

Submitted on	4 January 2025, 9:58AM
Receipt number	66
Related form version	1

Tell us what you think!

We want to hear from you. Questions or comments about the Regulations for New Gas Stations zoning code project can be shared in the text box below.

I am in 100% support of this zoning text amendment. It supports compressive plan 2040 and vision zero and is in alignment what the citizens of denver want. I especially appreciate how this text amendment protects neighborhoods comprised of single family homes from having gas stations butting up against them. As a city we have a sufficient number of gas stations and adding new ones in protected districts, near transit hubs and near other gas stations will not support the vision of Denver as a whole.

Please select if you are submitting a question or a comment.	Comment
Name:	Jill Osa
Email Address:	jillkosa@gmail.com

Tell us about yourself

What is your gender?	Female
How old are you?	35-44
What is your race or ethnicity? Please select all that apply. You may report more than one group.	White
Do you rent or own your home?	Own
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$200,000 or more

Submitted on	4 January 2025, 11:01AM
Receipt number	69
Related form version	1

Tell us what you think!

We want to hear from you. Questions or comments about the Regulations for New Gas Stations zoning code project can be shared in the text box below.

I prefer to not see a gas station put in at Yale and I-25. Zoning that would prevent that from occurring with be supported. I feel that sufficient gas stations are available at this point.

Please select if you are submitting a question or a comment.

Comment

Name:

Troy Howell

Email Address:

thowell03@gmail.com

Tell us about yourself

What is your gender?

Male

How old are you?

55-64

What is your race or ethnicity? Please select all that apply. You may report more than one group.

White

Do you rent or own your home?

Own

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

\$150,000 - \$199,999

Regulations for New Gas Stations - Comment Form



Submitted on	4 January 2025, 10:45PM
Receipt number	70
Related form version	1

Tell us what you think!

We want to hear from you. Questions or comments about the Regulations for New Gas Stations zoning code project can be shared in the text box below.

Public Comment in Support of Amendment to Limit New Gas Stations

Dear City Council/Planning Commission Members,

I am writing to express my strong support for the proposed amendment that would limit the building of new gas stations within Denver. This thoughtful proposal addresses critical land use, safety, and community concerns, and aligns with the city's long-term vision for sustainable growth and equitable transportation access.

Land Use & Planning

Denver is a landlocked city with limited available land, and every development decision carries weight. With fuel demand in Denver remaining flat, as indicated by research from the Colorado Wyoming Petroleum Retailers Council, adding more gas stations is unnecessary and detracts from opportunities to develop the multimodal, community-oriented spaces we need. This amendment encourages more strategic use of our finite resources by prioritizing thoughtful urban planning over redundant services.

Safety & Traffic Concerns

The East Yale corridor exemplifies the challenges our city faces in balancing vehicular and pedestrian needs. Disconnected bike lanes, incomplete sidewalks, and wide travel lanes already create dangerous conditions for pedestrians and cyclists, while traffic congestion at key intersections like Colorado/Yale and I-25/Yale exacerbates these issues. Adding a gas station in this area would only increase traffic volumes, worsening safety hazards and undermining efforts to improve multimodal access to transit stations. We need to prioritize infrastructure investments that enhance connectivity and safety for all users, not developments that increase car dependency.

Community Protection

This amendment's thoughtful buffer requirements—a 1/4 mile separation between gas stations and a 300-foot distance from residential zones—are vital for maintaining neighborhood quality of life and safety. Oversaturation of traffic-generating businesses near residential areas disrupts the tranquility and livability of our neighborhoods. Instead, the city should focus on fostering developments that support community well-being and multimodal accessibility.

I urge you to adopt this amendment as a step toward creating a safer, more sustainable, and thoughtfully planned Denver. Thank you for considering the voices of residents who are deeply invested in the health and future of our city.

Sincerely,
Megan Williams

Please select if you are submitting a question or a comment.	Comment
Name:	Megan Williams
Email Address:	meganwilliamsmontana@gmail.com

Tell us about yourself

What is your gender?	Female
How old are you?	19-34
What is your race or ethnicity? Please select all that apply. You may report more than one group.	White
Do you rent or own your home?	Own
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$50,000 - \$99,000

Regulations for New Gas Stations - Comment Form



Submitted on	4 January 2025, 10:48PM
Receipt number	71
Related form version	1

Tell us what you think!

