUTH 44°05'16" EAST, A DISTANCE OF 51.96 FEET;

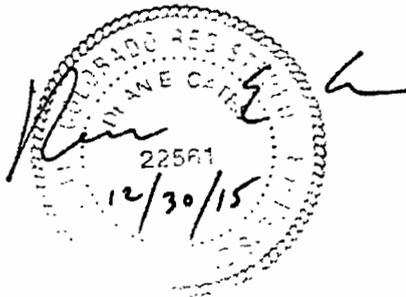
THENCE SOUTH 00°22'22" EAST, A DISTANCE OF 16.77 FEET;

THENCE SOUTH 89°37'38" WEST, A DISTANCE OF 141.59 FEET TO SAID WESTERLY BOUNDARY LINE;

THENCE ALONG SAID WESTERLY BOUNDARY LINE NORTH 00°25'11" WEST, A DISTANCE OF 8.50 FEET TO THE **POINT OF BEGINNING**.

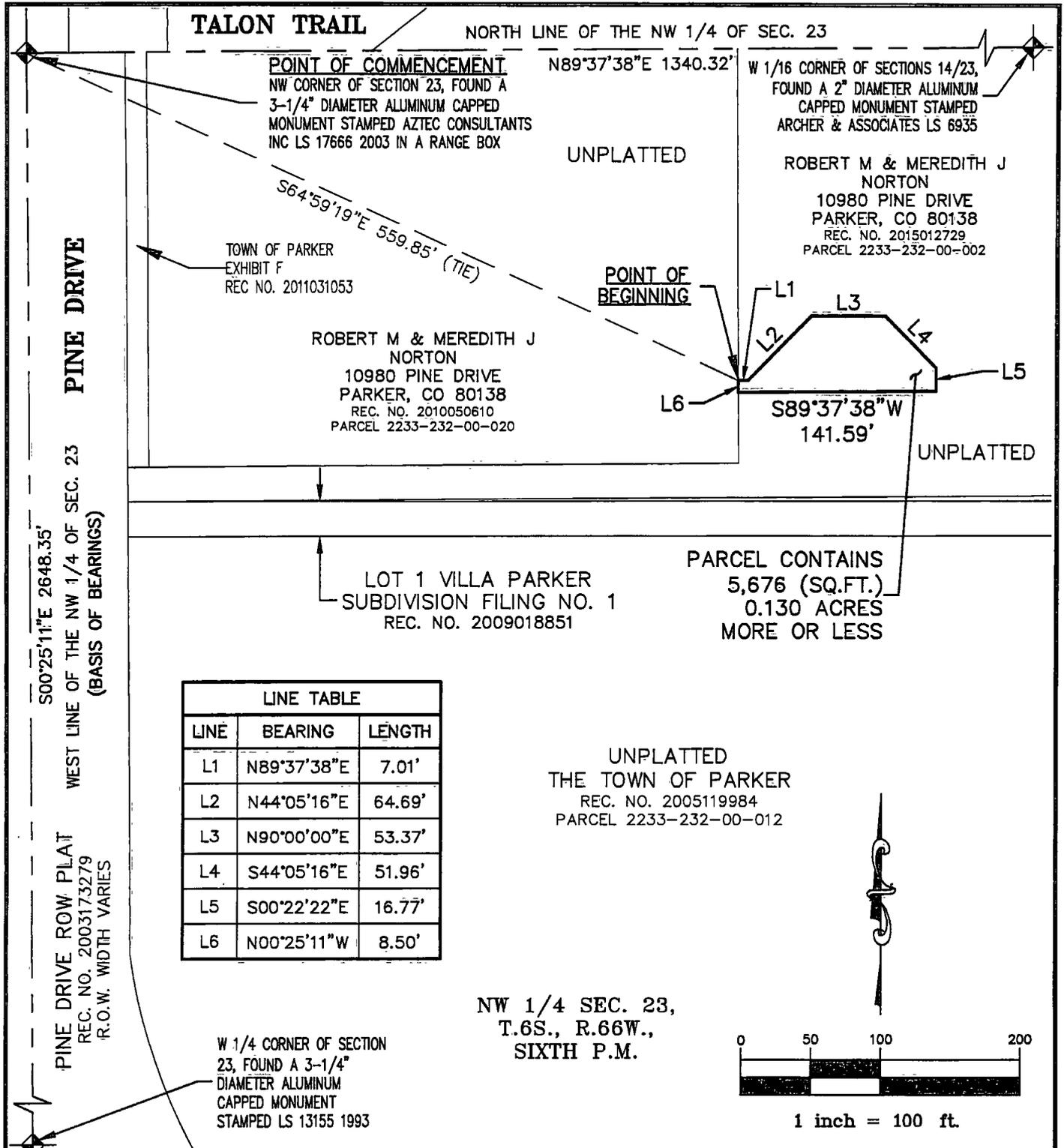
CONTAINING AN AREA OF 0.130 ACRES, (5,676 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



DEAN E. CATES, PLS
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION TO LEGAL DESCRIPTION



NOTE: THIS DRAWING DOES NOT REPRESENT A FIELD MONUMENTED SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: V:\24915-23\DWG
 DWG NAME: NORTON UE
 DWG: BJM CHK: DEC
 DATE: 12/18/2015
 SCALE: 1" = 100'



300 East Mineral Ave,
 Suite 1
 Littleton, Colorado 80122
 Phone: (303)713-1898
 Fax: (303)713-1897
 www.aztecconsultants.com

NORTON ACCESS EASEMENT
 NW 1/4 SEC. 23, T6S, R66W, 6TH P.M.
 DOUGLAS COUNTY, COLORADO

JOB NUMBER 24915-23

2 OF 2 SHEETS

EXHIBIT D

Temporary Construction Easement Acquisition

Three (3) Legal Descriptions (6 pages)

NORTON TEMPORARY CONSTRUCTION EASEMENT 1

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 23 BEARS SOUTH 00°25'11" EAST, A DISTANCE OF 2648.35 FEET WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE SOUTH 38°21'34" EAST, A DISTANCE OF 283.57 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°37'38" EAST, A DISTANCE OF 114.58 FEET;

THENCE NORTH 00°22'22" WEST, A DISTANCE OF 8.50 FEET;

THENCE NORTH 89°37'38" EAST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 00°22'22" EAST, A DISTANCE OF 8.50 FEET;

THENCE NORTH 89°37'38" EAST, A DISTANCE OF 176.67 FEET TO THE EASTERLY BOUNDARY LINE OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2010050610 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID EASTERLY BOUNDARY LINE SOUTH 00°25'11" EAST, A DISTANCE OF 25.00 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY LINE SOUTH 89°37'38" WEST, A DISTANCE OF 331.27 FEET;

THENCE NORTH 00°22'22" WEST, A DISTANCE OF 25.00 FEET TO THE **POINT OF BEGINNING**.

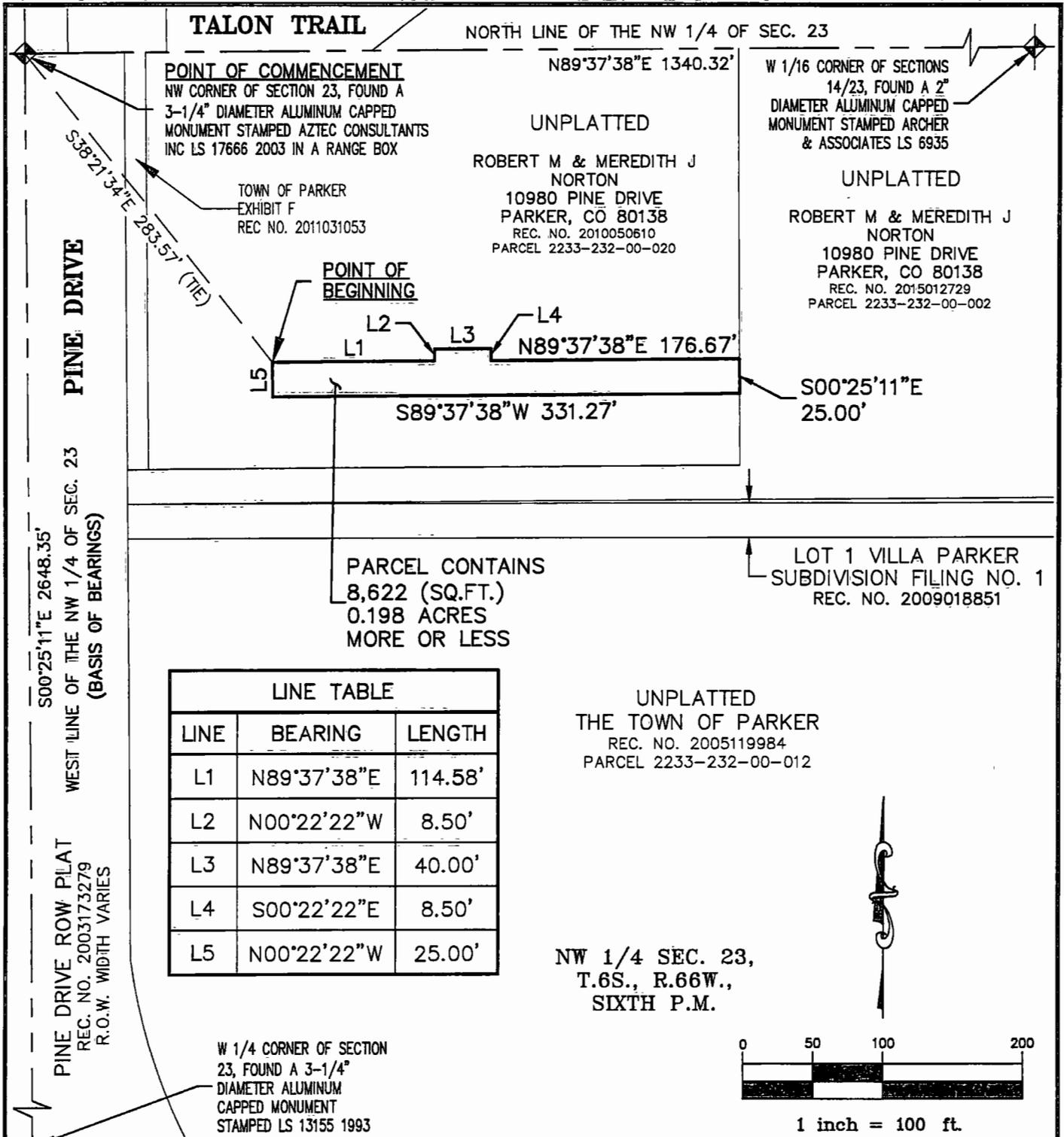
CONTAINING AN AREA OF 0.198 ACRES, (8,622 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



DEAN E. CATES, PLS
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION TO LEGAL DESCRIPTION



NOTE: THIS DRAWING DOES NOT REPRESENT A FIELD MONUMENTED SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: V:\24915-23\DWG
 DWG NAME: NORTON TCE 1
 DWG: BJM CHK: DEC
 DATE: 12/18/2015
 SCALE: 1" = 100'



300 East Mineral Ave,
 Suite 1
 Littleton, Colorado 80122
 Phone: (303)713-1898
 Fax: (303)713-1897
 www.aztecconsultants.com

NORTON TEMP CONSTRUCTION EASEMENT 1
 NW 1/4 SEC. 23, T6S, R66W, 6TH P.M.
 DOUGLAS COUNTY, COLORADO

JOB NUMBER 24915-23

2 OF 2 SHEETS

NORTON TEMPORARY CONSTRUCTION EASEMENT 2

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 23 BEARS SOUTH 00°25'11" EAST, A DISTANCE OF 2648.35 FEET WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE SOUTH 66°31'25" EAST, A DISTANCE OF 553.00 FEET TO THE WESTERLY BOUNDARY LINE OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2015012729 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID WESTERLY BOUNDARY LINE NORTH 44°05'16" EAST, A DISTANCE OF 64.89 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 67.35 FEET;

THENCE SOUTH 44°05'16" EAST, A DISTANCE OF 65.56 FEET;

THENCE SOUTH 00°22'22" EAST, A DISTANCE OF 50.43 FEET;

THENCE SOUTH 59°24'41" EAST, A DISTANCE OF 66.68 FEET;

THENCE SOUTH 01°17'01" EAST, A DISTANCE OF 15.16 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL RECORDED AT RECEPTION NO. 2015012729;

THENCE ALONG SAID SOUTHERLY BOUNDARY LINE SOUTH 89°37'38" WEST, A DISTANCE OF 73.92 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE NORTH 00°22'22" WEST, A DISTANCE OF 93.27 FEET;

THENCE NORTH 44°05'16" WEST, A DISTANCE OF 51.96 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 53.37 FEET;

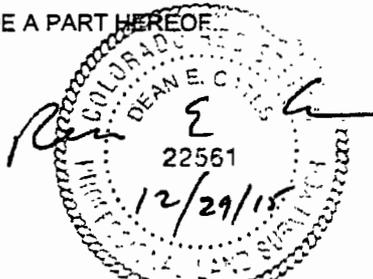
THENCE SOUTH 44°05'16" WEST, A DISTANCE OF 64.69 FEET;

THENCE SOUTH 89°37'38" WEST, A DISTANCE OF 7.01 FEET TO SAID WESTERLY BOUNDARY LINE;

THENCE ALONG SAID WESTERLY BOUNDARY LINE NORTH 00°25'11" WEST, A DISTANCE OF 16.40 FEET TO THE **POINT OF BEGINNING**.

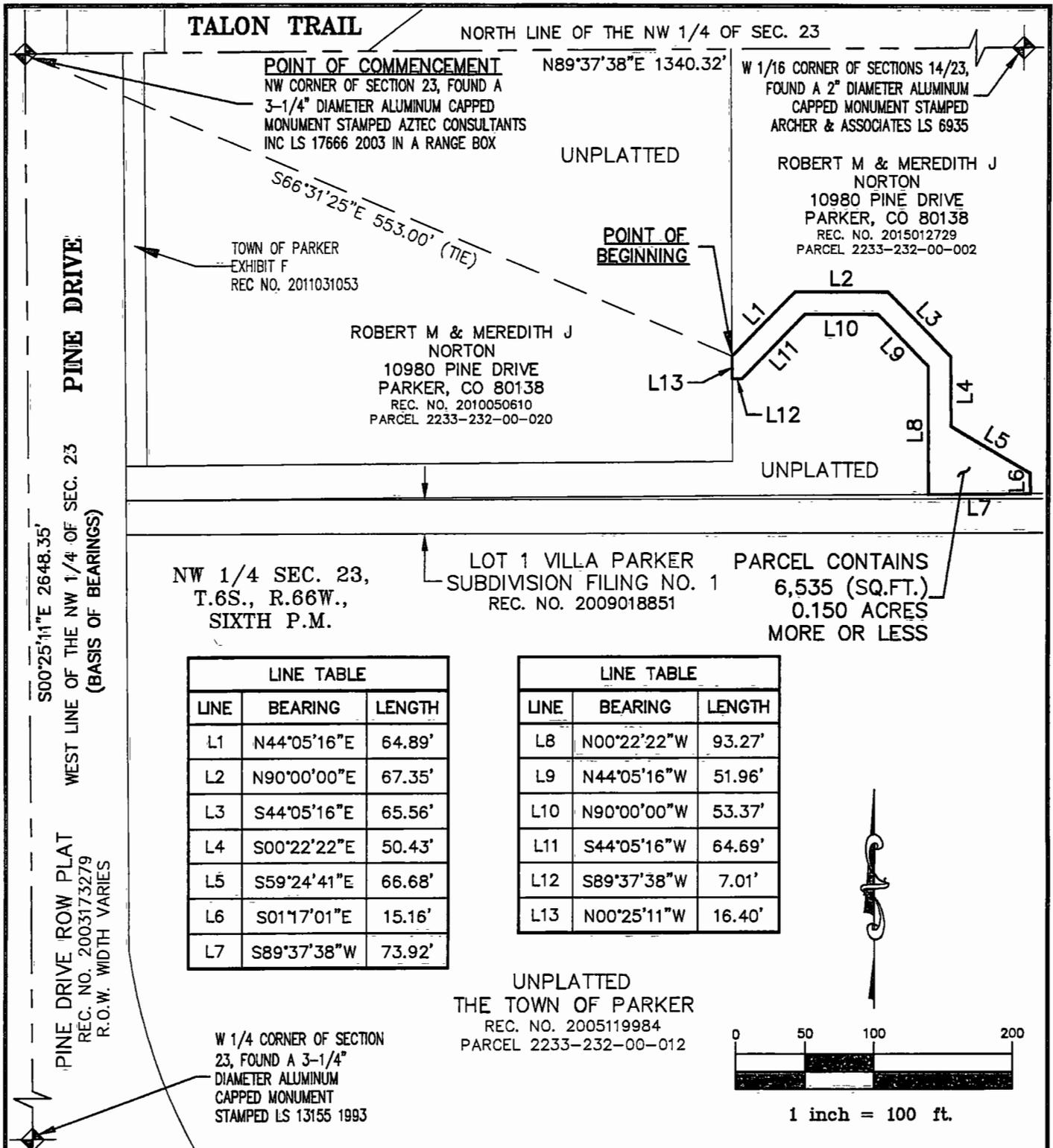
CONTAINING AN AREA OF 0.150 ACRES, (6,535 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



DEAN E. CATES, PLS
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION TO LEGAL DESCRIPTION



NW 1/4 SEC. 23,
T.6S., R.66W.,
SIXTH P.M.

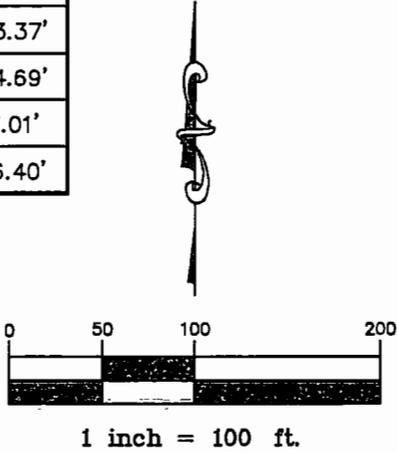
LOT 1 VILLA PARKER
SUBDIVISION FILING NO. 1
REC. NO. 2009018851

PARCEL CONTAINS
6,535 (SQ.FT.)
0.150 ACRES
MORE OR LESS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°05'16"E	64.89'
L2	N90°00'00"E	67.35'
L3	S44°05'16"E	65.56'
L4	S00°22'22"E	50.43'
L5	S59°24'41"E	66.68'
L6	S01°17'01"E	15.16'
L7	S89°37'38"W	73.92'

LINE TABLE		
LINE	BEARING	LENGTH
L8	N00°22'22"W	93.27'
L9	N44°05'16"W	51.96'
L10	N90°00'00"W	53.37'
L11	S44°05'16"W	64.69'
L12	S89°37'38"W	7.01'
L13	N00°25'11"W	16.40'

UNPLATTED
THE TOWN OF PARKER
REC. NO. 2005119984
PARCEL 2233-232-00-012



NOTE: THIS DRAWING DOES NOT REPRESENT A FIELD MONUMENTED SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: V:\24915-23\DWG
DWG NAME: NORTON TCE 2
DWG: BJM CHK: DEC
DATE: 12/18/2015
SCALE: 1" = 100'



300 East Mineral Ave,
Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

NORTON TEMP CONSTRUCTION EASEMENT 2
NW 1/4 SEC. 23, T6S, R66W, 6TH P.M.
DOUGLAS COUNTY, COLORADO
JOB NUMBER 24915-23 2 OF 2 SHEETS

VILLA PARKER TEMPORARY CONSTRUCTION EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 1, VILLA PARKER SUBDIVISION FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2009018851 IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 23 BEARS SOUTH 00°25'11" EAST, A DISTANCE OF 2648.35 FEET WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE SOUTH 63°29'39" EAST, A DISTANCE OF 725.80 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID LOT 1 AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID NORTHERLY BOUNDARY LINE NORTH 89°56'19" EAST, A DISTANCE OF 20.33 FEET;

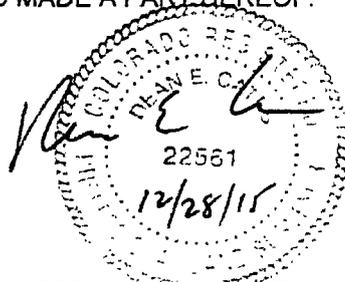
THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE SOUTH 00°16'03" EAST, A DISTANCE OF 25.00 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID LOT 1;

THENCE ALONG SAID SOUTHERLY BOUNDARY LINE SOUTH 89°56'19" WEST, A DISTANCE OF 20.28 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE NORTH 00°22'22" WEST, A DISTANCE OF 25.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.012 ACRES, (508 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



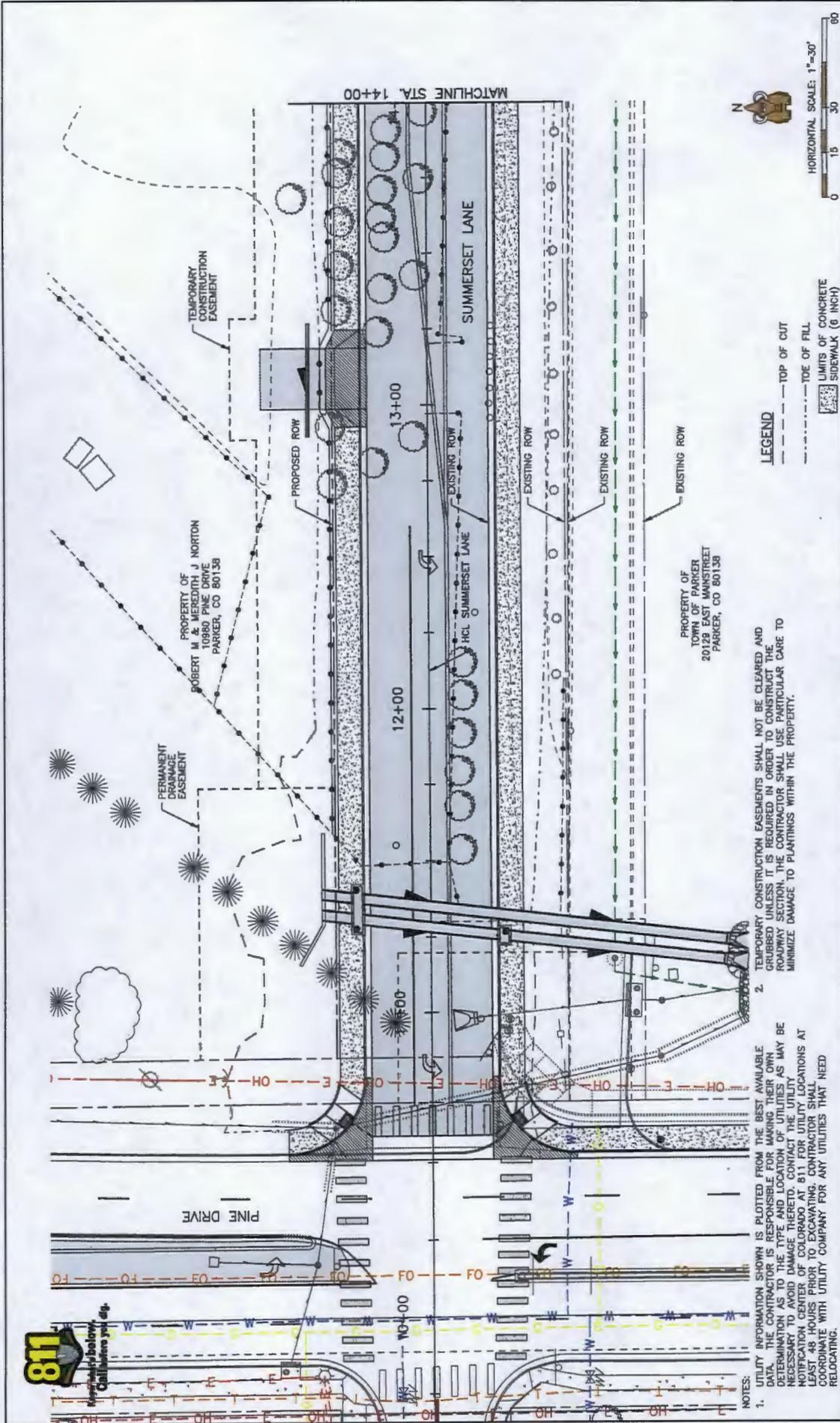
DEAN E. CATES, PLS
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

EXHIBIT E

Proposed Sunnerset Lane Roadway Plans

Pine Drive Intersection to Approximately 600 Feet East

Felsburg, Holt & Ullevig Plans (2 pages – dated 01/13/2016)



LEGEND

- TOP OF CUT
- TOE OF FILL
- [Symbol] LIMITS OF CONCRETE SIDEWALK (6 INCH)

NOTES:
 1. UTILITY INFORMATION SHOWN IS PLOTTED FROM THE BEST AVAILABLE DATA. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811 FOR UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO EXCAVATING. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR ANY UTILITIES THAT NEED RELOCATING.
 2. TEMPORARY CONSTRUCTION EASEMENTS SHALL NOT BE CLEARED AND GRUBBED UNLESS IT IS REQUIRED IN ORDER TO CONSTRUCT THE ROADWAY SECTION. THE CONTRACTOR SHALL USE PARTICULAR CARE TO MINIMIZE DAMAGE TO PLANTINGS WITHIN THE PROPERTY.

Print Date: 1/13/2016 11:18:55 AM File Name: D:\15359-01\PLN01.dwg Horizontal Scale: 1"=30' Vertical Scale: NTS 6000 South Syracuse Way, Suite 600 Centennial, CO 80111 TEL: 303.721.6666 FAX: 303.721.6632 FLS&J/WG ULL/ELV/G		Sheet Revisions <table border="1"> <thead> <tr> <th>Date</th> <th>Comments</th> <th>Initials</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Date	Comments	Initials										As Constructed No Revisions: Revised: Void:	SUMMERSET LANE EXTENSION ROADWAY PLAN STA. XX+XX.XX TO STA. 14+00 Designer: SED Structure Detailer: SED Numbers Subject: Roadway Sheets: PP-1 of	Project No./Code XX XX Sheet Number
Date	Comments	Initials															

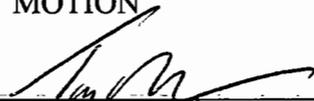


ITEM NO: 6E
DATE: 02/16/2016

REQUEST FOR TOWN COUNCIL ACTION

TITLE: ORDINANCE 4.113 – A Bill for an Ordinance Establishing the Vertical and Horizontal Alignment and the Grade of Summerset Lane from the Pine Drive Intersection to Approximately 600 Feet East of the Pine Drive Intersection

- | | | |
|---|---|--------------|
| <input type="checkbox"/> PUBLIC HEARING | <input checked="" type="checkbox"/> ORDINANCE FOR 1 ST READING | (02/16/2016) |
| <input type="checkbox"/> CONTRACT | <input type="checkbox"/> ORDINANCE FOR 2 ND READING | (03/07/2016) |
| <input type="checkbox"/> MOTION | <input type="checkbox"/> RESOLUTION | |



Tom Williams, Engineering Director



G. Randolph Young, Town Administrator

ISSUE:

The Town would like to commence the construction of Summerset Lane east of Pine Drive. Since this is a new Town roadway, the Town must establish the vertical alignment, the horizontal alignment and the grade for this roadway.

PRIOR ACTION:

None.

FUNDING/BUDGET IMPACT:

Funding for this roadway capital improvement project has been appropriated in the Streets Capital Improvement Projects (301-4310) fund.

BACKGROUND:

The Town identified the need to extend Summerset Lane east of Pine Drive over 10-years ago as part of a circulation plan. When the Villa Parker property annexed in the Town in 2008, the Summerset Lane extension was addressed in the annexation agreement. Due to ongoing discussions of potential development on the Pine Curve property, Town Council approved a mid-year supplemental budget request in 2015 for the design of Summerset Lane east of Pine Drive. Construction funding for the roadway is part of the approved 2016 budget. Therefore the Engineering Department has been moving forward with the design of this roadway.

The Town is anticipating commencing the construction of Summerset Lane east of Pine Drive in 2016. The roadway section to be constructed is approximately 600 feet long and terminates in a cul-de-sac on the eastern end to allow for vehicle turnaround and also access to two (2) properties east of the public roadway terminus. This ordinance establishes the vertical alignment, horizontal alignment and the grade of this new proposed Town roadway. This

ordinance is being proposed so that future development that occurs adjacent to this roadway will be able to determine the vertical alignment, the horizontal alignment and the grade of Summerset Lane.

RECOMMENDATION:

Approve the ordinance.

PREPARED/REVIEWED BY:

- 1) Chris Hudson, CIP & Construction Manager
- 2) Jim Maloney, Town Attorney

ATTACHMENTS:

- 1) Vicinity Map (1 pages)
- 2) Ordinance (3 pages)
- 3) Exhibit A (to the Ordinance – 4 pages) – Roadway Plan & Profile Sheets

RECOMMENDED MOTION:

"I move to approve Ordinance No. 4.113 on first reading and schedule second reading for 03/07/2016, as a part of the consent agenda."

