

McCallum, Jessica

From: Byerhof, Carson <cbyerhof@parkeronline.org>
Sent: Sunday, October 16, 2022 2:13 AM
To: McCallum, Jessica; Kortney Pedigo (kortney.pedigo@us.mcd.com)
Cc: Nuno Frances; Matthews, Bryce
Subject: Re: SP22-089 - McDonalds Parker Pointe | Completeness Review 01

Categories: External

Hello,

I'm reaching out to let you know that I recently accepted another position and my last day with Parker was October 14th. Moving forward, please reach out to Bryce Matthew's (cc'd). It has been a pleasure working with you and I wish you the best with the project!

Sincerely,

Carson



Carson Byerhof, Planner I
20120 E. Mainstreet Parker, CO 80138-7335
303.805.3331 www.parkeronline.org



This email message and all attachments are for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. Although the Town of Parker has taken reasonable precautions to ensure no viruses are present in this email, we accept no responsibility for any loss or damage arising from the use of this email or attachments.

From: McCallum, Jessica <Jessica.McCallum@kimley-horn.com>
Sent: Wednesday, September 21, 2022 10:32 AM
To: Byerhof, Carson <cbyerhof@parkeronline.org>; Kortney Pedigo (kortney.pedigo@us.mcd.com) <kortney.pedigo@us.mcd.com>
Cc: Nuno Frances <frances.nuno@us.mcd.com>
Subject: RE: SP22-089 - McDonalds Parker Pointe | Completeness Review 01

Thank you Carson!

Jessica McCallum, PE (CO)
Kimley-Horn | 2 North Nevada Avenue, Suite 300, Colorado Springs, CO 80903
Direct: 719 284 7275 | Main: 719 453 0180
Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)

Celebrating 15 years as one of FORTUNE's 100 Best Companies to Work For

From: Byerhof, Carson <cbyerhof@parkeronline.org>
Sent: Wednesday, September 21, 2022 10:24 AM
To: McCallum, Jessica <Jessica.McCallum@kimley-horn.com>; Kortney Pedigo (kortney.pedigo@us.mcd.com) <kortney.pedigo@us.mcd.com>
Cc: Nuno Frances <frances.nuno@us.mcd.com>
Subject: RE: SP22-089 - McDonalds Parker Pointe | Completeness Review 01

Hi Jessica,





Thank you for the update. In regards to relocating the pedestrian plaza, please feel free to relocate it to the southeast corner. This area is supported as an alternative.

Thank you,

Carson

 **PARKER**
COLORADO

Carson Byerhof, Planner I
20120 E. Mainstreet Parker, CO 80138-7335
303.805.3331 www.parkeronline.org

    [Rate Our Service](#)

From: McCallum, Jessica <Jessica.McCallum@kimley-horn.com>
Sent: Monday, September 19, 2022 5:29 PM
To: Byerhof, Carson <cbyerhof@parkeronline.org>; Kortney Pedigo (kortney.pedigo@us.mcd.com) <kortney.pedigo@us.mcd.com>
Cc: Nuno Frances <frances.nuno@us.mcd.com>
Subject: RE: SP22-089 - McDonalds Parker Pointe | Completeness Review 01

Hi Carson,

We are still working with the Seller of the property on this Charge Back Agreement but hope to have it in the next week, just as an FYI.

In the meantime, I was hoping you would be able to answer a question that came up in our internal meeting. Would we be able to move the pedestrian plaza to the southeast corner instead of the southwest corner? I was looking in the Development Design Standards and could not find language specifically stating where it needs to be located. Please just let us know.

From: Byerhof, Carson <cbyerhof@parkeronline.org>
Sent: Friday, August 19, 2022 5:30 PM
To: McCallum, Jessica <Jessica.McCallum@kimley-horn.com>; Kortney Pedigo (kortney.pedigo@us.mcd.com) <kortney.pedigo@us.mcd.com>
Cc: Nuno Frances <frances.nuno@us.mcd.com>
Subject: RE: SP22-089 - McDonalds Parker Pointe | Completeness Review 01

Hi Jessica,

After discussion on this item with our legal counsel, the owner of the property needs to sign this agreement as remedies in the agreement are in relation to the property owner, not the developer.

Thank you,
Carson

From: McCallum, Jessica <Jessica.McCallum@kimley-horn.com>
Sent: Thursday, August 18, 2022 1:47 PM
To: Byerhof, Carson <cbyerhof@parkeronline.org>; Kortney Pedigo (kortney.pedigo@us.mcd.com) <kortney.pedigo@us.mcd.com>
Cc: Nuno Frances <frances.nuno@us.mcd.com>
Subject: RE: SP22-089 - McDonalds Parker Pointe | Completeness Review 01

Hey Carson,

We have a Letter of Authorization signed by the property Owner since they did not want to sign the Charge Back Agreement. Can we strike out Owner in the Charge Back Agreement to Developer so McDonald's can sign?