We want to hear from you. Questions or comments about the Regulations for New Gas Stations zoning code project can be shared in the text box below.

Public Comment in Support of Amendment to Limit New Gas Stations

Dear City Council/Planning Commission Members,

I am writing to express my strong support for the proposed amendment that would limit the building of new gas stations within Denver. This thoughtful proposal addresses critical land use, safety, and community concerns, and aligns with the city's long-term vision for sustainable growth and equitable transportation access.

Land Use & Planning

Denver is a landlocked city with limited available land, and every development decision carries weight. With fuel demand in Denver remaining flat, as indicated by research from the Colorado Wyoming Petroleum Retailers Council, adding more gas stations is unnecessary and detracts from opportunities to develop the multimodal, community-oriented spaces we need. This amendment encourages more strategic use of our finite resources by prioritizing thoughtful urban planning over redundant services.

Safety & Traffic Concerns

The East Yale corridor exemplifies the challenges our city faces in balancing vehicular and pedestrian needs. Disconnected bike lanes, incomplete sidewalks, and wide travel lanes already create dangerous conditions for pedestrians and cyclists, while traffic congestion at key intersections like Colorado/Yale and I-25/Yale exacerbates these issues. Adding a gas station in this area would only increase traffic volumes, worsening safety hazards and undermining efforts to improve multimodal access to transit stations. We need to prioritize infrastructure investments that enhance connectivity and safety for all users, not developments that increase car dependency.

Community Protection

This amendment's thoughtful buffer requirements—a 1/4 mile separation between gas stations and a 300-foot distance from residential zones—are vital for maintaining neighborhood quality of life and safety. Oversaturation of traffic-generating businesses near residential areas disrupts the tranquility and livability of our neighborhoods. Instead, the city should focus on fostering developments that support community well-being and multimodal accessibility.

I urge you to adopt this amendment as a step toward creating a safer, more sustainable, and thoughtfully planned Denver. Thank you for considering the voices of residents who are deeply invested in the health and future of our city.

Sincerely,
Aaron Connell

Please select if you are submitting a question or a comment.

Comment

Name:

Aaron Connell

Email Address:

connell024@gmail.com

Tell us about yourself

What is your gender?

Male

How old are you?

35-44

What is your race or ethnicity? Please select all that apply. You may report more than one group.

White

Do you rent or own your home?

Own

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

\$50,000 - \$99,000

Submitted on	5 January 2025, 7:09AM
Receipt number	72
Related form version	1

Tell us what you think!

We want to hear from you. Questions or comments about the Regulations for New Gas Stations zoning code project can be shared in the text box below.

No

Please select if you are submitting a question or a comment.

Comment

Name:

Whitney Martin

Email Address:

whitneysellsdenver@gmail.com

Tell us about yourself

What is your gender?

Prefer not to answer

How old are you?

35-44

What is your race or ethnicity? Please select all that apply. You may report more than one group.

Prefer not to answer

Do you rent or own your home?

Own

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

\$100,000 - \$149,999

Submitted on	5 January 2025, 8:27AM
Receipt number	73
Related form version	1

Tell us what you think!

We want to hear from you. Questions or comments about the Regulations for New Gas Stations zoning code project can be shared in the text box below.

Living in the neighborhood near 5500 E. Yale Ave. my family is in support of the Denver amendment that would put limitations on where and how new gas stations are built. And in particular concerning the proposed location of a QuikTrip gas station at 5500 E. Yale, my question is, I guess there is no desire to make Yale Ave walkable, ever? Whatever happened to that traffic study that showed how dangerous this area of Yale between I 25 and Monaco is? A busy gas station here would be very dangerous for pedestrians. There's not even a sidewalk across the street as an option. I feel this 5500 E. Yale landowner, Jerry Glick, determined to ruin our vulnerable, congested, neighborhood.

Thank you.

Kriete Family

Please select if you are submitting a question or a comment.	Question
Name:	Margaret Kriete
Email Address:	boxy-size-rhyme@duck.com

Tell us about yourself

What is your gender?	Female
How old are you?	55-64
What is your race or ethnicity? Please select all that apply. You may report more than one group.	White
Do you rent or own your home?	Own
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$25,000 - \$49,999

Regulations for New Gas Stations - Comment Form



Submitted on	5 January 2025, 8:57AM
Receipt number	74
Related form version	1

Tell us what you think!

We want to hear from you. Questions or comments about the Regulations for New Gas Stations zoning code project can be shared in the text box below.

