

Public Comment

Douglas 234 – Minor
Development Plat

Simon, BrieAnna

From: Hill, Lauren <LHill@tmmccares.com>
Sent: Monday, March 09, 2020 9:34 AM
To: Simon, BrieAnna
Subject: RE: Horse Creek Review project number SUB20-002

Good morning,

Please see the comments below from a homeowner in Horse Creek regarding project SUB20-002.

Thank You,

Lauren Hill
Community Manager



TMMC Property Management
PO Box 1540 Castle Rock, CO 80104
303-985-9623 Office
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From: Tiffany Friscic <tiffany.friscic@gmail.com>
Sent: Sunday, March 8, 2020 11:41 PM
To: Desk, Front <frontdesk@tmmccares.com>
Subject: Horse Creek Review project number SUB20-002

Are we supposed to be sending you comments, to provide the city about this project?

If yes, I will give you my review below. If not please disregard the rest of this email.

In short- I like this project!! I think Parker needs to allow more businesses that aren't on the Main Street or Parker Road corridors- I think it would help some of the congestion in some of that area. (I would love to know if they have any businesses/types lined up-i.e. a medical/gas station/restaurants/retail/automotive?)

My one concern is the round about on Red Sky Drive. This area is already basically a parking lot during school drop off and pick up. (Gold Rush Elementary) I know it is a short time frame, but from about 8:10-8:40 am and again from 3:10 to 3:40 pm the round about is a line of cars, extending to the school, into the sub-division, and to Chambers (sometimes even the turn lanes getting off of Chambers). Most people who live in the subdivision know to avoid the area, and use an alternate exit/entry point, if possible, during these times, but it may be a deterrent to future businesses, interested in the Parker area...

Thank You,
Tiffany Friscic

Simon, BrieAnna

From: lwillock <lwillock@yahoo.com>
Sent: Monday, March 09, 2020 5:58 PM
To: Simon, BrieAnna
Subject: Chambers and Hess

TO Town of Parker

Please list in in support of the subdividing of the lot on the corner of Hess and Chambers.
I would be interested in knowing what is planned for that location, but I am in support of more business and retail in Parker. I would need to see the information if it is planned for residential.

Lowell Willock

Simon, BrieAnna

From: Mark Egan <markega@gmail.com>
Sent: Tuesday, March 10, 2020 8:11 AM
To: Simon, BrieAnna; Planning
Subject: SUB20-002 project

I live on 16443 E Black Horn Dr, Parker, CO 80134, My name is Mark Egan, I'm concerned with the commercial properties being built will add more traffic on E Black Horn Dr. People already drive way to fast on this road and more development will increase the traffic. People use this road as a short cut to get to Chambers from Jordan. If possible I recommend something to keep the speed down. Speed Bumps would help a lot. I have 4 kids under 8 years old and would hate to have an accident. The traffic study suggest at least 5 times more traffic in the area. Gold Rush Elementary already has a high amount of traffic in the area. More consideration to the neighboring common traffic routes should be evaluated.

Thanks,
Mark
801-807-9158

Simon, BrieAnna

From: Aaron Chase <a.chase77@icloud.com>
Sent: Monday, March 09, 2020 2:02 PM
To: Simon, BrieAnna; Planning; Town
Subject: Chambers & Hess

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I recently saw the building plans for the northeast corner of Chambers and Hess involving 11 commercial lots. As much as I would love to have something actually within walking distance of our house, the traffic pattern is a real concern. If a fourth leg is added to the round about on Red Sky Dr and Swift Fox Way, and if your figures are correct for the jump in traffic through that round about, I think it would cause some real issues, particularly involving school traffic. The documents I looked through, I didn't see anything regarding school traffic, but for afternoon pickup, it's already backed up all the way to the round about as it is, and the school really discourages people like me who live on Jackalope Dr. driving past all the cars in line to turn on Jackalope because of the all the cars block visibility of the kids walking home. Going around takes a bit longer, but that's ok. Adding almost 6 times the amount of traffic to that round about would be, in my opinion, a disaster and pretty dangerous. Frankly, it's already dangerous with the way people drive around the neighborhood at those times, just going way too fast, so it's concerning. I'm not sure what the fix is as I don't know the code for having an entry into a lot needing to be x amount of feet away from a stop light or whatever else, but my only guess would either be to not have an entry on that side at all, or to make a two lane turn in and essentially avoid the round about all together. Or, maybe even removing the round about would work as there is really no reason for it as only 1 stop sign is needed there. I'm not sure, I just know it's concerning and hopefully the school traffic is taken into consideration for this project.

