

From: [Sam Chesser](#)
To: [denc - City Council](#)
Cc: [Hornyak, Jason](#); [District 1 Comments](#)
Subject: [EXTERNAL] 23-1483 Chaffee Park RNO Opposition Letter
Date: Monday, November 27, 2023 2:55:50 PM
Attachments: [Raising Cane's Chaffee Park RNO Letter to Council.pdf](#)

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Hello,

Please see the attached opposition letter from the Chaffee Park RNO opposing the zoning classification change in item 23-1483.

Thank you,

Samuel L. Chesser, Treasurer and Registered RNO Officer

From: [Kirsten Kilfoyle](#)
To: [dence - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Office of Councilwoman Sarah Parady](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#)
Subject: [EXTERNAL] 4850 Federal Blvd Rezoning Prioritizes Cars Over Community
Date: Wednesday, January 3, 2024 2:04:54 PM

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Dear Representatives,

As a resident living just down the street from 4850 Federal Blvd, I am writing to vehemently oppose the proposed rezoning to allow yet another fast food drive-thru. This stretch of Federal is already lined almost exclusively with gas stations and low-quality fast food joints. Our community deserves better.

Where are the public spaces for neighbors to gather? The full-service restaurants with healthy food options? The retail stores offering basic needs? They are nowhere to be found. All we have now is quick fuel for cars, not people. This drive-thru would only exacerbate the issues facing our neglected community.

Making matters worse is the increased danger to pedestrians and cyclists. With over 300 more cars expected to flood our streets daily, exiting onto an already busy Federal Blvd, this development poses very real safety risks. It flies directly in the face of Denver's Vision Zero program to eliminate pedestrian fatalities.

This is not the type of growth I want to see in my community. I urge you to stand with me and other concerned residents in opposing this damaging rezoning proposal. Our neighborhood deserves thoughtful development focused on people, not cars and corporate fast food chains.

I look forward to your support on this issue as my representative. Please don't hesitate to reach out with any questions.

Thank you for your consideration,
Kirsten Kilfoyle
2812 W 53rd Ave
Denver, CO
303-819-8475

--

Kirsten Kilfoyle
<https://www.linkedin.com/in/kbarkmeier/>

From: [Jean-Luc Currie](#)
To: [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Office of Councilwoman Sarah Parady](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#)
Subject: [EXTERNAL] A Comment Against the Rezoning Efforts at 4850 Federal Blvd
Date: Tuesday, January 2, 2024 10:14:32 PM

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Hi there!

I'm a resident in the Chaffee Park/Berkeley Neighborhoods. I recently purchased a home at 4837 Beach Ct. I would like to register my extreme opposition, in writing, to the rezoning of 4850 Federal Blvd. The last thing this community needs is another fast food restaurant, especially when there isn't a decent grocery store within two miles. In other words, we're creating a food desert. If we want to see this community thrive in the long term, then we need to think long term.

My contact information is below, and I'd be happy to discuss this more at length.

Best,
Jean-Luc

251-643-4585
jeanlucurrie.substack.com
www.linkedin.com/in/jeanlucurrie

From: [Denise Navarro](#)
To: [denc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Office of Councilwoman Sarah Parady](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#)
Subject: [EXTERNAL] AGAINST RAISING CANES AT 4850 FEDARAL BLVD.
Date: Thursday, January 4, 2024 7:03:25 PM

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Hello, I am writing in regards to the new plans for Raisin Canes to be part of this community. I am AGAINST THIS NEW PLAN!!!

It will cause traffic jams and a lot of unwanted congestion that is already a big issue in this area. This community already gets heavy traffic from the frontage road to get to Fedearal Blvd. Huge Semi trucks come through this area constantly. Adding more congestion to this area is too much. This plan is not good for this neighborhood. The drive thru lanes will direct cars towards our residential homes. There are kids in this neighborhood that play outside. Magnets of traffic and congestion is not a good fit. Their hours of operations will be open to late. Cars coming up and down 49th at all hours of the day and night are bad for this community.

I hope you reconsider this fast-food restaurant being built in this neighborhood. IT IS NOT A GOOD FIT FOR THIS COMMUNITY.

Thank you,

A very concerned resident

Denise Navarro

From: [L Lehman](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Chaffee Park - zoning objection
Date: Wednesday, December 13, 2023 8:31:23 PM

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Hi all,

As a Chaffee Park neighbor and someone who has sat on numerous zoom meetings re: Near Northwest Plan, another fast food restaurant sounds like a real drag. I want to live in a neighborhood I am proud of and that has access to healthier options, neither would be satisfied by a Raising Cane.

Between this location and the old Dollar Tree location (52nd & Federal) I feel like we have the opportunity to bring in a couple restaurants or mixed used high rises that could really improve the area. They both would have stunning views of mountains. I imagine something like a ViewHouse would do well here, especially so close to Regis University.

A Trader Joe's could be a long shot, but we're so close to the affluent Berkeley neighborhood and right off the interstate, this could be a great spot for it. You can submit a proposal for a new location for TJs here: <https://www.traderjoes.com/home/contact-us/request-a-store>

I just did. What else can I do to ensure not another drive through is installed?

Laurie

From: [savinay nathan](#)
To: [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Office of Councilwoman Sarah Parady](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#)
Cc: [dencc - City Council](#)
Subject: [EXTERNAL] Concerns about Raising Cane's at 49th and Federal
Date: Tuesday, January 2, 2024 9:54:53 AM

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Hi Councilwomen Sandoval, Parady, and Gonzales-Gutierrez,

My wife Megan, my 6-month old son Avyaan, our pup Lewis, and I live near 50th and Clay in the Chaffee Park neighborhood. We've owned a house here since 2015. We love our neighborhood, but we've become more and more concerned with the speed of traffic on our streets. This is most noticeable south down our street (Clay) and others, east down 49th, and especially east down 50th from Federal.

We're constantly on edge when we take our pup and our child for a walk around the block, or to 51st and Zuni Park, which we do usually 1-2x/day. The increasing number of times we've seen cars speeding down the road by us on the narrow sidewalks in our neighborhood has been concerning. And we have many neighbors, of our age and many quite a bit older, going for walks and seeing the same.

I've read about the plans for Raising Cane's at 4850 Federal, and I have fears that this situation will become worse. **I'm all for new businesses in the community**, and I'm happy for a thriving business to take the place of the old Village Inn which has been closed for too long. I'd prefer a sit-down restaurant (or better, a grocery store in our food desert!), but Raising Cane's is fine.

My concern is not with the business or even with the increased traffic, but with **the routing** of the traffic that will be needed at the location. If someone is coming off I-70 and seeking to get back on, they'll probably take a right onto Federal and a u-turn at 49th or 50th, both of which are difficult intersections to begin with given heavy traffic southbound on Federal. Or more likely, they'll go through the residential streets to get back on to I-70E at Pecos or to go south on Federal at 50th. The 49th and Federal intersection (no light) is already pretty fraught — this will only exacerbate the situation.

If the Raising Cane's and its heavy anticipated traffic were at one of the many other fast food locations on Federal (or even better where the 4th gas station in 6 blocks [Mavericks] opened on 56th, though that's outside Denver City limits), it would be less of a concern. But this little pocket will cause overflow into our already dangerous residential streets. To that end, I strongly encourage a new solution for this property.

I appreciate your understanding and am happy to share concerns and ideate new solutions over the phone or if in person if easiest.

Sincerely,
savinay, Megan, Lewis, and Avyaan (6 months) [Obligatory picture attached. :D]
4985 Clay St

562-500-3694



From: [Felton, Emily](#)
To: [dence - City Council](#)
Cc: [LuAron Foster](#); [Crail, Hannah](#); [CWhite](#); [Glick, Libbie A. - CPD Senior City Planner - Community Planning and Development](#)
Subject: [EXTERNAL] Council Bill 23-1483: Support Letters for Hearing Tonight
Date: Monday, November 27, 2023 3:29:25 PM
Attachments: [DSP - Raising Cane's Reference Letter.pdf](#)
[Raising Cane's Community Support Letter.pdf](#)

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Council Members –

Thank you in advance for your time tonight. We have shared letters of support with our planner, Libbie, and she's encouraged us to forward along to this group directly since the deadline to be included with the staff report has passed.

The attached letters show support for our community partners. We look forward to discussing Council Bill 23-1483 in more detail with you tonight, and look forward to answering any questions you may have.

Thanks,

Emily Felton, P.E.

Kimley-Horn | 3801 Automation Way, Suite 210, Fort Collins, CO 80525
Direct: 970.658.8084 | Mobile: 972.979.4902 | www.kimley-horn.com

Please note my new office phone number

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From: [Sasha Frankel](#)
To: [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [dence - City Council](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#); paradyat@denvergov.org
Subject: [EXTERNAL] Oppose rezoning 4850 Federal Blvd
Date: Tuesday, January 2, 2024 3:44:27 PM

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To our city council members,

I'm a member of the Chaffee Park community (5130 Clay St), and I'm emailing you to oppose the zoning change that will allow for a drive thru at the future Cane's Chicken establishment at 4850 Federal Blvd.

There is a history in our country of undervaluing the rights and lives of lower-income communities, and I fear the proposed zoning will only perpetuate this passive discrimination. Allowing a drive-thru at this location also directly contradicts Denver's stated plans for a more liveable, healthier city.

I don't have to dwell on the obvious - noise, light, and air pollution that will unduly impact the residents of my community. Mostly, having a drive thru just seems unnecessary for the commercial success of Cane's, an already extremely desired food establishment. Patrons who want to purchase food at Cane's can and should park their car and make their way into the restaurant to place an order. Is the only slight facilitation of purchasing fried chicken worth the material health and safety consequences to the neighborhood?

Consider what we want Denver to look like in the coming years and decades. Each small zoning decision can have an impact on the lives of residents... and at what cost? Patrons still getting their food at no meaningful inconvenience.

Thank you for putting the lives of Denver residents - those who elected you to office - first.

Sasha Frankel

From: [Todd KERBS](#)
To: [dence - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Office of Councilwoman Sarah Parady](#); G-quitierrez@denvergov.org
Subject: [EXTERNAL] Opposing North Denver Zoning
Date: Tuesday, January 2, 2024 11:39:07 AM

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The zoning at 4850 Federal Blvd will be a nightmare for the residents of this neighborhood. The last thing we need is another Fast Food restaurant. We don't want this in our neighborhood.

Now what you could use in our area is a Descent Hotel, and not a crack house or an illegal immigrant hangout. The options around this area are horrible at best. And adding another place to quickly get bad food is not what we want.

So hopefully you will listen to the people, but I highly doubt it. Super Bad Idea and not wanted.

Todd Kerbs

Elm court resident.

From: [Asher Deitch](#)
To: [dence - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Office of Councilwoman Sarah Parady](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#)
Subject: [EXTERNAL] Opposition of Rezoning 4850 Federal
Date: Tuesday, January 2, 2024 4:13:38 PM

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Hi There,

I am writing to oppose the rezoning of the property at 4850 Federal Boulevard to allow for a Raising Canes. I have lived in the Chaffee Park neighborhood for 4 years and I have always seen so much potential in that stretch of federal. However, recently we have already seen the addition of a new gas station and the potential for another gas station. As it stands now we already have plenty of fast food restaurant and gas stations on that stretch and an addition fast food restaurant would provide no value to the immediate surroundings. This would arguably be a detriment to the neighborhood by increasing traffic. Thank you for your consideration.

Best,
Asher Deitch

From: [Melissa Knudsen](#)
Subject: [EXTERNAL] Opposition of the rezoning
Date: Sunday, January 7, 2024 6:17:38 PM

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Hello City Council,

I am writing to oppose the rezoning at 4850 federal Blvd.

This rezoning and development plan are not in alignment with the community's goals and Denver's adopted plans.

Regards,
Melissa Knudsen

From: [J Spott](#)
To: [dence - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Office of Councilwoman Sarah Parady](#); g-guitierrez.atlarge@denvergov.org
Subject: [EXTERNAL] Opposition to 4850 Rezoning
Date: Sunday, January 7, 2024 1:15:41 PM

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Dear council members,

I am writing to oppose the zoning change at 4850 Federal Blvd. I am the property owner at the diagonally adjacent lot, 4914 Eliot St.

All bedrooms in my home have windows facing this lot, and will be significantly affected by noise and light pollution from the drive through. This will impact my family's ability to safely enjoy our home. This pollution can be well observed, especially at other similar drive through locations which will often have round-the-block lines at midnight.