Proposed Summerset Lane Extension Vicinity Map



ORDINANCE NO. 4.113, Series of 2016

TITLE: A BILL FOR AN ORDINANCE ESTABLISHING THE VERTICAL AND HORIZONTAL ALIGNMENT AND THE GRADE OF SUMMERSET LANE FROM THE PINE DRIVE INTERSECTION TO APPROXIMATELY 600 FEET EAST OF THE PINE DRIVE INTERSECTION

WHEREAS, the Town of Parker Master Plan contains a major roadway plan for the construction of the road network that is necessary for the proper development of the Town of Parker;

WHEREAS, the major roadway plan is implemented by the capital improvements plan for roads which have been adopted by the Town of Parker;

WHEREAS, the Town of Parker adopted the "Town of Parker, Colorado Roadway Design and Construction Criteria Manual" to establish standards for the design and construction of roadways within the Town of Parker;

WHEREAS, due to the rapid growth both within and without the Town of Parker, it is necessary to begin designing certain roadways to be developed according to the Town of Parker Master Plan;

WHEREAS, the Town of Parker has determined the proper vertical and horizontal alignment, design and grade for that portion of Summerset Lane as indicated on **Exhibit A**, which is attached hereto and incorporated herein by this reference, shall be based on the consideration of several factors, including, but not limited to, roadway design requirements, topographical constraints, drainage, impact to adjacent homeowners, the current and planned improvements to the roadways within the Town of Parker, past experience, and the intended use of those roadways identified in this Ordinance; and

WHEREAS, the alignment design and grade for Summerset Lane was chosen for that portion of Summerset Lane identified in this Ordinance, because it meets the standards contained in the Town of Parker, Colorado Roadway Design and Construction Criteria Manual for safe travel routes based on the design speed and minimum right-of-way width for Summerset Lane.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Town Council of the Town of Parker hereby adopts the vertical and horizontal alignment design and grade for that portion of Summerset Lane as set forth in Exhibit A.

Section 2. The Town Council of the Town of Parker directs the Director of Engineering to ensure that a detailed survey of the area depicted in the alignment design and grade as shown on Exhibit A is on file with the Town of Parker Engineering Department.

Section 3. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be attained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 4. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 5. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2016.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2016.

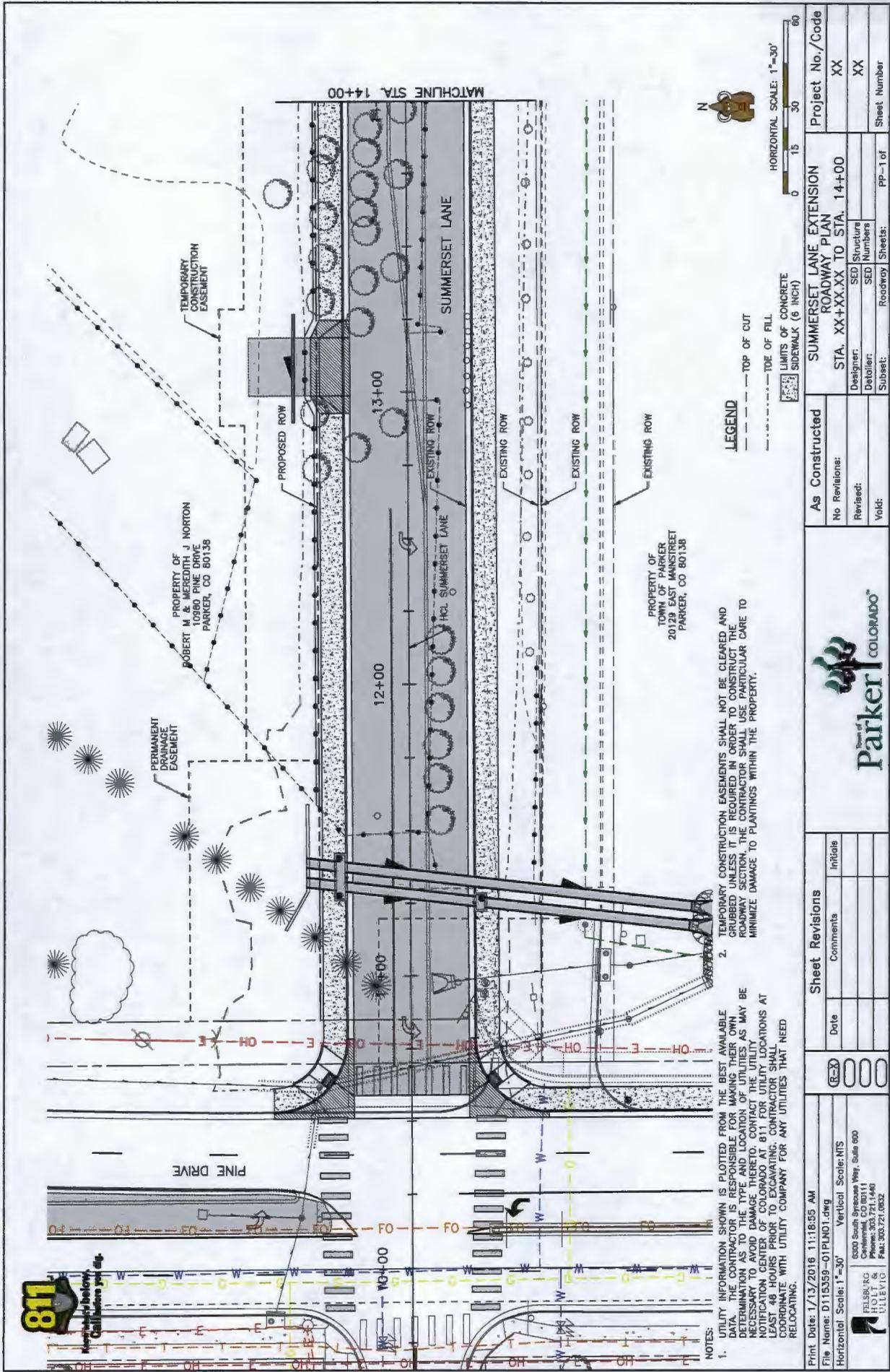
Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney



PROPERTY OF ROBERT M & MEREDITH J NORTON
10980 PINE DRIVE
PARKER, CO 80138

PROPERTY OF TOWN OF PARKER
20129 EAST MAIN STREET
PARKER, CO 80138

LEGEND
 --- TOP OF CUT
 --- TIDE OF FILL
 [Pattern] LIMITS OF CONCRETE SIDEWALK (6 INCH)



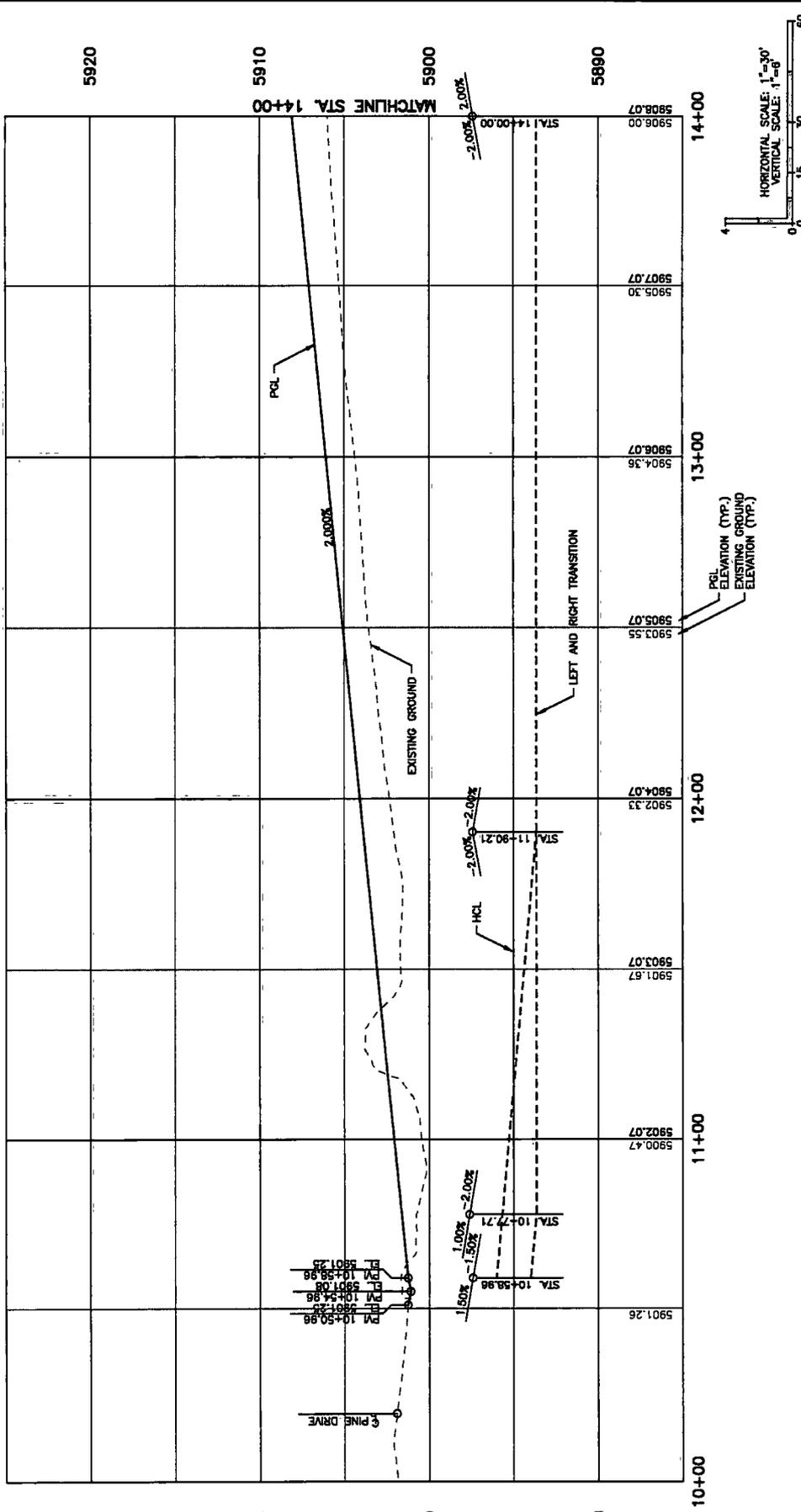
NOTES:
 1. UTILITY INFORMATION SHOWN IS PLOTTED FROM THE BEST AVAILABLE DATA. CONTRACTOR SHALL VERIFY THE TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE THERETO. CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811 FOR UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO EXCAVATING. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR ANY UTILITIES THAT NEED RELOCATING.
 2. TEMPORARY CONSTRUCTION EASEMENTS SHALL NOT BE CLEARED AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL USE PARTICULAR CARE TO MINIMIZE DAMAGE TO PLANTINGS WITHIN THE PROPERTY.

Print Date: 1/13/2016 11:18:55 AM		Project No./Code	
File Name: D:\15359-01\PLAN01.dwg		SUMMERSET LANE EXTENSION	
Horizontal Scale: 1"=30'		ROADWAY PLAN	
Vertical Scale: NTS		STA. XX+XX.XX TO STA. 14+00	
0300 South Syracuse Way, Suite 000 Centennial, CO 80111 Phone: 303.721.1440 Fax: 303.721.0622		Designer: SED	Structure Numbers
PELBERG HOLT & ULLERICH		Detailer: SED	SED Numbers
		Roadway Sheets: pp-1 of	
		Sheet Number	
Sheet Revisions		As Constructed	
Rev	Date	Comments	No Revisions:
000			Revised:
			Void:



EXHIBIT A - SHEET 1 of 4

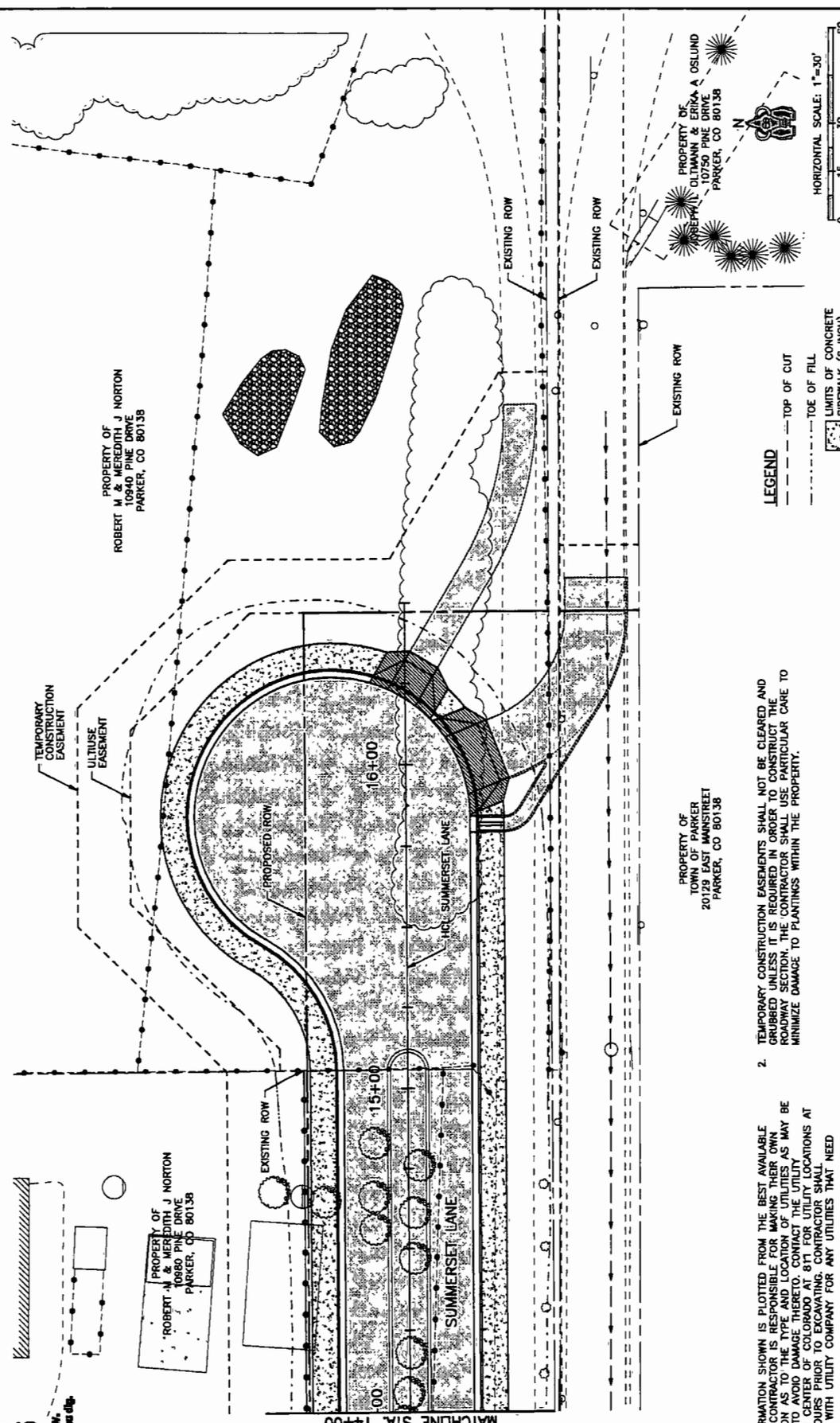
SUMMERSET LANE



Print Date: 1/13/2016 11:18:59 AM File Name: D115359-D1PR001.dwg Horizontal Scale: 1"=30' Vertical Scale: 1"=6' 6300 South Syracuse Way, Suite 800 Fort Collins, CO 80511 Phone: 970.721.1440 Fax: 970.721.0852		As Constructed No Revisions: Revised: Void:		SUMMERSET LANE EXTENSION ROADWAY PROFILE STA. XX+XX.XX TO STA. 14+00 Designer: Detailer: Subset:		Project No./Code XX XX Sheet Number PP-2 of	
Parker COLORADO Done of		SHEET REVISIONS (E-X) 0000		No. Revisions: Revised: Void:		SED Structure Numbers SED Numbers Roadway Sheets:	



Know what's below.
Call before you dig.



- NOTES:
- UTILITY INFORMATION SHOWN IS PLOTTED FROM THE BEST AVAILABLE DATA. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE TO. CONTACT THE UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO EXCAVATING. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR ANY UTILITIES THAT NEED RELOCATING.
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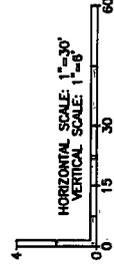
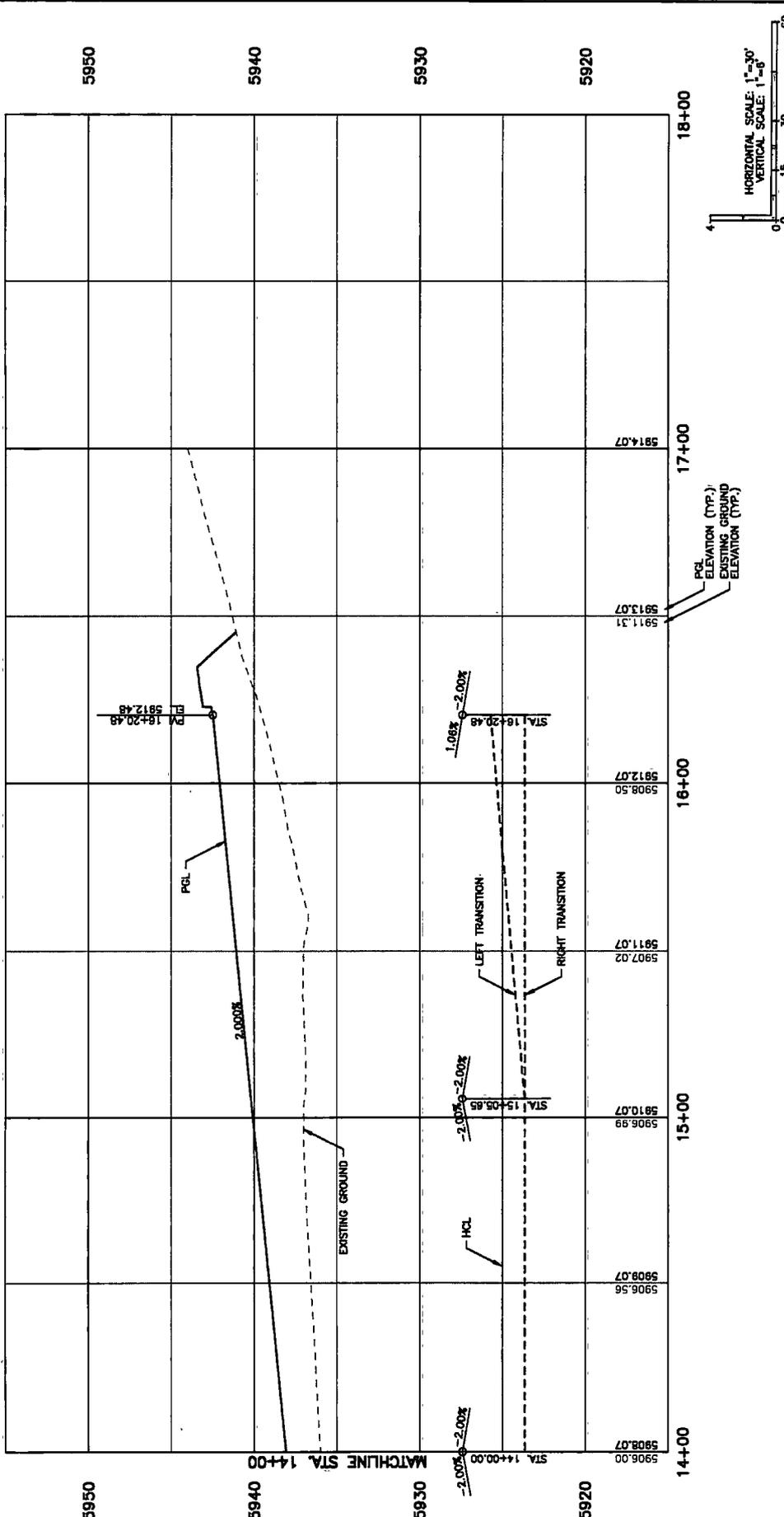
LEGEND

- TOP OF CUT
- TOE OF FILL
- LIMITS OF CONCRETE SIDEWALK (6 INCH)



Print Date: 1/13/2016 11:19:05 AM		Project No./Code																					
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Date Comments Initials		Parker COLORADO		



ITEM NO: 6F
DATE: 02/16/2016

REQUEST FOR TOWN COUNCIL ACTION

TITLE: RESOLUTION NO. 16-011 – A Resolution to allow a Partial Waiver of Section 13.06.040(f), (g) and (h) of the Parker Municipal Code for the Site Plan for the Enclave Disc Golf/Dog Park

- | | |
|---|--|
| <input type="checkbox"/> PUBLIC HEARING | <input type="checkbox"/> ORDINANCE FOR 1 ST READING |
| <input type="checkbox"/> CONTRACT | <input type="checkbox"/> ORDINANCE FOR 2 ND READING |
| <input type="checkbox"/> MOTION | <input checked="" type="checkbox"/> RESOLUTION |



Jim Cleveland, Parks and Recreation Director



G. Randolph Young, Town Administrator

ISSUE: Staff is requesting that the Town Council consider a partial waiver of Section 13.06.040(F), (G) And (H) of the Parker Municipal Code so that the required Site Plan for the proposed dog park and disc golf facility may be administratively reviewed and approved.

PRIOR ACTION: None

FUNDING/BUDGET IMPACT: None

BACKGROUND: The Parks and Recreation Department is in the process of completing the Site Plan for the dog park and disc golf facility so that it may be constructed and opened for public use in 2016. The Town Land Development Ordinance requires site plan approval at public hearing for public facilities owned by the Town before construction permits may be issued. This project is time sensitive and it is necessary to obtain the required site plan approval in First Quarter 2016 to maintain the project schedule so that it may be completed and opened for public use this year.

This action, if approved, will have the benefit of reducing the time frame necessary to process the site plan application and allow the Parks and Recreation Department to maintain their schedule so the dog park and disc golf facility is completed in 2016. The Community Development Department has no objection to this request because it supports the public benefit in completing the dog park and disc golf facility and the project has few vertical improvements limited to a shade structure, vault toilet, fencing and disc golf baskets. Should the Town Council grant a partial waiver, the Parks and Recreation Department has agreed to work with the Community Development Department to make an informal, public presentation about the project before the Planning Commission. The property would also be posted with notice of the site plan application and project information would be available through the Town web-site.

RECOMMENDATION: Approve

PREPARED/REVIEWED BY: Jim Cleveland, Parks and Recreation Director and Jim Maloney, Town Attorney

ATTACHMENTS: Resolution No. 16-011 & Conceptual Site Plan

RECOMMENDED MOTION: “I move to approve Resolution No. 16-011, as part of the consent agenda.”

RESOLUTION NO. 16-011, Series of 2016

TITLE: A RESOLUTION TO ALLOW A PARTIAL WAIVER OF SECTION 13.06.040(f), (g) AND (h) OF THE PARKER MUNICIPAL CODE FOR THE SITE PLAN FOR THE ENCLAVE DISC GOLF/DOG PARK

WHEREAS, the Town entered into a "Purchase and Sale and Donation Agreement" on September 15, 2014, to purchase approximately 10.58 acres of real property from The Spanos Corporation and to accept by donation approximately 13.50 acres of additional real property (for a total of 24.08 acres) from The Spanos Corporation (collectively referred to as the "Property");

WHEREAS, the Town acquired the Property to develop an 18-hole disc golf course and a dog park, as depicted on **Exhibit A**, which is attached hereto and incorporated by this reference (the "Park");

WHEREAS, the Property has been platted, but needs to be site planned before construction can commence on the Park;

WHEREAS, there is no vertical construction associated with the Park, except for a vault toilet and shade shelters;

WHEREAS, the Parker Land Development Ordinance allows for administrative approval of all site plans, "except for public facilities owned by the Town," which typically involves significant vertical structures such as the PACE Center, the Field House and the Recreation Center ;

WHEREAS, the typical period of time to process a site plan for approval by the Planning Commission and the Town Council is approximately four (4) months;

WHEREAS, the Town plans to start construction of the improvements to the Park during the summer of 2016, assuming a site plan application is submitted on or before March 31, 2016;

WHEREAS, the Park will not be available for public use until approximately the winter of 2016, unless the Town Council allows for administrative review and approval of the site plan;

WHEREAS, if Town Council allows for administrative review and approval of the site plan Park, construction can commence approximately August of 2016, and be completed and open for public use by approximately October of 2016;

WHEREAS, Section 13.01.100 of the Parker Municipal Code authorizes waivers from the Parker Land Development Ordinance "if it is deemed by Town Council to be in the public interest and does not impair the intent and purposes of this Title. The conditions of any waiver authorized shall be stated in writing by the Town Council with the justifications set forth;"

WHEREAS, administrative approval of the site plan is in the public interest and the intent and purposes of this Title will not be impaired for the reason that there are no significant

vertical improvements and administrative review and approval will allow Park to open approximately October of 2016; and

WHEREAS, the Town Council desires to partially waive Section 13.06.040(f), (g) and (h) of the Parker Municipal Code to allow administrative review of the site plan for the Park.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council hereby determines that the partial waiver described herein only applies to the site plan for the Park.

Section 2. The Town Council further determines that the partial waiver described herein is in the public interest and does not impair the intent and purposes of the Parker Land Development Ordinance.

Section 3. The Town Council hereby waives that portion of Section 13.06.040(f), (g) and (h) to allow for the administrative review and approval of the site plan for the Park.

RESOLVED AND PASSED this _____ day of _____, 2016.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk



DISC GOLF BASKET (TYP.)

18 HOLE DISC GOLF COURSE
- APPROX. 7,693 LINEAR FEET

SHADE TREES (TYP.)

CONCRETE DISC GOLF TEE (TYP.)

NATIVE GRASS (TYP.)

DOG PARK (5 ACRES)

CHERRY CREEK

SCULPTURAL BERMS (TYP.)

VAULT TOILET WITH MONITORING WELL

CRUSHER FINES

MONITORING WELL

PARK SHELTER (TYP.)

ASPHALT PARKING LOT-74 TOTAL SPACES

SHADE STRUCTURE WITH PICNIC TABLE (TYP.)

FLUTURE PARKING EXPANSION

38 ADDITIONAL SPACES

FLOODWAY

100 YEAR FLOODPLAIN

E-470

"RIPARIAN"
ZONE

"SCULPTURE"
ZONE

"SANDHILLS
PRAIRIE"
ZONE

RAISED CIRCULAR MOUNDS (TYP.)

PROPOSED ACOWWA EASEMENT

THE ENCLAVE AT CHERRY CREEK

PINE LANE

**CONCEPTUAL SITE PLAN
DISC GOLF / DOG PARK
TOWN OF PARKER**



ITEM NO: 6G
DATE: 02/16/2016

REQUEST FOR TOWN COUNCIL ACTION

TITLE: RESOLUTION NO. 16-012 - A Resolution to Appoint Members to the Parker Creative District Executive Committee and to Reappoint the Chair.

- | | |
|---|--|
| <input type="checkbox"/> PUBLIC HEARING | <input type="checkbox"/> ORDINANCE FOR 1 ST READING |
| <input type="checkbox"/> CONTRACT | <input type="checkbox"/> ORDINANCE FOR 2 ND READING |
| <input type="checkbox"/> MOTION | <input checked="" type="checkbox"/> RESOLUTION |

Elaine Mariner

Elaine Mariner, Cultural Director

G. Randolph Young

G. Randolph Young, Town Administrator

ISSUE:

The terms of two (2) members of the Parker Creative District Executive Committee expired December 31, 2015 so those positions must be filled. The Chair position must be filled annually.

PRIOR ACTION:

None

FUNDING/BUDGET IMPACT:

None

BACKGROUND:

Sara Crowe, Shelli Mango, Naioma Walberg and Brian Dickman were appointed in January 2015 to the inaugural Creative District Executive Committee. To stagger terms, Brian and Naioma were appointed to two-year terms, while Sara and Shelli were appointed to one-year terms. Sara wishes to be reappointed for an additional two-year term. Shelli does not want to be reappointed because she was recently elected President of the Downtown Business Alliance. The Committee recommends Kelli Benson, owner of Beautiful Art Picture Framing, in Shelli's place.

RECOMMENDATION:

Approve the Resolution.

PREPARED/REVIEWED BY:

Elaine Mariner, Cultural Director and Jim Maloney, Town Attorney

ATTACHMENTS:

Resolution No. 16-012

RECOMMENDED MOTION:

"I move to approve Resolution No. 16-012, as a part of the consent agenda."

RESOLUTION NO. 16-012, Series of 2016

TITLE: A RESOLUTION TO APPOINT MEMBERS TO THE PARKER CREATIVE DISTRICT EXECUTIVE COMMITTEE AND TO REAPPOINT THE CHAIR

WHEREAS, the terms of two (2) members of the Parker Creative District Executive Committee (the "Committee") expired on December 31, 2015;

WHEREAS, the Town Council of the Town of Parker desires to appoint new members to the Committee, as described in **Exhibit A**, which is attached hereto and incorporated by this reference; and

WHEREAS, the Town Council desires to reappoint the Chair for the Committee.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council of the Town of Parker hereby appoints two (2) regular members to the Committee for the term ending December 31, 2017, as described in Exhibit A.