Please select if you are submitting a question or a comment. Comment

Name: Claire

Email Address: claireawagner11@gmail.com

Tell us about yourself

What is your gender? Female

How old are you? 35-44

What is your race or ethnicity? Please select all that apply. You may report more than one group. White

Do you rent or own your home? Own

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members. \$50,000 - \$99,000

Regulations for New Gas Stations - Comment Form



Submitted on	5 January 2025, 9:08AM
Receipt number	75
Related form version	1

Tell us what you think!

We want to hear from you. Questions or comments about the Regulations for New Gas Stations zoning code project can be shared in the text box below.

No thank you!!

Please select if you are submitting a question or a comment.

Comment

Name:

Zoe Harrier

Email Address:

Zkharrier@gmail.com

Tell us about yourself

What is your gender?

Female

How old are you?

19-34

What is your race or ethnicity? Please select all that apply. You may report more than one group.

White

Do you rent or own your home?

Own

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

\$50,000 - \$99,000

Submitted on	5 January 2025, 10:00AM
Receipt number	76
Related form version	1

Tell us what you think!

We want to hear from you. Questions or comments about the Regulations for New Gas Stations zoning code project can be shared in the text box below.

Big no! A gas station is not needed at this location. We have gas stations at Hampden and also at Evens. Thats one street over. We already have a high number of homeless people that roam our neighborhoods, it be best to not give them another place of refuge.

Please select if you are submitting a question or a comment.	Comment
--	---------

Name:	Antonio V.A.
-------	--------------

Email Address:	rctvalenzuelaamaya@gmail.com
----------------	------------------------------

Tell us about yourself

What is your gender?	Male
----------------------	------

How old are you?	19-34
------------------	-------

What is your race or ethnicity? Please select all that apply. You may report more than one group.	Hispanic, Latino/Latina/Latinx, or Spanish
---	--

Do you rent or own your home?	Other
-------------------------------	-------

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$50,000 - \$99,000
---	---------------------

Submitted on	5 January 2025, 10:20AM
Receipt number	77
Related form version	1

Tell us what you think!

We want to hear from you. Questions or comments about the Regulations for New Gas Stations zoning code project can be shared in the text box below.

Please pass zoning regulations on gas stations immediately. Real estate investors are ignoring and disrespecting residential neighborhoods. The Yale Corridor has been extensively studied and it is not capable of safely supporting gas stations. Example: we live across Yale from proposed gas station site at 5500 E Yale Ave. It is a street with no other outlet and we have difficulty exiting already. Traffic accidents and pedestrian accidents in this corridor are already one of the highest in the city. Please don't let gas stations contribute to the already overcrowded streets that are surrounded by residential neighborhoods. Thank you for helping by urgently passing this ammendment.

Please select if you are submitting a question or a comment.	Comment
Name:	Penny Maw
Email Address:	pennymmaw@gmail.com

Tell us about yourself

What is your gender?	Female
How old are you?	55-64
What is your race or ethnicity? Please select all that apply. You may report more than one group.	White
Do you rent or own your home?	Own
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$50,000 - \$99,000

Regulations for New Gas Stations - Comment Form



Submitted on	5 January 2025, 10:24AM
Receipt number	79
Related form version	1

Tell us what you think!

We want to hear from you. Questions or comments about the Regulations for New Gas Stations zoning code project can be shared in the text box below.

The Yale St. area off I25 is very congested and dangerous. Thank goodness there are not any businesses in this area. That would add to the danger. This is a community of houses and should not have a gas station. There are plenty on Evans which is commercial. Please don't add to our congestion.

Please select if you are submitting a question or a comment.	Comment
--	---------

Name:	Pam Murdock
-------	-------------

Email Address:	pampem@aol.com
----------------	----------------

Tell us about yourself

What is your gender?	Female
----------------------	--------

How old are you?	75 and older
------------------	--------------

What is your race or ethnicity? Please select all that apply. You may report more than one group.	White
---	-------

Do you rent or own your home?	Own
-------------------------------	-----

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$50,000 - \$99,000
---	---------------------

Regulations for New Gas Stations - Comment Form



Submitted on	5 January 2025, 11:04AM
Receipt number	80
Related form version	1

Tell us what you think!

We want to hear from you. Questions or comments about the Regulations for New Gas Stations zoning code project can be shared in the text box below.

Land Use & Planning:

Denver is a landlocked city with limited available land that should be used wisely.