As a separate concern, there is a massive amount of building and 'people adding' around our neighborhood, so traffic is already going to be a nightmare in about a year or so. I personally am not happy with all the housing being built, as Parker is turning into an even more condensed and populated Highlands Ranch without the nice included amenities. Parker keeps advertising and proudly boasting about the small town feel, but I assure you, we lived in Parker 6 years ago and just came back a year ago, and it's definitely losing that, and all this building is a major contributing factor. Just disappointing. Nothing I can do about it, I just had to vent.

Thanks for listening,
Aaron

Simon, BrieAnna

From: Curtis Kershner <curtis.kershner@gmail.com>
Sent: Monday, March 09, 2020 1:23 PM
To: Simon, BrieAnna; Planning; info@mmhoaservices.com; Curtis Kershner; Randi Kershner
Subject: Project #SUB20-002 - COMPLAINT

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

There are multiple issues with this planed zoning. Due to Gold Rush Elementary and the increased traffic in the neighborhood from adding an entrance from Red Sky and rezoning will bring more commercial and residential traffic. You are asking to increase the volume 4 times over, this is going to increase traffic accidents and probably pedestrian accidents in the future. I moved into the Antelope Heights neighborhood and within one weekend noticed that people excessively speed and there is no traffic enforcement to speak of. When I brought this up to Parker the responses are, pin it and we can look at it in the future. In the morning and afternoon there already is lots of issues with getting in and out of the neighborhood due to Gold Rush and poor street planning.

If re-zoning is done, I would leave an entrance on/off of Red Sky out and make a new entrance on Hess as well as Chambers. Traffic should not be entering into Horse Creek or Antelope Heights through the commercial zoned location.

please feel free to reach out to me if needed.

--

Thank You

Curtis R. Kershner
7202103645

- 100 ft from roundabout
 - if hit, the likely area of impact is the bedrooms of the home
 - 16246 E Swift Fox Way
 - 50 ft from roundabout
 - If hit, the likely area of impact is the primary living area with bedrooms on the second floor above.
- In addition to the potential danger to the homes mentioned above, there will be a drastic impact to the all homes near Intersection 3 (7 homes on E Swift Fox Place and 12136 and 12124 S Swift Fox Way). The increase in the number of vehicles using the roundabout will increase the light and noise pollution that homeowners experience every day. This increase is due to the current average daily traffic (ADT) of 1,443 (Exhibit 4, Existing (2019) Traffic Volumes) and the projected ADT of 8,377 (Exhibit 9, Short-Term Background + Project Traffic Volumes (2021)). An increase of nearly 6X is unacceptable.
- The Plan does not specify what type of Commercial development we can expect to have. There may be businesses that are off hour establishments which will provide no relief from the potential nuisance we may experience.
- Pedestrians
 - The Traffic Impact Study addressed the number of pedestrians that use the roundabout currently. However, there is a bit of an oversight in the pedestrian analysis. The neighborhood school, Gold Rush Elementary School, is in session from 8:30 am to 3:30 pm. Additionally, the local Middle School and High School busses drop kids off in the area between 3:10 pm and 3:35 pm. Therefore, the counts found on page 44 of the Traffic Impact Study do not capture the actual use of the intersection. Using the AM peak time counts will not be accurate because there is a larger number of students walking home then there are walking to school.
- Proximity to School
 - Gold Rush Elementary School is 900 ft north of Intersection 3. Due to the reduced bus service from Douglas Country School District, there is a large number of cars that pick up and drop off students each day. And as stated above, the Traffic Impact Study did not capture the highest volume of afternoon traffic. Depending on the weather, there can be a queue of cars around the roundabout during peak hours. This will be compounded by additional cars that could be avoiding traffic issues by cutting the corner of Hess and Chambers. This will be an issue both during the morning and the afternoon.