I have substantial concerns about increased accidents at 49th and Federal (an already difficult intersection), and decreased walkability along Federal - particularly access to Rocky Mountain Lake Park.

As other community members have echoed, this development plan is not aligned with the community's goals, or adopted plans like BluePrint Denver or the Comprehensive 2040 plan.

Thanks,

Justin Spott

From: [Ashley Barr](#)
To: [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [dence - City Council](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#); [Office of Councilwoman Sarah Parady](#)
Subject: [EXTERNAL] Opposition to rezoning at 4850 Federal Blvd
Date: Tuesday, January 2, 2024 5:47:32 PM

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Dear elected officials,

I am writing to you to express my strong opposition to the proposed rezoning at 4850 Federal Blvd. This change, intended to facilitate the construction of another drive-thru fast-food restaurant, poses significant threats to the health, safety, and overall welfare of our community.

Key Concerns:

Impact on Livability: Drive-thru facilities are known for increasing traffic and congestion, thereby discouraging walking, public transit use, and patronage of neighboring businesses. They increase the likelihood of accidents involving pedestrians and other vehicles, undermining the environmental and livability goals set by our community and reflected in Denver's BluePrint Denver and the Comprehensive Plan 2040. Additionally, this area is already impacted by the lack of healthy food options and a fast food restaurant only continues our inaccessibility to nutritionally suitable food.

Traffic Concerns: The introduction of approximately 300 additional vehicles per day into our streets will heighten risks for pedestrians, cyclists, and drivers, especially with the proximity of the I-70 off-ramp. The complex route required for customers to access the I-70 on-ramps from the facility further exacerbates this issue. The intersection at W 49th Ave and Federal is already dangerous with the absence of a light, and this amount of traffic will only cause increased potential for danger.

Business hours: The planned hours of operation – until 1:30am on weekdays and 3:30am on weekends – are extensive. These hours further exacerbate the above concerns.

Noise Pollution: The proximity of the restaurant and drive-thru lanes to residential homes (within 60 feet) is alarming. This site has a history of noise citations, indicating a pattern of disruption that is likely to continue.

Light Pollution: The design of the drive-thru lanes will result in car lights being directed towards our homes, causing intrusive light pollution.

Air Pollution: The proposed double-lane drive-thru is expected to service over 300 cars per day. With an average of 20 vehicles idling for 17 ½ hours daily, the air quality near our homes will deteriorate significantly.

Call to Action: Given these concerns, I urge all elected officials to join me in opposing this rezoning. Our community deserves development that enhances our quality of life, not one that detracts from it. Let us stand together to ensure that our neighborhood remains a safe, healthy, and welcoming place for all.

Sincerely,
Ashley Barr

From: [Karina Montenegro](#)
Subject: [EXTERNAL] Opposition to rezoning at 4850 Federal Boulevard
Date: Sunday, January 7, 2024 9:47:37 AM

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Dear City Counsel,

As a member of the Chaffee Park community who has lived in this neighborhood for 5+ years, I strongly oppose the rezoning of 4850 Federal Boulevard.

This neighborhood is growing and appreciating and we do not need another fast food joint in our neighborhood. The pollution from these restaurants is bad for our residents. We need to clean up Federal not make it more of what it is.

This rezoning and development plan is not in alignment with our community's goals and Denver's adopted plans, like BluePrint Denver and the Comprehensive Plan 2040.

Please consider our pleas.

Thank you,
Karina Montenegro

From: [Jeannette Singen](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Opposition to REZONING AT 4850 FEDERAL BLVD
Date: Wednesday, January 3, 2024 7:20:50 PM

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Hello, I am a Chaffee Park resident and I oppose the rezoning at 1-70 and federal for a raising canes drive through.

Negative impacts on residents and the neighborhood

Noise Pollution:

- Restaurant and drive-thru lanes within 60 feet of residential homes
- History of noise citations at this location

Light Pollution:

- Drive-thru order lanes will direct car lights towards residential homes.

Air Pollution:

- The drive-thru restaurant with two order lanes being considered will see over 300 cars per day with an average of 20 vehicles idling in the lanes 17 ½ hours a day, 7 days a week just 60 ft away from homes.

Drive-thru facilities make cities less livable:

“Magnets of traffic and congestion, drive-thrus discourage walking, public transit use and visits to neighboring businesses. They also lead to [crashes] with pedestrians, cyclists, and other

cars, and contradict the environmental and livability goals of many communities.”

(source: <https://www.cnn.com/2023/06/24/business/drive-thru-fast-food-chick-fil-a-urban-planning/index.html>)

The rezoning and development plan are not in alignment with our community’s goals and Denver’s adopted plans, like [BluePrint Denver](#) and the [Comprehensive Plan 2040](#).

Jeannette Singsen
4968 Bryant St, Denver, CO 80221
720-308-7513

Jeannette Singsen
720-308-7513

From: [Annie Marshall](#)
To: G-gutierrez.atlarge@denver.gov; [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [dence - City Council](#); [Office of Councilwoman Sarah Parady](#)
Subject: [EXTERNAL] Opposition to Rezoning
Date: Tuesday, January 2, 2024 9:40:06 AM

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To whom it may concern,

Denver is considering the rezoning of 4850 Federal to allow for corporate entity, Raising Canes, to operate a drive through less than 60 feet from homes.

I'd like to reiterate that it is not in alignment with our communities goals and Denver's adopted plans like blueprint Denver and the comprehensive plan 2040.

By encouraging large corporations instead of small business owners we perpetuate a cycle of wealth staying in the hands of a few, and not among the people.

Should Denver proceed I will be organizing a sit in protest with other upset neighbors.

According to the numbers this area has some of the worst air quality in all of Denver, and this will have not only health effects, it will make it less walkable for my dog and I, and detract from the local restaurant business right across the street.

Let's be sure as elected representatives that you align with what the people want, as you have a duty to do so. We don't need more minimum wage jobs and poor quality food.

With disdain,
Ann Marshall

From: [Katrina Knauer](#)
To: [dence - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Office of Councilwoman Sarah Parady](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#)
Subject: [EXTERNAL] Please do not approve zoning change for 4850 Federal Blvd
Date: Sunday, January 7, 2024 3:15:57 PM

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Dear Denver City Council and Chaffee Park Representatives,

As a resident of Chaffee Park, one of the few affordable residential areas of Denver, I am writing to you to strongly urge you to not approve the rezoning of 4850 Federal Blvd. The proposed rezoning will allow for this building to become a drive-thru, fast food restaurant. This will have a negative impact on our communities collective health, safety, and welfare.

The rezoning will allow for a double drive thru lane along a residential street right up to the side of houses. This business is set to be open >17 hours a day serving up to 300 cars per day. This will result in noise and air pollution to a residential area, allow for hundreds of cars to pass through a housing community where children are present, and also create another unhealthy restaurant on a street where there are already a lot of unhealthy options.

I do not believe this restaurant will bring up the value of the area, I don't think it will create any value at all other than the owners of the restaurant. I think rezoning to allow for a fast food drive through will show that Denver does not care about community health or the value of homes and communities in Denver.

Please do not approve of this rezoning. Thank you for your consideration.

--

Cheers!

Dr. Katrina M. Knauer

kmk06f@gmail.com

(601)508-3233

From: [Alison O'Kelly](#)
To: [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Office of Councilwoman Sarah Parady](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#); [denc - City Council](#)
Subject: [EXTERNAL] Please Vote NO on Council Bill 23-1483 (rezoning of 4850 Federal Blvd)
Date: Saturday, January 6, 2024 12:32:32 PM

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Dear elected officials,

I am writing to you to express my strong opposition to the proposed rezoning at 4850 Federal Blvd. This change, intended to facilitate the construction of another drive-thru fast-food restaurant, poses significant threats to the health, safety, and overall welfare of our community.

Key Concerns:

- 1. Noise Pollution:** The proximity of the restaurant and drive-thru lanes to residential homes (within 60 feet) is alarming. This site has a history of noise citations, indicating a pattern of disruption that is likely to continue.
- 2. Light Pollution:** The design of the drive-thru lanes will result in car lights being directed towards our homes, causing intrusive light pollution.
- 3. Air Pollution:** The proposed double-lane drive-thru is expected to service more than 300 cars per day. With an average of 20 vehicles idling for 17 ½ hours daily, the air quality near our homes will deteriorate significantly beyond what we already experience due to the proximity to I-70 without a sound-quality barrier like has recently been installed west of Federal Blvd.
- 4. Business Hours:** The planned hours of operation – until 1:30am on weekdays and 3:30am on weekends – are extensive and will further disturb the peace of our neighborhood.
- 5. Impact on Livability:** Drive-thru facilities are known for increasing traffic and congestion, thereby discouraging walking, public transit use, and patronage of neighboring businesses. They increase the likelihood of accidents involving pedestrians and other vehicles, undermining the environmental and livability goals set by our community and reflected in Denver’s BluePrint Denver and the Comprehensive Plan 2040.
- 6. Inconsistency with The Near Northwest Area Plan:** This plan is scheduled for Council vote later this month, and has come together through the work of a variety of community members and experts to design a safe, healthy, vibrant, and climate friendly development vision for this community's near and distant future. The proposed use of 4850 Federal Blvd is in complete opposition to the long-developed vision in the NNAP, furthering the very conditions the plan is designed to rectify.

7. Additional Traffic Concerns: The introduction of approximately 300 additional vehicles per day into our streets will heighten risks for pedestrians, cyclists, and drivers, especially with the proximity of the I-70 off-ramp. The complex route required for customers to access the I-70 on-ramps from the facility further exacerbates this issue.

Call to Action:

Given these concerns, I urge all elected officials to join me in opposing this rezoning.

Our community deserves development that enhances our quality of life, not one that detracts from it. Let us stand together to ensure that our neighborhood remains a safe, healthy, and welcoming place for all.

Sincerely,
Alison O'Kelly
Homeowner, 4861 Decatur Street
Board Member, Chaffee Park Neighborhood Association

From: [Manny Araujo](#)
To: [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Office of Councilwoman Sarah Parady](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#); [dencc - City Council](#)
Subject: [EXTERNAL] Please Vote NO on Council Bill 23-1483 (rezoning of 4850 Federal Blvd)
Date: Saturday, January 6, 2024 12:35:04 PM

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Dear elected officials,

I am writing to you to express my strong opposition to the proposed rezoning at 4850 Federal Blvd. This change, intended to facilitate the construction of another drive-thru fast-food restaurant, poses significant threats to the health, safety, and overall welfare of our community.

Key Concerns:

- 1. Noise Pollution:** The proximity of the restaurant and drive-thru lanes to residential homes (within 60 feet) is alarming. This site has a history of noise citations, indicating a pattern of disruption that is likely to continue.
- 2. Light Pollution:** The design of the drive-thru lanes will result in car lights being directed towards our homes, causing intrusive light pollution.
- 3. Air Pollution:** The proposed double-lane drive-thru is expected to service more than 300 cars per day. With an average of 20 vehicles idling for 17 ½ hours daily, the air quality near our homes will deteriorate significantly beyond what we already experience due to the proximity to I-70 without a sound-quality barrier like has recently been installed west of Federal Blvd.
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- 6. Inconsistency with The Near Northwest Area Plan:** This plan is scheduled for Council vote later this month, and has come together through the work of a variety of community members and experts to design a safe, healthy, vibrant, and climate friendly development vision for this community's near and distant future. The proposed use of 4850 Federal Blvd is in complete opposition to the long-developed vision in the NNAP, furthering the very conditions the plan is designed to rectify.

7. Additional Traffic Concerns: The introduction of approximately 300 additional vehicles per day into our streets will heighten risks for pedestrians, cyclists, and drivers, especially with the proximity of the I-70 off-ramp. The complex route required for customers to access the I-70 on-ramps from the facility further exacerbates this issue.

Call to Action:

Given these concerns, I urge all elected officials to join me in opposing this rezoning.

Our community deserves development that enhances our quality of life, not one that detracts from it. Let us stand together to ensure that our neighborhood remains a safe, healthy, and welcoming place for all.

Sincerely,
Manuel Araujo
Homeowner, 4855 Decatur Street

From: [Traci Stoffel](#)
To: [dence - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Office of Councilwoman Sarah Parady](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#)
Subject: [EXTERNAL] Please vote no on proposed Chaffee Park zoning change
Date: Thursday, January 4, 2024 9:49:29 AM

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Hello.

I would like to express my concerns about a proposed change in zoning in my neighborhood.