Research from the Colorado Wyoming Petroleum Retailers Council shows fuel demand in Denver remains flat - we don't need more gas stations

Safety & Traffic Concerns:

Bike and pedestrian accidents in our intersection are already three times higher than the city average.

The East Yale corridor already faces significant safety issues for pedestrians and cyclists due to disconnected bike lanes and sidewalks.

Wide travel lanes in the area contribute to speeding problems.

The corridor experiences significant vehicular congestion at Colorado/Yale and I-25/Yale intersections.

Adding a gas station would increase traffic and further compromise pedestrian safety.

The area needs major infrastructure investment & improved multimodal access to transit stations, not more vehicular traffic.

Community Protection:

The proposed 1/4 mile buffer between gas stations helps prevent over-saturation while maintaining adequate service.

Protecting residential areas with a 300-foot buffer is essential for neighborhood quality of life and safety.

Reducing additional traffic-generating businesses would support the corridor's need for better multimodal access.

Please select if you are submitting a question or a comment.

Comment

Name:

Steve Davey

Email Address:

steve.m.davey@gmail.com

Tell us about yourself

What is your gender?	Male
How old are you?	45-54
What is your race or ethnicity? Please select all that apply. You may report more than one group.	American Indian or Alaska Native Black or African American
Do you rent or own your home?	Own
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$200,000 or more

Submitted on	5 January 2025, 12:03PM
Receipt number	81
Related form version	1

Tell us what you think!

We want to hear from you. Questions or comments about the Regulations for New Gas Stations zoning code project can be shared in the text box below.

I oppose the building of a gas station at 5500 Yale, it is a residential area, there is a transit station right there and it is bad for the environment. We have plenty of gas stations within proximity to this area. We already live in a terrible place, please don't make it worse.

Please select if you are submitting a question or a comment.

Comment

Name:

Katherine Regan

Email Address:

katherine.regan@gmail.com

Tell us about yourself

What is your gender?

Female

How old are you?

35-44

What is your race or ethnicity? Please select all that apply. You may report more than one group.

White

Do you rent or own your home?

Own

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

\$50,000 - \$99,000

Submitted on	5 January 2025, 12:30PM
Receipt number	82
Related form version	1

Tell us what you think!

We want to hear from you. Questions or comments about the Regulations for New Gas Stations zoning code project can be shared in the text box below.

They are better described as convenience stores. They offer inexpensive meals and basic food items. Hopefully the new zoning allows for more in neighborhoods

Please select if you are submitting a question or a comment.

Comment

Name:

David Bowdish

Email Address:

Tell us about yourself

What is your gender?

Prefer not to answer

How old are you?

Prefer not to answer

What is your race or ethnicity? Please select all that apply. You may report more than one group.

Prefer not to answer

Do you rent or own your home?

Own

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

Prefer not to answer

Submitted on	5 January 2025, 1:11PM
Receipt number	83
Related form version	1

Tell us what you think!

We want to hear from you. Questions or comments about the Regulations for New Gas Stations zoning code project can be shared in the text box below.	This is a waste of the cities time. We have bigger things to worry about and the city council is proving issues like crime and homelessness don't matter.
Please select if you are submitting a question or a comment.	Comment
Name:	Jim Kenley
Email Address:	jkenley@gmail.com

Tell us about yourself

What is your gender?	Male
How old are you?	35-44
What is your race or ethnicity? Please select all that apply. You may report more than one group.	White
Do you rent or own your home?	Own
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$200,000 or more

Submitted on	5 January 2025, 2:25PM
Receipt number	84
Related form version	1

Tell us what you think!

We want to hear from you. Questions or comments about the Regulations for New Gas Stations zoning code project can be shared in the text box below.

I am a homeowner at Yale and Holly, and the sidewalks in the area are already very narrow and I don't feel safe riding my bike on Yale. A gas station will exasperate this issue and I would rather create more safety for pedestrians than build gas stations which will only further the issue of pedestrian safety with a further influx of vehicle traffic. For example, I have almost been hit by cars several times legally crossing the exits for I-25 on Yale on my way to the Yale Light Rail station. Additionally, we already have a couple gas stations within a mile which have been enough for everyday errands.

