

To Whom it May Concern:

I am moving to Trails at Crowfoot and closing this next week. Unfortunately it was brought to my attention via Facebook, that there is a pending gas station/convenience store (Kum & Go) working to go into development at the cross streets of Bayou Gulch and N Pinery Pkwy. This is very upsetting as this is not communicated within the individual plot plans that the builders have provided, nor communicated when touring the community.

I will be extremely disappointed if this actually does go into motion. Had I known this information earlier, I would not have picked this community to live in. A gas station within the middle of a community that feels currently enclosed makes zero sense. It is much better suited for the main road of Crowfoot Valley Rd, so that we don't bring increased traffic into this tight-knit, quiet & safe neighborhood. Not only is the gas station a complete eyesore and opposite of what is deemed "aesthetically pleasing", this is going to be positioned directly across from our community amenities (park, pool, pickleball courts) that many families will frequent. Why don't we instead expand upon this community feel and create a hub that drives connectivity and interaction? A community exchange that serves coffee, small bites and allows people to converse or work. This is exactly what Castle Pines "The Canyons" community put into a place and it's a huge hit.


This gas station is now within a football field of my home and completely devalues it. I am confident other neighbors feel the same, as a recent petition ([PETITION HERE](#)) was started with now over 320 signatures as of 6/16 (100 signatures were received in a single day as the news continues to be shared). This community is NOT happy that this decision is being made in a silo without our input or consideration as to how this impact our homes, daily life and the environment:

- Convenience stores account for about 6% of all robberies in the nation
- A number of compounds injurious to human health are released from gas stations during vehicle fueling and from underground storage tank vents. These compounds include: benzene, toluene, ethyl benzene, and xylene (BTEX).
- Benzene is the gasoline constituent most harmful to human health. Adverse health effects of benzene include nausea, cancer, anemia, increased susceptibility to infections, and low birth weight.
- In 2005, the California Air Resources Board probably became the first in the U.S. to recommend a minimum public health safety zone between new gas stations and "sensitive land uses." The pre-2005 studies referenced above and other research prompted the Board to recommend a minimum 300-foot separation distance between new gas stations and "sensitive land uses such as residences, schools, daycare centers, playgrounds, or medical facilities."
- Lighting is essential to convenience store safety and profitability. We're less likely to patronize a poorly lit store while criminals find this inviting. But too much lighting and area residents may suffer glare in their bedrooms or lose their view of the nighttime sky.
- [Cemeteries, highways, gas stations](#): "Here's what decreases your property value: Gas stations, railroad tracks, hydro towers, power stations, and industrial areas — proximity to any of these things definitely won't help improve your home value, since they can generate and/or attract odors or other substances that could affect your air quality."

- [10 Industries That Diminish Property Values The Most](#): “2. Convenience Store With Gas Station. People will be driving in and out of your intersection, hanging out at the property, and buying lots of lotto tickets, cigarettes, and beer when they gas up. Although handy, these shops do nothing to help property values and hurt them significantly according to Zillow.com. Although the realtors questioned on the site did not have exact statistics, common sense would show that the increase in robberies, accidents, traffic and pedestrians would add up to decreased property value.

The community of Trails at Crowfoot is looking for this to become a broader conversation that we are a part of. This is just the beginning as neighbor after neighbor continues to find out the news and homes continue to be built and sold. Progressing the gas station forward will be detrimental to this community. We ask for this to be reconsidered and we would like to know what steps are needed from us to do escalate this further.

Below is a snippet of feedback from neighbors to showcase the concern amongst the community:

 · 2 months ago

Of all the things to put in the middle of a residential community, why a gas station?!?!


How are the HOAs okay with a property-value-destroying gas station?


I have three kids, all expected to attend the new school that's being built there. This will ruin the walkability of the area, with increased traffic, and fumes.



Put an ev charger there, or literally anything else.

