

**MY**  
**MAIN**  
**STREET**

**APPENDIX**

**2. PUBLIC ENGAGEMENT  
SURVEY RESULTS**

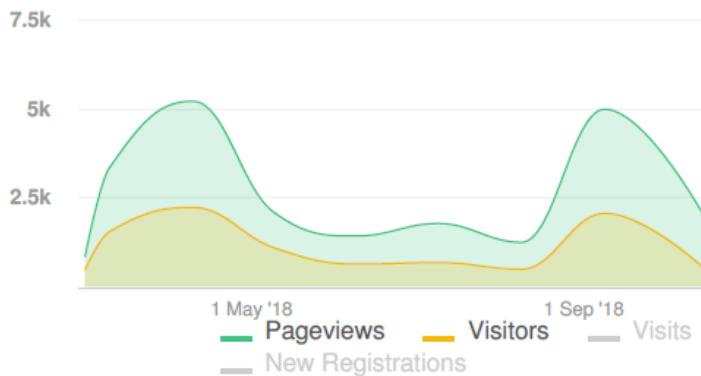
## PROJECT REPORT

20 FEBRUARY 2018 – 7 OCTOBER 2018

# LET'S TALK PARKER



### Visitors Summary



### Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
10.5 k	418	
NEW REGISTRATIONS		
623		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
1.2 k	3 k	7.4 k

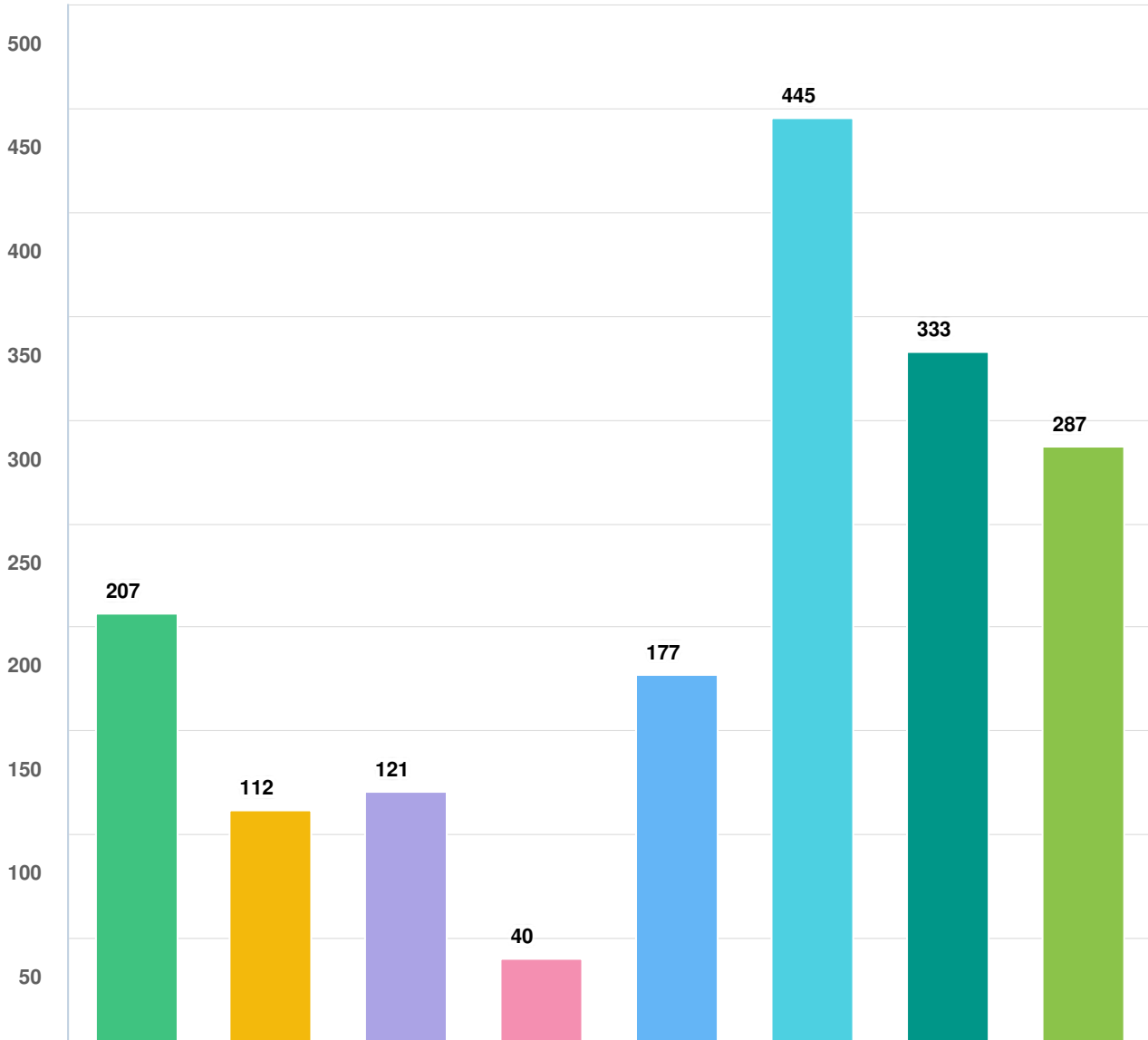
Aware Participants		7,388	Engaged Participants		1,217	
Aware Actions Performed	Participants		Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	7,388					
Informed Participants	2,995		Contributed on Forums	0	0	0
Informed Actions Performed	Participants		Participated in Surveys	616	532	0
Viewed a video	0		Contributed to Newsfeeds	0	0	0
Viewed a photo	213		Participated in Quick Polls	151	1	0
Downloaded a document	183		Posted on Guestbooks	0	0	0
Visited the Key Dates page	0		Contributed to Stories	0	0	0
Visited an FAQ list Page	228		Asked Questions	11	1	0
Visited Instagram Page	0		Placed Pins on Places	1	0	0
Visited Multiple Project Pages	1,682		Contributed to Ideas	61	0	0
Contributed to a tool (engaged)	1,217					

## ENGAGEMENT TOOL: SURVEY TOOL

### My Mainstreet - Site Uses and Opportunities - What do you think?

VISITORS	1645	CONTRIBUTORS	732	CONTRIBUTIONS	736
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19801 E. Mainstreet Property (green) - Select the uses you would like to see on this site.



#### Question options

- Art (Gallery, Studio, Classes)
- Mixed Use with Residential - Ground floor retail with residential above
- Mixed Use with Office - Ground floor retail with office above
- Hotel
- Personal Services - Spa, Salon, Yoga, etc
- Restaurant
- Bar/Distillery/Brewery
- Retail - small scale

Optional question (736 responses, 0 skipped)

**Q2 | 19801 E. Mainstreet Property (green) - Tell us your big idea for this site.**

- 3/09/2018 11:43 AM Similar idea as Parker Station, ground floor retail/restaurants, with upper floor offices/housing. Make mainstreet flow
- 3/09/2018 12:20 PM It needs to be special and different. If residential: needs to be higher end than the other downtown apartments.
- 3/09/2018 12:40 PM This :<http://theeddyreno.com/> I have been here and it was awesome. Outdoor music/games far away from currants
- 3/09/2018 02:28 PM Anything other than a hotel or office space: preferably mainly restaurants (sor
- 3/10/2018 12:00 PM Let an investor build a hotel here, so those who visit can have a place to stay in the downtown area.
- 3/10/2018 02:49 PM sell it at market value
- 3/10/2018 06:22 PM Parker is in desperate need of nice restaurant, not fast food restaurants.
- 3/10/2018 06:55 PM This should be an extension of Mainstreet retail...think downtown Littteton. Say YES to rooftop bars!!
- 3/11/2018 09:17 AM SMALL scale building, two stories, with plenty of parking to service it. Architecture that fits in with historic dwntwn
- 3/11/2018 07:44 PM Classy restaurant with fine dining that is not a chain restaurant.
- 3/12/2018 09:25 AM Great place for a men's grooming shop (upscale barbershop); pub; small retail; and lofts up top.
- 3/12/2018 09:57 AM Light retail to coordinate with the adjacent structure makes sense.
- 3/12/2018 01:05 PM Possibly a high end mens clothing store, tux rental etc.
- 3/12/2018 05:42 PM Boutique shops. No large chains.
- 3/12/2018 05:50 PM Parking building 2 stories
- 3/12/2018 07:33 PM With the popularity of craft beer in Colorado, this would be a prime location for that time of venue in Parker.
- I like it as a big open space/part of Orient. Please don't tear down that

Let's Talk Parker : Summary Report for 30 January 2018 to 09 September 2018

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3/13/2018 05:26 AM beautiful tree that's such a landmark for town

Local family friendly restaurants and brewery

3/14/2018 12:25 PM

3/15/2018 11:21 AM A Youth Center with games, counseling staff to hopefully prevent teen suicides, job training, Yume Tran cooking classes

3/15/2018 11:23 AM No parking available- Use it for whatever

3/15/2018 11:38 AM Something intimate to retain small town feel, to attract pedestrian traffic and encourage interaction between patrons

my idea is to draw people to the area to browsw/linger/explore shops

3/15/2018 11:45 AM

3/15/2018 11:47 AM Note sure, but my big idea is NOT a tire store, auto parts store, storage unit or urgent care!

3/15/2018 11:51 AM You'll have a multistory buildings on two sides already, go smaller, a link between historic downtown and 'the Curve'

3/15/2018 11:58 AM a part of downtown, a resturant/brewery or a shop

3/15/2018 12:07 PM It would be great to have a bed and breakfast for the downtown area. An art gallery below with studios and lodging above

3/15/2018 01:17 PM Parker has such poor restaurant offerings, any high quality restaurant in this space would be great.

3/15/2018 01:20 PM Parker is devoid of events, places to go, and things to do for millenials/early 30s, especially those w/out kids

3/15/2018 03:25 PM Outdoor cafe seating, small local artisan shops,,great views on Mainstreet

3/15/2018 03:32 PM weekly covered, open market (fri-sun); open the rest of the week; restaurants and stores above; bands/bars/music/seats

Some sort of food/drink establishment would be good here

3/15/2018 03:40 PM

3/15/2018 03:54 PM Breakfast and lunch cafe combined with one or two of my selections above. Not a franchise.

Large bookstore with coffee shop and outdoor seating! And more parking!

3/15/2018 04:16 PM

3/15/2018 04:26 PM Need more mom-pop restaurants and fun adult brewerys



3/15/2018 05:03 PM I prefer a non-fast food eatery. I really enjoyed the atmosphere of a local run small town similar to Cafe Monet.

3/15/2018 05:20 PM Rooftop patio with a view. There is nowhere on Mainstreet that takes in the Front Range view.

3/15/2018 06:21 PM A fun Restaurant/bar industrial design maybe even steam punk. Large garage doors that open with lots of patio seating.

3/15/2018 07:02 PM Non-chain restaurant with condos above.

3/15/2018 07:13 PM parking garage below ground, restaurant above. We REALLY need more of both

3/15/2018 07:13 PM I'd love to see restaurants and extended Farmers Market,

3/15/2018 09:37 PM Place for kids or teenagers to hang out

3/16/2018 02:48 PM Cute shops that are affordable. It's no fun going into shops and you can't buy anything. Outdoor seating at restaurants.

3/16/2018 06:42 PM Hawker food courts are big in Singapore. Central eating area surrounded by food vendor/carts.

3/16/2018 07:27 PM A beer garden like the Lowry Beer garden! Great food and a family atmosphere

3/17/2018 11:53 AM A Tapas Bar. Something with light music. Acoustic (locals and hired) or a nice piano bar-- not loud like Tailgate.

3/17/2018 12:56 PM Please do not put up more apartments.

3/18/2018 01:47 PM Downtown doesn't need a hotel. MOST Parker residents want to keep small town feel to town - we don't want a mini Denver!

3/18/2018 02:43 PM Instead of retail, how about FREE parking for people to use when they want to be downtown

3/18/2018 05:59 PM Something that would fit in with the walking, small town feel that is supposed to be a priority along Mainstreet.

3/18/2018 06:11 PM more family type restaurants

3/18/2018 09:05 PM Whatever make sure there is parking. No ER/urgent care or storage. No chain stores or restaurants. Improve roads/access.

3/18/2018 09:11 PM allow affordable housing units above that benefit the tenants and the town (e.g. town is the landlord)

3/19/2018 09:45 PM No hotel

3/19/2018 10:05 PM What a burger or In n Out

3/19/2018 10:15 PM NO MORE RESIDENTIAL

3/19/2018 10:18 PM How about another park! We don't need anymore retail, spas, hotels or Amy food places.

3/19/2018 10:27 PM How 'bout... nothing! Clear it, sod it. Undeveloped space is becoming nonexistent in Parker.

3/20/2018 07:10 AM Preserve the history & beauty of the historical church across the street!!!!

3/20/2018 07:43 AM More restaurants and shopping

3/20/2018 08:26 AM Local restaurants and bars, not chains.

3/20/2018 08:48 AM would love to see a small restaurant/bar that's affordable and local

3/20/2018 09:29 AM Shopping!!!

3/20/2018 10:05 AM need more family friendly food options in Parker

3/20/2018 10:07 AM Brewery and dining

3/20/2018 12:20 PM Keep it small town feel. No housing

3/20/2018 05:36 PM Parking would also be a plus.

3/20/2018 05:48 PM A hotel would not be feasible. There is already a parking issue downtown.

3/20/2018 09:05 PM Skate park community garden. Picnic areas.

3/20/2018 10:54 PM It would be nice to have a park to sit and relax in on lunch break that does not have a park in it for kids. No offense.

3/21/2018 12:14 PM More small scale retail in the main part of downtown to draw shoppers. Too much services/office on first floor

Artisan Market

3/21/2018 01:00 PM

Leave free parking available it is needed. Condo's for purchase above

3/22/2018 02:58 PM

Open space, with park like setting. With trees, flowers, benches.

3/24/2018 07:12 AM

A small, tasteful condominium with first-floor retail.

3/26/2018 06:26 PM

boutique hotel or brewery with underground parking for customers

3/29/2018 10:10 AM

Mixed use with office because business is good for Parker.

3/29/2018 12:17  
PM

Is there a legal requirement to fill this space? Leave it open for now.

3/30/2018 09:52  
AM

Something that takes into account the townhomes behind the area.

3/30/2018 10:37  
AM

This would be a wonderful location for a beer hall similar to the one in castle rock or lowry

3/30/2018 11:13 AM

Parking!!

3/30/2018 03:06 PM

Victorian Designed Hotel

3/30/2018 03:36 PM

Private galleries or general use artist studio

3/30/2018 06:44 PM

Right now there's no reason to walk past parker station, fun retail here would change that & would link PACE retail

3/30/2018 08:42 PM

Parker needs something to do: board games & beverages or artist studios/shops.

3/31/2018 08:09 AM

2 Story retail / restaurant / bar space...patio on ground and rooftop. Gathering area (firepit?)

3/31/2018 10:30 AM

Eye towards creative district programming

3/31/2018 11:37 AM

Continue the small-town character on Main Street

3/31/2018 01:37  
PM

We need breakfast restaurants that aren't chains.





4/01/2018 05:16 PM

We need a breakfast restaurant. Snooze?

4/01/2018 05:36 PM

Cramming businesses in downtown Mainstreet will create more frustration for drivers. Street all ready a headache to use

4/01/2018 07:03 PM

Men's clothing store

4/02/2018 08:28 AM

NO APARTMENTS, NO HOTEL. PARKING, PARKING, PARKING

4/03/2018 06:22 AM

It'd be nice to see a bakery there.

4/03/2018 04:41 PM

Local restaurant

4/04/2018 05:31 PM

Please no more residential - too many new already. Too much traffic for the area.

4/04/2018 08:17

PM

Unique, no chain stores/restaurants

4/04/2018 09:30 PM

4/05/2018 11:26

AM

Good American Food Restaurant, old fashioned burger joint. No Mexican or Italian

No apartments, residential or hotels

4/05/2018 01:16 PM

Parking! Already a problem which will become a bigger problem.

4/06/2018 02:31 PM

Hands on art for kids and adults, young and old with no/low cost classes even sewing, knitting, crochet

4/07/2018 09:59 AM

Small grocery or market

4/07/2018 06:55 PM

4/08/2018 10:12

AM

NONE OF THE ABOVE: Park w picnic tables, Colorado wildflower gardens cared for by citizen gardeners not paid employees

Mad greens would've be amazing!!! Healthy and tasty!!

4/08/2018 01:56 PM

I would like to see the "feel" of downtown Parker extended to this area.

4/09/2018 09:38 AM

Casual dining/bar for the whole family / not a chain restaurant

4/09/2018 12:27 PM

he downtown area is too small to accommodate all the people who would like to visit downtown.

4/11/2018 11:15 AM

Mixed use - architecture reflecting historic downtown americana

4/11/2018 02:33 PM

Shopping, restaurants and family friendly lifestyle area.

4/11/2018 03:37 PM

Bookstore w/children story times + wine for moms! Breweries with play areas for kids!

4/11/2018 03:42 PM

Condos or offices would be a great addition above a restaurant and unique shops - more owner occupied places

4/11/2018 05:37 PM

No chains or big box stores. Small businesses and buildings with character. No strip malls

4/11/2018 06:19 PM

Concern with the construction across the street of retail. At some point there may be too many retail spaces.

4/11/2018 08:45 PM

We need more parking downtown. Maybe a few "non chain" restaurants shops and open space, but more parking

4/12/2018 12:41 PM

Parking garage

4/12/2018 01:50 PM

Bar/Restaurant with 2nd story patio, balcony

4/12/2018 02:25 PM

Community garden

4/12/2018 02:42 PM

Pool Hall, billiards, arcade

4/12/2018 02:53 PM

4/12/2018 03:04 PM No apartments!

4/12/2018 03:08 PM Turn mainstreet into a pedestrian mall, use available areas for parking.

4/12/2018 03:23 PM Something recreational, bowling, laser tag, arcade, fast food restaurant

4/12/2018 04:16 PM Leave it as open space

4/12/2018 04:29 PM Hotel is still a good fit. Just need to ensure enough parking.

4/12/2018 04:56 PM A gallery featuring local artists with monthly networking events

4/12/2018 04:57 PM Parking. It's impossible to navigate downtown Parker. We avoid it entirely, living nearby that isn't always easy!

4/12/2018 05:06 PM Community Garden or statuary with flowers and benches!

4/12/2018 05:23 PM No more apartments!

4/12/2018 05:54 PM Whatever it is, PLEASE be a local company!!

4/12/2018 05:59 PM NO HOTEL! Whatever goes there have enough parking.

4/12/2018 06:13 PM I would love more retail and restaurants. More of a feel to Southlands.

4/12/2018 06:45 PM Beer garden with cornhole, play structures. Food

4/12/2018 07:06 PM Vegetarian restaurant options!

4/12/2018 07:10 PM More restaurants and boutiques. Restaurants are WAY TOO "chains" in Parker. Sick of getting fast food places!

4/12/2018 07:47 PM Parker and/or area history museum

4/12/2018 08:08 PM Parking garage. Multi level!

4/12/2018 08:17 PM No more apartments!

4/12/2018 08:48 PM Nice hotel with good restaurant and high tea service

4/12/2018 08:57 PM Expand selection of existing nearby walking attractions to increase selection and attract more foot traffic

4/12/2018 09:32 PM No chains

4/12/2018 09:46 PM A bigger restaurant for friends, family and neighbors to gather.

4/12/2018 10:15 PM Respect the homes around it and have a plan for parking

4/12/2018 10:25 PM Co-op local artists gallery

4/13/2018 12:09 AM High end restaurant/stakehouse.

4/13/2018 06:32 AM Non chain! Healthy! Not burgers and custard. No deep fry.

4/13/2018 08:01 AM It would be great to have another place that is open 7 days a week that provides good food and great atmosphere.

4/13/2018 08:07 AM Visitor center and Chamber

4/13/2018 08:16 AM Or better yet....open space, park, trees. Enough building already.

4/13/2018 08:19 AM I love the idea of art classes, pottery, cooking, etc. but it has to be affordable!

4/13/2018 08:20 AM No apartments. Keep small town feel!

A community art center located in the heart of downtown. A space to offer

4/13/2018 08:24 AM classes for everyone. Host events. Gallery.

4/13/2018 08:32 AM It would be fun to see a restaurant that is quick service (not fast food) for people to grab food while downtown

4/13/2018 08:35 AM Brewery that serves food and has a rooftop patio to enjoy the mountain view

4/13/2018 08:38 AM No More Apartments!

4/13/2018 09:08 AM Historic facade multi story containing an indoor upscale flea market/antique gallery with a small concession or eatery

4/13/2018 09:31 AM fun stores that are affordable and unique. No bars.

4/13/2018 09:42 AM Not enough parking to do anything with large crowds. Keep that in mind.

4/13/2018 09:54 AM Leave it as open space- there is NO place for more cars in that area!

4/13/2018 10:37 AM A new restaurant/bar, boutique style retail only - move them out of McDonalds parking lot with the crappy parking.

4/13/2018 10:48 AM Not a 5 story building. Something that transitions well from commercial to current multi-family residences.

4/13/2018 11:49 AM Pottery classes and open studios for life drawing for adults

4/13/2018 12:11 PM Art gallery where we can buy artwork, a gastro pub with excellent food. Something you would see in downtown.

4/13/2018 12:12 PM Leave as open space. Traffic is already too heavy here. Adding businesses wastes Parker money.

4/13/2018 01:00 PM YOU NEED MORE PARKING

4/13/2018 01:42 PM Please not a hotel

4/13/2018 02:15 PM

Parking lot

4/13/2018 02:31 PM

Water park

4/13/2018 02:44 PM

A park with some really beautiful flowers and trees.

4/13/2018 02:45 PM

We DO NOT need more residential

4/13/2018 03:52 PM

No more growth in Parker. Too much growth too fast that causes overcrowding!

4/13/2018 04:07 PM

I dont think anything should be added here. Crowded already.

4/13/2018 04:11 PM

How about office space with the same visibility as retail on ground floor.

4/13/2018 04:18 PM

NO Hotel - congestion very bad now.

4/13/2018 04:21 PM

Brewery would be great. Places like Littleton and Centennial and Castle Rock have really great breweries we need more.

4/13/2018 04:27 PM

Public use space, parklike environment, expansion area for farmer's market.

4/13/2018 04:42 PM

Would like to see Main Street closed to traffic. More cafes, gathering places...

4/13/2018 04:53 PM

A small performance venue available for local musicians. Young, maybe high school age kids. Under 21 club atmosphere.

4/13/2018 04:56 PM

Sculpture walk similar to that in Loveland. Display art student sculptures. Some type of strolling/ sitting environment

4/13/2018 05:04 PM

A unique restaurant or nice upscale brewery that is not a chain.



4/13/2018 05:11 PM More local restaurants or a brewery like Breckenridge

4/13/2018 05:19 PM Park, parking lot, trails, open space

4/13/2018 05:20 PM A food hall type space.

4/13/2018 05:38 PM Small scale retail/restaurant would be great. Or parking structure to service downtown?  
Gardens, sitting area, benches, picnic tables, park, NOT A HOTEL !

4/13/2018 06:17 PM Retail w/ outdoor park. Quiet & away from the verbose O'Brien park this property is perfect for an intimate conversation

4/13/2018 06:34 PM Would love more local restaurants on Main Street.

4/13/2018 06:46 PM This area would be nice for more restaurants or bars.

4/13/2018 07:24 PM Mainstreet needs to be pedestrian only - no cars from Victorian Drive to Parker Road. A small park with a fountain here

4/13/2018 08:08 PM Places to mingle before or after concerts at PACE of Schoolhouse

4/13/2018 10:03 PM Something that would compliment the residents here

4/13/2018 10:21 PM Parker is in desperate need of some fun good restaurants that are NOT chain restaurants  
Putting in a paint and sip or culinary cooking experience would attract people for use other than solely dining.

4/14/2018 05:59 AM

4/14/2018 06:37 AM Park with benches and picnic tables and wildflower gardens

4/14/2018 06:52 AM No chains.

4/14/2018 07:05 AM Parking structure, pay lot like the one in castle rock that looks like a building-retail ground level

4/14/2018 07:35 AM We need more parks and open space, not more buildings that increases traffic congestion.

4/14/2018 07:54 AM You should look at Naperville Illinois and how the combined new with old. Very nice downtown area. Very successful pla

4/14/2018 08:13 AM Community garden, green space, or child friendly space.

4/14/2018 08:30 AM Open space, parking for Parker Days

4/14/2018 09:19 AM Brewpub - or family friendly restaurant that serves alcohol

4/14/2018 10:21 AM Parker is in dire need of non-chain casual good restaurants

4/14/2018 11:28 AM A community garden; town could rent out plots which would be tended by garden-lovers who can't garden where they live

4/14/2018 01:03 PM Make it a pool hall and arcade. Specify a teen night and/or a family friendly night for parents with younger kiddos.

4/14/2018 01:24 PM Free parking so people stop parking in town and country neighborhood

4/14/2018 03:31 PM Barnes & Noble or Tattered Cover type retail store

4/14/2018 03:32 PM Park

4/14/2018 04:33 PM We need parking for all of this

4/14/2018 06:20 PM Bookstore/coffee shop on ground level with offices or residential above. We all love Fika, but we need more room.



4/14/2018 07:56 PM Restaurant

4/14/2018 08:45 PM Park

4/15/2018 07:20 AM Beer garden

4/15/2018 09:45 AM Please keep the small town feel, no more apartments! Charming downtown is what makes Parker special.

4/15/2018 11:16 AM Leave as is. Too small to try to squeeze something else in there. No need to over-develop this space.

4/15/2018 12:08 PM Whatever goes there, please take into consideration those that live in the townhomes. Noise, traffic etc.

4/15/2018 12:44 PM Rooftop bar

4/15/2018 01:07 PM A 1-story building with roof top parking would be less obtrusive AND help with parking issues.

4/15/2018 03:45 PM Parking

4/15/2018 04:48 PM Something smaller, set back from the street (like Parker Station) and with ample parking.

4/15/2018 08:42 PM Oskar blues brewery!!!!

4/16/2018 09:44 AM Distillery would be awesome. No more big box places!

4/16/2018 02:57 PM What would be so wrong with having open space for trails and play space

4/16/2018 04:03 PM \*\*\*LOW KEY SITE\*\*\* Keep this area a low profile continuation of downtown Mainstreet. Keep this spot LOCAL!!!

4/16/2018 04:51 PM	Park/ play area
	Parking lot, we no longer come downtown because of lack of parking.
4/16/2018 05:10 PM	
	Please consider a drive-through Starbucks! We could really use one on the south side of Parker.
4/16/2018 05:46 PM	
	Don' build anything, we need more open space!
4/16/2018 06:16 PM	
4/16/2018 10:09 PM	Children's Art Gallery
4/16/2018 10:15 PM	Restaurant, gathering place, tavern. Merles (littleton) type restaurant
4/17/2018 05:55 AM	Open up and use for more farmers market area
4/17/2018 05:58 AM	Not a hotel
4/17/2018 07:06 AM	Bars, restaurants, hotels, and mixed use with retail will help downtown become a destination location.
4/17/2018 07:30 AM	Main Street needs more retail, art, restaurants, and residential. It does not need anymore offices or mortgage/finance.
4/17/2018 07:31 AM	Single story building with plenty of green space and parking. Not a hotel.
4/17/2018 07:47 AM	An arcade bar. Littles allowed during day & adults only after 10?
4/17/2018 08:46 AM	Please consider building underground parking for the residential units.
4/17/2018 09:48 AM	Space for street vendors - food trucks, fruit and vegetable trucks

4/17/2018 09:50 AM No more residential, or offices, especially at street level

4/17/2018 11:07 AM NO MORE MULTI FAMILY HOMES ON MAIN ST. YOU'RE NUTS IF YOU THINK MAIN AND PINE CAN HANDLE ALL THOSE ADDITIONAL RESIDENTS!!

4/17/2018 01:59 PM Renovations to existing building would make this a great place for independent retail/spa/salon. Great parking there.

4/17/2018 02:16 PM Nice taco shop 3 to 4 stories of condos above

4/17/2018 02:43 PM something small that won't attract a lot of cars as we live out east mainstreet

4/17/2018 04:00 PM There need to be small businesses to attract people to spend time downtown..

4/17/2018 03:23 PM There need to be more businesses to attract people to spend time downtown

4/17/2018 04:44 PM Craft brew pub with outdoor seating

4/17/2018 04:45 PM Park or community garden

4/17/2018 05:09 PM Maintain this area as retail or restaurant with limited space. I do feel we need more restaurants on mainstreet.

4/17/2018 05:19 PM If you want people to attend the activities you put on with this added revenue, give them a place to park to enjoy

4/17/2018 05:24 PM More parking

4/17/2018 06:16 PM There is a concern for parking and being overcrowded.

