

Comments Received on the Proposed Gas Station Text Amendment to the Denver Zoning Code

July 2024 -January 2, 2025

Comments in table format were received between July 31, 2024, and December 9, 2024 and were included with the Planning Board Staff Report

Comments after page 10 of this document were received between December 10, 2024 and January 2, 2025.

DATE SUBMITTED	NAME	CONTACT INFORMATION	COMMENT
7.31.24	Jim Kenley	jkenley@gmail.com	I do not support this zoning change. Determining where a gas station can or can't be built is something the city shouldn't concern themselves with. The city council members, especially Paul Kashmann and Diana Romero Campbell should focus their energy on getting development going on plots of land that contain closed businesses and empty lots. What has Diana Romero Campbell done to encourage redevelopment of the closed Arbys at Hampden and Yosemite? How about the closed movie theatre and hotel close to Hampden and I-25? Yes, there are a lot of gas stations on Evans Ave, its also a street that current and former city council members have ignored for a long time. It's the failure of current and former city council members that a new Quik Trip and Murphy Express have been added to the street... What did Kendra Black, Diana Romero Campbell, and Paul Kashmann do to prevent the decline of East Evans Ave between Colorado Blvd and Quebec?
7.31.24	Mark Geyer	mark.geyer3455@gmail.com	Wherever new gas stations are built, please mandate installation of EV charging stations. EV charging stations should also be mandated in any multi-family house project. Thank you
7.31.24	Ted Harberg	harbergt@gmail.com	Why would we limit proximity to low-density residential but not high- density? It seems like gas stations are typically a feature of low-density, auto-oriented neighborhoods. Higher-density and mixed-use areas seem to be a MUCH more appropriate place to restrict new gas stations - not in low-density areas where the residents are the primary users of the gas stations.
7.31.24	Ben Daniels	ben.t.daniels@gmail.com	I support this proposed regulation and would like to see more housing, not more gas stations.
7.31.24	Arnold Uers	N/A	Seriously? Far less than 10% of cars on the road are electric and limiting availability of a necessity seems unreasonable. How about limiting the number of pot shops, liquor stores and fast food joints all of which are not necessities and have clear health risks. If your goal is to provide a healthier environment through social engineering that would seem to be a good place to start. The city and county of Denver cover an area of 155 sq miles and your article purports that there are 144 existing stations in the city limits or less than one per sq mile. That does not seem excessive. Instead of chasing layering the City with more refs and code how about putting your attention on timing of traffic signals. Benefits are clear, less congestion LESS OZONE from idling cars and less consumption of gasoline. The fix is a math problem, not out of reach. Just once I would like to see P Kashmann et al get behind something that has clear and immediate benefits to all residents. You have a mandate from the EPA to reduce ozone, why not address it by grabbing the low hanging fruit. This group will never stop amazing me.

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8.5.24	Barbara Ridgway	barbridgway@hotmail.com	<p>I'd like to know the number of new gas stations that are started in Denver for each year in the past 10 years. Of these, how many are associated with grocery stores? How many of the new ones would not exist or would be in different locations if new regulations were put into effect?</p> <p>Concurrently please show the number that were terminated.</p> <p>What are the current zoning requirements for gas stations?</p> <p>When a gas station goes out of business, is someone required to remove the tanks?</p> <p>At what rate is the demand for gasoline projected to decline in the next 10, 20, 30 years?</p> <p>These answers should be readily available from zoning, planning and the federal government. Without that data, how can anyone give you valid comments??? And if they try, the comments aren't too meaningful.</p> <p>Other questions are more difficult, like how long until a gas station is obsolete? In terms of volumes, efficiency, viability of the tanks? What happens then? what is the availability of "acceptable" locations for new stations are are you just planning on longer lines with the idea that will encourage more people to use public transit or EVs?</p> <p>Frankly I can't help but think that you and your assistants time is better served on other projects, but I'll reserve judgment until you provide those simple answers. IMO, more stations are eliminated than added; most that are added are affiliated with grocery stores or places like Costco. If that is true, what you will be encouraging is keeping the old ones and expanding the footprint of new ones. In addition, the number of stations is directly affected by supply and demand AND the number of people living in an area.</p> <p>If you believe that lines will reduce the number of cars, you should visit</p>
9.12.24	Josue Reynoza	josuereynoza@outlook.com	I fully support the zoning code revisions for gas stations. This would help make our city more affordable and removes the blight of a car-reliant city. We should make go even further and remove parking minimums.
9.19.24	Allen Lampert	allen.lampert@dhlb.com	As a commercial real estate broker specializing in retail pad sales for 28 years in Denver I am very much against any restrictions in land use. However, if one is to be amended for gas stations the distance between stations should be measured by direct automotive access from the pumps/canopy and not a radius from any point on the lot if the intent is to limit the number of gas fueling sites. Also, there should be a method whereby an owner (small business or otherwise) wishing to build a station, which most likely includes convenience items, food and beer wine and liquor (retail sales tax) may petition for a waiver if deemed to be within the restricted area. Happy to provide further feedback. Thank you! Allen
10.2.24	N Smith	N/A	My vote is that City Council does NOT make more rules restricting gas station placements.
10.2.24	Rob Mak	robmak@rocketmail.com	This is woke ridiculousness at its worst! I "holistically" disagree with this absurd ruling. City Council Members should not be permitted to sway the public landscape according to their climate dilutions and biased political leanings. Governor Polis and the mayor are a devastation to the state and city. We are relocating our companies to Dallas next year due to the utter incompetence of city and state government. Stop killing Denver before we're all gone!
10.2.24	Richard Mestetsky	richmest@gmail.com	Does the restriction "within a quarter-mile of an existing gas station" apply to locations within a quarter mile of existing gas stations outside the city of Denver?
10.3.24	Dorothy Bernay	debernay@outlook.com	Makes sense.