 In the middle of the neighborhood?! How terrible. Imagine having to look out your window at a big "Kum" sign. These neighborhoods need to advocate for themselves at Planning meetings sooner rather than later. Is this zoned for commercial? That seems an odd place for a gas station as it seems off the main thoroughfares.

Like Reply 35 w Edited 11

 Gas stations decrease home values while increasing traffic. They also have the highest rate of violent crime by business type.

 Kum and Go recently tried to put a gas station at the back entrance of our previous neighborhood (Midtown in North Denver). Many residents attended the meeting and made it clear they weren't welcome. Kum and Go obliged and said they won't be opening a location there. Let's let them know they aren't wanted here either!

 Thank you so much for sharing this information . If this was zoned for a Gas station that many years ago and the developer did not share that with potential homeowners that is dirty. They likely knew this would dissuade many potential buyers from buying in this community if they listed it on the community plans/map. I just learned this morning that our annual homeowners meeting is tentatively scheduled for 7/24/23 and the developers will be in attendance, so PLEASE voice your concerns and objections to this plan.

[Redacted] another concern I have is increased traffic. We have kids and I don't want cars zipping through my residential street/

[Redacted] If you need more people to do this I will! I especially would not like this if my house backed to this what an eye sore. And I do not like that they hid this from people when they were purchasing

[Redacted] Another gas station what a shock. I'm going to run for office one day and win with the slogan "No more gas stations!"

[Redacted] Why not a coffee shop? Why a hooligan magnet

[Redacted] Can't they just GO?

[Redacted] In the middle of the neighborhood wondering why didn't they consider Crowfoot Valley rd.

[Redacted] I don't even know where to begin with this. But no. That's such an insane idea.

[Redacted] Nope! I'll definitely attend any meetings about this.

[Redacted] I just want a coffee shop/bakery


[Redacted] Author
[Redacted] es!!! I would love that!

[Redacted] riiiiight?! Much more appropriate for the middle of a neighborhood

[Redacted] Will the gas station be paying all of our HOA dues?? Seems about right when in the middle of a neighborhood.


[Redacted] <https://irp-cdn.multiscreensite.com/.../Trails%20at...> Thought this might explain the neighborhood development a bit better. If the gas station is named and listed on plan it probably means they have bought the land and the town has approved the development. Doesn't sound like a good investment as I think most people would continue to use KS or Costco for gas and it will not be visible from major roads for people to see and use so why would anyone go driving through a hood looking for a gas station when Parker road is full of them. We definitely won't be using it.

[Redacted] No... they can just go.

 [Redacted] · 2 months ago

We need a clean environment for our kids, don't want the toxic components seeping into our waterways and air too.

♡ 0 · Report

 [Redacted] · 3 months ago

I'm signing because we have a young daughter and am concerned about the traffic and environmental implications

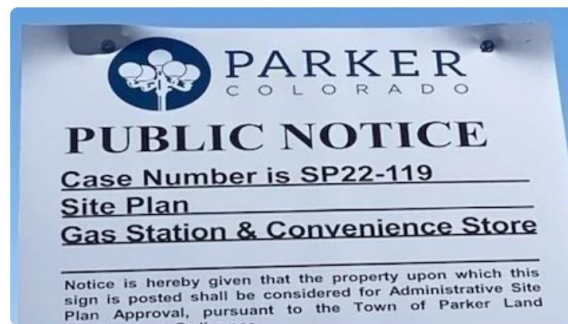
♡ 0 · Report

← → ↻ change.org/p/stop-development-of-gas-station-in-trails-at-crowfoot-neighborhood?recruiter=1269755701&recruited_by_id=8ec50080-f510-11ec-a9ac-cb... ☆ □ E

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Stop development of gas station in Trails at Crowfoot neighborhood



Started March 28, 2023

326 **500**
Signatures Next Goal

-  [Redacted] signed this petition
-  [Redacted] signed 3 hours ago
-  [Redacted] signed 4 hours ago

Sign this petition

First name

Last name

Thanks,
Concerned Resident of TAC