

# Public Comment

## Simon, BrieAnna

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**From:** Steven Arth <sarth86@gmail.com>  
**Sent:** Monday, July 26, 2021 7:05 PM  
**To:** Simon, BrieAnna  
**Subject:** McDonalds Development at Hess and Chambers

Hi BreAnna,

I wanted to reach out in regard to the proposed McDonalds restauraunt at Hess and Chambers (case SP21-067). I'm not sure if you have been hearing concerns from others as well, but the location of this restaurant would not be ideal for multiple reasons. It is much closer in proximity to single family homes than other McDonald's locations. Being situated directly between two sections of the same neighborhood (Horse Creek) creates problems I prefer not to deal with as a homeowner.

- 1) McDonald's has a distinct smell that is not something people tend to seek out as a desirable scent for their home. It will not be possible to open the windows in our home without taking on this smell because of the close proximity to our home and many others immediately east and west of the restaurant.
- 2) Our home overlooks the beautiful town of Parker. This restaurant would literally be the first thing we see coming out of our home to enjoy our back yard.
- 3) Horse Creek is a community of nice homes, and I am concerned the value of my home would be impacted negatively due to the factors above and the general stigma associated with fast food. If my HOA is concerned with the placement of my trash can creating a negative image, which they apparently are, I can only imagine what a set of yellow arches will do.

Thank you for taking time to read through my concerns. If there is anything additional I can do to impact the decision to continue with this development please let me know.

Thanks,  
Steven Arth

## Simon, BrieAnna

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**From:** April Falkenberg <aprilbensoamt@yahoo.com>  
**Sent:** Monday, July 26, 2021 10:10 PM  
**To:** Simon, BrieAnna  
**Subject:** No to McDonald's!!!

Hi I am a resident of horse creek and it was brought to my attention that a McDonald's is going in on Hess and chamber. I couldn't be more against this! Please please please to not put one in there. Who wants a fast food restraint right in their neighborhood?

Thank you.

April Falkenberg

Sent from my iPhone

## Simon, BrieAnna

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**From:** The Love Of Tennis <theloveoftennis@gmail.com>  
**Sent:** Monday, July 26, 2021 10:16 PM  
**To:** Simon, BrieAnna  
**Subject:** Another fast food place??

Miss Simon;

I'm writing in opposition to the plan to build a McDonald's at the corner of Chambers and Hess.

I have no clue why the town of Parker would want to obscure such beautiful landscape with just another fast food restaurant. If nothing else can you not find a real local restaurant that would have a back patio looking over the nice open space? If we need more McDonalds put them on Parker road which is already a gross , dump of a street with most of it looking old, rundown or like a strip mall. When in enough, enough for chains in Parker?

Sincerely,  
Steve

## Simon, BrieAnna

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**From:** pam <psbott@gmail.com>  
**Sent:** Tuesday, July 27, 2021 7:05 AM  
**To:** Simon, BrieAnna  
**Subject:** please do not build McDonalds at Chambers and Hess intersection

Hi BrieAnna,

Can a vote be taken about building a McDonalds at Chambers and Hess intersection? I vote no.

We do not need congestion at that corner or to junk up the neighborhood. Perhaps, build it a bit east on Hess?

Thank you,

Pam and SteveBottoms  
HorseCreek

## Simon, BrieAnna

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**From:** Rachel Martinez <rmartinez911@verizon.net>  
**Sent:** Tuesday, July 27, 2021 1:04 PM  
**To:** Simon, BrieAnna  
**Subject:** Proposed McDonalds at Hess/Chambers

Good Morning Ms.Simon,

I am writing regarding the proposed building of a McDonald's at Hess/Chambers Rd. I am a resident of Parker and reside in the upper Horse Creek development.

I am hoping that the town will reconsider this building project, we do not need yet another McDonalds in the town! Not only is this an unhealthy option for our residents and children it will bring unwanted traffic to this already compromised area. The town is already building numerous homes in this area and this will only add to the congestion and lower the value of our homes.

I understand that the town wants and needs taxable revenue, however I believe that the town needs to be smarter when considering building projects and companies they wish to bring to our currently beautiful town. No one that I know that living in this area wants this building project, nor does anyone living in this area want a view of a McDonalds!

