



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

**PUBLIC WORKS & DEVELOPMENT**

6924 South Lima Street  
Centennial, CO 80112-3853  
Phone: 720-874-6500  
Fax: 720-874-6611

[www.arapahoegov.com](http://www.arapahoegov.com)

**BRYAN D. WEIMER, PWLF Director**

City and County of Denver  
Community Planning and Development  
Attn: Libby Kaiser

RE: 2020I-00159  
1091 S PARKER RD & 7400 E MISSISSIPPI

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project located in the City and County of Denver. The purpose of this letter is to inform you that we have the following comments regarding the referral at this time based on the information submitted:

1. Existing Galilee Church site encumbers lands in both Denver and Arapahoe County. Applicant will need to complete rezoning and platting processes for Arapahoe County parcels as well, including traffic and drainage analysis.
2. A presubmittal meeting with Arapahoe County was held on 10/5/2020, if the intent to develop all 4 parcels is still being considered, applicant will need to complete an additional presubmittal meeting to finalize site development requirements. Site development and permitting should be coordinated between Denver and Arapahoe County.
3. Hughes Mountain Subdivision second addition to the south has primary access through the proposed development that will need to remain or an alternative provided acceptable to all parties.
4. Applicant to notify adjacent property owners of proposed change in use.
5. Change in use for peak hour traffic will impact Parker Rd. Consider providing turning lanes and coordinate with CDOT for permitting and any additional access requirements or restrictions.
6. Applicant to verify storm sewer capacity. Current capacity may not be available for "Denver parcel" of the proposed use, may need separate detention facilities. This will require further coordination between Arapahoe County and Denver.

Please know that other Divisions in the Public Works Department may submit comments as well.

Thank you,  
Sarah L White, PE, CFM  
Arapahoe County Public Works & Development  
Engineering Services Division  
6924 South Lima Street  
Centennial, CO 80112  
Main: 720-874-6500  
[swhite@arapahoegov.com](mailto:swhite@arapahoegov.com)

Re: Arapahoe County Case No. O21-035



Libby Kaiser | Senior City Planner  
Community Planning and Development  
City and County of Denver

2/22/21

RE: 2020I-00159

Dear Community Planning and Development:

Thank for opportunity to review and provide comments, this is a large important parcel adjacent to and surrounded by Arapahoe County with impacts to both Counties services. As Open Space Planner for Arap. County we strive to ensure equitable, safe, walkable access to parks, trails and recreation as an essential quality of life service. Unlike many referral services parks, trails and recreation are used and enjoyed by citizens of multiple jurisdictions irrespective of boundaries. As this is a re-zoning and without a site plan it is unknown if park amenities will be required/provided on this development. The application states: Strategy A: Goal 1 Integration of age friendly community features. What are those features planned to be? To comment on the density and increased residents generated by this re-zone it is essential the CCD and Developer look at and start discussing existing park conditions in the area. The High Line Canal Trail is a recreation amenity adjacent but does not provide diversity of recreation. The increasing density in the surrounding area has increased the HLC use numbers to point it is one of the most highly utilized sections of trail in the 71 miles. User conflict has increased, and investment is needed to widen and resurface the trail to accommodate this increase. As CCD and County continue to increase population and extol the HLC benefits for development approval, degradation of the resource is increasing. Improvements and more diverse amenities are needed to meet this need. As the trail winds in and out of CCD and County in this area a joint effort is needed.

Additionally, the only park within a 1/2 mile radius of this development is Jacobs Park a CCD park, this large park is mostly irrigated fields with only a small shelter and couple of picnic tables. No playground, courts, exist. The closest park with a playground is Arap. County's Longs Pine Grove - 3200 ft south along the HLC. Since completion this park is seeing 1200 cars a week, it is highly utilized and heavily needed in the neighborhood.

In summary, if density of this scale is approved CCD should look to require the development to provide some recreation amenities on-site, and additional Cash-in-lieu of providing parkland funds should be utilized to improving/adding amenities to Jacobs Park and/or High Line Canal Trail in some combination. Arapahoe County's park dedication/Cash-in-lieu standard would require generating 3.14 acres needed to be dedicated or approximately \$1,099,161.00 in park fee payment at \$350,000 a acre estimated market value appraisal. A joint partnering effort could be undertaken by County Open Spaces to assist in funding park and trail improvements.

thank you for your consideration

*Roger Harvey*  
Roger Harvey

Planning Administrator, Open Spaces.

rharvey@arapahoegov.com

FIND YOUR SPACE