Section 2. The Town Council hereby reappoints Naioma Walberg the Chair of the Committee.

RESOLVED AND PASSED this _____ day of _____, 2016.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

EXHIBIT A

1. Two (2) Regular Parker Cultural and Scientific Commission Board Members for a term up to and including December 31, 2016.

- a. Naioma Walberg
- b. Brian Dickman
- c. _____

2. Two (2) Regular Parker Cultural and Scientific Commission Board Members for a term up to and including December 31, 2017.

- a. Sara Crowe
- b. Kelli Benson

3. Ex Officio Member.

Elaine Mariner, Cultural Director



ITEM NO: 6H
DATE: 02/16/2016

REQUEST FOR TOWN COUNCIL ACTION

TITLE: RESOLUTION NO. 16-013 - A Resolution Adopting the Rules of Procedure and Conduct for the Parker Creative District Executive Committee Dated February 16, 2016.

- | | |
|---|--|
| <input type="checkbox"/> PUBLIC HEARING | <input type="checkbox"/> ORDINANCE FOR 1 ST READING |
| <input type="checkbox"/> CONTRACT | <input type="checkbox"/> ORDINANCE FOR 2 ND READING |
| <input type="checkbox"/> MOTION | <input checked="" type="checkbox"/> RESOLUTION |

Elaine Mariner

Elaine Mariner, Cultural Director

G. Randolph Young

G. Randolph Young, Town Administrator

ISSUE:

The Creative District Executive Committee adopted the proposed Rules of Procedure and Conduct and is now seeking Town Council approval.

PRIOR ACTION:

None

FUNDING/BUDGET IMPACT:

None

BACKGROUND:

On December 1, 2014, Town Council approved Ordinance No. 1.447, Series of 2014, establishing the Creative District Executive Committee. Section 2.09.070 of the Ordinance states "the Executive Committee is authorized to adopt Rules of Procedure and Conduct, subject to approval by Town Council."

RECOMMENDATION:

Approve the Resolution.

PREPARED/REVIEWED BY:

Elaine Mariner, Cultural Director and Jim Maloney, Town Attorney

ATTACHMENTS:

Resolution No. 16-013

RECOMMENDED MOTION:

"I move to approve Resolution No. 16-013, as a part of the consent agenda."

RESOLUTION NO. 16-013, Series of 2016

TITLE: A RESOLUTION ADOPTING THE RULES OF PROCEDURE AND CONDUCT FOR THE PARKER CREATIVE DISTRICT EXECUTIVE COMMITTEE DATED FEBRUARY 16, 2016

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council of the Town of Parker hereby adopts the Rules of Procedure and Conduct for the Parker Creative District Executive Committee (the "Committee"), dated February 16, 2016, attached hereto as **Exhibit A** and incorporated by this reference.

Section 2. The Town Council of the Town of Parker further determines that any and all rules, procedures, bylaws or similar regulations previously adopted or used by the Committee are hereby replaced in their entirety by the Rules of Procedure and Conduct adopted herein.

RESOLVED AND PASSED this ____ day of _____, 2016.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

Town of Parker

Parker Creative District Executive Committee

Rules of Procedure and Conduct

SECTION 1. AUTHORITY

A. The Parker Creative District Executive Committee (the "Committee") for the Town of Parker was established by the Town Council of the Town of Parker by ordinance (the "Parker Creative District Ordinance"). The Parker Creative District Ordinance, currently codified in Chapter 2.09 of the Parker Municipal Code, may be amended by the Town Council of the Town of Parker (hereinafter referred to as "Council") through its power to enact and amend ordinances.

B. Any provision of these Rules of Procedure and Conduct (the "Bylaws") which is not in conformance with the Parker Creative District Ordinance or other Ordinances enacted by the Council shall be of no effect.

SECTION 2. OFFICE

The business office of the Committee shall be at the Town of Parker's Town Hall, 20120 East Mainstreet, Parker, Colorado 80138.

SECTION 3. POWERS & DUTIES

A. The Committee shall perform the duties as authorized by the Parker Creative District Ordinance, or as otherwise provided by the Council. The Parker Creative District Ordinance states in part that:

"2.09.080 Duties.

"(a) The duties and responsibilities of the Executive Committee shall be to serve in an advisory capacity to the Town Council.

"(b) The Executive Committee shall provide advocacy and leadership in developing Parker's Creative District at Old Town into a vibrant, walkable arts and entertainment center infused with community gathering spaces, specialty retail and dining options, diverse creative business and life cycle housing choices. Parker's Creative District at Old Town will embrace and foster our unique historic, cultural and creative assets by supporting and promoting a broad range of entertainment and educational experiences for all ages, making Parker a highly sought after place to live and visit. This could include exploring new incentives that are directly related to creative enterprises, facilitating local access to State assistance, enhancing the visibility of the Parker Creative District at Old Town, fostering a supportive climate for the arts and culture, attracting artists and creative entrepreneurs and making recommendations to Town staff and Town Council regarding creative district issues."

B. In addition to the advisory role of the Committee, the following duties are assigned:

1. The Committee shall reach out to downtown businesses to generate visibility and support for arts-related events and programs in Parker's Creative District at Old Town.

2. The Committee shall convene Parker-area artists and arts organizations to connect likeminded ideas and projects.

3. The Committee shall make recommendations to the Cultural Director for expenditure of funds authorized under the Cultural Department budget for Parker's Creative District at Old Town.

SECTION 4. STAFF

A. The Committee works closely with the Town's cultural staff and other assigned Town staff members; however, the Committee does not exercise direction or authority over staff members. These staff members report to the Department Director who reports to the Town Administrator. Decision making matters of administrative concern shall rest with the Town Administrator and designated staff members.

B. The cultural staff is the Town's primary resource and point people for all scientific, cultural and arts activities, according to the guidelines established by the Town Administrator. It is the responsibility of the cultural staff to carry out the Town's operations and programs in arts, scientific and cultural areas; work with the citizens on the Committee; coordinate public and media relations; implement fundraising activities, including grant proposals; administer the cultural fund budget and conduct all financial transactions, with approval from the Department Director; handle all contracts with outside organizations, agencies and artists; supervise volunteers and any assigned staff; liaise with other Town staff; and give staff reports and updates to the Committee as requested.

SECTION 5. FUNDING AND BUDGET

A. The annual budget prepared by the Town Administrator and approved by the Council shall contain such appropriations as the Council deems necessary and appropriate to fund the Committee's activities in the Town of Parker. Committee members are welcome to provide recommendations to the Council regarding the budget.

B. Parker's Creative District at Old Town's budget is administrated by and all expenses must be approved by the Department Director. All donations, grants and revenues from Committee activities will be deposited into Town accounts in the proper fund and administered as part of the Town's budget.

C. While Committee members may make recommendation on the use of Committee funds, they do not have the authority to expend funds, make commitments of funding, or enter into contracts on behalf of the Town.

SECTION 6. MEETINGS

A. Regular Meetings. Regular Committee meetings shall be held at least six times annually at a designated time. If such meeting dates fall on a legal holiday, the Committee shall determine the change of date, and all members will be notified at least seven (7) days prior to the change of meeting.

B. Special Meetings. Special meetings of the Committee shall be held when:

1. Requested by the Chair of the Committee;
2. Approved by majority vote of the Committee at a regular meeting; or
3. Requested by a majority of Committee members.

All Committee members and representatives will be notified at least seventy-two (72) hours prior to the meeting of the time and place of a special meeting.

C. Public Meetings. All Committee meetings shall be open to the public.

D. Record of Proceedings. Meetings shall be recorded. The minutes and recording shall be filed with the cultural staff after they have been approved by a majority of the Committee. The minutes shall reflect pertinent information, such as members present, motions, actions and other proceedings of the Committee, and will be available for public inspection during regular business hours.

E. Adjournment. Section 2.09.070(d) of the Parker Creative District Ordinance states:

"In the event there is no business pending before the Executive Committee, the regular quarterly meeting may be cancelled upon posted notice to the public."

SECTION 7. COMMITTEE MEMBERS

A. The Parker Creative District Ordinance provides that the number of Committee members may be expanded or contracted from time to time at the discretion of the Council. The commitment of Committee members includes regular attendance at meetings of the Committee, staying informed about cultural and Parker Creative District activities both locally and regionally, and fulfilling the duties as outlined above and any additional tasks assigned by the Council.

B. The Committee shall include the Cultural Director as a liaison and ex officio member of the Committee. The Cultural Director will not have voting privileges.

C. Committee members are not required to live within the Town of Parker boundaries. Committee Members are appointed by the Council and serve at its pleasure.

D. Committee members carry out their duties as a group and do not have individual authority or responsibility to implement action on behalf of the group, authorize the expenditure of Town funds or direct Town staff members. Committee members are encouraged to attend Committee events and may choose to act in volunteer positions at these events. When working in a volunteer position, Committee members work under the direction of the staff member organizing the event.

SECTION 8. OFFICERS OF THE PARKER CREATIVE DISTRICT EXECUTIVE COMMITTEE

A. Election of Officers. The Council shall appoint the Chair of the Committee to serve as the Chair for a term which is at the discretion of the Council. The Chair will usually be appointed when Committee members are appointed as provided in Section 2.09.030. The Committee, at its regular meeting in November, shall choose one of its members as Vice Chair and one as Secretary to serve for a term of, but not limited to, one year, until the next election of officers. Any Committee member is eligible to hold office. The Cultural Director and staff members are not eligible.

B. Chair. Duties and Responsibilities:

1. Plan and preside at all meetings of the Committee.
2. Facilitate annual planning process.
3. Set meeting agendas in partnership with the cultural staff.
4. Work closely with the cultural staff to stay informed about cultural programming and communicate with other Committee members.
5. Receive reports from all committees and staff.
6. Act as liaison with the Cultural Director and staff regarding all Committee issues.

C. Vice Chair. The Vice Chair shall preside over meetings in the absence of the Chair, and fulfill the duties of the Chair in the Chair's absence.

D. Secretary. Duties and Responsibilities:

1. In partnership with staff, ensure that accurate minutes are taken at each meeting and distributed to Committee members. Minutes must be filed with the cultural staff and kept on file at Town Hall in the Office of the Town Clerk for public inspection.
2. Advise Council of any vacancies on the Committee.
3. Respond to and distribute written correspondence at request of the Committee.

E. Vacancy of Office. If an officer, other than the Chair, vacates an office before his/her term is completed, a new officer shall be elected at the next regular meeting.

SECTION 9. CONDUCT OF BUSINESS

A. Quorum. No business of the Committee shall be transacted, except at a regular or special meeting at which a quorum of the Committee shall be present. A majority of Committee members shall constitute a quorum for the transaction of business.

B. Vote Requirements. Any recommendation or action of the Committee shall require the affirmative vote of a majority of the Committee members present and voting. In the event of a dissenting vote by one or more Committee members, a roll call vote shall be recorded.

C. Disqualification. Committee members who believe they have conflicts of interest on any matter on the agenda shall comply with Chapter 2.05 of the Parker Municipal Code.

D. Deadline for Agenda. The deadline for placing any item on the agenda will be four (4) days prior to the scheduled meeting, or thirty (30) days if the agenda item requires a public hearing. The agenda will be posted and distributed to Committee members seventy-two (72) hours prior to the meeting.

E. Public Hearings. The following procedures will normally be observed for public hearings:

1. Staff presents reports and makes recommendation.
2. The Committee may ask questions regarding the staff presentation and report.
3. Proponents of the agenda items make presentation.
4. Any opponents or interested citizens make presentation.
5. Presenter makes rebuttal of any points not previously covered (may not apply).
6. Staff makes additional comments as necessary.
7. Committee asks any questions it may have of the proponents, opponents or staff.
8. The public testimony is closed and the matter returned to the Committee for discussion and action.
9. Committee reserves the right to set a time limit on public testimony.

F. Experts and Advisors. The Committee may, subject to Council approval, utilize competent, disinterested experts and advisors to assist the Committee in the rendering of a

decision. The Committee may, if desired, request information from other agencies prior to rendering a decision.

G. Code of Ethics. Committee members are expected to comply with the Town's Code of Ethics as codified in Chapter 2.05 of the Parker Municipal Code, as amended.

SECTION 10. VACANCIES

Committee members shall continue to serve on the Committee, unless they have missed three (3) unexcused consecutive meetings, their terms of office expire, they are removed from the Committee by Council, they resign, or they are incapacitated to an extent which prohibits proper performance of duties. To fill a vacancy, the Committee will solicit applications from the community. Council will select Committee members from the community applicant pool.

SECTION 11. ATTENDANCE

A. Committee members are expected to miss no more than twenty-five percent (25%) of regularly scheduled Committee meetings during their term.

B. Whenever possible, Committee members must report absences in advance to the Chair or the cultural staff. Absences reported in advance will be considered excused. In case of emergency, Committee members and alternates must report their absences as soon as possible. The Chair shall determine if the emergency constitutes an excused absence. This decision may be appealed to a vote of the Committee.

C. It is the responsibility of absent Committee members to contact the Chair for information that was missed.

D. Any Committee member may request a leave of absence for no more than four (4) meetings by submitting a request in writing with a brief explanation for the reason for the leave to the Committee for approval. No more than two (2) Committee members or alternates may be granted a leave of absence at any one time.

E. A Committee member's position is declared vacated if more than three (3) unexcused consecutive meeting absences occur.

SECTION 12. MODIFICATION OF BYLAWS

These Rules of Procedure and Conduct shall only be amended by Council resolution.

Approved by Town Council Resolution No. 16-013, on February 19, 2016.



ITEM NO: 6I(1)
DATE: 02/16/2016

REQUEST FOR TOWN COUNCIL ACTION

TITLE: CONTRACTS ABOVE \$100,000 – 2016 Townwide Roadway Reconstruct Program (CIP 16-004)

- | | |
|--|--|
| <input type="checkbox"/> PUBLIC HEARING | <input type="checkbox"/> ORDINANCE FOR 1 ST READING |
| <input checked="" type="checkbox"/> CONTRACT | <input type="checkbox"/> ORDINANCE FOR 2 ND READING |
| <input type="checkbox"/> MOTION | <input type="checkbox"/> RESOLUTION |



Tom Williams, Engineering Director



G. Randolph Young, Town Administrator

ISSUE:

Award of a trade contractor agreement with T&M Construction for the 2016 Townwide Roadway Reconstruct Program (CIP 16-004) project.

PRIOR ACTION:

None.

FUNDING/BUDGET IMPACT:

Funding for this annual roadway maintenance project has been appropriated in the Streets Capital Improvement Projects (301-4310) and Public Works – Streets fund (101-4310). The Town needs to maintain our roadway investment through annual maintenance activities in order to maximize the usable life.

BACKGROUND:

The Town publically opened competitive bids on February 3, 2016 for the 2016 Townwide Roadway Reconstruct Program (CIP 16-004) project. This project will complete the reconstruct of the distressed eastbound Mainstreet concrete pavement to a composite asphalt pavement over aggregate base course section from Jordan Road to Motsenbocker Road. This reconstruct effort is a continuation of the westbound section of Mainstreet that was done in 2015. The project also includes concrete pavement maintenance and diamond grinding on southbound Jordan Road north of Mainstreet and Mainstreet west of Jordan Road. More detailed information on the 2016 roadway maintenance areas are anticipated to be presented at the April 11th Town Council study session.

Town received bids from five (5) contractors, with T&M Construction being the lowest responsible bidder. T&M Construction has completed several Town capital improvement projects in the past several years with the most recent on being the reconstruction and

improvements of the Parker Road & Woodman Drive intersection in 2015. While these past projects were smaller in scale than the 2016 Reconstruct project, they have completed similar scope of projects for other jurisdictions with good results. The previous Town projects were completed on schedule and budget. Therefore Town staff recommends moving forward with the contract award. The bids were as follows:

1) T&M Construction	\$1,704,979.50
2) Concrete Express	\$1,706,158.75
3) Double R Excavating	\$1,785,773.50
4) Brannan Sand & Gravel	\$2,095,965.25
5) Asphalt Specialties	\$2,200,627.10
Engineer's Estimate	\$1,615,000.00

RECOMMENDATION:

Award the contract with T&M Construction for the 2016 Townwide Roadway Reconstruct Program (CIP 16-004) project in the amount of \$1,704,979.50.

PREPARED/REVIEWED BY:

Chris Hudson, CIP & Construction Manager

ATTACHMENTS:

None

RECOMMENDED MOTION:

"I move to approve the staff recommendation, as a part of the consent agenda."

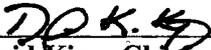


ITEM NO: 61(2)
DATE: 02/16/2016

REQUEST FOR TOWN COUNCIL ACTION

TITLE: CONTRACTS ABOVE \$100,000 – Support Agreement for the Police Department Records Management and Field Reporting Systems

- | | |
|--|--|
| <input type="checkbox"/> PUBLIC HEARING | <input type="checkbox"/> ORDINANCE FOR 1 ST READING |
| <input checked="" type="checkbox"/> CONTRACT | <input type="checkbox"/> ORDINANCE FOR 2 ND READING |
| <input type="checkbox"/> MOTION | <input type="checkbox"/> RESOLUTION |



David King, Chief of Police



G. Randolph Young, Town Administrator

ISSUE:

Approval of a contract with COHERO to provide continuing software support for the Police Department's current records management and field reporting systems.

PRIOR ACTION:

None

FUNDING/BUDGET IMPACT:

Funding for this project has been appropriated

BACKGROUND:

The Town received notice from Northrop Grumman, the manufacturer of the Police Department's records management and field reporting systems (RMS/AFR), indicating they would no longer provide development or support services for these products. The notice included a December 31, 2015 "end of life date" and an option to extend services through February 29, 2016. The Town accepted the two month extension offer in order to implement a final system upgrade and to secure a continuing support agreement with another qualified vendor. COHERO has been identified as the only available provider of service and support for Northrop Grumman RMS/AFR systems. COHERO has demonstrated a proven record of providing support for other law enforcement agencies who utilize Northrop Grumman RMS/AFR platforms. The transfer of support to COHERO will provide the Police Department quality support for the current RMS/AFR system while a search for a new system is conducted. RMS/AFR is the most widely utilized and critical system the department utilizes in the production and storage of criminal justice records.

As stated, COHERO is the only viable source to support the current Northrop Grumman RMS/AFR system and they have provided a quotation for a service period beginning March 1, 2016 and ending on February 28, 2017.

COHERO quoted cost of service and support 3/1/2016 through 2/28/2017: \$148,500.00

For comparison: 2015 support and service cost from Northrop Grumman: \$178,960.00

RECOMMENDATION:

Award the contract with COHERO to provide software support services for the Police Department's records management and field reporting systems.

PREPARED/REVIEWED BY:

Ron Combs, Police Captain

ATTACHMENTS:

None

RECOMMENDED MOTION:

"I move to approve the staff recommendation, as part of the consent agenda."



ITEM NO: 6I
DATE: 02/16/2016

REQUEST FOR TOWN COUNCIL ACTION

TITLE: CONTRACTS ABOVE \$100,000 - Parker Consolidated School, Phase II-A Contract Modification

- | | |
|--|--|
| <input type="checkbox"/> PUBLIC HEARING | <input type="checkbox"/> ORDINANCE FOR 1 ST READING |
| <input checked="" type="checkbox"/> CONTRACT | <input type="checkbox"/> ORDINANCE FOR 2 ND READING |
| <input type="checkbox"/> MOTION | <input type="checkbox"/> RESOLUTION |

Elaine Mariner

Elaine Mariner, Cultural Director

G. Randolph Young

G. Randolph Young, Town Administrator

ISSUE:

Award of a contract modification with Wattle & Daub Contractors for the Parker Consolidated School, Phase II-A restoration work on the Parker Consolidated School (Mainstreet Center).

PRIOR ACTION:

In May 2014, Town Council approved the State Historic Fund grant contract for Phase I to fund restoration work on the front windows and entrance at the Parker Consolidated School (Mainstreet Center). On March 2, 2015, Town Council approved a resolution approving a competitive proposal process for this project. Town Council approved the award to Wattle & Daub Contractors on March 16, 2015, for Phase I work. In April 2015, Town Council approved the State Historic Fund grant contract for Phase II for basement work. On November 16, 2015, Town Council approved the Parker Consolidated School, Phase II-A agreement, and on January 19, 2016, the Council approved a contract modification to the agreement.

FUNDING/BUDGET IMPACT:

Funding for this work has been appropriated.

BACKGROUND:

Phase I has been completed. Phase II-A which includes windows and door work, and restoration of the entry way on the lower level is progressing. To keep the project moving, Town Council previously approved a contract modification which included basement demolition and the construction of various items including modifying shelving, constructing and installing cabinet doors on 01/19/2016. During demolition, a classroom on the lower level was found to have loose plaster with potential mold the entire length of the west wall and structural issues beneath the floor along the same wall. The plan is to remove the plaster and approximately 4 feet of flooring to expose floor joists and ledger and determine what repairs are needed. In addition, another classroom on the lower level, oriented strand board subflooring was found under old

carpeting which was not anticipated. This will need to be removed and the joists assessed for potential damage. During this time, it was also realized in order to make the restoration staging logically progress; a basement closet must be converted to an IT closet which will include finishing the ceiling, walls, floor, and installing a vented door. After assessing needs it was also apparent that more doors would need to be constructed and fewer doors restored. All of the before mentioned items are now being proposed in an additional contract modification. Pricing has been reviewed and found to be reasonable. Town staff concurs with this proposal to modify the existing Phase II-A contract for a second time. The price for re-flooring will not be included as it is impossible to know the costs until the investigation has been completed. Therefore a future contract modification is anticipated for this flooring work. Phase II-B will come to Town Council later this year and will be for the restoration work on the lower level.

RECOMMENDATION:

Award the contract modification with Wattle & Daub Contractors in the amount of \$11,533 for the Parker Consolidated School Restoration Project, Phase II-A for a revised total contract of \$239,312.

PREPARED/REVIEWED BY:

Thomas Gill, Associate Project Manager
Chris Hudson, Capital Improvements & Construction Manager
Elaine Mariner, Cultural Director

ATTACHMENTS:

None

RECOMMENDED MOTION:

"I move to approve the staff recommendation, as a part of the consent agenda."

PROCLAMATION

WHEREAS, Shriners Hospitals for Children is a national non-profit organization committed to giving children the opportunity to live a more normal life;

WHEREAS, Shriners Hospitals for Children gives children the opportunity to receive treatment for orthopedic problems, severe burns and spinal cord injuries and provides them with a head start in developing a normal life, regardless of the patients ability to pay, that is essential to becoming successful and contributing adults;

WHEREAS, on March 8, 2016, Shriner's Hospitals for Children and IHOP, will join together to encourage people to donate to Shriners Hospitals for Children activities in our city; and

BE IT RESOLVED, that I, Mike Waid, Mayor of Parker, in recognition of this important event, do hereby proclaim March 8, 2016, in Parker, as "IHOP's National Pancake Day and Shriners Hospitals for Children Day.

In witness thereof, I have hereunto set my hand this 16th day of February, 2016.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk



TOWN ADMINISTRATOR'S REPORT

February 2016



Town of Parker
20120 E. Mainstreet
Parker, CO 80138

Tel: 303.841.0353
Fax: 303.805.3153
townadministrator@parkeronline.org



COMMUNICATIONS

Project Updates

Individual Projects

- The 2016 State of the Town video is complete and will debut at the State of the Town event in February.
- Barnhart Communications is working on a marketing plan and implementation calendar for Parker.
- Council came to consensus on a new Town logo. The new logo will be implemented in the coming weeks and months.
- Planning for Bike to Work Day and Let Freedom Sing is underway, and planning for the holiday events has also started. Staff is working on a revamp of the Mayor's Holiday Lighting event and will bring an update to council in the coming months.

- The Town had 531 visitors access its Twitter page in January, an all-time record for the account.
- Sponsorship recruitment is underway for the 2016 Town events. Staff has already secured just over \$18,000 of the 2016 sponsorship revenue goal of \$32,000. Many of our 2015 sponsors have renewed for 2016, including: Xfinity, Authentic Brazilian Jiu Jitsu, Huntington Learning Center and Rocky Vista University and several new sponsors are coming on board.

Media

- Ten Town and Parks and Recreation Media Releases were sent out in January, and staff responded to a variety of media inquiries.

Town Website Statistics

54,421
January Page Views

43,448
Total Visits

Top Pages

Employment: 3,434 hits
TRAKiT: 2,492 hits
Current Development: 988 hits
File and Pay Sales Tax: 1,227 hits
Departments: 1,236 hits

Parks & Recreation Website Statistics

167,347
January Page Views

29,414
Total Visits

Top Pages

Recreation Center: 13,940 hits
Sports: 10,834 hits
Group Fitness Classes: 8,248 hits
Fitness and Wellness: 7,521 hits
Youth Sports: 6,492 hits

Valentine's 5K/10K Marketing

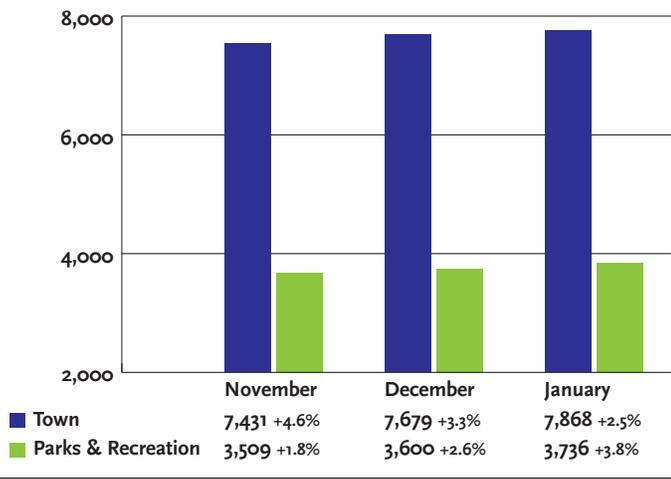
Recreation Marketing staff ran a Facebook ad with a discount code for the upcoming Love 'em or Leave 'em Valentine's Day 5K/10K with Sports Authority. The post reached more than 15,000 people, which resulted in 309 post clicks, 37 new page likes and 26 people registered with the discount code. The cost was \$50, which is equivalent to two discounted registrations.



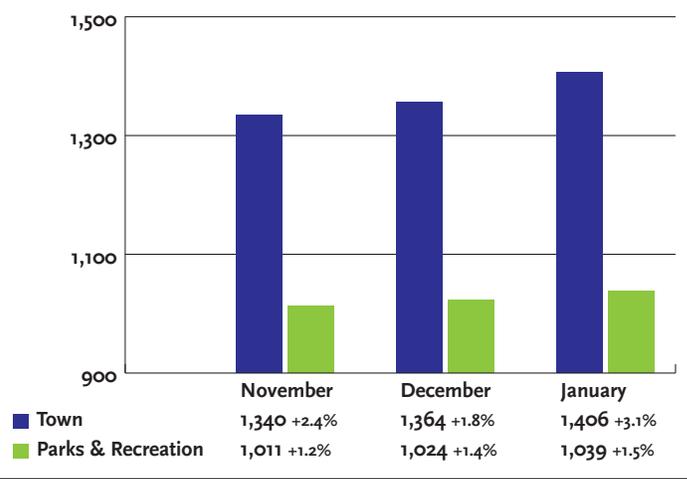
COMMUNICATIONS - CONT'D

Social Media Corner

Facebook Followers - Monthly Comparison



Twitter Followers - Monthly Comparison



Parker Parks and Recreation
Published by Jaime Stevens Vollertsen · January 0 at 10:30am

Is running or walking a 5K/10K one of your 2016 resolutions? Get it done with the Love 'em or Leave 'em Valentine's Day 5K/10K with Sports Authority on Saturday, Feb. 13 at Salisbury Park in Parker! It's a professionally timed event and all registrants receive a long sleeve T, chance at prize drawings and a delicious post-race all-you-care-to-eat pancake breakfast. For more info or to register, visit www.ParkerRec.com/VDay5K10K.

Use the code "EARLYBIRD" by Jan. 11 to get \$5 off your registration!

Feb. 13, 2016
Parker, CO

15,133 people reached

Town of Parker, Colorado
Published by Andy Anderson · January 28 at 10:37am

The new Parker branch of Douglas County Libraries is quickly taking shape across the street from Town Hall. Check out the official project website at www.NoLeafUnturned.org/Parker for plenty of details on the project, including a live construction webcam and even a virtual walkthrough video. We can't wait for this fantastic addition to downtown Parker!

No Leaf Unturned - Douglas County Libraries at Parker

4,203 people reached

Town of Parker, Colorado added 4 new photos to the album: Fan Photo of the Week Contest · Jan. 27, 2016
Published by Andy Anderson · January 27 at 12:57pm

We have a small but powerful group of candidates to share in the latest edition of our Fan Photo Week Contest. These images really show off the beauty of our area in winter! Help us select the top pic by liking your favorite before noon on Friday, and make sure to keep sending us those great images!