Please reconsider this building project, maybe try to entice healthier food options and companies that will add value to our area, not detract from it.

Respectfully,

Rachel J. Martinez  
Horse Creek Resident  
973-699-1791

## Simon, BrieAnna

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**From:** Carla Bryant <carlabryant@outlook.com>  
**Sent:** Tuesday, July 27, 2021 3:13 PM  
**To:** Simon, BrieAnna  
**Subject:** Objection to McDonalds at Hess and Chambers.

How do we object to this land use? Have there been any traffic studies done regarding its proximity to the nearby elementary school and the proposed day care center? It seems like this would be much better suited for the commercial development on the south side of Hess. Carla Bryant, Horse Creek home owner.

## Simon, BrieAnna

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**From:** stella and john <stellaghome@comcast.net>  
**Sent:** Tuesday, July 27, 2021 5:34 PM  
**To:** Simon, BrieAnna  
**Cc:** stellaghome@comcast.net  
**Subject:** McDonald's at Chambers and Hess

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello BrieAnna, please note our opposition to the proposed McDonald's on the corner of Chambers and Hess. This will greatly affect resale of near by homes and generate unnecessary 24 hour traffic and light. We would appreciate if someone reply back and let us know if this is a done deal.

P.S. Placement of the development sign should have been faced to the houses, not to the road where people drive 50+ MPH.

Thank You, John, Stella

## Simon, BrieAnna

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**From:** Zach Wilson <zach.wilson@gmail.com>  
**Sent:** Wednesday, July 28, 2021 11:59 AM  
**To:** Simon, BrieAnna  
**Subject:** McDonalds - Hess and Chambers

Hi BrieAnna,

I was given your contact information through a Nextdoor post and wanted to reach out to you with my opinion on the development site for case SP21-067 which is the proposed McDonalds at Hess and Chambers.

I am a resident in upper Horse Creek and **STRONGLY** oppose the development of a McDonalds at this location. Beyond sending an email, what other ways can I voice my opinion on the matter?

I look forward to hearing from you.

Regards,

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Zach Wilson  
[zach.wilson@gmail.com](mailto:zach.wilson@gmail.com)  
720-539-0880 cell

## Simon, BrieAnna

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**From:** Kelly Ellis <ellisrealestate@comcast.net>  
**Sent:** Wednesday, July 28, 2021 1:45 PM  
**To:** Simon, BrieAnna  
**Subject:** Regarding possible McDonalds

Brianna,

I hope this finds you well. I am stunned and disappointed that the town of Parker is even thinking about putting a McDonalds at the corner of Hess and Chambers. That will hurt everyone's property values and not to mention your exposing the elementary school to possible dangerous people. There has to be another spot that would be a better fit than between two neighborhoods and close to a elementary school. Bad move on the city and towns part for location.

Being in real estate, I know first hand how devastating commercial properties can be to home owners values, but especially a McDonalds.

The town of Parker is going to have a lot of angry people on their hands if that McDonalds goes in. Horse Creek homeowners are begging you to not allow a McDonalds to go in at Hess and Chambers.

Thank you,  
Kelly Ellis  
303-921-5420

## Simon, BrieAnna

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**From:** Jan <bostongirl.jan@gmail.com>  
**Sent:** Monday, July 26, 2021 9:27 PM  
**To:** Simon, BrieAnna  
**Subject:** McDonalds at Hess and Chambers

Hello,

We were told to provide you with any input regarding the McDonalds slated to be built on the corner of Hess and Chambers. Our home backs directly from S Red Sky Drive to the vacant lot.

We understand there will be an access road leading off of the rotary on Red Sky to that area and believe having McDonalds will increase the traffic immensely. There is currently a huge issue with traffic and the school at the rotary and this will make it worse.

We vehemently oppose putting McDonalds or any fast food in this location.

Thank you for your time.