I understand that a fast food chain would like to overturn established priorities of the City and neighborhood (Blueprint Denver, Comprehensive Plan 2040, and Near Northwest Plan), and strongly urge you to respect your residents in opposing this project that will only be detrimental to the area.

In addition to being contradictory to plans established by robust community engagement, another fast food option in a neighborhood lacking a decent grocery store is unconscionable. The added traffic and idling cars at all hours also fly in the face of attempts to promote pedestrian and cycling options.

Please do what is best for residents and not what is best for a corporation.

Thank you for your time and consideration.

Traci Stoffel
Neighborhood resident

From: [Robbin Thornton Riedy](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Please vote no on rezoning 49th and Federal
Date: Friday, December 15, 2023 8:23:44 AM

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Dear Denver City Council Members,

Please thoughtfully consider the letter from the Chaffee park neighborhood association and vote no on the proposed rezone at 49th and Federal. A new fast food drive thru is not what this neighborhood needs. We should move toward enacting the recommendations of the near northwest plan, and this rezone would be a step in the wrong direction.

Thank you,
Chaffee Park Resident Robbin Riedy
(52nd and Federal)

From: [Gavin McKibben](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Public comment - proposed rezoning 4850 N Federal Blvd - Application # 22i-00047
Date: Sunday, November 19, 2023 10:22:08 PM

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My name is Gavin McKibben, and I reside at 4890 Eliot St Denver, 80221. I am writing to express my concerns about the proposed rezoning of the property at 4850 N Federal Blvd, and the developer's stated intention to build a drive-through fast food restaurant at this location. The site in question is directly across the street from my front door, and I believe the proposed development will have negative impacts on the neighborhood and current residents; I strongly urge the council to reconsider approving the rezoning.

The developer's site plan puts two drive-through lanes directly across the street from our house, just 60' from our property line. The entrance would be directly in front of my house, with headlights pointing into my bedroom window as cars pull up. The developer has stated that they intend to be open as late as 3:30 am, bringing light pollution and noise to my doorstep deep into the night.

Drive-through restaurants in general are harmful to the environment and local communities. Emissions from idling cars will also degrade our air quality and pose a threat to residents; the average fast food drive-through customer idles for 3 minutes, which is the equivalent of 1.5 miles of gas burned and emissions created. Drive-throughs also pose an increased risk of injuries to pedestrians. Other cities including Atlanta and Golden are already taking steps to limit or eliminate new drive-through restaurants due to these concerns.

The plan has cars exiting the drive-through onto Federal just north of the I-70 off-ramp, with traffic directed to the north. This threatens to greatly increase the number of cars who must turn around to get back onto I-70. Some of these will go through our residential streets, increasing noise and risk to pedestrians. Some will make illegal U-turns on Federal. All of them will make it more difficult for local residents to access the highway, making a left turn onto Federal from 49th more difficult and more dangerous.

The city has a stated goal to make Federal Blvd more walkable and bike-friendly. A bus rapid transit in the right lane is also planned. The additional traffic in and out of this proposed drive-through would present an obstacle to developing effective bus transport in this location, and would pose a constant risk to pedestrians and cyclists. In particular the very close proximity to the I-70 off-ramp would encourage drive-through patrons to turn very rapidly onto Federal, increasing risk of accidents with pedestrians.

I believe the proposed development will have a tangible negative effect on the neighborhood and residents, and is a backwards step that undermines efforts to make Denver a greener, more livable, pedestrian-friendly 21st century city.

Gavin McKibben
4890 Eliot St
Denver, CO 80221

From: [chris grant](#)
To: [Office of Councilwoman Sarah Parady](#)
Cc: [Office of Councilwoman Serena Gonzales-Gutierrez](#); [Horn, Melissa A. - CC YA2245 City Council Aide](#); [dencc - City Council](#)
Subject: [EXTERNAL] Raising Caine"s late early morning chicken drive thru
Date: Monday, November 20, 2023 7:59:17 PM
Attachments: [City Counlin Letter.docx](#)

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I wish I've had the time recently to write such an excellent letter, but I have a two year old and now a three month old at the house and my time has been limited and I felt I had better get this out now. Now I understand that the city would love to see the tax revenue of this being anything other than a big parking lot so I know what a challenge fighting this rezoning may be bit as someone who already has to pick out Wendy's drive thru trash from my front yard in struggling to find the value of turning this area into a late night / early morning drive thru destination, which it currently is not.

I mean on not even going to mention from my perspective, one who sees the accidents and the near misses and the shedding down the alley to avoid the intersection problems here already. I'm not going to criticize whoever did the studies on traffic flow for a drive flow and calculated that a drive thru which puts traffic into the path on the off ramp was a brilliant idea, not to mention the general addition to the residential side streets and alleyways at 3am when the bar crowd gets that fried chicken craving. There will be no where else open for them, Cain's will have cornered the market for their benefit and for us to deal with, and started a new precedent for each new drive thru restaurant to look to. The new high speed post bar North Denver drive thru corridor. The entrance a hundred feet from my house.

From: [Cathy DeSmet](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Raising Cane's @ Federal & I70
Date: Tuesday, November 21, 2023 9:59:41 AM

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Dear City Council,

Please vote against the zoning change for this fast food restaurant.

The residents on Eliot Street will be forced to endure excessive traffic, noise pollution, air pollution, light pollution for an unreasonable number of hours in the day.

Denver has been trying to make streets safer for pedestrians, people who use wheelchairs, bicyclists; this will have the opposite effect for everyone not in a vehicle on 49th & Eliot. Federal Boulevard is dangerous enough as it is; the increased volume of traffic will make it worse.

This type of restaurant doesn't support community in the neighborhood. It is designed for drivers on the interstate to grab quick, fried food. Find another interstate interchange for a fast food/gas station plaza.

Please vote no.

Thank you for your consideration,
Respectfully,
Cathy DeSmet

Sent from my iPad

From: [Hannah Ewert-Krocker](#)
To: [dence - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [paradayatl@denvergov.org](#); [g-gutierrez.atlarge@denvergov.org](#)
Subject: [EXTERNAL] Raising Cane's on 48th and Federal
Date: Tuesday, January 2, 2024 8:59:38 AM

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Hello City Council Reps --

First, happy New Year, and thanks to you for all you do on behalf of Denver residents!

I'm writing to you all with the encouragement of some of my neighbors, who brought to my attention the plans to rezone the property at 4850 Federal for a Raising Cane's fast food restaurant with a drive-through. As a resident of Chaffee Park (on Clay St. between 51st and 52nd), I support my neighbors in opposing this use of that property. There are already more than 5 fast-food restaurants on the three-block stretch of Federal between I-70 and 52nd Ave. The intersection of 50th and Federal is already unfriendly to pedestrians. We walk our dog from Chaffee Park to Regis campus multiple times a week, and he has been hit once already (on leash with my husband). I am concerned that this new fast-food restaurant would bring more traffic to this already busy intersection. I can imagine it is challenging to find a more pedestrian-friendly, appropriate use of that property, but I encourage you to support a plan other than another fast food restaurant. I believe it will negatively affect our neighborhood, especially those whose houses are within one block of the area.

Thanks so much for considering our interests.

Best,
Hannah

--

[Hannah Ewert-Krocker](#), M.Ed.

she/her/hers

Montessori Education Consultant, Coach, + Creator

440.313.5882

"You have to act as if it were possible to radically transform the world. And you have to do it all the time." -- Angela Davis

From: [Joan Engler](#)
To: [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Gonzales-Gutierrez, Serena - CC XA1404 Member Denver City Council](#); [Parady, Sarah - CC XA1404 Member Denver City Council](#)
Cc: pengler@comcast.net; [denc - City Council](#); board@chaffee.org; [District 1 Comments](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#); [Office of Councilwoman Sarah Parady](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Alvidrez, Flor C. - CC XA1404 Member Denver City Council](#); [Watson, Darrell - CC XA1404 Member Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Lewis, Shontel M. - CC XA1404 Member Denver City Council](#); [Gilmore, Stacie M. - CC XA1404 Member Denver City Council](#); [Romero Campbell, Diana - CC XA1404 Member Denver City Council](#); [Torres, Jamie C. - CC XA1405 President Denver City Council](#); samuel.chesser@gmail.com; alisonokelly@gmail.com; nolamiquel@gmail.com
Subject: [EXTERNAL] RE: Bill 23-1483 – Raising Cane’s rezoning application for 4850 N Federal Blvd in our community
Date: Wednesday, December 13, 2023 1:04:35 PM

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Dear councilwomen Sandoval, Gonzales-Gutierrez and Parady,
We’re writing this email because we’re about to engage in good faith in a mediation process to produce a Good Neighbor Agreement (GNA) with Raising Cane’s Restaurants, LLC related to their rezoning application for the property located at [4850 N Federal Blvd](#) in the Chaffee Park neighborhood in North Denver.

We want to thank Councilwoman Sandoval’s office for their guidance and support in recent months. We also want to thank councilwomen Sandoval and Gonzales-Gutierrez for their comments during [last week’s City Council zoning hearing](#). We felt heard and represented when members of Council agreed with Councilwoman Sandoval’s statement that she doesn’t “think this [rezoning] meets the criteria for health, welfare, and safety,” adding: “Do we need another Raising Cane’s in Denver, another fast-food corridor?”

As you know, this bill is “for an ordinance changing the zoning classification for 4850 North Federal Boulevard...” If this zoning change is approved, it will effectively allow Raising Cane’s to build a two-lane, drive-thru, fast-food restaurant at this location, a “particular spot that needs love,” as Council voiced. This community location already has at least *eight* different fast-food restaurants, “nine if you count Winchel’s [donuts],” as highlighted by Councilwoman Gonzales-Gutierrez, whose parents live in our community. (For your reference, **we’ve included below an aerial photo** to show how close the homes are to the proposed order lanes, as well as to show how it will affect the westbound I-70 off-ramp traffic exiting from the restaurant.)

We find ourselves conflicted on how best to engage in a mediation process with a business that would jeopardize the health, welfare, and safety of our neighborhood and community at large by the proposed use. If this rezoning is approved, it would directly undermine our City’s adopted vision and plans, as approved by City Council in 2000 ([Blueprint Denver](#), our land use and transportation plan), in 2003 (the [Game Plan for a Healthy City](#)), 2017 ([Vision Zero Action Plan](#)), Denver Moves Everyone 2050, [the planned BRT project for Federal Blvd.](#), and their respective updates and/or supplements used for the **Comprehensive Plan 2000** and its latest version, [Comprehensive Plan 2040](#).

We have research completed by Denver that clearly states our policies and strategies for a livable city. Drive-thru facilities on transit-rich corridors that are part of the High-Injury Network, and that already suffer from the impacts of noise and air pollution, do not align with any of those adopted policies and strategies.

And even if the [Near NW Area Plan Draft](#) isn't yet fully adopted, its final draft clearly recommends:

Limit[ing] auto-oriented building forms and uses, such as drive-thrus and fueling stations, particularly where a higher concentration exists, such as Chaffee Park along Federal and at the local center at Pecos and I-70. (Near Northwest Area Plan, Planning Board Hearing, Nov. 2023)

You could choose to consider the “robust public engagement process” used to create the Near NW Area Plan Draft, together with the [Planning Board Staff Report](#), as invaluable community input related to this rezoning.

Therefore, with the recognition by City Council and Chaffee Park neighbors that this Raising Cane's drive-thru facility will threaten the health, welfare, and safety of our community, engaging in a GNA that would be contingent on not opposing the rezoning doesn't seem to be in the best interest of our community. We understand from Council that this GNA will not be a legally binding document and that Raising Cane's can decide to not follow the GNA in the future.

If you would like to reach out to us, we would appreciate any guidance with this difficult task.

Respectfully,

Joan Engler, RN, and Paul Engler, Chaffee Park homeowners

Samuel L. Cheser, Treasurer and registered contact, Chaffee Park Registered Neighborhood Association (CPRNO)

Alison O'Kelly, CPRNO Board Member

Nola Miguel, CPRNO Board Member

Chavez Family, Chaffee Park homeowners

Josh Manson, Chaffee Park homeowner

Chris Grant, Chaffee Park homeowner

Lillian Bailey, Chaffee Park resident

Gavin Mckibben, Chaffee Park resident

Other concerned neighbors and friends of Chaffee Park



From: [Gina Kelley](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Reject Rezoning in Chaffee Park
Date: Saturday, December 23, 2023 9:32:16 PM
Attachments: [CHAFFEE PARK FLYER.pdf](#)

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Hi,

As a resident of the Chaffee Park neighborhood, I am writing to petition for the rejection of the rezoning of 4850 N. Federal Blvd.