Please select if you are submitting a question or a comment.	Comment
Name:	Briana Wilberding Brannigan
Email Address:	briana.w2@gmail.com

Tell us about yourself

What is your gender?	Female
How old are you?	19-34
What is your race or ethnicity? Please select all that apply. You may report more than one group.	White
Do you rent or own your home?	Own
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$100,000 - \$149,999

Submitted on	5 January 2025, 3:09PM
Receipt number	85
Related form version	1

Tell us what you think!

We want to hear from you. Questions or comments about the Regulations for New Gas Stations zoning code project can be shared in the text box below.

I support the proposed gas station related changes to our zoning code.

Please select if you are submitting a question or a comment.	Comment
Name:	Ryk McDorman
Email Address:	ryk.mcdorman@gmail.com

Tell us about yourself

What is your gender?	Male
How old are you?	55-64
What is your race or ethnicity? Please select all that apply. You may report more than one group.	White
Do you rent or own your home?	Own
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$50,000 - \$99,000

Submitted on	5 January 2025, 4:07PM
Receipt number	86
Related form version	1

Tell us what you think!

We want to hear from you. Questions or comments about the Regulations for New Gas Stations zoning code project can be shared in the text box below.

Hello, As a resident of the Yale /Holly Hill neighborhood I do not wish for a new gas station to be build on 5550/5570 E. Yale Ave and ask council to ratify its considered zoning regulations that would stop this development.The proposed 1/4 mile buffer between gas stations helps prevent oversaturation while maintaining adequate service and protects residential areas, maintaining neighborhood quality of life and safety. Research from the Colorado Wyoming Petroleum Retailers Council shows fuel demand in Denver remains flat. Simply put we don't need more gas stations.

Please do not let this station be build and please protect the neighborhoods of Denver that make this city great.

Please select if you are submitting a question or a comment.	Comment
Name:	Sky Gould
Email Address:	skygould.dragon@gmail.com

Tell us about yourself

What is your gender?	Female
How old are you?	35-44
What is your race or ethnicity? Please select all that apply. You may report more than one group.	Prefer not to answer
Do you rent or own your home?	Prefer not to answer
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$100,000 - \$149,999

Submitted on	5 January 2025, 5:21PM
Receipt number	87
Related form version	1

Tell us what you think!

We want to hear from you. Questions or comments about the Regulations for New Gas Stations zoning code project can be shared in the text box below.

We do not want a gas station at 5500 E Yale. We already have a lot of trouble getting out of our neighborhood. And there is already a traffic jam during peak time. There is already a gas station down the road at Safeway.

Please select if you are submitting a question or a comment.

Comment

Name:

Ditsa

Email Address:

Tell us about yourself

What is your gender?

Female

How old are you?

45-54

What is your race or ethnicity? Please select all that apply. You may report more than one group.

Prefer not to answer

Do you rent or own your home?

Own

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

Prefer not to answer

Submitted on	5 January 2025, 6:18PM
Receipt number	88
Related form version	1

Tell us what you think!

We want to hear from you. Questions or comments about the Regulations for New Gas Stations zoning code project can be shared in the text box below.

I support the new zoning regulations for gas station construction in the City and County of Denver.

I am citing an example in my neighborhood where a new QuikTrip station is scheduled to be built near I-25 and Yale and would worsen the following problems:

- 1). Bike and pedestrian accidents in our intersection are already three times higher than the city average
- 2). The East Yale corridor already faces significant safety issues for pedestrians and cyclists due to disconnected bike lanes and sidewalks.
- 3). Wide travel lanes in the area contribute to speeding problems
- 4). The corridor experiences significant vehicular congestion at Colorado/Yale and I-25/Yale intersections

In sum, adding a gas station would increase traffic and further compromise pedestrian safety

Please select if you are submitting a question or a comment.

Comment

Name:

David E. Diver

Email Address:

Dilemup@yahoo.com

Tell us about yourself

What is your gender?

Male

How old are you?

65-74

What is your race or ethnicity? Please select all that apply. You may report more than one group.

Prefer not to answer

Do you rent or own your home?

Own

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

Prefer not to answer

Submitted on	5 January 2025, 10:04PM
Receipt number	89
Related form version	1

Tell us what you think!

We want to hear from you. Questions or comments about the Regulations for New Gas Stations zoning code project can be shared in the text box below.

The purposed gas station at 5500 Yale Ave would not be a good idea! There is already too much traffic on this one lane street where the gas station would be located. It is virtually impossible to turn left onto Yale during rush hour. Please do research for this proposal! I am a neighbor who has lived in this area for over 30 years and we already have plenty of gas stations in the area.