Jan and Bob Knowles  
12175 S Red Sky Drive

## Simon, BrieAnna

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**From:** Kathy Santelli <ksantelli@craigrealtygroup.com>  
**Sent:** Friday, July 30, 2021 11:49 AM  
**To:** Simon, BrieAnna  
**Cc:** Matthews, Bryce; Knepp, Pam  
**Subject:** Douglas 234 Subdivision

Hi BrieAnna -

I am a Parker resident that lives adjacent to the new subdivision Douglas 234. My address is 12136 S Swift Fox Way. I am the first house on the Red Sky roundabout which will be utilized for all of the businesses in the new commercial development. I have written letters, sent emails and left voice mails voicing my concerns. I have been present and spoken during the public hearings for this development. Yet I have never received a response from anyone at the Town of Parker. I feel that my concerns have gone unheard and **am requesting an in person meeting with you to discuss.**

I understand the project is zoned for commercial development, and although I am unhappy with the choice of businesses that have been allowed to build on the site, that is not my main concern.

My main concern is the ingress/egress access to the development. The roundabout on Red Sky drive is literally next to my home. The amount of traffic, light and noise pollution from the new development will be dangerous and detrimental to our neighborhood. Gold Rush Elementary is just a few hundred feet from the roundabout and already twice a day during the week there are cars stacked up for drop off and pick up. In addition, there are dozens of children and families who use the crosswalks by the roundabout to get to and from school. Having the roundabout as the main entrance and exit for the 11 new businesses going into the commercial development is dangerous and negligent.

I understand the traffic studies have been done and there will be a stop light installed at the corner of Red Sky and Chambers. I also am aware that there will be a right turn in and right turn out off of Hess Road. But all southbound, eastbound and northbound traffic will be required to enter and exit thru the tiny roundabout in our neighborhood.

**I implore you to have your traffic management team reassess the situation and create some solutions as soon as possible.** As it stands now the large number of semi-trucks cannot even make it around the roundabout without running over curbs and landscaping. In fact, many of them exit the wrong direction to avoid the roundabout and head straight out to Chambers in a dangerous maneuver. Maybe a full stoplight off of Hess? Or convince CDOT to allow a new road south of Red Sky access from Chambers? Perhaps make a larger 2 lane roundabout? The plan as it stands is a recipe for disaster and it needs to be corrected now during the building phase.

In our meeting, I would also like to hear your explanation as to how and why you would approve a 7-11 gas station with fuel trucks entering and exiting at all hours so close to residences. It is a danger to public safety and environmentally irresponsible. In addition, the McDonalds and other fast food chains building in the development will have numerous trucks, light pollution, sound pollution, excessive trash and potential for rodents. Not to mention the introduction of strangers into our quiet neighborhood and the crime that will follow. All of this literally next to families that have lived here since 2006.

It seems as if the Town of Parker is more interested in profiting from the partnership with the developer Grant Nelson than protecting the safety, quality of life and home values of its residents. I highly doubt you would be so quick to approve these uses and allow the traffic problem if this development was next to your home. There will be plenty of room for all of these uses across the street on Chambers SOUTH of Hess as part of a master plan that will not affect existing homeowners. I am beyond disappointed in the Town of Parker and insist on a meeting to hear your logic and reasoning for your decisions regarding this project.

Please contact me at your earliest convenience to schedule a meeting.

Thank you,  
Kathy

**Kathy Santelli | Senior Leasing Executive**



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## Simon, BrieAnna

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**From:** James Stevens <jamesstevens1978@hotmail.com>  
**Sent:** Friday, July 30, 2021 9:46 PM  
**To:** Simon, BrieAnna  
**Subject:** McDonalds at Hess and Chambers

I wanted let you know that I am against the addition of the McDonalds at Hess and Chambers. I live in the Lower Horse Creek division that would be most affected by this addition.

My biggest fear is that the traffic will make getting in and out of my subdivision a big problem.

We already have heavy traffic on Hess especially in the mornings and evenings so that makes the south exit hard to get out of.

We have an elementary school carline that blocks the exit on the west side. So that leave only the east side as an exit. Adding a McDonalds or any other fast food to the corner will just increase the headache there.

Thank you for taking the time to hear my opinion.

-James Stevens

Sent from my iPhone

## Simon, BrieAnna

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**From:** David Dzurovchin <ddzurovchin@gmail.com>  
**Sent:** Tuesday, August 3, 2021 5:16 PM  
**To:** Simon, BrieAnna

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

We would prefer not to have a McDonalds, Gas station, or car wash at this location, Chambers and Hess, as with Gold Rush Elementary School just around the corner, it will create a hazardous situation for the kids. We have trouble with the traffic as it is when school is in session. It backs up on both ends. We think something a little less traffic oriented would be a better solution.