519 likes, comments, shares

Town of Parker, Colorado
Published by Andy Anderson · January 26 at 12:16pm

The Town is updating the Parker 2035 Master Plan regarding self storage and a change in recommended land uses for the southeast corner of Parker Road and Lincoln Ave. To learn more about these changes, the Comprehensive Planning Division invites you to attend a public open house at the PACE Center on Feb. 4 from 5 to 7 p.m. More information on the Parker 2035 Master Plan: Changes and Choices can be found online at www.ParkerOnline.org/MasterPlans.

Town of Parker - Master Plans and Guiding Documents

3,538 people reached

Parker Parks and Recreation
Published by Jaime Stevens Vollertsen · January 28 at 9:44am

This year's shirt is a real "Scream" and you know you want it! Register for the Love 'em or Leave 'em Valentine's Day 5K/10K with Sports Authority by Feb. 5 to guarantee your shirt size at the race. The run/walk is Sat., Feb. 13 at Salisbury Park. Get more info and register at www.ParkerRec.com/VDay5K10K.

6,526 people reached

Town of Parker
[@townofparkerco](http://townofparkerco)

Join the Town of Parker and @ParkerArtsCO in helping to combat cyber bullying:
parkeronline.org/CivicAlerts.as...

OUT OF BOUNDS
Join us as we participate in a most important event about adolescence and cyber-bullying.

- Informative speakers
- Panel discussions
- Expert advice and resources

Feb. 3 & 4
PACE CENTER

RETWEETS: 3 | LIKE: 1

1:48 PM - 11 Jan 2016

745 impressions



COMMUNITY DEVELOPMENT

Building Division Statistics - January 2016

Single-Family Permits: 10 (10 total in 2016)

\$3,814,375 valuation (\$3,814,375 total in 2016)

Multi-Family Permits: 0 (0 total for 0 units in 2016)

\$0 valuation (\$0 total in 2016)

Commercial Permits (New): 5 (5 total in 2016)

\$8,414,874 valuation (\$8,414,874 total in 2016)

Commercial Permits (Remodel): 54 (54 total in 2016)

\$2,084,332 valuation (\$2,084,332 total in 2016)

Other Permits: 104 (104 total in 2016)

\$484,268 valuation (\$484,268 total in 2016)

Total Permits: 173 (173 total in 2016)

\$14,761,848 valuation (\$14,761,848 total in 2016)

Inspections: 1,999 (1,999 total in 2016)

Total Valuation: \$14,761,848 in 2016



Comprehensive Planning

Master Plan Update

Town staff has drafted an update to the Parker 2035 Master Plan that will amend the text describing the intent of the Light Industrial Character Area and amend the General Land Use map recommendation for four small lots on the southeast corner of Parker Road and Lincoln Avenue from Medium Density Residential Character Area to Central Commercial Character Area. A community open house was held Feb. 4 at the PACE Center and the Planning Commission considered the amendments at its Feb. 11 meeting. The proposed amendments will be presented to Town Council on March 7.

Parker Road Corridor Plan

The Town received five responses from consulting teams to the Parker Road Corridor Plan Request for Proposal (RFP). A multi-departmental team of staff are now reviewing the responses and will be interviewing the top teams. We are excited about the quality of the teams that responded to the RFP and look forward to hiring the right team to help the Town, CDOT and our citizens articulate a long-term vision for this important transportation and land use corridor and then develop a plan to accomplish the vision. The planning process will entail significant public outreach using both traditional and electronic means with the goal of reaching the broadest cross section of our residents, businesses and visitors. The future Plan will provide a comprehensive and integrated approach to land use, transportation, multi-modal access, redevelopment and urban design along the Parker Road corridor.

Pine Curve Rezoning

Community Development held its second Pine Curve rezoning process open house on Feb. 10 at the PACE Center. During the last two months, staff has been developing draft zoning language and a Planned Development Map for the site. Staff presented the map and key concepts proposed in the zoning at the open house and received additional public comments. The rezoning process will culminate in a June public hearing at which Town Council will consider the rezoning.

COMMUNITY DEVELOPMENT - CONT'D

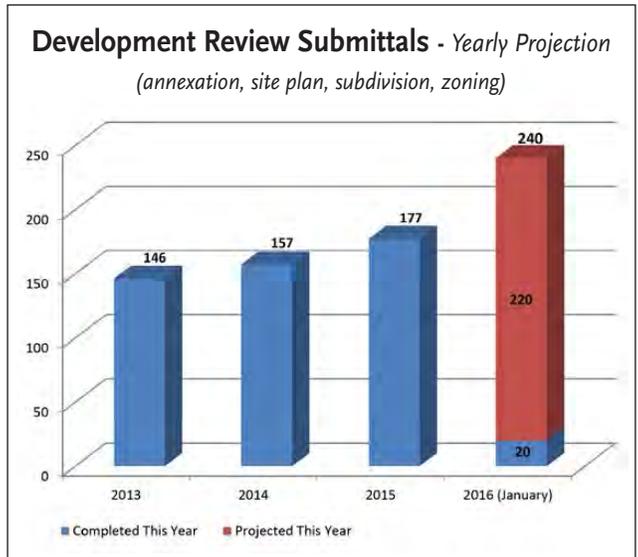
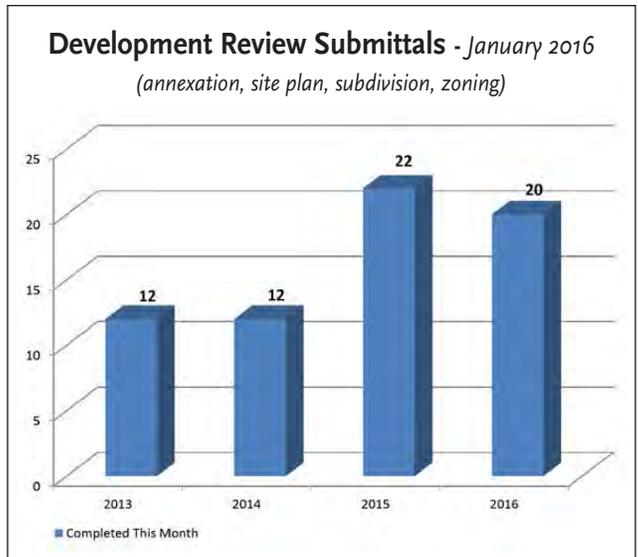
Development Review - Project Updates

Major Active Development Projects

- Advance Auto Parts – Robinson Ranch
- Automotive Service and Sales Facility Phase II – Parker Auto Plaza
- Brakes Plus – Robinson Ranch
- Compark Village South – New Residential (**New Project**)
- CVS Pharmacy – Stonegate
- Dog Park and Disc Golf – Enclave
- Newlin Crossing Annexation – New Residential/Commercial
- Parker/Lincoln – Commercial Annexation
- Park 64 – New Multi Family
- Performing Arts Charter School – Compark (**New Project**)
- Reata North Filing 12 – New Residential
- Stroh Crossing – New Residential

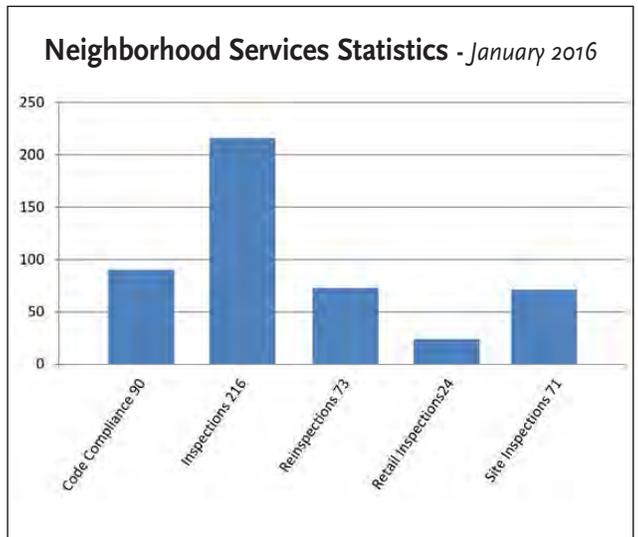
Major Projects Under Construction

- Assisted Living Facility – Crown Point
- Automotive Service and Sales Phase I – Parker Auto Plaza
- Boondock's Food & Fun Center – Crown Point
- Douglas County Library - Mainstreet
- Dransfeldt Business Center - Parkglenn
- Enclave at Cherry Creek Multi-Family
- Express Wash – Crown Point
- Freddy's Frozen Custard Restaurant
- Gander Mountain – Crown Point
- Mini U Storage - Dransfeldt
- Parker Flats Multi-Family
- Physical Rehab Center – Compark
- Your Storage Center – Polo Business Park



Project Focus: CVS Pharmacy

Currently under review, a new 12,900-square-foot CVS Pharmacy is planned for construction at the southeast corner of Lincoln Avenue and Jordan Road. The project would redevelop the existing Conoco Gas Station and include a drug store, health clinic and drive-thru pharmacy. Construction and final demolition will start in the spring of 2016 and should open by the end of the summer.





CULTURAL DEPARTMENT

A “Practically Perfect” Mary Poppins Run!

Parker Arts had a *Supercalifragilisticexpialidocious* January thanks to one magical nanny!

- Capacity for the Disney’s Mary Poppins run was 96%! (This figure was over 16 shows, including two new performances added to meet patron demand.)
- This show was the PACE Center’s highest revenue-generating event since it opened almost five years ago.
- The Sensory-Friendly show (designed to serve those with autism and IDD) was well-received by the community.
- The new Mary Poppins all-day event with lunch, matinee and an exclusive backstage tour sold out.



Mary Poppins Patron Reviews

- “Great show! I thought the actors, production, costumes and set were all so amazing. For the cost of the ticket, you cannot beat it!!”
- “I saw Mary Poppins at the Buell Theater three years ago. I absolutely loved it and was skeptical about PACE, however, the show blew me away. I LOVED it!”
- “It was Broadway quality. This is the first show that we’ve attended (at the PACE Center), and we will definitely be back. The price, the free parking, the lack of service charges all made for a very nice Sunday afternoon.”
- “Excellent performance! Acting, dancing, singing, music, sets, timing, lights, you name it!! Everything was wonderful.”

Mary Poppins By the Numbers

7,533

Total Tickets Sold

96%

Seating Capacity Filled

\$147,214.50

Gross Ticket Sales

\$16,218

Total Concessions Sold

2

Shows Added to Meet Demand

No. 1

Rank in Revenue Generated For
Events in PACE Center’s History

8

New Memberships Sold
Following Performances

\$5,000

Amount Donated by One Patron



ECONOMIC DEVELOPMENT

New Year Economic Updates

January brings the start of the Legislative session, as well as economic updates from a number of leading authorities within the region. During the month, Town staff attended the following events:

Metro Denver Chamber's Legislative Breakfast

Leadership from both sides of the aisle and from both the House and the Senate outlined the issues facing the Legislature this year and updated attendees on their party's legislative priorities. Transportation funding, single-payer healthcare, construction defects and affordable housing are issues both houses anticipate addressing this year.

ULI (Urban Land Institute) Emerging Trends in Real Estate

National Real Estate trends in various assets classes were presented along with historical data and special emphasis on Denver's continued emergence as a strong secondary market for development capital. Low capitalization rates and stagnant growth in more traditional first-tier markets have made Denver an attractive home for development capital and foretell of continued growth in most asset classes at least through 2017.

NAIOP (National Association for Industrial and Office Park) Economic Forecast Breakfast

Economists from the Leads School of Business gave a presentation on the state of the economy, projections for the coming year and an overview of the current business cycle with reference to a historical perspective. Leading bankers and finance executives then led a panel discussion on the health of Denver's economy and its implications for continued growth and development. Continued development and job growth in eight of nine industry sectors are anticipated through 2016 and 2017 with strong inflows of capital from both domestic and international sources.

Business Retention Program Update

The Economic Development Department, along with Town Councilmembers, has already begun attending business retention visits in 2016. The department plans on contacting 100 businesses, meeting with as many as possible throughout the course of the year.

CREJ Construction & Development Summit

Presentations on each of Denver's development sub-markets were made by panels of developers, brokers, bankers and property managers. These included overviews by asset class, as well as updates on work in progress and planned projects. Commercial and industrial development outlooks remain very strong throughout the city for the next 24 months with record absorption rates and increasing sale/lease rates. Residential construction remains very strong throughout the city with exceptional growth in the southern region. Multi-family and hospitality development remain positive but have weakened slightly in the core as supply catches up with demand for rental housing.

Parker Area Chamber of Commerce Economic Outlook Forecast Breakfast

Jason Schrock, Chief Economist for the Colorado Governor's Office of State Planning and Budgeting and JD Foster, Deputy Chief Economist for the US Chamber of Commerce, gave presentations on the state of the economy and projections for the coming year.





ENGINEERING

Roadway Capital Improvement Projects

Hilltop Road Powerline Conversion

- Work consists of underground conversion of the existing overhead powerline adjacent to Hilltop Road between the Hess/Hilltop intersection and the Legend High School site

The contract for this work was approved by Town Council in December and work is anticipated to occur in late February 2016.

Chambers Road/Compark Boulevard Traffic Signal

- Work consists of construction of a traffic signal at the Chambers Road/Compark Boulevard intersection

The traffic signal is operational. Due to a lead time issue with the illuminated street name signs for the project, the project is anticipated to be completed in March.

Cottonwood Drive Widening

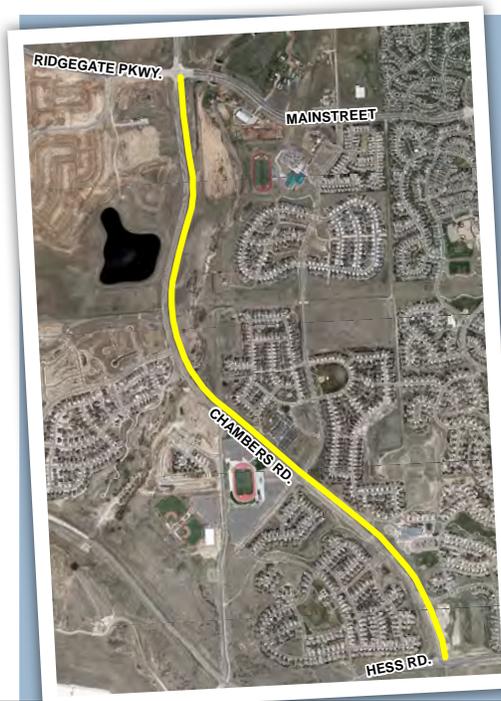
- Work consists of widening Cottonwood Drive between Jordan Road and Cottonwood Way intersections

The funding for the design for this project was appropriated as part of the 2016 budget. Town staff has commenced the selection process for the design consultant. It is anticipated that the design will be completed by late-2016 with construction anticipated for 2017 pending approval of the 2017 budget.

EastMain Development Phase 2

- Work consists of construction of a new roadway through the EastMain site and improvements to the adjacent roadways

The project is currently coordinating utility relocations on the site that will allow the sanitary sewer service and storm sewer to be installed over the next two months. Paving operations will resume when weather allows, which will include the Pace Center Drive extension through the site, Pine Drive widening, and additional on-street parking along Mainstreet. Lighting, landscaping, and other streetscape items will complete the project early this summer.



Chambers Road Widening

After a great deal of work, which included a public informational meeting at Gold Rush Elementary School in mid-2015, the Chambers Road Widening Project design has been completed. A competitive bid-opening was held in late January. Six contractors submitted bids, and the low bidder was Hamon Infrastructure of Denver. Their bid of \$9,530,000 was 3% under the Engineer's Estimate of \$9,826,000. The remaining bids were very competitive, coming in at \$10.4, \$10.5, \$10.8, \$10.9, and \$11.4 million. Construction is anticipated to begin in the spring of 2016.

This vital project, which begins at Hess Road and ends at Mainstreet, will widen the current two-lane, north/south route to a four-lane principal arterial roadway. The actual construction includes 10,000 feet of new two- and three-lane roadway for widening, which will require 32,000 tons of hot-mix asphalt. There will be 23,000 feet of curb and gutter, 10,000 square yards of sidewalk and 20,000 cubic yards of aggregate base course. Storm sewer drainage improvements with the associated inlets and manholes will also be part of the work. This will include over 900 feet of 18-inch and 24-inch diameter reinforced concrete pipe. In addition, the installation of one new traffic signal and upgrades to four existing traffic signals will be needed to meet the demands of additional lanes. The large project also includes a 140-foot single span bridge (three lanes wide) over Newlin Gulch and a 200-foot pedestrian bridge.

The increased traffic capacity was planned when the first section of roadway was completed in 2009 and is needed to support future growth in the Parker area. Funding for this roadway widening project is a joint venture and includes Douglas County, the Douglas County School District and the Town of Parker. The anticipated completion date of the roadway widening is late-fall of 2016 with median landscaping to follow in 2017 (pending funding).

Recreation Improvements

East-West Trail - Phase II

- Project consists of constructing a multi-use recreational concrete trail between Newlin Gulch Boulevard and Chambers Road within and adjacent to the PSCo/Xcel powerline corridor

Design for the project is currently underway. The Town has received approval from PSCo (Public Service Company of Colorado) for construction of this segment of trail. Pending approval by FEMA for the Newlin Gulch crossing and execution of the easements required, construction is anticipated for 2016.

The Plaza on Main

- Project includes the design and construction of a public park and plaza located at the NE corner of E. Mainstreet and PACE Center Drive

The project is currently under design with construction anticipated to start spring 2016. ▼

East-West Trail - Phase III

- Project consists of constructing a multi-use recreational concrete trail between the Motsenbocker/Todd intersection to the Cherry Creek Trail within and adjacent to the PSCo/Xcel powerline corridor

Design on the project has commenced and preliminary discussions with PSCo/Xcel related to a required license agreement have commenced.

Bradbury Trail

- Project consists of constructing a missing segment of trail between Gold Rush Elementary School and Hitching Post Circle

The design for the project is substantially completed. The Town is working with the respective entities to get the easements needed for construction. Assuming that easements are acquired this spring, construction is anticipated for the summer.

Annual Roadway Maintenance Projects

Townwide Concrete Repair

- Work consists of miscellaneous sidewalk, concrete pavement and curb and gutter repairs throughout Town

The 2016 scope of work is currently being determined with competitive bidding anticipated for March.

Roadway Reconstruction

- Work consists of street repairs to various locations in Town

As the 2016 budget has been approved, the eastbound direction of Mainstreet between the commercial access at the southwest corner of Jordan Road and the Motsenbocker Road intersection is anticipated to be reconstructed as asphalt pavement in a similar manner as was done in 2015 for the westbound direction. Competitive bidding for project is underway with a bid opening set for early-February. Construction is currently anticipated to occur in the summer of 2016.

Roadway Resurfacing

- Work consists of street repairs to various locations in Town

The asphalt overlay portion of the project was awarded by Town Council in January. Bidding of the slurry/chip seal contract is planned to commence in February. Construction is anticipated to commence as temperatures/weather allow in the spring of 2016.



Stormwater Capital Improvement Projects

Cherry Creek Restoration at Norton Open Space

- Work will include channel stabilization improvements approximately 2,000 feet downstream of Cottonwood Drive to the County line

The contractor has been released to start construction. Activity may be slow at first due to weather constraints, however, the work will start with site clearing and grubbing, followed by a considerable earthwork operation. Construction is expected to be complete by the beginning of May.

Newlin Gulch Trail Crossing at Parker Homestead

- Work will include channel stabilization improvements and a trail crossing in Newlin Gulch adjacent to the Parker Homestead development projects

Construction is substantially complete. Re-vegetation will occur as soon as weather permits.





Facts & Statistics

January 2016

Accounts Payable

Total AP spend:

\$3,047,861.51

Invoices processed:

513

Checks processed:

453

Total check runs:

5

Average invoices per check run:

103

Average amount per invoice:

\$5,941.25

Average amount of check:

\$6,728.17

Purchasing Cards

Total P-Card spend:

\$338,389.56

Total P-Card transactions:

915

Total statement cycles:

1

Average statements per cycle:

915

Average transaction amount:

\$369.82

Payroll

Total W-2's Issued:

854

Sales Tax

New accounts opened:

35

Accounts closed:

2

Active audits:

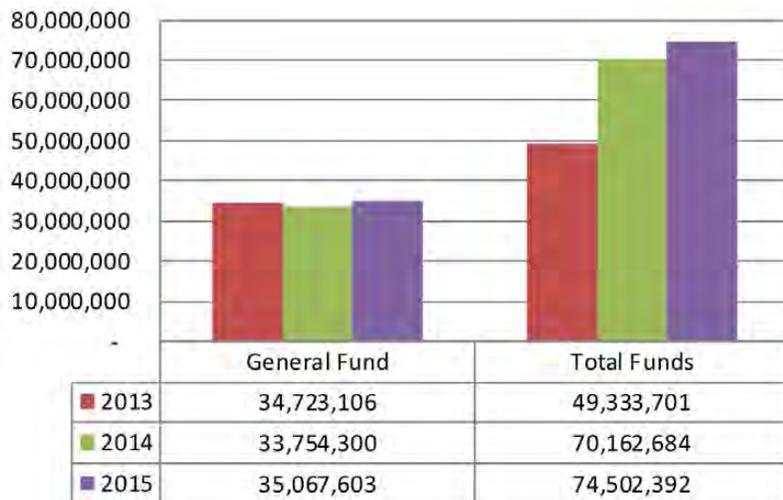
30

Subscribers for sales tax notifications:

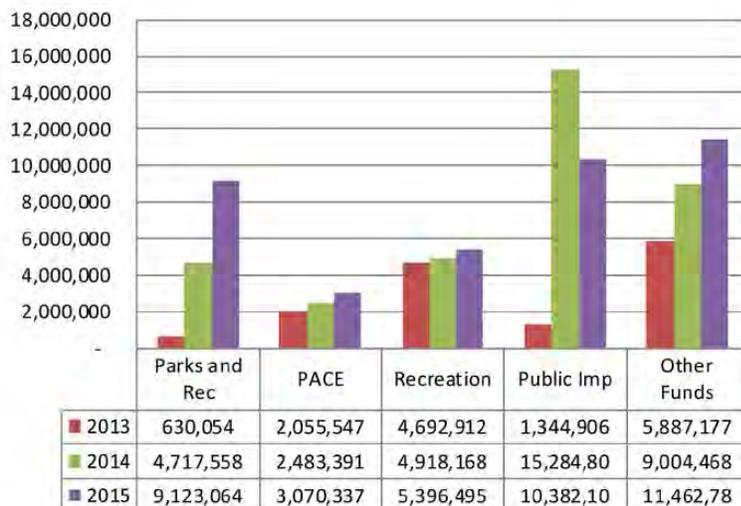
1,289 in 4 countries and 31 states

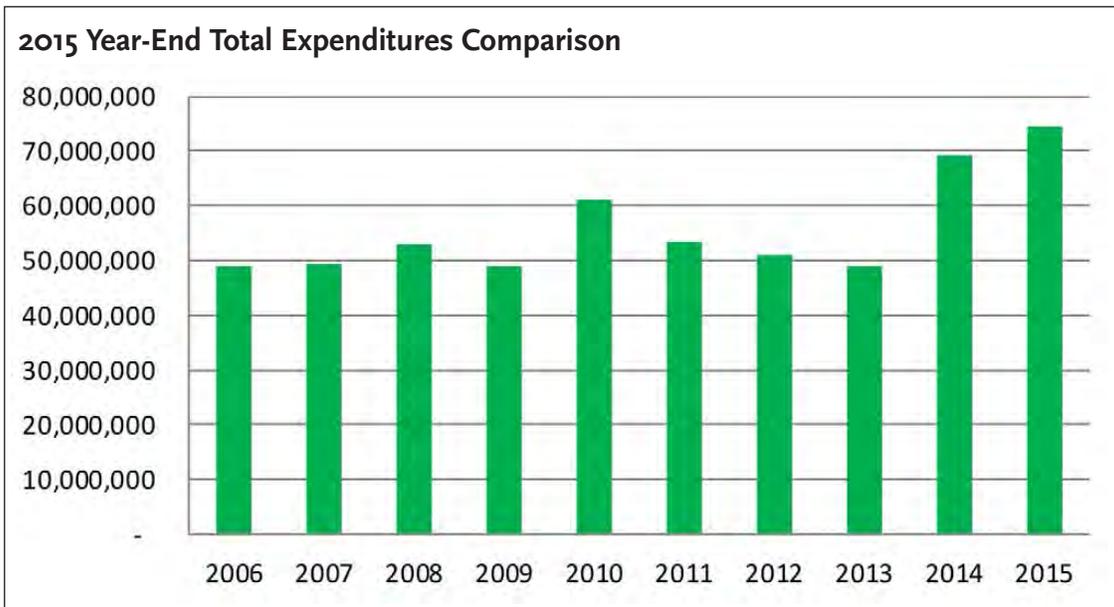
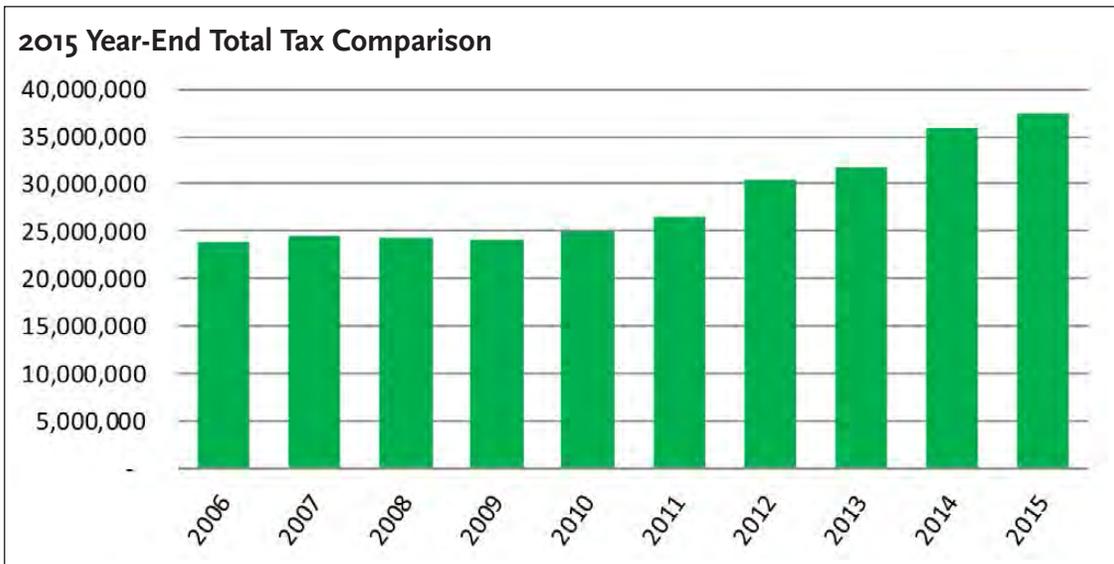
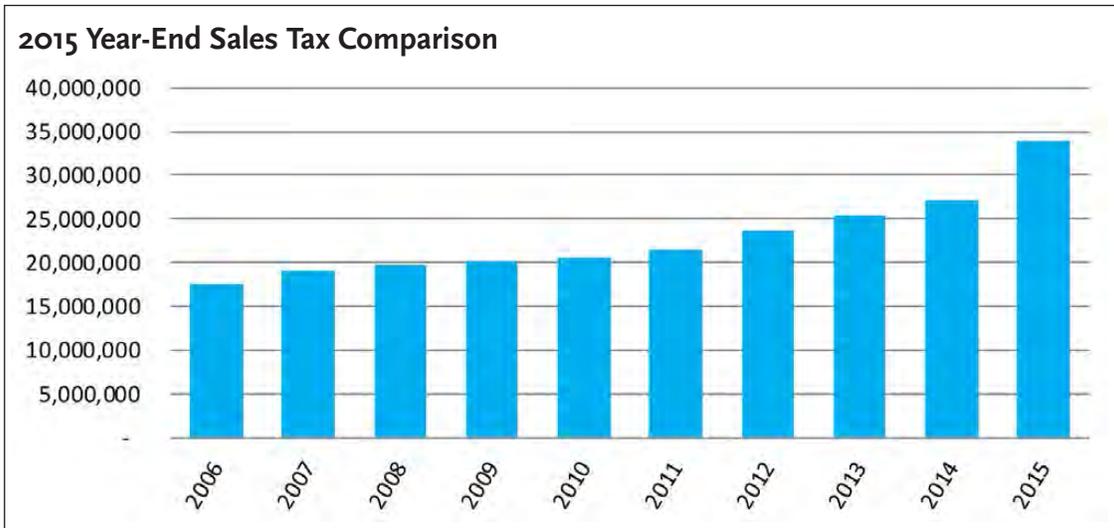
FINANCE

2015 Year-End Expenditures Comparison - Overall



2015 Year-End Expenditures Comparison - Breakdown







PARKS AND RECREATION

Parks and Forestry/Open Space Highlights

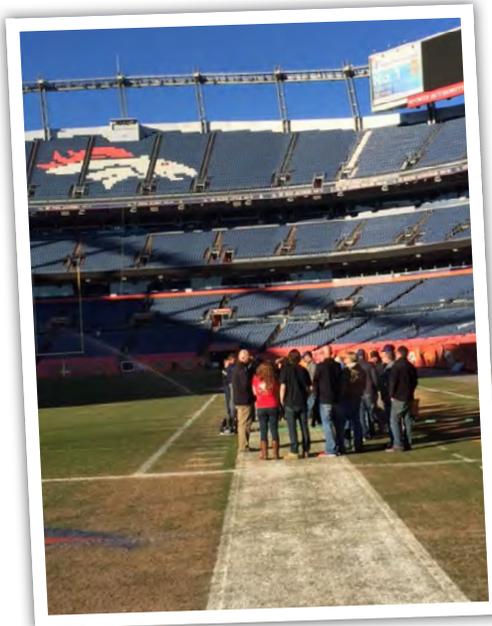
Christmas Tree Recycling Program

In January, the Forestry Division wrapped up the Town's annual Christmas Tree Recycling Program. In total, a record 3,050 Christmas trees were chipped, which produced over 120 cubic yards of mulch for Parker residents!