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10.3.24	Dennis Fadden	denfad1950@yahoo.com	I have been living at Windsor Gardens for over 15 years now, I moved to Denver over 40 years ago, it was a very nice quiet community, but no longer, too much traffic, too much noise, too much crime, what you are proposing will do nothing but invite more traffic, more noise, and more crime, Denver has become a very high crime city and one of the most expensive cities to live in in the USA. I truly and respectfully hope this proposal does not go through.
10.3.24	Mike Weiman	mike@thefoothillsgroup.com	It's interesting that members of City Council are attempting to restrict the free enterprise system under the guise of providing a more pedestrian friendly environment. If the City Council is truly interested in improving the city and enabling pedestrians to have a better experience they should first look at the pedestrian areas that already exist in Denver. People that have chosen to live on the street are provided greater protection and more access than tax paying citizens. Everywhere you look there are parks or pedestrian purposed walkways that have been closed off due to the filth that those living on the streets have brought to areas.
10.3.24	Rob McDaniel	rc_mcdaniel@hotmail.com	I'm unclear on why there shouldn't be a gas station near light rail. It seems that this is an ideal place to get gas and convenience items.
10.3.24	Keith Henrichs	keith@henrichs.net	If prohibited within 1/4 mile of light rail transit stations, WHY NOT ALSO PROHIBIT WITHIN 1/4 MILE OF BUS RAPID TRANSIT STATIONS? (Existing stations could be grandfathered, but new ones prohibited.) Many of the Colfax BRT stations will be in residential neighborhoods, already impacted by BRT and gas stations add insult to injury.
10.3.24	Camille Pahl	camille@ovllc.com	I'm glad to see this! Gas stations often negatively impact important corner lots and hurt walk ability. The locations for not having these make sense, I.e. where they already exist and near transit. I do not see the correlation with near SU zoning however, as single unit residents tend to drive more than those living in denser contexts. I worry this will concentrate gas stations near the very places we hope to be walkable for a larger number of people.
10.3.24	Andrew	aschechterman@gmail.com	Supportive if this and much more ...
10.3.24	Zach Lamb	zachlamb94@gmail.com	I think it's great to reduce new gas stations as we phase out of using fossil fuels!
10.4.24	Tony Frey	tony@wecandenver.org	This is a great idea, but I ask that you please consider including proximity to other gas stations, train stations, etc. OUTSIDE municipal boundaries in your proposed methodology of limiting placement of new gas stations in Denver. This would open even more land for housing, pedestrians, etc. while their gas station needs may already be met just across the street in Lakewood, Aurora, Edgewater, etc.
10.4.24	Kelly Scanlan	kellyscanlan@gmail.com	This is a great idea, but I ask that you please consider including proximity to other gas stations, train stations, etc. OUTSIDE municipal boundaries in your proposed methodology to limit placement of new gas stations in Denver. This would open even more land for housing, pedestrians, etc. while their gas station needs may already be met just across the street in Lakewood, Aurora, Edgewater, etc.
10.4.24	Taylor Thompson	taylorjanethompson@hotmail.com	On the corner of Sheridan and Colfax, a Walgreens is closing and there is neighborhood talk of a new gas station being proposed. At this time, there is no direct neighborhood, municipality, etc. need for an additional gas station. Our needs are met by the gas stations spread throughout Sheridan in Edgewater and Lakewood. This area could greatly benefit from additional housing projects or storefronts to increase local business and deter further crime and drug abuse.
10.4.24	Heather Howell	hreeneh1@gmail.com	There are enough gas stations throughout the state. We do not need anymore.
10.4.24	Cheryl Acierno	cheryl@aciernocompany.com	Geez....can you guys ever leave anything alone? Third generation Denverite, and I don't even recognize this city because of all the zoning changes you keep making. As for gas stations? I live in Cherry Creek and because of all the ridiculous development, we don't even HAVE a gas station anymore. I have to drive around looking for one. Please just stop changing everything. Also, quit changing the zoning to allow taller buildings. One last thing: I don't know ANYBODY who is a fan of your bike lanes. You've just made Denver uglier and harder to navigate. But I guess that's the point.
10.4.24	Kimberly A. Shinabery	chapelkim1@gmail.com	STOP SENDING ME THESE THINGS BY MAIL. I ONLY WANT COMMUNICATIONS VIA EMAIL. YOUR EXCESS JUNK MAIL IS ADDING TO MY STRESS
10.5.24	Nina Black	nblackgj@gmail.com	I love that you are working on this! I live in district 5 and there are way too many gas stations already. The space could be used much better for housing or green spaces. And gas stations leave a lot of contamination behind. They are expensive to clean up. Thank you for doing this!
10.5.24	Ginny Hammond	ghammond@comcast.net	Excellent proposal
10.6.24	Randal	ranlaps522@aol.com	Let the free market determine the location of gas stations.

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10.6.24	Nun ya business		Disagree, the gas stations that exist today are already concentrated based on the existing buffers. Buffer around light rail zones as is already create enough of headache for a simple convenience purchase or refill during the week. Bigger fish to fry instead of making life more inconvenient for Denverites that commute!
10.6.24	David Eisenberg	david.p.eisenberg@gmail.com	I want to expand housing. I don't see how limiting gas stations does that. Just remove zoning barriers to building new housing, remove zoning barriers to building denser housing (duplexes, triplexes, high rise apartment buildings, etc.)
10.6.24	John and Despina Balafas	balafasd@gmail.com	Please do not take property rights away. This is an over reach. I am not taking right away from your home so please do not take rights away from my property.
10.7.24	Mike Shearman	mike.shearman@trust-in-soft.com	Love it. Yes.
10.7.24	Larry Bell	N/A	Another solution to no problem. More government control over our lives
10.7.24	Mitch	N/A	I support this amendment
10.8.24	Sherri Fey	sfey@msn.com	I think all new gas stations should be required to add EV charging stations also. I agree with limiting gas stations.
10.8.24	Cornelia Maes	richicornelia@gmail.com	My wife and I are opposed to the changes to the zoning regulations. "integrate future development into existing neighborhoods" is new-speak for more development, building, more high rises, more corporate stores and building, more glass and steel, GROWTH, noise, dirty smelly air, lights, litter, garbage, parking meters, water pollution from gas stations, huge delivery trucks changing our neighborhoods into noisy, dirty urban areas. Thank you.
10.8.24	Jim	11thavenuehotel@gmail.com	Please do not limit the installation of gas stations. There are plenty if not to much oversight from the EPA on this matter. Fueling stations provide jobs for low income persons, provide a convenience for neighborhoods, provide easy and close access to community needs limiting pollution by being close. Stations that do not provide these services will cease to exist, and stations that supply the basic necessities well will thrive. The landscape changes in accordance with community needs over time. Think long term and if these are not necessary they will be replaced by what becomes necessary. Quit thinking that we need to regulate everything, because if we keep doing that as a community eventually we will have nothing.
10.8.24	Kathryn Spritzer	kspritzer@icloud.com	There are more important things for Council to be concerned with, like safety. competing gas stations keep gas prices lower for consumers; this proposal will hurt the people who can afford gas the least. I am handicapped and I have to drive. People commuting from the suburbs have to drive. You can't legislate to make people take the bus and bike
10.10.24	Scott Johnson	scott.tj95@gmail.com	I think the City Council is right to focus on creating walkable, mixed-use development near public transport. The Council should take bold action beyond this initiative to promote more building and development. That includes: 1) eliminating burdensome regulations and permitting requirements that hinder development, 2) promoting the building of different types of housing (mixed-use, multi-family, single family) to account for different housing needs, and 3) eliminating local veto points so busy bodies can't hold up development that would provide greater benefits to the community. Denver (and Colorado more broadly) face a housing shortage that needs to be tackled by creating an environment conducive to build, build, build. Thank you for your time!
10.11.24	James Macek	jem0101@aol.com	As a local small business man for over 30 years in the community, I respectfully oppose this initiative. We need gas stations and easy access to them in all neighborhoods. They serve the community well with access to gas and other needed products, and provide jobs as well. While I appreciate the intent; it is not in the best interests of those who live and work here. Thank you.
10.11.24	Connie and Dennis Dixon	dmdixon5115@gmail.com , 9625 E.Center Ave., #5D, Denver, CO 80247	We, Connie and Dennis Dixon, support this Proposal
10.11.24	Matthew Knudsen	matt.j.knudsen@outlook.com	Good day. And thank you for the communication. Gas stations could be obsolete in a few decades so this issue would not be top of mind for me. Our role as community leaders is to establish zoning requirements. After that, the free market will determine the type of development that will occur within zoning limitations. Interfering with the free market seems counterproductive. The issue of affordable housing does not appear to be related to gas station placement. I could really get behind a bold initiative that lifts people out of poverty. Creating the "best education system that the world has ever known" would be a bold initiative that I could get behind.
10.14.24	Paul Cella	pauljcellajr@gmail.com	Government should not get involved in markets. This is an attempt to force people to buy electric cars because government will make it very difficult to buy gas. This is wrong and unfair to hard working people who depend on their cars to get to work, school, and doctors.