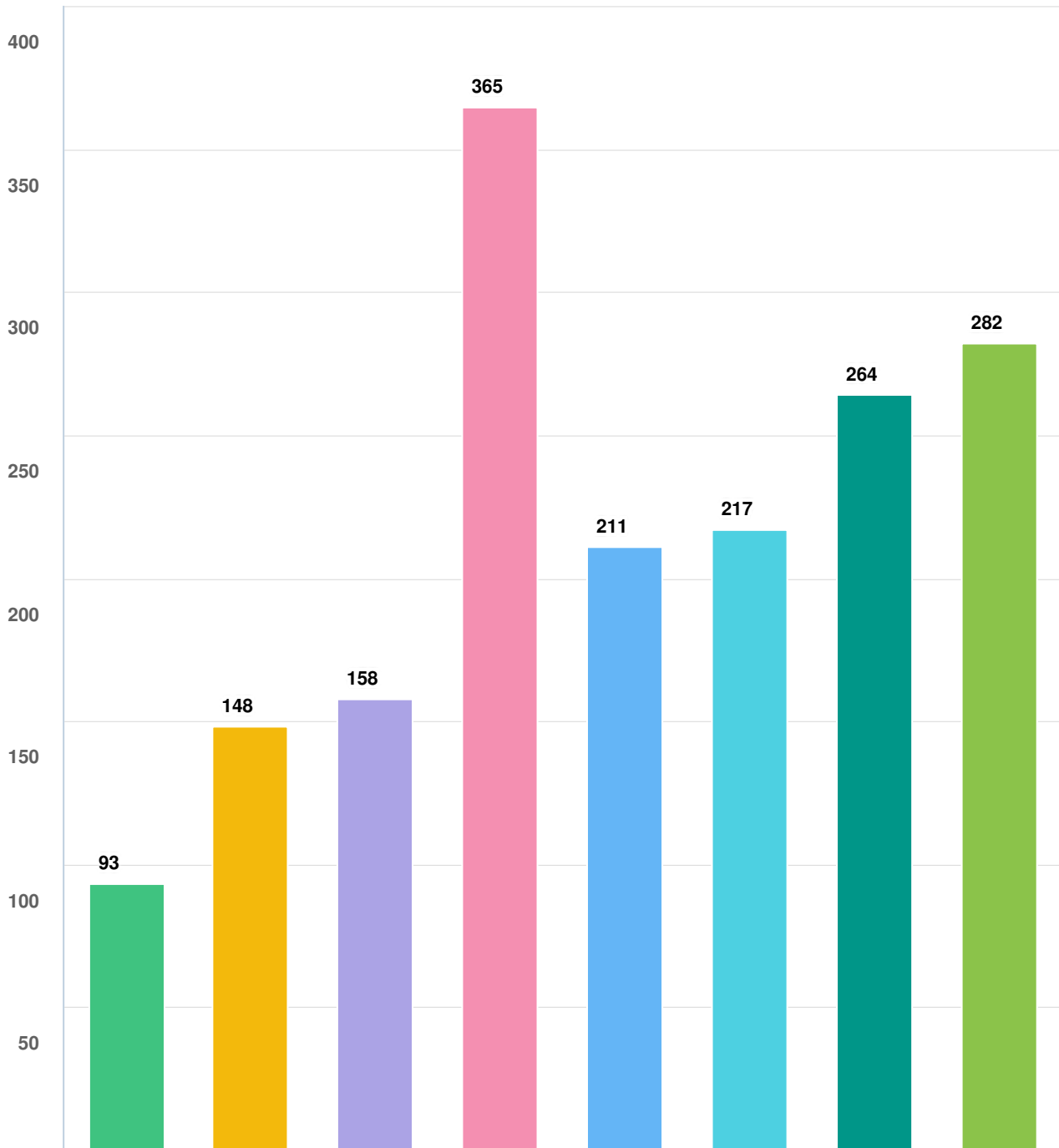
4/17/2018 10:05 PM As long as it is not a 1) self storage 2) apartments or 3) urgent care

4/18/2018 05:08 AM An Amazeum. A children's museum. Check out the Amazeum in Bentonville, AR. Will draw visitors into downtown

4/18/2018 07:04 AM	Quaint stores not big retail giants
4/18/2018 08:27 AM	arcade/activity area for kids
4/18/2018 11:14 AM	Ideally a restaurant with retail would be amazing on this piece of land, continue connection from West to East
4/18/2018 11:40 AM	Brewery with restaurant
4/18/2018 11:47 AM	More small mom and pop shops or restaurants
4/18/2018 11:47 AM	We need a youth center here.
4/18/2018 12:33 PM	Family friendly and affordable restaurant with a patio.
4/18/2018 02:32 PM	General retail or maybe a parking garage
4/18/2018 03:19 PM	Multi-Level Parking Garage
4/18/2018 03:39 PM	Open space-park
4/18/2018 03:43 PM	A nice mid-priced restaurant for "date night" would be nice
4/18/2018 04:04 PM	Stop the continual building. Parker is developed enough for now. Need a 10 year hiatus, then re-consider at that time.
4/18/2018 04:50 PM	Park playground, open space, garden
4/18/2018 04:51 PM	I do not want to see any tall buildings in this area. Art galleries would enhance the character of our downtown area
4/18/2018 04:51 PM	Reduction of traffic

4/18/2018 04:51 PM	I do not want to see any tall buildings in this area. Art gallerys would enhance the character of our downtown area
4/18/2018 04:51 PM	Reduction of traffic
4/18/2018 05:20 PM	Open Space or Park
4/18/2018 05:32 PM	Parking
4/18/2018 05:55 PM	Local restaurant—community feel
4/18/2018 08:47 PM	Not much! Keep it small please!
4/18/2018 08:57 PM	How bout actually doing nothing Mainstreet is already crowded enough and I can't stand driving down it anymore
4/18/2018 09:19 PM	Leave it. The traffic will be atrocious. You don't need to fill EVERY bit of open space!
4/18/2018 09:33 PM	Restaurants and boutique shops
4/18/2018 09:45 PM	Parking
4/18/2018 10:43 PM	Open space/park/garden
4/18/2018 11:03 PM	A nice park with lots of trees.
4/18/2018 11:29 PM	Open space

East Main (yellow) - Select the uses you would like to see on this site



**Question options**

- Hotel
- Mixed Use with Office - ground floor retail with OFFICE above
- Mixed Use with Residential - Ground floor retail with RESIDENTIAL above
- Restaurant
- Personal Services - Spa, Salon, Yoga, etc
- Art (Gallery, Studio, Classes)
- Bar/Distillery/Brewery
- Retail - small scale

Optional question (736 responses, 0 skipped)

**Q4 | East Main (yellow) - Tell us your big idea for this site**

- 3/09/2018 11:43 AM Retail/restaurants serving patrons of the live concerts, plus some additional parking
- 3/09/2018 12:20 PM Office use on any parcel will not bring life to downtown in evenings and weekends. Must create a destination with life!
- 3/09/2018 12:40 PM Hometown feel smaller restaurants with outdoor seating, cool evening lighting.
- 3/09/2018 01:17 PM Retail/Restaurant in front of property along Mainstreet, and residential behind like townhomes/condos
- 3/10/2018 12:00 PM Build a restaurant to serve those in Discovery Park and the library, while there.
- 3/10/2018 02:49 PM one story so to not block the view from the townhomes
- 3/10/2018 05:40 PM Free parking area
- 3/10/2018 06:22 PM Art/Museum with daily classes, informational presentations
- 3/10/2018 06:55 PM Parker Botanical Gardens...won't ever happen but it would be cool. Denver Botanical gardens are so awesome but so far.
- 3/11/2018 09:17 AM SMALL scale building, two stories, with plenty of parking to service it. Architecture that fits in with historic downtown
- 3/12/2018 09:21 AM High end apartment not low income housing
- 3/12/2018 09:25 AM We need restaurants! This would be a solid place for Smashburger or Snooze.
- 3/12/2018 09:57 AM How about nothing? Or parking. The library lot is 95% full all of the time. During an event, it's 1,000% full.
- 3/12/2018 01:05 PM Possibly a boutique hotel with an art studio and higher end restaurant attached
- 3/12/2018 05:42 PM See below
- 3/12/2018 07:33 PM A parking area for people to park and walk to the downtown shops. It's already difficult to find parking at times.
- 3/14/2018 12:25 PM Local Restaurants



3/15/2018 07:58 AM Something artsy (crafts, antiques, local art) with walkway of trees and seating for coffee outside

3/15/2018 11:21 AM Any of this would be great, hopefully adequate parking, it can be difficult to find library parking now.

3/15/2018 11:23 AM Go big or go home, parking is available. Hotel sounds good

3/15/2018 11:38 AM Child and family related businesses since it borders park and library with current park and library, this seems like "hangout"/personal enrichment space

3/15/2018 11:47 AM Again, something fun! Like good unique dining and/or shopping! We desperately need a sports store like Dicks!!!

3/15/2018 11:51 AM Condos(NO apartments!), restaurant/yoga studio/NO cleaners/liquor stores this close to historic downtown! Family oriented

3/15/2018 11:52 AM Mirror the Denver Art Student League Offerings and provide gallery for Colorado participating artists/teachers.

3/15/2018 11:58 AM a part of downtown, a restaurant/brewery or a shop

3/15/2018 12:07 PM Something that works well with teens who are drawn to the area by the ribbon park. Possibly additional recreation?

3/15/2018 12:15 PM expand the concert venue and enlarge the skating rink -- both are too small to accommodate our population

3/15/2018 01:20 PM Parker is devoid of events, places to go, and things to do for millennials/early 30s, especially those w/out kids

3/15/2018 03:25 PM PLEASE BUILD A PARKING GARAGE HERE!!!! Maybe retail first floor and street level.

3/15/2018 03:32 PM shaded; woody; walkable center; boardwalk style

3/15/2018 03:40 PM Mixed use plaza with a courtyard(s) for those places to host outdoor events and activities. Underground parking

3/15/2018 03:54 PM It's large enough to have 3 stories, small residential less expensive units; must have off street parking.

3/15/2018 04:16 PM Parking!!! Coffee shop or ice cream shop to go with the library.



3/15/2018 04:26 PM Need more affordable retail

3/15/2018 05:03 PM Surrounded by open space seating areas

3/15/2018 05:20 PM The Lowry Beergarden is an awesome community gathering spot that we travel to on a regular basis. Good beer, good food

3/15/2018 06:21 PM Small hotel. Bottom level can be small retail and small restaurants maybe underground parking

3/15/2018 07:02 PM A coffee shop and sandwich shop (locally owned, not chains) on the bottom and condos on the upper level.

3/15/2018 07:13 PM arcade/entertainment areas/comedy works venue/brewery

3/15/2018 09:37 PM Park, open space, garden

3/16/2018 07:28 AM None of the above. Make it a park. I know that's not profitable but the library and Discovery Park are far too small

3/16/2018 09:40 AM residence inn, courtyard by marriott

3/16/2018 09:51 AM I would like this East Main site used as an extension of Discovery Park with green areas, a playground, and more parking

3/16/2018 06:42 PM A small boutique hotel in keeping with older more traditional Parker architecture.

3/16/2018 07:27 PM Local retail, yoga, hair salon,

3/17/2018 11:53 AM A few coordinating things that when there would want to do all like a brewery, winery, restaurant, WHIRLY BALL--

3/17/2018 12:56 PM Please do not put up more apartments.

3/18/2018 01:47 PM Family Restaurant on north end, nice mini golf on other with more parking - keep a more 'open' feel to downtown

3/18/2018 02:43 PM Open space - park that is larger for outdoor concerts or family gathering.

3/18/2018 05:59 PM Art would be a good fit for this area of town as a connection between PACE and the library.

3/18/2018 08:52 PM If you do anything you have to fix the road! There is no room for traffic!!

**Let's Talk Parker : Summary Report for 30 January 2018 to 09 September 2018**

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3/18/2018 09:05 PM Again sufficient parking & improve roads. Smart retail/no chains on lower & condos(2 fillrs) w/green spc 4 dogs/people.

3/18/2018 09:11 PM Civic technology center (innovation labs) with mixed use of retail (pop up retail)

3/19/2018 09:45 PM No hotel

3/19/2018 10:15 PM NO MORE RESIDENTIAL

3/19/2018 10:18 PM Leave the open space alone.

3/19/2018 10:27 PM Nothing! Leave it as us. Instead of the Council following \$\$\$, let's not overdevelop our town.

3/20/2018 07:10 AM Clean, family friendly, no towering buildings.

3/20/2018 08:26 AM Local restaurants and bars, not chains.

3/20/2018 08:40 AM A free or low cost activity like the ice rink. And parking.

3/20/2018 09:29 AM More shopping!!

3/20/2018 10:05 AM need more family friendly dining options

3/20/2018 10:07 AM No more residential!!

3/20/2018 03:49 PM Please consider a multi-level parking garage for town use

3/20/2018 05:36 PM Additional parking, please

3/20/2018 05:48 PM Optimally, this would be a good place for another park or art walk park.

3/20/2018 09:05 PM Boutique quaint hotel themed olde town western cowboy feel with ballroom space weddings high end spa

3/20/2018 09:17 PM Ice rink

3/20/2018 10:54 PM An awesome park with beer garden and cafes or food trucks for concerts. Maybe community gardens with sculpture walk.



3/21/2018 08:34 PM This would be a great addition to the beautiful library and PACE center. Plus It wouldn't be too loud for the homes.

3/22/2018 08:21 AM I thought this was going to be a park!! Open space!

3/22/2018 02:58 PM Neighborhood tavern/bar with onsite brewery featuring ciders, ales, etc. w/ restaurant.

3/24/2018 07:12 AM Open space with a buffer for the residents in the town homes. Additional parking for downtown events.

3/25/2018 04:06 PM Family friendly restaurants

3/26/2018 02:04 PM Mix use office space would be fine but the architecture needs to stay in line with main street

3/26/2018 06:26 PM This is a great spot for a public market!

3/29/2018 10:10 AM maker space or business incubator with shared facilities artists/crafters can rent

3/29/2018 12:17 PM I think this would be a good place for Market/Farmer's Market.

3/30/2018 09:52 AM Is there a legal requirement to fill this space? Leave it open for now.

3/30/2018 10:20 AM This would be an awesome site for a mid to high end boutique hotel that draws people with disposable income into downtown

3/30/2018 10:37 AM Something taking into account backs up to residential townhomes

3/30/2018 11:13 AM Should be some small scale buildings that can be used for multi-purpose community events

3/30/2018 03:06 PM With pedestrian and social gathering places with parking!

3/30/2018 03:18 PM Park, play area, a real splash pad for kids, picnic area, clean open space

3/30/2018 08:42 PM Make it something complementary to discovery park, place for parents while kids skate, place to eat/drink/snack bf event

3/31/2018 08:09 AM casual places to eat next to skating & library: pizza, deli, place teens, families can afford

3/31/2018 10:30 AM Parking Garage with retail / restaurants / bars would be ideal.

3/31/2018 11:37 AM Creative district expansion; dining across from PACE; place for moms w/ kids at library; unique retail

3/31/2018 10:38 PM It would be nice to see a boutique type hotel. I know my family would stay when they visit!

4/01/2018 07:03 PM No hotel or residential. Too much traffic. Generate revenue for Parker away from Downtown Mainstreet

4/03/2018 06:22 AM NO APARTMENTS, NO HOTEL. PARKING, PARKING, PARKING

4/03/2018 07:21 AM Outdoor Concert Space

4/03/2018 09:00 AM Parker

4/04/2018 08:17 PM Why not a unique park / open space / botanic garden area to complement the library and outdoor space already there.

4/04/2018 09:30 PM Outdoor shopping in park like atmosphere. Serene, perfect outdoor dining. Not another concrete strip mall.

4/05/2018 11:26 AM Dog Park with small pools. agility bars, sections for puppies and smaller dogs. Sections for large/medium dogs.

4/05/2018 01:16 PM No apartments, residential or hotels

4/06/2018 02:31 PM Parking for Discovery Park and library maybe PACE. There has to be more parking spaces in Parker.

4/06/2018 07:06 PM The big wonderful type of place.

4/07/2018 09:59 AM Sand volleyball courts, outdoor chess, checkers, battleship with shade structure

4/07/2018 06:55 PM Whole Foods!

4/08/2018 10:12 AM Parking for summer concert events (already used for this!) and park with picnic tables, wildflower garden

4/08/2018 01:56 PM Beauty bar type service

4/09/2018 09:38 AM Boutique hotel but with a couple restaurants/bars in the same area.

4/11/2018 02:33 PM Residential - condos, not apartments. Increase ownership within downtown. Hip, industrial, Rino like

4/11/2018 03:37 PM Shopping, restaurants and family friendly lifestyle area.

4/11/2018 03:42 PM Bookstore w/children story times + wine for moms! Breweries with play areas for kids!

4/11/2018 05:37 PM Unique retail is critical on any first floor of new buildings!

4/11/2018 06:19 PM No chains or big box stores. Small businesses and buildings with character. No strip malls

4/11/2018 10:04 PM building with parking in the back

4/12/2018 12:41 PM We need more parking downtown. Maybe a few "non chain" restaurants shops and open space, but more parking

4/12/2018 01:50 PM Parking garage

4/12/2018 02:25 PM small affordable studio apartments above restaurants/bar/retail

4/12/2018 02:53 PM Rotate 5 different food trucks. Provide parking, infrastructure, dining area. Complements concerts and skating

4/12/2018 03:04 PM No more apartments

4/12/2018 03:23 PM Coffee shop, park with gardens/flowers

4/12/2018 03:24 PM Play ground & open space because O'Brien Park is way way too crowded.

4/12/2018 04:16 PM Leave it as open space

4/12/2018 04:29 PM Need to identify good public parking locations. This could be one of them.

4/12/2018 04:56 PM A brewery would be great. A studio space offering yoga and dance or barre would be nice.

4/12/2018 04:56 PM Not fast food but someplace with outdoor seating

4/12/2018 04:57 PM I'd love to see maybe a lawn area- not everyone has kids but doesn't enjoy to get outside with their dogs

4/12/2018 05:59 PM Have enough parking.

4/12/2018 06:07 PM It would be nice if this could be used as a parking lot.

4/12/2018 06:13 PM I would like to retail and small restaurants.

4/12/2018 06:14 PM I would not want an establishment that might roll into the library - bar/large restaurant

4/12/2018 06:45 PM Good restaurants. Not chains

4/12/2018 07:10 PM Need more boutiques, restaurants! Too many places too busy on weekends etc! More choices!

4/12/2018 07:27 PM Small scale hotel

4/12/2018 07:40 PM Park, or high quality (i.e., brick, stone, steel construction - not wood frame), 55+, dog-free condos

4/12/2018 07:47 PM Outdoor amphitheatre

4/12/2018 08:17 PM No apartments or hotels!

4/12/2018 08:21 PM A makers' space, boutique movie theater (Alamo Drafthouse or Landmark), small green space/park

4/12/2018 08:57 PM Provide a place to eat or drink within walking distance from library, ice rink, etc in that area

4/12/2018 09:32 PM Park

4/12/2018 09:44 PM An expanded grass area w speakers so more people could comfortably enjoy the summer concert series.

4/12/2018 10:15 PM Again, respect the homes there and parking

4/12/2018 10:35 PM Dog park, expansion of discovery park

4/13/2018 12:09 AM Outdoor seating.

4/13/2018 08:01 AM It would make sense to place more experience and learning opportunities next to the library.

4/13/2018 08:07 AM Visitor center and Chamber

4/13/2018 08:08 AM Walkable shopping extension to Mainstreet

4/13/2018 08:16 AM Open space, park, trees. Enough building already.

4/13/2018 08:19 AM Put the boring offices up top and small retail below. Let's make there a reason to go downtown

4/13/2018 08:20 AM No hotel or apartments

4/13/2018 08:24 AM Create a food truck row. Host events, community gathering site/outdoor recreation expansion of Discovery Park

4/13/2018 08:32 AM Restaurants/small retail would be great to serve those who are hanging out at Discovery Pk

4/13/2018 08:38 AM No More Apartments!

4/13/2018 09:08 AM Kid friendly with seating indoor and outdoor cafe style to match ice skating or a summer stroll & HEALTHY menu optio

4/13/2018 09:31 AM Restaurants that do not include "fast food", NOT bars. Something affordable, healthy and delicious!

4/13/2018 09:31 AM Playground/picnic area/park

4/13/2018 09:42 AM This space is large enough to house several uses while maintaining green address. Consider nonchain restaurant/dinner.

4/13/2018 09:54 AM You are already building apartments in this area. There is no place for more building!

4/13/2018 09:59 AM Large parking lot!

4/13/2018 10:13 AM This space is perfect for a really nice playground, some grass and maybe basketball and futsal soccer courts

4/13/2018 10:48 AM Something special that is similar to Mordecai Children's Garden at Denver Botanic Gardens

4/13/2018 11:11 AM An addition to Discovery Park to create a larger open space.

4/13/2018 11:49 AM Ideally, leave the green space save the earth

4/13/2018 11:53 AM PArking

4/13/2018 12:11 PM Art gallery where we can buy artwork, a gastro pub with excellent food. Something you would see in downtown.

4/13/2018 12:12 PM Leave as open space. Traffic is already too heavy here. Adding businesses wastes Parker money.

4/13/2018 12:22 PM Concerned about increased traffic and parking

4/13/2018 01:00 PM YOU NEED MORE PARKING

4/13/2018 01:42 PM Please not a hotel



4/13/2018 02:15 PM Parking lot

4/13/2018 02:23 PM I think it would be neat to do a devoted area, square type setting for the farmer's market. With some shade covering.

4/13/2018 02:44 PM leave it as a parking lot and put in some beautiful plants, bushes and flower gardens

4/13/2018 03:52 PM No more growth in Parker. Too much growth too fast that causes overcrowding!

4/13/2018 04:07 PM parking lot so there is somewhere to park during events at Discovery.

4/13/2018 04:11 PM How about office space with the same visibility as retail on ground floor.

4/13/2018 04:18 PM Make it a park, would compliment Discovery Park, thought that was initial plan!!

4/13/2018 04:21 PM Park

4/13/2018 04:27 PM Keep a portion as parking, local arts and crafts in a charming building, with park space included as well.

4/13/2018 04:31 PM None of the above: Parking lot would be ideal.

4/13/2018 04:42 PM This could be parking with shuttle service if Main Street is closed to traffic. Or could be gathering place for teens,.

4/13/2018 04:53 PM Greenspace with a cultured garden like a botanical garden. Native plants with labels. Benches and public art.

4/13/2018 05:04 PM No hotels anywhere on this map. Build a hotel away from downtown.

4/13/2018 05:15 PM I live in the homes that but up against this property. Lawn/play/open/garden space would flow nicely with the amphitheater

4/13/2018 05:19 PM	Park, parking lot, open space
4/13/2018 05:20 PM	Spaces to compliment the park and the PACE center.
4/13/2018 05:38 PM	Mixed use retail to draw people to the east side of downtown
4/13/2018 06:34 PM	Perfect area summer businesses and child friendly restaurants. I think a Starbucks would fit here well.
4/13/2018 06:46 PM	Would like more local retail on Main Street.
4/13/2018 06:52 PM	Small scale motel (bed and breakfast type place)
4/13/2018 07:24 PM	This is a great area for more restaurants/bars/retail.
4/13/2018 07:57 PM	Part of it should be parking lot to be used for the summer concert series.
4/13/2018 08:08 PM	More parking is needed for the library and retail if Mainstreet is made pedestrian only.
4/13/2018 09:01 PM	Art or parking
4/13/2018 09:45 PM	Nice ce hotel with garden and grounds suitable even for a wedding venue. Native architecture. Retreat hotel.
4/13/2018 10:03 PM	I would like to see more of a downtown area with places to go. More retail for walkss
4/13/2018 10:21 PM	A park or great outdoor space for the residents and library visitors could hang out
4/13/2018 10:33 PM	Parking lot/garage
4/14/2018 03:50 AM	Parking and a park

4/14/2018 05:59 AM A Trader Joe's with apartments above! I lived in a building just like this in Chicago and it was great!

4/14/2018 06:46 AM Parks with playgrounds and picnic tables

4/14/2018 06:52 AM No chains. Local stuff

4/14/2018 07:05 AM 4 stories with parking structure, retail on ground and residential above

4/14/2018 07:35 AM Whatever you do, please do not build a hotel anywhere on Mainstreet! Please consider the infrastructure before anything e

4/14/2018 07:54 AM Same as above look at other towns like Naperville or Geneva, Illinois

4/14/2018 08:13 AM Parking.

4/14/2018 08:13 AM Parking. There isn't any parking for Main Street.

4/14/2018 08:30 AM NOT HOTEL

4/14/2018 09:19 AM Family friendly venue

4/14/2018 09:58 AM Maybe Parking as none of the ideals address this issue

4/14/2018 10:21 AM Parker is in dire need of non-chain family friendly restaurants.

4/14/2018 11:28 AM Left open for parking, with part of the plot developed for picnic areas and recreation

4/14/2018 01:24 PM Open space all natural park.

4/14/2018 02:53 PM Park with picnic areas and unique playground. Something to do with horse and small wood retail buildings open to outside

4/14/2018 03:32 PM Park

4/14/2018 04:33 PM No residential

4/14/2018 06:20 PM How about an extension of Mainstreet? More shops & american food, family-friendly restaurants like Parker Station was.

4/14/2018 08:06 PM Add additional parking lot in some of this area.

4/14/2018 08:45 PM Parking

4/14/2018 10:07 PM no chains please. something that will add to the small town charm we have now. perhaps an area for seniors.

4/15/2018 07:20 AM Affordable concessions that support families enjoying the park and library and more parking

4/15/2018 08:17 AM Close to Pace Center and park, a restaurant and bar would be nice!  
However we first need more parking!

4/15/2018 11:16 AM or perhaps a pay parking structure since that is becoming more limited due to downtown growth.

4/15/2018 12:08 PM Many of us would like to see this be a park with parking. O'brien has become so crowded. Another large park is needed.

4/15/2018 12:44 PM Park and parking

4/15/2018 01:07 PM It would be great to leave this open for street markets, food truck events, special event parking.

4/15/2018 02:01 PM Park, garden, or something without buildings. Maybe a community garden.

4/15/2018 03:45 PM Children's museum

4/15/2018 05:09 PM More park space with parking

4/15/2018 08:19 PM Overflow parking for Discovery Park/Library events and Wildflower Park

4/15/2018 08:36 PM Leave some open space, park space, no big buildings

4/15/2018 08:42 PM Biergarten with food truck lot and outdoor lawn games

4/16/2018 06:39 AM	More parking since so many businesses are going in
4/16/2018 08:44 AM	With the library so close, it would be nice to have a coffee bar or unique breakfast/lunch cafe/restaurant.
4/16/2018 09:22 AM	Parking
4/16/2018 11:19 AM	Parking, and OPEN SPACE, or community gardens
4/16/2018 02:57 PM	More parking for the library and open space with trails and tables for picnic's.
4/16/2018 04:03 PM	Lot used to continue expanding the community activity area / "Merge" lot between downtown and an entertainment district.
4/16/2018 04:51 PM	Park or play area.
4/16/2018 05:10 PM	Parking, garden and picnic area, you built a brand new library without enough parking.
4/16/2018 05:46 PM	Trader Joe's would be fantastic! Mod Pizza, Wahoo's Fish Taco, Corner Bakery or Shake Shack would all be great, too!
4/16/2018 06:08 PM	More parking. Big trees.
4/16/2018 06:16 PM	Don' build anything, we need more open space
4/16/2018 07:41 PM	Another recreation site-Indoor pool for swim lessons, as this is high demand and big need
4/16/2018 09:31 PM	This ideally should be family focused area do a park that's unique w a type of rental for pavilions or such
4/16/2018 10:09 PM	Part parking lot / garden with sculptures
4/16/2018 10:15 PM	Courtyard style, extension of main street/pedestrian mall with boutique shops, eateries, drink places. Office 2nd level

4/17/2018 05:55 AM Open Green space or park

4/17/2018 05:58 AM A park in this area would balance the city.

4/17/2018 06:44 AM I'd like to see more open space and not all business

4/17/2018 07:13 AM Overflow parking for the library and downtown, with some space for a park.

4/17/2018 07:31 AM Not apartments. How about some green space, community garden or more parking.

4/17/2018 07:47 AM An outdoor human sized game area. Checkers/chess, connect4, shuffleboard, & food trucks on the curb

4/17/2018 08:46 AM Please consider building underground parking for the residential units.

4/17/2018 09:48 AM Expand the ice skating trail

4/17/2018 09:50 AM Parking is all ready to tight there. Retail or something on Mainstreet then a park with extra parking on north side

4/17/2018 11:07 AM A park for kids to play! I thought this was the original plan when Discovery and the new library were being built.

4/17/2018 11:12 AM More park area...the "park" next door is a joke.

4/17/2018 12:27 PM Park or outdoor area. No hotels

4/17/2018 01:59 PM Condos are desperately needed in Parker.

4/17/2018 02:16 PM Extended stay type hotel to serve PACE

4/17/2018 02:43 PM something small that wont attract a lot of cars as we live out east mainstreet

4/17/2018 04:00 PM Parking..people will quit coming downtown if there is not adequate parking.

4/17/2018 03:23 PM Parking needs to be convenient and available for people to spend time downtown.

4/17/2018 04:41 PM at least half of this space should be made into park area, with trees planted, native plants. to preserve a nice, welc

4/17/2018 04:44 PM A space that promotes outdoor kids and family activities-skate Park, walking trails, community garden, dog park, etc

4/17/2018 05:09 PM Hotel would be nice, since we don't really have one. However... need to evaluate demand for one.

4/17/2018 05:19 PM Parking for the pace and library

4/17/2018 05:24 PM Park area with more parking and spots for food trucks to park

4/17/2018 07:03 PM No more residential please!!!! We have enough housing growth

4/17/2018 10:05 PM As long as it is not a 1) self storage 2) apartments or 3) urgent care

4/17/2018 10:18 PM A park with pavilions that can be used for outdoor events.

4/18/2018 05:08 AM People have to live/work downtown if we want traffic into downtown businesses

4/18/2018 06:41 AM Boutique hotel with insight restaurant

4/18/2018 07:04 AM Since this is near the library a nice park would be perfect, with picnic tables and maybe extra parking

4/18/2018 07:13 AM skate park

4/18/2018 08:41 AM Park type structures, family space

4/18/2018 10:38 AM	I would prefer park atmosphere
4/18/2018 11:47 AM	Park!!!
4/18/2018 12:20 PM	Open space or park
4/18/2018 01:13 PM	More park space like what is attached to the library
4/18/2018 01:40 PM	More park/event space like at the library and concert area
4/18/2018 02:32 PM	Expand Discovery Park
4/18/2018 03:39 PM	Dog Park
4/18/2018 03:43 PM	More local, family owned retail stores would be an extension of Main Street.
4/18/2018 04:04 PM	Stop the continual building. Parker is developed enough for now. Need a 10 year hiatus, then re-consider at that time.
4/18/2018 04:50 PM	Park, garden, openspace, playground
4/18/2018 05:32 PM	Parking lot for events
4/18/2018 05:40 PM	Park, recreation
4/18/2018 05:55 PM	Should fit with the feel of the library...would love to see another play area with unique features for the community



4/18/2018 06:04 PM Open Park area, gazebos/benches, parking for summer concerts, gardens, better splash/water play area

4/18/2018 07:26 PM Nothing there please. Already to crowded

4/18/2018 08:23 PM Senior Living Community, Age restricted, 55+

4/18/2018 08:47 PM Keep it small!

4/18/2018 08:57 PM Do not build any more on Mainstreet

4/18/2018 09:19 PM Leave it. The traffic will be atrocious. You don't need to fill EVERY bit of open space!

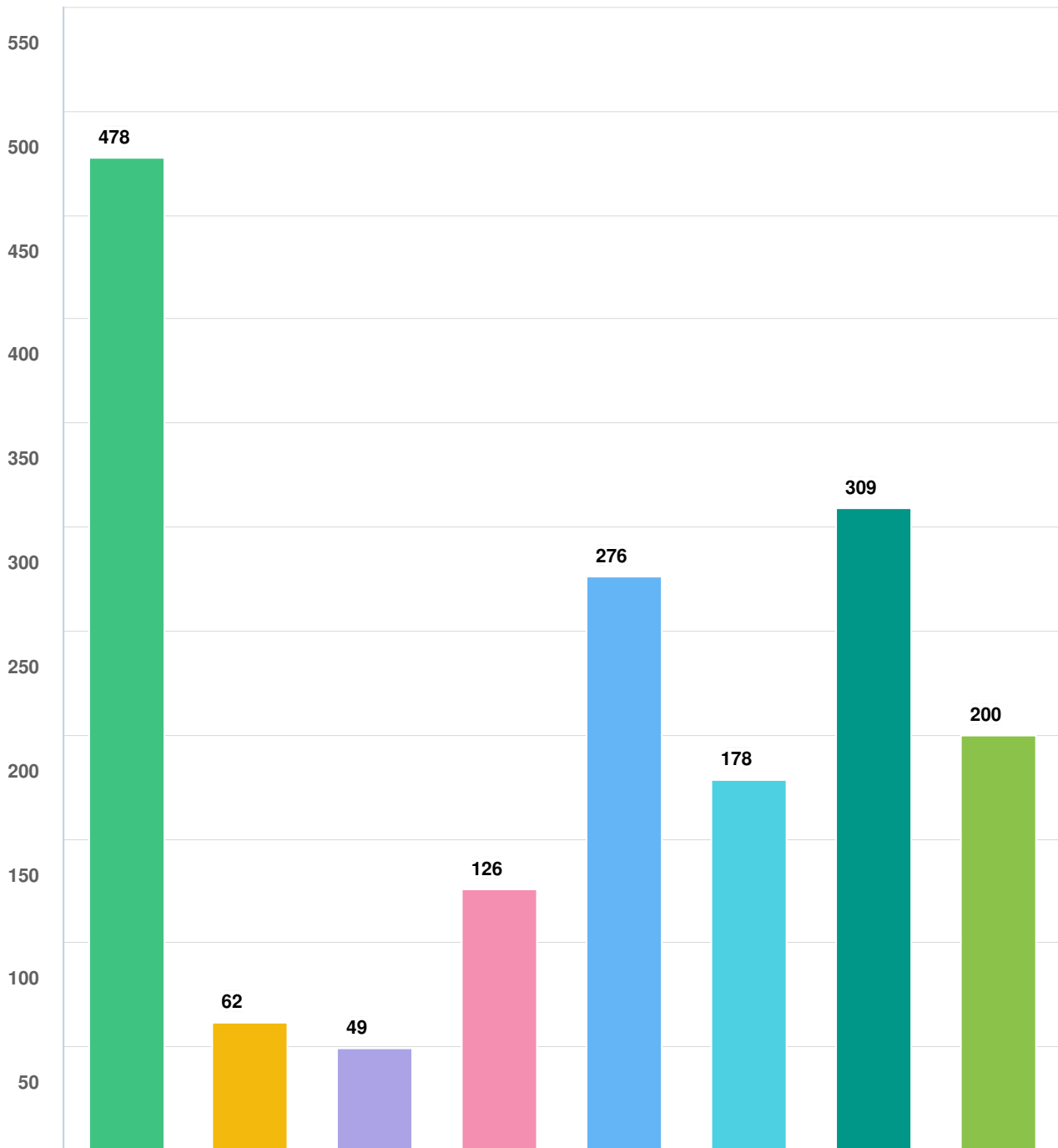
4/18/2018 09:45 PM Farmer's Market here-it's blocking of mainstreet in Summer/Fall is safety concern due to road blockage-

4/18/2018 10:43 PM Open space/park/garden

4/18/2018 11:03 PM A nice park with lots of trees.