Irrigation Training at Sports Authority Field

The Irrigation Crew attended a training on new irrigation technology at Sports Authority Field. Staff was given a tour of the field and observed emerging industry technology, including new irrigation heads, irrigation controllers and cloud-based irrigation system communication.



Remodeled Facilities

The Parks and Forestry/Open Space Divisions moved into their newly remodeled facilities at Motsenbocker in January. Renovations were completed to the back shop, old ice slicer building and front office building.

When the facility was shared with Public Works, Parks snow removal vehicles sat outside and time was wasted clearing snow and ice from the vehicles before staff could head out to plow open the Town's facility parking lots. Eleven truck-mounted plows can now fit inside. The shop also includes areas for welding, carpentry, small equipment repair, and a pesticide lockup.

Almost all Parks and Forestry equipment, such as tractors, mowers and skid-steers, are now parked in cold storage, extending the lifespan of our assets by protecting them from the elements. The renovations also allow each employee a workspace to share with a coworker.



PARKS AND RECREATION - CONT'D

Therapeutic Recreation

In January, the Therapeutic Recreation Division implemented the new service of one-on-one aquatic therapy sessions. Aquatic Therapy is evidence-based training; studies have proven its positive results for participants.

Aquatic Therapy is commonly identified as a practice of physical therapy in an aquatic environment and uses water as a way of coping with disease or maintaining health. It has been effective treatment for arthritis, back pain/stenosis, total joint replacement, generalized muscle weakness, stroke and fibromyalgia. Interventions that TR will be implementing into



sessions include range of motion exercises; strengthening and conditioning exercises; endurance and core strengthening; gait-training activities; agility training; and balance exercises.

Facilities



Fieldhouse

- The Fieldhouse booked and held 42 birthday parties in January, the most ever. The previous record of 38 parties was set was in March 2015.
- With the addition of Active software and the ability for users to check availability online, the Fieldhouse collected \$57,729 in facility rentals for the month of January. This is nearly 1/3 of the projected budget in the first month and more than double the revenue collected from January 2015.

Recreation Center

- The new birthday party program at the Recreation Center has exceeded expectations and is very popular with over 10 pool parties each weekend.
- January featured 35,061 individual visits to the Recreation Center, an average of 1,131 per day. Comparatively, December's total was 27,785 for the month and 896 per day.

Sports



- The youth winter basketball program had almost 800 participants (789 total) across seven divisions. This is by far one of the Sports Division's largest programs and continues to see strong participation.
- Winter Futsal had record participation numbers with a brand new U9/U10 division bringing in four additional teams. There were a total of 288 players in five different divisions. The league wraps up at the end of February. A partnership with Performance Soccer continues to prove very successful in providing programs for the recreational and competitive soccer communities.

Fitness

- The Commit to Fit Weight Loss Program officially kicked off Jan. 25. This year, 53 people—a record number—are participating in the program! Teams of three to four were formed, and groups work out with a trainer two times a week for eight weeks. In addition, they have access to nutrition information, weekly group boot camps and a 10-visit punch card to the facility. The teams with the most weight loss win prizes.
- The Fitness Division introduced two new evidenced-based programs in January, including the Arthritis Foundation's Walk with Ease program, as well as the Arthritis Foundation's Aquatic Program. Both programs are full. The Fitness Division also received a grant from the Arthritis Foundation that included reimbursement of the staff's training certifications and free class materials for up to 30 people, as well as various reward packs for participants who graduate from the program.
- Parker Parks and Recreation will be hosting the annual Love 'em or Leave 'em Valentine's Day 5K/10K at Bar CCC Park on Saturday, Feb. 13 at 10 a.m. Town employees are eligible for a discount of 20 percent using the coupon code TOP20.
- The Parker Recreation Center added new fitness equipment in 2016, including three new elliptical trainers, one new rower and three new Pilates Reformers with Towers that have been very popular.



POLICE DEPARTMENT

Department Highlights

Self-Defense

Officer Amy Lantz taught women’s self-defense to 14 Parker women. The Rape Aggression Defense system of self-defense empowers women in methods of self-defense and instills the self-confidence necessary to defend themselves against an attacker. There was no cost to attend. ▼



Parent Education

Detective Shannon Brukbacher spoke at Prairie Crossing Elementary School to help teach parents how to be good digital citizens. Detective Brukbacher discussed cyber-bullying, gaming safety, sexting and other topics geared towards parents of elementary-aged children. The 45-minute presentation was followed up with more than 90 minutes of questions and answers.

9-1-1 Education

Communications Technician Danielle Huskey held a 9-1-1 education class at the Montessori School in Lone Tree. Nineteen children and four adults learned the proper time to call 9-1-1 and the type of information they will need when calling.

Cyber-Bullying Event

The Police Department participated in the cyber-bullying program “Out of Bounds” at the PACE center. Detective Shannon Brukbacher was part of the panel discussion about how parents and kids can deal with cyber-bullying. Officers Greg Epp and Sherry Corcoran hosted a booth with information and tools to help kids feel comfortable when reporting bullying.

TIPS Class Well-Attended

Thirteen people attended the Training for Intervention Procedures (TIPS) class on Jan. 10. TIPS is a skills-based, responsible alcohol training and certification program that is designed to prevent intoxication, underage drinking and drunk driving by enhancing the fundamental people skills of servers, sellers and consumers of alcohol. Phone calls were placed to all 14 Parker businesses that failed the last round of liquor compliance checks.

Explorers Compete in Arizona

Parker Police Department Explorers competed in the Chandler Tactical Competition in Chandler, Ariz. The Explorers trained for months to prepare for the competition. High Risk Warrant Execution, Crisis Negotiations, Downed Officer Rescue and an obstacle course were just a few of the events at the competition. The Explorers placed third in the Marijuana Field Raid competition.



New Officers Sworn In

The three newest members of the Parker Police Department were sworn in Jan. 20. Officers Jeremy Thunberg, Teagan Kavanagh and TJ Ort were welcomed by more than 70 members of the Parker Police Department, as well as Mayor Mike Waid and Town Councilmember Josh Martin.



Victim Services Advocates Receive Donation

Daniel Velasquez presented 40 stuffed animals to Parker Police Department’s Victim Services Advocates.

Five years ago, Daniel was in a car accident and received a teddy bear from Officer Casey Cashman. Daniel now asks for stuffed animals for his birthday to donate to the Police Department.

These stuffed animals are used by Victim Services Advocates when they go to a crisis with children. In addition, our officers carry the stuffed animals in the trunk of their vehicles so they may give them to children during crisis.

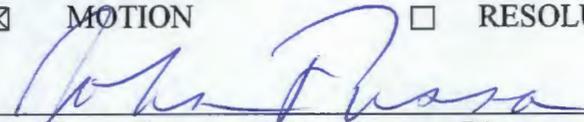


ITEM NO: 8
DATE: 02/16/2016

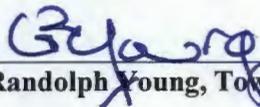
REQUEST FOR TOWN COUNCIL ACTION

TITLE: ROBINSON RANCH LOT 3 FILING 2 FIRST AMENDMENT – Use by Special Review

- | | |
|--|--|
| <input checked="" type="checkbox"/> PUBLIC HEARING | <input type="checkbox"/> ORDINANCE FOR 1 ST READING |
| <input type="checkbox"/> CONTRACT | <input type="checkbox"/> ORDINANCE FOR 2 ND READING |
| <input checked="" type="checkbox"/> MOTION | <input type="checkbox"/> RESOLUTION |



John Fussa, Community Development Director



G. Randolph Young, Town Administrator

ISSUE:

Dr. Lindsay Mamula has applied for a Use by Special Review request to allow a Veterinary Clinic in the Robinson Ranch Planned Development (PD). The clinic will be located at 12311 Pine Bluffs Way, Unit 115.

PRIOR ACTION:

None

FUNDING/BUDGET IMPACT:

None

BACKGROUND:

This project consists of a proposal to locate a veterinary clinic in an existing multi-tenant commercial building located at the southwest corner of Hess Road and Pine Bluffs Way. The multi-tenant commercial building is located on Lot 3 of Robinson Ranch Filing 2 First Amendment and is zoned C – Commercial. The Robinson Ranch PD lists Veterinary Clinics and Hospitals as a Use Permitted by Special Review in C – Commercial.

The veterinary clinic will be compatible with surrounding uses when evaluated against the nine Use by Special Review criteria as specified in the Town’s Land Development Ordinance. The proposal conforms to the Town’s Master Plan and will not result in an over-intensive use of the site.

For complete Use by Special Review analysis please read the Planning Commission staff report that is attached.

RECOMMENDATION:

Staff recommends that Town Council approve the Use by Special Review request to allow a Veterinary Clinic in the Robinson Ranch PD.

On February 11, 2016, the Planning Commission will make a recommendation to Town Council.

PREPARED/REVIEWED BY:

Ryan McGee, Associate Planner; Steve Greer, Deputy Community Development Director; John Fussa, Community Development Director; James S. Maloney, Town Attorney

ATTACHMENTS:

Planning Commission staff report

RECOMMENDED MOTION:

"I move to approve, based upon staff findings, with the five conditions contained in the staff report."

1. That the Use by Special Review materials submitted to the Community Development Department on January 8, 2016 shall be the approved Use by Special Review materials.
2. That the applicant submits tenant finish plans that depicts sound deadening insulation within the wall and ceiling separation of the veterinary clinic and adjacent tenant space to the west.
3. That the applicant and/or property owner install a pet waste bag apparatus and an extra trash can(s) on the property to maintain cleanliness and the landscaping on the site.
4. THIS APPROVAL SHALL EXPIRE SIX (6) MONTHS AFTER THE DATE OF APPROVAL UNLESS A GRADING PERMIT OR BUILDING PERMIT HAS BEEN APPLIED FOR. The Community Development Director, upon written request, may grant a ninety-(90) day extension.
5. This approval DOES NOT include signage. A separate sign permit is required from the Community Development Department. The applicant shall also contact the Building Division regarding sign permit requirements.



**Community Development Department Memorandum
Development Review Division**

To: Town of Parker Planning Commission

From: Ryan McGee, AICP, Associate Planner *RM*
Steve Greer, Deputy Community Development Director *SG*

Through: John Fussa, Community Development Director

Date: February 11, 2016

Regarding: Public Hearing: Robinson Ranch Lot 3 Filing 2 First Amendment - Use by Special Review [Planning Case File No. Z16-001]

Section I.

Subject & Proposal:

Location: 12311 Pine Bluffs Way, Unit 115
Generally located on the southwest corner of Hess Road and Pine Bluffs Way

Applicant(s): Veterinary Center of Parker, Dr. Lindsay Mamula

Proposal: A Use by Special Review request to allow a Veterinary Clinic use in the Robinson Ranch Planned Development (PD).

Section II.

Background:

History: The Robinson Ranch property was annexed in 1998 with Planned Development zoning. Between 2006 and 2010 Robinson Ranch was platted to its current lot, building envelope and easement(s) configuration. The multi-tenant commercial building located on Lot 3 was constructed in 2008.

Land Use Summary Data:

Total Area: Lot 3 is 2.474 acres (Unit 115 is 2,386 square feet in size)

Zoning: Robinson Ranch Planned Development (PD)

Existing Use: Uses within the multi-tenant commercial building include personal services, medical office and a tavern restaurant.

Surrounding Zoning

& Land Use: **North:** Pine Bluffs PD; undeveloped land and residential development

East: Robinson Ranch PD; undeveloped and vacant land

South: Robinson Ranch PD; undeveloped and vacant land

West: Robinson Ranch PD; General Shale clay mine

Section III.

Analysis:

Conformance with Land Development Ordinance:

Lot 3 of Robinson Ranch Filing No. 2 Amendment No. 1 is located in the C – Commercial designated area of the Robinson Ranch PD. The Robinson Ranch PD lists Veterinary Clinics and Hospitals as a Use Permitted by Special Review in C – Commercial. The Veterinary Center of Parker will be located in the eastern most tenant space of the existing multi-tenant commercial building on Lot 3.

Characteristics of Use:

The Veterinary Center of Parker will primarily serve domesticated pets such as dogs and cats. Owners and their pets will visit the clinic for routine exams and surgeries. No overnight boarding of animals will occur at this clinic.

Parking:

The Town of Parker Land Development Ordinance requires 68 parking spaces for the existing multi-tenant commercial building. There are 103 parking spaces provided on site exceeding the minimum parking requirement. The minimum parking requirements for veterinary clinics is 1 parking space per 400 square feet of ground floor area which is less stringent than the parking requirements the personal services and professional office uses currently occurring on site. Therefore the addition of the veterinary clinic will not negatively impact parking for the development

Utilities:

Parker Water and Sanitation District, Xcel Energy and IREA will continue to provide utility service to the development.

Major Roads, Access and Circulation:

There are no proposed changes to the existing vehicular access or traffic circulation.

Section IV.
Additional Staff Findings:

The Town of Parker Land Development Code, §13.04.240(f), specifies nine criteria to be used in evaluating zoning requests. If the proposed use meets these criteria, or can meet them subject to reasonable mitigation conditions, the use may be approved.

1. Will be in harmony and compatible with the character of the surrounding areas and neighborhood;

Applicant analysis and findings:

VCPI will be located in an existing commercial retail building at Robinson Ranch. There are multiple tenants already occupying the premises in which it is located. There are no proposed outside components to be used by the veterinary facility. No boarding or overnight boarding of animals will occur at this location. Measures are being taken to mitigate the noise to adjacent spaces in the walls and through the ceiling. Poop bags and trashcans will be provided near the front entrance for easy cleanup of animal waste for clients to ensure the surrounding landscape remains free of animal waste. The staff will be required to clean up after every pet as they are walked either with a poop bag or a pooper-scooper. The staff will also be responsible at the end of each working day to walk the premises and clean any waste not picked up by clients to maintain a healthy and clean environment. Any accidents on the premises will be cleaned immediately with animal safe disinfectants. Outdoor trash cans will be emptied every night.

Staff analysis and findings:

The applicant is not proposing any changes to the existing, approved site plan or commercial development. The Veterinary Center of Parker is proposing to move into a 2,386 square foot tenant space within the eastern most tenant space of the existing multi-tenant commercial building and will share a wall with the tenant to the west. The applicant has proposed sound deadening insulation in the wall and ceiling separation of the veterinary clinic and adjacent tenant space. The sound insulation will alleviate the potential for noise nuisance from barking dogs into the adjacent commercial tenant space.

The veterinary clinic's proposed hours of operation (7:30 a.m. – 5 p.m.) could be considered less intense in nature than the hours of operation for the existing tavern restaurant and personal service uses occurring on site. No overnight boarding of pets will occur at this veterinary clinic.

The applicant has proposed measures to mitigate potential impacts to landscaping and neighboring businesses by providing pet waste removal bags and trash cans near the veterinary clinic entrance.

The veterinary clinic's actions to mitigate the potential for noise and pet waste impacts will bring the veterinary clinic use into harmony and compatibility with the character of the surrounding neighborhood and uses.

2. Will be consistent with the Town Master Plan;

Applicant analysis and findings:

VCPI will be located in a retail shopping center already in operation. The Town's Master Plan recommends commercial office and retail space at this location; therefore the use is consistent with the Master Plan recommendations.

Staff analysis and findings:

The Town's Master Plan and General Land Use Plan identifies the intersection of Parker and Hess Roads as a Neighborhood Center. The Master Plan identifies Neighborhood Centers as areas that serve the basic needs of surrounding residents. Veterinary services can be considered a basic need for Parker residents and their pets. The veterinary clinic use is consistent with the intent of Neighborhood Centers as identified in the Master Plan.

3. Will not result in an over-intensive use of land;

Applicant analysis and findings:

VCPI will be built at the end cap of an already existing building. No additional construction will be necessary at Robinson Ranch to accommodate VCPI. The intensity of use has already been established and will not be exceeded.

Staff analysis and findings:

The applicant is not proposing any changes to the existing, approved site plan or commercial development. The Veterinary Center of Parker is moving into an existing tenant space in an existing multi-tenant commercial building. The veterinary clinic use will not result in an over-intensive use of the land as the clinic will be moving into an existing tenant space.

4. Will not have a material adverse effect on community capital improvement programs;

Applicant analysis and findings:

Because VCPI is going into an already established building and will be one of many tenants there is no anticipated adverse effects on community capital improvement programs.

Staff analysis and findings:

This use will not adversely affect capital improvement programs as the use will not adversely impact roads, utilities, or storm drains beyond their existing designed capacity. The use will occupy an existing structure and tenant improvements will be designed to accommodate the veterinary clinic use.

5. Will not require a level of community facilities and services greater than that which is available;

Applicant analysis and findings:

VCPI will not require any additional public services greater than that which is available at Robinson Ranch currently.

Staff analysis and findings:

The proposed use will locate into an existing tenant space within an existing building in a designed commercial development. This use is not anticipated to generate demand for additional municipal services (police, street maintenance, drainage facility maintenance, etc.) or facilities (parks, recreation center usage, etc.) beyond which the Town currently provides. Therefore, the proposed use will not require a level of community facilities and services greater than presently available to serve the site.

6. Will not result in undue traffic congestion or traffic hazards;

Applicant analysis and findings:

VCPI is located at a stop light on Hess Road and Pine Bluffs Way. As a result of the stop light and a spacious parking lot minimal congestion or hazards of traffic will occur as a result of a new business in operation.

Staff analysis and findings:

This commercial area within Robinson Ranch has two vehicular access points from Hess Road and one from Parker Road. Employees, customers and their pets will arrive and depart at various times during the hours of operation of the veterinary clinic. The proposed use is not anticipated to generate significant traffic volumes or lead to congestion which might result in undue traffic hazards.

7. Will not cause significant air, water or noise pollution;

Applicant analysis and findings:

VCPI will not cause significant air, water or noise pollution. Medical waste will be removed by professional services. Soundproofed walls between tenant spaces that extend to the ceiling will eliminate noise during brief veterinary visits.

Staff analysis and findings:

The applicant has proposed sound deadening insulation within the wall and ceiling separation of the veterinary clinic and adjacent tenant space to the west. This will mitigate sounds normally associated with veterinary clinics such as barking dogs. The applicant's plan for pet waste removal will mitigate the potential (if any) for significant air and water pollution. Therefore the veterinary clinic use will not cause significant air, water or noise pollution.

8. Will be adequately landscaped, buffered and screened; and

Applicant analysis and findings:

Robinson Ranch has beautiful landscaping around their building. The staff of VCPI will be conscious of the current landscape and take care to have minimal effect. The surrounding areas will be promptly cleaned for waste as well as for general cleanliness.

Staff analysis and findings:

The existing on-site landscaping meets the requirements of the Land Development Ordinance. In order to maintain the landscaping and cleanliness of the site the applicant will provide pet waste removal bags and a waste can at the entrance to the vet clinic. The applicant has also stated in their narrative that employees of the veterinary clinic will be responsible for ensuring pet waste is removed and does not negatively impact the existing landscaping.

9. Will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the Town.

Applicant analysis and findings:

VCPI is proud to offer veterinary services to the Town of Parker. VCPI will be run by a veterinarian with six years of ownership and management experience in the field of veterinary medicine. This facility will provide current and future residents with a facility that's emphasis is on pet wellness and health. It will not be detrimental to the health, safety or welfare of the residents of Parker.

Staff analysis and findings:

The Veterinary Center of Parker will provide a necessary service to Parker residents and their pets. The negative impacts created by veterinary clinic uses are minimal if any. The measures being taken by the veterinary clinic to mitigate and eliminate the potential for negative impacts of this use will ensure that the use will not be detrimental to the health, safety and welfare of present or future inhabitants of the Town. The veterinary clinic will work to ensure pet health and welfare and will not be detrimental to the health, safety or welfare of present or future inhabitants of the Town.

Section V.

Referral Agency Comments:

Below are the condensed versions of referral responses received from affected agencies:

Town of Parker Public Works Dept.:

No comment

Tri County Health Dept:

No comment

Town of Parker Building Dept.:

No comment

Intermountain Rural Electric Association (IREA):

No comment

Comcast:

No comment

Cherry Creek Basin Water Quality Authority:

No comment

Town of Parker Comprehensive Planning:

The Parker 2035 Master Plan defines this area as a Neighborhood Center. Neighborhood Centers should be planned as commercial and mixed use areas that serve the basic needs of the surrounding residents. A veterinarian office of this scale meets the intent of the Parker 2035 Master Plan subject to compatibility with adjoining tenants and any required measures to mitigate impacts.

Parker Economic Development:

No comment

Town of Parker IT:

No comment

Town of Parker Police Department:

No comment

Pine Bluffs HOA:

No comment

Douglas County Planning:

No comment

Robinson Ranch HOA:

No comment

CenturyLink:

No comment

Robinson Ranch Metro District:

No comment

Parker Water and Sanitation District:

No comment

Section VI.

Recommendation:

Staff recommends that the Planning Commission recommend that the Town Council approve the Use by Special Review request to allow a Veterinary Clinic use in the Robinson Ranch Planned Development (PD) with the following conditions:

1. That the Use by Special Review materials submitted to the Community Development Department on January 8, 2016 shall be the approved Use by Special Review materials.
2. That the applicant submits tenant finish plans that depicts sound deadening insulation within the wall and ceiling separation of the veterinary clinic and adjacent tenant space to the west.
3. That the applicant and/or property owner install a pet waste bag apparatus and an extra trash can(s) on the property to maintain cleanliness and the landscaping on the site.
4. **THIS APPROVAL SHALL EXPIRE SIX (6) MONTHS AFTER THE DATE OF APPROVAL UNLESS A GRADING PERMIT OR BUILDING PERMIT HAS BEEN APPLIED FOR.** The Community Development Director, upon written request, may grant a ninety-(90) day extension.
5. This approval **DOES NOT** include signage. A separate sign permit is required from the Community Development Department. The applicant shall also contact the Building Division regarding sign permit requirements.

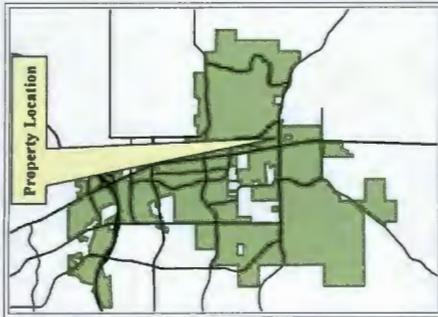
Section VII.
Attachments:

1. Vicinity Map
2. Applicant Project Narrative

Section VIII.
Proposed Motion(s):

"I move that the Planning Commission recommend the Town Council approve the Use by Special Review request to allow a veterinary clinic use in the Robinson Ranch Planned Development (PD) with the five conditions outlined in staff's report."

Robinson Ranch Filing No. 2 Amendment No. 1 Lot 3 Use by Special Review



Legend

- Site
- Town Boundary
- Parcels

**Robinson Ranch Filing No. 2
Amendment No. 1 Lot 3
Use by Special Review**

**Planner: Ryan McGee, AICP
PC Date: February 11, 2016
TC Date: February 16, 2016**



Use by Special Review Application
Project Narrative

Veterinary Center of Parker, Inc. (VCPI)
12311 Pine Bluffs Way, Unit 115
Parker, CO 80134
drlindsay@vcparker.net

VCPI will be a small animal veterinary practice serving small animals, including dogs, cats and pocket pets. Lindsay Mamula, DVM, MBA, CVPM (Certified Veterinary Practice Management) has worked in the Castle Rock and Castle Pines area for 12 years. She was the owner of a practice in Castle Pines and was the primary business manager for the practice. Her expertise in veterinary practice management will allow the practice to thrive at the Robinson Ranch building.

VCPI will be located in an existing space leasehold space that will undergo tenant improvement. No boarding will be done at VCPI. Sound mitigation is being done on the ceiling and walls between VCPI and the adjacent space. Noise will be minimal as VCPI is a general practice that will be open during the day with short visits with clients and medical and surgical patients are quiet and sedated.

Poop bags and a trashcan will be provided to clients at the front entrance to encourage clients to clean up their pet's fecal material after going to the bathroom. Each evening the trashcan will be emptied. The VCPI staff will be required to clean up after each pet that is taken out to relieve itself with a poop bag or a pooper-scooper. No fecal material will be left outside and all areas will be cleaned thoroughly if accidents happen. The staff will be trained to take care of the outdoor facilities every evening before close to ensure no fecal material is left for the next business day.

VCPI will be a new business with the potential for growth over the next several years. VCPI business hours are 7:30 am – 5:00 pm Monday through Friday and Saturday 8 am – 12 pm with expansion of hours as growth occurs. As a single doctor practice initially there will be minimal impact to the shopping center with traffic. As more doctors are added in the future parking is plentiful for future staff and clients.



ITEM NO: 9
DATE: 02/16/2016

REQUEST FOR TOWN COUNCIL ACTION

TITLE: ORDINANCE NO. 1.474 – A Bill for an Ordinance Stating the Intent of the Town of Parker to Acquire Real Property for the Purpose of Constructing and Improving South Parker Road from Sulphur Gulch to Plaza Drive, a Roadway Within the Town and State Highway, by the Addition of a Sidewalk on the East Side, Through the Utilization of the Town’s Power of Eminent Domain, and Directing the Town’s Staff and Town Attorney to Notify all Persons Affected Thereby of the Above-Stated Intent of the Town, and Thereafter to Comply with all Pertinent Provisions of C.R.S 38-1-101, et seq., Relating to Good Faith Negotiations

- | | | |
|---|---|--------------|
| <input type="checkbox"/> PUBLIC HEARING | <input type="checkbox"/> ORDINANCE FOR 1 ST READING | (01/19/2016) |
| <input type="checkbox"/> CONTRACT | <input checked="" type="checkbox"/> ORDINANCE FOR 2 ND READING | (02/16/2016) |
| <input type="checkbox"/> MOTION | <input type="checkbox"/> RESOLUTION | |



Tom Williams, Engineering Director



G. Randolph Young, Town Administrator

ISSUE:

Acquisition of easements needed to construct a multi-use sidewalk/trail on the east side of Parker Road (State Highway 83) between the Sulphur Gulch Trail and Plaza Drive.

PRIOR ACTION:

First reading of the ordinance was approved by Town Council as part of the consent agenda on January 19, 2016.

FUNDING/BUDGET IMPACT:

Funding has been allocated for this project.

BACKGROUND:

The proposed project consists of the addition of a 10’ wide multi-use sidewalk/trail on the east side of Parker Road (State Highway 83) between the Sulphur Gulch Trail and to just north of Plaza Drive. As part of the 2015 DRCOG funding cycle, the Town received approval to receive Federal funds through the Colorado Department of Transportation (CDOT) for construction in 2017. The Town would like to complete the acquisition of easements needed in 2016 so that construction can follow in 2017. The bulk of the improvements are located within CDOT right-of-way except for a few locations where curb ramps and/or sidewalk will encroach onto private property. These are the locations where the permanent easements are needed. The remaining

easements are temporary construction easements needed for constructing the improvement (such adjustment of the slopes or for installation of erosion control measures) or redoing driveways affected by the sidewalk addition. The summary of easements is as follows:

- 1) Permanent sidewalk easements – Four (4) each totaling 754 square feet (SF)
- 2) Temporary construction easements – Six (6) each totaling 13,289 square feet (SF)
- 3) Affected property owners – Six (6)

These easements vary in size from 67 SF to 9,558 SF. The Town has engaged a certified appraiser to complete appraisals on the largest easement area. This will be for two (2) property owners totaling 10,424 SF of the total 14,043 SF easement area needed for the project (approximately 74% of the area). The remaining four (4) property owners have easements totaling 3,619 SF. Due to the size of these remaining easements (they are all small), the Town will be doing value findings which is a simplified approach to an appraisal.

RECOMMENDATION:

Approve the ordinance.

PREPARED/REVIEWED BY:

- 1) Chris Hudson, CIP & Construction Manager
- 2) Jim Maloney, Town Attorney

ATTACHMENTS:

- 1) Vicinity Map (1 pages)
- 2) Ordinance (3 pages)
- 3) Exhibit A (to the Ordinance) – Permanent Sidewalk Easements – Four (4) legal descriptions (8 pages)
- 4) Exhibit B (to the Ordinance) – Temporary Construction Easements – Six (6) legal descriptions (12 pages)
- 5) Exhibit C (to the Ordinance) – Proposed Sidewalk Plans (11 pages)

RECOMMENDED MOTION:

"I move to approve Ordinance No. 1.474 on second reading."