Dave and Ginger Dzurovchin  
11981 S. Swift Fox Way,  
Parker, Co.

## Simon, BrieAnna

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**From:** Lindsay Yager <lindsayyager.msn@gmail.com>  
**Sent:** Sunday, August 1, 2021 2:10 PM  
**To:** Simon, BrieAnna  
**Subject:** Hess and Chambers development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

As a Parker resident I wanted to state that I am against the Hess and Chambers McDonald's/ gas station that's going in. I would love to see land kept open and available for wildlife in town, and am sad with the housing a business boom that's taken place.

Lindsay Yager

## Simon, BrieAnna

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**From:** Brigitta James <jakob912@gmail.com>  
**Sent:** Wednesday, August 4, 2021 10:02 AM  
**To:** Simon, BrieAnna  
**Subject:** Re: SP21-067

I want speed bumps put in lower Horse Creek then to alleviate speeders through our Development. I have lived here since 2005, and trying to get out of this Development has been challenging enough already. Also, when we had that Meeting last year, my Computer kept shutting out. The Developer had stated that nothing would be staying open late with regards to additional lighting that would be extracted from it....well, a convenience store stays open all night, right? What was even the purpose of that meeting when the home owners weren't even listened to. Now my great neighbors are both selling their houses on each side of me. I have to stay here until my son graduates from High School, otherwise, I would be selling as well.

On Sat, Jul 31, 2021, 1:51 AM Brigitta James <[jakob912@gmail.com](mailto:jakob912@gmail.com)> wrote:

Please do not put another McDonald's in this location. It's ridiculous. We already have 2 in Parker. I live in Horse Creek and I am already appalled that you have approved this entire Development bringing more traffic through our area. You guys don't listen to anything except the dollar waved in your face. The traffic will already be coming directly towards my house before turning on Hess, so you guys won't hear anything nice from me for allowing traffic to come our direction before turning. Your entire plan you allowed sucks. You didn't consider how this would affect any homeowners in our Development, uncaring and thoughtless. We already pay enough taxes that you could have at least put a barrier up to partition that section off from ours. We should not have to voice our opinions, this is common sense. Yes, I knew something would come here one day, but again think of this small parcel and the impact it will have...that's right, you don't care cause you don't live here.

## Simon, BrieAnna

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**From:** Brigitta James <jakob912@gmail.com>  
**Sent:** Wednesday, August 4, 2021 10:10 AM  
**To:** Simon, BrieAnna  
**Subject:** Re: SP21-067  
**Attachments:** image002.png

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Also, in regards to traffic, you guys did the survey study during a pandemic when over half the kids were teleschooling and their parents were not driving them to school. This is absolutely not a precise measurement to the actual traffic studies, and should be dismissed as a usage tool. Another thought is on Jordan when you guys expanded the roadway for more traffic, you guys built very nice fencing for those people. Since the City approved this Development and obviously not the Homeowners, what are you going to do for us as tax paying citizens?

On Wed, Aug 4, 2021, 9:50 AM Simon, BrieAnna <[bsimon@parkeronline.org](mailto:bsimon@parkeronline.org)> wrote:

Good morning Brigitta,

Thank you for providing feedback on the active site plan application for McDonalds (SP21-067) located near the corner of Chambers Road and Hess Road. The proposal is located in the [Douglas 234 Planning Development](#) Zoning and is zoned for commercial/office uses. Here is a link to the zoning - [Douglas 234 Planning Development](#).

The zoning allows for 'commercial retail' which includes a fast food establishment in the definition. Since this is an allowed use in the zoning, the Site Plan application on this site does not require a public hearing but still requires public notice (signs and website) and includes public input. The Site Plan review process focuses on compliance with specific standards set forth in the Municipal Code and the Development Design Standards such as compliance with landscaping, architecture and site layout requirements. This also includes ensuring the use and the traffic impacts associated with it align with the approved traffic study for the subdivision. If you have specific traffic questions, please let me know and I will get you in touch with the Town's engineering department.

Staff and referral agencies are reviewing the proposal and will require the proposal to meet code and technical requirements. Staff will be compiling all comments and providing them to the applicant. Your comments will also be reviewed and uploaded to the case file.

As staff works through the site plan process additional information on this case can be found in [eTRAKiT](#) or on the [Development Tour Map](#). Please let me know if you have any questions about this process or application.