4/18/2018 11:29 PM Open space! Stop building stuff we don't need!

**PACE LOT 2 (blue) - Select the uses you would like to see on this site.**



**Question options**

- Market/Farmer's Market
- Mixed Use with Office - Ground floor retail with OFFICE above
- Mixed Use with Residential - Ground floor retail with RESIDENTIAL above
- Personal Services - Spa, Salon, Yoga, etc
- Restaurant
- Bar/Distillery/Brewery
- Retail - Boutiques/ Unique Shops
- Art Gallery or Studio

Optional question (736 responses, 0 skipped)

**Q6 | PACE Lot 2 (blue) - Tell us your big idea for this site**

- 3/09/2018 11:43 AM Not sure, but a permanent indoor farmers market would be cool (is there room for that)?
- 3/09/2018 12:40 PM Some sort of "low" area, no tall buildings. Community space
- 3/10/2018 12:00 PM Move Farmer's Market here to free up and allow businesses to operate during it.
- 3/10/2018 02:49 PM s/b left empty, used occasionally for pop up events-framers market, brew fest, art shows
- 3/10/2018 06:22 PM A nice restaurant with additional parking
- 3/10/2018 06:55 PM This should be an extension of Mainstreet retail...think downtown Littteton. Say YES to rooftop bars!
- 3/11/2018 09:17 AM Don't to build something that blocks the view of the PACE center. Add more parking spaces or leave alone.
- 3/11/2018 09:47 AM Convention center available for many uses and rental. Will bring businesses, income, tourists, and companies to Parker.
- 3/11/2018 07:44 PM Some place where local residents can buy local goods--support small businesses
- 3/12/2018 08:10 AM Leave open with trees, benches and picnic tables so families can rest or eat outdoors
- 3/12/2018 09:21 AM About time we get the farmers market off the road. Roads are for traffic, or move it to the road just south.
- 3/12/2018 09:25 AM Someplace to get food and a beer before and after a show at the PACE Center.
- 3/12/2018 09:57 AM Nothing. Leave it be.
- /12/2018 01:05 PM Small bar/distillery and art gallery plus some open space for a farmers market.
- 3/12/2018 05:42 PM Culinary School & Restaurant
- 3/14/2018 12:25 PM restaurants and shops
- 3/15/2018 07:58 AM Samme as East Main above

- 3/15/2018 11:23 AM A permanent farmers market, why not?
- 3/15/2018 11:38 AM minimal development, utilize parking areas, preserve view of PACE building from Main Street
- 3/15/2018 11:45 AM DON'T OBSCURE THE BEAUTIFUL PACE CENTER! Build a garden here.
- 3/15/2018 11:47 AM See green and yellow comments.
- 3/15/2018 11:51 AM OPEN SPACE!!Why would you block the view of the awesome PACE center.Every other space will be built on,leave some grass!
- 3/15/2018 11:58 AM a part of downtown, a restaurant/brewery or a shop
- 3/15/2018 12:07 PM Really don't want to lose the open space feel here. The ability to see the PACE from Main St is valuable.
- 3/15/2018 12:15 PM leave as open space -- building on this site will detract from the pace Center
- 3/15/2018 12:28 PM Parking!!!
- 3/15/2018 01:20 PM Parker is devoid of events, places to go, and things to do for millennials/early 30s, especially those w/out kids
- 3/15/2018 03:25 PM Botanical gardens with seating. Maybe a place for street vendors
- 3/15/2018 03:32 PM weekly covered, open market (fri-sun); open the rest of the week; restaurants and stores above; bands/bars/music/seats
- 3/15/2018 03:40 PM Something small on the corner of Pine & Main. Use the rest for outdoor seating/patio/beer garden type setup
- 3/15/2018 03:54 PM In keeping with the arts district, restaurant to serve PACE activities and parking.
- 3/15/2018 05:03 PM Keep Mainstreet opened during market hours
- 3/15/2018 05:20 PM Would be nice to have farmers market daily with produce and plants rather than just once a week.
- 3/15/2018 06:21 PM This site is perfect for outdoor seating and room for food trucks to line up and sell their goods. All ages can enjoy

3/15/2018 07:02 PM Small boutiques and small non-chain restaurants. Don't hide view of PACE Center!

3/15/2018 07:13 PM parking below ground, farmers market above

3/15/2018 09:37 PM Park, open space, garden

3/16/2018 07:28 AM Why build a cultural /community center and then hide it behind other buildings?

3/16/2018 09:40 AM bistro, coffee, restaurant, small retail

3/16/2018 09:51 AM Don't entirely block the view of PACE from the street: Short buildings, green space between, places to visit before show

3/16/2018 06:42 PM Something that would blend in with the Pace Center ambiance

3/17/2018 11:53 AM This could easily tie in business with Art/show/studio to coordinate with PACE -once in lot could frequent both :)

3/17/2018 12:56 PM Please do not put up more apartments.

3/18/2018 01:47 PM This needs to stay more open; farmers market on west half and more parking on east side

3/18/2018 02:43 PM Farmers market or pave it for parking

3/18/2018 05:59 PM Additional parking would be ideal here. A gallery or unique shops near the PACE center and library would also be nice.

3/18/2018 08:52 PM You would need to insure you accommodate the traffic that this will bring!

3/18/2018 09:05 PM Sufficient parking & improve roads. A "WeWork" concept above with mix use, coffee/workout/restaurant on street.

3/18/2018 09:08 PM Nothing, too small and blocks view of pace from mainstreet

3/18/2018 09:11 PM Make this a natural cultural district, allowing local and regional artists and in particular students to showcase

3/19/2018 10:18 PM Open space . We don't need more of anything

3/19/2018 10:27 PM You guessed it, leave it alone!

3/19/2018 11:43 PM Whole Foods/Trader Joe's

3/20/2018 03:15 AM Parking garage , you need parking otherwise I can to denver for same hassle. This is a suburb still

3/20/2018 07:10 AM Don't distract from the purpose of PACE as a community cultured place.

3/20/2018 08:26 AM Local restaurants and bars, not chains.

3/20/2018 08:48 AM this area is SO SMALL and along a busy road.... not sure what could be constructed that wouldn't take away from PACE

3/20/2018 09:29 AM Shops! Shops! Shops!

3/20/2018 10:05 AM need more family friendly dining options

3/20/2018 09:05 PM Upscale restaurant display local art. Gallery with local artists classes. In Future weekendart festival national artists

3/20/2018 10:54 PM Euro style Cafes a d tapas, permanent market stalls for artisans or higher end goods. Drinks and nibbles before the show

3/21/2018 12:14 PM I don't think anything should block PACE other than the occasional farmer's market/craft fair - temporary stuff

3/21/2018 01:00 PM Permanent Farmers/Outdoor market

3/22/2018 08:21 AM Leave it empty. Landscape it

3/22/2018 02:58 PM Year round farmer's market with enclosure.  
<http://www.centralmarketnyork.com/#social>

3/23/2018 03:48 PM More Parking because anything you build is going to bloke the sight of the PACE Center.

3/24/2018 07:12 AM Nothing. Should remain as it is.

3/26/2018 06:26 PM Small-scale retail & restaurants like the shops at Lowry. This would complement PACE and improve walkability.

3/29/2018 10:10 AM farmers market area with community garden spaces

3/30/2018 09:52 AM Is there a legal requirement to fill this space? Leave it open for now.

3/30/2018 10:20 AM Would prefer this space remains open or adds more parking for downtown

3/30/2018 03:06 PM Parking

3/30/2018 03:18 PM Love the farmers market idea

3/30/2018 03:36 PM Retain as Parking Lot.

3/30/2018 08:42 PM Please don't totally block off the beautiful PACE center

3/31/2018 08:09 AM Premier neighborhoods leave open space; we don't want to be Aurora; use for events.

3/31/2018 10:30 AM Street front patio space, more parking for Pace? Tie in more with PACE

3/31/2018 11:37 AM Non of the above; considerations need to be made for additional parking unless trolley system is implemented in pink

3/31/2018 01:37 PM Maintain significant parking capabilities to accommodate both the dev and downtown

4/01/2018 05:16 PM Trader Joes or Whole Foods would be great. Parker loves healthy living & outdoors, let's have some shopping that support

4/01/2018 07:03 PM Unless there would be underground parking any building at this point would take away what little charm we have

4/02/2018 01:37 PM Leave it open to enjoy look and feel of PACE

4/02/2018 08:21 PM Leave as passive open space

4/03/2018 06:22 AM NO APARTMENTS, NO HOTEL. PARKING, PARKING, PARKING

4/03/2018 04:41 PM Leave it the way it is. The space is too small to put something there. I like the art displays that have been there.

4/04/2018 08:17 PM Please no more residential - too many new already. Too much traffic for the area.

4/05/2018 11:26 AM Food trucks with picnic tables. Outdoor restaurants for summer/evening activities.

4/05/2018 01:16 PM No apartments, residential or hotels



4/06/2018 02:31 PM Parking area. Parker is in desperate need of parking spaces.

4/06/2018 07:33 PM Overall I think it's important to keep locally owned businesses in the plans and large chains out.

4/07/2018 09:59 AM Climbing wall

4/07/2018 06:55 PM Leave it as open space or a park

4/08/2018 10:12 AM Park with picnic tables, Colorado wildflower gardens cared for by citizen gardeners not paid employees so no town expens

4/08/2018 01:56 PM Farmers market would be great to not block traffic

4/09/2018 09:38 AM Extend the feel of downtown. Shops/restaurants/bars.

4/11/2018 02:33 PM Fallen Hero's Park - tribute to veteran's, first responders. Flags evenly spaced along street, statues, paths, etc.

4/11/2018 03:37 PM Shopping, restaurants and family friendly lifestyle area.

4/11/2018 03:42 PM Bookstore w/children story times + wine for moms! Breweries with play areas for kids!

4/11/2018 05:37 PM I think Art Galleries and a restaurant would be the best use of this development!

4/11/2018 06:19 PM No chains or big box stores. Small businesses and buildings with character. No strip malls

4/11/2018 10:04 PM with park space when not used as farmers market.

4/12/2018 12:41 PM We need more parking downtown. Maybe a few "non chain" restaurants shops and open space, but more parking

4/12/2018 02:25 PM a closed in farmers market that changes with the seasons would be awesome!

4/12/2018 02:42 PM Make space playground

4/12/2018 03:04 PM No more apartments



4/12/2018 03:12 PM	Open space! That's such a small area, it'd be a crunch to put anything in there.
4/12/2018 03:24 PM	Make the pace center parking lot larger.
4/12/2018 04:16 PM	Leave it as open space
4/12/2018 04:29 PM	good location for small operations, even food carts that get changed out. Something that draws foot traffic down.
4/12/2018 04:57 PM	Farmers market sounds great - not everyone has Sunday off, closing a road for workers such as mail delivery is crazy
4/12/2018 06:07 PM	I don't want anything there. Please leave it as open space.
4/12/2018 06:14 PM	Open space...
4/12/2018 06:28 PM	That needs to remain green or open space, or even mixed in with additional parking for downtown
4/12/2018 07:10 PM	No more hotels, apartments or residential!!
4/12/2018 07:47 PM	Farmers market with additional parking for the PACE center
4/12/2018 07:50 PM	To have a year round farmers market would be unique, and bring in people from all over to shop for market goods all year
4/12/2018 08:08 PM	Leave it alone!!!
4/12/2018 08:10 PM	No space
4/12/2018 08:11 PM	Nothing needs to go there. Why are you cramming everything into every piece of land available?
4/12/2018 08:17 PM	No more apartments!
4/12/2018 08:46 PM	Leave it open
4/12/2018 08:57 PM	Provide more unique stops within walking distance of the library, ice rink, etc. Makes whole area a family destination
4/12/2018 09:32 PM	Nothing

4/12/2018 09:44 PM THIS SHOULD NOT BE DEVELOPED! Continue the native landscaping and art. Why hide the amazing PACE CENTER behind a building

4/12/2018 09:46 PM Bocce ball courts and patio with snack bar or quick service restaurant +not fast food+ for refreshments.

4/12/2018 10:14 PM A place for benches; tables; greenery and a parking row for food trucks- make it a food truck area with lawn games

4/12/2018 10:25 PM Co-op local artists gallery

4/13/2018 12:09 AM Hand crafts, startups

4/13/2018 06:44 AM nothing.....

4/13/2018 08:01 AM Could be a good location of a facility to have a drink before or after a show.

4/13/2018 08:07 AM Visitor center and Chamber

4/13/2018 08:16 AM Or better yet....open space, park, trees. Enough building already.

4/13/2018 08:19 AM Year round farmers market would be great. A real farmers market. Not a bunch of random stuff being sold

4/13/2018 08:20 AM Farmers market

4/13/2018 08:24 AM Allow this area to be dedicated to the Farmer's Market. Allow Mainstreet to remain open on weekends!

4/13/2018 08:32 AM It'd be great to open up Main to traffic and put the farmers market here

4/13/2018 08:38 AM No More Apartments!

4/13/2018 09:01 AM Open space

4/13/2018 09:08 AM How nice to meet up w/ friends before a show or after

4/13/2018 09:25 AM Leave As Is or Horizontal use so that it does not block the view of the PACE center from Main Street.

4/13/2018 09:39 AM Leave as open space

4/13/2018 09:42 AM At the risk of losing small town feel with massive subdivisions, Farmers market or boutiques help bring it back.

4/13/2018 09:54 AM This is an arts area so keep it as an arts area!

4/13/2018 09:59 AM More parking for the pace center

4/13/2018 10:00 AM Free parking

4/13/2018 10:37 AM Love the Farmer's Market idea

4/13/2018 10:48 AM Example: The 140 West Franklin development in Chapel Hill, North Carolina

4/13/2018 11:49 AM Pottery, figure drawing, photography, open studio classes for adults

4/13/2018 12:11 PM Art gallery where we can buy artwork, a gastro pub with excellent food. Something you would see in downtown.

4/13/2018 12:12 PM Leave as open space. Traffic is already too heavy here. Adding businesses wastes Parker money.

4/13/2018 12:22 PM very concerned about increased traffic. This area and downtown is already very busy. Losing the small town feel

4/13/2018 01:00 PM YOU NEED MORE PARKING

4/13/2018 01:42 PM Parking Lot

4/13/2018 02:15 PM Parking lot

4/13/2018 02:44 PM A restaurant for theater-goers would be appropriate along with some benches and seating.

4/13/2018 02:45 PM Park. It's actually ok to leave some areas alone. The entire town does NOT have to be paved and built up.

4/13/2018 03:18 PM Why do we have to fill all the land with buildings.

4/13/2018 03:52 PM No more growth in Parker. Too much growth too fast that causes overcrowding!

4/13/2018 04:07 PM Open space. Stopping filling up downtown, there isn't anywhere to park for big businesses.

4/13/2018 04:11 PM How about office space with the same visibility as retail on ground floor.

4/13/2018 04:18 PM Good place for farmers market - parking near by at Pace center

4/13/2018 04:20 PM Parking

4/13/2018 04:27 PM Restaurant on the west end, artistic sculpture gardens on the east end with strolling paths.

4/13/2018 04:42 PM Enjoyed this space when it was used for outdoor concerts.

4/13/2018 05:04 PM keep new builds with charm of Parker. No ugly neon signs like the PACE Center.

4/13/2018 05:19 PM Park, parking lot, Open Space

4/13/2018 05:20 PM Don't have one

4/13/2018 05:38 PM Preferably nothing in this space, but a market on the weekends seems like a good use of the space

4/13/2018 06:34 PM Use this space as permanent location for Farmers Market. Stalls for vendors, heat lamps in winter & power/gas hookups

4/13/2018 06:46 PM More local restaurants please.

4/13/2018 07:24 PM This is a great place for anything involving restaurants or retail.

4/13/2018 07:57 PM Nothing, we need the parking for PACE and why block the PACE Center??

4/13/2018 09:01 PM Or parking

4/13/2018 09:45 PM Farmers Market

4/13/2018 10:03 PM Keep it the same. Else where will people park?

4/13/2018 10:21 PM Anything family related to compliment residents here

4/14/2018 05:59 AM I would love a Pilates studio, or even better a healthy grab and go restaurant (I.e. smoothies, salads, matcha, etc)

4/14/2018 06:52 AM No chains. Local stuff like the source type of place

4/14/2018 07:05 AM This would be perfect to extend Main Street shops maybe 2-4 with retail on main, office above

4/14/2018 07:35 AM someplace to eat before or after attending an event at PACE

4/14/2018 07:54 AM Same as above

4/14/2018 08:13 AM Leave it alone

4/14/2018 08:42 AM PACe Center should not be hidden from view off main so small scale retail, parks or market is ideal.

4/14/2018 09:19 AM Farmers market

4/14/2018 10:21 AM A permanent market would be AMAZING and would certainly make Parker a destination spot for Colorado residents nearby!

4/14/2018 11:28 AM Just wanted to note that part of the appeal of small towns are open spaces and charm - not buildings everywhere

4/14/2018 02:53 PM Nothing to tall here that would block view of pace

4/14/2018 03:32 PM Parking

4/14/2018 06:20 PM I'm not a big fan of anything going in here. But if something has to, I'd say more extension of Mainstreet shops & eats.

4/14/2018 07:56 PM Restaurant

4/15/2018 07:20 AM Nothing tall! Retail with sculptures. Gelato store, coffee shop, other small stores

4/15/2018 11:16 AM Green space! Developing this thin strip of property between PACE Center and Main Street would be an eyesore.

4/15/2018 12:08 PM I'd rather nothing. But ONE story would be ok. A deli would be awesome. Something for lunch.

4/15/2018 01:07 PM Make this an art walk with more statues and benches and drought resistant gardens.

4/15/2018 02:01 PM Nothing that's a chain, more mom and pop

4/15/2018 03:45 PM Nothing

4/15/2018 05:09 PM No chain restaurants though, or make it healthy option like Mad Greens. And parking and green space.

4/15/2018 05:23 PM Nothing! Leave it open space

4/15/2018 08:36 PM Leave some open space, park space, no big buildings

4/16/2018 02:57 PM what would be wrong with leaving open so you see the front of PACE center.

4/16/2018 04:03 PM Open space / manicured space for use for open air markets and entertainment would be ideal

4/16/2018 05:10 PM Enlarge the pace parking lot, there is not enough parking for big shows at the pace center

4/16/2018 05:46 PM Mod Pizza, Wahoo's Fish Taco, Corner Bakery or Shake Shack would be awesome!

4/16/2018 06:16 PM Don' build anything, we need more open space

4/16/2018 10:09 PM Garden/ cafe style restaurant

4/16/2018 10:15 PM Extension of main street with small businesses/shops, a brewery/tavern, cafes

4/17/2018 07:31 AM Not a building, why would you block the view of PACE?. Green space, more parking for PACE or leave it alone.

17/2018 08:46 AM Have a yoga studio upstairs. I went to one downtown I would have gone every day if I didn't live so far.

4/17/2018 09:50 AM One story maximum for everything

4/17/2018 11:07 AM Parking lot! There is not enough parking when there are events or farmers market. Especially if you plan on developing

4/17/2018 11:12 AM Park area with food trucks on weekends.

4/17/2018 01:59 PM one story building here-would seem strange to hide the PACE center.

4/17/2018 02:16 PM Something to serve food after shows at PACE

4/17/2018 02:43 PM maybe just a parkig area. Parking garage possibly. we need it

4/17/2018 04:00 PM Open space to allow for festivals and picnicking

4/17/2018 03:23 PM Open space to allow for events and picnics at this end of town.

4/17/2018 04:41 PM again, half should be landscaped, left for public

4/17/2018 04:44 PM Parking for special events like Parker days and tree lighting

4/17/2018 04:45 PM More parking space will be needed if the town allows all these areas to be developed

4/17/2018 05:09 PM Additional parking, or even a parking structure since there is already a parking lot. Could be main parking for town.

4/17/2018 05:19 PM If you want to keep building and distroying the small town feel that Parker had, at least give them a place to park.

4/17/2018 05:24 PM Leave alone serve as a picnic area with xeriscape landscaping or more parking

4/17/2018 07:03 PM No more housing!!

4/17/2018 10:05 PM As long as it is not a 1) self storage 2) apartments or 3) urgent care

4/17/2018 10:18 PM This is the space in front of the pace center. Don't obstruct it!

4/18/2018 05:08 AM Unique shops/market with food options.my daughter loves going to library-give an alt. To McDonald's to wa

4/18/2018 06:41 AM None of the above. Leave open space.

4/18/2018 07:04 AM Multiple small galleries or studio combine

4/18/2018 07:13 AM Since it looks close to the Pace center it needs to be unique and artsy.

4/18/2018 07:43 AM Make mainstreet walkable shopping/dining (not service oriented) to attract people tourists for day trips...

4/18/2018 10:38 AM I would HATE to see brick and mortar buildings here

4/18/2018 11:14 AM Great space to add more art so close to PACE, visibility from Main and great extension to further the west to east

4/18/2018 12:33 PM Fun and unique businesses to draw people to that side of Mainstreet and before/after an event at PACE

4/18/2018 02:00 PM A place for the PACE Center attendees to gather before/after shows

4/18/2018 02:32 PM Would love expanded farmers market

4/18/2018 03:43 PM A nice place to eat before or after a PACE event

4/18/2018 04:04 PM Stop the continual building. Parker is developed enough for now. Need a 10 year hiatus, then re-consider at that time.

4/18/2018 04:50 PM Park, garden, playground, openspace

4/18/2018 05:02 PM Why do you want to put something in front of the PACE center?

4/18/2018 05:20 PM Open Space or Park

4/18/2018 05:32 PM Parking for events

4/18/2018 06:04 PM Leave it open!

4/18/2018 07:14 PM Keep it as open space.

4/18/2018 07:26 PM Nothing there. Already to crowded.

4/18/2018 08:23 PM Parking

4/18/2018 08:47 PM Keep it small!



4/18/2018 08:57 PM

Stop building

4/18/2018 09:19 PM

Leave it. The traffic will be atrocious. You don't need to fill EVERY bit of open space!

4/18/2018 09:45 PM

Would love to get Farmer's Market off the main street, I can't get to church on Sundays or park at church due to

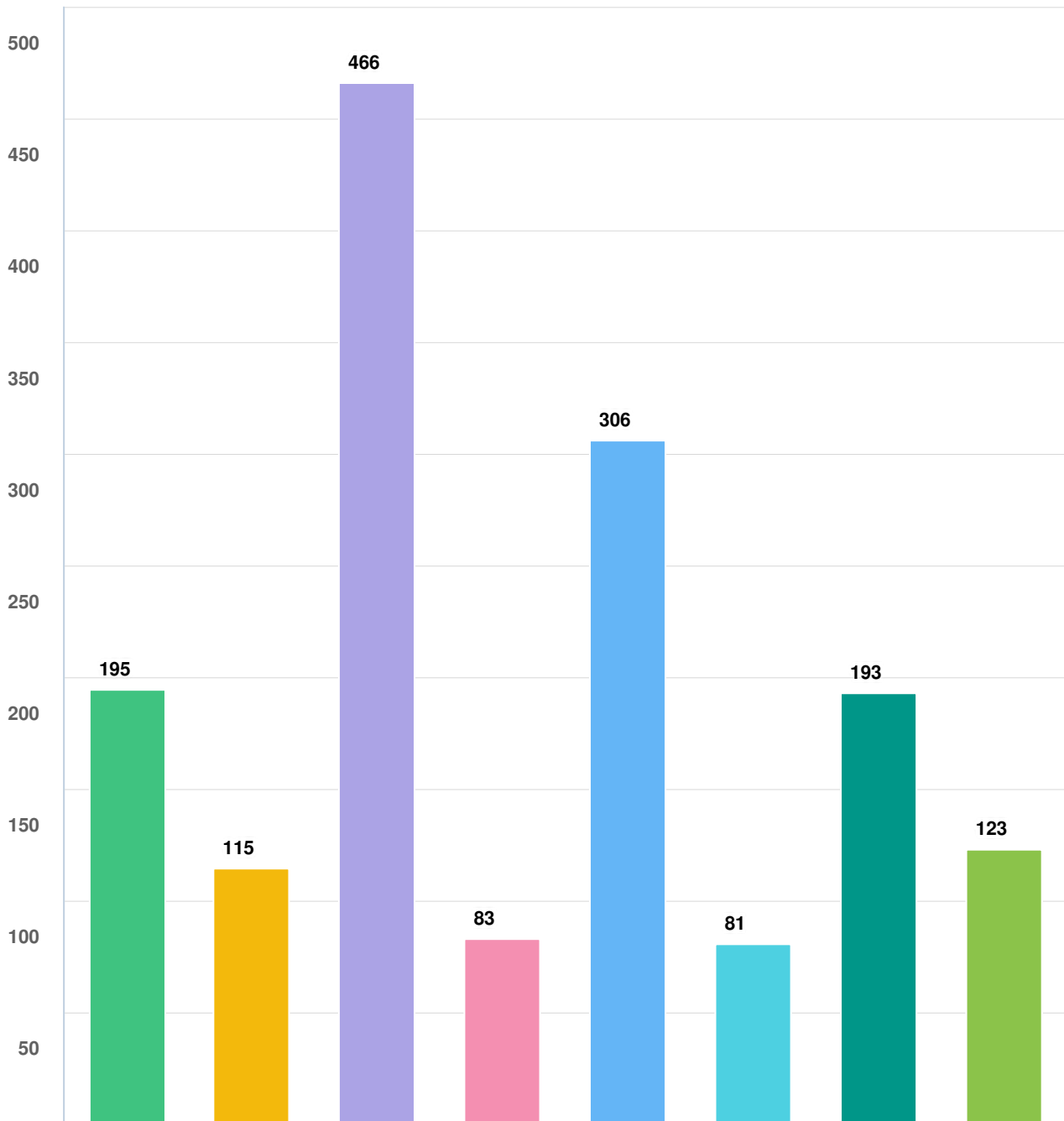
4/18/2018 10:43 PM

Open space/park/garden

4/18/2018 11:29 PM

Open space. We don't need anything!

**Pine Curve (pink) - Select the uses you would like to see on this site**



**Question options**

- Education (College Campus)
 ● Conference Center with Hotel
- Outdoor Marketplace - shopping, food, service retail (yoga, spa, dry cleaning, hair studio, etc)
 ● Restaurants
- Horizontal Mixed Use - residential and retail spread across the site
 ● Vertical Mixed use with residential - ground floor retail with residential above
● Bar/Distillery/Brewery
● Retail - larger scale

*Optional question (736 responses, 0 skipped)*

**Q8 | Pine Curve (pink) - Tell us your big idea for this site**

- 3/09/2018 11:43 AM Some kind of market/grocery store. East side residents need one closer. A unique marketplace like stanley market!
- 3/09/2018 12:20 PM Definitely not a college campus or conference center!
- 3/09/2018 12:40 PM Recreate cute old town Parker/Main Street with housing, retail, Boutique hotel, etc
- 3/09/2018 03:52 PM Perfect place for "collective eatery" like Avanti or Stanley Marketplace. Unique destination. Multi-vendor, all kinds.
- 3/10/2018 12:00 PM When will someone build a bigger and better Senior Center???
- 3/10/2018 02:09 PM A one time a month flea market that is only for used, repurposed or vintage items. Use Paris Street Market on Santa Fe
- 3/10/2018 02:49 PM keep it low profile or as a park
- 3/10/2018 05:40 PM Rezoned for open space park and additional free parking area.
- 3/10/2018 06:55 PM Think Scottsdale...not Pueblo.Think big-think Southlands Mall. Parker Botanical Gardens.
- 3/11/2018 09:17 AM Leave it alone. Already used for overflow parking and stormwater retention.
- 3/11/2018 06:17 PM Trader Joes!
- 3/11/2018 07:44 PM Parker doesn't have enough hotels.
- 3/12/2018 09:21 AM Leave it as open space, if you did not want to put the police there why put anything there.
- 3/12/2018 09:25 AM Think Southlands! Outdoor retail with several food and retail options.
- 3/12/2018 09:57 AM This is the most important of all to me. I honestly don't want anything done here at all. Green space or parking. PLEASE
- 3/12/2018 01:05 PM Whole Foods as an Anchor with possibly a couple of additional small retail establishments if space is available.
- 3/12/2018 05:42 PM Art & photo school with gallery, studios and gathering space

3/12/2018 07:33 PM Let's leave this a green space. Many came to Parker for it's green spaces, and now they are disappearing.

3/13/2018 05:26 AM Whatever goes there should be small scale. I don't think it's a good spot for residential

3/13/2018 11:01 AM A constant occurrence and dilemma through the years has been communities trying to develop their core downtown and main

3/14/2018 12:25 PM Family friendly restaurants, brewery and shops

3/14/2018 08:53 PM Outdoor mall! NOT A STRIP MALL! NOT A STRIP MALL! Like a smaller version of Tucson's La Encantada.

3/15/2018 07:58 AM BOOKSTORE (like tattered cover)

3/15/2018 11:21 AM Old Las Vegas has a great concept with a large park in the center of a fenced in area with eateries & smaller retail

3/15/2018 11:23 AM Outdoor stage with retail and residential

3/15/2018 11:38 AM We have enough residential already, need more restaurants and services, maybe hotel here

3/15/2018 11:45 AM NO MULTIFAMILY RESIDENTIAL. NO STRIP MALL. NO HEAVY TRAFFIC USE

3/15/2018 11:47 AM See green and yellow comments - NO MORE APARTMENTS!!!!

3/15/2018 11:51 AM NO grocery stores/chain stores.How about this, with a mountain/Colorado theme: <http://lafayettevillageraleigh.com/about/>

3/15/2018 11:58 AM I love the outdoor market place idea!

3/15/2018 12:07 PM Trader Joe's, Aldi's, it would be nice to have groceries available on the East side of Main St.