This area does not need another fast food restaurant. It needs a grocery store or healthy food options. Additionally, the proposed plan would cause additional traffic issue at that already busy intersection.

Best,
Gina Kelley

From: [Jeffrey Eggert](#)
To: [Office of Councilwoman Serena Gonzales-Gutierrez; denc - City Council; Sandoval, Amanda P. - CC Member District 1 Denver City Council; Office of Councilwoman Sarah Parady](#)
Subject: [EXTERNAL] ReZoning 4850 Federal Blvd.
Date: Sunday, December 31, 2023 4:20:02 PM

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Dear Council Members,

I am writing with a deep sense of concern regarding the proposed rezoning of **4850 Federal Blvd** for a drive-thru restaurant. I strongly oppose this proposal as it violates the community plan and goes against the well-being of residents. The establishment of a drive-thru restaurant in this location will have a detrimental impact on the environment, the health and safety of the community, and limit access to healthy food options.

As you know, the community plan is a critical tool for ensuring that development aligns with community needs and values. This proposal not only disregards the community plan but also creates a precedent that could lead to similar developments in other areas. Additionally, a drive-thru restaurant will generate a significant amount of traffic, leading to noise and air pollution, and increased risk of accidents.

Moreover, the proposed restaurant does not fit with the community's vision for healthy living. It will contribute to the prevalence of unhealthy food options and limit access to healthier alternatives. Given the rising levels of obesity, diabetes, and other health issues in the community, it is essential to promote healthy food options.

Therefore, I urge you to reject this proposal and prioritize the well-being and safety of the community. Thank you for your attention to this matter.

Best,

Jeffrey Eggert
5071 Zuni St, Denver, CO 80221
303-905-8880
jeffrey.eggert@gmail.com

From: [Kara Z](#)
To: [dence - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Office of Councilwoman Sarah Parady](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#)
Subject: [EXTERNAL] Rezoning at 4850 Federal Blvd Opposition
Date: Wednesday, January 3, 2024 4:32:37 PM

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Dear District Council,

We received notice that a rezoning in my neighborhood is being considered while will create another fast food venue off federal and 49th.

We have lived at 5025 Eliot St for thirteen years and have enjoyed being in Chaffee Park. We put up with traffic noise and dust off layers of dirt and grime from my backyard furniture each time I go outside, and have become accustomed to the smell of fries all day, or donuts early in morning from the fast food one block away. These venues and this traffic preceded me.

However, when we purchased the house we were ignorant of its impact on our health. My ten year old son has only known this home. Yet we have seen its impact. I recognize the red around his eyes that occurs when we are outside too long and he knows it's time to go indoors to get away from air pollution. He knows so much more about pollution than I did at college. For the sake of our ability to go outside, please do not consider the rezoning at 4850 Federal Blvd!!! We physically cannot tolerate more congestion, traffic and pollution.

Thank you for helping us create healthy neighborhoods in Denver where families can stay and thrive.

The Zwierkowski Family

Sent from my iPhone

From: ohhey.twolittlefruits.com
To: [dence - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Office of Councilwoman Sarah Parady](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#)
Subject: [EXTERNAL] rezoning at 4850 Federal Blvd
Date: Sunday, January 7, 2024 3:56:52 PM

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Dear elected officials,

I am writing to you to express my strong opposition to the proposed rezoning at 4850 Federal Blvd. This change, intended to facilitate the construction of another drive-thru fast-food restaurant, poses significant threats to the health, safety, and overall welfare of our community.

Key Concerns:

1. Noise Pollution: The proximity of the restaurant and drive-thru lanes to residential homes (within 60 feet) is alarming. This site has a history of noise citations, indicating a pattern of disruption that is likely to continue.
2. Light Pollution: The design of the drive-thru lanes will result in car lights being directed towards our homes, causing intrusive light pollution.
3. Air Pollution: The proposed double-lane drive-thru is expected to service over 300 cars per day. With an average of 20 vehicles idling for 17 ½ hours daily, the air quality near our homes will deteriorate significantly.
4. Business Hours: The planned hours of operation – until 1:30am on weekdays and 3:30am on weekends – are extensive and will further disturb the peace of our neighborhood.
5. Impact on Livability: Drive-thru facilities are known for increasing traffic and congestion, thereby discouraging walking, public transit use, and patronage of neighboring businesses. They increase the likelihood of accidents involving pedestrians and other vehicles, undermining the environmental and livability goals set by our community and reflected in Denver’s BluePrint Denver and the Comprehensive Plan 2040.

Additional Traffic Concerns:

The introduction of approximately 300 additional vehicles per day into our streets will heighten risks for pedestrians, cyclists, and drivers, especially with the proximity of the I-70 off-ramp. The complex route required for customers to access the I-70 on-ramps from the facility further exacerbates this issue.

Call to Action:

Given these concerns, I urge all elected officials to join me in opposing this rezoning.

Our community deserves development that enhances our quality of life, not one that detracts from it. Let us stand together to ensure that our neighborhood remains a safe, healthy, and welcoming place for all.

Sincerely,

Brent Rodgers
Owner • Designer

Two Little Fruits

[303.832.0752](tel:303.832.0752)

TWOLITTLEFRUITS.COM

From: [Asha rhone-conroy](#)
To: [Office of Councilwoman Sarah Parady](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [denc - City Council](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#)
Subject: [EXTERNAL] Rezoning at 4850 Federal Blvd
Date: Saturday, January 6, 2024 8:03:33 PM

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Hello,

My name is Asha Rhone-Conroy. I am a resident of Chaffee Park. My husband and I live in the home we bought in 2012 at 4855 Clay St, Denver, CO 80221. We strongly oppose the proposed rezoning of 4850 Federal Blvd to accommodate yet another fast food drive through(6 lanes open until the wee hours of the morning no less) in our small highway adjacent neighborhood.

The stretch of Federal between 48th and 52nd has at least half a dozen fast food restaurants already, yet no grocery store or remotely healthy restaurant to nourish the people who live in Chaffee Park. There is an existing fried chicken fast food drive through chain restaurant across the street half of a block to the north(Church's.) This stretch of Federal is saturated with fast food restaurants that cater to highway travellers and Federal Blvd commuters. To put it bluntly, we have hit a critical mass of greasy national chains that have turned our neighborhood into a de facto highway rest stop. Our streets between Federal Blvd and Pecos to the west are littered with peoples' drive thru trash. I notice more and more people pulled over in their cars idling in front of our homes to eat the fast food they've purchased on Federal. When they are done they frequently throw their garbage on our streets and in our yards.

This proposed drive through will have hundreds of cars idling all day 7 days a week just 60 feet from single family homes. I am so sad for my neighbors on Eliot St whose homes will be flooded with noise, air and light pollution from this drive thru. Our neighborhood is small and working class, and I can't help but think that this rezoning wouldn't even be proposed in a wealthier neighborhood with more political clout. Please note that I am not anti development or anti business. Our neighborhood already has more than its share of fast food options. I've lived in the neighborhood for over a decade and can't name a single neighbor that frequents these restaurants.

I apologize if this is a little long winded, but I truly think that Council has an opportunity to positively effect the long term health, safety and sense of community in our neighborhood by denying the proposed rezoning of 4850 Federal Boulevard.

Thank you for considering my opinions and for your service to our community and great city,
Asha Rhone-Conroy

From: [Caroline Lisowski](#)
To: [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Office of Councilwoman Sarah Parady](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#)
Cc: [Aaron Amadio](#)
Subject: [EXTERNAL] Re-Zoning Chaffee Park - 4850 Federal Blvd
Date: Sunday, January 7, 2024 10:27:04 AM

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Hello!

My husband and I live in Chaffee Park, just three blocks away from the proposed rezoning of 4850 Federal Blvd for a drive-thru restaurant. We both oppose the proposal for a drive thru restaurant to be built at this location. This location is within 60 feet of residential homes and will likely bring a large volume of cars with headlights pointing directly into people's homes. This neighborhood is older, most of our neighbors are older, and the noise/lights/traffic are unwelcome.

We would happily support a local bodega being opened in this location, a park, a green space, something that is local and adds value to the community.

Federal is already lined with fast food drive thru locations. Within a few minutes of this proposed space, we have a Cesar's Pizza, McDonald's, Wendy's, Good Times Burgers & Frozen Custard, Taco Bell, Starbucks... to only name a few. As much as we both love Raising Cane's, the proposed vendor, we do not need another drive thru.

Please consider this objection to the rezoning proposal. We are happy to speak further. Thank you,

Caroline Lisowski and Aaron Amadio
4835 Decatur Street, Denver, CO 80221
847-989-1845

From: [Brenda Lucero](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Rezoning change opposition and concern
Date: Friday, January 5, 2024 12:26:53 PM

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Hello,

I am writing to you as a Denver native and home owner in Chaffee Park Community. I would like to express my opposition and concern for rezoning to accommodate another fast food chain restaurant at 48th and Federal, Raising Cane. This is a high traffic area and we are saturated with fast food restaurants within blocks of that address. We have research completed by Denver that clearly states our policies and strategies for a livable city. Drive-thru facilities on transit-rich corridors that are part of the High-Injury Network, and that already suffer from the impacts of noise and air pollution, do not align with any of those adopted policies and strategies.

Thank you,
Brenda Lucero
2851 W 52nd Ave Denver CO 80221

From: [Pengler](#)
To: [denc - City Council](#)
Cc: [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] Rezoning Opposition 4850 Federal Blvd.
Date: Monday, November 20, 2023 11:13:17 AM
Attachments: [City Counlin Letter.docx](#)

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Please distribute to all council members

Hello Council members, I'm writing to oppose the rezoning at 4850 Federal Blvd. Please read attached letter of my opposition.

Thank you,
Paul Engler
(303) 919-6504

From: [Kit Shupe](#)
To: [Office of Councilwoman Sarah Parady](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [dence - City Council](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#)
Subject: [EXTERNAL] Zoning change atrocity in Chaffee Park
Date: Sunday, January 7, 2024 7:33:40 PM

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Hello,

My name is Christopher Shupe. I am a resident of Chaffee Park. My wife and I live in the home we bought in 2012 at 4855 Clay St, Denver, CO 80221. We strongly oppose the proposed rezoning of 4850 Federal Blvd to accommodate yet another fast food drive through(6 lanes open until the wee hours of the morning no less) in our small highway adjacent neighborhood.

The stretch of Federal between 48th and 52nd has at least half a dozen fast food restaurants already, yet no grocery store or remotely healthy restaurant to nourish the people who live in Chaffee Park. There is an existing fried chicken fast food drive through chain restaurant across the street half of a block to the north(Church's.) This stretch of Federal is saturated with fast food restaurants that cater to highway travellers and Federal Blvd commuters. To put it bluntly, we have hit a critical mass of greasy national chains that have turned our neighborhood into a de facto highway rest stop. Our streets between Federal Blvd and Pecos to the west are littered with peoples' drive thru trash. I notice more and more people pulled over in their cars idling in front of our homes to eat the fast food they've purchased on Federal. When they are done they frequently throw their garbage on our streets and in our yards.

This proposed drive through will have hundreds of cars idling all day 7 days a week just 60 feet from single family homes. I am so sad for my neighbors on Eliot St whose homes will be flooded with noise, air and light pollution from this drive thru. Our neighborhood is small and working class, and I can't help but think that this rezoning wouldn't even be proposed in a wealthier neighborhood with more political clout. Please note that I am not anti development or anti business. Our neighborhood already has more than its share of fast food options. I've lived in the neighborhood for over a decade and can't name a single neighbor that frequents these restaurants. As is, there are often very bad accidents in the intersections at Federal and 49th and at Federal and I-70. The volume of traffic departing the parking lot and illegally turning left (south) on Federal Blvd. will only increase accidents on an already very dangerous stretch of Federal Blvd.

I truly think that Council has an opportunity to positively affect the long term health, safety and sense of community in our neighborhood by denying the proposed rezoning of 4850 Federal Boulevard.

Thank you for considering my opinions and for your service to our community and great city,
Christopher Shupe

From: [Kurt E](#)
To: [dence - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Office of Councilwoman Sarah Parady](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#)
Subject: [EXTERNAL] Zoning opposition
Date: Monday, January 1, 2024 5:15:26 PM

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Dear elected officials,

I am writing to you to express my strong opposition to the proposed rezoning at 4850 Federal Blvd. This change, intended to facilitate the construction of another drive-thru fast-food restaurant, poses significant threats to the health, safety, and overall welfare of our community.