Parker Road Sidewalk (East) Vicinity Map



ORDINANCE NO. 1.474, Series of 2016

TITLE: A BILL FOR AN ORDINANCE STATING THE INTENT OF THE TOWN OF PARKER TO ACQUIRE REAL PROPERTY FOR THE PURPOSE OF CONSTRUCTING AND IMPROVING SOUTH PARKER ROAD FROM SULPHUR GULCH TO PLAZA DRIVE, A ROADWAY WITHIN THE TOWN AND STATE HIGHWAY, BY THE ADDITION OF A SIDEWALK ON THE EAST SIDE, THROUGH THE UTILIZATION OF THE TOWN'S POWER OF EMINENT DOMAIN, AND DIRECTING THE TOWN'S STAFF AND TOWN ATTORNEY TO NOTIFY ALL PERSONS AFFECTED THEREBY OF THE ABOVE-STATED INTENT OF THE TOWN, AND THEREAFTER TO COMPLY WITH ALL PERTINENT PROVISIONS OF C.R.S. § 38-1-101, ET SEQ., RELATING TO GOOD FAITH NEGOTIATIONS

WHEREAS, the Town of Parker, Colorado, possesses the power of eminent domain pursuant to the provisions of Article XX, § 1 of the Colorado Constitution, Section 15.5 of the Town of Parker Home Rule Charter, C.R.S. § 38-1-101, *et seq.*, and C.R.S. § 38-6-101, *et seq.*;

WHEREAS, the Town of Parker wishes to acquire the parcels of property more particularly described in **Exhibit A** (permanent sidewalk easement acquisition), and **Exhibit B** (temporary construction easement acquisition), attached hereto and incorporated herein by this reference (the "Subject Properties"), for the purpose of constructing sidewalk improvements on the east side of South Parker Road from Sulphur Gulch to Plaza Drive, as generally depicted on **Exhibit C**, which is attached hereto and incorporated by this reference; and

WHEREAS, the Town Council of the Town of Parker wishes to comply with all applicable provisions of C.R.S. § 38-1-101, *et seq.*, including, but not limited to, the notice and negotiation requirements and provisions thereof.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Notice is hereby given pursuant to C.R.S. § 38-1-121(1) that the Town of Parker, Colorado, intends to acquire the parcels of property more particularly described in Exhibits A and B (the "Subject Properties").

Section 2. The acquisition of the Subject Properties serves a public purpose and is necessary and essential to the Town's ability to provide public sidewalks on existing public streets and roadways for the residents of the Town of Parker.

Section 3. The Town Attorney is hereby directed to provide a copy of this Ordinance to all persons who presently own or maintain an ownership interest in the Subject Properties notifying them of the intent of the Town of Parker to acquire such property through the use of the Town's power of eminent domain.

Section 4. The staff of the Town, together with the Town Attorney, and any and all persons retained or employed by the Town of Parker in the prosecution of this matter, are directed to comply with all notice and good faith negotiation requirements set forth in C.R.S. § 38-1-101, *et seq.*, in the conduct of the within authorized eminent domain actions.

Section 5. In the prosecution of the within authorized eminent domain actions, the Town shall retain all rights and powers lawfully delegated to it by the Colorado Constitution, the Town of Parker Home Rule Charter, and C.R.S. § 38-1-101, *et seq.*

Section 6. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be attained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 7. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 8. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2016.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2016.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT A

Permanent Sidewalk Easement Acquisition

Four (4) legal descriptions (8 pages)

EXHIBIT A

PROJECT NUMBER: AQC M039-004

PROJECT CODE: 21058

PARCEL NUMBER: PE-01A

DATE: November 13, 2015

DESCRIPTION

A Permanent Easement No. PE-01A of the Department of Transportation, State of Colorado Project No. AQC M039-004, containing 256 sq. ft. (0.006 acres) more or less, being part of Lot 3, Block 1, Replat of Parker Central Area, Filing No. 5, located in the Northeast Quarter of Section 22, Township 6 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, said Permanent Easement being more particularly described as follows:

Commencing at the North Quarter Corner of Section 22, Township 6 South, Range 66 West of the 6th P.M.; Thence South 07°07'06" East, a distance of 1909.74 feet, to a point on the east Right-of-Way line of South Parker Road (State Highway 83) (Nov 2015), and the POINT OF BEGINNING;

1. THENCE North 81°34'41" East, a distance of 9.67 feet;
2. THENCE South 08°25'19" East, a distance of 25.82 feet;
3. THENCE South 81°34'41" West, a distance of 10.18 feet to said east Right-of-Way line of South Parker Road (State Highway 83) (Nov 2015);
4. THENCE North 07°17'32" West, a distance of 25.83 feet, along said east Right-of-Way line of South Parker Road (State Highway 83) (Nov 2015) to the POINT OF BEGINNING;

The above described Permanent Easement 256 square feet or 0.006 acres, more or less.

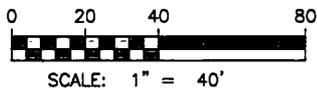
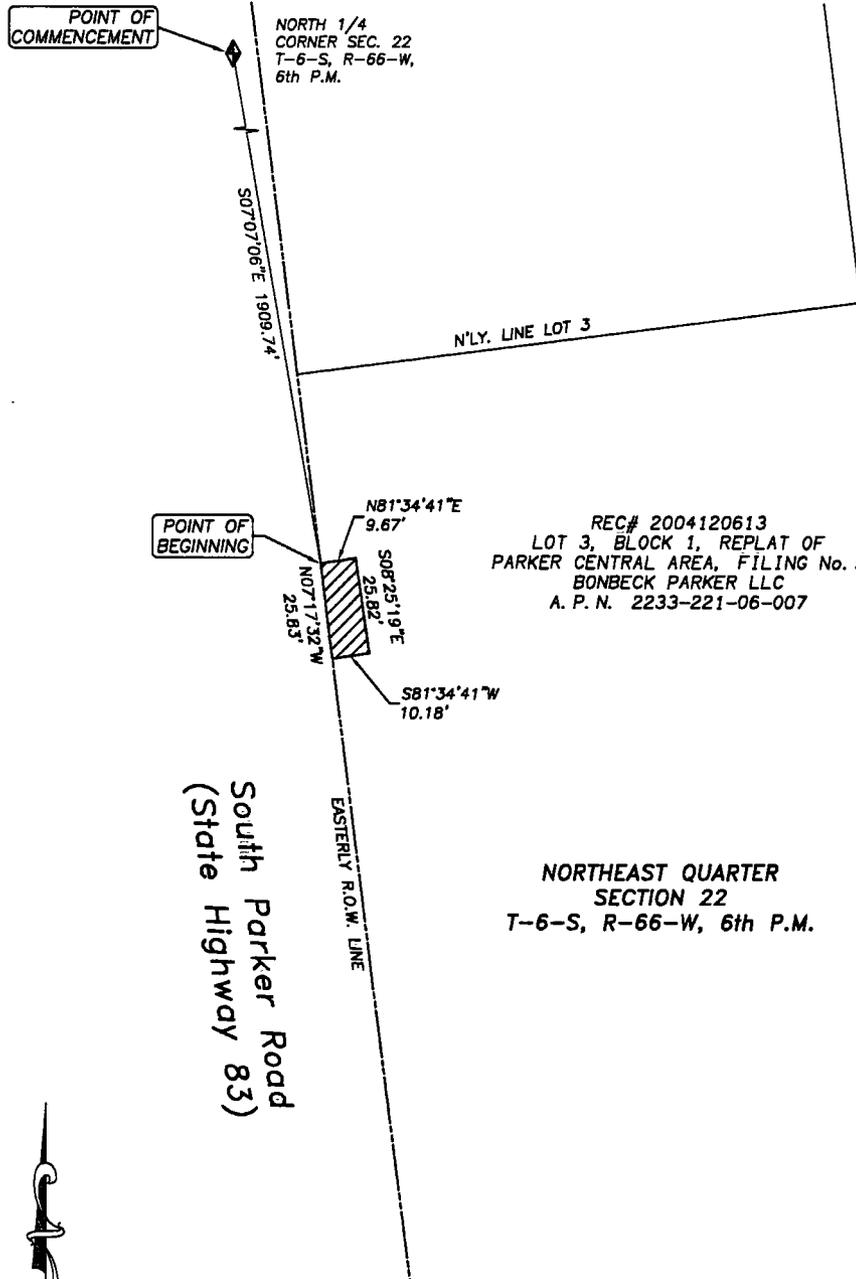
The purpose of the above described PE-01A is for the construction and maintenance of sidewalk improvements.

BASIS OF BEARINGS: For the purposes of this description the bearings are based on the East line of the West Half of Section 15, Township 6 South, Range 66 West of the Sixth Principal Meridian, monumented by a 3/4" Aluminum Cap, LS 30109, found at the North Quarter Corner and a 3/4" Aluminum Cap, LS 9133, found at the South Quarter Corner, assumed to bear South 00°10'30" East, a distance of 5330.57 feet.

I hereby state that the above description was prepared under my direct supervision.

November 13, 2015
For and on behalf of
Daley Land Surveying, Inc.
Robert Daley, PLS 35597

EXHIBIT PE-01A



PAGE 2 OF 2
CONTAINING 256 SQUARE FEET, MORE OR LESS
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

JOB NO.: 0808-009
SCALE: 1" = 40'
DATE: 11/13/2015
SURVEYOR: RD
DRAWN BY: RD

PE-01A
BONBECK PARKER LLC
PARKER ROAD SIDEWALK PROJECT
TOWN OF PARKER

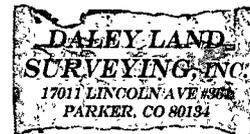


EXHIBIT A

PROJECT NUMBER: AQC M039-004
PROJECT CODE: 21058
PARCEL NUMBER: PE-01B
DATE: November 13, 2015
DESCRIPTION

A Permanent Easement No. PE-01B of the Department of Transportation, State of Colorado Project No. AQC M039-004, containing 278 sq. ft. (0.006 acres) more or less, being part of Lot 3, Block 1, Replat of Parker Central Area, Filing No. 5, located in the Northeast Quarter of Section 22, Township 6 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, said Permanent Easement being more particularly described as follows:

Commencing at the North Quarter Corner of Section 22, Township 6 South, Range 66 West of the 6th P.M., Thence South 07°06'47" East, a distance of 1858.39 feet, to the northwesterly corner of Lot 3, Block 1, Replat of Parker Central Area, Filing No. 5, on the east Right-of-Way line of South Parker Road (State Highway 83) (Nov 2015), and the POINT OF BEGINNING;

1. THENCE North 82°42'34" East, a distance of 13.01 feet, along the northerly line of said Lot 3;
2. THENCE South 08°25'19" East, a distance of 20.94 feet;
3. THENCE South 81°34'40" West, a distance of 13.43 feet to said east Right-of-Way line of South Parker Road (State Highway 83) (Nov 2015);
4. THENCE North 07°17'32" West, a distance of 21.20 feet, along said east Right-of-Way line of South Parker Road (State Highway 83) (May 2012) to the POINT OF BEGINNING.

The above described parcel contains 278 square feet or 0.006 acres, more or less.

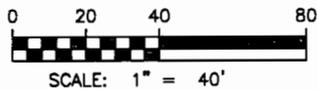
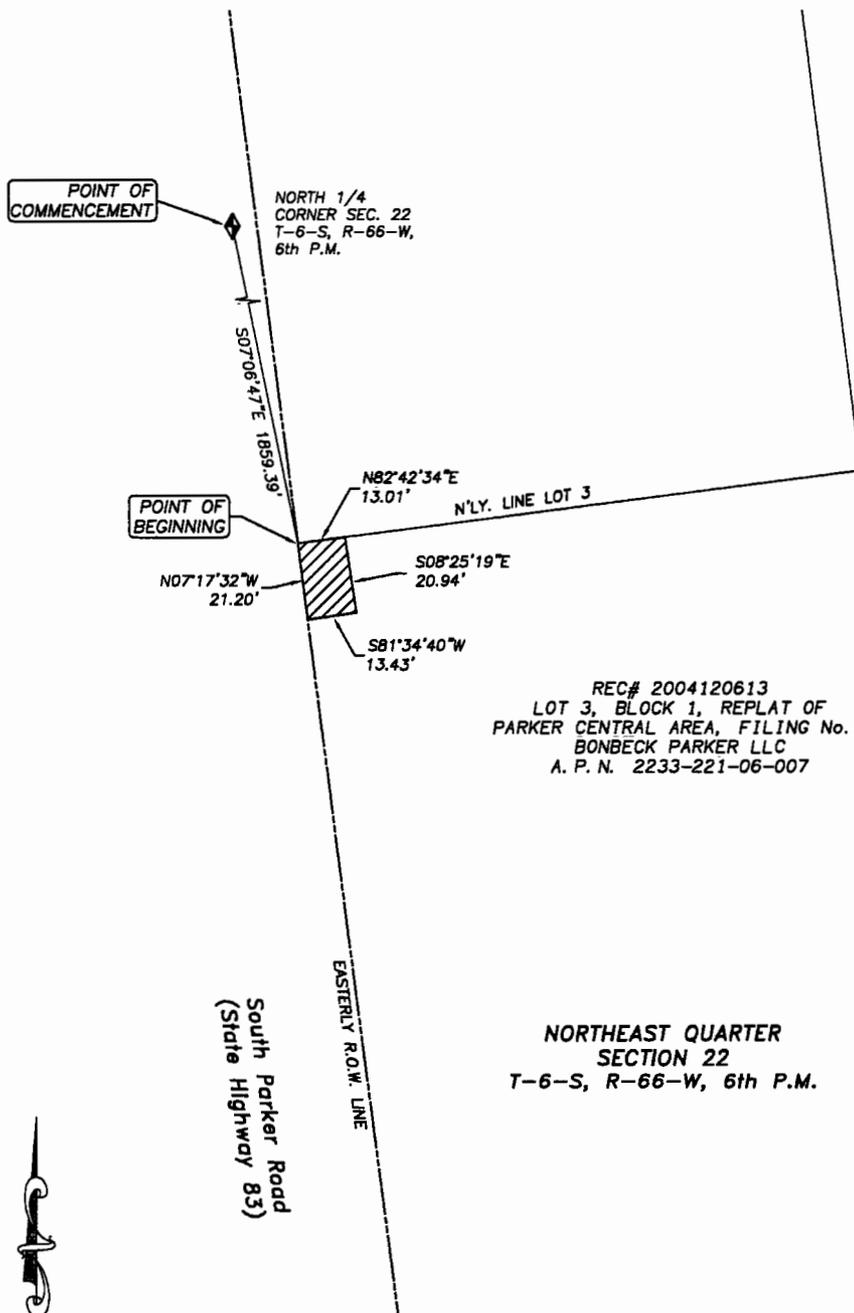
The purpose of the above described PE-01B is for the construction and maintenance of sidewalk improvements.

BASIS OF BEARINGS: For the purposes of this description the bearings are based on the East line of the West Half of Section 15, Township 6 South, Range 66 West of the Sixth Principal Meridian, monumented by a 3/4" Aluminum Cap, LS 30109, found at the North Quarter Corner and a 3/4" Aluminum Cap, LS 9133, found at the South Quarter Corner, assumed to bear South 00°10'30" East, a distance of 5330.57 feet.

I hereby state that the above description was prepared under my direct supervision.

November 13, 2015
For and on behalf of
Daley Land Surveying, Inc.
Robert Daley, PLS 35597

EXHIBIT PE-01B



PAGE 2 OF 2
CONTAINING 278 SQUARE FEET, MORE OR LESS
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

JOB NO.: 0808-009
SCALE: 1" = 40'
DATE: 11/13/2015
SURVEYOR: RD
DRAWN BY: RD

PE-01B
BONBECK PARKER LLC
PARKER ROAD SIDEWALK PROJECT
TOWN OF PARKER



EXHIBIT A

PROJECT NUMBER: AQC M039-004
PROJECT CODE: 21058
PARCEL NUMBER: PE-02
DATE: November 13, 2015
DESCRIPTION

A Permanent Easement No. PE-02 of the Department of Transportation, State of Colorado Project No. AQC M039-004, containing 67 sq. ft. (0.002 acres) more or less, being part of Lot 2, Block 1, Replat of Parker Central Area, Filing No. 5, located in the Northeast Quarter of Section 22, Township 6 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, said Permanent Easement being more particularly described as follows:

Commencing at the North Quarter Corner of Section 22, Township 6 South, Range 66 West of the 6th P.M.; Thence South 07°06'47" East, a distance of 1858.39 feet, to the southwest corner of Lot 2, Block 1, Replat of Parker Central Area, Filing No. 5 and the POINT OF BEGINNING;

1. THENCE North 07°17'32" West, a distance of 9.51 feet, along the east Right-of-Way line of South Parker Road (State Highway 83) (Nov 2015);
2. THENCE South 63°21'00" East, a distance of 15.66 feet;
3. THENCE South 08°25'19" East, a distance of 0.77 feet;
4. THENCE South 82°42'34" West, a distance of 13.01 feet along the southerly line of said Lot 2 to the POINT OF BEGINNING;

The above described parcel contains 67 square feet or 0.002 acres, more or less.

The purpose of the above described PE-02 is for the construction and maintenance of sidewalk improvements.

BASIS OF BEARINGS: For the purposes of this description the bearings are based on the East line of the West Half of Section 15, Township 6 South, Range 66 West of the Sixth Principal Meridian, monumented by a 3/4" Aluminum Cap, LS 30109, found at the North Quarter Corner and a 3/4" Aluminum Cap, LS 9133, found at the South Quarter Corner, assumed to bear South 00°10'30" East, a distance of 5330.57 feet.

I hereby state that the above description was prepared under my direct supervision.

November 13, 2015
For and on behalf of
Daley Land Surveying, Inc.
Robert Daley, PLS 35597

EXHIBIT PE-02

POINT OF COMMENCEMENT

NORTH 1/4
CORNER SEC. 22
T-6-S, R-66-W,
6th P.M.

REC# 356053
LOT 1, BLOCK 1,
REPLAT OF PARKER CENTRAL AREA,
FILING No. 5
FIRST NATIONAL BANK OF PARKER
A P N 2233-221-06-001

S07°06'47"E 1858.39'

South Parker Road
(State Highway 83)

EASTERLY R.O.W. LINE

REC# 2009056834
LOT 2, BLOCK 1,
REPLAT OF PARKER CENTRAL AREA,
FILING No. 5
MCDONALD'S USA LLC
A. P. N. 2233-221-06-002

NORTHEAST QUARTER
SECTION 22
T-6-S, R-66-W,
6TH P.M.

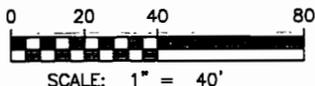
N07°17'32"W 9.51'

S63°21'00"E 15.66'

S08°25'19"E 0.77'

S82°42'34"W 13.01'

POINT OF BEGINNING



PAGE 2 OF 2
CONTAINING 67 SQUARE FEET, MORE OR LESS

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

JOB NO.: 0808-009
SCALE: 1" = 40'
DATE: 11/13/2015
SURVEYOR: RD
DRAWN BY: RD

PE-02
MCDONALD'S USA LLC
PARKER ROAD SIDEWALK PROJECT
TOWN OF PARKER

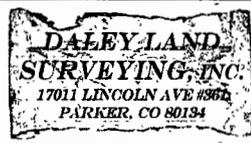


EXHIBIT A

PROJECT NUMBER: AQC M039-004
PROJECT CODE: 21058
PARCEL NUMBER: PE-05
DATE: November 13, 2015
DESCRIPTION

A Permanent Easement No. PE-05 of the Department of Transportation, State of Colorado Project No. AQC M039-004 containing 153 sq. ft. (0.004 acres) more or less, being part of Lot 3, Krump Commercial Subdivision, located in the Southwest Quarter of Section 15, Township 6 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, said Permanent Easement being more particularly described as follows:

Commencing at the South Quarter Corner of Section 15, Township 6 South, Range 66 West of the 6th P.M.; Thence North 06°57'29" West, a distance of 831.30 feet, to the southwest corner of Lot 3, Krump Commercial Subdivision, and the POINT OF BEGINNING;

1. THENCE North 04°50'54" West, a distance of 4.35 feet, along the east Right-of-Way line of South Parker Road (State Highway 83) (Nov. 2015);
2. THENCE along a curve to the left, an arc length of 13.94 feet, said curve having a radius of 46.11 feet, a delta of 17°19'32", a chord bearing of South 80°52'35" East, and a chord length of 13.89 feet;
3. THENCE North 89°22'24" East, a distance of 35.67 feet;
4. THENCE along a curve to the left, an arc length of 4.70 feet, said curve having a radius of 9.00 feet, a delta of 29°57'05", a chord bearing of North 07°16'59" East, and a chord length of 4.65 feet;
5. THENCE North 89°22'24" East, a distance of 4.32 feet;
6. Thence South 00°37'36" East, a distance of 7.12 feet;
7. Thence South 89°56'16" West, a distance of 54.00 feet, along the south line of said Lot 3, to the POINT OF BEGINNING;

The above described parcel contains 153 square feet or 0.004 acres, more or less.

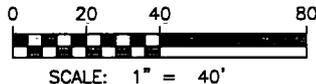
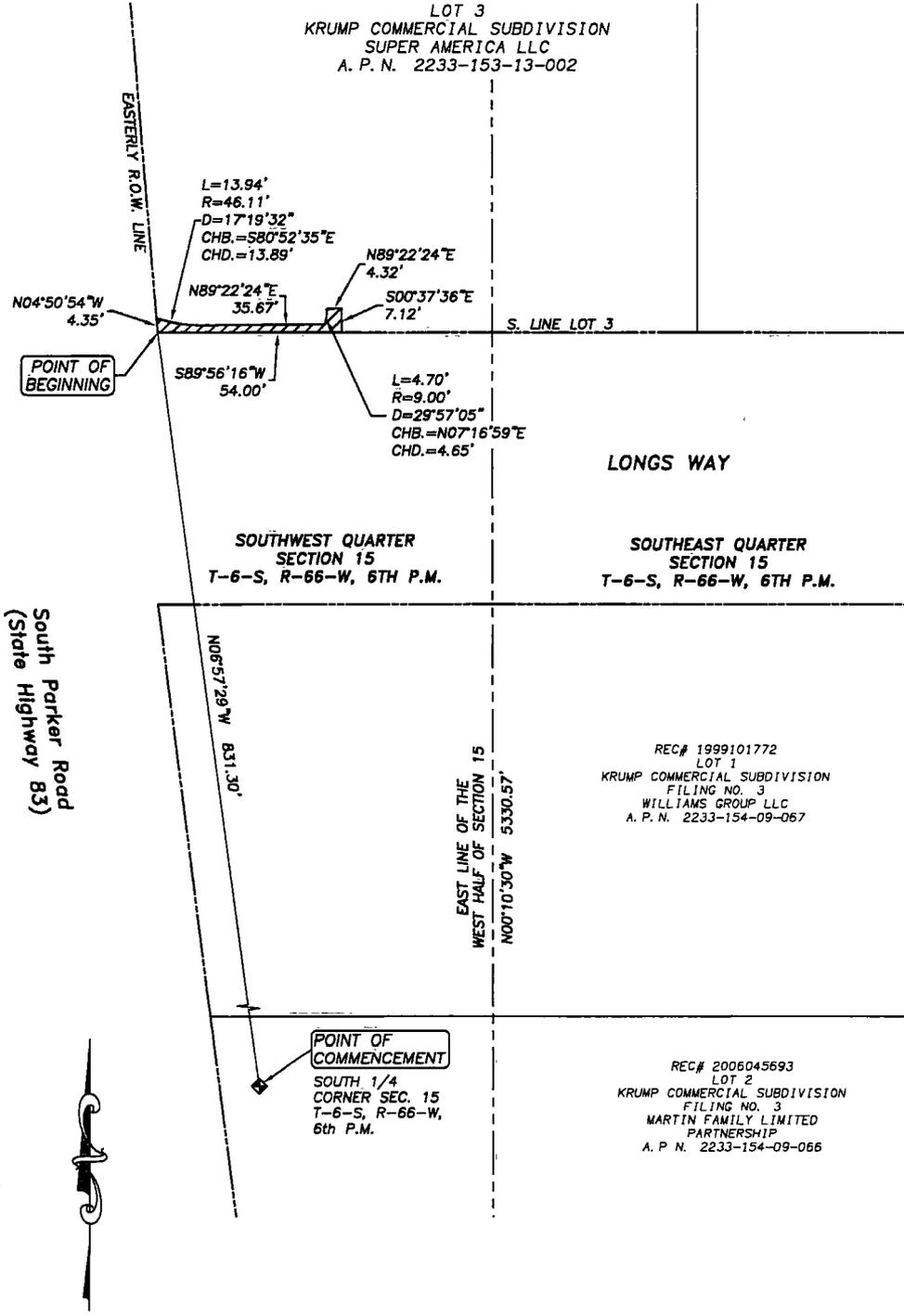
The purpose of the above described PE-05 is for the construction and maintenance of sidewalk improvements.

BASIS OF BEARINGS: For the purposes of this description the bearings are based on the East line of the West Half of Section 15, Township 6 South, Range 66 West of the Sixth Principal Meridian, monumented by a $\frac{3}{4}$ " Aluminum Cap, LS 30109, found at the North Quarter Corner and a $\frac{3}{4}$ " Aluminum Cap, LS 9133, found at the South Quarter Corner, assumed to bear South 00°10'30" East, a distance of 5330.57 feet.

I hereby state that the above description was prepared under my direct supervision.

November 13, 2015
For and on behalf of
Daley Land Surveying, Inc.
Robert Daley, PLS 35597

EXHIBIT PE-05



PAGE 2 OF 2
 CONTAINING 153 SQUARE FEET, MORE OR LESS
 THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

JOB NO.: 0808-009
SCALE: 1" = 40'
DATE: 11/13/2015
SURVEYOR: RD
DRAWN BY: RD

PE-05
 SUPER AMERICA LLC
 PARKER ROAD SIDEWALK PROJECT
 TOWN OF PARKER

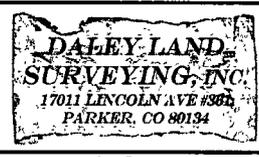


EXHIBIT B

Temporary Construction Easement Acquisition

Six (6) legal descriptions (Total of 12 pages)

EXHIBIT A

PROJECT NUMBER: AQC M039-004
PROJECT CODE: 21058
PARCEL NUMBER: TE-01
DATE: November 13, 2015
DESCRIPTION

A Temporary Easement No. TE-01 of the Department of Transportation, State of Colorado Project No. AQC M039-004, containing 9558 sq. ft. (0.219 acres) more or less, being part of Lot 3, Block 1, Replat of Parker Central Area, Filing No. 5, located in the Northeast Quarter of Section 22, Township 6 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, said Temporary Easement being more particularly described as follows:

Commencing at the North Quarter Corner of Section 22, Township 6 South, Range 66 West of the 6th P.M.; Thence South 07°07'06" East, a distance of 1909.74 feet, to a point on the east Right-of-Way line of South Parker Road (State Highway 83) (Nov 2015), and the POINT OF BEGINNING;

1. THENCE North 07°17'32" West, a distance of 30.15 feet along said east Right-of-Way line of South Parker Road (State Highway 83) (Nov. 2015);
2. THENCE North 81°34'40" East, a distance of 13.43 feet;
3. THENCE North 08°25'19" West, a distance of 20.94 feet;
4. THENCE North 82°42'34" East, a distance of 5.00 feet, along the northerly line of said Lot 3;
5. THENCE South 08°25'19" East, a distance of 49.06 feet;
6. THENCE North 76°30'19" East, a distance of 4.80 feet;
7. THENCE South 07°09'53" East, a distance of 50.40 feet;
8. THENCE South 84°05'50" West, a distance of 3.75 feet;
9. THENCE South 06°59'03" East, a distance of 427.99 feet;
10. THENCE South 89°33'03" West, a distance of 17.72 feet, along the southerly line of said Lot 3 to said east Right-of-Way line of South Parker Road (State Highway 83) (Nov. 2015);
11. THENCE North 07°17'32" West, a distance of 447.54 feet along the east Right-of-Way line of South Parker Road (State Highway 83) (Nov. 2015);
12. THENCE North 81°34'41" East a distance of 10.18 feet;
13. THENCE North 08°25'19" West a distance of 25.82 feet;
14. THENCE South 81°34'41" West, a distance of 9.67 feet to the POINT OF BEGINNING;

The above described parcel contains 9,558 square feet or 0.219 acres, more or less.