3/15/2018 12:07 PM Parking for all of the restaurants, shops and hotel

3/15/2018 12:15 PM large town square in the center, surrounded by restaurants, eclectic shops and residential

3/15/2018 12:28 PM Senior Living facility

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3/15/2018 01:20 PM	Parker needs more restaurants, grocery stores, & big name shopping
3/15/2018 01:54 PM	an outdoor marketplace that respects the current open feel while retaining wildlife throughway and the view of adjacents
3/15/2018 02:15 PM	Indoor Botanical Garden Park/Gathering Place w/ food and drink
3/15/2018 03:25 PM	Mixed use lot for car shows, events, surrounded by small scale retail and service
3/15/2018 03:32 PM	pine curve - large outdoor stage and amphitheater; the grass is perfect for blankets and chairs; and mobile vendors
3/15/2018 03:40 PM	outdoor marketplace would be useful. Maybe incorporate underground parking in the area
3/15/2018 03:54 PM	Issue here is traffic and parking. Living in this area, too much development will destroy Parker's small town feel.
3/15/2018 04:16 PM	Drive-in theater! More open space. A large park with more creative outdoor play equipment.
3/15/2018 05:03 PM	Keep fast food and gas station away, which can be 24hr noise. No bright lights
3/15/2018 05:20 PM	Not just strip mall but creative space with sitting areas and fountains like Vistas at Park Meadows
3/15/2018 06:21 PM	or pavilions and park areas to hold Parker events, oktoberfest etc overflow parking pedestrian bridge to discovery park
3/15/2018 07:02 PM	A Denver Central Market like business: large warehouse with independently owned food business and central food court.
3/15/2018 07:13 PM	streets of southglenn if we come up with an east/west road to get there
3/15/2018 07:13 PM	More outdoor patios/restaurant/ outdoor stages/skate park, dog park, Christkindle market for Xmas time, October fests,
3/15/2018 07:45 PM	If my outdoor market place you mean stripmall I do NOT want that. If it is a true market place I would love that
3/15/2018 09:37 PM	Park, open space, garden
3/16/2018 07:28 AM	If you want pedestrian friendly places you need open plans withave sitting areas and sidewalks and no drive thru or gas
3/16/2018 09:40 AM	mixed use-office campus and residential, read small scale dtc



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3/16/2018 09:51 AM	Whatever is built, keep it quiet and unobtrusive to not disturb the neighborhood or the peacefulness of the library site
3/16/2018 06:42 PM	Can it be kept open? A park or something low density, small restaurants. Parker's growth means there will be a shortage
3/16/2018 07:27 PM	Small outdoor amphitheater for summer concerts
3/17/2018 11:53 AM	This end of Parker needs a gas station- I know its ugly but for all that travel this back side- there is nothing!
3/17/2018 12:56 PM	Please do not put up more apartments.
3/17/2018 03:55 PM	Really, really, really NEED Whole Foods or Trader Joes! Tired of driving to Greenwood Village :(
3/18/2018 01:47 PM	Active 55+ housing w/service retail in center with gardens. 55+ spend in town daily & volunteer for Pace/library/daycare
3/18/2018 02:43 PM	Please don't build anything tall there!
3/18/2018 05:59 PM	A King Soopers plus smaller retail and restaurants would be great for the residents east of downtown Parker.
3/18/2018 08:21 PM	We do not need anymore retail or residential spaces.
3/18/2018 08:52 PM	I do not want This end of Parker built on. There's too much traffic already!
3/18/2018 09:05 PM	No hotels/storage/ER. Whole Foods improve/widen roads-Pine Ln/Pine Dr/Ponderosa/InspirationLn & Dr. Add traffic signals.
3/18/2018 09:08 PM	Trader joes
3/18/2018 09:11 PM	OR mixed use - indoor ice rink; gravel running/walking trails around it and transportation hub (e.g. main bus center)
3/19/2018 06:28 PM	Don't block the view of the homeowners above, however utilize the ability to have a view for a restaurant.
3/19/2018 08:44 PM	I would love to see a development similar to Stanley Marketplace.
3/19/2018 09:45 PM	No hotel!
3/19/2018 10:15 PM	NO MORE RESIDENTIAL

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3/19/2018 10:18 PM	A park , no more hotels, retails or restaurants
3/19/2018 10:27 PM	Nada! Nothing! Especially, not any of the above choices. Horrible choices.
3/20/2018 06:26 AM	Public Park and overflow parking for town events (parades, parker days etc..)
3/20/2018 07:10 AM	Preserve Nature & Residential integrity of the area.
3/20/2018 07:33 AM	New movie theater with shopping and restaurants
3/20/2018 08:26 AM	A retail place like they have in Stapleton (The Stanley). Also, a great place for a botanical garden.
3/20/2018 08:32 AM	Park, playground, green space, community garden.
3/20/2018 08:48 AM	I would like to keep this as storm water drainage-the town spent a LOT of money to build this, worried about storm water
3/20/2018 09:29 AM	Maybe more shopping?!
3/20/2018 12:03 PM	a Park, we don't need to build on every inch of land that is available. Any of the above choices just add to traffic.
3/20/2018 03:32 PM	Check out a place called Stanley Market Place in Stapleton. New, retro, attracts all demographics
3/20/2018 03:49 PM	Please consider (a) traffic control and (b) a multi-level parking garage for town use also
3/20/2018 05:48 PM	It should not be a high volume use! That is an extremely busy corner. It doesn't need more congestion!
3/20/2018 09:05 PM	Higher end outdoor mall. Lots of trees. Do not need another hair salon or strip mall.
3/20/2018 09:17 PM	Outdoor river running through area with Step Incline for Exercise
3/20/2018 10:54 PM	The convention center is interesting as long as the other spaces are botanic, art or restaurant filled.
3/21/2018 12:14 PM	Nothing that impacts the view/lifestyle/home values of Parker Vista. Retail/hotel would.

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3/21/2018 01:00 PM	Small scale hotel with space for conferences, but limited in height. No more than 3 stories, with rooftop bar.
3/21/2018 08:34 PM	It would need to be less than two stories because of the homes above It
3/22/2018 08:21 AM	Just no gas station or super market!!!
3/22/2018 02:58 PM	Parker location for college classes so young and older adults can expand their education.
3/24/2018 07:12 AM	Unique shops that aren't currently in Parker. Spice shop, oil & vinegar. Parking. Buffer for homes.
3/25/2018 04:06 PM	Keep it family friendly near library
3/26/2018 10:39 AM	Why not add an extension of Parker recreation center in this area??
3/26/2018 02:04 PM	no more apartments, dry cleaners or hair salons. it needs to be unique to draw people in.
3/26/2018 06:26 PM	This is the only large open space near downtown, with a commanding view of town and the mountains. How about a park?
3/28/2018 02:43 PM	Similar to southglen Whole Foods or Trader Joes
3/29/2018 10:10 AM	include parking behind or under and make Main pedestrian ONLY
3/29/2018 12:17 PM	ACC has a small presence in Parker. Would like to see a larger educational presence.
3/30/2018 09:48 AM	Shopping and restaurants - not chain restaurants. we have enough of those. Two Freddies?? Really?
3/30/2018 09:52 AM	Is there a legal requirement to fill this space. Leave it open for now!
3/30/2018 10:20 AM	I would love to see a mid to high end hotel/resort destination here. Draw in big spenders
3/30/2018 10:37 AM	Open space, Park. Take into account Givens for building restrictions provided by town to Parker Vista residences
3/30/2018 11:13 AM	Put in a whole foods and some other services (like main street southlands)
3/30/2018 03:06 PM	Gas station!!!



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3/30/2018 03:18 PM	Park, open space, athletic club
3/30/2018 03:36 PM	If not market place; then make it a park
3/30/2018 08:42 PM	This should NOT be ordinary retail, ie dry cleaner, grocery. It should be fun & special, a destination. & green setbacks
3/30/2018 08:50 PM	Include open space.
3/31/2018 08:09 AM	Yoga, rec/community teen center& trails & dog Park; teens need healthy choices; dogs & people need outdoor community.
3/31/2018 10:30 AM	Businesses that would help existing residents in area...but not businesses that would ADD traffic. Gas station, grocery
3/31/2018 11:37 AM	Verticle should be retail on bottom; offices / co-working space in middle then residential on top for views
3/31/2018 01:37 PM	Something like Belmar, new Superior or newish Longmont
4/01/2018 05:36 PM	TRADER JOE's Please!! Please!!
4/01/2018 07:03 PM	Don't want any building but OUTDOOR marketplace would my reluctant choice
4/02/2018 08:08 AM	Ice rink for skating and hockey
4/02/2018 01:37 PM	Traffic at that corner is already a mess... don't add high traffic needs
4/02/2018 08:21 PM	Lease as passive and active open space NO COMMERCIAL OF STRUCURES
4/02/2018 10:37 PM	King Soopers
4/03/2018 06:22 AM	NO APARTMENTS, NO HOTEL. PARKING, PARKING, PARKING
4/03/2018 07:21 AM	Outdoor Marketplace - shopping, food, service retail (yoga, spa, dry cleaning, hair studio, etc)
4/03/2018 09:00 AM	A walking shop area would be awesome there.
4/04/2018 08:17 PM	Please no hotel (!) or more residential. Too much traffic for the area already. See answer for yellow above



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4/04/2018 09:30 PM	Please no more apartments, no more low income housing. Less concrete, more grass, flowers, trees, beautiful spaces
4/05/2018 11:26 AM	Outdoor fitness area with Rock climbing wall, different structures - ropes course with various workouts
4/05/2018 01:16 PM	No apartments, residential or hotels
4/06/2018 02:31 PM	Needed for overflow parking at Discovery Park concerts last summer. Please keep. Maybe a summer festival.
4/06/2018 07:06 PM	Something like Stanley Marketplace.
4/06/2018 07:33 PM	This area has a ton of room and could serve a lot of needs.
4/07/2018 09:59 AM	Paved walking trails with exercise stations, handicapped accessible, ping pong tables, basketball
4/08/2018 10:12 AM	Park with picnic tables and Colorado wildflower gardens cared for by citizen gardeners not paid employees so no town \$\$
4/08/2018 01:56 PM	Park area/Outdoor patio restaunt seating/la peep breakfast place/dog hotel
4/09/2018 09:38 AM	Concerned about accessibility for Conv. Centr. Whatever ends up here - relocate Farmers Market to here and not Main St.
4/09/2018 01:25 PM	Why not make it into a city park with a man made lake, picnic tables and trees. It is right across from the Library
4/11/2018 11:15 AM	Get some of the fun stuff off Main Street which is so busy and spread the fun stuff aroun. Make Main Street a destinatio
4/11/2018 02:33 PM	Outdoor mall with residential. Condos preferred - increase ownership within downtown
4/11/2018 03:37 PM	Shopping, restaurants and family friendly lifestyle area.
4/11/2018 05:37 PM	Trader Joe's
4/11/2018 06:19 PM	No chains or big box stores. Small businesses and buildings with character. No strip malls
4/11/2018 08:45 PM	I think a small campus would great.
4/11/2018 10:04 PM	limit height to 1 story and keep small town feel with central square and maybe a fountain or art

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4/11/2018 11:32 PM	No hotel
4/12/2018 12:41 PM	We need more parking downtown. Maybe a few "non chain" restaurants shops and open space, but more parking
4/12/2018 03:04 PM	No more apartments or storage units
4/12/2018 03:23 PM	Please NO HOTELS and NO MORE HOUSING. It's a good area for retail and food and stores. Parking lot would be fine too
4/12/2018 03:24 PM	Leave it empty, leave it empty!!
4/12/2018 03:51 PM	Parking garage would be nice for all the events held downtown
4/12/2018 04:16 PM	Leave it as open space
4/12/2018 04:29 PM	Good location for Townhomes.
4/12/2018 04:36 PM	Big enough space for 500 people high school prom
4/12/2018 04:39 PM	Need something that pull people all the way down the street. Maybe hotel, outdoor dining and shopping, college campus
4/12/2018 04:44 PM	Whole Foods or Trader Joe's would be my top pick!
4/12/2018 04:52 PM	A CCCS campus would be awesome!
4/12/2018 04:56 PM	Open space/park/recreation area.
4/12/2018 04:57 PM	Love the idea of a Southlands mall with patios for dining
4/12/2018 05:14 PM	Park
4/12/2018 05:54 PM	Please make it local business, no big chains or grocery stores
4/12/2018 05:59 PM	No place for a Hotel, parking and egress issues
4/12/2018 06:07 PM	I don't want anything there-- please leave it as open space. This space more than all 3 others should be left alone.

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4/12/2018 07:10 PM More night life and restaurants, like Austin Texas and San Antonio! No more chains, houses/apartments or hotels

4/12/2018 07:17 PM Concerned about traffic

4/12/2018 07:40 PM Park with a pond, or high quality (i.e., brick, stone, steel construction - not wood frame), 55+, dog-free townhomes

4/12/2018 07:50 PM I think it would be amazing to turn this into affordable senior housing.

4/12/2018 07:51 PM Gas station

4/12/2018 08:10 PM Large Park. Lake. Outdoor space.

4/12/2018 08:11 PM All These options are awful. Where are resident supposed to park for all these community events that you want to have.

4/12/2018 08:17 PM Keep parker small! No more apartments. No hotels or campus. Where will we all park for parker days? Leave some open land

4/12/2018 08:41 PM Don't build anything. No more building, please.

4/12/2018 08:46 PM No gas station. No hotel. Useful but not disruptive to the adjacent neighborhood

4/12/2018 08:57 PM Attractive outdoor area to supplement existing recreation and shopping, and maybe to provide additional housing

4/12/2018 09:19 PM Trader Joe's or other grocery and WE NEED A GAS STATION HERE

4/12/2018 09:32 PM Something that doesn't create a great deal of traffic

4/12/2018 09:44 PM Must be small but cozy and enhance art/Park/family feel of Parker. THIS AREA DOES NOT NEED BIG DEVELOEMT

4/12/2018 10:14 PM Trader Joe's- that is all.

4/12/2018 10:20 PM Like the castle rock outlets stores all placed on the outside and parking in the middle with a variety of everything.

4/12/2018 10:35 PM Park, dog park

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4/12/2018 10:44 PM	A food hall/marketplace like the source, Stanley, Avanti or zeppelin, Denver Central Market.
4/12/2018 11:53 PM	Outdoor shopping/restaurant/bars similar to Old Town Fort Collins
4/13/2018 12:09 AM	DTC feel, underground parking.
4/13/2018 07:53 AM	Bowling alley, movie theater
4/13/2018 07:56 AM	Trader Joe's!!!!
4/13/2018 08:01 AM	With downtown so near a hotel could be a perfect addition. An education campus was a close second.
4/13/2018 08:07 AM	Visitor center and Chamber
4/13/2018 08:14 AM	Trader Joe's, good food...
4/13/2018 08:16 AM	Open space, park, trees. Enough building already.
4/13/2018 08:17 AM	None! Enjoy having open space across from me!
4/13/2018 08:19 AM	In consideration of the people who live there, a college campus would be the quietest. Offer community ed classes!
4/13/2018 08:20 AM	Nothing multi level
4/13/2018 08:24 AM	Provide independent senior living in a ranch style gated community with 1 story small retail option near street.
4/13/2018 08:32 AM	A setup like Southlands would be cool with a walking street, or indoor vendor market
4/13/2018 08:35 AM	Would love to see a bunch specialty boutiques. Address pine traffic concerns first!!!
4/13/2018 08:38 AM	No More Apartments!
4/13/2018 09:01 AM	Open space
4/13/2018 09:08 AM	NO RESIDENTIAL too crowded now. Small business shops and cafe style w/ natural landscaping & cafe style eatery NO MODERN

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4/13/2018 09:16 AM	Open Green space
4/13/2018 09:25 AM	1)Park and Rec Facility with a x-large Indoor Pool. 2)Outdoor botanic garden with art exhibits (Art in the Garden Park)
4/13/2018 09:31 AM	Possibly a large space where people can rent out a spot to work on their craft. For instance, rentable art space.
4/13/2018 09:42 AM	A college campus with sought after programs (dental hygiene, nursing, tech) would be beneficial for growth. no retail
4/13/2018 09:54 AM	I would love to see a Trader Joe's in this area- a unique grocery store. NO RESIDENTIAL!
4/13/2018 10:00 AM	Gas station
4/13/2018 10:13 AM	How about a big playground similar to Centennial Park.
4/13/2018 10:37 AM	Open space/park with outdoor art/sculptures (like Seattle's sculpture garden) - please, no more strip mall retail!
4/13/2018 10:48 AM	Parking for downtown event overflow enmeshed with a central plaza/park and amphitheatre for outdoor concerts and events.
4/13/2018 11:24 AM	Use as outdoor event and fairground space.
4/13/2018 11:53 AM	Open space
4/13/2018 11:54 AM	Whole Foods!!!
4/13/2018 12:11 PM	outdoor market where there's an are for our dogs. Big dog town nowhere to go and enjoy a day with our furry kids.
4/13/2018 12:12 PM	Leave as open space. Traffic is already too heavy here. Adding businesses wastes Parker money.
4/13/2018 12:22 PM	No gass station. Would like to see most of the site be open space, such as a park. Traffic in this area is already bad
4/13/2018 02:02 PM	Leave it alone, there is way too much traffic in this area already.
4/13/2018 02:15 PM	Parking lot
4/13/2018 02:44 PM	A nice park with some mature trees and walking paths.

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4/13/2018 03:10 PM	No more apartments or big box stores
4/13/2018 03:18 PM	Can it stay empty. Tired of the big buildings. Parker us getting too greedy.
4/13/2018 03:52 PM	No more growth in Parker. Too much growth too fast that causes overcrowding!
4/13/2018 04:07 PM	No to big business, espeically not a hotel. That idea didn't work last time either.
4/13/2018 04:11 PM	How about office space with the same visibility as retail on ground floor.
4/13/2018 04:18 PM	NO Hotel or large business or gas station. Traffic a real problem use some of area for downtown parking.
4/13/2018 04:20 PM	Park, including parking
4/13/2018 04:21 PM	Can you please bring in something other than chain restaurants or fast food? Parker sorely lacking. Boring eats here.
4/13/2018 04:27 PM	Small charming buildings with a park-like atmosphere between and surrounding.
4/13/2018 04:31 PM	None of the above: leave it as open space or create a park/playground.
4/13/2018 04:33 PM	Parking for downtown
4/13/2018 04:42 PM	Please no more tall condos. Could it be another Fiddler's Green concert area? Outdoor-indoor market area with cafes.
4/13/2018 04:53 PM	More greenspace or perhaps some sort of sports venue. Definitely outdoor space and not buildings.
4/13/2018 05:04 PM	Quiet spot beside neighborhoods. No retail traffic nightmares for residents to the east.
4/13/2018 05:19 PM	OPEN SPACE
4/13/2018 05:20 PM	Space similar to The Happy Canyon Center in Castle Rock
4/13/2018 05:38 PM	Restaurants and shopping, assuming ample parking
4/13/2018 06:34 PM	A great place for a mix used college campus for CSU, CU Boulder and other Higher Eds. Mix use though.

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4/13/2018 06:46 PM Would love this. Let's do less housing on Main Street and more fun stuff.

4/13/2018 06:52 PM Leave undeveloped. Outdoor stage for festivals surrounded by farmer's market, dog and playground/park for family use

4/13/2018 07:24 PM This is an awesome area for more restaurants and small retail. Make it unique and local.

4/13/2018 08:08 PM Parking with a cool pedestrian bridge over Pine drive.

4/13/2018 08:31 PM Trader Joe's

4/13/2018 09:01 PM Please no more residential

4/13/2018 09:45 PM Water feature. Use Union Station as a model. Mixed use. Lake? Park. Botanical garden. Retain Parker's uniqueness

4/13/2018 10:03 PM Some parking. I live too far to walk to this area. Plus there are no sidewalks on Pine going north. What about shuttles?

4/13/2018 10:21 PM Focus on the outdoor and beauty of the deer and other animals around here to bring families out

4/14/2018 05:59 AM I love the idea of an outdoor marketplace but only if it was filled with small businesses, no more raisin Cain's/chipolt

4/14/2018 06:37 AM Combination of the Stanley marketplace in Stapleton with some walking trails for people/dogs.

4/14/2018 06:52 AM No chains. Local stuff

4/14/2018 07:05 AM Outdoor marketplace like south lands on a smaller scale, 2 story buildings, parking, restaurants, Trader Joe's, office

4/14/2018 07:35 AM Open space, park, trails. Keep Parker a place where people can have that small town feel. I saw thus happen with Aurora.

4/14/2018 07:54 AM You need something to draw folks in like a college campus or convention center

4/14/2018 08:13 AM No vertical building

4/14/2018 08:13 AM Green Space mixed with the above options. Make sure to have parking



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4/14/2018 08:42 AM	That site right now is used for parking for big events so I would like to see ample parking with build out
4/14/2018 09:19 AM	Combination of outdoor marketplace with locally owned restaurants
4/14/2018 10:21 AM	Students bring a certain vibrancy to a town that nothing can beat! This would be wonderful for Parker!
4/14/2018 10:39 AM	PARK OR OPEN SPACE!
4/14/2018 11:28 AM	One of our last big open spaces! Trails for biking/walking or community gardening or a park would be lovely.
4/14/2018 01:03 PM	Stanley market type year round farmers market, sustainable marketplaces to include zero waste grocery
4/14/2018 02:39 PM	Farmers market so Mainstreet doesn't need to close every weekend
4/14/2018 02:53 PM	Boutique hotel, not chain, w/ restaurant and big deck overlooking downtown and mountains. Not modern
4/14/2018 04:33 PM	Small scall nothing big. We have too many apts and residential. Office space
4/14/2018 06:20 PM	No larger scale anything! Outdoor marketplace would be great!
4/14/2018 06:25 PM	Something still small . Would not like to see a gas station or big name grocery store etc.
4/14/2018 08:06 PM	No more storage, hotels and apartments. Parker is overloaded with this now.
4/14/2018 09:25 PM	park & green space
4/14/2018 10:07 PM	keep as open space.
4/15/2018 07:20 AM	Permanent outdoor concert venue with adequate parking
4/15/2018 08:00 AM	Open space, trails, nature
4/15/2018 11:16 AM	Unique places similar to places found on Main St Breckenridge (ie Park and Main Quality Food, Peak-A-Boo Toys)
4/15/2018 12:08 PM	A park, skating area, something great for kids/tweens. Don't need a massive thing. Think of the people that live there

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4/15/2018 02:01 PM	Nothing big box should be along Main Street to keep the small town feel. Like olde town Littleton area.
4/15/2018 03:45 PM	A park
4/15/2018 05:09 PM	Park space or some kind of indoor outdoor space
4/15/2018 05:22 PM	No apartments or chain fast food. A beautiful park with water features is my vote
4/15/2018 08:36 PM	Prefer to use this as open space for the residents and families. No big buildings. The town used tax money to buy this.
4/16/2018 02:34 AM	As our young families grow, let's give them options to keep them in Parker. That's all I can say in this amount of space
4/16/2018 06:39 AM	Open space
4/16/2018 08:23 AM	Outdoor land preservation, picnic tables, flowers, trees, slide similar to flea Market
4/16/2018 08:44 AM	In town nature trail loop park w/ lots of trees/shrubs/plants specific to our region. Benches for reading and relaxing.
4/16/2018 09:22 AM	Park!!! Outdoor area
4/16/2018 02:11 PM	NOTHING! Leave that space alone. You don't need to develop every free space there is.
4/16/2018 02:57 PM	That is a bad area to put in retail, POOR traffic flow.
4/16/2018 03:04 PM	Make it a public park
4/16/2018 04:03 PM	Entertainment zone! Open air market, Outdoor concert venue, Addl parking for downtown activities
4/16/2018 05:10 PM	What are you going to do for Parker days when you take away this parking?
4/16/2018 05:46 PM	College Campus, Trader Joe's, Barnes & Noble, Mod Pizza, Wahoo's, Corner Bakery, Fuddrucker's, and/or Skate City!
4/16/2018 06:08 PM	Please, whatever you do, provide ample parking!!!
4/16/2018 06:14 PM	Park area with a Trader Joe's possibly. No more King Soopers!!!



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4/16/2018 06:16 PM Don' build anything, we need more open space

4/16/2018 07:41 PM Outdoor mall with play structures for kids- like Southlands, or dine in movie theater

4/16/2018 07:50 PM I'd love for it to stay as open space

4/16/2018 10:15 PM RESTAURANTS! small and national chains, trader joes, mixed retail

4/17/2018 12:54 AM No option for parking I would like to see additional parking for existing business in DT so existing/new biz can thrive

4/17/2018 05:55 AM Nothing, there is not enough road capacity for the people who live in that area, it would cause too much congestion

4/17/2018 05:58 AM Park with trails. I love the openness of this area. There are too many houses and condos/apts being shoved in

4/17/2018 07:06 AM I like keeping the shops and restaurants on Mainstreet and then a large draw like a campus or conference center on Pine

4/17/2018 07:30 AM We need more parks and open space, this is perfect land for a park. Main Street should be end capped by parks.

4/17/2018 07:31 AM NOT retail. What would you do with the stormwater impoundment that this site is used for already???

4/17/2018 07:47 AM Please put a gas station here!

4/17/2018 08:46 AM Have a community garden on half the land, offer classes for Parker residents to learn about gardening &volunteer there.

4/17/2018 09:50 AM Grocery store surrounded by outdoor small scale retail and restaurants

4/17/2018 11:07 AM NO MORE MULTI FAMILY HOMES ON MAIN ST. YOURE NUTS IF YOU THINK MAIN AND PINE CAN HANDLE ALL THOSE ADDITIONAL RESIDENTS!!

4/17/2018 11:12 AM Parking lot and bridge for access to mainstreet. The farmers market is outgrowing the downtown space.

4/17/2018 01:59 PM A grocery store would be great there-just make it beautiful and not too tall- other retail to compliment.

4/17/2018 02:16 PM 3 or 4 retail shops and a couple restaurants with area for farmers market

4/17/2018 02:43 PM Not sure what to answer to this... going to get really congested there. we live out east mainstreet. only 2 ways out.



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4/17/2018 02:43 PM	out east mainstreet. only 2 ways out.
4/17/2018 04:00 PM	The library draws people to educational events..more space and opportunity to learn.
4/17/2018 03:23 PM	The library offers classes now but more educational events could attract people.
4/17/2018 04:44 PM	Something cool, hip, trendy, like Stanley Marketplace Stapleton
4/17/2018 04:45 PM	Why do developers have any say in this survey? They are only in it to get richer & our small town feel will be gone.
4/17/2018 05:09 PM	Lot of space here. Could be used to add more services to the town, if demand is there. Really like outdoor marketplace.
4/17/2018 05:24 PM	Nature center like the Butterfly Pavilion with surrounding outdoor walk areas and extra parking for downtown events.
4/17/2018 06:16 PM	Small businesses only, no large retail. Something unique with outdoor space please
4/17/2018 06:33 PM	Please no gas stations or apartments
4/17/2018 08:49 PM	Open air theatre, community park and garden
4/17/2018 10:05 PM	As long as it is not a 1) self storage 2) apartments or 3) urgent care
4/18/2018 05:08 AM	HOCKEY RINK
4/18/2018 07:04 AM	Indoor/outdoor Shopping/ small restaurants/ entertainment square / music
4/18/2018 07:13 AM	Parker doesn't need anymore apartments to make traffic even worse. Unique shopping mixed with restaurants would be nice
4/18/2018 07:43 AM	Make mainstreet the "outdoor market place" NOT this area.
4/18/2018 08:27 AM	Could be indoor as well similar to Stanley Marketplace in Stapleton
4/18/2018 08:32 AM	I would love to see the house on the hill turned into a restaurant. I would also like to see a small gas station mart
4/18/2018 09:49 AM	Prefer to keep as open space



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4/18/2018 10:37 AM I think a bowling alley. There is not a lot for kids to do in Parker.

4/18/2018 10:38 AM If you have ever been to Sanibel island Florida - the "strip mall" areas include a central park and green space- nice

4/18/2018 11:14 AM Roads wont support conference/hotel, residential with boutique shops on level would be wonderful

4/18/2018 11:49 AM A place for kids to have good clean fun is desperately needed! A place parents can bring kids of multiple ages!

4/18/2018 12:33 PM A smaller grocery store such as Sprouts or small King Soopers, etc., gas station, another Park/playground

4/18/2018 01:40 PM Gathering space similar to what they have in castle rock on 3rd--smaller shops, restaurants and such

4/18/2018 02:32 PM Trader Joe's! Otherwise a park (but I know that's unlikely and doesn't make money for the city)

4/18/2018 03:39 PM Open Space- Park

4/18/2018 03:43 PM Another extension of Main Street. No hotel or big box. Arts/crafts/market/up scale bar/some apartments

4/18/2018 04:04 PM Stop the continual building. Parker is developed enough for now. Need a 10 year hiatus, then re-consider at that time.

4/18/2018 04:15 PM A park! Leave it open space. If it's not open space, where will the overflow parking be for events like Parker Days?

4/18/2018 04:50 PM Park, playground, garden, openspace

4/18/2018 04:51 PM NO LARGE BUILDINGS of ANY kind!

4/18/2018 04:54 PM Traffic a nightmare, keep our town small!!!!

4/18/2018 05:02 PM extremely low profile!!!!

4/18/2018 05:32 PM Open space with parking and an open space park area

4/18/2018 06:04 PM Open space!!! Stop filling every square inch of Parker with condos, apartments, and fast food!!

4/18/2018 07:14 PM I'd prefer this to stay open space, or public space (picnicking area, playground, etc).

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4/18/2018 07:26 PM Please noting here. Already busy enough around that corner.

4/18/2018 08:23 PM Retail including big box retail, hotel, residential (including MF, SF, Senior Living, assisted living, memory care, etc)

4/18/2018 08:39 PM Leave some space for gardens and nature among the buildings

4/18/2018 08:47 PM We need more small town market feel

4/18/2018 08:57 PM Again stop the building sick of it!

4/18/2018 09:19 PM Leave it. The traffic will be atrocious. You don't need to fill EVERY bit of open space!

4/18/2018 09:33 PM Keep the quaint feel of down town in this large space. Maybe an outdoor walking mall like southlands

4/18/2018 09:45 PM All are unacceptable, but would be nice to have a park-tennis courts, other activities for adults

4/18/2018 10:43 PM Open space/park/garden

4/18/2018 11:03 PM A big park. Lot's of trees.

4/18/2018 11:29 PM OPEN SPACE!!!!!! Stop with the building and over population!

4/18/2018 11:45 PM Why not a park or continue to have it open space?

## ENGAGEMENT TOOL: SURVEY TOOL

How appropriately do you feel the designs for the following fit in Downtown Parker?