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10.16.24	Anne Perera	banjo_python@hotmail.com	Gas stations are a terrible use of valuable and scarce city land. I support restricting their permitting as proposed here. We need more density and housing, not more catering to personal automobiles and the corporations that profit from them.
10.18.24	Sam DeLeo	sam.deleo@gmail.com	I understand the reasoning behind this proposed regulation and, as a homeowner in the affected area, would agree to it only if there were no additional loss of off-street residential parking spaces. I would prefer to commute to my job via public transportation instead of driving a car, but there is currently not a public transit system that would allow me to do this. We have seen a huge loss of parking spaces in District 10, specifically in and around the Capitol, and while I appreciate the added biking spaces and pedestrian access, my commute is too long for me to ride a bike to my job. This has become a voting issue for affected residents like me, thank you for your time.
10.19.24	Drake Shepard	dabshepard@gmail.com	This is a great idea, but I ask that you please consider including proximity to other gas stations, train stations, etc. OUTSIDE municipal boundaries in your proposed methodology to limit placement of new gas stations in Denver. This would open even more land for housing, pedestrians, etc. while their gas station needs may already be met just across the street in Lakewood, Aurora, Edgewater, etc.
10.21.24	Tyson Marinis	ttmarinis@gmail.com	The Walgreens lot at Sheridan and Colfax should not be a gas station as it does not align with the Denver West Area Plan Recommendations.
10.25.24	Keelan Sears	keelan.sears@gmail.com	This small change sounds great, but I'm not sure how this actually helps with housing density in Denver. It's just preventing gas stations from being built, so I hope there is actual effort being made to eliminate things like parking requirements and other zoning obstacles around building on small pieces of land. Preventing excessive construction of gas stations is like the bare minimum, and does not get us much closer to the European density lifestyle that people in Denver crave. Not to sound ungrateful because this is absolutely a step in the right direction, but the lethargy of meaningful change in this city/state (I'm a native) drives me nuts! I'm 33 and I'm pretty sure I'll be dead before someone can take a train to Boulder. End rant :)
11.2.24	Wesley Brown	wesleybrownb@gmail.com	I am opposed to the proposal. Goes too far.
11.7.24	Brad Yoshimitsu	brad@corcoranperry.com	It should be a minimum of 600 ft from low-intensity residential zone districts.
11.7.24	Joshua Saunders	joshnsaunders@gmail.com	Hi, I think these new regulations are an important step forward for us as a city. However, I would update it to be a bit more stringent. I would also prevent new gas stations from within a 1/4 mile of any high frequency bus lines and/or update the required distance from 1/4 mile to 1/2 a mile for all affected categories.
11.12.24	Alexa Miles	alexamiles@hotmail.com	I would like to recommend the scope of this amendment include gas station locations outside of the Denver city limits.
11.13.24	Kira O'Conner	kira.p.oconnor@gmail.com	Please add to this amendment a clause broadening the scope to consider other bordering municipalities. For example: the Lakewood/Denver border at Sheridan Blvd & West Colfax
11.21.24	Patricia Bernard	pmtbernard@gmail.com	I've been way more annoyed and concerned about the number and density of pot shops than I am gas stations.
11.23.24	Shaun		Oppose. If gas stations are being built that signals demand for the gas station. Making gas stations less available will congest existing gas stations wasting Denverites time.
11.30.2024	David Andersen	dganderson@comcast.net	The rationale for this change is unclear. What are the sponsors of the change concerned about? Is the demand for new gas stations in Denver growing? Are there commercial interests that are motivating the change, and, if so, what are they? Are existing gas station owners trying to protect themselves from new competitors? Are the sponsors simply trying to force people out of cars and onto public transit? What is the theory of urban development that justifies this government intervention in the private market for gas stations?

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12.1.2024	Glenn Zazulla	dengov@g.zazu.com	<p>While I don't particularly care for a proliferation of gas stations, I don't believe this is a real problem. This proposed zoning legislation "solution", though, is a problem, and I oppose it. This is another misguided attack targeting businesses that don't appeal to a certain segment of our city. I was pleased to see that a similar special interest attempt to ban slaughterhouses and fur sales was rejected by Denver citizens -- again, not that I have any interest in fur products or Superior Farms meat. Such ban attempts are really attacks on our country's fundamental principles and attempts to push a socialistic agenda at the expense of free market capitalism. Slaughterhouses and gas stations are both legal enterprises that serve public interests. If enough Americans reject animal-based diets and fossil fuels, then market demand will drop, and such businesses will reduce out of economic necessity. Or if activities are declared illegal, that would be another matter.</p> <p>According to several websites I checked, there are 180 gas stations in the city of Denver. By comparison, 9news reported over 300 pot shops. Do we really need 300 such enterprises? Why target gas stations and not pot shops?</p>
12.4.24	Andrew Reid	andywreid@gmail.com	<p>I am writing to express my concerns regarding the proposed zoning text amendment that would limit the establishment of new gas stations to locations more than 1/4 mile from existing stations. While I understand the intent to promote walkable, mixed-use development, I believe this regulation could have unintended negative consequences on competition and gas prices. Research indicates that gas stations engage in strategic interaction with neighboring stations when setting prices. The presence of nearby competitors helps to keep prices competitive. By limiting the number of gas stations in a given area, this regulation could reduce competitive pressure, leading to higher prices for consumers.</p> <p>https://journalofeconomicinsight.com/index.php/joei/article/download/119/118/ Additionally, studies on market structure and price controls have shown that regulations limiting competition can create barriers to entry for lowcost retailers, indirectly lowering productivity and affecting prices. The proposed zoning changes could similarly create barriers to entry, reducing competition and potentially leading to higher gas prices. In markets with monopolistic competition, such as the retail gasoline market, firms have some degree of pricing power. Limiting the number of competitors increases each firm's market power, which can result in higher prices for consumers. I urge the City Council to reconsider this proposal and explore alternative measures that promote walkable, mixed-use development without restricting competition in the retail gasoline market.</p>
7.31.24	Kari Mattes-Ritz	kmattesritz@gmail.com	I'm so glad this is moving forward. Thanks for all your work on it and for leading the charge.
7.31.24	Heather Noyes Gregg	heather@studiocpg.com	<p>AWESOME! GREAT!!!!</p> <p>WOW.....!!!!!! Fully support!!!!</p>

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7.31.24	Jim Farnsworth	farnie303@gmail.com	<p>I have read reports today that the Council - led by the three of you - is seriously looking to put a moratorium on gas stations within the city limits. With no direct interest in these businesses I nonetheless stand in full opposition to this idea and urge you - and all Council members - to reject it. The arguments being made in support (article attached above) are weak at best and laughable at most. To be succinct: Suggestions that filling stations take up too much room on a lot is ridiculous when the real problem is massive high rise apartment complexes (that are likely 10x the size of a filling station) approved by the City constantly and create more problems than a filling station. Consider too that the exemption on stations with groceries will only result in larger footprints anyway. How about the Council be more responsible on the true causes of massive growth and the strain on infrastructure? Affordability arguments made are simply not true and do not consider human behavior. The apartments constantly being built do nothing for affordable housing, and reducing or curtailing filling stations will drive fuel prices up and send business to the suburbs. The goal is clearly to make Denver more unfriendly to drivers, but will have the opposite effect until we have more efficient and safe alternatives. RTD is a disaster in quality, it's unsafe, and does not operate on either speeds or schedules that make it a compelling alternative. The list goes on and the Council owes it to the citizens to listen deeply and sincerely for potential unintended consequences which idealistic legislation tends to produce. I have been a resident of this city for 30+ years, however, we continue to be on a path of degradation that the Council should spend more time addressing. Crime is high (despite the PS Director arguing with how citizens perceive it); the citizens have been disregarded and disrespected on the camping ban; we have a horrible vagrancy problem (yes, the seriously homeless are NOT the issue but the druggies and mentally ill are); declaring us a sanctuary city made the cost worse at the expense of other services and offering financial reward to those coming into the country in contravention of our laws is insulting to the citizens on top of it. City services are weak or curtailed (I have to wait another year for a compost bin you promised by summer of 2024?); streets are in poor shape; the bike paths are unwieldy, barely used and make traffic worse; and DIA is a money pit of non-stop construction. Please focus on bigger issues that are more impactful. Listen to citizen concerns as we are your CUSTOMERS. Stop the decline in the quality of our city. Thank you</p> <p>Jim Farnsworth 2911 S Madison St Denver CO 80210 p. 303.522.0714</p>