CHARGE BACK AGREEMENT

THIS CHARGE BACK AGREEMENT is made and entered
_____ 20____, by and between the TOWN OF PARKER
municipality (the "Town"), and McDonald's USA, LLC (the "Owner").

Thanks!

Jessica McCallum, PE (CO)
Kimley-Horn | 2 North Nevada Avenue, Suite 300, Colorado Springs, CO 80903
Direct: 719 284 7275 | Main: 719 453 0180
Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)

From: Byerhof, Carson <cbyerhof@parkeronline.org>
Sent: Thursday, August 18, 2022 12:36 PM
To: McCallum, Jessica <Jessica.McCallum@kimley-horn.com>; Kortney Pedigo (kortney.pedigo@us.mcd.com)
<kortney.pedigo@us.mcd.com>
Cc: Corey Stinar <coreys@arrisinc.net>
Subject: RE: SP22-089 - McDonalds Parker Pointe | Completeness Review 01

Hi Jessica,

Thank you for sending this over. So long as these units are high enough to adequately screen the drive thru elements from Chambers, this will work!

Thank you,

Carson

From: McCallum, Jessica <Jessica.McCallum@kimley-horn.com>
Sent: Thursday, August 18, 2022 10:54 AM
To: Byerhof, Carson <cbyerhof@parkeronline.org>; Kortney Pedigo (kortney.pedigo@us.mcd.com)
<kortney.pedigo@us.mcd.com>
Cc: Corey Stinar <coreys@arrisinc.net>
Subject: RE: SP22-089 - McDonalds Parker Pointe | Completeness Review 01

Hi Carson,

We are waiting for one more signed document and then we will be submitting as formal. I was hoping to get your first initial comments on the screen wall location and the image below. We are not going to go with the blue color but the style of screen wall is what McDonald's would like to pursue along Chambers Road. Can you please provide your initial feedback?



Thank you!

Jessica McCallum, PE (CO)

Kimley-Horn | 2 North Nevada Avenue, Suite 300, Colorado Springs, CO 80903

Direct: 719 284 7275 | Main: 719 453 0180

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)

Celebrating 15 years as one of FORTUNE's 100 Best Companies to Work For

From: Byerhof, Carson <cbyerhof@parkeronline.org>

Sent: Thursday, August 4, 2022 8:44 AM

To: McCallum, Jessica <Jessica.McCallum@kimley-horn.com>; Kortney Pedigo (kortney.pedigo@us.mcd.com)
<kortney.pedigo@us.mcd.com>

Subject: RE: SP22-089 - McDonalds Parker Pointe | Completeness Review 01

Good morning Jessica,

After investigating the Parker Pointe plat, I can confirm a tree mitigation plan has already occurred and you will NOT need this as a part of the site plan application.

Thanks for catching this!

Carson

From: McCallum, Jessica <Jessica.McCallum@kimley-horn.com>
Sent: Tuesday, August 2, 2022 5:10 PM
To: Byerhof, Carson <cbyerhof@parkeronline.org>; Kortney Pedigo (kortney.pedigo@us.mcd.com)
<kortney.pedigo@us.mcd.com>
Subject: RE: SP22-089 - McDonalds Parker Pointe | Completeness Review 01

Thank you!

Jessica McCallum, PE (CO)

Kimley-Horn | 2 North Nevada Avenue, Suite 300, Colorado Springs, CO 80903

Direct: 719 284 7275 | Main: 719 453 0180

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)

Celebrating **15** years as one of FORTUNE's 100 Best Companies to Work For

From: Byerhof, Carson <cbyerhof@parkeronline.org>
Sent: Tuesday, August 2, 2022 5:08 PM
To: McCallum, Jessica <Jessica.McCallum@kimley-horn.com>; Kortney Pedigo (kortney.pedigo@us.mcd.com)
<kortney.pedigo@us.mcd.com>
Subject: RE: SP22-089 - McDonalds Parker Pointe | Completeness Review 01

Thanks Jessica,

I will add a note that screening material will be reviewed with next submittal. Concerning the tree conservation plan, I am researching the plats to see if one was already completed. If not, you will be required to submit one as part of the site plan. I will try to get back to you by Thursday concerning this requirement.

Thanks!
Carson

From: McCallum, Jessica <Jessica.McCallum@kimley-horn.com>
Sent: Tuesday, August 2, 2022 2:04 PM
To: Byerhof, Carson <cbyerhof@parkeronline.org>; Kortney Pedigo (kortney.pedigo@us.mcd.com)
<kortney.pedigo@us.mcd.com>
Subject: RE: SP22-089 - McDonalds Parker Pointe | Completeness Review 01

Hey Carson,

Great news! The materials board is accurate for this site for the building as the exact same material is being used as what was used on the Chambers site. We are still working through the material and design for the screening wall and will have this information to you at the second submittal.