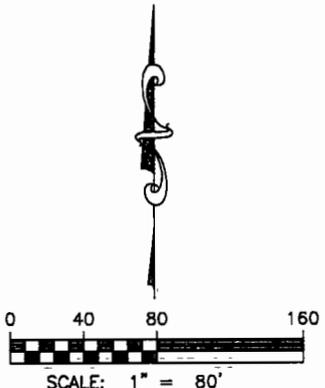
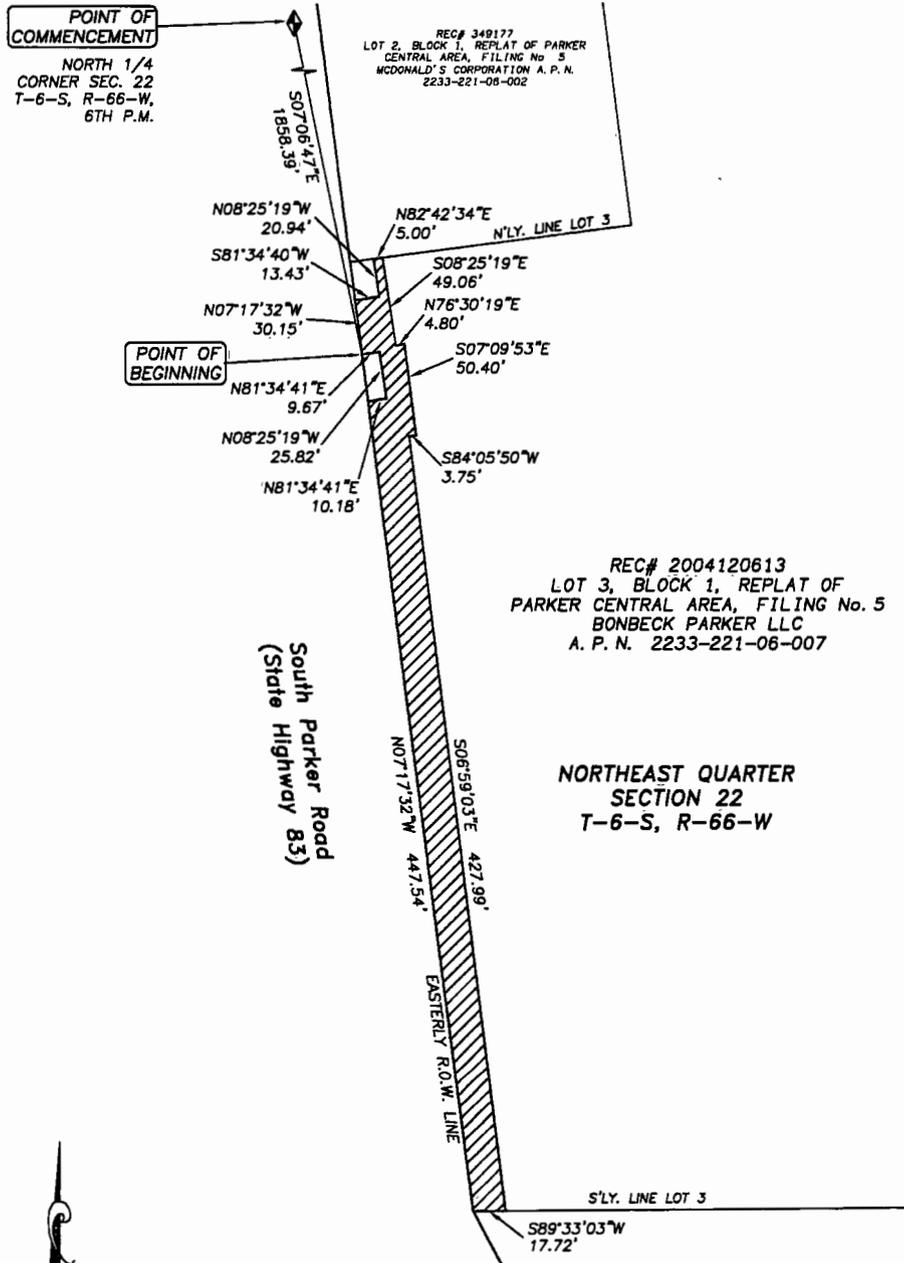
The purpose of the above described TE-01 is for the construction of sidewalk improvements.

BASIS OF BEARINGS: For the purposes of this description the bearings are based on the East line of the West Half of Section 15, Township 6 South, Range 66 West of the Sixth Principal Meridian, monumented by a $\frac{3}{4}$ " Aluminum Cap, LS 30109, found at the North Quarter Corner and a $\frac{3}{4}$ " Aluminum Cap, LS 9133, found at the South Quarter Corner, assumed to bear South 00°10'30" East, a distance of 5330.57 feet.

I hereby state that the above description was prepared under my direct supervision.

November 13, 2015
For and on behalf of
Daley Land Surveying, Inc.
Robert Daley, PLS 35597

EXHIBIT TE-01



PAGE 2 OF 2
CONTAINING 9,558 SQUARE FEET, MORE OR LESS
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

JOB NO.: 0808-009
SCALE: 1" = 80'
DATE: 11/13/15
SURVEYOR: RD
DRAWN BY: RD

TE-01
BONBECK PARKER LLC
PARKER ROAD SIDEWALK PROJECT
TOWN OF PARKER

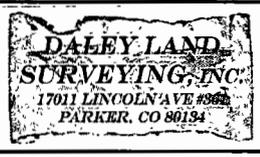


EXHIBIT A

PROJECT NUMBER: AQC M039-004
PROJECT CODE: 21058
PARCEL NUMBER: TE-02
DATE: November 13, 2015
DESCRIPTION

A Temporary Easement No. TE-02, of the Department of Transportation, State of Colorado Project No. AQC M039-004, containing 2665 sq. ft. (0.061 acres) more or less, being part of Lot 2, Block 1, Replat of Parker Central Area, Filing No. 5, located in the Northeast Quarter of Section 22, Township 6 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, said Temporary Easement being more particularly described as follows:

Commencing at the North Quarter Corner of Section 22, Township 6 South, Range 66 West of the 6th P.M.; Thence South 07°05'31" East, a distance of 1661.39 feet, to the northwest corner of Lot 2, Block 1, Replat of Parker Central Area, Filing No. 5 and the POINT OF BEGINNING;

1. THENCE North 82°42'34" East, a distance of 13.41 feet, along the northerly line of said Lot 2;
2. THENCE South 08°25'19" East, a distance of 46.12 feet;
3. THENCE South 06°49'30" East, a distance of 144.20 feet;
4. THENCE South 63°21'00" East, a distance of 5.78 feet;
5. THENCE South 08°25'19" East, a distance of 3.47 feet;
6. THENCE South 82°42'34" West, a distance of 5.00 feet, along the southerly line of said Lot 2;
7. THENCE North 08°25'19" West, a distance of 0.77 feet;
8. THENCE North 63°21'00" West, a distance of 15.66 feet to the east Right-of-Way line of South Parker Road (State Highway 83) (Nov 2015);
9. Thence North 07°17'32" West, a distance of 187.49 feet along said east Right-of-Way line of South Parker Road (State Highway 83) (Nov 2015), to the POINT OF BEGINNING;

The above described parcel contains 2,665 square feet or 0.061 acres, more or less.

The purpose of the above described TE-02 is for the construction of sidewalk improvements.

BASIS OF BEARINGS: For the purposes of this description the bearings are based on the East line of the West Half of Section 15, Township 6 South, Range 66 West of the Sixth Principal Meridian, monumented by a 3/4" Aluminum Cap, LS 30109, found at the North Quarter Corner and a 3/4" Aluminum Cap, LS 9133, found at the South Quarter Corner, assumed to bear South 00°10'30" East, a distance of 5330.57 feet.

I hereby state that the above description was prepared under my direct supervision.

November 13, 2015
For and on behalf of
Daley Land Surveying, Inc.
Robert Daley, PLS 35597

EXHIBIT TE-02

POINT OF COMMENCEMENT

NORTH 1/4
CORNER SEC. 22
T-6-S, R-66-W,
6th P.M.

S07°05'31"E
1661.39'

EASTERLY R.O.W. LINE

REC# 356053
LOT 1, BLOCK 1,
REPLAT OF PARKER CENTRAL AREA,
FILING No. 5
FIRST NATIONAL BANK OF PARKER
A P N 2233-221-06-001

POINT OF BEGINNING

N82°42'34"E
13.41'

N'LY. LINE LOT 2

S08°25'19"E
46.12'

South Parker Road
(State Highway 85)

REC# 2009056834
LOT 2, BLOCK 1,
REPLAT OF PARKER CENTRAL AREA,
FILING No. 5
MCDONALD'S USA LLC
A. P. N. 2233-221-06-002

NORTHEAST QUARTER
SECTION 22
T-6-S, R-66-W,
6TH P.M.

S06°49'30"E 144.20'
N07°17'32"W 187.49'

S63°21'00"E
5.78'

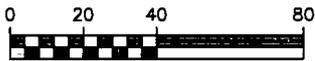
S'LY. LINE LOT 2

N63°21'00"W
15.66'

S08°25'19"E
3.47'

N08°25'19"W
0.77'

S82°42'34"W
5.00'



SCALE: 1" = 40'

PAGE 2 OF 2
CONTAINING 2,665 SQUARE FEET, MORE OR LESS

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

JOB NO.: 0808-009

SCALE: 1" = 40'

DATE: 11/13/15

SURVEYOR: RD

DRAWN BY: RD

TE-02
MCDONALD'S USA LLC
PARKER ROAD SIDEWALK PROJECT
TOWN OF PARKER

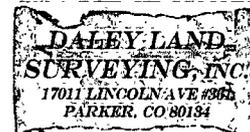


EXHIBIT A

PROJECT NUMBER: AQC M039-004
PROJECT CODE: 21058
PARCEL NUMBER: TE-04
DATE: November 13, 2015
DESCRIPTION

A Temporary Easement No. TE-04, of the Department of Transportation, State of Colorado Project No. AQC M039-004, containing 155 sq. ft. (0.004 acres) more or less, being part of Lot 1, Krump Commercial Subdivision Filing No. 3, located in the Southwest Quarter of Section 15, Township 6 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, said Temporary Easement being more particularly described as follows:

Commencing at the South Quarter Corner of Section 15, Township 6 South, Range 66 West of the 6th P.M.; Thence North 07°40'46" West, a distance of 751.92 feet, to the northwest corner of said Lot 1, Krump Commercial Subdivision Filing No. 3, and the POINT OF BEGINNING;

1. THENCE North 89°56'16" East, a distance of 10.76 feet, along the northerly line of said Lot 1;
2. Thence South 07°15'54" East, a distance of 13.82 feet;
3. Thence South 82°44'06" West, a distance of 10.67 feet to the east Right-of-Way line of South Parker Road (State Highway 83) (Nov 2015);
4. Thence North 07°17'11" West, a distance of 15.17 feet, along said east Right-of-Way line of South Parker Road (State Highway 83) (Nov 2015), to the POINT OF BEGINNING;

The above described parcel contains 155 square feet or 0.004 acres, more or less.

The purpose of the above described TE-04 is for the construction of sidewalk improvements.

BASIS OF BEARINGS: For the purposes of this description the bearings are based on the East line of the West Half of Section 15, Township 6 South, Range 66 West of the Sixth Principal Meridian, monumented by a $\frac{3}{4}$ " Aluminum Cap, LS 30109, found at the North Quarter Corner and a $\frac{3}{4}$ " Aluminum Cap, LS 9133, found at the South Quarter Corner, assumed to bear South 00°10'30" East, a distance of 5330.57 feet.

I hereby state that the above description was prepared under my direct supervision.

November 13, 2015
For and on behalf of
Daley Land Surveying, Inc.
Robert Daley, PLS 35597

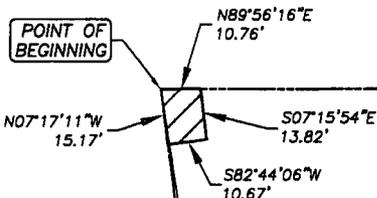
EXHIBIT TE-04

EASTERLY R.O.W. LINE

REC# 2004065795
 LOT 3
 KRUMP COMMERCIAL SUBDIVISION
 SUPER AMERICA LLC
 A. P. N. 2233-153-13-002

SOUTHWEST QUARTER
 SECTION 15
 T-6-S, R-66-W, 6TH P.M.

LONGS WAY



N'LY. LINE LOT 1

South Parker Road
 (State Highway 83)

EASTERLY R.O.W. LINE

N07°40'46"W 751.92'

EAST LINE OF THE
 WEST HALF OF SECTION 15
 N00°10'30"W 5330.57'

REC# 1999101772
 LOT 1
 KRUMP COMMERCIAL SUBDIVISION
 FILING NO. 3
 WILLIAMS GROUP LLC
 A. P. N. 2233-154-09-067

SOUTHEAST QUARTER
 SECTION 15
 T-6-S, R-66-W, 6TH P.M.

POINT OF COMMENCEMENT

SOUTH 1/4
 CORNER SEC. 15
 T-6-S, R-66-W,
 6th P.M.

REC# 2006045693
 LOT 2
 KRUMP COMMERCIAL SUBDIVISION
 FILING NO. 3
 MARTIN FAMILY LIMITED PARTNERSHIP
 A. P. N. 2233-154-09-066



SCALE: 1" = 40'



PAGE 2 OF 2
 CONTAINING 155 SQUARE FEET, MORE OR LESS

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

JOB NO.: 0808-009
 SCALE: 1" = 40'
 DATE: 11/13/2015
 SURVEYOR: RD
 DRAWN BY: RD

TE-04
 WILLIAMS GROUP LLC
 PARKER ROAD SIDEWALK PROJECT
 TOWN OF PARKER



EXHIBIT A

PROJECT NUMBER: AQC M039-004
PROJECT CODE: 21058
PARCEL NUMBER: TE-05
DATE: November 13, 2015
DESCRIPTION

A Temporary Easement No. TE-05, of the Department of Transportation, State of Colorado Project No. AQC M039-004 containing 357 sq. ft. (0.008 acres) more or less, being part of Lot 3, Krump Commercial Subdivision, located in the Southwest Quarter of Section 15, Township 6 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, said Temporary Easement being more particularly described as follows:

Commencing at the South Quarter Corner of Section 15, Township 6 South, Range 66 West of the 6th P.M.; Thence North 06°56'50" West, a distance of 835.65 feet, to the east Right-of-Way line of South Parker Road (State Highway 83) (Nov. 2015), and the POINT OF BEGINNING;

1. THENCE North 04°50'54" West, a distance of 5.48 feet, along said east Right-of-Way line of South Parker Road (State Highway 83) (Nov. 2015);
2. THENCE along a curve to the left, an arc length of 14.49 feet, said curve having a radius of 41.11 feet, a delta of 20°11'59", a chord bearing of South 79°22'30" East, and a chord length of 14.42 feet;
3. THENCE North 89°22'24" East, a distance of 31.30 feet;
4. THENCE North 00°37'36" West, a distance of 4.61 feet;
5. THENCE North 89°22'24" East, a distance of 14.28 feet;
6. THENCE South 00°37'36" East, a distance of 12.17 feet;
7. THENCE South 89°56'16" West, a distance of 5.00 feet, along the south line of said Lot 3;
8. THENCE North 00°37'36" West, a distance of 7.12 feet;
9. THENCE South 89°22'24" West, a distance of 4.32 feet;
10. THENCE along a curve to the right, an arc length of 4.70 feet, said curve having a radius of 9.00 feet, a delta of 29°57'05", a chord bearing of South 07°16'59" West, and a chord length of 4.65 feet;
11. Thence South 89°22'24" West, a distance of 35.67 feet;
12. THENCE along a curve to the right, an arc length of 13.94 feet, said curve having a radius of 46.11 feet, a delta of 17°19'32", a chord bearing of North 80°52'35" West, and a chord length of 13.89 feet, to the POINT OF BEGINNING;

The above described parcel contains 357 square feet or 0.008 acres, more or less.

The purpose of the above described TE-05 is for the construction of sidewalk improvements.

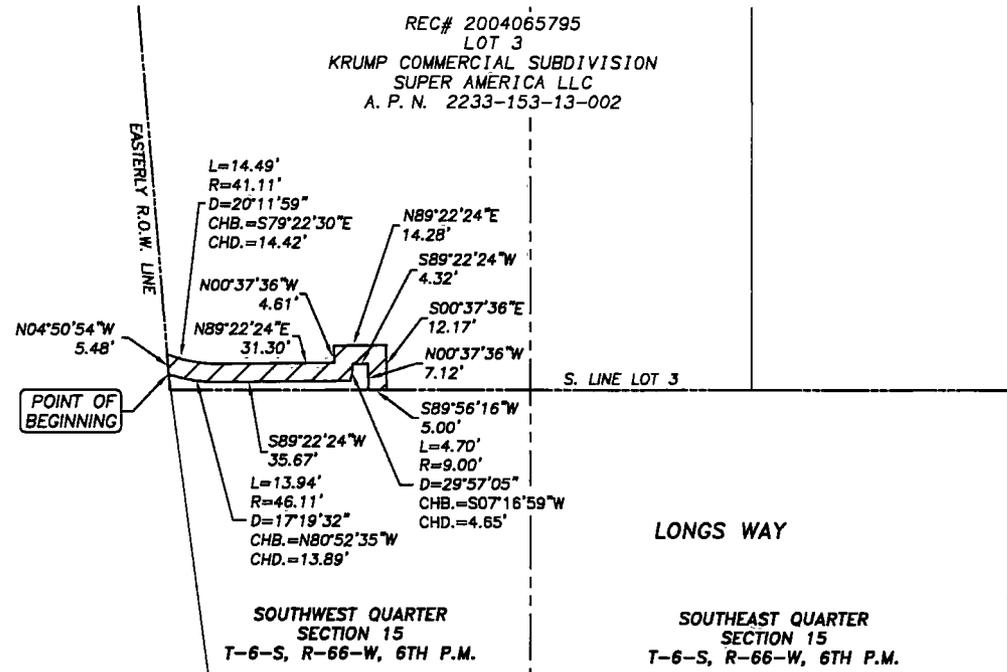
BASIS OF BEARINGS: For the purposes of this description the bearings are based on the East line of the West Half of Section 15, Township 6 South, Range 66 West of the Sixth Principal Meridian, monumented by a $\frac{3}{4}$ " Aluminum Cap, LS 30109, found at the North Quarter Corner and a $\frac{3}{4}$ " Aluminum Cap, LS 9133, found at the South Quarter Corner, assumed to bear South 00°10'30" East, a distance of 5330.57 feet.

I hereby state that the above description was prepared under my direct supervision.

November 13, 2015
For and on behalf of
Daley Land Surveying, Inc.
Robert Daley, PLS 35597

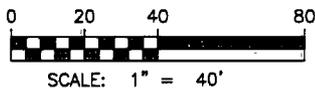
EXHIBIT TE-05

REC# 2004065795
 LOT 3
 KRUMP COMMERCIAL SUBDIVISION
 SUPER AMERICA LLC
 A. P. N. 2233-153-13-002



REC# 1999101772
 LOT 1
 KRUMP COMMERCIAL SUBDIVISION
 FILING NO. 3
 WILLIAMS GROUP LLC
 A P N. 2233-154-09-067

REC# 2006045693
 LOT 2
 KRUMP COMMERCIAL SUBDIVISION
 FILING NO. 3
 MARTIN FAMILY LIMITED PARTNERSHIP
 A. P. N. 2233-154-09-066



PAGE 2 OF 2
 CONTAINING 357 SQUARE FEET, MORE OR LESS
 THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

JOB NO.: 0808-009
 SCALE: 1" = 40'
 DATE: 11/13/2015
 SURVEYOR: RD
 DRAWN BY: RD

TE-05
 SUPER AMERICA LLC
 PARKER ROAD SIDEWALK PROJECT
 TOWN OF PARKER

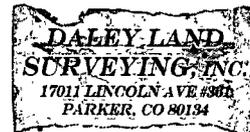


EXHIBIT A

PROJECT NUMBER: AQC M039-004
PROJECT CODE: 21058
PARCEL NUMBER: TE-06
DATE: November 13, 2015
DESCRIPTION

A Temporary Easement No. TE-06 of the Department of Transportation, State of Colorado Project No. AQC M039-004 containing 383 sq. ft. (0.009 acres) more or less, being part of Lot 2, Sunset Subdivision Filing No. 1, located in the Southwest Quarter of Section 15, Township 6 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, said Temporary Easement being more particularly described as follows:

Commencing at the South Quarter Corner of Section 15, Township 6 South, Range 66 West of the 6th P.M.; Thence North 06°12'09" West, a distance of 1296.50 feet, to the east Right-of-Way line of South Parker Road (State Highway 83) (Nov. 2015), and the POINT OF BEGINNING;

1. THENCE North 04°48'21" West, a distance of 44.55 feet, along said east Right-of-Way line of South Parker Road (State Highway 83) (Nov. 2015);
2. THENCE South 81°44'19" East, a distance of 9.35 feet;
3. THENCE South 04°52'03" East, a distance of 39.28 feet;
4. Thence South 66°08'59" West, a distance of 9.68 feet, to the POINT OF BEGINNING;

The above described parcel contains 383 square feet or 0.009 acres, more or less.

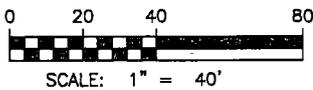
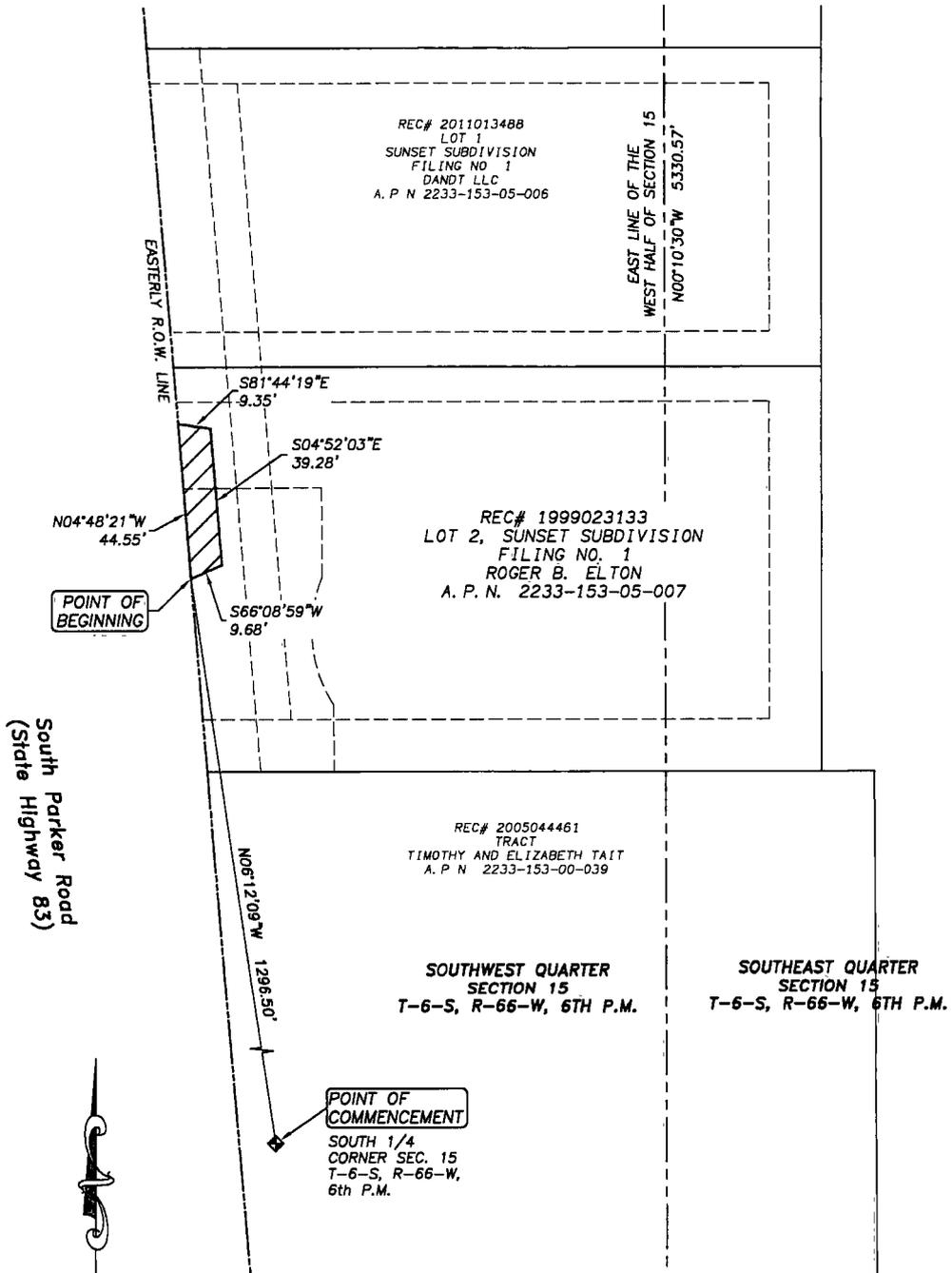
The purpose of the above described TE-06 is for the construction of sidewalk and driveway improvements.

BASIS OF BEARINGS: For the purposes of this description the bearings are based on the East line of the West Half of Section 15, Township 6 South, Range 66 West of the Sixth Principal Meridian, monumented by a 3/4" Aluminum Cap, LS 30109, found at the North Quarter Corner and a 3/4" Aluminum Cap, LS 9133, found at the South Quarter Corner, assumed to bear South 00°10'30" East, a distance of 5330.57 feet.

I hereby state that the above description was prepared under my direct supervision.

November, 13, 2015
For and on behalf of
Daley Land Surveying, Inc.
Robert Daley, PLS 35597

EXHIBIT TE-06



PAGE 2 OF 2
CONTAINING 383 SQUARE FEET, MORE OR LESS
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

JOB NO.: 0808-009
SCALE: 1" = 40'
DATE: 11/13/2015
SURVEYOR: RD
DRAWN BY: RD

TE-06
ROGER B. ELTON
PARKER ROAD SIDEWALK PROJECT
TOWN OF PARKER

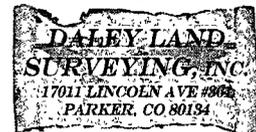


EXHIBIT A

PROJECT NUMBER: AQC M039-004
PROJECT CODE: 21058
PARCEL NUMBER: TE-07
DATE: November 13, 2015
DESCRIPTION

A Temporary Easement No. TE-07 of the Department of Transportation, State of Colorado Project No. AQC M039-004 containing 171 sq. ft. (0.004 acres) more or less, being part of Lot 1, Block 1, Parkglenn Subdivision Filing No. 6, located in the Southwest Quarter of Section 15, Township 6 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, said Temporary Easement being more particularly described as follows:

Commencing at the South Quarter Corner of Section 15, Township 6 South, Range 66 West of the 6th P.M.; Thence North 05°49'09" West, a distance of 1808.88 feet to the southwest corner of said Lot 1, and the POINT OF BEGINNING;

1. THENCE North 04°52'06" West, a distance of 25.62 feet, along the east Right-of-Way line of South Parker Road (State Highway 83) (Nov. 2015);
2. THENCE South 66°18'08" East, a distance of 8.10 feet;
3. THENCE South 07°40'46" East, a distance of 15.42 feet;
4. THENCE South 16°15'53" West, a distance of 6.55 feet;
5. Thence South 82°42'09" West, a distance of 5.51 feet, along the south line of said Lot 1 to the POINT OF BEGINNING;

The above described parcel contains 171 square feet or 0.004 acres, more or less.

The purpose of the above described TE-07 is for the construction of sidewalk improvements.

BASIS OF BEARINGS: For the purposes of this description the bearings are based on the East line of the West Half of Section 15, Township 6 South, Range 66 West of the Sixth Principal Meridian, monumented by a 3/4" Aluminum Cap, LS 30109, found at the North Quarter Corner and a 3/4" Aluminum Cap, LS 9133, found at the South Quarter Corner, assumed to bear South 00°10'30" East, a distance of 5330.57 feet.