Thank you.

## Simon, BrieAnna

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**From:** Erik Bailey <esbailey@aurorak12.org>  
**Sent:** Friday, August 6, 2021 8:11 PM  
**To:** Simon, BrieAnna  
**Subject:** Proposed McDonalds for corner of Hess

Hi Ms. Simon,

This end up is in response to the proposed McDonalds on the Northeast corner of Hess and Chambers. I'm a resident of Antelope Heights and my son attends Gold Rush Elementary School. I'm hearing for the first time that there is a McDonalds planned for that corner which is a horrible idea in many ways:

- 1) there is an elementary school within a 100 yards of the roundabout that appears to be the only entrance to the shopping center being built. There is already a significant traffic problem during drop off and pick up near that roundabout. The police have had to intervene with traffic there on several occasions because of the bottleneck of cars.
- 2) traffic through the Antelope Heights neighborhood already has a problem with speeding. We've written the city about proposed speed bumps and about adding stop signs in the past.
- 3) there are only 2 entrances to the neighborhood and adding traffic for a McDonalds would hinder our ability to enter the neighborhood from the West.

I see that this project is under review so I'd like to know what the next step is in having this proposed project rejected. Thank you for your time and I look forward to hearing from you soon!

Sent from my iPhone

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**Erik Bailey M. Ed.**  
Assistant Director at APS Avenues

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**A** 14707 E 2nd Ave, Aurora, CO 80011  
**P** (720)951-1377 **E** esbailey@aurorak12.org  
**W** <https://avenues.aurorak12.org/>

## Simon, BrieAnna

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**From:** Erin <erinjameson88@yahoo.com>  
**Sent:** Tuesday, August 10, 2021 2:26 PM  
**To:** Simon, BrieAnna  
**Subject:** Unhappy

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Town of parker,

>

> My family is a resident of antelope heights/horse creek subdivision off of chambers and red sky. Our HOA has brought to our attention that there will be a McDonald's going into this area when recently only said gas station, car wash and preschool.

>

> We feel as a neighborhood this is a poor location and poor decision on the town. The elementary school is right along this entrance off chambers and already gets backed up. The proposed commercial use is having people turn into our neighborhood to access these places. This is a poor poor decision. I have never seen commercial properties being built right at a neighborhood before in my life. Especially not allowing people to turn into our neighborhood to access them.

>

> I am concerned for the traffic this will bring into our neighborhood of people cutting through. It's already bad with the school as is. We as a community don't feel this location makes sense for a McDonald's. There are already 3 in Parker as is. A much better location would be by the ball park. A fast food business needs to stand alone AWAY from residential housing. The ball park location is 1000x better for This. I am concerned for the children at the elementary school as well.

>

> I hope that there is a reconsideration of the location for the McDonald's. Or that there will be a entrance made off of chambers and not turning into red sky into our NEIGHBORHOOD to allow people into these businesses. As we all know, traffic gets heavy at McDonald's and this is an already increasingly busy traffic area with the elementary school times of morning and afternoon.

>

> I am concerned for my children playing outside as well with how much traffic increase this will have into our neighborhoods. This is only entrance for many into horse creek and antelope heights.

>

> Thank you for your time, Chris and Erin Ocker

## Simon, BrieAnna

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**From:** matthewkurtz33@gmail.com  
**Sent:** Wednesday, August 11, 2021 8:31 AM  
**To:** Simon, BrieAnna  
**Subject:** McDonalds neighborhood appropriate?

I understand Parker is limited to a certain extent with regards to business opportunities and who/where they want to build. However, with the growth of Parker, is the city being sensitive to current high-value of neighborhoods being sequestered from high traffic retail areas. The entire culture would change immediately with a development attracting heavy traffic, late night presence of people, bright lights, etc.

Any element of quiet time after neighbors goes to sleep would instantly be ruined.

Is there value in another McDonalds a mere 4 miles away? Does that investment make sense where the community chose to be away from retail/restaurants?

Please review and understand community concern

Matt

Sent from my iPhone

## Simon, BrieAnna

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**From:** Matt Lawson <mattlawson303@gmail.com>  
**Sent:** Thursday, August 12, 2021 9:54 AM  
**To:** Simon, BrieAnna  
**Subject:** Objection- McDonalds at Hess & Chambers

Hi,

I am writing this in objection to the construction of the McDonald's at Hess & Chambers.