Have you heard from the Town arborist on my comment about the tree conservation plan sent in my previous email highlighted below?

Thank you!

Jessica McCallum, PE (CO)

Kimley-Horn | 2 North Nevada Avenue, Suite 300, Colorado Springs, CO 80903

Direct: 719 284 7275 | Main: 719 453 0180

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)

Celebrating **15** years as one of FORTUNE's 100 Best Companies to Work For

From: Byerhof, Carson <cbyerhof@parkeronline.org>

Sent: Monday, August 1, 2022 11:23 AM

To: McCallum, Jessica <Jessica.McCallum@kimley-horn.com>; Kortney Pedigo (kortney.pedigo@us.mcd.com) <kortney.pedigo@us.mcd.com>

Subject: RE: SP22-089 - McDonalds Parker Pointe | Completeness Review 01

Hi Jessica,

I went through BrieAnna's old material boards and found these guys, can you please review and confirm that these are all the exact materials for this project? Will there be different materials used for the screening wall along Parker? These materials will also need to be reviewed.

For the check, please have it sent to the attention of the Planning Division.

Thanks!

Carson

From: McCallum, Jessica <Jessica.McCallum@kimley-horn.com>

Sent: Monday, August 1, 2022 10:57 AM

To: Byerhof, Carson <cbyerhof@parkeronline.org>; Kortney Pedigo (kortney.pedigo@us.mcd.com) <kortney.pedigo@us.mcd.com>

Subject: RE: SP22-089 - McDonalds Parker Pointe | Completeness Review 01

Hey Carson,

In addition to the question below, the materials are going to be the same as utilized for the Chambers and Hess location. We sent in a physical board for this site. I know this is a long shot but does the Town keep these in their possession for you to review?

Thank you,

Jessica McCallum, PE (CO)

Kimley-Horn | 2 North Nevada Avenue, Suite 300, Colorado Springs, CO 80903

Direct: 719 284 7275 | Main: 719 453 0180

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)

Celebrating **15** years as one of FORTUNE's 100 Best Companies to Work For

From: McCallum, Jessica

Sent: Monday, August 1, 2022 10:47 AM

To: Byerhof, Carson <cbyerhof@parkeronline.org>; Kortney Pedigo (kortney.pedigo@us.mcd.com)
<kortney.pedigo@us.mcd.com>

Subject: RE: SP22-089 - McDonalds Parker Pointe | Completeness Review 01

Great, thank you Carson. In terms of the tree conservation plan, the master development is completing their infrastructure construction and overlot grading of the properties which I would assume are going to be removing these trees on site so when we go into construction we will not have existing trees on the property. Do we still need to put together that plan as the existing conditions will not have trees?

Thank you,

Jessica McCallum, PE (CO)

Kimley-Horn | 2 North Nevada Avenue, Suite 300, Colorado Springs, CO 80903

Direct: 719 284 7275 | Main: 719 453 0180

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)

Celebrating 15 years as one of FORTUNE's 100 Best Companies to Work For

From: Byerhof, Carson <cbyerhof@parkeronline.org>

Sent: Monday, August 1, 2022 8:53 AM

To: Kortney Pedigo (kortney.pedigo@us.mcd.com) <kortney.pedigo@us.mcd.com>; McCallum, Jessica
<Jessica.McCallum@kimley-horn.com>

Subject: SP22-089 - McDonalds Parker Pointe | Completeness Review 01

Good morning Kortney and Jessica,

Engineering may require more time to finalize their completeness review. We cannot send the material out for referrals until after engineering has added fees and these have been paid. Please DO NOT pay any fees at this time.

I have otherwise finalized a completeness review for this case and the following items are missing:

- Notarized Letter of Authorization (Exhibit C) – Attached. This needs to be signed by the property owner.
- Disclosure Letter (Exhibit D) – Attached
- Charge Back Agreement – Attached
- Public Notice Requirements – I will send a follow-up email later today, connecting you with our third-party public notice partner, FastSigns.
- Tree conservation plan – it appears there are trees on your site that will be disturbed by this development. Please submit a tree conservation plan in accordance with §13.10.110, to be reviewed by the Town Arborist. I have attached an example set of exhibits for your review here as well.
- Colors and Material Board – Please send a materials board addressed to me to Town Hall (details in signature block).

Please see the attached completes review checklist for your reference.

Thank you,
Carson

Carson Byerhof, Planner I
20120 E. Mainstreet Parker, CO 80138-7335
303.805.3331 www.parkeronline.org



[f](#) [t](#) [@](#) [in](#) [Rate Our Service](#)

WE'RE HIRING! [LEARN MORE](#)

This email message and all attachments are for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. Although the Town of Parker has taken reasonable precautions to ensure no viruses are present in this email, we accept no responsibility for any loss or damage arising from the use of this email or attachments.