I understand that there will be commercial development on the land. However, that development does not have to endanger my children as they walk to and from school, risk my neighbor's safety as they sleep, impede my ability to enjoy my residence without having a parade of cars 200 ft from my front door at all hours, or increase the severity of the 2X daily traffic jam in front of my house.

I ask that you reject the proposed plan and request that an alternate solution that does not exit traffic onto Red Sky Drive be found to allow the neighboring homes to continue to enjoy their residences.

Thank you for your time,
 Laura Mason
 12124 S Swift Fox Way
 Parker, CO 80134

Miller, Jeff

From: JAMES LUEY <fishmd@comcast.net>
Sent: Friday, March 27, 2020 3:03 PM
To: Planning
Subject: Comments on Project #SUB20-002

Dear Parker Community Development Department:

I am submitting comments on the proposed site plan for the Chambers and Hess Sub-area, in particular related to the commercially zoned property on the NE corner (Project #SUB20-002). I am submitting these comments as a resident (and President of the HOA) of Antelope Heights, the community to the immediate north of the proposed development.

The proposed site plan for the NE corner property includes a fourth leg onto the roundabout at S. Swift Fox Way and Red Sky Drive. This additional leg on the roundabout causes serious concerns from several perspectives.

This roundabout is just a short distance from Gold Rush Elementary School (to the north). The morning and afternoon traffic for student drop-off and pick-up is quite heavy and has resulted in real concerns from parents and residents, both within Antelope Heights and on surrounding roadways. In addition, pedestrian traffic (including students and accompanying family) is heavy during these same hours. An additional leg on the roundabout will very likely create additional public safety concerns as well as clearly exacerbate already heavy traffic issues on the roads leading to Gold Rush.

I would greatly appreciate consideration of these concerns prior to moving forward with the proposed site plan.

Respectfully; James Luey

3/30/20

Re: Project #SUB20-002 Douglas 234 F5 MDP.

To: Associate Planner Brianna Simon Town of Parker

From: Kathleen Santelli 12136 S Swift Fox Way Parker, CO 80134

I am opposed to the Preliminary Plan for Project #SUB20-002 Douglas 234 F5 MDP.

I am a homeowner directly adjacent to the proposed commercial parcel at Chambers and Hess. I have always known the parcel was zoned for commercial use and recently reviewed the proposed preliminary plan. I assumed that the Town of Parker would protect the neighboring homes and neighborhoods by creating a safe distance between the businesses and the homes nearby. However when reviewing the preliminary plan, it was most concerning to find that there is a proposed road through the parcel that connects to a roundabout in our quiet neighborhood and in fact next to my home.

Primary reason for objection to preliminary plan is the proposed intersection at Red Sky Drive and S Swift Fox Way (titled Intersection 3 in the Traffic Impact Study). The proposed addition of a 4th leg onto the current roundabout is both dangerous and will negatively impact the quality of life for neighboring homes.

- As proposed, Intersection 3 has the potential danger that if a driver loses control, they may launch off the roundabout and into my home at 12136 S Swift Fox Way only 100 ft from roundabout. The risk currently exists, but at much lower odds due to the current low traffic flow and direction.
- Safety – by directing commercial traffic into a neighborhood setting it increases the number and frequency of strangers who have easy access to our homes. The current design is unsafe, promotes home invasions, theft and overall crime. It is unacceptable for commercial traffic to be dumped into a neighborhood. Please design the ingress/egress of the commercial parcels to remain on Chambers and Hess which are both designed to accommodate commercial traffic.
- There will be a drastic impact to the all homes near Intersection 3 (7 homes on E Swift Fox Place and 12136 and 12124 S Swift Fox Way). The increase in the number of vehicles using the roundabout will increase the light and noise pollution that homeowners experience every day.
- Proximity to Gold Rush Elementary School - 900 ft north of Intersection. Due to the reduced bus service from Douglas Country School District, there are a large number of cars that pick up and drop off students each day. Depending on the weather, there is always a queue of cars around the roundabout during peak hours. This will be compounded by additional cars that could be avoiding traffic issues by cutting the corner of Hess and Chambers. This will be an issue both during the morning and the afternoon. In addition more traffic is dangerous to the pedestrians walking to and from school each day.

