

PRELIMINARY DEVELOPMENT PLAN ROSE HILL

A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 10 OF 27

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NO.	DATE	DESCRIPTION
1	11.01.18	PRELIMINARY DEVELOPMENT PLAN

REVISION

PARKS, OPEN SPACE & TRAILS PLAN

ROSE HILL
PRELIMINARY DEVELOPMENT PLAN

WESTMINSTER

SHEET
10 OF 27

Based on infrastructure improvements needed for this PDP, a schedule for metro park developed needs to be provided.
PLD and Park fees will be due prior to any ODP approval for this PDP. Public park will be developed on the sole discretion of the City.

PARKS, OPEN SPACE & TRAILS PLAN

pedestrian crossing from school to park

Once PLD is determined additional sampling required to determine impacted area and mediation requirements. All mediation and associated costs will be the sole responsibility of the developer and must be completed prior to the city taking possession of the property.

Provide information on how a "pedestrian corridor" is different than the City's typical street sections otherwise label as street section only.

Move park to NW corner for visibility and public access.

What is size of proposed Public Land Dedication.

Show a trail crossing at this location. Add a label that it will include a pedestrian activated signal.

Per the Trails Master Plan, a trail should cross this property and connect to Camenisch Park. Show that trail location.

The City does not accept this parcel as part of your Public Land Dedication.

A portion of this is a sewer lift station.

Multiple easements across this parcel PRL will not accept this parcel as PLD

If using Hyland Hills (HH) recreation facilities as amenities for development how will access to them be made? Show on plan. Provide documentation from Hyland Hills that park/recreational impacts are acceptable to HH.

What is the size of the metro park? They all appear to be the same size. Are they? What is total acreage of combined parks Identify what the "typical" components will be within the metro parks. Combining some of these would provide opportunities for higher value amenities and possible parking off street

Per the Trails Master Plan, a trail should cross this property. Show that trail location

Patrick/Mikele to verify.

Consideration of Integrating of detention area with true pedestrian corridors will provide a better experience for the community and access across the development and provide a school route for kids. Is there any trails through the development? Identify them. Proposed detention depth and slopes provide limited use for park activities. Integration of detention areas with path provides better experience, amenity and long term maintenance

access from B(1)

Show how this park would be accessed by community.

PRL at its sole discretion will determine type of park. No "Open space" designation. Page 18 of 27 indicates proposed grading/drainage in identified PLD. PRL will not accept land with grading or drainage issues.

align PLD with city owned PWU property to help with view corridors. What is acreage?

This is identified as a view corridor in the Comprehensive Plan. Significant setbacks, height restrictions and a large park/ open space will be required to maintain the view. Label this as a view corridor and provide corresponding language.

Safety should be considered for those in park. On street parking should be eliminated the distance of the park along the street, raise bike ways or provide traffic calming in this area.

This is identified as a view corridor in the Comprehensive Plan. Significant setbacks, height restrictions and a large park/ open space will be required to maintain the view. Label this as a view corridor and provide corresponding language.

-Clearly indicate Metro versus HOA parks. Public Access to these varies.
-What is included in an "urban" park since all parks are identified as "urban"
-Calculate Water needs for each "park" shown
-Indicate total public park dedication for all parcels.

All multi use trails must be concrete through development, meet City standards and maintained by Metro district. Actual location of trail will be determined based on site plan (ODP)

Show additional Trail connections thru open space and/or connect from Panorama Pointe subdivision to Cobblestone park.

Proposed "urban" metro or HOA park shown in same location at "pond" on Pg 18 of 27.

Patrick/Mikele to verify.

8' detached walk, bike lane if possible.

Show a trail crossing at this location. Add a label that it will include a pedestrian activated signal.

this symbol is misleading. Show different symbol for City proposed park land verse Metro district park

Minimum acreages for public parks will be required for the PDP.

Bike and pedestrian corridors within private parks and tracts will be required to have public access easements on the final plat, unless they are for internal circulation only.

- NOTES:
1. PLANNING AREA BOUNDARIES MAY BE MODIFIED THROUGH THE ODP AND PLATTING PROCESSES DUE TO REVISIONS OF STREETS, PARKS, OPEN SPACE AREAS, ADJACENT PLANNING AREA BOUNDARY SHIFTS, ETC. PLANNING AREA ACREAGES MAY VARY BY 15% WITHOUT REQUIRING A PDP AMENDMENT.
 2. PEDESTRIAN CORRIDORS ARE SHOWN FOR ILLUSTRATIVE PURPOSES AND ARE NOT SPECIFICALLY REPRESENTATIVE OF STREET/LOT LAYOUT. REFER TO TYPICAL SECTIONS ON SHEETS 11-15 FOR ADDITIONAL INFORMATION.
 3. THE FINAL SIZE, SHAPE, LOCATION AND PROGRAMMING OF OPEN SPACE AND PARKS IS SUBJECT TO CHANGE AND WILL BE DETERMINED AT TIME OF OFFICIAL DEVELOPMENT PLAN. THE EXACT LOCATION OF THESE FEATURES WILL BE LOCATED TO ACHIEVE A 1/4 MILE RADIUS BY ROSE HILL RESIDENT.
 4. LOCATION, LENGTH, AND CHARACTER OF BIKE AND PEDESTRIAN CORRIDORS ARE SUBJECT TO CHANGE AND WILL BE DETERMINED AT OFFICIAL DEVELOPMENT PLAN. BIKE AND PEDESTRIAN CORRIDORS MAY BE LOCATED WITHIN PUBLIC RIGHTS-OF-WAY OR PRIVATE PARKS AND TRACTS.
 5. PARKS WILL BE DEFINED AT TIME OF INDIVIDUAL, SITE SPECIFIC ODP FOR EACH FILING. FILING BOUNDARIES ARE NOT REQUIRED TO MATCH PLANNING AREA BOUNDARIES.