Key Concerns:

1. **Noise Pollution:** The proximity of the restaurant and drive-thru lanes to residential homes (within 60 feet) is alarming. This site has a history of noise citations, indicating a pattern of disruption that is likely to continue.
2. **Light Pollution:** The design of the drive-thru lanes will result in car lights being directed towards our homes, causing intrusive light pollution.
3. **Air Pollution:** The proposed double-lane drive-thru is expected to service over 300 cars per day. With an average of 20 vehicles idling for 17 ½ hours daily, the air quality near our homes will deteriorate significantly.
4. **Business Hours:** The planned hours of operation – until 1:30am on weekdays and 3:30am on weekends – are extensive and will further disturb the peace of our neighborhood.
5. **Impact on Livability:** Drive-thru facilities are known for increasing traffic and congestion, thereby discouraging walking, public transit use, and patronage of neighboring businesses. They increase the likelihood of accidents involving pedestrians and other vehicles, undermining the environmental and livability goals set by our community and reflected in Denver’s BluePrint Denver and the Comprehensive Plan 2040.

Additional Traffic Concerns:

The introduction of approximately 300 additional vehicles per day into our streets will heighten risks for pedestrians, cyclists, and drivers, especially with the proximity of the I-70 off-ramp. The complex route required for customers to access the I-70 on-ramps from the facility further exacerbates this issue.

Call to Action:

Given these concerns, I urge all elected officials to join me in opposing this rezoning. Our community deserves development that enhances our quality of life, not one that detracts from it. Let us stand together to ensure that our neighborhood remains a safe, healthy, and welcoming place for all.

Sincerely,

Kurt Einholz
Chaffee Park resident

From: [Office of Councilwoman Sarah Parady](#)
To: [Kirsten Kilfoyle](#); [denc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Office of Councilwoman Sarah Parady](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#)
Subject: RE: [EXTERNAL] 4850 Federal Blvd Rezoning Prioritizes Cars Over Community
Date: Tuesday, January 9, 2024 5:04:42 PM
Attachments: [image001.png](#)

Hello Kirsten,

Thank you for reaching out to the Office of Sarah Parady, At-Large about the proposed rezoning of 4850 Federal Blvd for a proposed Raising Canes Drive Thru --- we appreciate your feedback and engagement!

In the days leading up to yesterday's hearing, our office received an overwhelming response of community opposition to this proposed rezoning. Additionally, Councilmember Parady has concerns about expanding drive-thru locations across our city, given the environmental impacts that these locations bring. Finally, attempts to negotiate a Good Neighbor Agreement between local residents and the rezoning applicant fell through in the days leading up to the vote. In light of all these circumstances, Councilmember Parady voted no on the rezoning proposal and it failed.

Thank you for reaching out, and feel free to follow up with any additional questions, comments, or concerns.



Megan Ives | Senior Aide for Policy
Office of Councilmember At-Large Sarah Parady
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From: Kirsten Kilfoyle <kirsten.barkmeier@gmail.com>
Sent: Wednesday, January 3, 2024 2:05 PM
To: denc - City Council <denc@denvergov.org>; Sandoval, Amanda P. - CC Member District 1 Denver City Council <Amanda.Sandoval@denvergov.org>; Office of Councilwoman Sarah Parady <paradyatlarge@denvergov.org>; Office of Councilwoman Serena Gonzales-Gutierrez <G-Gutierrez.atlarge@denvergov.org>
Subject: [EXTERNAL] 4850 Federal Blvd Rezoning Prioritizes Cars Over Community

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Dear Representatives,

As a resident living just down the street from 4850 Federal Blvd, I am writing to vehemently oppose the proposed rezoning to allow yet another fast food drive-thru. This stretch of Federal is already lined almost exclusively with gas stations and low-quality fast food joints. Our community deserves better.

Where are the public spaces for neighbors to gather? The full-service restaurants with healthy food options? The retail stores offering basic needs? They are nowhere to be found. All we have now is quick fuel for cars, not people. This drive-thru would only exacerbate the issues facing our neglected community.

Making matters worse is the increased danger to pedestrians and cyclists. With over 300 more cars expected to flood our streets daily, exiting onto an already busy Federal Blvd, this development poses very real safety risks. It flies directly in the face of Denver's Vision Zero program to eliminate pedestrian fatalities.

This is not the type of growth I want to see in my community. I urge you to stand with me and other concerned residents in opposing this damaging rezoning proposal. Our neighborhood deserves thoughtful development focused on people, not cars and corporate fast food chains.

I look forward to your support on this issue as my representative. Please don't hesitate to reach out with any questions.

Thank you for your consideration,
Kirsten Kilfoyle
2812 W 53rd Ave
Denver, CO
303-819-8475

--

Kirsten Kilfoyle

<https://www.linkedin.com/in/kbarkmeier/>

From: [Office of Councilwoman Sarah Parady](#)
To: [Denise Navarro](#); [denc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Office of Councilwoman Sarah Parady](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#)
Subject: RE: [EXTERNAL] AGAINST RAISING CANES AT 4850 FEDARAL BLVD.
Date: Tuesday, January 9, 2024 5:11:44 PM
Attachments: [image001.png](#)

Hello Denise,

Thank you for reaching out to the Office of Sarah Parady, At-Large about the proposed rezoning of 4850 Federal Blvd for a proposed Raising Canes Drive Thru --- we appreciate your feedback and engagement!

In the days leading up to yesterday's hearing, our office received an overwhelming response of community opposition to this proposed rezoning. Additionally, Councilmember Parady has concerns about expanding drive-thru locations across our city, given the environmental impacts that these locations bring. Finally, attempts to negotiate a Good Neighbor Agreement between local residents and the rezoning applicant fell through in the days leading up to the vote. In light of all these circumstances, Councilmember Parady voted no on the rezoning proposal and it failed.

Thank you for reaching out, and feel free to follow up with any additional questions, comments, or concerns.



Megan Ives | Senior Aide for Policy
Office of Councilmember At-Large Sarah Parady
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From: Denise Navarro <deniselnavarro@yahoo.com>
Sent: Thursday, January 4, 2024 7:00 PM
To: denc - City Council <denc@denvergov.org>; Sandoval, Amanda P. - CC Member District 1 Denver City Council <Amanda.Sandoval@denvergov.org>; Office of Councilwoman Sarah Parady <paradyatlarge@denvergov.org>; Office of Councilwoman Serena Gonzales-Gutierrez <G-Gutierrez.atlarge@denvergov.org>
Subject: [EXTERNAL] AGAINST RAISING CANES AT 4850 FEDARAL BLVD.

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Hello, I am writing in regards to the new plans for Raisin Canes to be part of this community. I am AGAINST THIS NEW PLAN!!!

It will cause traffic jams and a lot of unwanted congestion that is already a big issue in this area. This community already gets heavy traffic from the frontage road to get to Fedearl Blvd.

Huge Semi trucks come through this area constantly. Adding more congestion to this area is too much. This plan is not good for this neighborhood. The drive thru lanes will direct cars towards our residential homes. There are kids in this neighborhood that play outside. Magnets of traffic and congestion is not a good fit. Their hours of operations will be open to late. Cars coming up and down 49th at all hours of the day and night are bad for this community.

I hope you reconsider this fast-food restaurant being built in this neighborhood. IT IS NOT A GOOD FIT FOR THIS COMMUNITY.

Thank you,

A very concerned resident

Denise Navarro

From: [Office of Councilwoman Sarah Parady](#)
To: [Molly Brennan](#); [dence - City Council](#)
Cc: amandasandoval@denvergov.org; [Office of Councilwoman Sarah Parady](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#)
Subject: RE: [EXTERNAL] Opposing Raising Canes in Chaffee Park Community
Date: Tuesday, January 9, 2024 5:11:24 PM
Attachments: [image001.png](#)

Hello Molly,

Thank you for reaching out to the Office of Sarah Parady, At-Large about the proposed rezoning of 4850 Federal Blvd for a proposed Raising Canes Drive Thru --- we appreciate your feedback and engagement!

In the days leading up to yesterday's hearing, our office received an overwhelming response of community opposition to this proposed rezoning. Additionally, Councilmember Parady has concerns about expanding drive-thru locations across our city, given the environmental impacts that these locations bring. Finally, attempts to negotiate a Good Neighbor Agreement between local residents and the rezoning applicant fell through in the days leading up to the vote. In light of all these circumstances, Councilmember Parady voted no on the rezoning proposal and it failed.

Thank you for reaching out, and feel free to follow up with any additional questions, comments, or concerns.



Megan Ives | Senior Aide for Policy
Office of Councilmember At-Large Sarah Parady
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From: Molly Brennan <mbrenn4@gmail.com>
Sent: Friday, January 5, 2024 7:18 AM
To: dence - City Council <dence@denvergov.org>
Cc: amandasandoval@denvergov.org; Office of Councilwoman Sarah Parady <paradyatlarge@denvergov.org>; Office of Councilwoman Serena Gonzales-Gutierrez <G-Gutierrez.atlarge@denvergov.org>
Subject: [EXTERNAL] Opposing Raising Canes in Chaffee Park Community

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Hello,

I am writing you to discuss my concerns for the possibility of a Raising Canes fast food establishment at the corner of 70 and Federal. I live walking distance from this location off

of 49th and Federal and know that this will cause so many more issues. The safety of our community members would be the first because more cars will be driving down our street to use the light at 50th and Federal. If they choose not to use that light they will be turning onto an extremely busy road that already has a ton of accidents due to high traffic volume. Between Wendy's, Burger King, Good Times, McDonalds, and many more we already have enough fast food options in this area. I hope that this will not go forward and we can continue to enjoy our neighborhood in peace.

Thank you,
Molly Brennan

From: [Office of Councilwoman Sarah Parady](#)
To: [J Spott](#); [denc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Office of Councilwoman Sarah Parady](#); [g-guitierrez.atlarge@denvergov.org](#)
Subject: RE: [EXTERNAL] Opposition to 4850 Rezoning
Date: Tuesday, January 9, 2024 5:01:47 PM
Attachments: [image001.png](#)

Hello Justin,

Thank you for reaching out to the Office of Sarah Parady, At-Large about the proposed rezoning of 4850 Federal Blvd for a proposed Raising Canes Drive Thru --- we appreciate your feedback and engagement!

In the days leading up to yesterday's hearing, our office received an overwhelming response of community opposition to this proposed rezoning. Additionally, Councilmember Parady has concerns about expanding drive-thru locations across our city, given the environmental impacts that these locations bring. Finally, attempts to negotiate a Good Neighbor Agreement between local residents and the rezoning applicant fell through in the days leading up to the vote. In light of all these circumstances, Councilmember Parady voted no on the rezoning proposal.

Thank you for reaching out, and feel free to follow up with any additional questions, comments, or concerns.



Megan Ives | Senior Aide for Policy
Office of Councilmember At-Large Sarah Parady
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From: J Spott <justin.spott@gmail.com>
Sent: Sunday, January 7, 2024 1:15 PM
To: [denc - City Council](#) <[denc@denvergov.org](#)>; [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#) <[Amanda.Sandoval@denvergov.org](#)>; [Office of Councilwoman Sarah Parady](#) <[paradyatlarge@denvergov.org](#)>; [g-guitierrez.atlarge@denvergov.org](#)
Subject: [EXTERNAL] Opposition to 4850 Rezoning

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Dear council members,

I am writing to oppose the zoning change at 4850 Federal Blvd. I am the property owner at the diagonally adjacent lot, 4914 Eliot St.

All bedrooms in my home have windows facing this lot, and will be significantly affected by noise and light pollution from the drive through. This will impact my family's ability to safely enjoy our home. This pollution can be well observed, especially at other similar drive through locations which will often have round-the-block lines at midnight.

I have substantial concerns about increased accidents at 49th and Federal (an already difficult intersection), and decreased walkability along Federal - particularly access to Rocky Mountain Lake Park.

As other community members have echoed, this development plan is not aligned with the community's goals, or adopted plans like BluePrint Denver or the Comprehensive 2040 plan.

Thanks,

Justin Spott

From: [Office of Councilwoman Sarah Parady](#)
To: [Katrina Knauer](#); [dence - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Office of Councilwoman Sarah Parady](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#)
Subject: RE: [EXTERNAL] Please do not approve zoning change for 4850 Federal Blvd
Date: Tuesday, January 9, 2024 4:45:49 PM
Attachments: [image001.png](#)

Hello Katrina,

Thank you for reaching out to the Office of Sarah Parady, At-Large about the proposed rezoning of 4850 Federal Blvd for a proposed Raising Canes Drive Thru --- we appreciate your feedback and engagement!