In addition, I'm opposed to the preliminary plan because it creates 11 lots but does not specify what types of businesses will be permitted. It's critical that residents in the area are able to maintain quiet enjoyment and safety of our neighborhood without the disruption brought about by large truck deliveries, drive-thrus with loud speakers and bars or restaurants with late hours and the addition of 6 times the normal traffic in the area. These issues would all have a negative impact on the value and quality of life of the surrounding homes.

Please re-evaluate the design, re-route the proposed connection to our roundabout and protect our neighborhood.

Sincerely,

Kathleen Santelli

12136 S Swift Fox Way

Parker, CO 80134

Simon, BrieAnna

From: Stoops, Christopher <StoopsChristopher@stanleygroup.com>
Sent: Sunday, November 08, 2020 11:36 AM
To: Simon, BrieAnna
Cc: Leslie Stoops (lesliestoops@hotmail.com)
Subject: Douglas 234 F5 MDP - SP20-081

Follow Up Flag: Follow up
Flag Status: Completed

BrieAnna,

Hello my name is Chris Stoops and my family and I live at 12171 South Red Sky Drive in Parker Colorado. We attended the meeting on October 29, 2020 in regards to Douglas 234 and raised a few concerns and questions that were not answered. We also asked to be notified when this traffic study was completed and never heard from anyone to review it before this meeting?

1.) Traffic Study:

- a. <https://lms.parkeronline.org/etrakit3/viewAttachment.aspx?Group=PROJECT&ActivityNo=SP20-081&key=ECON%3a201021084914358>
- b. We were told in the meeting that the traffic study showed an LOS rating of **A** and was never below and **A** for current and future use around the roundabout at Red Sky and Chambers
 - i. The below reports indicate this statement was very misleading.
- c. Traffic Study shows an LOS rating of **C** in the AM and **A** in the PM
 - i. The study was conducted between AM (7–9), and PM (4-6) – See Page 10 of the report
 - ii. This PM study does not account for school that is let out from 3 – 4 pm

TABLE 1
EXISTING INTERSECTION OPERATIONS
CHAMBERS AND HESS DEVELOPMENT

#	INTERSECTION	CONTROL	DIR.	EXISTING (2019)			
				AM Peak		PM Peak	
				DELAY ¹	LOS ²	DELAY ¹	LOS ²
1	S. Chambers Rd/E. Hess Rd	(S)	Overall	18.9	B	13.0	B
2	S. Chambers Rd/S. Red Sky Dr	(OWSC)	WB-L	45.1	E	18.0	C
			WB-R	15.2	C	9.5	A
			SB-L	11.7	B	8.3	A
3	S. Red Sky Dr/S. Swift Fox Way	(R)	Overall	3.7	A	3.2	A
4	E. Hess Rd/Firefly Ln	(OWSC)	EB-L	14.6	B	9.2	A
			SB-LR	>50	F	39.1	E

- d. 2021 Short Term shows this intersection as having an LOS rating of **C** and **A** – How is this possible with the traffic plan increasing?
 - i. A traffic light will not minimize this impact of kids being dropped off or picked up from school.

