



Request for Town Council Action

Date: July 17, 2023

Submitted By: Mary Munekata, Senior Planner
Brett Collins, Projects Administrator
Mary Colton, Parks and Recreation Director
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 4.52.4 - Second Reading**
A Bill for an Ordinance to Amend Ordinance Nos. 4.52.1, Series of 2004, 4.52.2, Series of 2006, and 4.52.3, Series of 2008, to Amend the Title to Chapter 10.10, Subsection 10.10.010(a), and Sections 13.06.070, 13.07.080, 13.07.140 and 13.10.110 of the Parker Municipal Code Concerning the Parks, Trails, Open Space & Streetscape Design and Construction Manual

**Department: Community Development, Mary Munekata
Parks, Recreation, and Open Space, Brett Collins**

EXECUTIVE SUMMARY

The Parks, Trails, Open Space & Streetscape Design and Construction Manual project is a follow-up to the Town's 2019 adoption of revised standards in the Land Development Ordinance (LDO) for parks, trails and open space required with new residential development. To implement the revised standards, new and clear design guidelines, illustrations and construction specifications are needed to support them. Additionally, the Town's current Construction Specifications and Design Considerations for Parks, Trails and Streetscapes manual that provides technical guidance for the design and construction of these improvements is in need of an update.

The above-referenced Manual has been revised and renamed the Parks, Trails, Open Space & Streetscape Design and Construction Manual. The Manual will be used by applicants and Town staff to guide the planning, design and construction of required parks, trails and open space within new residential development. It will also be used by Town staff to inform the design of new municipal parks and renovation of existing parks as repair and maintenance work is planned in the future.

The Community Development and the Parks and Recreation Departments are partners on the Parks, Trails, Open Space & Streetscape Design and Construction Manual. They worked to advance the project in collaboration with the Engineering/Public Works and Cultural Departments.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Parks, trails and open space play a significant role in the Town of Parker residential quality of life and have been a long-standing priority of the Town Council. In 2019, the Town updated the LDO standards for parks, trails and open space for new residential development. These standards govern the number and type of parks that must be provided with new residential development as well as the types of amenities to be incorporated in the parks. The standards support the Town's goal of having new residential development incorporate adequate park, recreational and open space opportunities to serve the development and not overburden the municipal park system.

The new, revised design standards are also needed to supplement the previously updated LDO requirements for parks, trails, open space and streetscapes to further assist applicants with the planning and design process. Together, they will provide guidance and clarity about required improvements while helping applicants meet Town expectations for high quality residential development with park, recreation and open space amenities.

In addition to the new design standards above, the Town's current *Construction Specifications and Design Considerations for Parks, Trails and Streetscapes Manual* ("the Construction Manual") that provides technical guidance for the design and construction of these improvements is in need of updating. This project combines the recently updated LDO parks standards and the revision to the above-referenced Construction Manual into one (1) comprehensive document for the design and construction of parks, trails, open space and streetscapes.

The revised Manual has been developed by Town staff with the assistance of a parks design consultant and renamed the *Parks, Trails, Open Space & Streetscape Design and Construction Manual*. The Manual will assist applicants who have submitted residential development applications by providing clarity about the Town's expectations for the planning, design and construction of parks, recreation and open space amenities with their project. It also provides applicants with flexibility in meeting the Town's goal of achieving high quality parks with amenities in new residential neighborhoods. The Manual provides specific guidance on parks, trails and open space including:

- Alignment with the Parks, Recreation and Open Space Master Plan; Open Space, Trails and Greenways Master Plan; Land Development Ordinance (revised parks standards); and the Parker 2035 Master Plan
- Clear definitions to understand and use the Manual
- Design principles to establish the design intent, values and important considerations for planning and designing parks, trails, open space, and streetscapes
- Design guidelines that provide specific design criteria and standards to achieve the identified design principles
- Standard construction specifications and details for implementation

During the course of the project, the parks design consultant and staff reached out to developers, landscape architects and land use planning firms working in the Town on residential projects for comments and professional input. Their comments provided a useful applicant perspective and informed the development of the Manual.

As a guiding document, the *Parks, Trails, Open Space & Streetscape Design and Construction Manual* will be updated administratively in the future to stay current, incorporate best practices and reflect changing community needs. Future applicants and the development community will benefit from improved guidance and standards with greater predictability for successful outcomes in terms of parks, recreation and open space improvements. The new Manual is comprehensive, user-friendly, illustrative and includes the following components:

1. **Section 01:** Introduction
2. **Section 02:** Parks, Trails, & Open Space
3. **Section 03:** Streetscape
4. **Section 04:** Parks, Trails, Open Space, & Streetscape Amenities
5. **Section 05:** Parks, Trails, Open Space, & Streetscape Materials
6. **Section 06:** Signage Standards
7. **Appendix A:** Standard Construction Details
8. **Appendix B:** Standard Construction Specifications

The Planning Commission will hold a public hearing on July 13, 2023 and make a recommendation to the Town Council regarding adoption of the *Parks, Trails, Open Space & Streetscape Design and Construction Manual*.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



SUPPORT AN
ACTIVE COMMUNITY



PROMOTE A SAFE AND
HEALTHY COMMUNITY



ENHANCE ECONOMIC
VITALITY

ATTACHMENTS

1. Planning Commission Staff Report
2. Parks, Trails, Open Space & Streetscape Design and Construction Manual
3. Ordinance No. 4.52.4

RECOMMENDED MOTION

I move to approve Ordinance No. 4.52.4 on second reading.