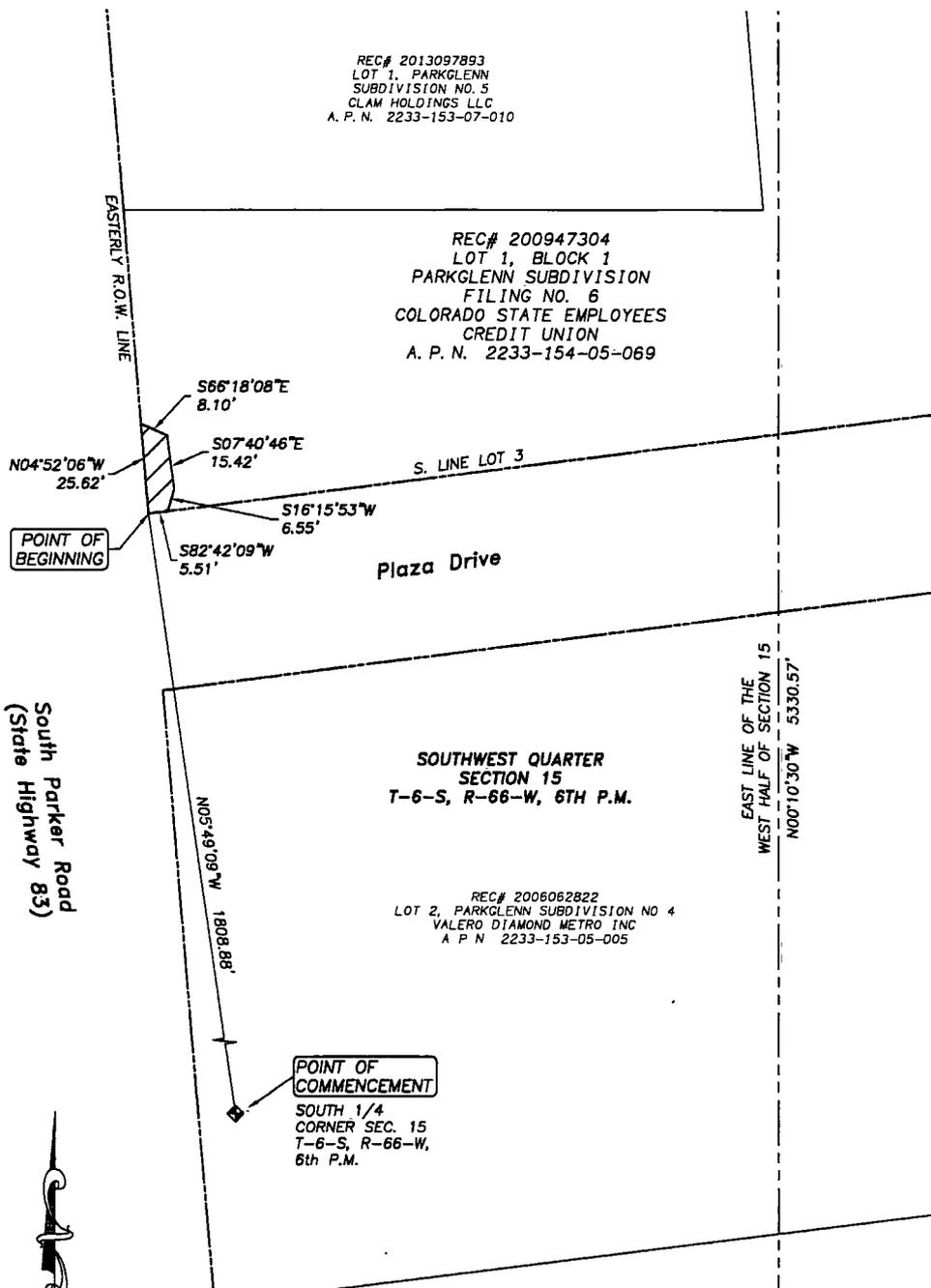
I hereby state that the above description was prepared under my direct supervision.

November 13, 2015
For and on behalf of
Daley Land Surveying, Inc.
Robert Daley, PLS 35597

EXHIBIT TE-07

REC# 2013097893
 LOT 1, PARKGLENN
 SUBDIVISION NO. 5
 CLAM HOLDINGS LLC
 A. P. N. 2233-153-07-010

REC# 200947304
 LOT 1, BLOCK 1
 PARKGLENN SUBDIVISION
 FILING NO. 6
 COLORADO STATE EMPLOYEES
 CREDIT UNION
 A. P. N. 2233-154-05-069



PAGE 2 OF 2
 CONTAINING 171 SQUARE FEET, MORE OR LESS

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

JOB NO.: 0808-009
 SCALE: 1" = 40'
 DATE: 11/13/2015
 SURVEYOR: RD
 DRAWN BY: RD

TE-07
 COLORADO EMPLOYEES C. U.
 PARKER ROAD SIDEWALK PROJECT
 TOWN OF PARKER

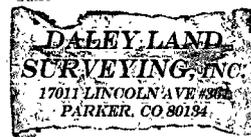


EXHIBIT C

Proposed Parker Road Sidewalk Improvements

East Side of Parker Road – Sulphur Gulch to Plaza Drive

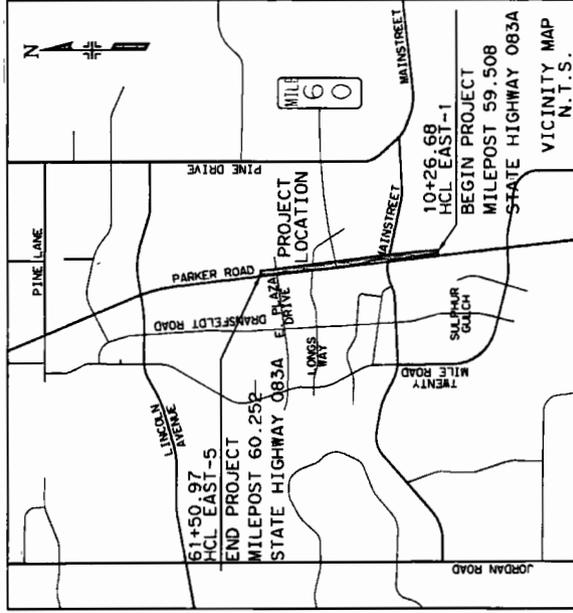
Hartwig & Associates Plans (11 pages – dated 12/09/2015)

TOWN OF PARKER, COLORADO DEPARTMENT OF PUBLIC WORKS

PLAN AND PROFILE OF PROPOSED
FEDERAL AID PROJECT NO. AOC M039-004
CONSTRUCTION PROJECT CODE NO. 21058
STATE HIGHWAY NO. 83

TOWN OF PARKER PROJECT NO. CIP 17-01
PARKER ROAD SIDEWALK (EAST SIDE) PROJECT
DOUGLAS COUNTY, COLORADO

SCALE OF ORIGINAL DRAWINGS
ON PLAN 1" = 20'
ON PROFILE 1" = 20' HORIZONTAL
1" = 5' VERTICAL



APPROVED BY: TOWN OF PARKER

CHRIS HUDSON, P.E. STREETS, TRAFFIC & C I P MANAGER	DATE
TOM WILLIAMS, P.E. MANAGER OF ENGINEERING AND STORMWATER	DATE
MICHAEL SUMNER AND PUBLIC WORKS DIRECTOR	DATE

Related Projects:
P E UNDER PROJECT
Project Number
Project Code
AOC M039-004
21058

R.O.W. Projects:
R O W Project Description
SH 83-S PARKER RD. (SULPHUR GULCH
TO PLAZA DRIVE)

FOR SUBMITTAL
DECEMBER 9, 2015

INDEX OF SHEETS

- 1 TITLE SHEET
- 2 STANDARD PLANS
- 3 GENERAL NOTES
- 4-5 SUMMARY OF APPROXIMATE QUANTITIES
- 6-10 QUANTITY TABULATION
- 11 SURVEY TABULATION
- 12 SURVEY CONTROL DIAGRAM
- 13-16 TYPICAL SECTIONS
- 17 COMFORT STRIP DETAIL
- 18 RAILING/GUTTER DETAIL
- 19-21 GEOMETRIC LAYOUTS
- 22-31 SIDEWALK PLAN AND PROFILES
- 32 DRIVEWAY PROFILES
- 33 CONSTRUCTION TRAFFIC CONTROL PLAN
- 34-36 WALL DETAILS
- 37-38 CULVERT PROFILES
- 39-40 SMP GENERAL NOTES
- 41-60 SMP INTERIM PLANS
- 61-60 SMP FINAL PLANS
- 61-71 SMP DETAILS

100-119 SIDEWALK CROSS SECTION (FOR INFORMATION ONLY)

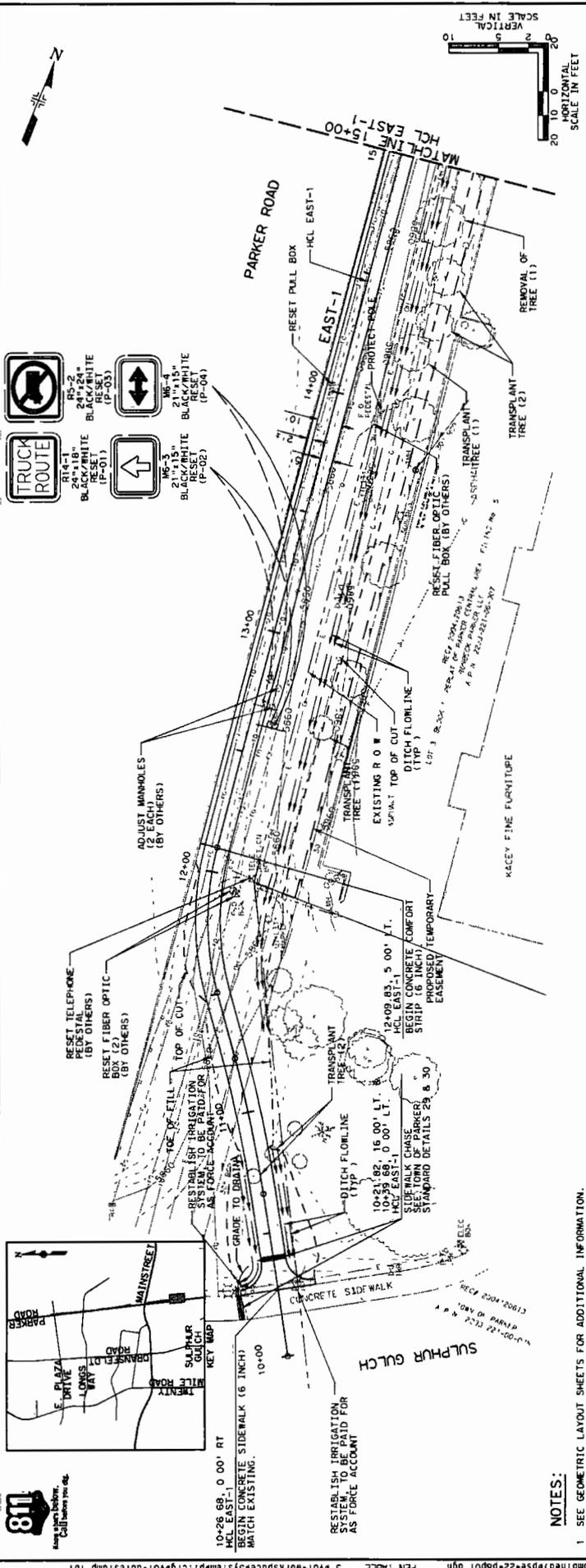
TOWN OF PARKER STANDARDS

- DETAIL 18, DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT DETAIL
- DETAIL 28, MEDIAN BULL MOSE TYPICAL SECTION DETAIL
- DETAIL 29, CURB CHASE DRAIN (RESIDENTIAL) LAYOUT DETAIL
- DETAIL 30, CURB CHASE DRAIN (NON-RESIDENTIAL) LAYOUT DETAIL



COMPUTER FILE INFORMATION		INDEX OF REVISIONS		AS CONSTRUCTED		PARKER ROAD SIDEWALK (EAST SIDE) SULPHUR GULCH TO PLAZA DRIVE		PROJECT NO./CODE	
CREATION DATE:	06/27/2012	INITIALS:	MLP	NO REVISIONS:		TITLE SHEET		AOC M039-004	
LAST MODIFICATION DATE:	12/9/2015	INITIALS:	MLP	REVISED:		CHECKER: M. HARTWIG		21058	
FILE	pse01title sheet.dgn			VOID:		DRAWING NUMBER: 1 OF 1		SHEET NUMBER	
SCALE:	2 0000 1 / in.	UNITS:	ENGLISH			DESIGNER: A. VALDEZ		1	





STATION	VERTICAL CURVE DATA	ELEVATION	GRADIENT	VERTICAL CURVE DATA	ELEVATION	GRADIENT
5870	HCL EAST-2					
12+05 00	0.0175%/FT					
5885						
11+85 00	0.0175%/FT					
5860						
10+85 00	0.0175%/FT					
5855						
10+45 00	0.0175%/FT					
5850						
10+40 00						
5845						
10+35 00						
5840						
10+30 00						
5835						
10+25 00						
5830						
10+20 00						
5825						
10+15 00						
5820						
10+10 00						
5815						
10+05 00						
5810						
10+00 00						

COMPUTER FILE INFORMATION

CREATION DATE: 12/18/2013 INITIALS: REH
 LAST MODIFICATION DATE: 12/9/2015 INITIALS: REH
 FILE: pss+22+p8001.dgn

SCALE: 40 0000' = 1" UNITS: ENGLISH

INDEX OF REVISIONS

Town of Parker
Department of Public Works
20120 East Mainstreet
Parker, CO 80138

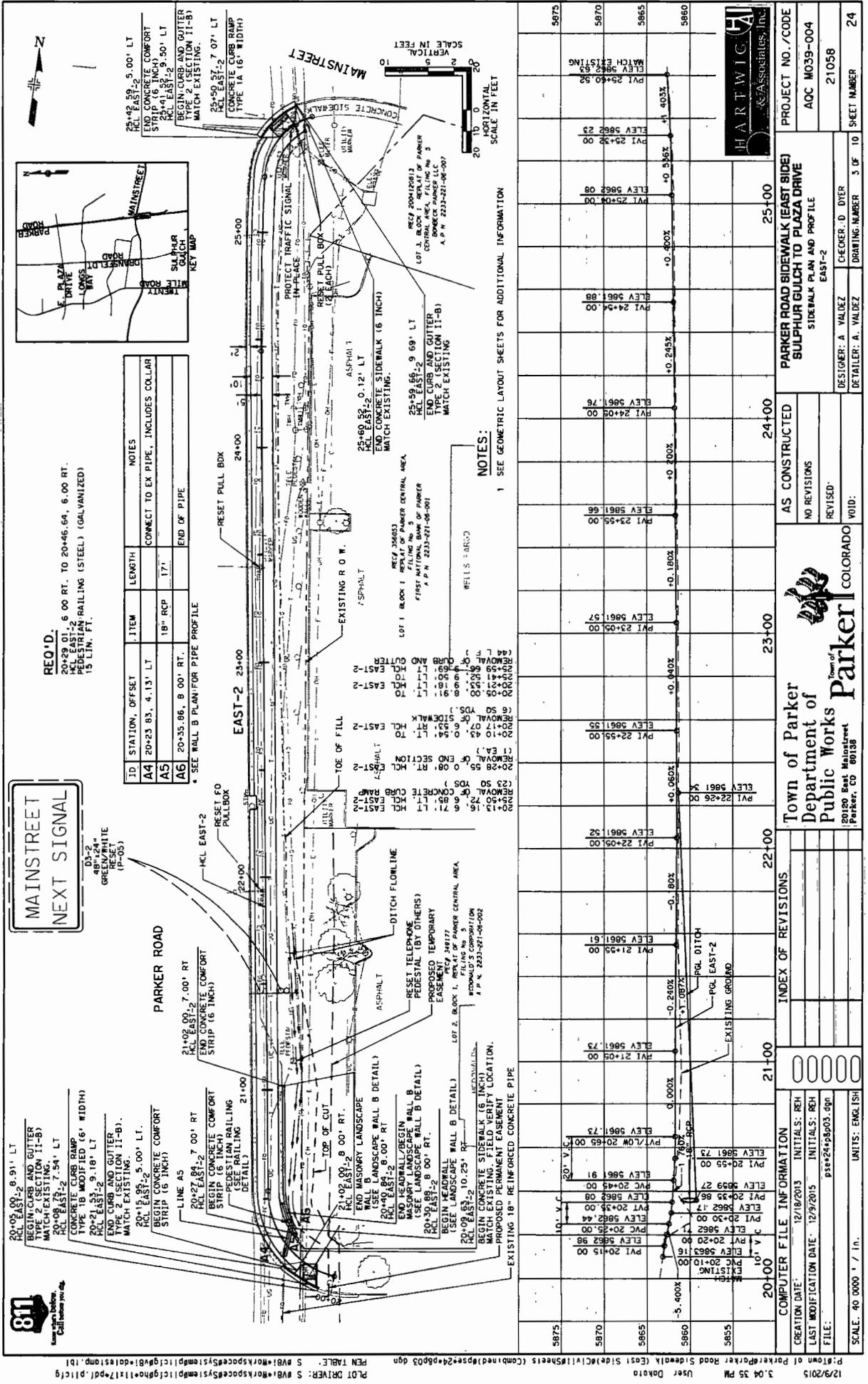
AS CONSTRUCTED

NO REVISIONS.
REVISED

NOID: _____

PARKER ROAD SIDEWALK (EAST SIDE)
SULPHUR GULCH TO PLAZA DRIVE

PROJECT NO. / CODE: AOC M039-004
 21058
 CHECKER: M. HARTWIG
 DRAWING NUMBER: 1 OF 10
 SHEET NUMBER: 22



**MAINSTREET
NEXT SIGNAL**

PARKER ROAD

ID	STATION, OFFSET	ITEM	LENGTH	NOTES
A4	20+23.83, 4.13' LT	CONNECT TO EX PIPE, INCLUDES COLLAR		
A5	18" RCP	17'		
A6	20+35.86, 8.00' RT	END OF PIPE		

* SEE WALL B PLAN FOR PIPE PROFILE

RESET PULL BOX

EXISTING R.O.W.

ASPHALT

TOE OF FILL

DITCH FLOORLINE

RESET TELEPHONE PEDESTAL (BY OTHERS)

PROPOSED TEMPORARY EASEMENT

EXISTING 18" REINFORCED CONCRETE PIPE

WELLS: 3-8620

NOTES:

1 SEE GEOMETRIC LAYOUT SHEETS FOR ADDITIONAL INFORMATION

HORIZONTAL SCALE IN FEET

VERTICAL SCALE IN FEET

20' 10'

20' 10'

20' 10'

20' 10'

20' 10'

20' 10'

20' 10'

20' 10'

20' 10'

20' 10'

20' 10'

20' 10'

20' 10'

20' 10'

20' 10'

20' 10'

20' 10'

20' 10'

20' 10'

20' 10'

20' 10'

HARTWIG
AS-ASSOCIATES, INC.

PROJECT NO./CODE
AOC M039-004

DESIGNER: A. VALDEZ
CHECKER: D. DYER
DETAILER: A. VALDEZ

DRIVING NUMBER: 3 OF 10
SHEET NUMBER: 24

AS CONSTRUCTED
NO REVISIONS
REVISED:

INDEX OF REVISIONS

COMPUTER FILE INFORMATION
CREATION DATE: 12/18/2013 INITIALS: REH
LAST MODIFICATION DATE: 12/9/2015 INITIALS: REH
FILE: pss+24+p03.dgn

SCALE: 40' 0" = 1' / IN. UNITS: ENGLISH

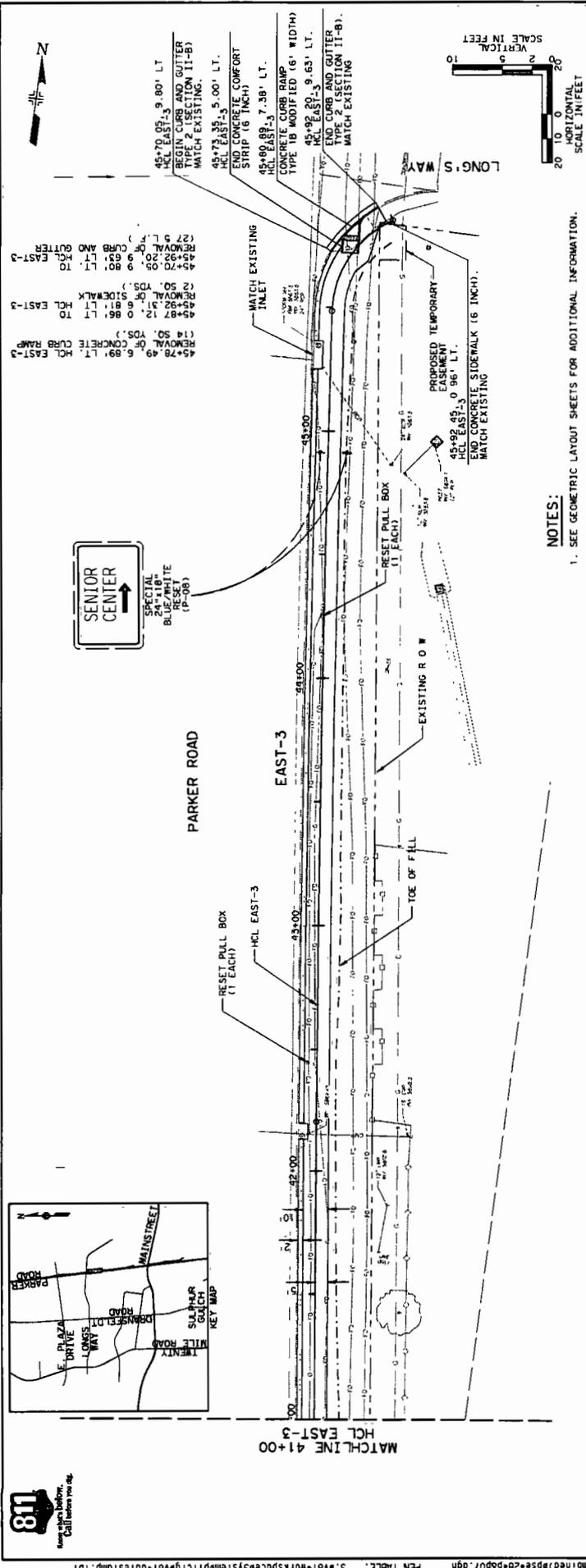


Town of Parker
Department of
Public Works
20120 East Mainstreet
Parker, CO 80138

AS CONSTRUCTED
NO REVISIONS
REVISED:

DESIGNER: A. VALDEZ
CHECKER: D. DYER
DETAILER: A. VALDEZ

DRIVING NUMBER: 3 OF 10
SHEET NUMBER: 24



STATION	ELEVATION	GRADING
5880		
5875		
5870		
5865		
5860		
41+00	PVI 41+37.05 ELEV 5870.30	-0.74%
42+00	PVI 41+77.06 ELEV 5869.97	-0.81%
43+00	PVI 42+97.06 ELEV 5869.01	-0.81%
44+00	PVI 43+27.06 ELEV 5868.38	-0.78%
45+00	PVI 44+17.06 ELEV 5868.02	-0.81%
45+00	PVI 44+57.06 ELEV 5867.43	-0.783%
45+00	PVI 45+27.06 ELEV 5867.36	-0.71%
45+00	PVI 45+92.37 ELEV 5867.20	-0.286%

PROJECT NO. / CODE
AOC M039-004

PROJECT NAME
PARKER ROAD SIDEWALK (EAST SIDE)
SULPHUR GULCH TO PLAZA DRIVE
SIDEWALK PLAN AND PROFILE

DESIGNER A. VALDEZ
CHECKER D. DYER

DATE 12/29/2015
SCALE 40.0000 1 / 16"

PROJECT NO. / CODE
AOC M039-004

PROJECT NAME
PARKER ROAD SIDEWALK (EAST SIDE)
SULPHUR GULCH TO PLAZA DRIVE
SIDEWALK PLAN AND PROFILE

DESIGNER A. VALDEZ
CHECKER D. DYER

DATE 12/29/2015
SCALE 40.0000 1 / 16"

NO.	REVISIONS	DATE

COMPUTER FILE INFORMATION

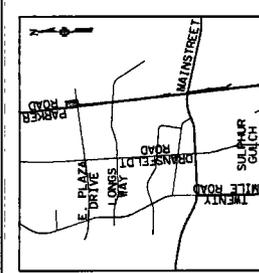
CREATION DATE: 06/29/2012
INITIALS: KLP

LAST MODIFICATION DATE: 12/29/2015
INITIALS: KLP

FILE: p9s+28+psd07.dgn

UNITS: ENGLISH

SCALE: 40.0000 1 / 16"



60+50.45-9.64' LT
HCL EAST-5
END CURB AND GUTTER
TYPE 2 (SECTION II-B)
MATCH EXISTING
RESET PULL BOX

60+55.10-5.08' LT
HCL EAST-5
CONCRETE COMFORT
STRIP (6 INCH)

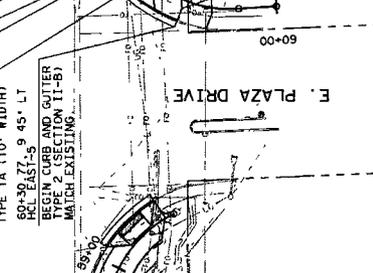
60+53.64-1.25' LT
HCL EAST-5
PEDIESTRIAN PUSH BUTTON
STANDARD PLAN NO
S-614-9

60+47.23-7.25' LT
CONCRETE CURB RAMP
INLET
TYPE TA 110" WIDTH

60+30.77-9.45' LT
HCL EAST-5
BEGIN CURB AND GUTTER
TYPE 2 (SECTION II-B)
MATCH EXISTING

60+30.17-5.00' LT
HCL EAST-5
CONCRETE COMFORT
STRIP (6 INCH)

61+50.97-5.00' LT
HCL EAST-5
CONCRETE COMFORT
STRIP (6 INCH)



61+35.80-5.00' RT TO 61+50.80, 11 00' RT
HCL EAST-5
CONCRETE PAD FOR BUS SHELTER
TO BE PAID FOR AS CONCRETE SIDEWALK (6 INCH)

61+50.97, 0 00' RT.
RESET RTD BUS BENCH
(BY OTHERS)

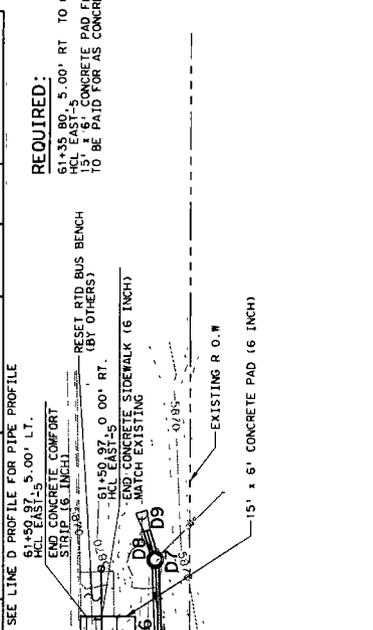
61+50.97, 0 00' RT.
END CONCRETE SIDEWALK (6 INCH)
MATCH EXISTING

15' x 6' CONCRETE PAD (6 INCH)
EXISTING R.O.W

PROPOSED TEMPORARY
EASEMENT
60+30.17, 5.29' LT.

BEGIN CONCRETE SIDEWALK (6 INCH)
MATCH EXISTING

ID	STATION, OFFSET	ITEM	PAY DEPTH (110 FT)	LENGTH	NOTES
D1	60+49.86, 7 08' RT.	MANHOLE SLABBASE		24'	CONNECT TO EX PIPE
D2	60+84.31, 12 35' RT.	MANHOLE SLABBASE		36'	CONNECT TO EX PIPE
D3	61+23.26, 19 19' RT.	MANHOLE SLABBASE		42'	CONNECT TO EX PIPE
D4	61+69.45, 17 98' RT.	MANHOLE SLABBASE		5 FT	CONNECT TO EX PIPE
D5	61+79.08, 15 30' RT.	24" RCP		8'	
D6	60+52.85, 14 78' RT.	18" RCP		8'	
D7	61+50.97, 5.00' LT.	18" RCP			
D8	61+50.97, 5.00' LT.	18" RCP			
D9	61+50.97, 5.00' LT.	18" RCP			
D10	61+50.97, 5.00' LT.	18" RCP			
D11	61+50.97, 5.00' LT.	18" RCP			



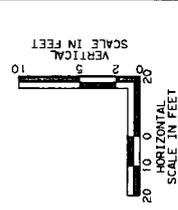
REQUIRED:
61+35.80, 5.00' RT TO 61+50.80, 11 00' RT
HCL EAST-5
CONCRETE PAD FOR BUS SHELTER
TO BE PAID FOR AS CONCRETE SIDEWALK (6 INCH)

61+50.97, 5.00' LT.
HCL EAST-5
CONCRETE COMFORT
STRIP (6 INCH)

61+50.97, 0 00' RT.
RESET RTD BUS BENCH
(BY OTHERS)

61+50.97, 0 00' RT.
END CONCRETE SIDEWALK (6 INCH)
MATCH EXISTING

15' x 6' CONCRETE PAD (6 INCH)
EXISTING R.O.W



NOTES:
1 SEE GEOMETRIC LAYOUT SHEETS FOR ADDITIONAL INFORMATION.

Station	Vertical Elevation	Horizontal Elevation
5860		
5875		
5870		
5865		
5860		
5875		
5870		
5865		



COMPUTER FILE INFORMATION

CREATION DATE: 06/29/2012 INITIALS: RLP
 LAST MODIFICATION DATE: 12/9/2015 INITIALS: RLP
 FILE: pss+31+ppp10.dgn
 SCALE: 40.0000" = 1' / in. UNITS: ENGLISH

INDEX OF REVISIONS

Town of Parker Department of Public Works
 20120 East Main Street
 Parker, CO 80138

AS CONSTRUCTED
 NO REVISIONS
 REVISED: VOID

**PARKER ROAD SIDEWALK (EAST SIDE)
 SULPHUR GULCH TO PLAZA DRIVE
 SIDEWALK PLAN AND PROFILE
 EAST-5**

DESIGNER: A. VALDEZ CHECKER: M. HARTWIG
 DETAILER: A. VALDEZ DRAWING NUMBER: 10 OF 10 SHEET NUMBER: 31

PROJECT NO. / CODE
 AOC M039-004
 21058