

Chasez, Ashley

From: Matthews, Bryce
Sent: Monday, August 14, 2023 4:02 PM
To: jen.eisner1@gmail.com
Cc: Chasez, Ashley; Fussa, John; Kivela, Michelle
Subject: FW: Trails at Crowfoot Development

Hi Jennifer,

Thank you for taking the time to express your concerns for the proposed gas station in Trails at Crowfoot. I wanted to respond back to you before your meeting tonight, John Fussa is out today and tonight is a Town Council Study Session so we will not be able to attend the meeting noted in your email.

I have cc'd Ashley Chasez, the case planner on this project to ensure that your comments are documented and uploaded to the project profile. Please do not hesitate to reach out to Ashley at achasez@parkeronline.org with any questions on the project. In addition, you can track this project and other projects in Town on our Development Map on our website - [Town of Parker Active Development Tour - Updated August 1, 2023 \(arcgis.com\)](#)

That said, the Town is not considering whether a gas station is permitted on this lot, the decision to allow for a gas station on this site was made in 2015 with the Hess Ranch PD zoning. Here is a link to the Hess Ranch PD - [75---Hess-Ranch-PD-Development-Guide-4th-Amendment \(parkeronline.org\)](#)

The Town is currently reviewing a Site Plan for this proposed gas station. The Site Plan process is a review of landscaping, architecture, access, on site drainage and other technical criteria against our code. The Town is not allowed to override zoning or the owner's property rights, through the Site Plan process. If you or the petition signers have concerns that can be addressed by design (landscaping, architecture, layout, etc...), this is the opportunity to provide comments on these items and the Town can evaluate them within the context of the code.

The gas station tanks and other environmental impacts are governed by state and federal regulations, not local government. This gas station will be required to meet those standards. If you have concerns or questions about how the State regulates fuel tanks, I recommend reaching out to the State Division of Oil and Public Safety. According to their website you can reach them at 303.318.8525.

While I understand that members of the community are not supportive of this use, as noted above, the decision to allow this use on this site was made 8 years ago with overall zoning for Trails at Crowfoot and Looking Glass (Hess Ranch PD).

I also wanted you to be aware of the Town's Transportation Master Plan and Roadway Network Plan. Bayou Gulch is an arterial road (a future 4 lane road) that will eventually connect the intersection of Bayou Gulch Road and Parker Road to Chambers and E-470 and beyond going north. In addition, North Pinery Parkway will eventually be connected across Cherry Creek to Parker Road and is planned as a Major Collector. Here is a link to the Town's Roadway Map from the Parker 2035 Master Plan - [Roadway Network Plan Nov2015 \(parkeronline.org\)](#)

Please reach out if you have more questions or concerns.

I hope you find this information helpful,

Bryce



Bryce Matthews, Assistant Director - Planning
20120 E. Mainstreet Parker, CO 80138-7335
303.805.3174 www.parkeronline.org



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From: Jen Eisner <jen.eisner1@gmail.com>
Sent: Saturday, August 12, 2023 11:12 PM
To: Toborg, Jeff <jtoborg@parkeronline.org>
Cc: Kivela, Michelle <mkivela@parkeronline.org>; Fussa, John <jfussa@parkeronline.org>
Subject: Re: Trails at Crowfoot Development

- Thank you Mayor Toborg!

Good day Ms. Kivela and Mr. Fussa,

My name is Jennifer Eisner and I previously sent the below email to Mayor Toborg. I would love to follow up with you once you have digested the below message.
Side note, we, the community of Trails at Crowfoot have a meeting tomorrow evening (Monday 8/14 at the Anthology West Clubhouse at 6pm mt) to discuss this matter.

Address:
18012 Keyser Creek Ave, Parker, CO 80134

Would be so honored to have you join us.

Thank you all, for your time and energy,
Respectfully,
Jennifer Eisner
609.605.3536

On Aug 12, 2023, at 19:09, Toborg, Jeff <jtoborg@parkeronline.org> wrote:

Get [Outlook for iOS](#)

From: Toborg, Jeff <jtoborg@parkeronline.org>
Sent: Saturday, August 12, 2023 7:07:42 PM

To: Jennifer Eisner <jen.eisner1@gmail.com>

Subject: Re: Trails at Crowfoot Development

Good evening, Ms. Eisner

Thank you for taking the time to email me on this topic. I have included our Town Manager, Michelle Kivela and our Director of Community Development John Fussa who can provide details on current applications/projects and provide answers to your questions.

Thank you again for your time.

Jeff



Mayor Jeff Toborg

20120 E. Mainstreet Parker, CO 8

303.841.0353 www.parkeronline

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From: Jennifer Eisner <jen.eisner1@gmail.com>

Sent: Friday, August 11, 2023 9:27 PM

To: Toborg, Jeff <jtoborg@parkeronline.org>

Subject: Trails at Crowfoot Development

Dear Mayor Toborg,

As a resident of the Trails at Crowfoot neighborhood, I am reaching out to express concern over the potential plan to develop a gas station at the Southeast Corner of Bayou Gulch Road and Pinery Pkwy. Many residents feel deceived and left in the dark, especially those who have just purchased/closed and are only now finding out about the project by word of mouth. Had I known sooner, I transparently would have reconsidered moving to this community as a gas station does not make sense to be positioned within the middle of what feels like an enclosed, safe & quiet neighborhood.

While the following is not an exhaustive list, these are several top concerns as it relates to a gas station in the middle of what is a very "family-oriented" community:

- Environmental pollution, contamination of waterways, impact on air quality
- Compounds injurious to human health released from gas stations during fueling & from underground storage tank vents (benzene being linked to nausea, cancer, anemia, increased susceptibility to infections, etc.)

- Safety of our residents & children / Increased crime: there are plans to build an elementary school one block over from the proposed gas station
- Walkability of the area post-development
- Increased traffic, speeding, and noise pollution
- Property value decline

Our concerns are shared by many as seen represented in the following Petition:

<https://chng.it/m6qFwYKyQV>

We strongly ask that you take a minute to reflect on the concerns from the residents of this community and we sincerely request that you reconsider a more suitable location for this project, such as a main arterial road like Crowfoot Valley.

We greatly appreciate your consideration and time.

Respectfully,,

Jennifer Eisner

609.605.3536