Please select if you are submitting a question or a comment.	Comment
Name:	Denise Glass
Email Address:	gshopping@comcast.net

Tell us about yourself

What is your gender?	Female
How old are you?	55-64
What is your race or ethnicity? Please select all that apply. You may report more than one group.	White
Do you rent or own your home?	Own
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$100,000 - \$149,999

Submitted on	6 January 2025, 9:08AM
Receipt number	90
Related form version	1

Tell us what you think!

We want to hear from you. Questions or comments about the Regulations for New Gas Stations zoning code project can be shared in the text box below.

I think the new proposed gas station regulations are a step in the right direction. There are currently plans underway to add a gas station just east of I25 on Yale Ave. That area is already known by the city to have significant safety issues in terms of speeding, vehicle accidents, and vehicle on pedestrian accidents. Adding significantly more traffic to that area would negatively impact pedestrian traffic and the neighborhood behind the proposed building. There are only 2 entrances to the neighborhood that lie on either side of the location.

Please select if you are submitting a question or a comment.	Comment
Name:	Tyler Burgett
Email Address:	tyler.burgett@gmail.com

Tell us about yourself

What is your gender?	Male
How old are you?	35-44
What is your race or ethnicity? Please select all that apply. You may report more than one group.	White
Do you rent or own your home?	Own
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$200,000 or more

Regulations for New Gas Stations - Comment Form



Submitted on	6 January 2025, 9:44AM
Receipt number	91
Related form version	1

Tell us what you think!

We want to hear from you. Questions or comments about the Regulations for New Gas Stations zoning code project can be shared in the text box below.

Dear Southeast Denver Neighbors,

Denver City Council is considering a zoning text amendment that would limit where gas stations can be placed throughout Denver. Your voice matters in this decision in order to protect neighborhoods and the health of the community and we ask you support this I oppose the proposed QuikTrip at 7500/7700 e yale Ave This location is inappropriate for a gas station due to many safety and traffic issues as well as will create a burden on the neighborhood entrances and exits.

Denver is a landlocked city with limited available land that should be used wisely

Research from the Colorado Wyoming Petroleum Retailers Council shows fuel demand in Denver remains flat - we don't need more gas stations

Safety & Traffic Concerns:

Bike and pedestrian accidents in our intersection are already three times higher than the city average

The East Yale corridor already faces significant safety issues for pedestrians and cyclists due to disconnected bike lanes and sidewalks

Wide travel lanes in the area contribute to speeding problems

The corridor experiences significant vehicular congestion at Colorado/Yale and I-25/Yale intersections

Adding a gas station would increase traffic and further compromise pedestrian safety

The area needs major infrastructure investment & improved multimodal access to transit stations, not more vehicular traffic

Community Protection:

The proposed 1/4 mile buffer between gas stations helps prevent oversaturation while maintaining adequate service

Protecting residential areas with a 300-foot buffer is essential for neighborhood quality of life and safety

Reducing additional traffic-generating businesses would support the corridor's need for better multimodal access. I support these proposed buffers.

Please select if you are submitting a question or a comment.

Comment

Name:

Callie Jakubcin

Email Address:

calliejakubcin@yahoo.com

Tell us about yourself

What is your gender?	Female
How old are you?	35-44
What is your race or ethnicity? Please select all that apply. You may report more than one group.	White
Do you rent or own your home?	Other
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	Prefer not to answer

Submitted on	6 January 2025, 10:27AM
Receipt number	92
Related form version	1

Tell us what you think!

We want to hear from you. Questions or comments about the Regulations for New Gas Stations zoning code project can be shared in the text box below.

I am in support of this regulation regarding new gas stations. I live in Southeast Denver and I have 9 gas stations within a mile or less from my home. We do not need additional gas stations in my neighborhood. I have read the amendment and it addresses exceptions for areas in the city that may be in better need of gas stations in their neighborhoods.

Please select if you are submitting a question or a comment. Comment

Name: Celeste Paranjape

Email Address: girishandceleste@msn.com

Tell us about yourself

What is your gender? Female

How old are you? 45-54

What is your race or ethnicity? Please select all that apply. You may report more than one group. White

Do you rent or own your home? Own

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members. \$200,000 or more

Submitted on	6 January 2025, 10:39AM
Receipt number	93
Related form version	1

Tell us what you think!