VISITORS	1180	CONTRIBUTORS	342	CONTRIBUTIONS	342
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Q1 Use Type: Mixed Use Retail Ground Floor with Office Above (All Sites)



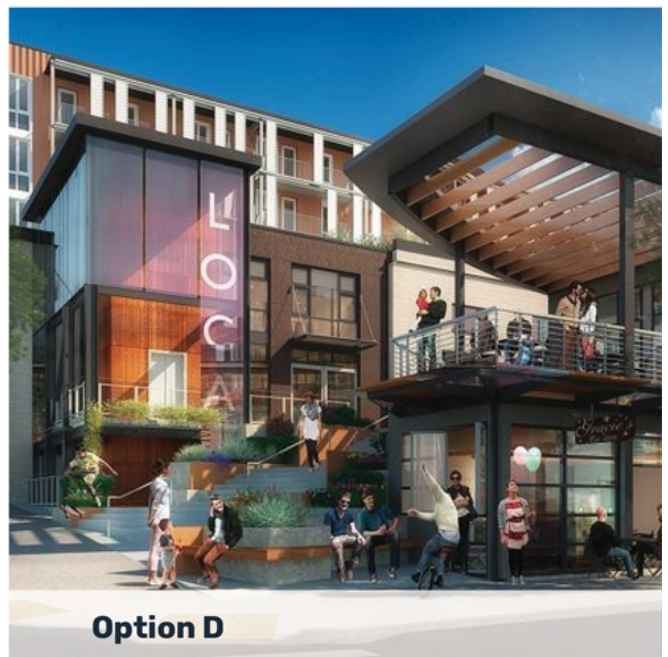
Option A



Option B

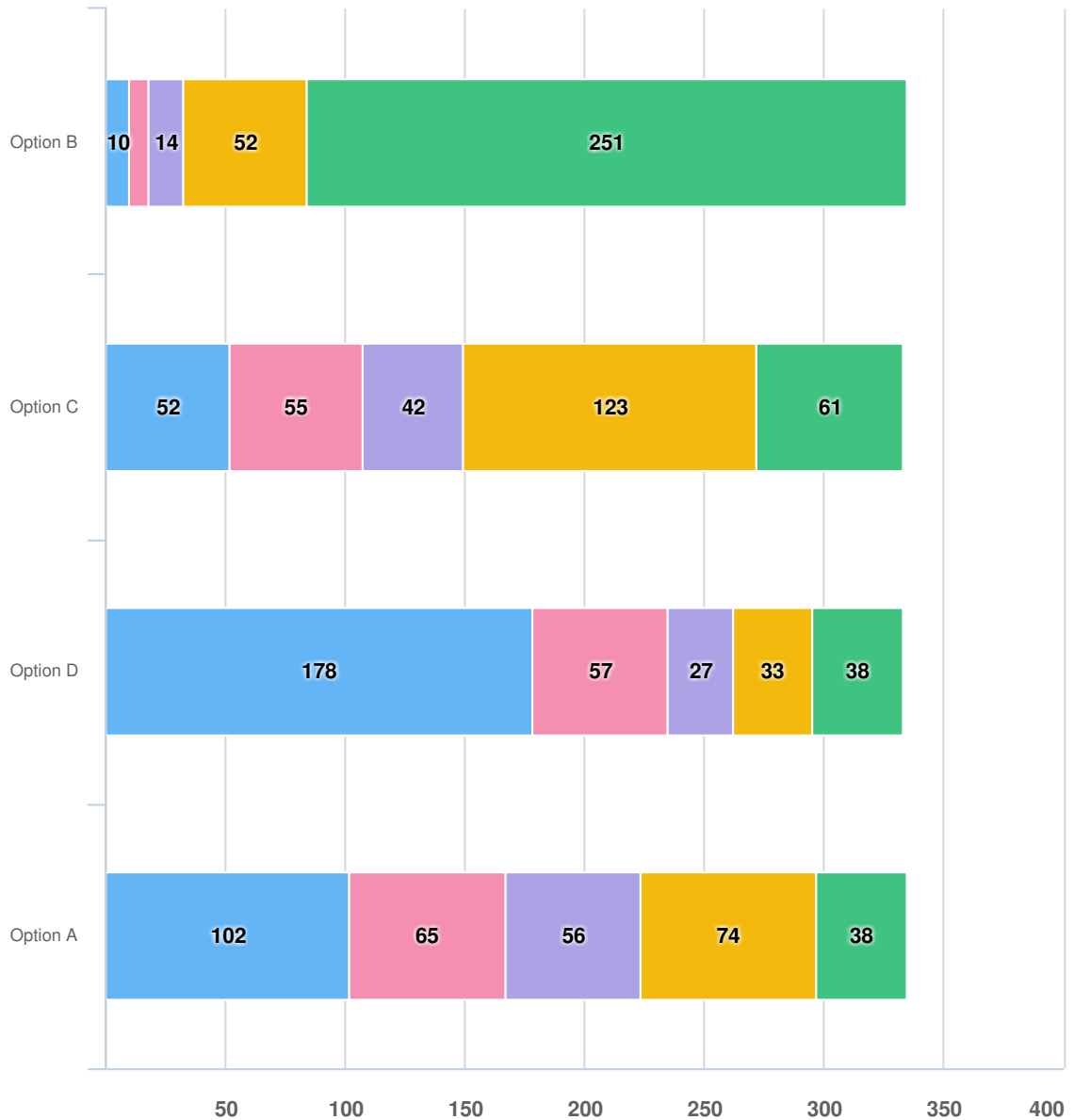


Option C



Option D

### Use Type: Mixed Use Retail Ground Floor with Office Above (All Sites)



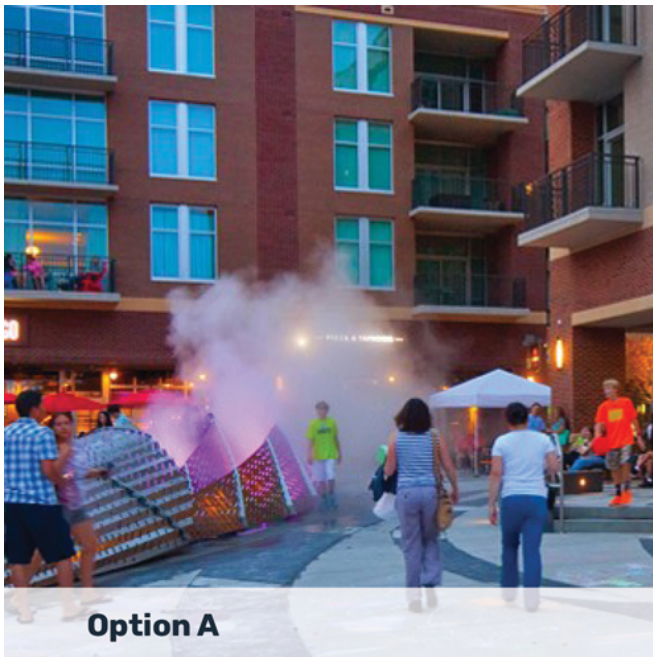
**Question options**

- Very Appropriate for Mainstreet
 ● Somewhat Appropriate for Mainstreet
● Neutral
- Somewhat Inappropriate for Mainstreet
 ● Very Inappropriate for Mainstreet

Optional question (342 responses, 0 skipped)



**Q2 Use Type: Mixed-Used Residential - Retail/Office Ground Floor with Residential Above (All Sites)**



**Option A**



**Option B**

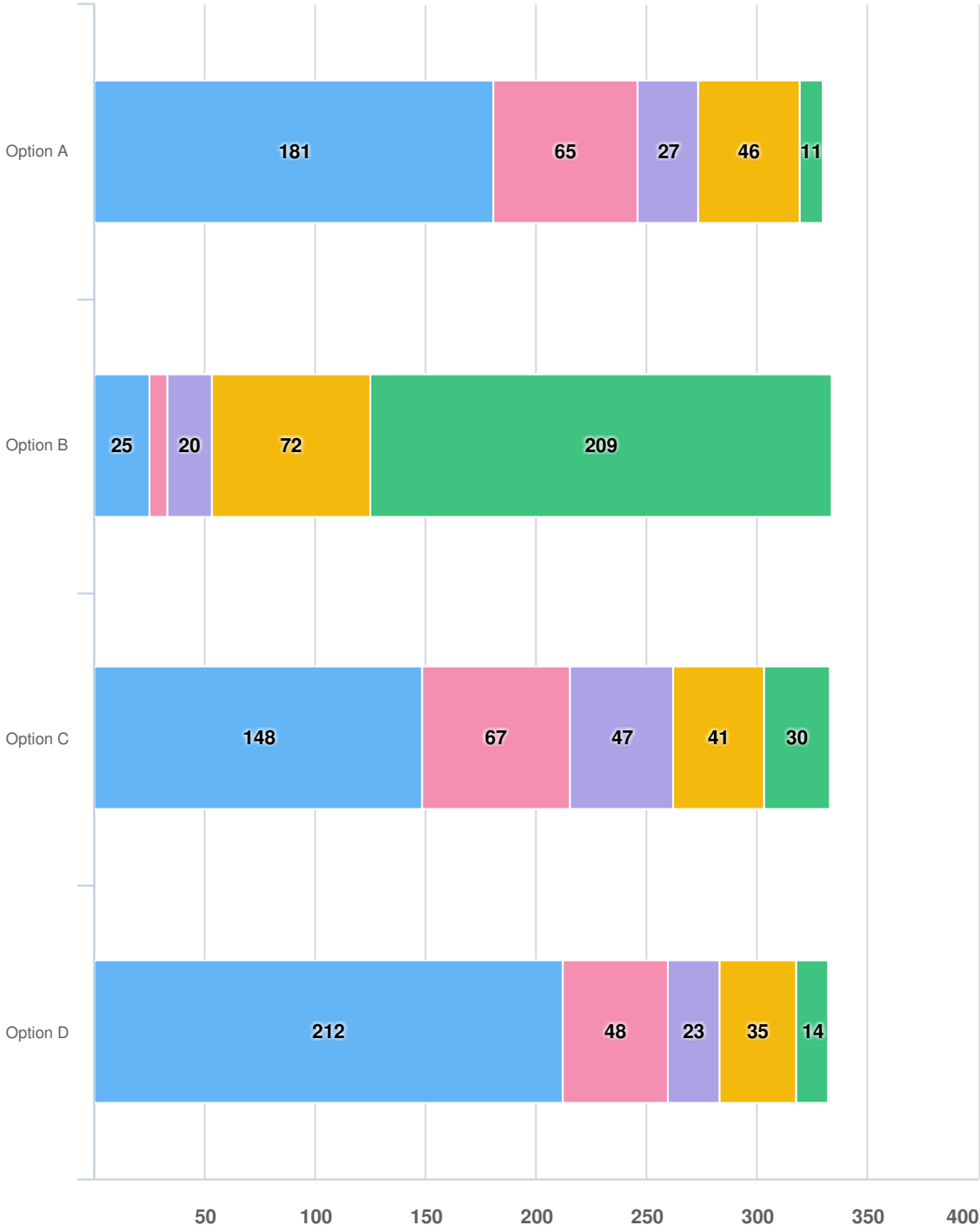


**Option C**



**Option D**

**Use Type: Mixed-Used Residential - Retail/Office Ground Floor with Residential Above  
(All Sites)**



**Question options**

- Very Appropriate for Mainstreet   
 ● Somewhat Appropriate for Mainstreet   
 ● Neutral
- Somewhat Inappropriate for Mainstreet   
 ● Very Inappropriate for Mainstreet

Optional question (342 responses, 0 skipped)



**Q3 Use Type: Restaurant**



**Option A**



**Option B**



**Option C**



**Option D**

### Use Type: Restaurant



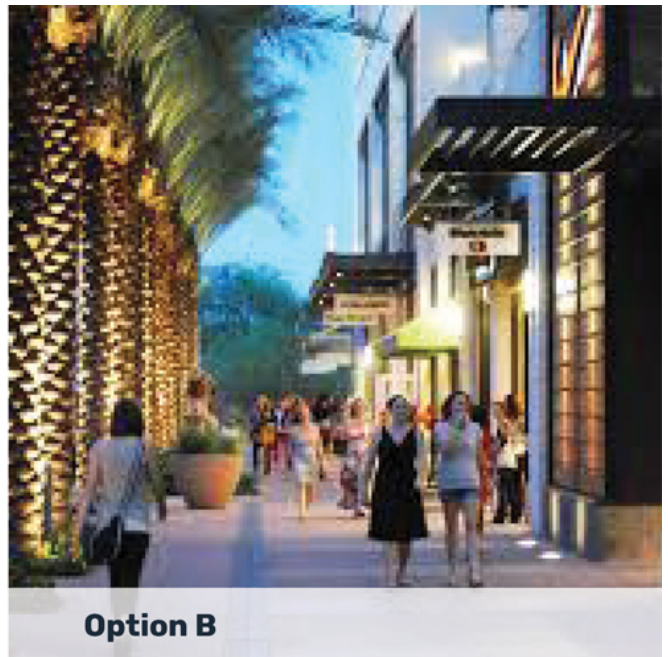
#### Question options

- Very Appropriate for Mainstreet
- Somewhat Appropriate for Mainstreet
- Neutral
- Somewhat Inappropriate for Mainstreet
- Very Inappropriate for Mainstreet

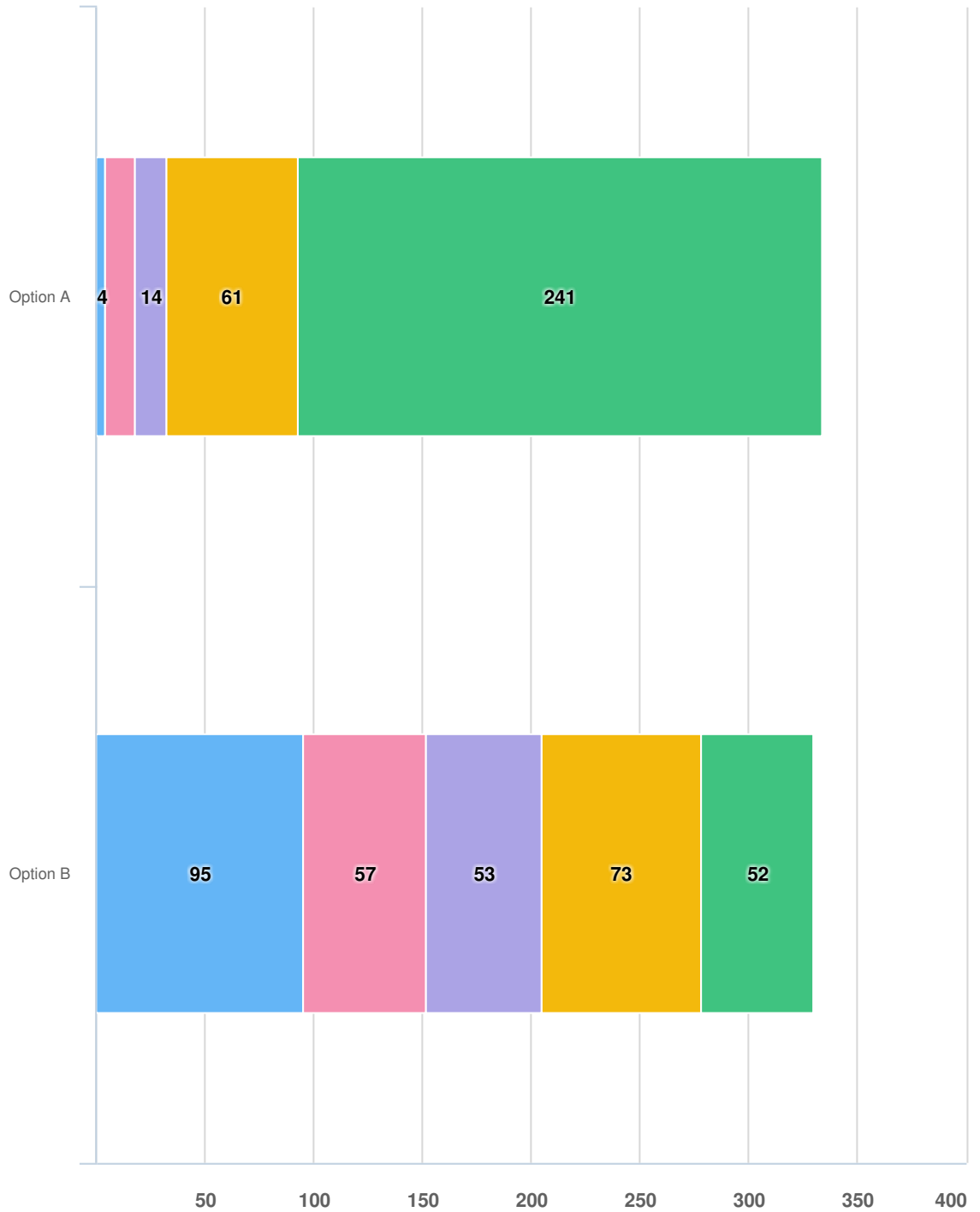
Optional question (342 responses, 0 skipped)

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**Q4 Use Type: Boutique/Small Retail (All Sites)**



### Use Type: Boutique/Small Retail (All Sites)



#### Question options

- Very Appropriate for Mainstreet
- Somewhat Appropriate for Mainstreet
- Neutral
- Somewhat Inappropriate for Mainstreet
- Very Inappropriate for Mainstreet

Optional question (342 responses, 0 skipped)

**Q5 Use Type: Park/Green Space (All Sites)**



**Option A**



**Option B**

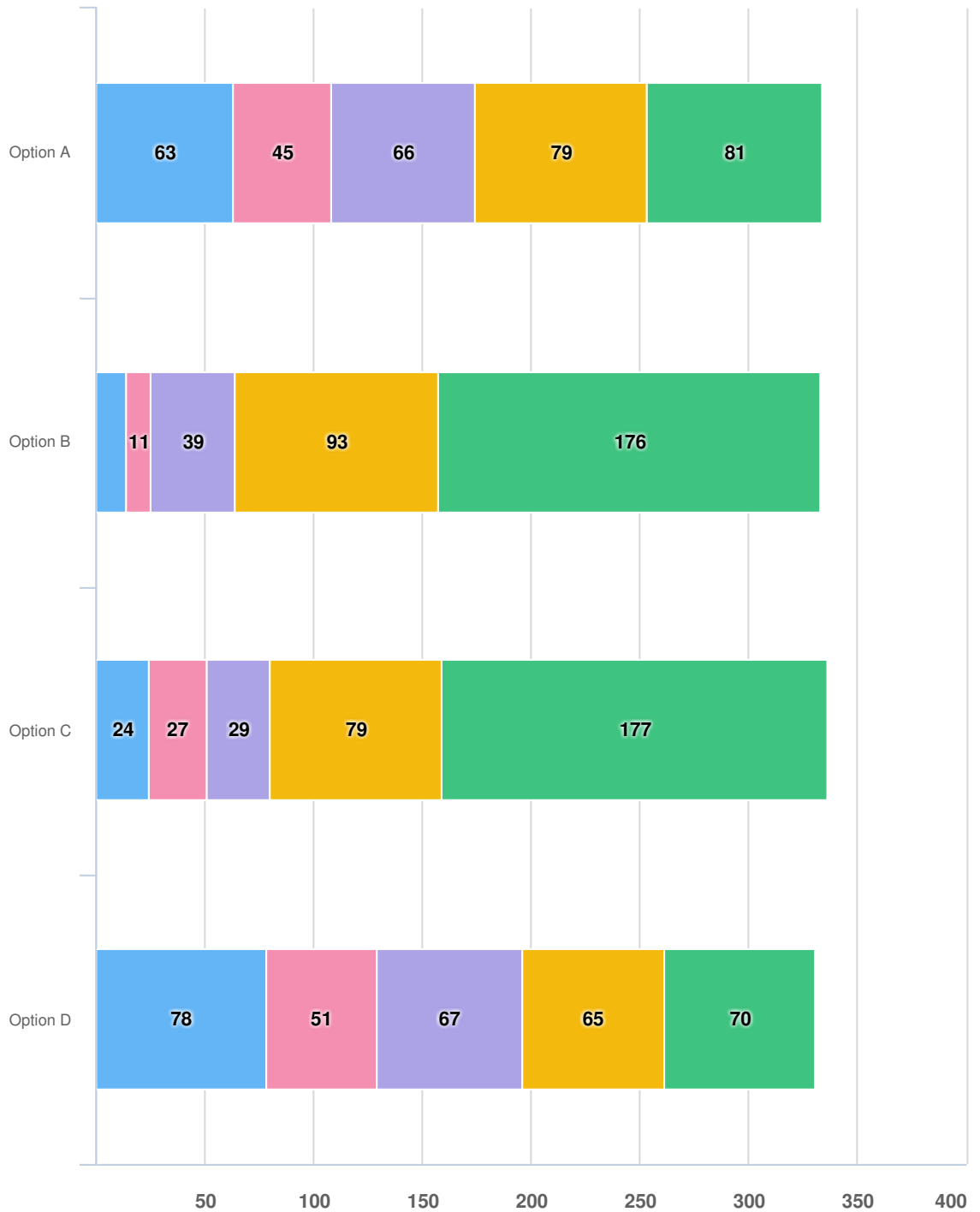


**Option C**



**Option D**

### Use Type: Park/Green Space (All Sites)



#### Question options

- Very Appropriate for Mainstreet
- Somewhat Appropriate for Mainstreet
- Neutral
- Somewhat Inappropriate for Mainstreet
- Very Inappropriate for Mainstreet

Optional question (342 responses, 0 skipped)



**Q6 Use Type: Small or Shared Office Space (for PACE Lot 2)**



**Option A**



**Option B**

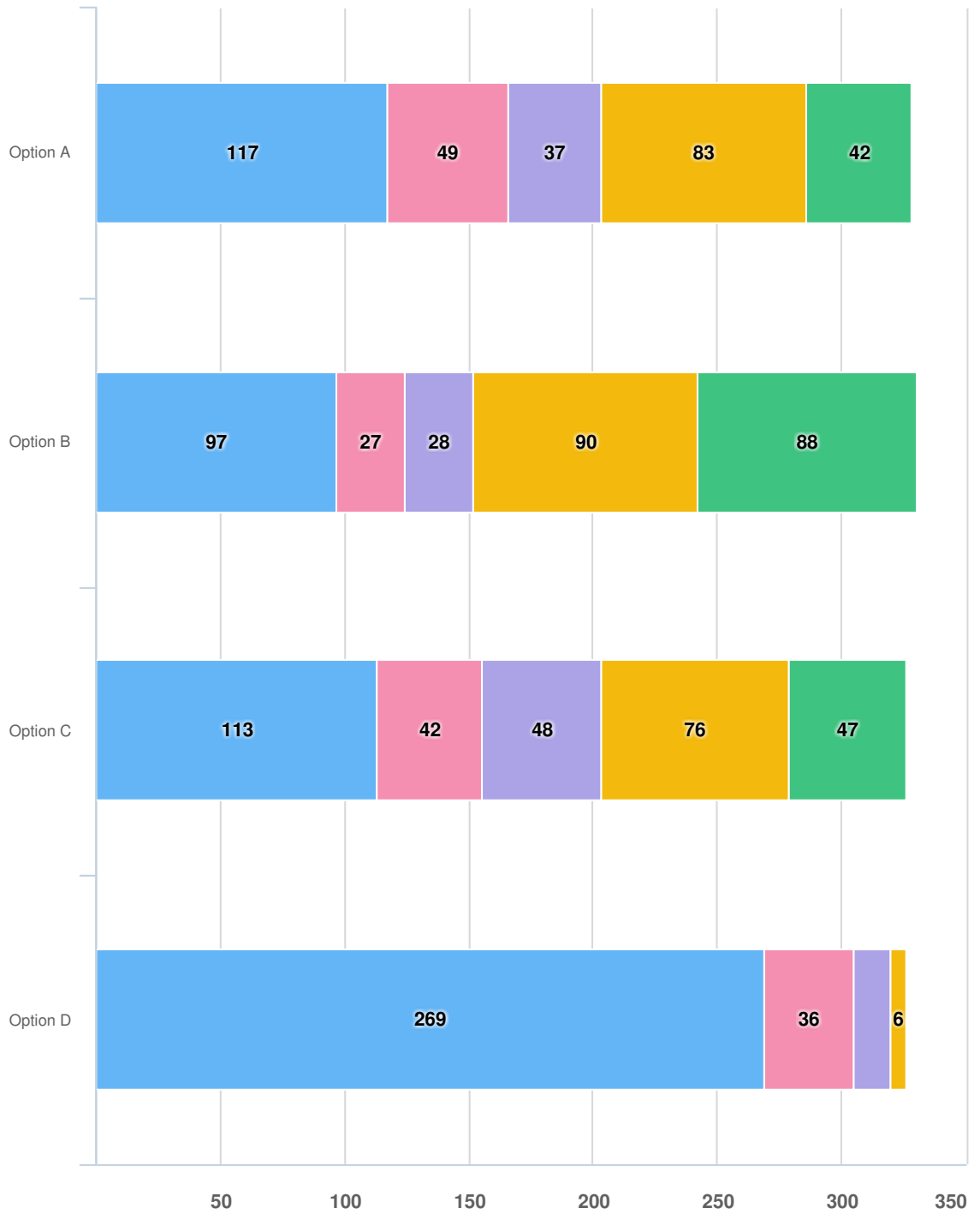


**Option C**



**Option D**

### Use Type: Small or Shared Office Space (for PACE Lot 2)



**Question options**

- Very Appropriate for Mainstreet
 ● Somewhat Appropriate for Mainstreet
● Neutral
- Somewhat Inappropriate for Mainstreet
 ● Very Inappropriate for Mainstreet

Optional question (342 responses, 0 skipped)

**Q7 Use Type: Market/Farmer's Market (For PACE Lot 2)**



**Option A**



**Option B**

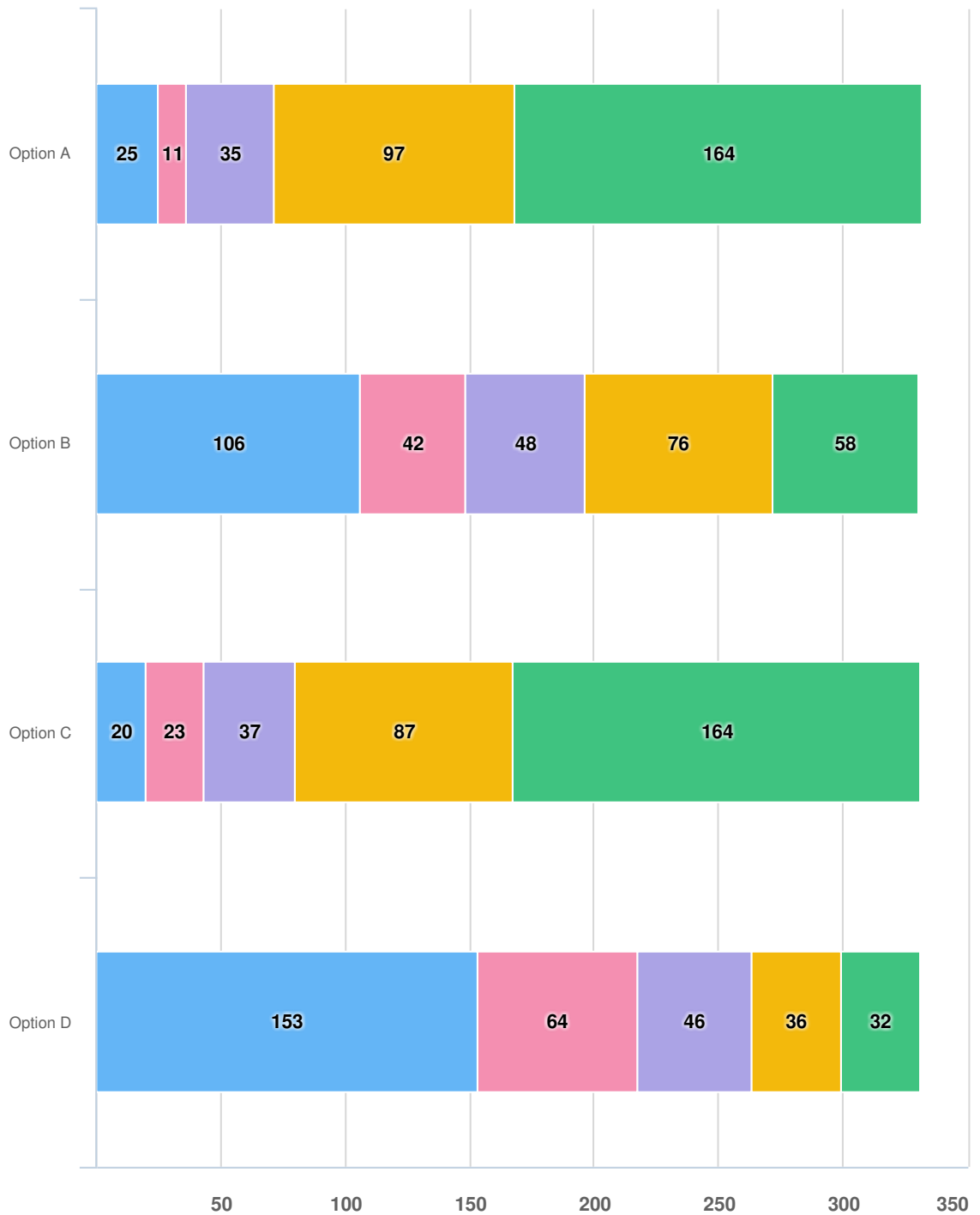


**Option C**



**Option D**

## Use Type: Market/Farmer's Market (For PACE Lot 2)



### Question options

- Very Appropriate for Mainstreet
 ● Somewhat Appropriate for Mainstreet
● Neutral
- Somewhat Inappropriate for Mainstreet
 ● Very Inappropriate for Mainstreet

Optional question (342 responses, 0 skipped)

**Q8 Use type: Outdoor Marketplace/Shopping Center (For Pine Curve)**



**Option A**



**Option B**

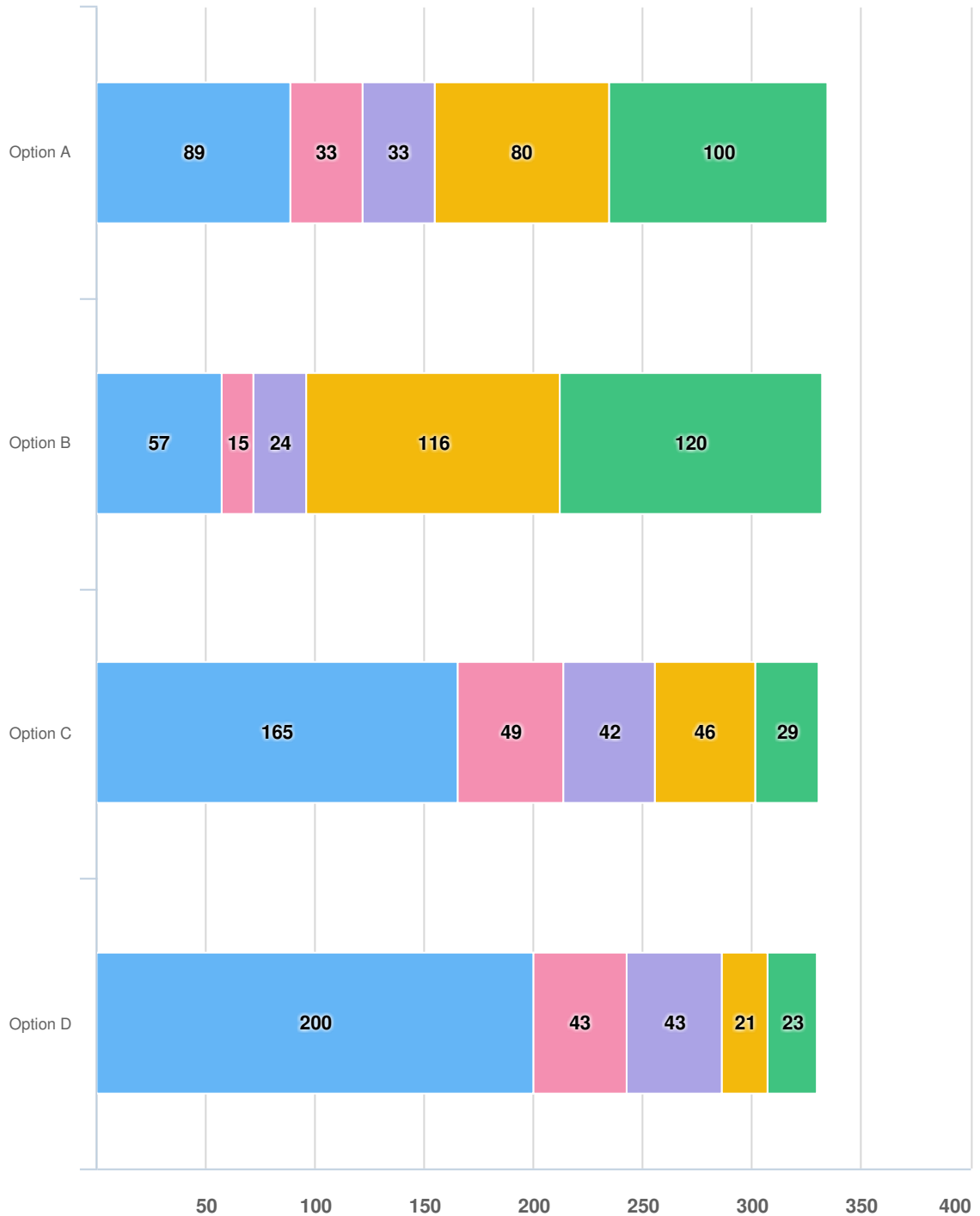


**Option C**



**Option D**

**Use type: Outdoor Marketplace/Shopping Center (For Pine Curve)**



**Question options**

- Very Appropriate for Mainstreet   
 ● Somewhat Appropriate for Mainstreet   
 ● Neutral
- Somewhat Inappropriate for Mainstreet   
 ● Very Inappropriate for Mainstreet