This lot was originally zoned for multi-family housing units until recently.

With limited entrances into Horse Creek and, particularly, Gold Rush Elementary, traffic congestion will become a far bigger issue. Already, traffic is backed up beyond the roundabout during school drop off and pick up times. This will only worsen with an additional fast food business. I object to any businesses at that corner due to the one planned entrance being at the roundabout. This increases traffic congestion, noise, pedestrian safety concerns, and trash/littering.

Please let me know if you have any questions about this objection.

Thank you,

Matt Lawson  
303-249-8182  
11941 Silvertop Cir  
Parker, CO 80134

## Simon, BrieAnna

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**From:** Tiffany Nelsen <tnanelsen03@hotmail.com>  
**Sent:** Wednesday, August 11, 2021 9:47 AM  
**To:** Simon, BrieAnna  
**Subject:** McDonalds

Hi there! I live in Antelope Heights and just recently learned about all of the businesses including McDonald's going up on the corner of Chambers and Hess At the entrance to our neighborhood. I am very concerned because already every morning and afternoon traffic is a nightmare throughout our neighborhood due to an extremely congested school drop off and pick up and adding those businesses entrance at that roundabout is going to be a huge concern for adding even more traffic. I have 4 kids and it's already cars speeding through here and unsafe. I am extremely bummed that pocket of land wasn't zoned for residential but if it is meant to be we will welcome our business neighbors but strongly advise you to look at ways to lessen the traffic in our neighborhood due to these businesses being built especially for the safety of all the kids coming and going to school and carpool. Can there be an entrance from Hess and an exit onto Chambers previous to our neighborhood turn so that more traffic doesn't come through the round about? Wish I had paid closer attention to that land being commercial since this neighborhood is already super busy with traffic and speeding. Please let me know what is decided.

Thank you  
Tiffany Nelsen

## Simon, BrieAnna

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**From:** kathy zimbeck <kathybzim@gmail.com>  
**Sent:** Thursday, August 12, 2021 12:06 PM  
**To:** Simon, BrieAnna  
**Subject:** McDonalds at Hess and Chambers

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Town of Parker,

Please do not put a McDonalds at Hess and Chambers. I already try to avoid the shopping center at the corner of Main and Parker Road because of the McDonalds there. It will create too much traffic in and otherwise residential area. It's just a bad idea. Also, we currently have 3 in town, which is overkill already. Who really eats there anymore?? Ughh. If you have to put a restaurant there how about something nice and neighborly like a First Watch?

Thanks for your time.

Kathy Zimbeck

**Simon, BrieAnna**

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-----Original Message-----

From: Rosemary Joebchen [mailto:mamabear26527@gmail.com]

Sent: Tuesday, October 5, 2021 2:27 PM

To: Town <Town@parkeronline.org>

Subject: McDonalds on Hess and Chambers

I am a Homeowner in South Parker. I think building in MCDonalds on the corner of Hess and Chambers is a horrible idea. I think it will devalue our homes and cause more traffic. What about having local shops and small restaurants like they built around Hess and Parker? McDonalds will destroy our safe, small town community feel. I'm guessing I'm not the only resident that feels this way. Thanks for your time. -Rosemary Joebchen

Sent from my iPhone

## Simon, BrieAnna

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**From:** Leslie Olivetta <olivetta@gmail.com>  
**Sent:** Wednesday, October 6, 2021 9:07 PM  
**To:** Simon, BrieAnna  
**Subject:** Project #SP21-067

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Ms. Smith,  
I'm writing to you regarding the McDonalds project planned for the corner of Chambers and Hess in Parker, CO.

As a mother of children beginning their educational journey at Gold Rush Elementary School, I believe a fast food restaurant, of any kind, this close to a Pre thru 5th grade school is a serious concern. The intention of fast food restaurants is to bring in large influxes of people for short periods of time. Given the schools "stone's throw" distance from the proposed McDonalds location, the additional traffic could jeopardize the wellbeing and safety of Gold Rush's youth. The school playground is situated such that students will be able to see the restaurant and McDonalds' customers will also be able to see the students from this restaurant. A person who is so inclined could easily lure or otherwise remove a student from the school grounds under the cover of higher traffic volumes in the area thanks to the McDonalds proximity to Gold Rush. It's McDonalds, its going to be busy! A quick drive on Hess to Interstate 25, could remove a Gold Rush student, well out of the area before recess is concluded.