We want to hear from you. Questions or comments about the Regulations for New Gas Stations zoning code project can be shared in the text box below.	Land Use & Planning: Denver is a landlocked city with limited available land that should be used wisely Research from the Colorado Wyoming Petroleum Retailers Council shows fuel demand in Denver remains flat - we don't need more gas stations Safety & Traffic Concerns: Bike and pedestrian accidents in our intersection are already three times higher than the city average The East Yale corridor already faces significant safety issues for pedestrians and cyclists due to disconnected bike lanes and sidewalks Wide travel lanes in the area contribute to speeding problems The corridor experiences significant vehicular congestion at Colorado/Yale and I-25/Yale intersections Adding a gas station would increase traffic and further compromise pedestrian safety The area needs major infrastructure investment & improved multimodal access to transit stations, not more vehicular traffic Community Protection: The proposed 1/4 mile buffer between gas stations helps prevent oversaturation while maintaining adequate service Protecting residential areas with a 300-foot buffer is essential for neighborhood quality of life and safety Reducing additional traffic-generating businesses would support the corridor's need for better multimodal access.
---	---

Please select if you are submitting a question or a comment.	Comment
Name:	Nanette Shea
Email Address:	nettie@marrsrealtymgmt.com

Tell us about yourself

What is your gender?	Female
How old are you?	55-64
What is your race or ethnicity? Please select all that apply. You may report more than one group.	Prefer not to answer

Do you rent or own your home?

Own

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

\$100,000 - \$149,999

Submitted on	6 January 2025, 12:41PM
Receipt number	94
Related form version	1

Tell us what you think!

We want to hear from you. Questions or comments about the Regulations for New Gas Stations zoning code project can be shared in the text box below.

First and foremost, I'm worried about safety and traffic. We live on S. Jasmine St. off S. Holly and Yale and purchased our home in 2021. Yale construction has taken such a hit on our street. Where our children could once bike outside and play freely, where we could walk our dogs and chat with neighbors, it is now a speeding pass through zone because of constant road work. I can only imagine what would happen with construction and then a gas station and its traffic. We've also seen a major increase in encampments and safety issues, Our residential areas should be allowed to stay just that with a buffer.

Additionally, we are mostly middle to upper middle class dual income families. We have seen an increase in property taxes, much like everyone in Denver, that have caused our personal mortgage to go up \$1000 in less than 4 years. Our house value has not. This has left us wondering if we should be staying in Denver or Colorado at all. The housing crisis is taking its toll not just on the lower class. This amendment protects those of us who have worked very hard to be homeowners and are trying to earnestly raise our children in Denver. We do not deserve to be pushed out.

Please select if you are submitting a question or a comment.	Comment
Name:	Samantha Bernstein
Email Address:	samantha.luterman@gmail.com

Tell us about yourself

What is your gender?	Female
How old are you?	45-54
What is your race or ethnicity? Please select all that apply. You may report more than one group.	White
Do you rent or own your home?	Own
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$150,000 - \$199,999

Submitted on	6 January 2025, 12:44PM
Receipt number	95
Related form version	1

Tell us what you think!

We want to hear from you. Questions or comments about the Regulations for New Gas Stations zoning code project can be shared in the text box below.

I think this will negatively impact the neighborhoods. Modern gas stations, like quick trip, newer 7-11's, Wawa's, etc offer not only gas, but affordable coffee, and food. They are more of a restaurant,corner store that offer gas vs. A typicall gas station.

The only way I would support this change is making requirements more strict. As in new gas stations have to be linked to a building with a fully functional kitchen, and provide electric car charging. This would allow for larger (Costco, kings) to operate them as they have kitchens, and would allow EVs to be allowed. Blocking beneficial business growth for a 'not in my backyard' feeling is not a way to implement government restrictions.

Please select if you are submitting a question or a comment.	Comment
Name:	Jake Miller
Email Address:	jemill121@gmail.com

Tell us about yourself

What is your gender?	Male
How old are you?	19-34
What is your race or ethnicity? Please select all that apply. You may report more than one group.	White
Do you rent or own your home?	Own
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$200,000 or more

Submitted on	6 January 2025, 2:00PM
Receipt number	96
Related form version	1

Tell us what you think!

We want to hear from you. Questions or comments about the Regulations for New Gas Stations zoning code project can be shared in the text box below.