*Optional question (342 responses, 0 skipped)*

**Q9 Use Type: Courtyard/Plaza (For Pine Curve)**



**Option A**



**Option B**

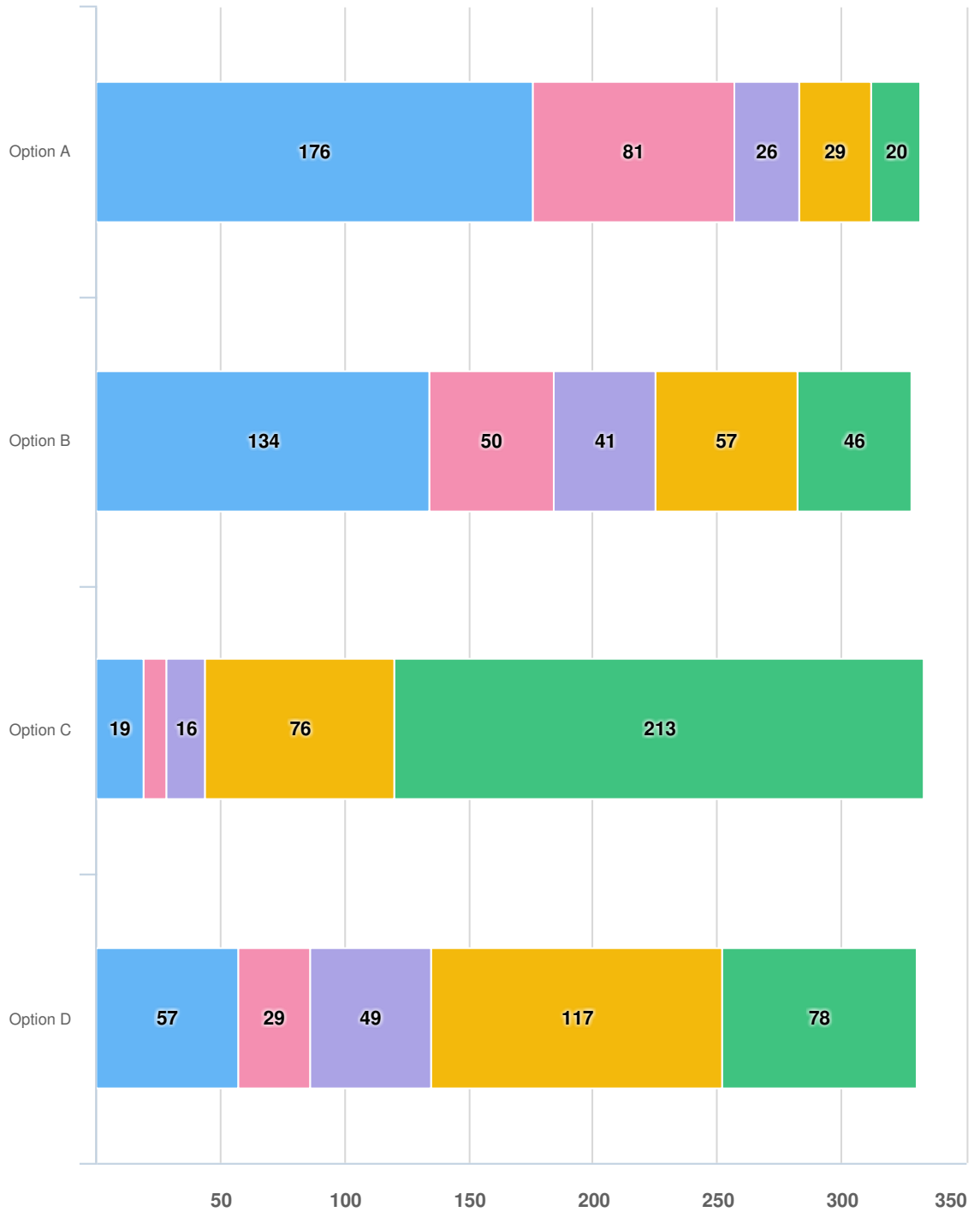


**Option C**



**Option D**

### Use Type: Courtyard/Plaza (For Pine Curve)



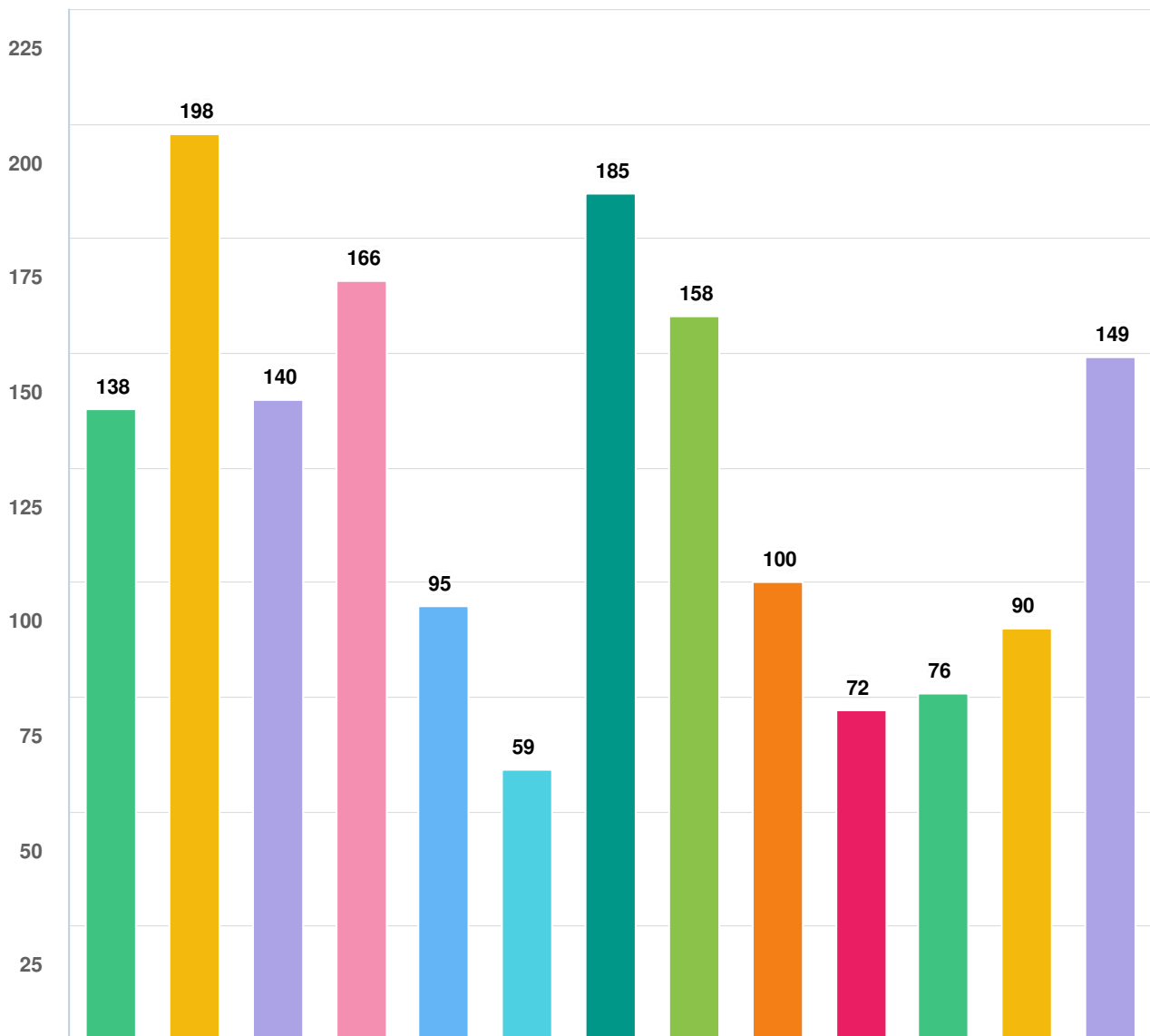
**Question options**

- Very Appropriate for Mainstreet
 ● Somewhat Appropriate for Mainstreet
● Neutral
- Somewhat Inappropriate for Mainstreet
 ● Very Inappropriate for Mainstreet

Optional question (342 responses, 0 skipped)



10. If you have visited downtown Littleton, what elements of the downtown do you like?

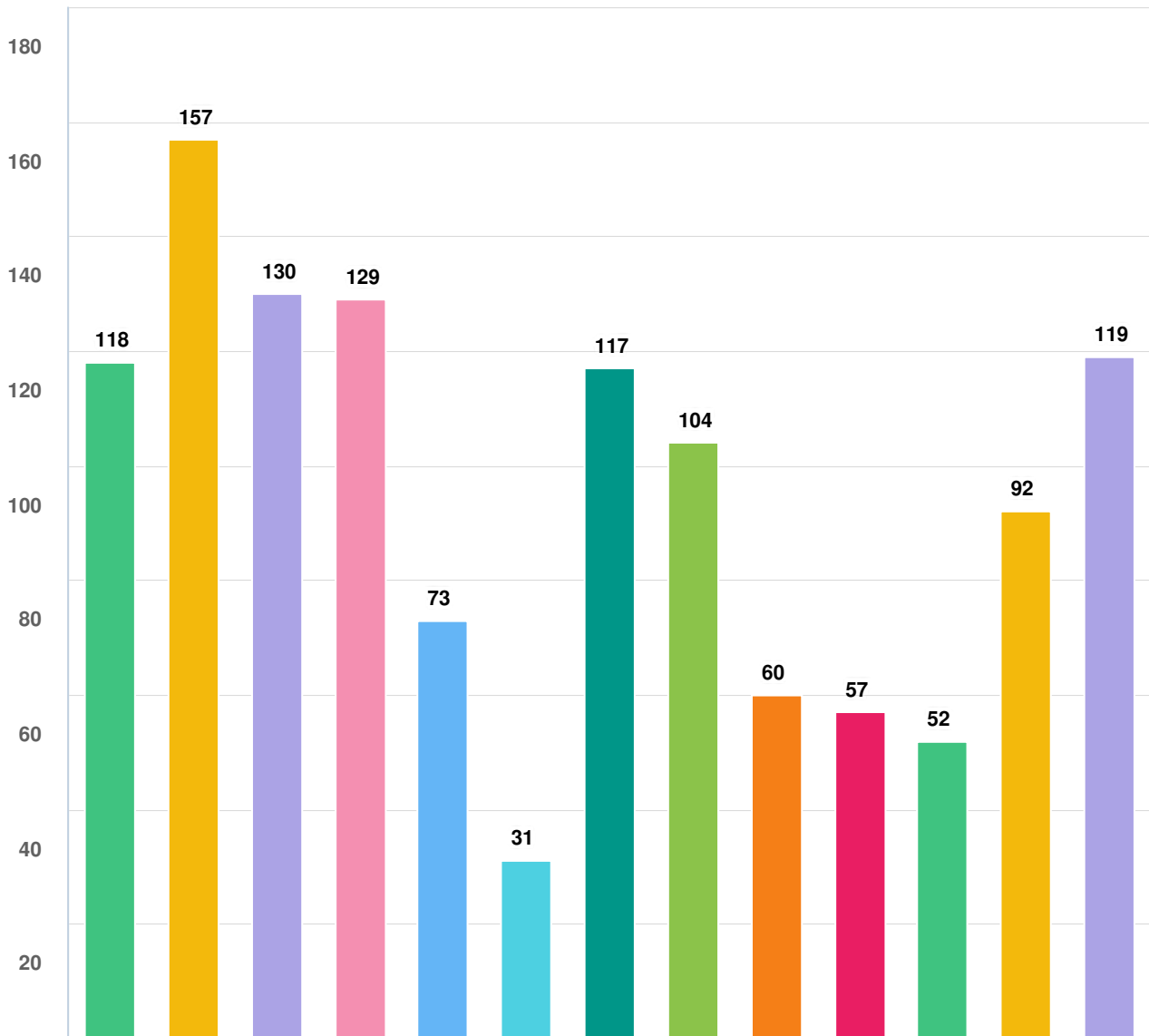


**Question options**

- Mix of Businesses - "I like the variety"      ● Pedestrian Friendly- "I like to walk around"
- Look/scale of the buildings - "I like the architecture"
- Lots of green - Trees/plants/landscaping - "I can feel nature and see the views"      ● Family/Child Friendly - "My kids and I love it"
- Active Uses (pinball, arcade, pool hall, pottery, etc) - "Fun stuff to do and create"
- Variety of dining spaces (rooftop, patios, plazas, decks) - "I like to eat outside"
- Outdoor seating, integrated parks, play areas, water features - "Great people watching and places to hang out"
- Places to listen to music and other activated spaces - "I like to be entertained"      ● Quiet spaces - "I feel relaxed"
- Dog friendly- "My dog loves it"      ● Places to shop - "I go there to shop"
- Places to drink and socialize - brewery, distillery, wine tasting "I like a tasty beverage"

Optional question (342 responses, 0 skipped)

11. If you have visited downtown Castle Rock, what elements of the downtown do you like?

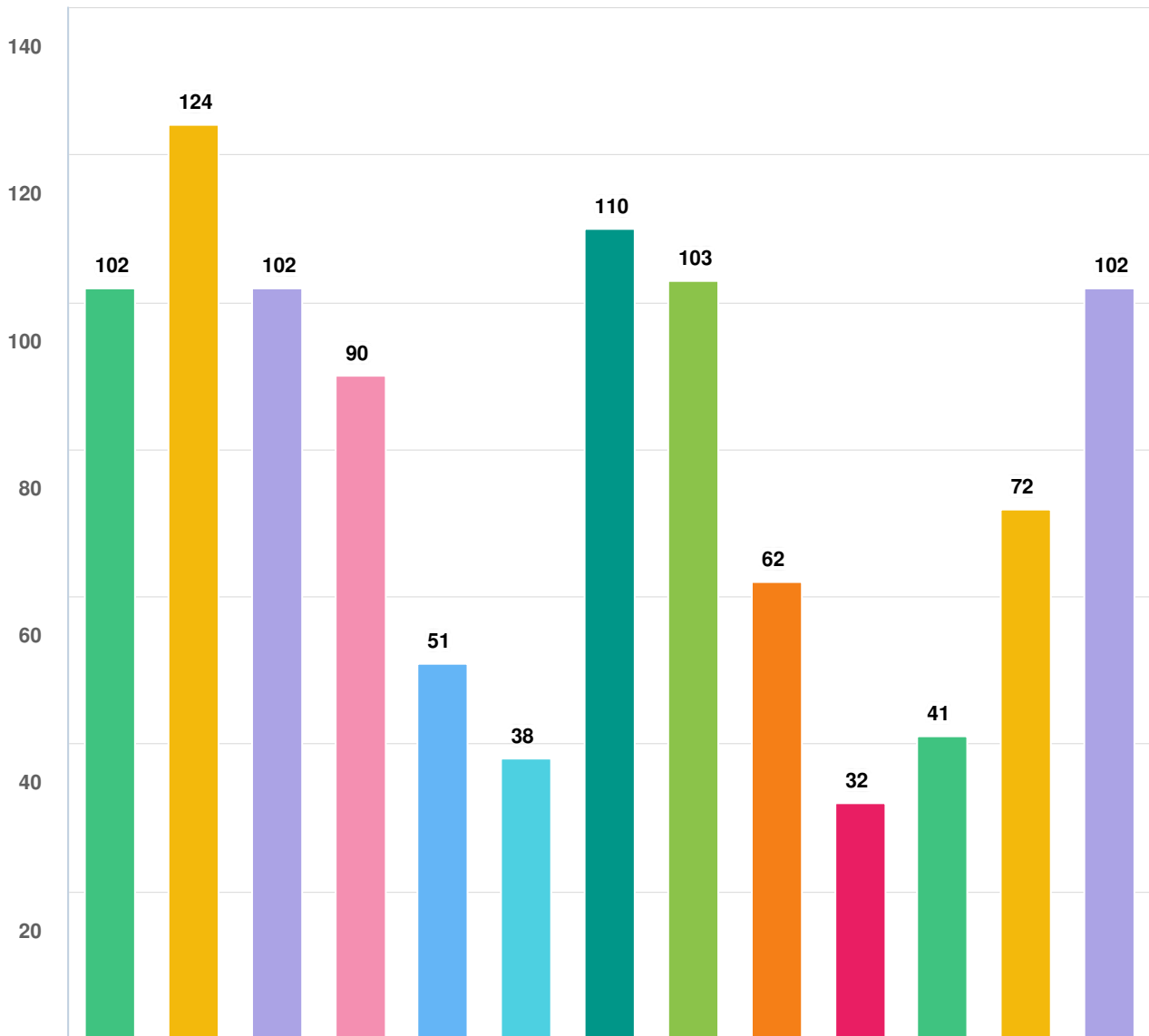


**Question options**

- Mix of Businesses - "I like the variety"      ● Pedestrian Friendly- "I like to walk around"
- Look/scale of the buildings - "I like the architecture"
- Lots of green - Trees/plants/landscaping - "I can feel nature and see the views"      ● Family/Child Friendly - "My kids and I love it"
- Active Uses (pinball, arcade, pool hall, pottery, etc) - "Fun stuff to do and create"
- Variety of dining spaces (rooftop, patios, plazas, decks) - "I like to eat outside"
- Outdoor seating, integrated parks, play areas, water features - "Great people watching and places to hang out"
- Places to listen to music and other activated spaces - "I like to be entertained"      ● Quiet spaces - "I feel relaxed"
- Dog friendly- "My dog loves it"      ● Places to shop - "I go there to shop"
- Places to drink and socialize - brewery, distillery, wine tasting "I like a tasty beverage"

Optional question (342 responses, 0 skipped)

12. If you have visited downtown Fort Collins, what elements of the downtown do you like?



**Question options**

- Mix of Businesses - "I like the variety"      ● Pedestrian Friendly- "I like to walk around"
- Look/scale of the buildings - "I like the architecture"
- Lots of green - Trees/plants/landscaping - "I can feel nature and see the views"      ● Family/Child Friendly - "My kids and I love it"
- Active Uses (pinball, arcade, pool hall, pottery, etc) - "Fun stuff to do and create"
- Variety of dining spaces (rooftop, patios, plazas, decks) - "I like to eat outside"
- Outdoor seating, integrated parks, play areas, water features - "Great people watching and places to hang out"
- Places to listen to music and other activated spaces - "I like to be entertained"      ● Quiet spaces - "I feel relaxed"
- Dog friendly- "My dog loves it"      ● Places to shop - "I go there to shop"
- Places to drink and socialize - brewery, distillery, wine tasting "I like a tasty beverage"

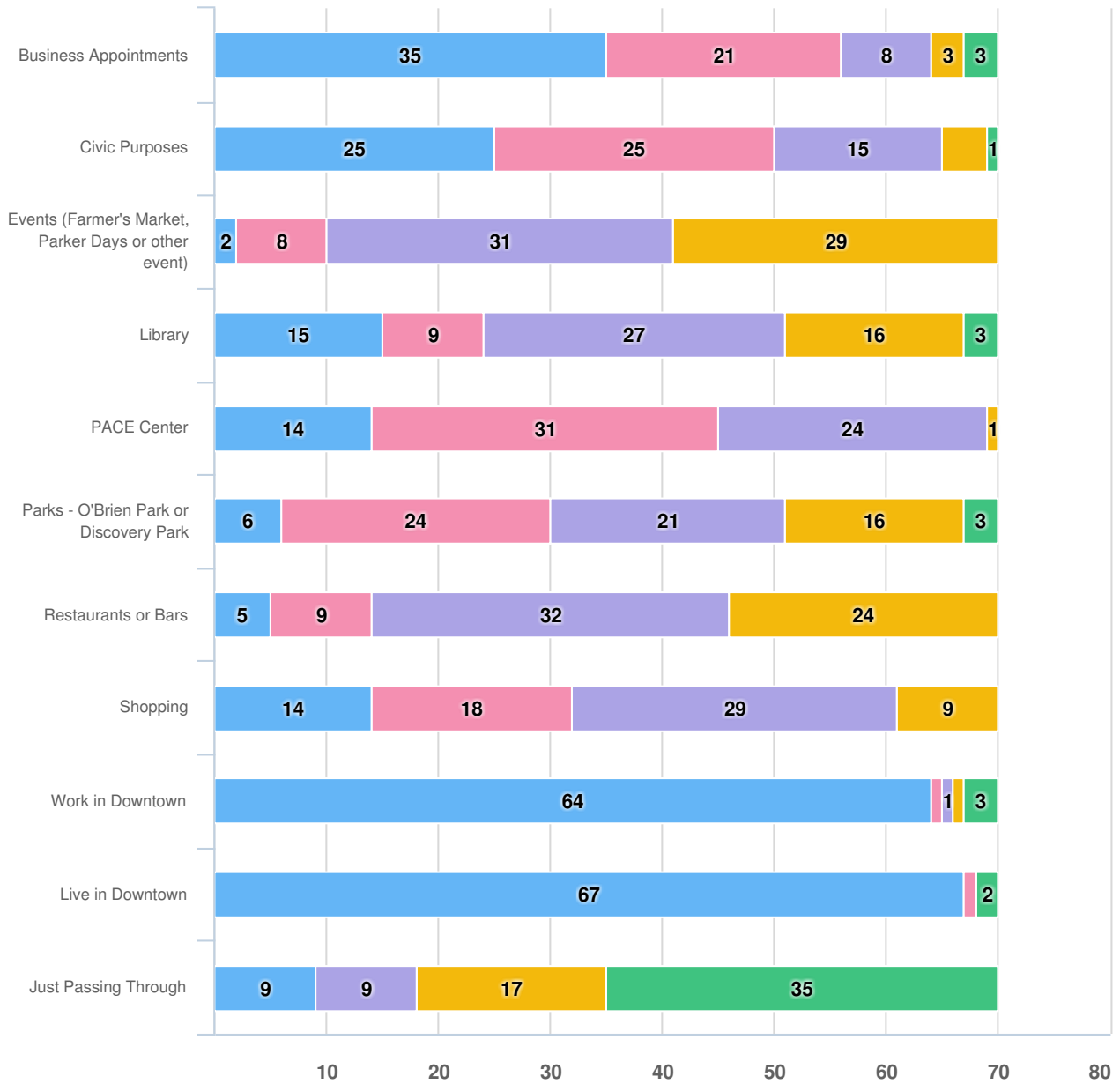
Optional question (342 responses, 0 skipped)

# ENGAGEMENT TOOL: SURVEY TOOL

## Mainstreet Visitors Survey

VISITORS <b>202</b>	CONTRIBUTORS <b>70</b>	CONTRIBUTIONS <b>70</b>
---------------------	------------------------	-------------------------

Which best describes how often you visit Downtown Parker and for each purpose?



### Question options

● Daily
 ● Weekly
 ● Monthly
 ● Yearly
 ● Never

(70 responses, 0 skipped)



### When do you typically visit Downtown Parker?



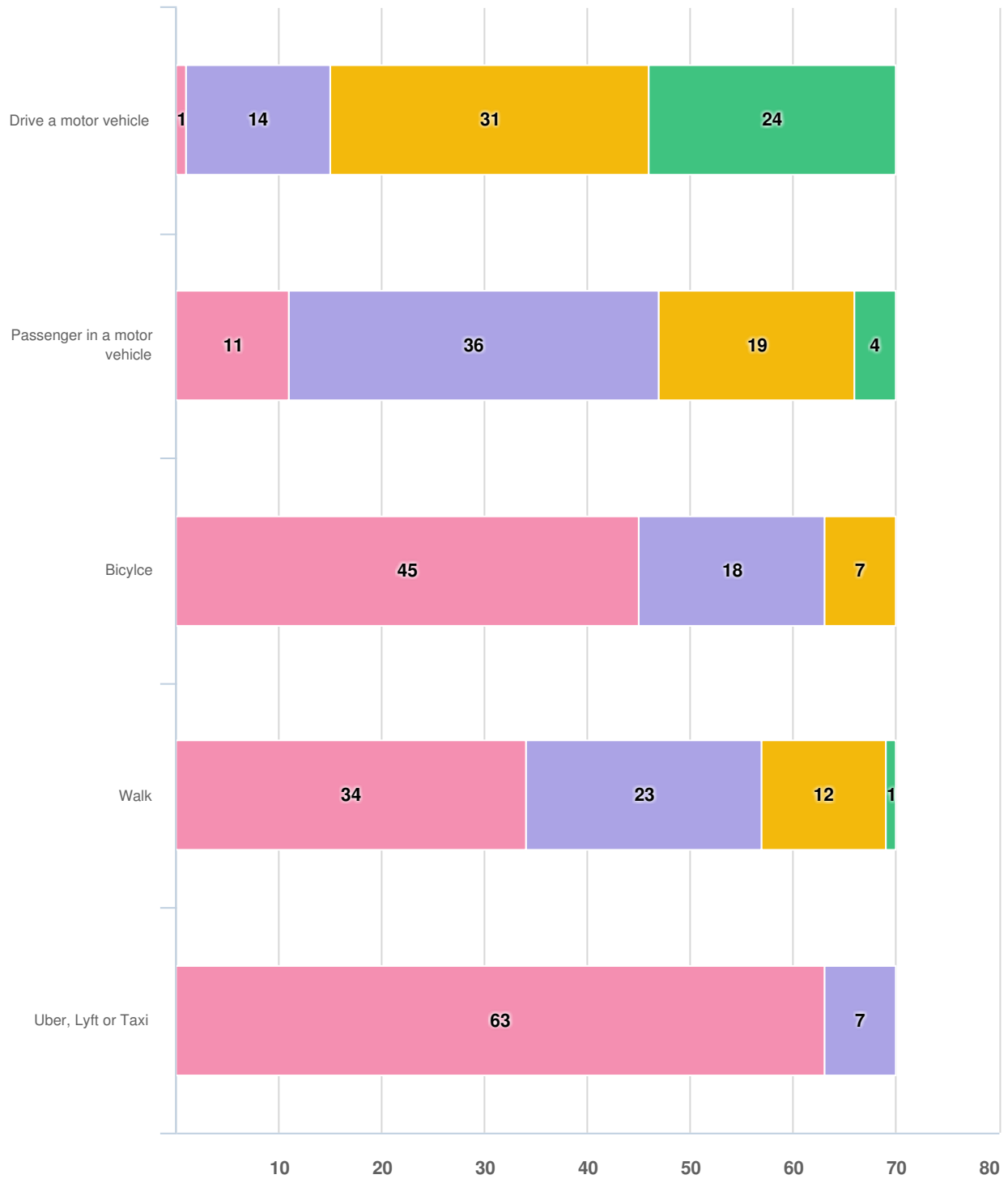
**Question options**

- Often
- Occasionally
- Almost Never

(70 responses, 0 skipped)



## How do you travel to and from Downtown Parker



### Question options

● Always   
 ● Mostly   
 ● Occasional   
 ● Almost Never

(70 responses, 0 skipped)

# Pop Up Event

## Visual Preference Survey

### Arbor Day – April 28, 2018

	Site	Option A	Option B	Option C	Option D	Total Votes
Q1 - Mixed Use Retail Ground Floor Office Above	All Sites	7	40	2	18	67
Q2 - Mixed Use Retail Ground Floor Residential Above	All Sites	8	30	7	1	46
Q3 - Restaurants	All Sites	35	15	1	5	56
Q4 - Botique/Small Retail	All Sites	47	8	n/a	n/a	55
Q5 - Park/Green Space	All Sites	3	34	31	7	75
Q6 - Small or Shared Office Space	Pace Lot 2	7	16	14	0	37
Q7 - Market Farmer's Market	Pace Lot 2	42	13	6	1	62
Q8 - Outdoor Market Place/Shopping Center	Pine Curve	13	27	2	6	48
Q9 - Courtyard/Plaza	Pine Curve	2	7	45	8	62
						508

# Pop Up Event

## Visual Preference Survey

### Senior Stroll– May 30, 2018

	Site	Option A	Option B	Option C	Option D	Total Votes
Q1 - Mixed Use Retail Ground Floor Office Above	All Sites	1	27	1	3	32
Q2 - Mixed Use Retail Ground Floor Residential Above	All Sites	4	11	5	0	20
Q3 - Resturants	All Sites	27	9	0	0	36
Q4 - Botique/Small Retail	All Sites					
Q5 - Park/Green Space	All Sites	10	19	21	4	54
Q6 - Small or Shared Office Space	Pace Lot 2	14	8	2	0	24
Q7 - Market Farmer's Market	Pace Lot 2	19	2	11	0	32
Q8 - Outdoor Market Place/Shopping Center	Pine Curve	22	7	2	0	31
Q9 - Courtyard/Plaza	Pine Curve	1	0	22	9	32
						<b>261</b>



# Pop Up Event

## Visual Preference Survey

### Ice Cream Social–June 14, 2018

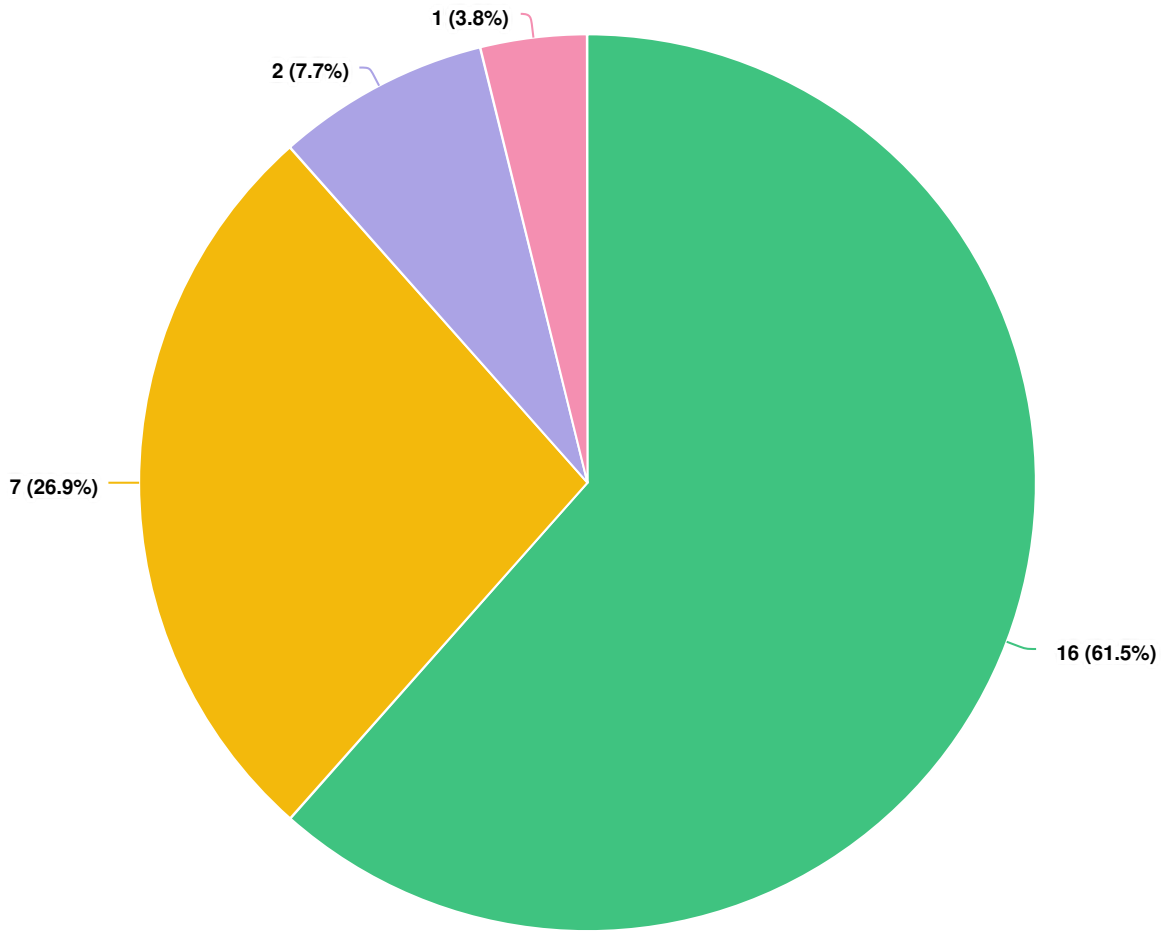
	Site	Option A	Option B	Option C	Option D	Total Votes
Q1 - Mixed Use Retail Ground Floor Office Above	All Sites	15	<b>38</b>	12	<b>28</b>	93
Q2 - Mixed Use Retail Ground Floor Residential Above	All Sites	17	<b>42</b>	14	7	80
Q3 - Resturants	All Sites	<b>50</b>	<b>22</b>	7	15	94
Q4 - Botique/Small Retail	All Sites	<b>53</b>	32	n/a	n/a	85
Q5 - Park/Green Space	All Sites	<b>30</b>	15	19	<b>26</b>	90
Q6 - Small or Shared Office Space	Pace Lot 2	<b>23</b>	<b>36</b>	14	5	78
Q7 - Market Farmer's Market	Pace Lot 2	<b>49</b>	9	<b>17</b>	6	81
Q8 - Outdoor Market Place/Shopping Center	Pine Curve	<b>64</b>	30	3	6	103
Q9 - Courtyard/Plaza	Pine Curve	1	3	<b>54</b>	9	67

# ENGAGEMENT TOOL: SURVEY TOOL

## Site A - 19801 E Mainstreet's Conceptual Site Plans

VISITORS <b>158</b>	CONTRIBUTORS <b>27</b>	CONTRIBUTIONS <b>27</b>
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After reviewing the video for the conceptual drawings for 19801 E Mainstreet. Give us your reaction, to the Option A conceptual lay out.