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8.1.24	Thomas Topero	Thomas.Topero@gmail.com	<p>Council persons, I support limiting gas station development to areas that are underserved & wouldn't be suitable for multi family housing.</p> <p>The claims that it would help address, housing affordability, mixed-use development, opportunities, near transit corridors, and promote walkable and sustainable development is possible but not guaranteed. Thus we don't need to make outlandish claims in order to promote changes that would benefit the residents & neighborhoods.</p> <p>I would ask that you consider taking this concept to another level for authentic improvement of the pedestrian & micromobility parts of our common spaces (AKA public spaces). Prohibiting further development of drive throughs that are accessed directly via an arterial or collector street, especially when an alley access is available, including parking structures. This has successfully been implemented in peer cities like Minneapolis & has improved conditions.</p> <p>Similarly, we need to repair the damage caused by vehicle first & only prioritization for curb cuts & driveway aprons that cut across bicycle & pedestrian zones creating dangerous conflict points not in line with VisionZero. When alley or off-arterial or -collector street access to a lot or parking is available, that this access point be the priority, shifting this for existing properties when public works projects are done adjacent to the access point, pedestrian enhancements and/or bike infrastructure is installed adjacent or in front of parking apron.</p> <p>There are numerous examples where this occurs in all your districts. Also where driveways have been abandoned or no longer used/useful. While not in any of your districts, Central Broadway, with the recently (engineering) completed "bike lane" project (delayed for years to get multiples of funding for non-bicycle improvements before any bicycle infrastructure was developed) is a perfect example.</p> <p>Along the east side of the stroad (if you're not familiar with the term, search for it online with "Strong Towns"—a chapter of the organization is working in Denver) where the bike lane was permanently installed & extended. Where existing driveways or curb cuts existed, they were maintained or rebuilt. There was no attempt to remove several that no longer serve the buildings that they once did (former car showrooms & repair shops) despite parking being installed in front of it.</p>
8.1.24	Craig Stack	stackinco@yahoo.com	<p>Hi All, Limiting the development of new gas stations would eliminate new competition which keeps gas prices and convenient store prices low; which benefit low and middle income communities. Also, the newer gas stations often have electric charging stations, more food options which sometimes include healthier options and better access to public restrooms. We've seen a lot of old gas stations torn down and replaced with new businesses and residential development. This replacement of older inefficient properties also helps bring new gas stations into better environmental regulatory compliance and removes old leaking underground storage tanks. Further, allowing only grocery store owned gas stations consolidates power and pricing into more large corporations and putting location barriers will again allow more monopolistic pricing power instead of competition to keeps gas prices low. The current code allows for specific review of each project before they pull permits which can allow for public comment and or city council to weigh in on these concerns for specific proposals Blanket zoning overhauls causes many unintended consequences. If your goal is to encourage more housing and other development, then expediting rezoning applications, and permitting process would be a better use of council time and effort. Thanks for your consideration. Craig Stack</p>
8.5.24		bwwbtr@gmail.com	<p>Thanks for this, Councilman Kashmann. I posted a note on the website of that particular news outlet, asking them to dispense with personal slights and focus on getting the facts straight about your collective objection to more gas stations. An informed reporter should know that it's City Council's job to consider alternative land uses, keeping in mind the broader impact of [insert purpose here] on Denver residents' quality of life. Keep up the good work.</p>

Comments after this page were received between December 10, 2024 and January 2, 2025.

Regulations for New Gas Stations - Comment Form



Submitted on	10 December 2024, 3:21PM
Receipt number	62
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, and thanks for letting me comment. I have only one comment. Please consider the REQUIREMENT to install electric car charging in all new gasoline fueling station projects. I know this proposal is for regulating new gas stations in certain areas, but I strongly believe the city should mandate provision for car charging for all new gas station locations regardless of location.

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

Name: Mark Edward Geyer

Email Address: mark.geyer3455@gmail.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. 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

Planning Board Comments



Submitted on	10 December 2024, 1:22PM
Receipt number	726
Related form version	3

Your information

Name Andrew Schechterman

Address or neighborhood

ZIP code 80247

Email aschechterman@gmail.com

Agenda item you are commenting on

Other

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

"Limit where gas stations can be located in Denver."

Submit your comments

Would you like to express support or opposition to the project?

Strong support

Your comment:

Why not consider a suburban European model per petrol stations as highly integrated into the immediate surroundings, minimalist, very clean. Less is more. And increase customer contact by having live persons available for hello and high touch. Encourage walking and biking more than driving with walking and biking support services at each station. Per zoning, no new, only replacement of existing, or if one is removed, a credit for another. This is done in New England states where a majority of buildings and spaces are on historic registers and there is little wiggle room to tear down and build up and out. Thank you!

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Regulations for New Gas Stations - Comment Form



Submitted on	10 December 2024, 11:06AM
Receipt number	61
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.

As a resident of Lincoln Park I approve of these changes and would love to see Denver moving towards being less car dependent and more pedestrian friendly.

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

Name: Kevin Mossey

Email Address: kgmossey@icloud.com

Tell us about yourself

What is your gender? Non-binary

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

Planning Board Comments



Submitted on	17 December 2024, 9:16AM
Receipt number	728
Related form version	3

Your information

Name	Geoff Sanders
Address or neighborhood	7838 E. 21st Ave
ZIP code	80238
Email	g7s7@yahoo.com

Agenda item you are commenting on

Other

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Gas Station Restrictions

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

Unintended Consequences: Less competition leads to higher gas prices in the City as existing locations have a monopoly. The proposed restrictions disproportionately affect low-income households that rely on affordable internal combustion vehicles, as EV adoption remains limited among these demographics. Car Registrations for 2023 show that less than 2% of the cars currently registered in Colorado were Electronic Vehicles (EV). Even with the State and Federal tax credits available, electronic vehicles remain inaccessible to lower income households.

- Environmental Risks of Entrenched Old Stations: Restricting new developments entrenches older stations, which often lack modern leak prevention systems, updated underground storage tanks, and effective vapor recovery systems, exacerbating environmental risks. A competitive market, driven by new developments, pressures older stations to upgrade infrastructure and comply with modern environmental and safety standards.
- Modern Convenience Stores Support EVs: New convenience store gas stations are better equipped for the EV transition, with those in Denver required to install two Level 3 fast chargers per location, unlike older stations with limited space and no motivation to provide chargers.
- Enhanced Consumer Options: Newer gas stations provide expanded amenities, healthier food choices, and innovative services, elevating customer experiences compared to outdated facilities.
- Major Car Transit Routes Need Convenience Options: Most light rail stations in the I-25 corridor are near major interstate interchanges. These I-25 interchanges necessitate gas stations and convenience services to support commuters and highlight the inefficiency of blanket buffer zones. A nuanced approach, integrating modern infrastructure, environmental sustainability, and equitable access to essential services, better aligns with Denver's long-term development goals. Prohibiting gas stations within ¼ mile of light rail transit stations undermines the city's transit-oriented development goals, as these stations are adjacent to major commuter corridors where fuel and convenience services remain essential.
- Contextual Buffer Zones: Quarter mile restrictions from existing gas stations and light rail stations go too far in effectively banning new gas stations in convenient locations throughout the City. Contextual buffer zones, tailored to neighborhood density and land-use context, would better balance accessibility with development goals, particularly in high-density urban areas.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	17 December 2024, 9:34AM
Receipt number	729
Related form version	3