**TABLE 4
SHORT-TERM (2021) INTERSECTION OPERATIONS SUMMARY
CHAMBERS AND HESS DEVELOPMENT**

#	INTERSECTION	CONTROL	DIR.	BACKGROUND (2021)				TOTAL ¹ (2021)			
				AM Peak		PM Peak		AM Peak		PM Peak	
				DELAY ¹	LOS ²	DELAY ¹	LOS ²	DELAY ¹	LOS ²	DELAY ¹	LOS ²
1	S. Chambers Rd/E. Hess Rd	(S)	Overall	27.5	C	13.6	B	34.1	C	18.0	B
2	S. Chambers Rd/S. Red Sky Dr	(OWSC)	WB-L	>50	F	19.6	C	>50	F	>50	F
			WB-R	16.5	C	9.6	A	23.9	C	10.6	B
			SB-L	12.4	B	8.4	A	16.5	C	9.1	A
	<i>With Recommended Improvements - Signal</i>	(S)	Overall	-	-	-	-	24.7	C	18.9	B
3	S. Red Sky Dr/S. Swift Fox Way	(R)	Overall	3.8	A	3.3	A	5.2	A	5.2	A
4	E. Hess Rd/Firefly Ln	(OWSC)	EB-L	15.9	C	9.5	A	19.5	C	10.7	B
			SB-LR	>50	F	47.0	E	>50	F	>50	F
			Overall	-	-	-	-	7.4	A	5.9	A
	<i>With Recommended Improvements - Signal (By Others)</i>	(S)	Overall	-	-	-	-	-	-	-	
5	E. Hess Rd/Project Dwy	(OWSC)	SB-R	-	-	-	-	40.8	E	17.8	C
6	S. Red Sky Dr/Project Dwy	N/A	EB-R	-	-	-	-	*	*	*	*

- e. 2041 Long Term shows this intersection as having and LOS rating of **F** and **C**!!!!!!
 - i. What is the plan to keep this from happening in 20 years?
 - ii. Please do not build something that will not be sustainable in 20 years

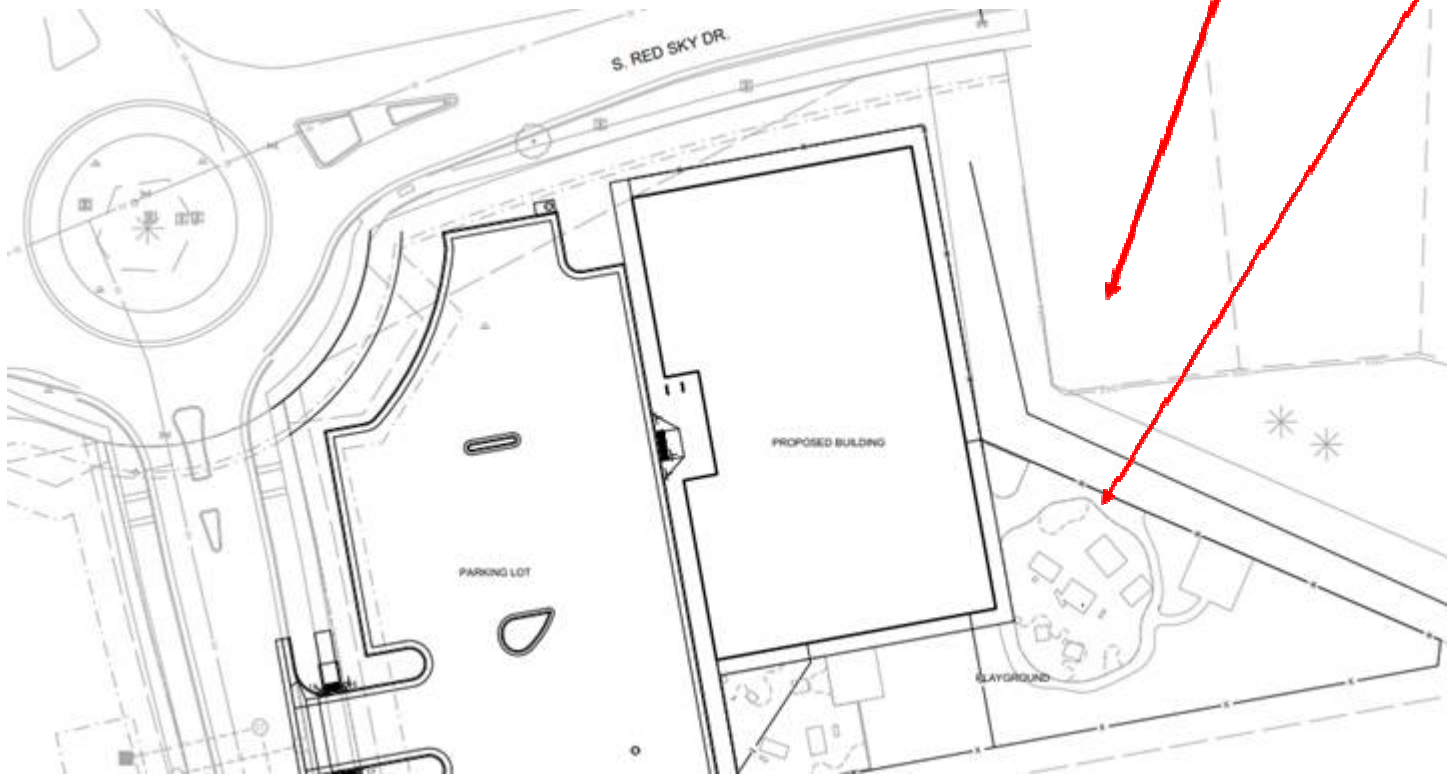
**TABLE 6
LONG-TERM (2041) INTERSECTION OPERATIONS SUMMARY
CHAMBERS AND HESS DEVELOPMENT**