In the days leading up to yesterday's hearing, our office received an overwhelming response of community opposition to this proposed rezoning. Additionally, Councilmember Parady has concerns about expanding drive-thru locations across our city, given the environmental impacts that these locations bring. Finally, attempts to negotiate a Good Neighbor Agreement between local residents and the rezoning applicant fell through in the days leading up to the vote. In light of all these circumstances, Councilmember Parady voted no on the rezoning proposal.

Thank you for reaching out, and feel free to follow up with any additional questions, comments, or concerns.



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From: Katrina Knauer <kmk06f@gmail.com>
Sent: Sunday, January 7, 2024 3:16 PM
To: dence - City Council <dencc@denvergov.org>; Sandoval, Amanda P. - CC Member District 1 Denver City Council <Amanda.Sandoval@denvergov.org>; Office of Councilwoman Sarah Parady <paradyatlarge@denvergov.org>; Office of Councilwoman Serena Gonzales-Gutierrez <Gutierrez.atlarge@denvergov.org>
Subject: [EXTERNAL] Please do not approve zoning change for 4850 Federal Blvd

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Dear Denver City Council and Chaffee Park Representatives,

As a resident of Chaffee Park, one of the few affordable residential areas of Denver, I am writing to you to strongly urge you to not approve the rezoning of 4850 Federal Blvd. The proposed rezoning will allow for this building to become a drive-thru, fast food restaurant. This will have a negative impact on our communities collective health, safety, and welfare.

The rezoning will allow for a double drive thru lane along a residential street right up to the side of houses. This business is set to be open >17 hours a day serving up to 300 cars per day. This will result in noise and air pollution to a residential area, allow for hundreds of cars to pass through a housing community where children are present, and also create another unhealthy restaurant on a street where there are already a lot of unhealthy options.

I do not believe this restaurant will bring up the value of the area, I don't think it will create any value at all other than the owners of the restaurant. I think rezoning to allow for a fast food drive through will show that Denver does not care about community health or the value of homes and communities in Denver.

Please do not approve of this rezoning. Thank you for your consideration.

--

Cheers!

Dr. Katrina M. Knauer

kmk06f@gmail.com

(601)508-3233

From: [Office of Councilwoman Sarah Parady](#)
To: [Manny Araujo](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Office of Councilwoman Sarah Parady](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#); [dencc - City Council](#)
Subject: RE: [EXTERNAL] Please Vote NO on Council Bill 23-1483 (rezoning of 4850 Federal Blvd)
Date: Tuesday, January 9, 2024 5:02:50 PM
Attachments: [image001.png](#)

Hello Manuel,

Thank you for reaching out to the Office of Sarah Parady, At-Large about the proposed rezoning of 4850 Federal Blvd for a proposed Raising Canes Drive Thru --- we appreciate your feedback and engagement!

In the days leading up to yesterday's hearing, our office received an overwhelming response of community opposition to this proposed rezoning. Additionally, Councilmember Parady has concerns about expanding drive-thru locations across our city, given the environmental impacts that these locations bring. Finally, attempts to negotiate a Good Neighbor Agreement between local residents and the rezoning applicant fell through in the days leading up to the vote. In light of all these circumstances, Councilmember Parady voted no on the rezoning proposal.

Thank you for reaching out, and feel free to follow up with any additional questions, comments, or concerns.



Megan Ives | Senior Aide for Policy
Office of Councilmember At-Large Sarah Parady
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From: Manny Araujo <mannyjamesaraujo@gmail.com>
Sent: Saturday, January 6, 2024 12:34 PM
To: Sandoval, Amanda P. - CC Member District 1 Denver City Council <Amanda.Sandoval@denvergov.org>; Office of Councilwoman Sarah Parady <paradyatlarge@denvergov.org>; Office of Councilwoman Serena Gonzales-Gutierrez <G-Gutierrez.atlarge@denvergov.org>; dencc - City Council <dencc@denvergov.org>
Subject: [EXTERNAL] Please Vote NO on Council Bill 23-1483 (rezoning of 4850 Federal Blvd)

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Dear elected officials,

I am writing to you to express my strong opposition to the proposed rezoning at 4850 Federal Blvd. This change, intended to facilitate the construction of another drive-thru fast-food restaurant, poses significant threats to the health, safety, and overall welfare of our community.

Key Concerns:

1. Noise Pollution: The proximity of the restaurant and drive-thru lanes to residential homes (within 60 feet) is alarming. This site has a history of noise citations, indicating a pattern of disruption that is likely to continue.

2. Light Pollution: The design of the drive-thru lanes will result in car lights being directed towards our homes, causing intrusive light pollution.

3. Air Pollution: The proposed double-lane drive-thru is expected to service more than 300 cars per day. With an average of 20 vehicles idling for 17 ½ hours daily, the air quality near our homes will deteriorate significantly beyond what we already experience due to the proximity to I-70 without a sound-quality barrier like has recently been installed west of Federal Blvd.

4. Business Hours: The planned hours of operation – until 1:30am on weekdays and 3:30am on weekends – are extensive and will further disturb the peace of our neighborhood.

5. Impact on Livability: Drive-thru facilities are known for increasing traffic and congestion, thereby discouraging walking, public transit use, and patronage of neighboring businesses. They increase the likelihood of accidents involving pedestrians and other vehicles, undermining the environmental and livability goals set by our community and reflected in Denver’s BluePrint Denver and the Comprehensive Plan 2040.

6. Inconsistency with The Near Northwest Area Plan: This plan is scheduled for Council vote later this month, and has come together through the work of a variety of community members and experts to design a safe, healthy, vibrant, and climate friendly development vision for this community's near and distant future. The proposed use of 4850 Federal Blvd is in complete opposition to the long-developed vision in the NNAP, furthering the very conditions the plan is designed to rectify.

7. Additional Traffic Concerns: The introduction of approximately 300 additional vehicles per day into our streets will heighten risks for pedestrians, cyclists, and drivers, especially with the proximity of the I-70 off-ramp. The complex route required for customers to access the I-70 on-ramps from the facility further exacerbates this issue.

Call to Action:

Given these concerns, I urge all elected officials to join me in opposing this rezoning.

Our community deserves development that enhances our quality of life, not one that detracts from it. Let us stand together to ensure that our neighborhood remains a safe, healthy, and welcoming place for all.

Sincerely,
Manuel Araujo
Homeowner, 4855 Decatur Street

From: [Office of Councilwoman Sarah Parady](#)
To: [Sam Chesser](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Office of Councilwoman Sarah Parady](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#); [dencc - City Council](#)
Subject: RE: [EXTERNAL] Please Vote NO on Council Bill 23-1483 (rezoning of 4850 Federal Blvd)
Date: Tuesday, January 9, 2024 4:36:37 PM
Attachments: [image001.png](#)

Hello Samuel,

Thank you for reaching out to the Office of Sarah Parady, At-Large about the proposed rezoning of 4850 Federal Blvd for a proposed Raising Canes Drive Thru --- we appreciate your feedback and engagement!

In the days leading up to yesterday's hearing, our office received an overwhelming response of community opposition to this proposed rezoning. Additionally, Councilmember Parady has concerns about expanding drive-thru locations across our city, given the environmental impacts that these locations bring. Finally, attempts to negotiate a Good Neighbor Agreement between local residents and the rezoning applicant fell through in the days leading up to the vote. In light of all these circumstances, Councilmember Parady voted no on the rezoning proposal.

Thank you for reaching out, and feel free to follow up with any additional questions, comments, or concerns.



Megan Ives | Senior Aide for Policy
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From: Sam Chesser <samuel.chesser@gmail.com>
Sent: Monday, January 8, 2024 9:15 AM
To: Sandoval, Amanda P. - CC Member District 1 Denver City Council <Amanda.Sandoval@denvergov.org>; Office of Councilwoman Sarah Parady <paradyatlarge@denvergov.org>; Office of Councilwoman Serena Gonzales-Gutierrez <G-Gutierrez.atlarge@denvergov.org>; dencc - City Council <dencc@denvergov.org>
Subject: [EXTERNAL] Please Vote NO on Council Bill 23-1483 (rezoning of 4850 Federal Blvd)

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Dear City Council,

Please see my objections below to the rezoning of 4850 Federal.

You will hear and have heard directly from neighbors located more near the site, and their very sound reasons for opposing the rezone. I support them in their concerns and hope they are taken into full account.

I, however, am most concerned from a livability perspective for our entire neighborhood and city. Another drive thru facility on Federal in our neighborhood does not exist to serve our residents; it is for people driving through on Federal or I-70, and that convenience is at the expense of our neighborhood. Another estimated 300 cars idling and contributing to poor air quality.

Another 300 cars coming through our neighborhood or making dangerous maneuvers to get back onto the highway.

Another fast food restaurant instead of something of value to the community.

During a Good Neighbor Agreement discussion, many of the most acute concerns for them regarding hours of operation, we were told that our asks were not feasible as they needed to make money. They would not speak to the actual health, safety, and quality of life concerns of increased pollution and potential pedestrian accidents.

The ability for Raising Cane's to have another profitable location **at the expense of our community** should **not** be a given, and is not a right for them.

This is also very counter to plans for Federal Boulevard and the city's soon to be ratified Near Northwest Area Plan.

Given these concerns, I urge all elected officials to join me in opposing this rezoning.

Our community deserves development that enhances our quality of life, not one that detracts from it. Let us stand together to ensure that our neighborhood remains a safe, healthy, and welcoming place for all.

Thank you,

Samuel L. Chesser
Treasurer, Chaffee Park Neighborhood Association
5135 Umatilla St.

From: [Office of Councilwoman Sarah Parady](#)
To: [Alison O'Kelly](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Office of Councilwoman Sarah Parady](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#); [dencc - City Council](#)
Subject: RE: [EXTERNAL] Please Vote NO on Council Bill 23-1483 (rezoning of 4850 Federal Blvd)
Date: Tuesday, January 9, 2024 5:03:07 PM
Attachments: [image001.png](#)

Hello Alison,

Thank you for reaching out to the Office of Sarah Parady, At-Large about the proposed rezoning of 4850 Federal Blvd for a proposed Raising Canes Drive Thru --- we appreciate your feedback and engagement!

In the days leading up to yesterday's hearing, our office received an overwhelming response of community opposition to this proposed rezoning. Additionally, Councilmember Parady has concerns about expanding drive-thru locations across our city, given the environmental impacts that these locations bring. Finally, attempts to negotiate a Good Neighbor Agreement between local residents and the rezoning applicant fell through in the days leading up to the vote. In light of all these circumstances, Councilmember Parady voted no on the rezoning proposal.

Thank you for reaching out, and feel free to follow up with any additional questions, comments, or concerns.



Megan Ives | Senior Aide for Policy
Office of Councilmember At-Large Sarah Parady
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From: Alison O'Kelly <alisonokelly@gmail.com>
Sent: Saturday, January 6, 2024 12:31 PM
To: Sandoval, Amanda P. - CC Member District 1 Denver City Council <Amanda.Sandoval@denvergov.org>; Office of Councilwoman Sarah Parady <paradyatlarge@denvergov.org>; Office of Councilwoman Serena Gonzales-Gutierrez <G-Gutierrez.atlarge@denvergov.org>; dencc - City Council <dencc@denvergov.org>
Subject: [EXTERNAL] Please Vote NO on Council Bill 23-1483 (rezoning of 4850 Federal Blvd)

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Dear elected officials,

I am writing to you to express my strong opposition to the proposed rezoning at 4850 Federal Blvd. This change, intended to facilitate the construction of another drive-thru fast-food restaurant, poses significant threats to the health, safety, and overall welfare of our community.

Key Concerns:

1. Noise Pollution: The proximity of the restaurant and drive-thru lanes to residential homes (within 60 feet) is alarming. This site has a history of noise citations, indicating a pattern of disruption that is likely to continue.

2. Light Pollution: The design of the drive-thru lanes will result in car lights being directed towards our homes, causing intrusive light pollution.

3. Air Pollution: The proposed double-lane drive-thru is expected to service more than 300 cars per day. With an average of 20 vehicles idling for 17 ½ hours daily, the air quality near our homes will deteriorate significantly beyond what we already experience due to the proximity to I-70 without a sound-quality barrier like has recently been installed west of Federal Blvd.

4. Business Hours: The planned hours of operation – until 1:30am on weekdays and 3:30am on weekends – are extensive and will further disturb the peace of our neighborhood.