Your information

Name	Walter Bleser
Address or neighborhood	Sloan's Lake
ZIP code	80212
Email	WalterBleser@hotmail.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name	Gas Station Limitations
--------------	-------------------------

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

Gas stations are a necessity for drivers. Instead of banning them citywide, focus on zoning that keeps them away from neighborhoods. This ensures easy access for drivers while maintaining peace for residents. Smart planning—not outright bans—benefits everyone.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	17 December 2024, 11:42AM
Receipt number	730
Related form version	3

Your information

Name	Rodney Stephen Kulbe
Address or neighborhood	4476 S. Yates St.
ZIP code	80236
Email	spudk2010@hotmail.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name	Gas Station Limitations
--------------	-------------------------

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

While I understand the objectives to discourage fossil fuels and promote housing, this ordinance unfairly protects outdated gas stations, keeping prices high and limiting choices. Instead of encouraging modern, efficient fuel stations with better services and EV chargers, it creates an unfair advantage for older businesses with outdated technology and environmental standards. Consumers lose when competition is stifled, and businesses aren't pressured to improve. The quarter-mile restrictions from existing gas stations and light rail stations are far too large. I urge Planning Board and City Council to reduce the proposed radius significantly.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	17 December 2024, 11:44AM
Receipt number	731
Related form version	3

Your information

Name	Rodney Stephen Kulbe
Address or neighborhood	4476 S. Yates St.
ZIP code	80236
Email	spudk2010@hotmail.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name	Gas Station Limitations
--------------	-------------------------

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

Low-income families rely on affordable gas and convenient access to fuel. Restricting new gas stations forces drivers to travel farther, wasting gas and time. With public transit still not a viable option for many families and workers, this ordinance disproportionately burdens those who can't afford electric vehicles or expensive fuel from limited options. If Planning Board and Council want to better support low-income households, the ordinance should be modified to encourage fresh food options at convenience stores – and incentivize companies that provide that.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	17 December 2024, 11:46AM
Receipt number	732
Related form version	3

Your information

Name	Rodney Stephen Kulbe
Address or neighborhood	4476 S. Yates St.
ZIP code	80236
Email	spudk2010@hotmail.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name	Gas Station Limitations
--------------	-------------------------

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

Did you know that the average gas station in Denver was installed in 1997? With more than 200 active gas stations across Denver, a significant amount of older gas stations pose significant environmental risks, such as corroding tanks, or lack modern leak prevention or vapor recovery systems. Not only older gas stations lack modern safety measures, environmental safeguards, and amenities like EV chargers. Blocking competition from new, advanced stations means Denver's gas infrastructure will remain outdated and inefficient. I'm sure the intention behind the ordinance is a positive one, but the risk of unintended consequences here is very high.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	17 December 2024, 11:47AM
Receipt number	733
Related form version	3

Your information

Name	Sean O'Keefe
Address or neighborhood	2432 N Washington St
ZIP code	80205
Email	sean_okeefe@yahoo.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name	Gas Station Limitations
--------------	-------------------------

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

This proposed ordinance contradicts its own goals. Newer fuel stations and convenience stores oftentimes sell fresh food options, and include both fueling stations and EV chargers. By blocking new stations, Denver limits charging options for EV drivers and slows the city's clean energy transition. Please ensure that this ordinance does not impact new, technologically superior convenience stores and gas stations by prohibiting them from within ¼ mile of light rail stations or gas stations.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	17 December 2024, 11:47AM
Receipt number	734
Related form version	3

Your information

Name	Rodney Stephen Kulbe
Address or neighborhood	4476 S. Yates St.
ZIP code	80236
Email	spudk2010@hotmail.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name	Gas Station Limitations
--------------	-------------------------

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

Property owners deserve the freedom to develop land to meet community needs. This ordinance undermines property rights by retroactively imposing arbitrary restrictions on how industrially zoned land can be used. It also sets a bad precedent and can have important impacts on whether companies decide to do business in Denver or not. The juice isn't worth the squeeze on this one. Please do not support the ordinance without significant and material improvements and revisions.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	17 December 2024, 11:49AM
Receipt number	735
Related form version	3

Your information

Name	Rodney Stephen Kulbe
Address or neighborhood	4476 S. Yates St.
ZIP code	80236
Email	spudk2010@hotmail.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name	Gas Station Limitations
--------------	-------------------------

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

Even though Colorado's EV car sales have increased in the last year, we're still very far away from being in a position where we can afford to ban gas stations. Fewer gas stations mean longer drives for fuel. This increases car emissions and pollution, defeating the city's environmental goals. Rather than improving sustainability, the ordinance pushes drivers to burn more gas to access the fuel they need. There's simply no reason to enact a quarter-mile ban from existing gas stations. Instead, cluster them together so the impact is negligible.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	17 December 2024, 12:08PM
Receipt number	736
Related form version	3

Your information

Name	Paul Fishman
Address or neighborhood	5570 East Yale Ave
ZIP code	80222
Email	pjfishman80@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	East Yale and I-25
Case number	Unknown

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

It's a win-win to allow new gas stations near light rail rail stations. The new gas station will be environmentally compliant and have ev chargers available. It will encourage light rail use as follows--coming off the light rail and going to your car you are close to a station to charge up or fill up. Coming off the light rail you are close to a convenience store to pick up some necessary items to take home.
Please don't interfere with healthy business ideas.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	17 December 2024, 1:47PM
Receipt number	737
Related form version	3

Your information

Name	Matt Stewart
Address or neighborhood	4616 South Garrison Street
ZIP code	80123
Email	matt.stewart.co@gmail.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name	Gas Station Limitations
--------------	-------------------------

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

Implementing policy retroactively is wrong and will impact people/business owners who have made capital allocation decisions prior to this ordinance being proposed. This is anti-business and completely unfair. If it is prudent for reform to happen then those policies should be articulated to the public and scheduled to go into effect at a future date, not retroactively.

While I understand the objectives to discourage fossil fuels and promote housing, this ordinance unfairly protects outdated gas stations, keeping prices high and limiting choices. Instead of encouraging modern, efficient fuel stations with better services and EV chargers, it creates an unfair advantage for older businesses with outdated technology and environmental standards. Consumers lose when competition is stifled, and businesses aren't pressured to improve. The quarter-mile restrictions from existing gas stations and light rail stations are far too large. I urge Planning Board and City Council to reduce the proposed radius significantly.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	17 December 2024, 3:06PM
Receipt number	738
Related form version	3

Your information

Name	David Isaac
Address or neighborhood	Virginia Village
ZIP code	80222
Email	david@summitbreakers.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name	Gas Station Limitations
--------------	-------------------------

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

While I understand the goals of discouraging fossil fuels and promoting housing, this ordinance has the unintended consequence of unfairly protecting outdated gas stations, which keeps fuel prices artificially high and limits consumer choice. By effectively blocking new, modern fuel stations that offer improved services, higher environmental standards, and integrated EV charging infrastructure, this ordinance rewards older, less efficient businesses while stifling innovation and progress.

This lack of competition harms consumers. Without competitive pressure, businesses have no incentive to modernize, improve their environmental impact, or lower prices. In addition, the proposed quarter-mile restrictions from existing gas stations and light rail stations are far too large and unnecessarily restrictive, further limiting options for residents and businesses.