#	INTERSECTION	CONTROL	DIR.	BACKGROUND (2041)				TOTAL ¹ (2041)			
				AM Peak		PM Peak		AM Peak		PM Peak	
				DELAY ¹	LOS ²	DELAY ¹	LOS ²	DELAY ¹	LOS ²	DELAY ¹	LOS ²
1	S. Chambers Rd/E. Hess Rd	(S)	Overall	48.9	D	>80.0	F	66.5	E	>80.0	F
2	S. Chambers Rd/S. Red Sky Dr	(OWSC)	WB-L	>50	F	>50	F	-	-	-	-
			WB-R	>50	F	23.0	C	-	-	-	-
			SB-L	>50	F	>50	F	-	-	-	-
	<i>With Recommended Improvements - Signal and additional WB left turn lane</i>	(S)	Overall	-	-	-	-	10.4	B	10.7	B
3	S. Red Sky Dr/S. Swift Fox Way	(R)	Overall	3.8	A	3.3	A	5.4	A	5.3	A
4	E. Hess Rd/Firefly Ln	(S)	Overall	7.7	A	7.2	A	7.7	A	8.4	A
5	E. Hess Rd/Project Dwy	(OWSC)	SB-R	-	-	-	-	42.6	E	43.9	E
6	S. Red Sky Dr/Project Dwy	N/A	EB-R	-	-	-	-	*	*	*	*

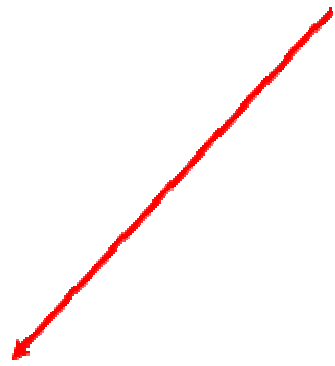
2.) Lot #11 – New Horizon Day Care:

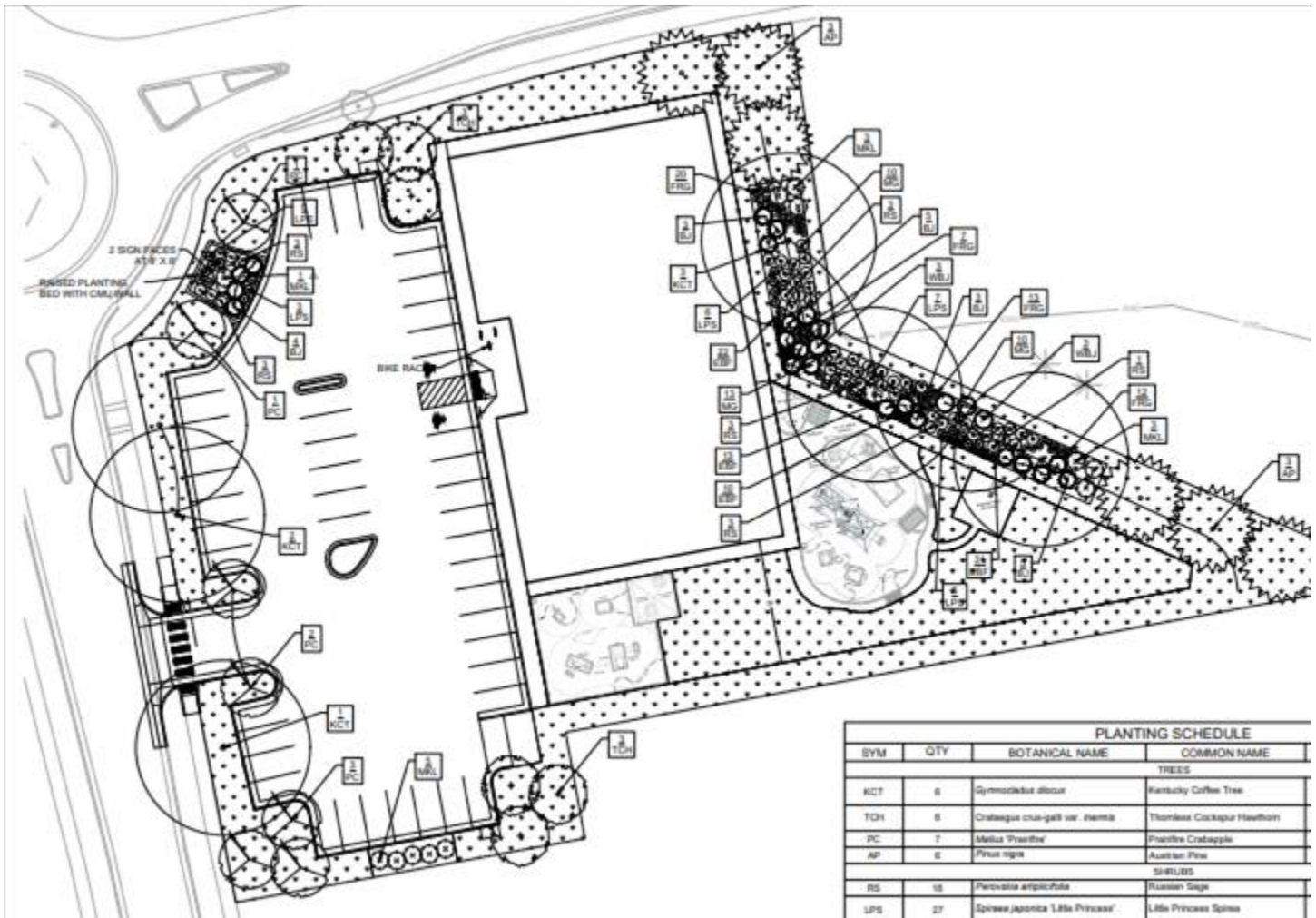
- a. <https://lms.parkeronline.org/eTRAKi3/Search/project.aspx>
- b. In this meeting we were told that the lots were not designated for any specific business yet
- c. Attached are the construction plans and layout for the New Horizon Day Care next to our home
- d. I do not want a day care playground behind my home with the minimal landscaping shown
- e. This business will run into the night and on weekends with a lot of noise coming from the playground area.
- f. Having this daycare in this location will further congest the peak traffic conditions for school and now daycare drop off and pickup that will happen at the same time each day.

Our Home is
Here Playground
is Here



Where did the trees
go?

