

**Dena Paulin**

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**From:** [REDACTED] >  
**Sent:** Saturday, May 28, 2022 12:33 PM  
**To:** Brad Boland  
**Subject:** Mc Donald's issue

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

Hello to whom it may concern,  
I can only speak for my family but fast food at the corner of 86 and founders parkway Is not a good idea. To allow people to eat unhealthy is not an example of a health lifestyle of Castle Rock and that space could be utilized for a better night life for Founders and the Terrain or a putt putt something to creat fun for the kids. There is already enough fast food restaurants in Castle Rock please look at putting something for family's and a cool neighborhood bar or sports bar. There is nothing up in that area.

Thank you for listening

**Dena Paulin**

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**From:** [REDACTED]  
**Sent:** Saturday, May 28, 2022 9:35 PM  
**To:** Brad Boland  
**Subject:** McDonalds Proposal

Hello,

As a home owner in Terrain, this corner is already jammed with traffic and completely unsafe for pedestrians and bicycles. The congestion and lack of speed control is scary, I am even more concerned of a fast food establishment adding to the chaos.

Please take our concerns serious. Please keep our community top of mind when making these decisions.

Thank you,

[REDACTED]

Sent from my iPhone

**Dena Paulin**

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**From:** [REDACTED]  
**Sent:** Saturday, May 28, 2022 11:40 AM  
**To:** Brad Boland  
**Subject:** McDonald's on 86 and Aloha

Mr. Boland,

I am a resident in the Terrain neighborhood and would like to submit my objection to the installation of a McDonald's at 86 and Aloha just outside of the neighborhood. My husband and I built our house in 2017 and were not advised about the apartments going in, or the Canvas Bank, enormous car wash or anything else that have since been built. The appearance and close location of these businesses to the neighborhood already negatively affect the look and feel and we do not need another McDonald's in town, let alone in that location to worsen that impact on our homes and home values.

Please add me to the list of town residents voting against the McDonald's at that location and consider what this type of development does to us. Development and progress are good, but another McDonald's right next to our neighborhood is not.

Thank you,

[REDACTED]

Sent from my iPhone

**Dena Paulin**

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**From:** [REDACTED] >  
**Sent:** Saturday, May 28, 2022 11:18 AM  
**To:** Brad Boland  
**Subject:** McDonalds Proposal

Hello,

I would like to comment on the recent proposal of putting a McDonald's at Founders and Fifth Street. I do not feel that is the best for our community. I live in the Terrain neighborhood nearby and I personally would like to see a local business take this spot. Castle Rock already has two McDonald's and a third is quite overboard. I love our community and the emphasis Douglas County puts on supporting our local businesses, but it seems they are now slipping through the cracks. The government imposed COVID restrictions absolutely killed our local businesses and the large corporations had their most profitable year to date. Let's give some one else a chance to make a living rather than lining the pockets of the elite.

Thank you,

**From:** [REDACTED]  
**To:** [Dena Paulin](#)  
**Subject:** Re: Proposed McDonalds  
**Date:** Monday, June 12, 2023 2:46:21 PM

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Good afternoon. I would like to add to my statement by pointing out the new proposed Centura urgent care facility in the same site area is ONE story with natural finishes. Bigger in square footage than the other buildings but consistent with a low profile, natural material building. Not a 2+ story glass behemoth McDonalds is proposing. JK

On 2023-06-05 11:47, [REDACTED] wrote:

Good morning - We live in Sunstone Village, next to Founders Marketplace. We have reviewed the documentation provided for the proposed McDonalds and would like to express our opposition to the project.

1. The use is inconsistent with the surrounding area and businesses. There are no other fast food, let alone drive thru, restaurants anywhere near. This development belongs in higher density zoning. Currently, there are professional offices, a car wash and a 7-11. Very compatible with the surrounding area. The proposed use is incongruous with the rest of the development.

2. All existing buildings in the site area are low profile, 1 story buildings. This proposed building is over 2 stories high, with lots of glass. Prior development has been harmonious with the area and uses a lot of natural materials to maintain a low visual impact. This proposed site doesn't even come close to the feel of the surrounding area.

3. Highway 86 is already overburdened and is a 2 lane road. Traffic is heavy at the intersection of Founders and 86 and a drive thru fast food restaurant will push too much additional traffic onto the roads of that area. Everything else currently developed has minimal impact on the roadways.

4. This is a residential area, with residential support services, like the King Soopers, and other small commercial sites, to enhance local conveniences for the people who live in the area. A 5200 square foot, glass 2 story drive thru, operating late into the night does not belong in a residential community. Period.

Castle Rock has done a beautiful job of centering commercial services in denser areas close to I-25. The area of the proposed McDonalds is comprised of beautiful single or paired homes, in rolling horse country. We have wildlife, views and a controlled traffic pattern with basic support services appropriate for the area. A McMansion just doesn't fit nor belong here. We are sure there are other, more appropriately located and zoned areas for it to build. In fact, we're surprised the current zoning even allows for something like a McDonalds on this particular site.

Thank you in advance for considering our comments and we hope the planning department will take to heart what we, and many of our neighbors, feel is an inappropriate addition to the area. If there is anything else we can do, or information we can provide, please let us know. This is not a case of "not in our backyard". This is a case of what's an appropriate use for the area and what's not.

[REDACTED]