I strongly urge the Planning Board and City Council to significantly reduce the proposed radius. A more balanced approach will encourage innovation, provide consumers with better options, and align with environmental and economic goals for the city.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	17 December 2024, 3:28PM
Receipt number	739
Related form version	3

Your information

Name	Daniel Egon Frank
Address or neighborhood	Overland
ZIP code	80223
Email	daniel@dfrankinc.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name	Gas Station Limitations
--------------	-------------------------

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

While I understand the objectives to discourage fossil fuels and promote housing, this ordinance unfairly protects outdated gas stations, keeping prices high and limiting choices. Instead of encouraging modern, efficient fuel stations with better services and EV chargers, it creates an unfair advantage for older businesses with outdated technology and environmental standards. Consumers lose when competition is stifled, and businesses aren't pressured to improve. The quarter-mile restrictions from existing gas stations and light rail stations are far too large. I urge Planning Board and City Council to reduce the proposed radius significantly

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Regulations for New Gas Stations - Comment Form



Submitted on	17 December 2024, 5:22PM
Receipt number	63
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.

While I understand the objectives to discourage fossil fuels and promote housing, this ordinance unfairly protects outdated gas stations, keeping prices high and limiting choices. Instead of encouraging modern, efficient fuel stations with better services and EV chargers, it creates an unfair advantage for older businesses with outdated technology and environmental standards. Consumers lose when competition is stifled, and businesses aren't pressured to improve. The quarter-mile restrictions from existing gas stations and light rail stations are far too large. I urge Planning Board and City Council to reduce the proposed radius significantly. Low-income families rely on affordable gas and convenient access to fuel. Restricting new gas stations forces drivers to travel farther, wasting gas and time. With public transit still not a viable option for many families and workers, this ordinance disproportionately burdens those who can't afford electric vehicles or expensive fuel from limited options. If Planning Board and Council want to better support low-income households, the ordinance should be modified to encourage fresh food options at convenience stores – and incentivize companies that provide that.

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

Name: Gary Fritzler

Email Address: glfritzler.colorado@gmail.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

Regulations for New Gas Stations - Comment Form



Submitted on 18 December 2024, 8:05AM
Receipt number 64
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 oppose or at least amend this proposal. Gas stations, whether you like them or not, are necessary amenities in our automobile centric society, and provide a critical food options in grocery deserts. In addition, gas stations now provide critical electrical vehicle charging infrastructure in dense urban areas where EV charging is not possible residentially.

Suggested amendments to the proposal:

1. No more than 2 stations within 1/4 mile of each other because competition is critical for keeping prices low at any given intersection and only one station per intersection does not provide for that competition.
2. Allow for 1 gas station within 1/4 mile of a light rail station... The reality is the majority of our light rail usage is car to train transfers so having a fuel option near the light station actually helps facilitate mass transit use.
3. Eliminate the distance requirement from low density housing... It's discriminatory in concept by pushing less desire-able commercial uses against high density, more affordable housing options, and actually is contrary to common sense... Our less dense areas are more automotive reliant and need more automotive services.

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

Name: Tyler Carlson

Email Address: tylercarlson@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. 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

Planning Board Comments



Submitted on	17 December 2024, 3:55PM
Receipt number	740
Related form version	3

Your information

Name	Vangie Pappas
Address or neighborhood	1595 West 48th Ave (48th and Pecos shopping center)
ZIP code	80221
Email	vangpappas@yahoo.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name	Gas Station Limitation
--------------	------------------------

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

The proposed Zoning Code change for Gas Station Limitations will be EXTREMELY costly to me and my family. This property is my sole income, and I have been working with a Gas Station Buyer since January 2024 with an expectation to sell my property to them. If this proposed change by the City of Denver causes this Buyer to walk away, it will be catastrophic to me. I am single woman, living on my own relying on this property for my retirement/income. Not only that, as a part of my negotiations, I am to sell my property with as little lease term in place and will lose my largest tenant because of that. If this ordinance passes, not only will you cause my Buyer and my expected retirement to go away, my largest income producing tenant will be vacating. I strongly encourage you to reconsider, not only for me, but that area specifically could use a nicer convenience option. Low-income families rely on affordable gas and convenient access to fuel. Restricting new gas stations forces drivers to travel farther, wasting gas and time. With public transit still not a viable option for many families and workers, this ordinance disproportionately burdens those who can't afford electric vehicles or expensive fuel from limited options. If Planning Board and Council want to better support low-income households, the ordinance should be modified to encourage fresh food options at convenience stores – and incentivize companies that provide that.”

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	17 December 2024, 3:57PM
Receipt number	741
Related form version	3

Your information

Name	Elaina Grauer
Address or neighborhood	48th and Pecos
ZIP code	80221
Email	elainagrauer@yahoo.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name	Gas Station Limitations
--------------	-------------------------

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

Property owners deserve the freedom to develop land to meet community needs. This ordinance undermines property rights by retroactively imposing arbitrary restrictions on how industrially zoned land can be used. It also sets a bad precedent and can have important impacts on whether companies decide to do business in Denver or not. The juice isn't worth the squeeze on this one. Please do not support the ordinance without significant and material improvements and revisions. Our family has owned this property for over 50 years and we should not be penalized by the state on what we would like to do with our property.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	17 December 2024, 4:02PM
Receipt number	742
Related form version	3

Your information

Name	Sean Grauer
Address or neighborhood	48th and Pecos
ZIP code	80221
Email	sean.grauer@gmail.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name	Gas Station Limitations
--------------	-------------------------

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

Low-income families rely on affordable gas and convenient access to fuel. Restricting new gas stations forces drivers to travel farther, wasting gas and time. With public transit still not a viable option for many families and workers, this ordinance disproportionately burdens those who can't afford electric vehicles or expensive fuel from limited options. If Planning Board and Council want to better support low-income households, the ordinance should be modified to encourage fresh food options at convenience stores – and incentivize companies that provide that.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	17 December 2024, 4:30PM
Receipt number	743
Related form version	3

Your information

Name	Rebekah Quinlan
Address or neighborhood	3605 Parkridge Road
ZIP code	80135
Email	rebquin@live.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name	Gas Station Limitations
--------------	-------------------------

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

Even though Colorado's EV car sales have increased in the last year, we're still very far away from being in a position where we can afford to ban gas stations. Fewer gas stations mean longer drives for fuel. This increases car emissions and pollution, defeating the city's environmental goals. Rather than improving sustainability, the ordinance pushes drivers to burn more gas to access the fuel they need. There's simply no reason to enact a quarter-mile ban from existing gas stations. Instead, cluster them together so the impact is negligible.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	17 December 2024, 4:57PM
Receipt number	744
Related form version	3

Your information

Name	Jackson Naylor
Address or neighborhood	9400 N Surrey Dr
ZIP code	80108
Email	jackson.naylor@navpointre.com

Agenda item you are commenting on

Other

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Gas Ordinance

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

Did you know that the average gas station in Denver was installed in 1997? With more than 200 active gas stations across Denver, a significant amount of older gas stations pose significant environmental risks, such as corroding tanks, or lack modern leak prevention or vapor recovery systems. Not only older gas stations lack modern safety measures, environmental safeguards, and amenities like EV chargers. Blocking competition from new, advanced stations means Denver's gas infrastructure will remain outdated and inefficient. I'm sure the intention behind the ordinance is a positive one, but the risk of unintended consequences here is very high.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	17 December 2024, 4:59PM
Receipt number	745
Related form version	3

Your information

Name	Kevin Bodkin
Address or neighborhood	930 Acoma Street Unit 115
ZIP code	80204
Email	bodkink@yahoo.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name	Gas Station Limitations
--------------	-------------------------

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

By preventing new gas stations, this ordinance shields older, inefficient ones from competition. When businesses aren't pushed to compete, consumers pay higher prices and get worse services. Denver deserves modern options, not policies that keep old businesses entrenched. Besides, the ordinance should not be applied retroactively to companies that have already submitted their applications to the city.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	18 December 2024, 5:14AM
Receipt number	746
Related form version	3