Bike and pedestrian accidents in our intersection are already three times higher than the city average
The East Yale corridor already faces significant safety issues for pedestrians and cyclists due to disconnected bike lanes and sidewalks
Wide travel lanes in the area contribute to speeding problems
The corridor experiences significant vehicular congestion at Colorado/Yale and I-25/Yale intersections
Adding a gas station would increase traffic and further compromise pedestrian safety
The area needs major infrastructure investment & improved multimodal access to transit stations, not more vehicular traffic

Please select if you are submitting a question or a comment.	Comment
Name:	Therese Blackwell
Email Address:	tbuckmast@aol.com

Tell us about yourself

What is your gender?	Prefer not to answer
How old are you?	Prefer not to answer
What is your race or ethnicity? Please select all that apply. You may report more than one group.	Prefer not to answer
Do you rent or own your home?	Prefer not to answer
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	Prefer not to answer

Submitted on	6 January 2025, 2:02PM
Receipt number	97
Related form version	1

Tell us what you think!

We want to hear from you. Questions or comments about the Regulations for New Gas Stations zoning code project can be shared in the text box below.

The proposed 1/4 mile buffer between gas stations helps prevent oversaturation while maintaining adequate service
Protecting residential areas with a 300-foot buffer is essential for neighborhood quality of life and safety
Reducing additional traffic-generating businesses would support the corridor's need for better multimodal access.

Please select if you are submitting a question or a comment.	Comment
--	---------

Name:	Therese blackwell
-------	-------------------

Email Address:	tbuckmast@aol.com
----------------	-------------------

Tell us about yourself

What is your gender?	Prefer not to answer
----------------------	----------------------

How old are you?	Prefer not to answer
------------------	----------------------

What is your race or ethnicity? Please select all that apply. You may report more than one group.	Prefer not to answer
---	----------------------

Do you rent or own your home?	Prefer not to answer
-------------------------------	----------------------

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	Prefer not to answer
---	----------------------

Regulations for New Gas Stations - Comment Form



Submitted on	6 January 2025, 5:10PM
Receipt number	98
Related form version	1

Tell us what you think!

We want to hear from you. Questions or comments about the Regulations for New Gas Stations zoning code project can be shared in the text box below.

Land Use & Planning:
Denver is a landlocked city with limited available land that should be used wisely
Research from the Colorado Wyoming Petroleum Retailers Council shows fuel demand in Denver remains flat - we don't need more gas stations
Safety & Traffic Concerns:
Bike and pedestrian accidents in our intersection are already three times higher than the city average
The East Yale corridor already faces significant safety issues for pedestrians and cyclists due to disconnected bike lanes and sidewalks
Wide travel lanes in the area contribute to speeding problems
The corridor experiences significant vehicular congestion at Colorado/Yale and I-25/Yale intersections
Adding a gas station would increase traffic and further compromise pedestrian safety
The area needs major infrastructure investment & improved multimodal access to transit stations, not more vehicular traffic
Community Protection:
The proposed 1/4 mile buffer between gas stations helps prevent oversaturation while maintaining adequate service
Protecting residential areas with a 300-foot buffer is essential for neighborhood quality of life and safety
Reducing additional traffic-generating businesses would support the corridor's need for better multimodal access.

Please select if you are submitting a question or a comment.	Comment
--	---------

Name:	James Curtin
-------	--------------

Email Address:	cuja07@gmail.com
----------------	------------------

Tell us about yourself

What is your gender?	Male
----------------------	------

How old are you?	55-64
------------------	-------

What is your race or ethnicity? Please select all that apply. You may report more than one group.	White
---	-------

Do you rent or own your home?	Own
-------------------------------	-----

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

\$200,000 or more

Submitted on	6 January 2025, 9:47PM
Receipt number	99
Related form version	1

Tell us what you think!

We want to hear from you. Questions or comments about the Regulations for New Gas Stations zoning code project can be shared in the text box below.

This regulation is important because we don't need more gas stations. Especially, within a quarter mile of other stations. We also don't need them near residential areas. Gas station produce fumes that reduce the health of people that are around them all the time. This is important legislation. Please move quickly to pass this.

Please select if you are submitting a question or a comment.	Comment
Name:	William A Harris, Jr.
Email Address:	bill.a.harris@mac.com

Tell us about yourself

What is your gender?	Male
How old are you?	45-54
What is your race or ethnicity? Please select all that apply. You may report more than one group.	Prefer not to answer
Do you rent or own your home?	Own
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$150,000 - \$199,999