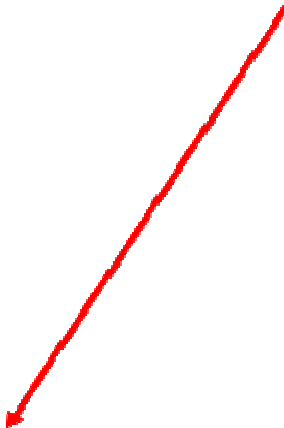


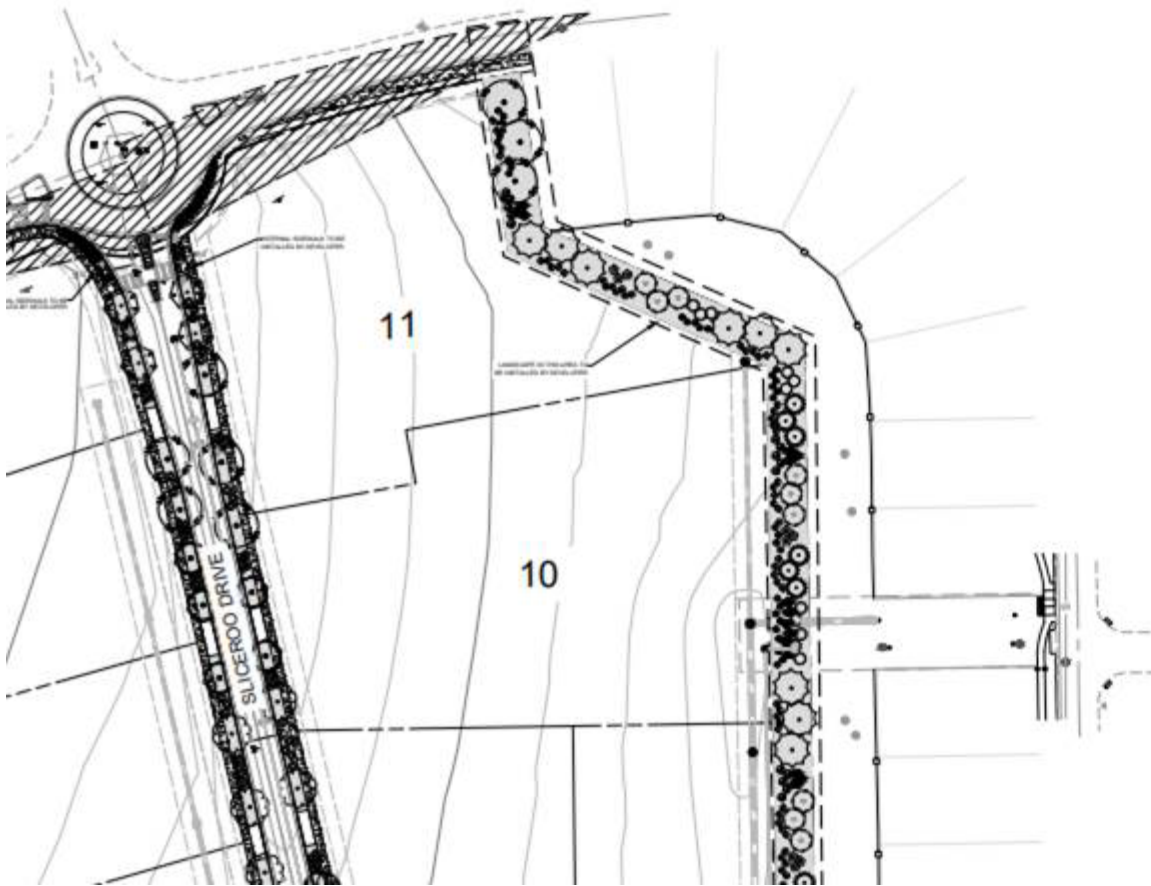


Previous Plan showed more Landscaping and now there are almost no trees behind our home between us and this playground area

- <https://lms.parkeronline.org/etrakit3/viewAttachment.aspx?Group=PROJECT&ActivityNo=SUB20-002&key=ECON%3a201009081620512>

Old Planned Location for Trees?





LEGI
SYM
Orna
Even
Deci
Even
Orna
Grou

Thank you,

Chris Stoops
 12171 South Red Sky Drive
 Parker, CO 80134
 210-385-5861

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