Your information

Name	David M Fritzier
Address or neighborhood	7968 Berkshire Ln, Castle Pines, CO, USA
ZIP code	80108
Email	dfritzie123@gmail.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name Gas Station Limitation

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

While I understand and agree with the objective to discourage fossil fuels and promote housing, this ordinance unfairly protects outdated and inefficient gas stations which keeps prices high and limits choices. Instead of encouraging modern, efficient fuel stations with better services and EV chargers, it creates an unfair advantage for older businesses with outdated technology and poor environmental standards. Consumers lose when competition is stifled, and businesses aren't pressured to improve. The quarter-mile restrictions from existing gas stations and light rail stations are far too large. I urge Planning Board and City Council to reduce the proposed radius significantly.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	18 December 2024, 5:16AM
Receipt number	747
Related form version	3

Your information

Name	David M Fritzier
Address or neighborhood	7968 Berkshire Ln, Castle Pines, CO, USA
ZIP code	80108
Email	dfritzie123@gmail.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name Gas Station Limitations

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

With more than 200 active gas stations with an average age of over 20 years across Denver, a significant amount of older gas stations pose significant environmental risks, such as corroding tanks, or lack modern leak prevention or vapor recovery systems. Not only older gas stations lack modern safety measures, environmental safeguards, and amenities like EV chargers. Blocking competition from new, advanced stations means Denver's gas infrastructure will remain outdated and inefficient. I'm sure the intention behind the ordinance is a positive one, but the risk of unintended consequences here is very high

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	18 December 2024, 9:28AM
Receipt number	748
Related form version	3

Your information

Name	Scott Crosbie
Address or neighborhood	2795 Speer Blvd
ZIP code	80211
Email	scrosbie@creginc.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name	Gas station limitations
--------------	-------------------------

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

While I understand the objectives to discourage fossil fuels and promote housing, this ordinance unfairly protects outdated gas stations, keeping prices high and limiting choices. Instead of encouraging modern, efficient fuel stations with better services and EV chargers, it creates an unfair advantage for older businesses with outdated technology and environmental standards. Consumers lose when competition is stifled, and businesses aren't pressured to improve. The quarter-mile restrictions from existing gas stations and light rail stations are far too large. I urge Planning Board and City Council to reduce the proposed radius significantly.

Consumers lose when competition is stifled, and businesses aren't pressured to improve!!!!

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	18 December 2024, 9:53AM
Receipt number	749
Related form version	3

Your information

Name	Cindy Gothey
Address or neighborhood	Harvey Park
ZIP code	80236
Email	cgotchey@gmail.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name	Gas station limitations
--------------	-------------------------

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

Property owners deserve the freedom to develop land to meet community needs. This ordinance undermines property rights by retroactively imposing arbitrary restrictions on how industrially zoned land can be used. It also sets a bad precedent and can have important impacts on whether companies decide to do business in Denver or not. The juice isn't worth the squeeze on this one. Please do not support the ordinance without significant and material improvements and revisions.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	18 December 2024, 9:52AM
Receipt number	750
Related form version	3

Your information

Name	Deborah Rose Westwood
Address or neighborhood	9618 SILVERBERRY CIR
ZIP code	80129-6272
Email	deb.r.westwood@gmail.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name	Gas Station Limitations
--------------	-------------------------

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

Low-income families rely on affordable gas and convenient access to fuel. Restricting new gas stations forces drivers to travel farther, wasting gas and time. With public transit still not a viable option for many families and workers, this ordinance disproportionately burdens those who can't afford electric vehicles or expensive fuel from limited options. If Planning Board and Council want to better support low-income households, the ordinance should be modified to encourage fresh food options at convenience stores – and incentivize companies that provide that.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	18 December 2024, 10:45AM
Receipt number	751
Related form version	3

Your information

Name	Erika Shorter
Address or neighborhood	1873 S Bellaire Street, Suite 1200, Denver, CO
ZIP code	80222
Email	eshorter@evgre.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name	Proposed Regulations for New Gas Stations
--------------	---

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

There will be unintended consequences if this is passed. While I appreciate council striving for more dense/walkable development and affordable housing, limiting gas station and single family/two-unit residential development will not help with this effort. Limiting these uses will reduce redevelopment options for blighted areas, contributing to the problem. By limiting gas/convenience stores and low density residential, the City will see more vacant land and uninhabitable structures. In addition, by limiting competition, the cost of gas and pricing of convenience items could go up in certain areas, hurting families. Limiting residential redevelopment will also contribute to, rather than help, the affordable housing crisis. Instead of limiting development options, the City should incentivize high density walkable mixed use/sustainable/affordable development by structuring incentives (lower impact fees, make it easier to obtain site plan approvals, etc.). Please consider flipping the paradigm and incentivize what you desire, rather than restricting what you don't, which will have unintended consequences.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.



QuikTrip Corporation

DENVER DIVISION
12000 Washington St, Suite
175 Thornton, CO 80241

December 18, 2024

Denver Planning Board
201 W. Colfax Avenue
Denver, CO 80202

Re: Proposed Zoning Code Text Amendment – Gas Station Limitations

Dear Members of the Denver Planning Board,

Thank you for the opportunity to share feedback on the proposed zoning changes to limit new gas stations in Denver. We appreciate the effort and thoughtfulness of the sponsors and the Community Planning & Development staff in addressing issues like walkability, sustainability, and equitable development.

While we agree with many of the goals behind this proposal, we are deeply concerned that the current draft will create more problems than it solves. Below, we outline key issues and offer suggestions to make the ordinance more effective while avoiding unintended consequences.

Concerns and Suggested Improvements

1. The Retroactive Effective Date Harms Businesses

The proposed retroactive effective date of May 13, 2024, is unfair to businesses that submitted conceptual applications before the regulations were no longer inchoate. The May 13 date refers back to the first hearing on this topic at the Budget & Policy Commission discussion. Starting the clock at the first meeting on the topic – when not even the participants had yet decided on the final shape of the text amendment – would be inconsistent and unnecessary. Indeed, City Council has regularly applied regulations of this nature on a go-forward basis after the final adoption of the regulation.

Many applicants, including QuikTrip, have made significant investments based on existing zoning rules, including purchasing land and preparing detailed proposals. Predictability is so important for family- and employee-owned businesses like ours, and setting this retroactive date will create unnecessary friction with good companies wanting to do business in Denver.

- **Our Ask:** Please adjust the effective date to align with the City Council's final adoption of the ordinance or a more recent draft date when the rules became clearer to applicants.

2. The Ordinance Protects Outdated Gas Stations and Technologies

According to Colorado's Division of Oil and Public Safety, Denver has 206 active gas stations, with an average installation date of 27 years ago. Many of these older stations use outdated materials like cathodically protected steel tanks, which are prone to leaks. In the recent past, Denver has had 48 open-air discharges and nearly 2,500 petroleum release events at its gas

stations. And, older facilities are more likely to lack modern vapor recovery systems.

At QuikTrip, we are at the tip of the spear in integrating EV charging infrastructure into our refueling options. Our hyper-clean facilities provide a range of fresh food options, and utilize best practices in energy-efficient designs. From an environmental safety perspective, QuikTrip is an industry leader in vapor capture, tank integrity, and safety.

Blocking new gas stations removes the competitive pressure that encourages older stations to upgrade. Without competition, these facilities remain entrenched, locking Denver into less efficient and less environmentally friendly options.

- **Our Ask:** Reduce the buffer distances to allow competition from modern, environmentally advanced stations that can meet today's standards for safety and sustainability.