Gold Rush's drop off and pick up is already over capacity with cars, two times per day. A fast food restaurant at this location will undoubtedly ensure that there will be a significant increase in traffic throughout the day, especially during lunch hour - when our children are going to be outside during warm weather. Expecting our already lean school staff to bear the burden of the additional traffic flow and ensuring our children's safety with this added level of traffic is NOT a desirable option, in my view. If you're a mother or older sibling, perhaps you can appreciate that elementary school-aged children are quick, eager, and curious without realizing the consequences. Even if we had a dozen more school staff members available to help monitor during lunch hours, it's not enough to keep up with the potential dangers of what the McDonalds brings. In light of all of the horrific events that have seemingly targeted schools over the last decade, I believe the Town of Parker's approval of a fast food restaurant at this location would communicate that money is more important than our children's safety and wellbeing.

What is the Town's plan? What provisions will McDonalds be required, by the Town or other Colorado government, to address the limited visibility and customer access to Gold Rush from their facility? Has there been a traffic study done to address the anticipated congestion that will result in McDonalds at this location and its impact upon the school and surrounding neighborhoods? In other words, what is being done to protect Gold Rush students and adults who study, play and work there? As I understand it, it is the Town's burden to set out requirements to protect Parker citizens when accommodating new businesses, without creating more congestion and/or safety concerns.

I would welcome further discussions with you or others if there is any interest in better understanding these concerns, but I implore you to reconsider and put our youth first.

Leslie Olivetta  
11921 S. Black Horn Cir, Parker  
303.963.6413

## Simon, BrieAnna

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**From:** Seacat, Wendy  
**Sent:** Friday, October 8, 2021 10:44 AM  
**To:** Simon, BrieAnna  
**Subject:** FW: Proposed development (McDonald's)

[CRM21-000582](#)

**From:** Underwood Family [mailto:teamund599@gmail.com]  
**Sent:** Thursday, October 7, 2021 2:44 PM  
**To:** Town <Town@parkeronline.org>  
**Subject:** Proposed development (McDonald's)

To whom it may concern,

I would like the opportunity to voice my opinion on the proposed construction of a McDonald's in the development near Chambers and Hess Rd. This development is very near our home and it is hard to accept the idea of a McDonald's in this area.

There are several reasons for my concern:

- Do we really need another McDonald's in Parker when there are already two of them? Don't we want to promote a healthy lifestyle in our town? What is more unhealthy for us and our kids than McDonald's (or most any fast food)
- I am opposed to any fast food restaurant near my neighborhood. I can imagine having to keep my windows closed all the time to keep out the smell of greasy food and French fries constantly. Normally, we often have our windows open for fresh air.
- Increased traffic at all hours of the night to an already too busy traffic area.
- I am sickened with disappointment at what this could do to our neighborhood and lifestyle I have enjoyed thus far in our years living in Parker.

I am positive that I am not the only one with such concerns. Please consider denying McDonald's in this location. It is too close to homes and neighborhoods.

Thank you,  
Carol Underwood

## Simon, BrieAnna

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**From:** davko298@gmail.com  
**Sent:** Wednesday, October 13, 2021 5:57 PM  
**To:** Simon, BrieAnna  
**Subject:** McDonalds (Hess and Chambers)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

BrieAnna, I just wanted to let you know how excited we are regarding the progress on the corner of Hess Rd and Chambers (SUB20-002 – Douglas 234 F5 MDP). A close location for gas, a car wash and the McDonalds are greatly appreciated. I can't wait to learn of some of the other small businesses we can expect on the additional lots.

I've noticed some negative public comments regarding the McDonalds in particular. I wanted to express that I, and many of my local neighbors, do not share those negative comments. We are excited for the McDonalds, and look forward to the close proximity of growth and job opportunities it will bring. Please let me know if an open forum for these public comments will be taking place. It's important that all local residents have the opportunity to speak, not just a small group organized on a local Next Door Neighbor internet forum.

Thanks for the opportunity to comment – DAVE.