5. Impact on Livability: Drive-thru facilities are known for increasing traffic and congestion, thereby discouraging walking, public transit use, and patronage of neighboring businesses. They increase the likelihood of accidents involving pedestrians and other vehicles, undermining the environmental and livability goals set by our community and reflected in Denver’s BluePrint Denver and the Comprehensive Plan 2040.

6. Inconsistency with The Near Northwest Area Plan: This plan is scheduled for Council vote later this month, and has come together through the work of a variety of community members and experts to design a safe, healthy, vibrant, and climate friendly development vision for this community's near and distant future. The proposed use of 4850 Federal Blvd is in complete opposition to the long-developed vision in the NNAP, furthering the very conditions the plan is designed to rectify.

7. Additional Traffic Concerns: The introduction of approximately 300 additional vehicles per day into our streets will heighten risks for pedestrians, cyclists, and drivers, especially with the proximity of the I-70 off-ramp. The complex route required for customers to access the I-70 on-ramps from the facility further exacerbates this issue.

Call to Action:

Given these concerns, I urge all elected officials to join me in opposing this rezoning.

Our community deserves development that enhances our quality of life, not one that detracts from

it. Let us stand together to ensure that our neighborhood remains a safe, healthy, and welcoming place for all.

Sincerely,
Alison O'Kelly
Homeowner, 4861 Decatur Street
Board Member, Chaffee Park Neighborhood Association

From: [Office of Councilwoman Sarah Parady](#)
To: [Traci Stoffel](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Office of Councilwoman Sarah Parady](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#)
Subject: RE: [EXTERNAL] Please vote no on proposed Chaffee Park zoning change
Date: Tuesday, January 9, 2024 5:12:11 PM
Attachments: [image001.png](#)

Hello Traci,

Thank you for reaching out to the Office of Sarah Parady, At-Large about the proposed rezoning of 4850 Federal Blvd for a proposed Raising Canes Drive Thru --- we appreciate your feedback and engagement!

In the days leading up to yesterday's hearing, our office received an overwhelming response of community opposition to this proposed rezoning. Additionally, Councilmember Parady has concerns about expanding drive-thru locations across our city, given the environmental impacts that these locations bring. Finally, attempts to negotiate a Good Neighbor Agreement between local residents and the rezoning applicant fell through in the days leading up to the vote. In light of all these circumstances, Councilmember Parady voted no on the rezoning proposal and it failed.

Thank you for reaching out, and feel free to follow up with any additional questions, comments, or concerns.



Megan Ives | Senior Aide for Policy
Office of Councilmember At-Large Sarah Parady
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From: Traci Stoffel <tracicstoffel@gmail.com>
Sent: Thursday, January 4, 2024 9:49 AM
To: dencc - City Council <dencc@denvergov.org>; Sandoval, Amanda P. - CC Member District 1 Denver City Council <Amanda.Sandoval@denvergov.org>; Office of Councilwoman Sarah Parady <paradyatlarge@denvergov.org>; Office of Councilwoman Serena Gonzales-Gutierrez <Gutierrez.atlarge@denvergov.org>
Subject: [EXTERNAL] Please vote no on proposed Chaffee Park zoning change

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Hello.

I would like to express my concerns about a proposed change in zoning in my neighborhood.

I understand that a fast food chain would like to overturn established priorities of the City and neighborhood (Blueprint Denver, Comprehensive Plan 2040, and Near Northwest Plan), and strongly urge you to respect your residents in opposing this project that will only be detrimental to the area.

In addition to being contradictory to plans established by robust community engagement, another fast food option in a neighborhood lacking a decent grocery store is unconscionable. The added traffic and idling cars at all hours also fly in the face of attempts to promote pedestrian and cycling options.

Please do what is best for residents and not what is best for a corporation.

Thank you for your time and consideration.

Traci Stoffel
Neighborhood resident

From: [District 1 Comments](#)
To: [Alejandra Castañeda](#); [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: RE: [EXTERNAL] Rezoning application page gone for 4850 N Federal Blvd
Date: Thursday, December 14, 2023 11:59:26 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hi Alejandra,

Connecting you with Melissa to see if she can help you.

Take care,
Gina



Gina Volpe | Senior Council Aide

Office of Councilwoman Amanda P. Sandoval
Council District 1, NW Denver
(720) 337-7701 | 1810 Platte St. Denver



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From: Alejandra Castañeda <axcastaneda@gmail.com>
Sent: Thursday, December 14, 2023 11:38 AM
To: denc - City Council <denc@denvergov.org>
Cc: District 1 Comments <District1@denvergov.org>
Subject: [EXTERNAL] Rezoning application page gone for 4850 N Federal Blvd

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Good morning,

I am unable to access the rezoning application for this property where the information used to be available before here: https://denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Community-Planning-and-Development/Denver-Zoning-Code/Map-Amendments/4850-N-Federal-Blvd?lang_update=638362759388752816

City Council vote has been postponed to 1/8/24. Why is the page/information not available anymore when visiting the [Map Amendments page](#)?

Thank you in advance for your reply,

Alejandra X. Castañeda
[pronouns: she / her / ella]
District 1 community member

From: [Office of Councilwoman Sarah Parady](#)
To: [Kara Z](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Office of Councilwoman Sarah Parady](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#)
Subject: RE: [EXTERNAL] Rezoning at 4850 Federal Blvd Opposition
Date: Tuesday, January 9, 2024 5:04:27 PM
Attachments: [image001.png](#)

Hello Kara,

Thank you for reaching out to the Office of Sarah Parady, At-Large about the proposed rezoning of 4850 Federal Blvd for a proposed Raising Canes Drive Thru --- we appreciate your feedback and engagement!

In the days leading up to yesterday's hearing, our office received an overwhelming response of community opposition to this proposed rezoning. Additionally, Councilmember Parady has concerns about expanding drive-thru locations across our city, given the environmental impacts that these locations bring. Finally, attempts to negotiate a Good Neighbor Agreement between local residents and the rezoning applicant fell through in the days leading up to the vote. In light of all these circumstances, Councilmember Parady voted no on the rezoning proposal and it failed.

Thank you for reaching out, and feel free to follow up with any additional questions, comments, or concerns.



Megan Ives | Senior Aide for Policy
Office of Councilmember At-Large Sarah Parady
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From: Kara Z <kara.nsimon@gmail.com>
Sent: Wednesday, January 3, 2024 4:32 PM
To: dencc - City Council <dencc@denvergov.org>; Sandoval, Amanda P. - CC Member District 1 Denver City Council <Amanda.Sandoval@denvergov.org>; Office of Councilwoman Sarah Parady <paradyatlarge@denvergov.org>; Office of Councilwoman Serena Gonzales-Gutierrez <G-Gutierrez.atlarge@denvergov.org>
Subject: [EXTERNAL] Rezoning at 4850 Federal Blvd Opposition

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Dear District Council,

We received notice that a rezoning in my neighborhood is being considered while will create another fast food venue off federal and 49th.

We have lived at 5025 Eliot St for thirteen years and have enjoyed being in Chaffee Park.

We put up with traffic noise and dust off layers of dirt and grime from my backyard furniture

each time I go outside, and have become accustomed to the smell of fries all day, or donuts early in morning from the fast food one block away. These venues and this traffic preceded me.

However, when we purchased the house we were ignorant of its impact on our health. My ten year old son has only known this home. Yet we have seen its impact. I recognize the red around his eyes that occurs when we are outside too long and he knows it's time to go indoors to get away from air pollution. He knows so much more about pollution than I did at college. For the sake of our ability to go outside, please do not consider the rezoning at 4850 Federal Blvd!!! We physically cannot tolerate more congestion, traffic and pollution.

Thank you for helping us create healthy neighborhoods in Denver where families can stay and thrive.

The Zwierkowski Family

Sent from my iPhone

From: [Office of Councilwoman Sarah Parady](#)
To: [Asha rhone-conroy](#); [Office of Councilwoman Sarah Parady](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [dencc - City Council](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#)
Subject: RE: [EXTERNAL] Rezoning at 4850 Federal Blvd
Date: Tuesday, January 9, 2024 5:02:30 PM
Attachments: [image001.png](#)

Hello Asha,

Thank you for reaching out to the Office of Sarah Parady, At-Large about the proposed rezoning of 4850 Federal Blvd for a proposed Raising Canes Drive Thru --- we appreciate your feedback and engagement!

In the days leading up to yesterday's hearing, our office received an overwhelming response of community opposition to this proposed rezoning. Additionally, Councilmember Parady has concerns about expanding drive-thru locations across our city, given the environmental impacts that these locations bring. Finally, attempts to negotiate a Good Neighbor Agreement between local residents and the rezoning applicant fell through in the days leading up to the vote. In light of all these circumstances, Councilmember Parady voted no on the rezoning proposal.

Thank you for reaching out, and feel free to follow up with any additional questions, comments, or concerns.



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From: Asha rhone-conroy <asha.rhone.conroy@gmail.com>
Sent: Saturday, January 6, 2024 8:03 PM
To: Office of Councilwoman Sarah Parady <paradyatlarge@denvergov.org>; Sandoval, Amanda P. - CC Member District 1 Denver City Council <Amanda.Sandoval@denvergov.org>; dencc - City Council <dencc@denvergov.org>; Office of Councilwoman Serena Gonzales-Gutierrez <G-Gutierrez.atlarge@denvergov.org>
Subject: [EXTERNAL] Rezoning at 4850 Federal Blvd

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Hello,

My name is Asha Rhone-Conroy. I am a resident of Chaffee Park. My husband and I live in the home we bought in 2012 at 4855 Clay St, Denver, CO 80221. We strongly oppose the proposed rezoning of 4850 Federal Blvd to accommodate yet another fast food drive through(6 lanes open until the wee hours of the morning no less) in our small highway adjacent neighborhood.

The stretch of Federal between 48th and 52nd has at least half a dozen fast food restaurants already, yet no grocery store or remotely healthy restaurant to nourish the people who live in Chaffee Park. There is an existing fried chicken fast food drive through chain restaurant across the street half of a block to the north(Church's.) This stretch of Federal is saturated with fast food restaurants that cater to highway travellers and Federal Blvd commuters. To put it bluntly, we have hit a critical mass of greasy national chains that have turned our neighborhood into a de facto highway rest stop. Our streets between Federal Blvd and Pecos to the west are littered with peoples' drive thru trash. I notice more and more people pulled over in their cars idling in front of our homes to eat the fast food they've purchased on Federal. When they are done they frequently throw their garbage on our streets and in our yards.

This proposed drive through will have hundreds of cars idling all day 7 days a week just 60 feet from single family homes. I am so sad for my neighbors on Eliot St whose homes will be flooded with noise, air and light pollution from this drive thru. Our neighborhood is small and working class, and I can't help but think that this rezoning wouldn't even be proposed in a wealthier neighborhood with more political clout. Please note that I am not anti development or anti business. Our neighborhood already has more than its share of fast food options. I've lived in the neighborhood for over a decade and can't name a single neighbor that frequents these restaurants.

I apologize if this is a little long winded, but I truly think that Council has an opportunity to positively effect the long term health, safety and sense of community in our neighborhood by denying the proposed rezoning of 4850 Federal Boulevard.

Thank you for considering my opinions and for your service to our community and great city,
Asha Rhone-Conroy

From: [Office of Councilwoman Sarah Parady](#)
To: [Caroline Lisowski](#); [denc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Office of Councilwoman Sarah Parady](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#)
Cc: [Aaron Amadio](#)
Subject: RE: [EXTERNAL] Re-Zoning Chaffee Park - 4850 Federal Blvd
Date: Tuesday, January 9, 2024 5:02:15 PM
Attachments: [image001.png](#)

Hello Caroline and Aaron,

Thank you for reaching out to the Office of Sarah Parady, At-Large about the proposed rezoning of 4850 Federal Blvd for a proposed Raising Canes Drive Thru --- we appreciate your feedback and engagement!

In the days leading up to yesterday's hearing, our office received an overwhelming response of community opposition to this proposed rezoning. Additionally, Councilmember Parady has concerns about expanding drive-thru locations across our city, given the environmental impacts that these locations bring. Finally, attempts to negotiate a Good Neighbor Agreement between local residents and the rezoning applicant fell through in the days leading up to the vote. In light of all these circumstances, Councilmember Parady voted no on the rezoning proposal.

Thank you for reaching out, and feel free to follow up with any additional questions, comments, or concerns.