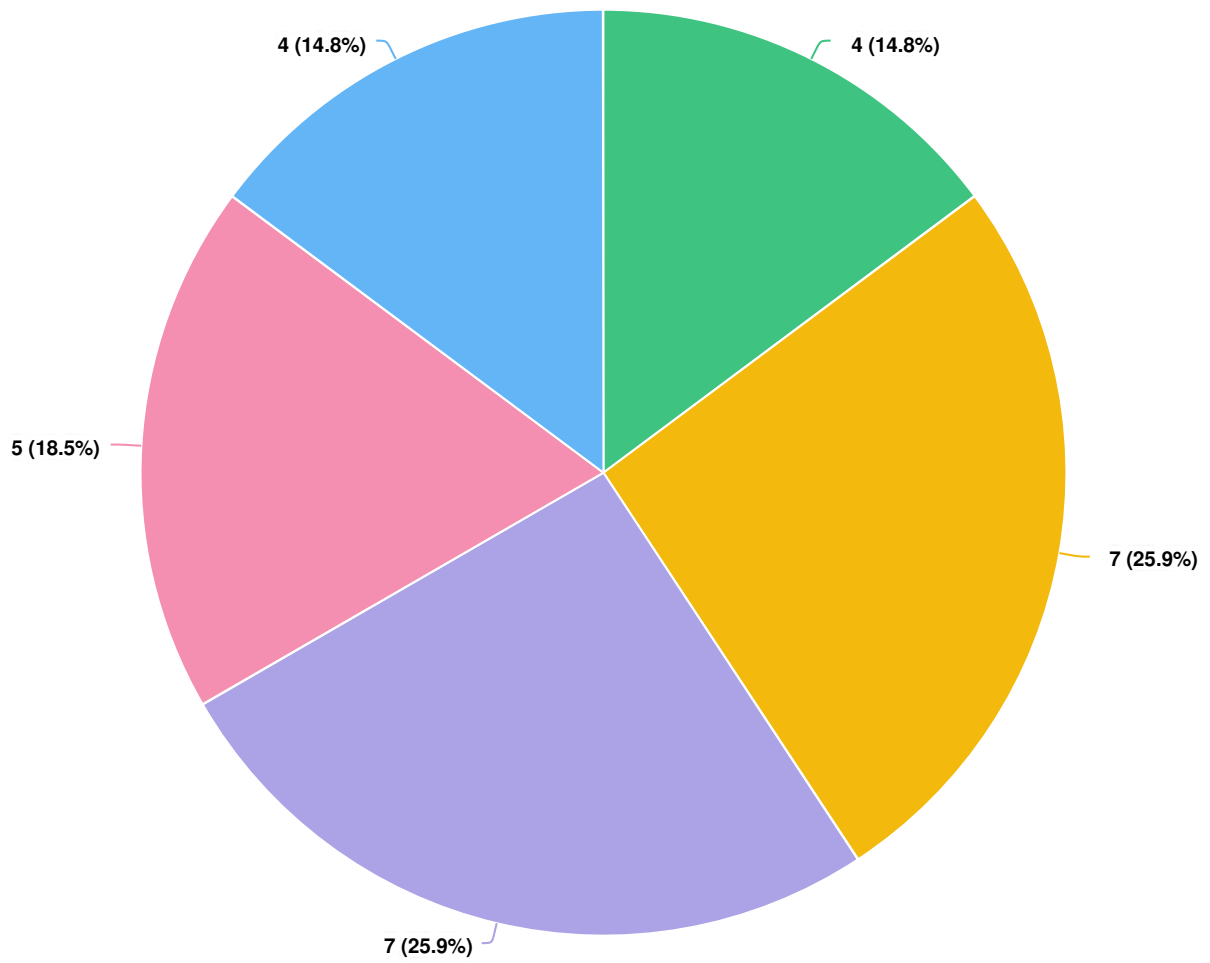
**Question options**

- 1 - Great
- 2 - Good
- 3 - Unsure
- 5 - Not Great

Optional question (26 responses, 1 skipped)

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After reviewing the video for the conceptual drawings for 19801 E Mainstreet. Give us your reaction, to the Option B conceptual lay out.



**Question options**

1-Great   2-Good   3-Unsure   4-Not Good   5-Not Great

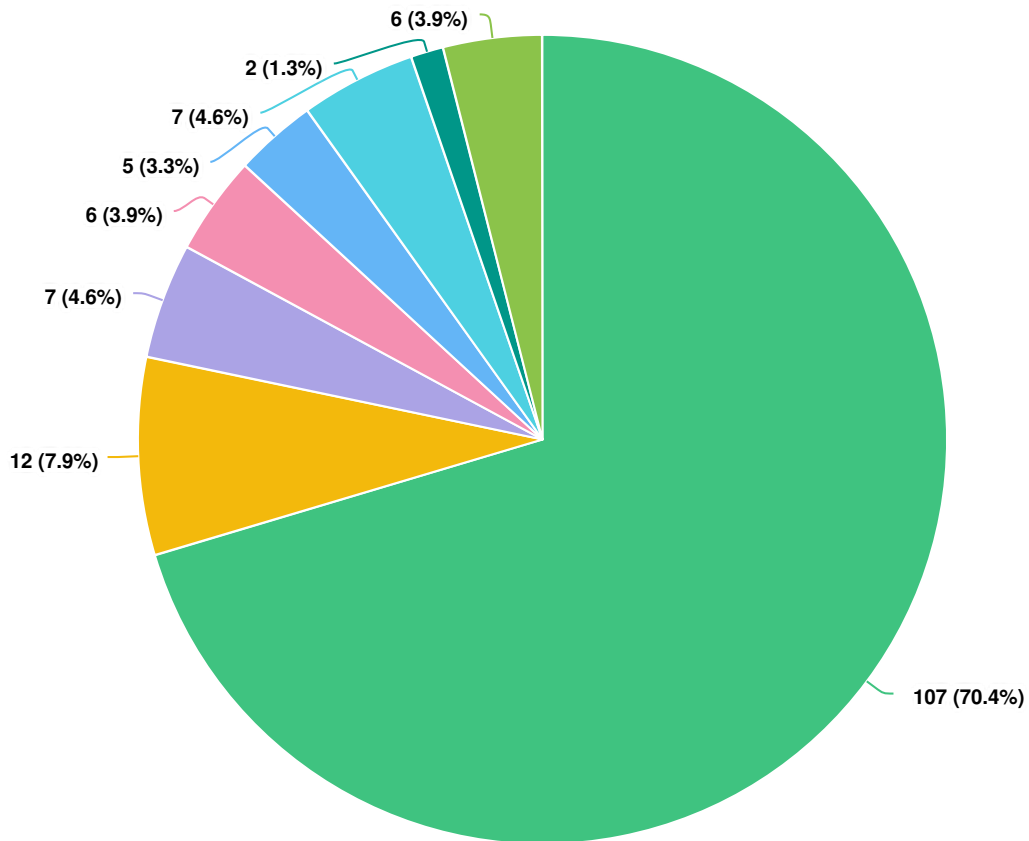
Optional question (27 responses, 0 skipped)

## ENGAGEMENT TOOL: QUICK POLL

How would you like to engage or participate in this project?

VISITORS	154	CONTRIBUTORS	152	CONTRIBUTIONS	152
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How would you like to engage or participate in this project?



### Question options

- Online questionnaires or surveys
- Meetings and hands-on workshops hosted by the city
- City Council or advisory board meeting
- Meetings hosted by organizations, groups, chamber, HOA or other associations
- Pop up events on Mainstreet
- Focus Groups
- I have no interest in in-person meetings or events
- Social Media - Facebook, Twitter or NextDoor

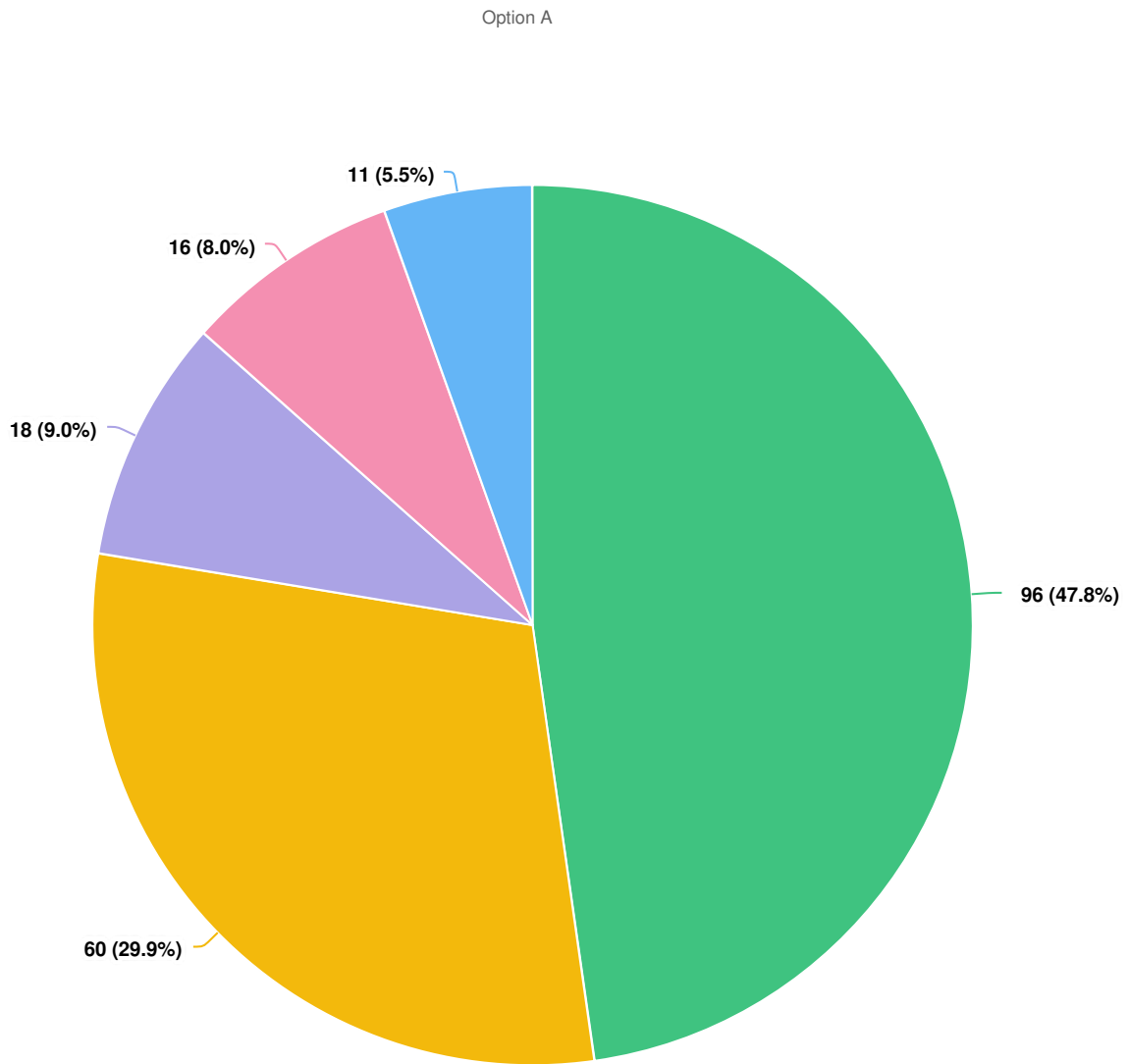
(152 responses, 0 skipped)

# ENGAGEMENT TOOL: SURVEY TOOL

## Site A - 19801 E Mainstreet's Conceptual Site Plans

VISITORS	639	CONTRIBUTORS	202	CONTRIBUTIONS	202
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After reviewing the video for the conceptual drawings for 19801 E Mainstreet. Give us your reaction, to the Option A conceptual lay out.



### Question options

● 1 - Great   ● 2 - Good   ● 3- Unsure   ● 4 - Not Good   ● 5 - Not Great

Optional question (201 responses, 1 skipped)

# ENGAGEMENT TOOL: SURVEY TOOL

## Site A - 19801 E Mainstreet's Conceptual Site Plans

Option A

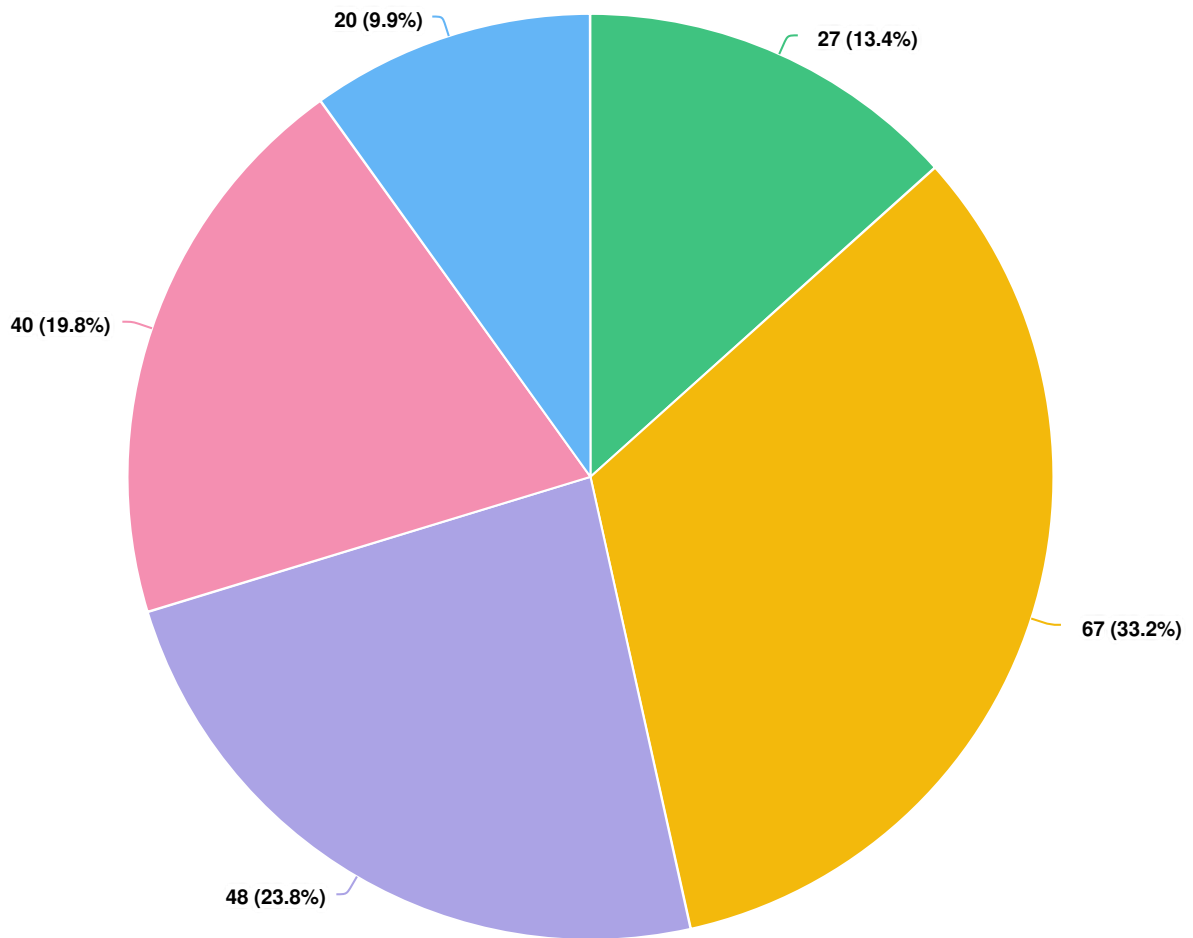


- Colored concrete sidewalks
- Street trees
- Planters and hanging baskets
- Shaded, protected outdoor space connected to retail/restaurant spaces
- Parking structure wrapped by the buildings
- Upper floor entries on Main Street
- Activated streetscape
- On street parking

---

After reviewing the video for the conceptual drawings for 19801 E Mainstreet. Give us your reaction, to the Option B conceptual lay out.

Option B



**Question options**

1-Great   2-Good   3-Unsure   4-Not Good   5-Not Great

Optional question (202 responses, 0 skipped)

## ENGAGEMENT TOOL: SURVEY TOOL

### Site A - 19801 E Mainstreet's Conceptual Site Plans

Option B



- Colored concrete sidewalks
- Street trees
- Planters and hanging baskets
- Shaded, protected outdoor space connected to retail/restaurant spaces
- Surface parking located interior to the site
- Single story retail/restaurant spaces
- Activated streetscape
- On street parking

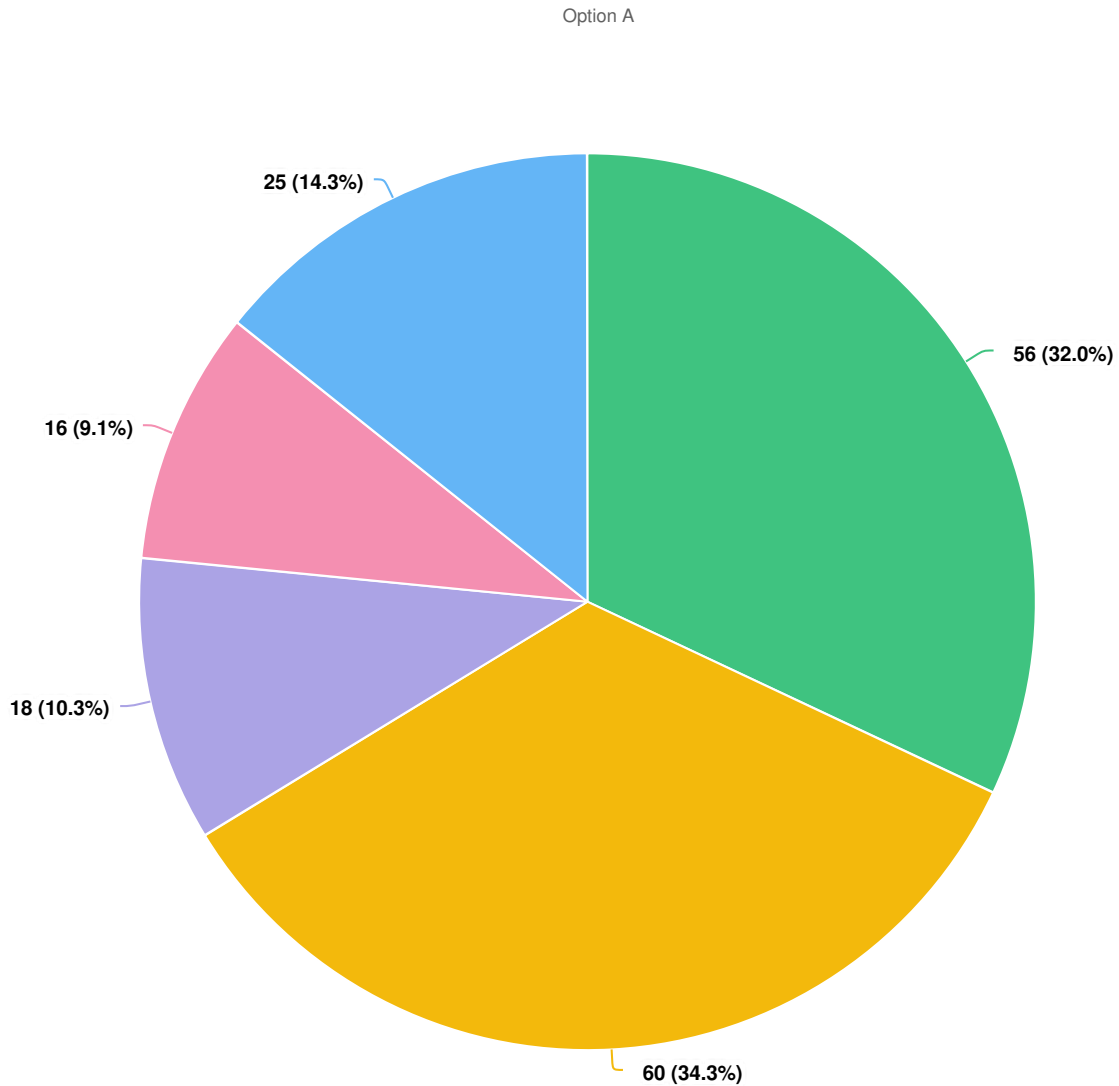


# ENGAGEMENT TOOL: SURVEY TOOL

## Site B - PACE Lot 2's Conceptual Site Plans

VISITORS	406	CONTRIBUTORS	175	CONTRIBUTIONS	175
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After reviewing the video for the conceptual drawings for PACE Lot 2. Give us your reaction, to the first conceptual lay out.



### Question options

● 1 - Great   ● 2 - Good   ● 3 - Unsure   ● 4 - Not Good   ● 5 - Not Great

Optional question (175 responses, 0 skipped)



# ENGAGEMENT TOOL: SURVEY TOOL

## Site B - PACE Lot 2's Conceptual Site Plans

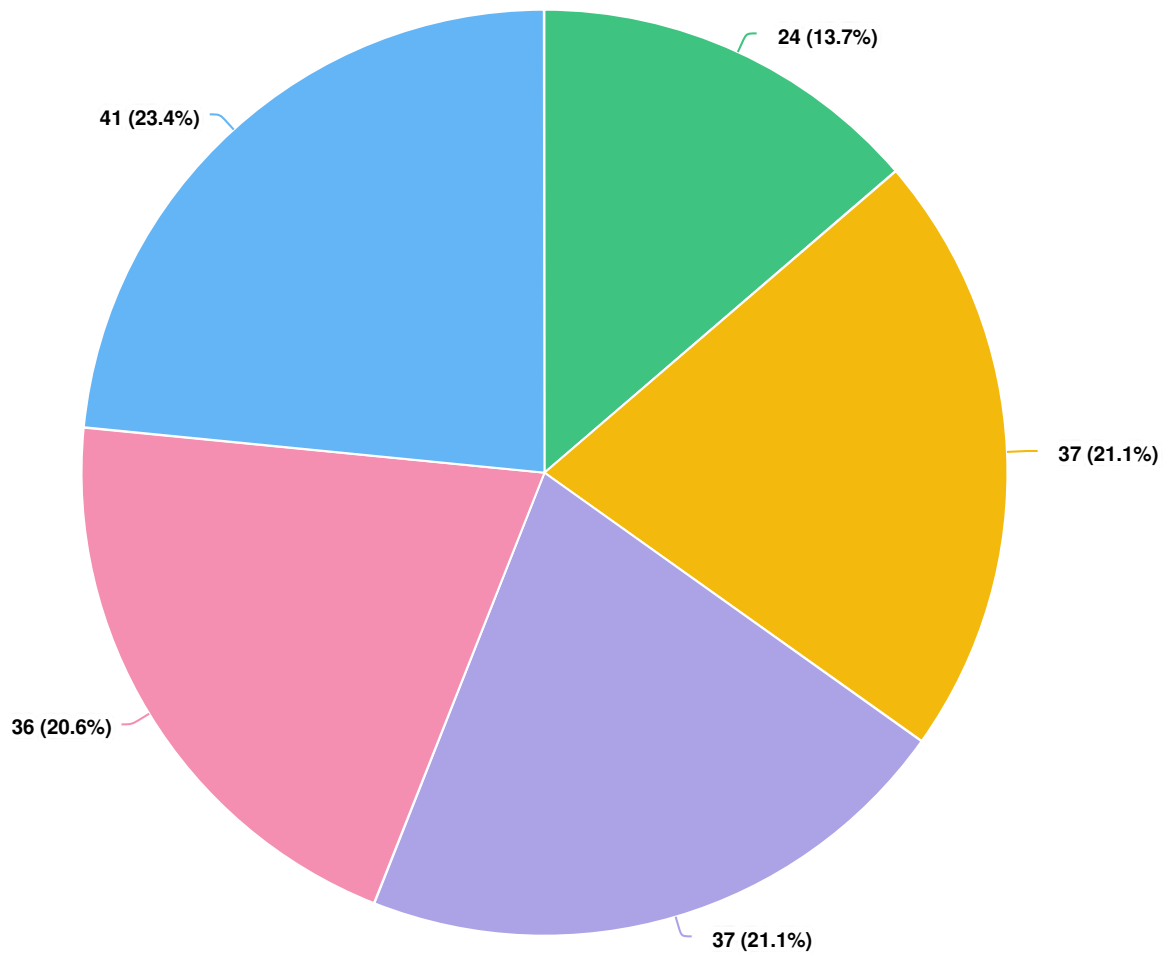
Option A



- Standalone restaurant on corner with outdoor dining
- Views to PACE maintained through site
- Retail/restaurant along Mainstreet wrapping parking structure
- Ample outdoor space for special events, food trucks, and festivals
- Surface parking and parking structure shared with PACE
- Retail ground floor storefronts on Mainstreet
- Live/work options
- 2 Story buildings along Main Street
- Colored concrete, planters and activated storefronts along Mainstreet

After reviewing the video for the conceptual drawings for PACE Lot 2. Give us your reaction, to the second conceptual lay out.

Option B



**Question options**

1 - Great   2 - Good   3- Unsure   4- Not Good   5 - Not Great

Optional question (175 responses, 0 skipped)

## ENGAGEMENT TOOL: SURVEY TOOL

### Site B - PACE Lot 2's Conceptual Site Plans

Option B



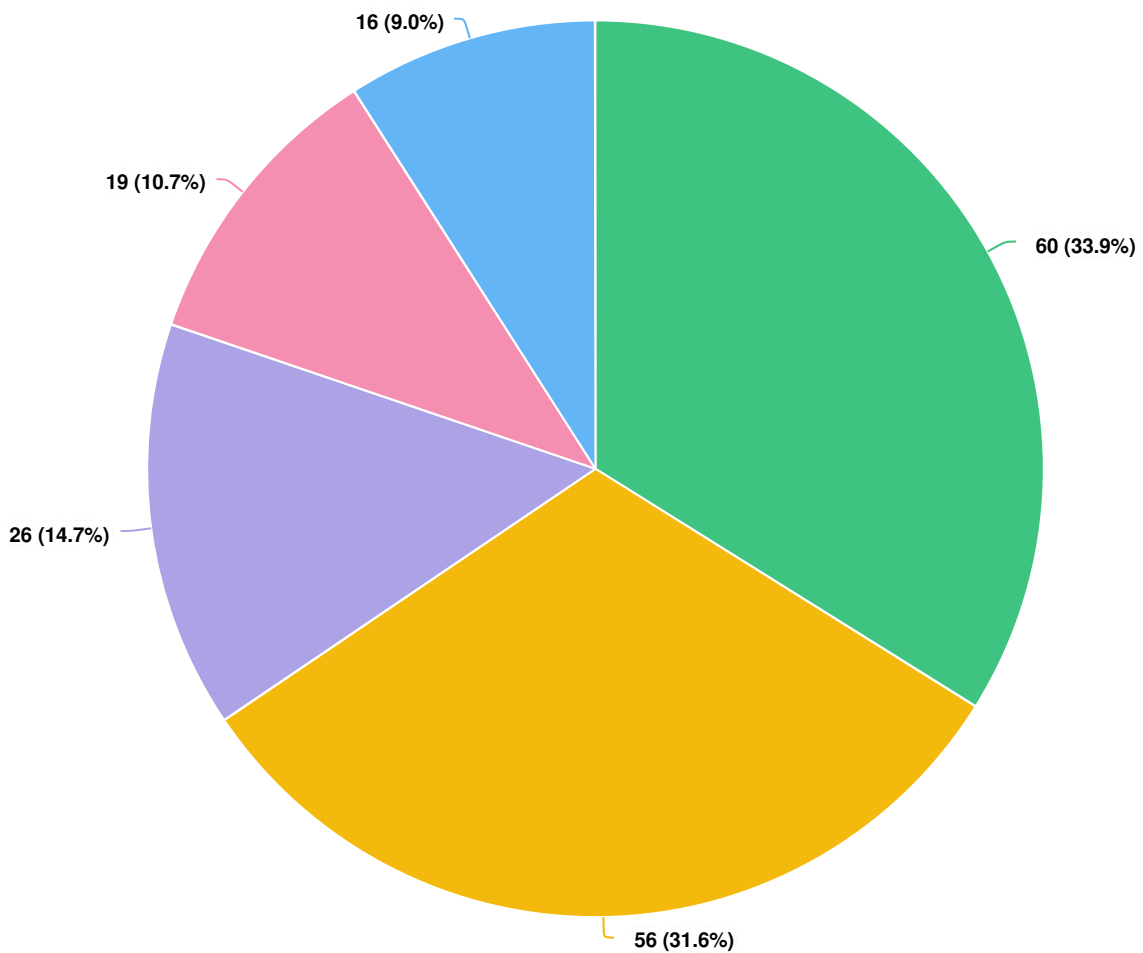
- Standalone restaurant on corner with outdoor dining
- Small outdoor plaza on south side of buildings
- Surface parking shared with PACE
- Retail and restaurants on ground floor along Mainstreet
- 2 story building on east end
- Colored concrete, planters and activated storefronts along Mainstreet
- Buildings Separated with Pedestrian Connections

# ENGAGEMENT TOOL: SURVEY TOOL

## Site C - East Main's Conceptual Site Plan

VISITORS	454	CONTRIBUTORS	178	CONTRIBUTIONS	178
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After reviewing the video for the conceptual drawings for East Main. Give us your reaction, to the conceptual lay out.