Megan Ives | Senior Aide for Policy
Office of Councilmember At-Large Sarah Parady
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From: Caroline Lisowski <caroline.lisowski@gmail.com>
Sent: Sunday, January 7, 2024 10:27 AM
To: denc - City Council <denc@denvergov.org>; Sandoval, Amanda P. - CC Member District 1 Denver City Council <Amanda.Sandoval@denvergov.org>; Office of Councilwoman Sarah Parady <paradyatlarge@denvergov.org>; Office of Councilwoman Serena Gonzales-Gutierrez <G-Gutierrez.atlarge@denvergov.org>
Cc: Aaron Amadio <aamadio03@gmail.com>
Subject: [EXTERNAL] Re-Zoning Chaffee Park - 4850 Federal Blvd

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Hello!

My husband and I live in Chaffee Park, just three blocks away from the proposed rezoning of 4850 Federal Blvd for a drive-thru restaurant. We both oppose the proposal for a drive thru restaurant to be built at this location. This location is within 60 feet of residential homes and will likely bring a large volume of cars with headlights pointing directly into people's homes. This neighborhood is older, most of our neighbors are older, and the noise/lights/traffic are unwelcome.

We would happily support a local bodega being opened in this location, a park, a green space, something that is local and adds value to the community.

Federal is already lined with fast food drive thru locations. Within a few minutes of this proposed space, we have a Cesar's Pizza, McDonald's, Wendy's, Good Times Burgers & Frozen Custard, Taco Bell, Starbucks... to only name a few. As much as we both love Raising Cane's, the proposed vendor, we do not need another drive thru.

Please consider this objection to the rezoning proposal. We are happy to speak further. Thank you,

Caroline Lisowski and Aaron Amadio
4835 Decatur Street, Denver, CO 80221
847-989-1845

From: [Office of Councilwoman Sarah Parady](#)
To: [Kit Shupe](#); [Office of Councilwoman Sarah Parady](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [dencc - City Council](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#)
Subject: RE: [EXTERNAL] Zoning change atrocity in Chaffee Park
Date: Tuesday, January 9, 2024 4:43:52 PM
Attachments: [image001.png](#)

Hello Christopher,

Thank you for reaching out to the Office of Sarah Parady, At-Large about the proposed rezoning of 4850 Federal Blvd for a proposed Raising Canes Drive Thru --- we appreciate your feedback and engagement!

In the days leading up to yesterday's hearing, our office received an overwhelming response of community opposition to this proposed rezoning. Additionally, Councilmember Parady has concerns about expanding drive-thru locations across our city, given the environmental impacts that these locations bring. Finally, attempts to negotiate a Good Neighbor Agreement between local residents and the rezoning applicant fell through in the days leading up to the vote. In light of all these circumstances, Councilmember Parady voted no on the rezoning proposal.

Thank you for reaching out, and feel free to follow up with any additional questions, comments, or concerns.



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From: Kit Shupe <kit.shupe@gmail.com>
Sent: Sunday, January 7, 2024 7:33 PM
To: Office of Councilwoman Sarah Parady <paradyatlarge@denvergov.org>; Sandoval, Amanda P. - CC Member District 1 Denver City Council <Amanda.Sandoval@denvergov.org>; dencc - City Council <dencc@denvergov.org>; Office of Councilwoman Serena Gonzales-Gutierrez <G-Gutierrez.atlarge@denvergov.org>
Subject: [EXTERNAL] Zoning change atrocity in Chaffee Park

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Hello,

My name is Christopher Shupe. I am a resident of Chaffee Park. My wife and I live in the home we bought in 2012 at 4855 Clay St, Denver, CO 80221. We strongly oppose the proposed rezoning of 4850 Federal Blvd to accommodate yet another fast food drive through(6 lanes open until the wee hours of the morning no less) in our small highway adjacent neighborhood.

The stretch of Federal between 48th and 52nd has at least half a dozen fast food restaurants already, yet no grocery store or remotely healthy restaurant to nourish the people who live in Chaffee Park. There is an existing fried chicken fast food drive through chain restaurant across the street half of a block to the north(Church's.) This stretch of Federal is saturated with fast food restaurants that cater to highway travellers and Federal Blvd commuters. To put it bluntly, we have hit a critical mass of greasy national chains that have turned our neighborhood into a de facto highway rest stop. Our streets between Federal Blvd and Pecos to the west are littered with peoples' drive thru trash. I notice more and more people pulled over in their cars idling in front of our homes to eat the fast food they've purchased on Federal. When they are done they frequently throw their garbage on our streets and in our yards.

This proposed drive through will have hundreds of cars idling all day 7 days a week just 60 feet from single family homes. I am so sad for my neighbors on Eliot St whose homes will be flooded with noise, air and light pollution from this drive thru. Our neighborhood is small and working class, and I can't help but think that this rezoning wouldn't even be proposed in a wealthier neighborhood with more political clout. Please note that I am not anti development or anti business. Our neighborhood already has more than its share of fast food options. I've lived in the neighborhood for over a decade and can't name a single neighbor that frequents these restaurants. As is, there are often very bad accidents in the intersections at Federal and 49th and at Federal and I-70. The volume of traffic departing the parking lot and illegally turning left (south) on Federal Blvd. will only increase accidents on an already very dangerous stretch of Federal Blvd.

I truly think that Council has an opportunity to positively affect the long term health, safety and sense of community in our neighborhood by denying the proposed rezoning of 4850 Federal Boulevard.

Thank you for considering my opinions and for your service to our community and great city,
Christopher Shupe

From: [Office of Councilwoman Sarah Parady](#)
To: [ohhey.twolittlefruits.com](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Office of Councilwoman Sarah Parady](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#)
Subject: RE: rezoning at 4850 Federal Blvd
Date: Tuesday, January 9, 2024 4:34:36 PM
Attachments: [image001.png](#)

Hello Derek,

Thank you for reaching out to the Office of Sarah Parady, At-Large about the proposed rezoning of 4850 Federal Blvd for a proposed Raising Canes Drive Thru --- we appreciate your feedback and engagement!

In the days leading up to yesterday's hearing, our office received an overwhelming response of community opposition to this proposed rezoning. Additionally, Councilmember Parady has concerns about expanding drive-thru locations across our city, given the environmental impacts that these locations bring. Finally, attempts to negotiate a Good Neighbor Agreement between local residents and the rezoning applicant fell through in the days leading up to the vote. In light of all these circumstances, Councilmember Parady voted no on the rezoning proposal.

Thank you for reaching out, and feel free to follow up with any additional questions, comments, or concerns.



Megan Ives | Senior Aide for Policy
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From: ohhey.twolittlefruits.com <ohhey@twolittlefruits.com>
Sent: Monday, January 8, 2024 9:35 AM
To: dencc - City Council <dencc@denvergov.org>; Sandoval, Amanda P. - CC Member District 1 Denver City Council <Amanda.Sandoval@denvergov.org>; Office of Councilwoman Sarah Parady <paradyatlarge@denvergov.org>; Office of Councilwoman Serena Gonzales-Gutierrez <Gutierrez.atlarge@denvergov.org>
Subject: [EXTERNAL] rezoning at 4850 Federal Blvd

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Dear elected officials,

I am writing to you to express my strong opposition to the proposed rezoning at 4850 Federal Blvd. This change, intended to facilitate the construction of another drive-thru fast-food restaurant, poses significant threats to the health, safety, and overall welfare of our community.

Key Concerns:

1. Noise Pollution: The proximity of the restaurant and drive-thru lanes to residential homes (within 60 feet) is alarming. This site has a history of noise citations, indicating a pattern of disruption that is likely to continue.
2. Light Pollution: The design of the drive-thru lanes will result in car lights being directed towards our homes, causing intrusive light pollution.
3. Air Pollution: The proposed double-lane drive-thru is expected to service over 300 cars per day. With an average of 20 vehicles idling for 17 ½ hours daily, the air quality near our homes will deteriorate significantly.
4. Business Hours: The planned hours of operation – until 1:30am on weekdays and 3:30am on weekends – are extensive and will further disturb the peace of our neighborhood.
5. Impact on Livability: Drive-thru facilities are known for increasing traffic and congestion, thereby discouraging walking, public transit use, and patronage of neighboring businesses. They increase the likelihood of accidents involving pedestrians and other vehicles, undermining the environmental and livability goals set by our community and reflected in Denver’s BluePrint Denver and the Comprehensive Plan 2040.

Additional Traffic Concerns:

The introduction of approximately 300 additional vehicles per day into our streets will heighten risks for pedestrians, cyclists, and drivers, especially with the proximity of the I-70 off-ramp. The complex route required for customers to access the I-70 on-ramps from the facility further exacerbates this issue.

Call to Action:

Given these concerns, I urge all elected officials to join me in opposing this rezoning.

Our community deserves development that enhances our quality of life, not one that detracts from it. Let us stand together to ensure that our neighborhood remains a safe, healthy, and welcoming place for all.

Derek Cadena

From: [Office of Councilwoman Sarah Parady](#)
To: [ohhey.twolittlefruits.com](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Office of Councilwoman Sarah Parady](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#)
Subject: RE: rezoning at 4850 Federal Blvd
Date: Tuesday, January 9, 2024 4:44:56 PM
Attachments: [image001.png](#)

Hello Brent,

Thank you for reaching out to the Office of Sarah Parady, At-Large about the proposed rezoning of 4850 Federal Blvd for a proposed Raising Canes Drive Thru --- we appreciate your feedback and engagement!

In the days leading up to yesterday's hearing, our office received an overwhelming response of community opposition to this proposed rezoning. Additionally, Councilmember Parady has concerns about expanding drive-thru locations across our city, given the environmental impacts that these locations bring. Finally, attempts to negotiate a Good Neighbor Agreement between local residents and the rezoning applicant fell through in the days leading up to the vote. In light of all these circumstances, Councilmember Parady voted no on the rezoning proposal.

Thank you for reaching out, and feel free to follow up with any additional questions, comments, or concerns.



Megan Ives | Senior Aide for Policy
Office of Councilmember At-Large Sarah Parady
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From: ohhey.twolittlefruits.com <ohhey@twolittlefruits.com>
Sent: Sunday, January 7, 2024 3:57 PM
To: dencc - City Council <dencc@denvergov.org>; Sandoval, Amanda P. - CC Member District 1 Denver City Council <Amanda.Sandoval@denvergov.org>; Office of Councilwoman Sarah Parady <paradyatlarge@denvergov.org>; Office of Councilwoman Serena Gonzales-Gutierrez <Gutierrez.atlarge@denvergov.org>
Subject: [EXTERNAL] rezoning at 4850 Federal Blvd

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Dear elected officials,

I am writing to you to express my strong opposition to the proposed rezoning at 4850 Federal Blvd. This change, intended to facilitate the construction of another drive-thru fast-food restaurant, poses significant threats to the health, safety, and overall welfare of our community.

Key Concerns:

1. Noise Pollution: The proximity of the restaurant and drive-thru lanes to residential homes (within 60 feet) is alarming. This site has a history of noise citations, indicating a pattern of disruption that is likely to continue.
2. Light Pollution: The design of the drive-thru lanes will result in car lights being directed towards our homes, causing intrusive light pollution.
3. Air Pollution: The proposed double-lane drive-thru is expected to service over 300 cars per day. With an average of 20 vehicles idling for 17 ½ hours daily, the air quality near our homes will deteriorate significantly.
4. Business Hours: The planned hours of operation – until 1:30am on weekdays and 3:30am on weekends – are extensive and will further disturb the peace of our neighborhood.
5. Impact on Livability: Drive-thru facilities are known for increasing traffic and congestion, thereby discouraging walking, public transit use, and patronage of neighboring businesses. They increase the likelihood of accidents involving pedestrians and other vehicles, undermining the environmental and livability goals set by our community and reflected in Denver’s BluePrint Denver and the Comprehensive Plan 2040.

Additional Traffic Concerns:

The introduction of approximately 300 additional vehicles per day into our streets will heighten risks for pedestrians, cyclists, and drivers, especially with the proximity of the I-70 off-ramp. The complex route required for customers to access the I-70 on-ramps from the facility further exacerbates this issue.

Call to Action:

Given these concerns, I urge all elected officials to join me in opposing this rezoning.

Our community deserves development that enhances our quality of life, not one that detracts from it. Let us stand together to ensure that our neighborhood remains a safe, healthy, and welcoming place for all.

Sincerely,
Brent Rodgers
Owner • Designer

Two Little Fruits

[303.832.0752](tel:303.832.0752)

TWOLITTLEFRUITS.COM