### Question options

- 1 - Great
- 2 - Good
- 3 - Unsure
- 4 - Not Good
- 5 - Not Great

Optional question (177 responses, 1 skipped)

# ENGAGEMENT TOOL: SURVEY TOOL

## Site C - East Main's Conceptual Site Plan



- Public/plaza space oriented toward Discovery|Parker
- Ground Floor retail/office
- Live/work options
- Overflow parking for library and special events
- Residential lofts on upper floors
- Planters and outdoor seating with large shade trees
- Activated spaces

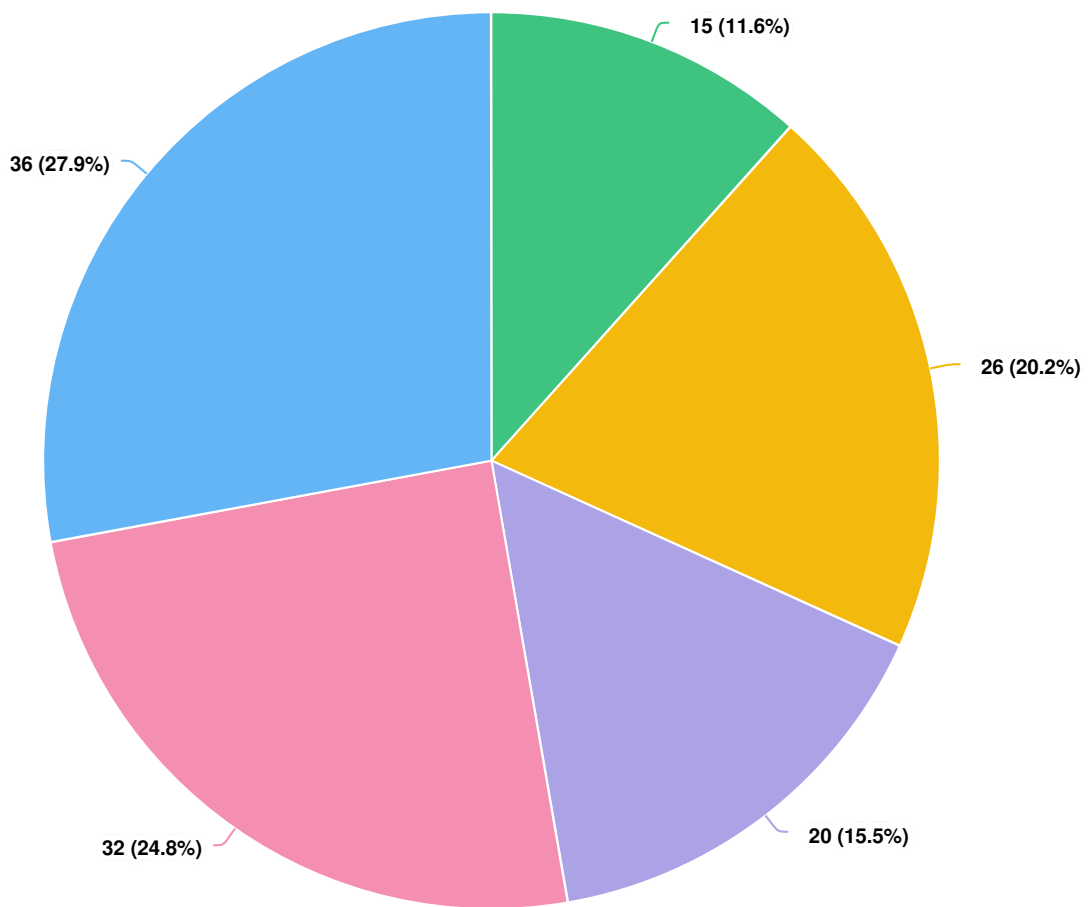
# ENGAGEMENT TOOL: SURVEY TOOL

## Site D - Pine Curve's Conceptual Layout

VISITORS <b>537</b>	CONTRIBUTORS <b>129</b>	CONTRIBUTIONS <b>129</b>
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After reviewing the video for the conceptual site layouts for Pine Curve. Give us your reaction to the first conceptual layout.

Option A



### Question options

1- Great    2- Good    3- Unsure    4- Not Good    5- Not Great

(129 responses, 0 skipped)

# ENGAGEMENT TOOL: SURVEY TOOL

## Site D - Pine Curve's Conceptual Layout

Option A

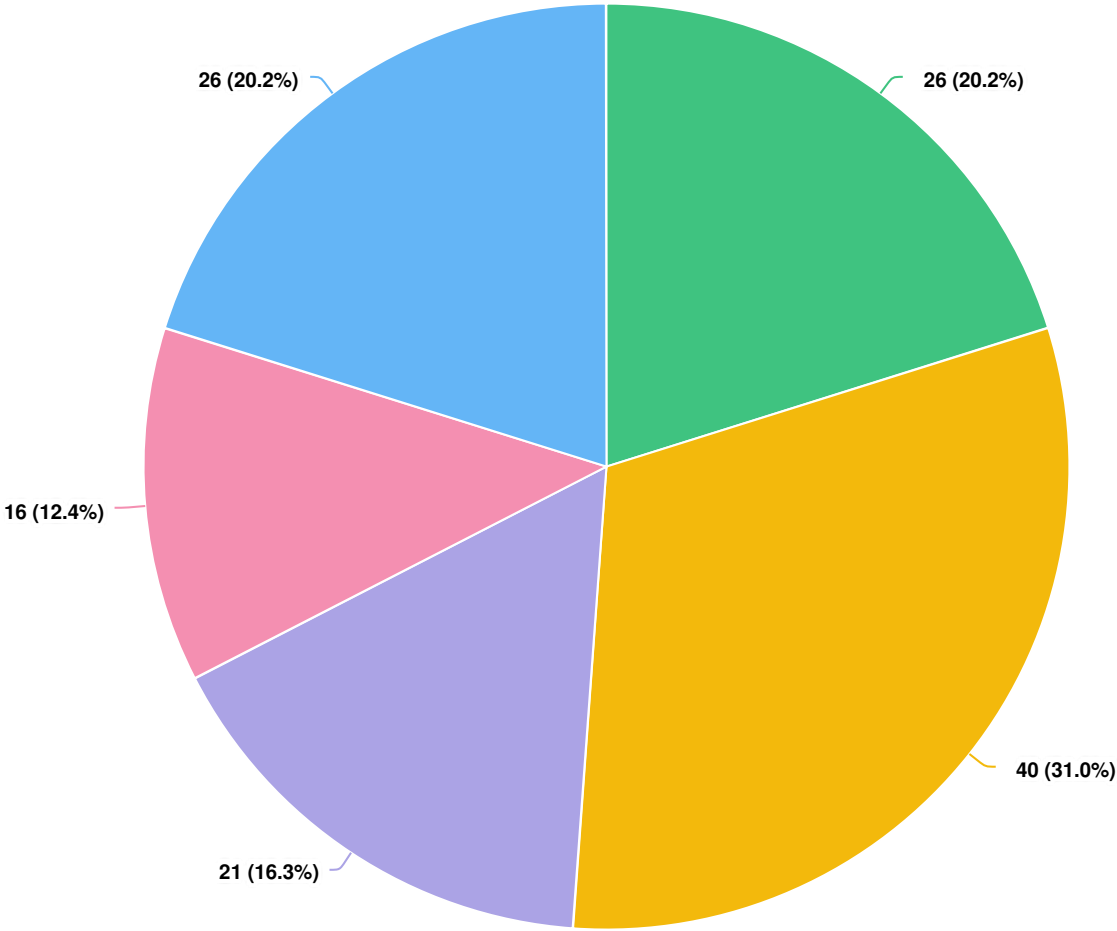


- Mixed use buildings across the site
- Density is reduced from west to east to transition to existing residential
- Landscape Buffer between townhomes and neighborhood
- Main entry connects with community plaza and parklet
- Access off Pine Curve via Mainstreet and Summerset
- Secondary plaza and parklet at heart of retail uses
- Parking and clustered parking lots on north end, east and central to the site
- Regional detention pond and green space along Pine Curve
- Mix of uses including Retail/Residential, Office/Residential, Retail/Office and Townhomes
- Parking and open space for residential is integrated into neighborhood design
- Pedestrian and bicycle pathways connect to heart of Mainstreet



After reviewing the video for the conceptual site layouts for Pine Curve. Give us your reaction to the second conceptual layout.

Option B



**Question options**

- 1- Great
- 2- Good
- 3- Unsure
- 4- Not Good
- 5 - Not Great

(129 responses, 0 skipped)



# ENGAGEMENT TOOL: SURVEY TOOL

## Site D - Pine Curve's Conceptual Layout

Option B



- Anchored by small grocery store in the north
- Density is reduced from west to east to transition to existing residential
- Landscape Buffer between townhomes and neighborhood
- Main entry connects with community plaza and parklet
- Access off Pine Curve via Mainstreet and Summerstreet
- Secondary plaza and parklet at heart of retail uses
- Parking and clustered parking lots on north end, east and central to the site
- Regional detention pond and green space along Pine Curve
- Mix of uses including Retail/Residential, Office/Residential, Retail/Office and Townhomes
- Parking and open space for residential is integrated into neighborhood design
- Pedestrian and bicycle pathways connect to heart of Mainstreet

# IDEAS

## What makes a good downtown?

VISITORS <b>206</b>	CONTRIBUTORS <b>61</b>	CONTRIBUTIONS <b>197</b>
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30 June 18		<h3>Native landscaping, ponderosa, plants. Parker heritage. A "lilac" scenic street. Colorado only architecture. B&amp;B development workshop.</h3> <p>"Colorado" design in Parker</p>
VOTES	UNVOTES	
<b>13</b>	<b>0</b>	

02 July 18		<h3>Keep the buildings "western" looking</h3> <p>Keep the buildings western looking. It is what gives charm and character to Main Street. I totally agree with the native landscaping comments. There is nothing worse than to see all the new subdivisions sprout up with bright green grass that will require watering (wasteful and unsustainable). I love and appreciate the beautiful native prairie grasses! We need to embrace them, not fight with our natural landscape.</p>
VOTES	UNVOTES	
<b>10</b>	<b>0</b>	

05 July 18		<h3>Slow The Development</h3> <p>We lived in Louisville, CO for 40 years and just moved to "The Hills at Parker" in Feb of '17. I am in favor of less growth in the Mainstreet area. I don't see the need to develop the Pace Center parking lot. I would be in favor of improving the existing buildings if the architecture fits in with traditional look. More development will mean more traffic. Thanks</p>
VOTES	UNVOTES	
<b>19</b>	<b>0</b>	

06 July 18		<h3>Capping off our Mainstreet on the Pine Curve with local shops, restaurants, gathering areas, etc. would give us the visual end of downtown.</h3> <p>Cap Off Mainstreet: Southlands Main visually ends with the movie theater, which gives the appearance of a smaller, intimate and sectioned off area.</p>
VOTES	UNVOTES	
<b>10</b>	<b>0</b>	

## IDEAS

### What makes a good downtown?

09 July 18	
VOTES 6	UNVOTES 0

**Using the undeveloped spaces is great - don't forget about traffic/parking!**

I'm all for the further development of Mainstreet as long as the traffic/flow increase (and resulting parking needs) will be accommodated. I would like to see more of the increased traffic and resulting parking situation addressed in these polls/ideas. If we are adding more retail, office, restaurant, possibly boutique hotel, where will everyone park? For the sake of working within the space we have, maybe a parking structure would make sense?

15 July 18	
VOTES 18	UNVOTES 0

**No large chain grocery store at Pine Curve**

I have been commuting from Canterbury Crossing to Englewood for 14 years, and my commute has been taking longer and longer over the years due to increased traffic. A large chain grocery store at Pine Curve would increase traffic and therefore increase commute times for those of us who live east of Parker's downtown and work outside of town. Furthermore, we do not need another grocery store. We already have 3 King Soopers, a Safeway, and a Sprouts in Parker, not to mention Walmart and Target.

18 July 18	
VOTES 5	UNVOTES 0

**Think about the future**

The issue with the pine curve is that it's separated from downtown by a large, fast road with rounded curbs that encourage drivers to roll through lights and move fast. The intersection needs to be connected to downtown through a large roundabout designed for all users. Cars, walkers and riders. Check out the nacto guide. Also, the light stalks are currently right in the middle of the corners again prioritizing cars over everyone else. The whole intersection screams this is for cars and not for people. In order to make it doesn't people, please do not make giant parking craters. There is plenty of parking all over downtown and at pace. There is no need for parking garage. Let's be a town for people, not for cars. Let's put in dense mixed use. Apartments mixed in with commercial.

31 July 18	
VOTES 11	UNVOTES 0

**Old West**

People Love the Old town feel, Keep it an old 1800 theme,

## IDEAS

### What makes a good downtown?

31 July 18		Old west feel Wagon wheels , lilacs, Merchantile ,
VOTES 6	UNVOTES 0	

31 July 18		Upscale restaurants. Parker lacks good food choices, and many people go to Lone Tree to eat instead.
VOTES 16	UNVOTES 0	

01 August 18		More shops for visitors to buy gifts and souvenirs. Have shops on ground floor and living spaces above. Gift shops
VOTES 5	UNVOTES 0	

04 August 18		Keep Historic Parker vibe..without wagon wheels. NO grocery store on the Curve, Sculpture garden/not building in front of Pace, Parking needed Parker 'vibe', NO grocery store on the curve, parking, Pace Center land
VOTES 9	UNVOTES 0	

26 August 18		Historic and modern combo make the best large and small cities. Agree, more quality restaurants. serious traffic and parking planning needed
VOTES 3	UNVOTES 0	

## IDEAS

### What makes a good downtown?

26 August 18		And any way to bury those electrical towers? They are such an eyesore...
VOTES 3	UNVOTES 0	

30 August 18		Use the topography of Pine Curve to develop a tiered park idea....  A lot of downtown areas across the country (and other countries) use existing hilly topography similar to Pine Curve to develop interesting and interactive "tiered" parks and gathering places. Downtown Vancouver BC comes to mind. Keep any retail/buildings down low in the flat space, and develop an amphitheater type park behind, with seating and gathering areas to enjoy the view from above.
VOTES 7	UNVOTES 0	

04 September 18		I think more retail/dining with LATER hours w/ parking on main level would accommodate all ages. My teens rarely have stuff to do in Parker.
VOTES 3	UNVOTES 0	

09 September 18		Green Space  Trees, Flowers, a pond, seating, a trail, checker boards. Stop building buildings.
VOTES 4	UNVOTES 0	

18 September 18		Fishing in Parker  Create a nice local fishing area that doesn't include treatment water. A small lake or better yet, use the gulch area that runs east and west behind target through the downtown area for a man-made trout stream with recirculating water.
VOTES 0	UNVOTES 0	

## IDEAS

### What makes a good downtown?

26 September 18	
VOTES	UNVOTES
0	0

**We have an opportunity today to make pine curve a vibrant part of downtown. A chance to make Parker better for everyone.**

Have you ever walked or biked down to the library? Ever tried to cross main Street at pine drive? I have. With my kids. It's dangerous. Thank goodness everyone actually obeyed the law. Of course, they don't have to and often people don't. It's a car and truck paradise with multiple turn lanes all aimed at people. People and kids. I crossed there with my kids. Never again. So, how is it with this massive highway sized intersection, do we intend to make a people sized mixed use development with a park safe one? The intersection and road (really it's actually a road) need to be tamed. Right now it's set up to maim and kill people and not setup to invite people to cross. To do that, it needs to shrink. That could simply mean bulb outs with narrower lanes. That could mean a roundabout at the intersection ... but who am I kidding? Just stand at this intersection for five minutes during rush hour. It's a race car paradise. Not a people paradise. Before the town moves on, pine and main need to be tamed.

27 September 18	
VOTES	UNVOTES
3	0

**My concern is the traffic around Pine Curve, its bad now with all the new proposed retail its only going to get worse. Is there a plan?**

27 September 18	
VOTES	UNVOTES
2	0

**Keep future parking needs in mind while undergoing new development.**

I hope some thought is being given to the growing need for charging stations for plug-in hybrid vehicles (PHEV). PHEV's and battery-electric vehicles make up only a small portion of total vehicles on the road, their sales increased almost 30% in 2017. These car sales will continue to increase as more and more focus is put on this segment by manufacturers - Volvo, Toyota and BMW to name just a few. What better time to make sure that Parker has the infrastructure in place for this growing need than when the new development is underway

04 October 18	
VOTES	UNVOTES
1	0

**For our sense of place, our area is "historically" native ponderosas. Too many non-native plants along our gateways and new development.**

More Ponderosa Pines in Landscaping/Road Corridors, Street Corners, Etc.

## IDEAS

### What makes a good downtown?

05 October 18		<b>EASE</b> of parking is a huge one for me. Traffic flow. Not too many visual distractions for drivers. Consistent signage.
VOTES <b>0</b>	UNVOTES <b>0</b>	
Easy parking, no overload on visual distractions for drivers. Easy readable signs.		

05 October 18		<b>Slow down</b>
VOTES <b>3</b>	UNVOTES <b>0</b>	
Do we have to develop every piece of land left empty? Traffic and parking needs immediate attention. I have lived here 24 years and it's sad watching Parker slowly destroy itself. I'm all for improvements, but this is borderline crazy.		

05 October 18		<b>Make Pine Curve a Park</b>
VOTES <b>1</b>	UNVOTES <b>0</b>	
I understand the town wants to develop Pine Curve, but I personally feel that is a mistake. If they want to "cap off" downtown I think the town should make Pine Curve a nice park or garden area and overflow parking. I know that that area is already used for parking during things like Parker Days etc. I just don't feel that adding more retail or townhomes will make that area better. Adding those things will only make the traffic worse in that area.		

05 October 18		<b>Ft. Collins feel</b>
VOTES <b>1</b>	UNVOTES <b>0</b>	
Shops, independent restaurants and breweries are needed. The empty space with weeds needs to be gone. We need specialty shops such as a butcher, deli, cheese shop, etc. The downtown area should be hip and funky. The pine curve area should be an extension of downtown with a specialty grocer anchor and independent restaurants. Do not approve any design that is basic or dull. The goal is vibrant, unique and appealing.		



# IDEAS

## What makes a good downtown?

06 October 18	
VOTES	UNVOTES
1	0

### Mainstreet-walk over bridge for pedestrians/Pine Curve-dog park

Many visitors on Mainstreet don't bother with the crosswalk lights-they dart out into traffic. A couple of pedestrian bridges to cross the street might help the continual jaywalking as well. The closest off leash dog park is on the south side of the Pinery. The Pine Curve would be a great location for a dog park. As someone whose property butts up to the Pine Curve, and who paid a premium for a "view" lot, I would rather not see a development includes a lot of parking lots and 24/7 lighting. Also, please try to keep new construction traditional - modern buildings like the library and the Pace Center, while very nice, look out of place on our quaint Mainstreet in my opinion.

VOTES	UNVOTES
0	0

### Close off Main Street permanently, change those three blocks into a common area for the farmers market and other, community minded use.

06 October 18	
VOTES	UNVOTES
0	0

### More attractive restaurant & retail brands

Based on the residential development that's been completed: we need more attractive restaurant & retail brands for the demographic. I want to spend \$\$\$ in Parker for sales tax revenue purposes, but there are just not great options ... I think Highlands Ranch is an interesting case study for us. The recent project off of Lucent Blvd for example. Here's what we like: we LOVE Parker Garage, the PACE Center, and the library. All well done! We are also thankful for the awesome trails and open spaces in the area!!!

# IDEAS

## What makes a good downtown?

07 October 18	
VOTES	UNVOTES
0	0

**NEEDS TO BE GREAT! Eg: The Hub 30A, The Source (Denver RINO) Trader Joe's or Whole Foods. A place Parker Res Want to be and everyone else!**

A gathering place of greatness, architecture, food, drink, shopping, fresh and healthy for families with/without kids and singles. STEP OUT OF THE BOX on this PARKER! Make this NATIONWIDE Known! Have vision like Elon and Apple. Denver, Castle Rock, Washington DC, Watersound Florida "The Hub on 30A" have created areas the people want to be an more so live and own homes 1st and 2nd homes (appreciation in our homes is something we all like to see). I see too many Brakes places Tire Places, car washes, Autoparts Stores, Storage being build in Parker and this place is feeling like an extension of Aurora now. Good Restaurants, Breweries, Coffee Houses, and good Grocery shopping always gets people excited to go. Go in the Crystal City Whole Foods in DC (hang out there after a business day) , the place is amazing with fresh foods, bakery goods, a Bar with TVs with sports on. It is the place to be and right next to it is Fit36 and Yoga, Starbucks, etc. There is a bar in the the whole foods with beer from local breweries and wine. Eat at the salad bar and the buzz that is in there makes you want to hang out and socialize and just be better and do better, especially when you see people grabbing a health bit after their workouts. Another idea: The Source in Denver with this is a Market Place with Hotel. <https://thesourcehotel.com/vendors>. Go visit. Baked goods, Breweries, Wine, Fresh Veggie and Fruits and a Hotel. A much older version of this is the Faneuil Hall in Boston. More ideas can be taken from the The Hub on 30A a high end vacation location. Why not create an area like this in Parker. Hats off to the Library development area but there needs to be more great things there. Ability to get a coffee right there or even a drink right there. Fika is a bit too far. The Hub is all about the Great Food too. Also Love the idea of Lowery Beer Garden as that place is fun fun with food and drink. Good Architecture is a must!!! Keep going with the modern look of the library as that is what the trend is. Or remain more traditional as the other mainstreet. Even mix in with some plantation style but needs to be designed out and made great. Sidewalks and ease of access and parking too. Even overstreet walkways. Make it Great! Make us want to stay in Parker! Make it a Gathering place! We don't want to travel to Castle Rock, Lone Tree, and Denver to get this. No outlet mall though LOL as this has downgraded appeal of Castle Rock. Email me if you need more people involved and sorry for the late submission.

08 October 18	
VOTES	UNVOTES
0	0

**Avoid routing a new road extension into neighboring Rowley Downs entry/exit lanes, or building a parking structure in adjacent open space.**

# QANDA

## Q&A

VISITORS <b>241</b>	CONTRIBUTORS <b>12</b>	CONTRIBUTIONS <b>12</b>
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Q

23 February 18

Is Parker Taphour still planning on being built? If so when?

A

Privately Answered

The Parker Tap House is still moving forward. I don't have a date for ground breaking. You can message the owner through Facebook @ParkerTapHouse.Thank you

Q

23 February 18

Why are you only allowing one choice when answering the quick poll for how to gather input from the community.  
.....

A

Publicly Answered

The system does not have a setting which allows respondents to submit more than one option. You may submit multiple times for each option you wish to select.

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## QANDA

### Q&A

Q

27 February 18

I would like to see more open space in the Parker area. with all the development around it will be nice to see less concrete and more green. Especially the low or none maintenance greenery. I think we can use the tax money wisely and not spend it on Water features when the entire state is in water shortage. I feel that water features are a waste of our natural resources, and we should be mindful of that for years to come and for budget reasons.

A

Privately Answered

Thank you for your feedback.

Q

01 March 18

There was planning for a beer garden on the south side of Main Street (b area) but I haven't heard more in over a year. Is this still being planned?

A

Privately Answered

The Parker Tap House is still moving forward. I don't have a date for ground breaking. You can message the owner through Facebook @ParkerTapHouse.

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# QANDA

## Q&A

Q

06 March 18

Why does the city of Parker feel the need to develop every piece of vacant land?? What's wrong with leaving it alone?? Parker is NOT the quaint little town it once was or the city believes it to be! It has become an overcrowded mess!!

A

Privately Answered

The four parcels that are included in the My Mainstreet project are sites that were purchased by the Town of Parker and P3 Parker for the purpose of commercial development. As these are Town and P3 owned parcels there is an opportunity to engage the community in an effort to find consensus between the uses the community wants and market realities prior to development of these sites. There will be ample opportunity to provide feedback on the development of these sites and I encourage you to participate as much as you can throughout this process.

Q

07 March 18

Why does the Town of Parker seem to be developing every single little spot of undeveloped land? We live here because we love the small town feel. We don't want to feel as though we are in the middle of a crowded city. Open spaces and grass are ok. We don't need buildings everywhere.

A

Privately Answered

The four parcels that are included in the My Mainstreet project are sites that were purchased by the Town of Parker and P3 Parker for the purpose of commercial development. As these are Town and P3 owned parcels there is an opportunity to engage the community in an effort to find consensus between the uses the community wants and market realities prior to development of these sites. There will be ample opportunity to provide feedback on the development of these sites and I encourage you to participate as much as you can throughout this process.

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## QANDA

### Q&A

Q

07 March 18

Are the surveys and questionnaires just to make it appear the Town Council wants residents' input or will residents' input make any difference. (So far, this has never been the case. The Council does what it wants.)

A

Privately Answered

We will be providing many opportunities to let the residents provide input on these parcels. The process will allow for many different types of input over the next 9 months as the project progresses. The input will be used to help identify a consensus between the communities desires and the market realities. These sites currently have uses identified as part of the Mainstreet Master Plan, we are using these uses as a starting point. Additionally, we are putting the finishing touches on a survey that will allow respondents to provide us with their big idea as well as select from types of uses that are identified in the Mainstreet Master Plan. The survey will be on the My Mainstreet Project page later today or tomorrow.

---

## QANDA

### Q&A

Q

19 September 18

There is not nearly enough parking for all the things you are suggesting for Mainstreet Parker. Why not have some underground parking? By putting something on every square inch of downtown, you are making it extremely difficult to have access to the library, Pace, and anything else you put there because of limited roads to the area!

A

Publicly Answered

All of the developments will be required to build parking to the Town's parking standards. The Town is currently in the process of updating the Downtown parking standards you can find more information about the parking standards here <http://www.parkeronline.org/2047/Downtown-Parking-Study-and-Plan-Implement> In regards to the underground parking question, we are not prohibiting any development from putting in underground parking. However the costs of underground parking are extremely high and that cost is typically what prevents underground parking from being built. The estimates for parking types are: Surface Parking - per stall \$10,000-\$15,000 Garage/Structure Parking - per stall \$25,000-\$30,000 Underground Parking - per stall over \$50,000 - the price can increase dramatically due to soil conditions, depth of water table and drainage requirements.

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## QANDA

### Q&A

Q

26 September 18

I don't see any ways to share feedback other than surveys, but I wanted to pass along a comment regarding parking. I understand that "all of the developments will be required to build parking to the Town's parking standards" but I hope some thought is being given to the growing need for charging stations for plug-in hybrid vehicles (PHEV). While PHEV's and battery-electric vehicles still make up only a small portion of total vehicles on the road, their sales increased almost 30% in 2017 and will continue to increase as more and more focus is put on these segments by manufacturers - Volvo, Toyota and BMW to name just a few. What better time to make sure that Parker has the infrastructure in place for this growing need than when the new development is underway.

A

Privately Answered

Thank you for your comment. I will pass this information on to our planning department to insure that we are not only thinking about today but the future as well.



# QANDA

## Q&A

Q

26 September 18

I reviewed the Pine Curve options and wonder a few things. 1) why are there no views from the street-to see the design ideas, feel of the area, etc. 2) Surprised to see a grocery store mentioned as it seems all the comments I've heard have been negative about anything like a grocery store-small or not. And while I'm wondering, what kind of smaller grocery store are you thinking of-King Soopers marketplace? Whole Foods? Another Sprouts? All are still large box stores, not stores that fit a transitional area between downtown and residential 3) The buffer zone between townhomes and existing homes looks small...what exactly is that plan? 4) will all residential be either townhomes and condos? NOT apartments? 5) it seems a lot of the space is dedicated to parking and really not enough to parks/greenspace. Will it feel like a walking area or a car destination area? Considering the angst the community feels about Pine Curve I think more thought needs to be put into that particular location-and more detail offered to the community.

A

Publicly Answered

Thank you for your questions. For clarification purposes these are conceptual layouts and show how these sites could be developed. The answers are as follows:1. Due to the size of the Pine Curve site including the number of buildings on the site layouts, the cost of have more detailed design is very expensive. To maintain the approved project budget for My Mainstreet we had to make the decision to have site layout drawings done for Pine Curve . 2. The end user of a small grocery store has not been determined at this point. The need of a small 30,000-40,000 square foot grocer was determined from the economic market analysis conducted for the sites. You can find the detailed market analysis here: <https://www.letstalkparker.org/my-mainstreet/documents> 3. The buffer zone between the houses is estimated to be 50ft. wide. The exact design will be determined at the actual development of the property. 4. We can not determine without a developer about the townhouses or condos being owner occupied. There are still limitations due to Colorado State Laws on Construction Defects that are limiting owner occupied condo development across the state. 5. We are balancing the public's request for more parking and parks. The final development plan will have to meet both the parking and landscaping requirements as required by the zoning documents in Downtown Parker.

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# QANDA

## Q&A

Q

06 October 18

What about the traffic? I live in the south west corner of Parker North. Driving or walking the Mainstreet area is a pain with the heavy traffic and street parking on Longs Way and Victorian Drive. All of the projects fail to adequately address the heavy Mainstreet vehicle traffic in the area, which will be worse with any of these projects. Real 'street views' should have included the heavy, if not gridlocked traffic that will be on Mainstreet and Pine Drive. Both of the Victorian Drive/Mainstreet intersections already need traffic lights. Mainstreet and Parker Road is a choke-point every weekday at rush hour and on weekends, often backing up to and past the western Victorian Drive intersection. The parking solutions are very unrealistic and will reduce the success of any retail operation. Event parking now extends well into the Parker North neighborhood, and parking at O'Brien Park fills up fast on weekends now. At a minimum, turn site 'A' into a parking lot for current needs, and provide open space for events, and reduce the size of site 'C' to include more parking along Mainstreet to serve the rest of site 'C' and site 'B'. It's about the traffic and parking. Whatever is decided, if traffic and parking keep being ignored, any project, and Downtown Parker, will suffer badly.

A

Publicly Answered

The traffic impacts of potential development on the My Mainstreet properties will be analyzed with any project application. All roadway improvements necessary to accommodate the additional traffic will be required to be constructed or funded as part of any development.