3. Unintended Consequence: Fewer EV Chargers?

By restricting new stations, this ordinance reduces opportunities for new builds designed to accommodate EV chargers efficiently and affordably. While Colorado's EV sales have increased in the last quarter, the installation of faster EV chargers has not yet kept pace. Reasons for this include infrastructure and technological limitations, as well as the significant costs. For example, the new construction cost to install two Level 3 fast chargers is approximately \$200,000 – that price does not include ongoing utility fees to power the chargers.

Unlike new builds, retrofitting older gas stations will be substantially more expensive due to the incremental costs associated with breaking pavement, upgrading outdated electrical systems, and rebuilding impacted areas. The opportunity costs to the legacy businesses, including shutting down operations during construction, will be significant.

- **Our Ask:** Narrow the text amendment to allow new EV-ready gas stations rather than assume existing stations will absorb the costs of retrofitting their properties.

4. Vulnerable Communities Will Be Impacted

The staff memo to the ordinance shows that the proposed restrictions will actually push new gas stations into areas along the "Inverted L" – which directly overlaps with historically marginalized neighborhoods. This could create an overconcentration of industrial uses in these areas, much like what happened with marijuana grow facilities.

- **Our Asks:** Ensure fair distribution of gas stations across Denver to avoid concentrating them in specific neighborhoods. Exempt stations with on-site kitchens or substantial food service offerings from size thresholds, as smaller parcels in underserved neighborhoods may not meet the proposed 20,000 square foot requirement for exemptions.

5. Consumers Benefit From Competition

When multiple gas stations are located near one another, it drives down prices and increases convenience for consumers. Restricting their development risks eliminating this competition, which will lead to higher fuel costs—a burden that families already struggling with inflation cannot afford.

- **Our Ask:** Limit the number of gas stations at major intersections rather than imposing large blanket buffer zones.

Why We Care

We are committed to raising the bar for gas stations and convenience stores in Denver. At QuikTrip, we proudly offer affordable refueling options for gas and electric vehicles, fresh food options, and hyper-clean facilities, and we are honored by the passionate support of our customer base. In the same way that many are often surprised to learn that affordable housing doesn't look like affordable housing, we take great joy in showing people what a next-generation convenience store can deliver.

- **Commitment to Sustainability:** New QuikTrip stations, where there is need, include Level 3 fast EV charging infrastructure to meet growing market demand. We also use advanced vapor recovery systems, tank integrity designs, and energy-efficient operations for increased environmental protections.
- **Modernizing Denver's Fuel Infrastructure:** The city's own estimates show that many gas stations are outdated. By welcoming newer entrants like QuikTrip, Denver can phase out older facilities and bring modern, sustainable solutions to its residents.
- **Fresh Food Options:** While no convenience store can fill a food desert, newer companies like QuikTrip and its peers have based their business models on providing fresh food options and expanded services.

Conclusion

We share Denver's goals of creating a more sustainable and walkable city. However, this ordinance, as written, will protect 27-year-old (or older) facilities, discourage innovation in EV charging, and limit access to affordable, high-quality refueling options.

By adjusting the effective date, rethinking buffer zones, and encouraging responsible innovation from companies like QuikTrip, Denver can achieve its vision while maintaining fairness and equity.

Thank you for your time and thoughtful consideration. We are available to discuss these suggestions further and look forward to working together on this important issue.

Sincerely,
Jessica Glavas
QuikTrip

CC: Andrew Webb

Planning Board Comments



Submitted on	18 December 2024, 11:12AM
Receipt number	752
Related form version	3

Your information

Name	W. Jack Riley
Address or neighborhood	Jefferson Park
ZIP code	80211
Email	wjr12@columbia.edu

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name	Gas Station Limitations
--------------	-------------------------

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

There's a good reason why the court won't allow the Albertson's / Kroger merger: it limits competition and can lead to rising prices for consumers. The same is true of gas prices. By limiting the options available to households that rely on cars to get around, you're taking away their right to shop around for the lowest gas prices. Please consider the impact of this ordinance on working families before deciding to ban new gas stations.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	18 December 2024, 11:13AM
Receipt number	753
Related form version	3

Your information

Name	Mike Wall
Address or neighborhood	1822 S Olive Street
ZIP code	80224
Email	Mwall@walldevgroup.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name Gas station limitations

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

Property owners deserve the freedom to develop land to meet community needs. This ordinance undermines property rights by retroactively imposing arbitrary restrictions on how industrially zoned land can be used. It also sets a bad precedent and can have important impacts on whether companies decide to do business in Denver or not. The juice isn't worth the squeeze on this one. Please do not support the ordinance without significant and material improvements and revisions.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	18 December 2024, 11:26AM
Receipt number	754
Related form version	3

Your information

Name	Alaura Gage
Address or neighborhood	1635 Marsh Hawk Circle
ZIP code	80109
Email	alaura.gage@navpointre.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name	Gas Station Limitations
--------------	-------------------------

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

While I understand the objectives to discourage fossil fuels and promote housing, this ordinance unfairly protects outdated gas stations, keeping prices high and limiting choices. Instead of encouraging modern, efficient fuel stations with better services and EV chargers, it creates an unfair advantage for older businesses with outdated technology and environmental standards. Consumers lose when competition is stifled, and businesses aren't pressured to improve. The quarter-mile restrictions from existing gas stations and light rail stations are far too large. I urge Planning Board and City Council to reduce the proposed radius significantly.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	18 December 2024, 11:29AM
Receipt number	755
Related form version	3

Your information

Name	Matt Call
Address or neighborhood	Sedalia CO
ZIP code	80135
Email	Matt.Call@navpointre.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name	Gas Station Limitations
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Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

While I understand the objectives to discourage fossil fuels and promote housing, this ordinance unfairly protects outdated gas stations, keeping prices high and limiting choices. Instead of encouraging modern, efficient fuel stations with better services and EV chargers, it creates an unfair advantage for older businesses with outdated technology and environmental standards. Consumers lose when competition is stifled, and businesses aren't pressured to improve. The quarter-mile restrictions from existing gas stations and light rail stations are far too large. I urge Planning Board and City Council to reduce the proposed radius significantly.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	18 December 2024, 11:33AM
Receipt number	756
Related form version	3

Your information

Name	Brandon Sockwell
Address or neighborhood	Colorado Springs
ZIP code	80904
Email	sockwebr@gmail.com

Agenda item you are commenting on

Other

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Gas station ban

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

A limit on gas stations will have a negative impact on the citizenry in the greater Denver area. Limiting supply and protecting legacy businesses as the expense of innovation and entrepreneurship is anti-competitive and will drive up prices at the expense of the consumer. The zoning code exists for a reason and should govern where gas stations can be developed.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	18 December 2024, 11:32AM
Receipt number	757
Related form version	3

Your information

Name	Matthew Kulbe
Address or neighborhood	4172 S Vrain St
ZIP code	80236
Email	matt.kulbe@navpointre.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name	Gas Station Limitations
--------------	-------------------------

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

Property owners deserve the freedom to develop land to meet community needs as well as get the value for property they deserve. This ordinance undermines property rights by retroactively imposing arbitrary restrictions on how industrially zoned land can be used, removing significant value from Property Owners, property owners who may rely on these properties as their only source of retirement. It also sets a terrible precedent and can have important impacts on whether companies decide to do business in Denver or not. The long term consequences of this ordinance FAR outweigh the minimal impact. Please do not support the ordinance without significant and material improvements and/or revisions.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	18 December 2024, 11:34AM
Receipt number	758
Related form version	3

Your information

Name	Erinn Torres
Address or neighborhood	Solterra
ZIP code	80228
Email	erinn.torres@navpointre.com

Agenda item you are commenting on

Other

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Gas Ordinance

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

Low-income families rely on affordable gas and convenient access to fuel. Restricting new gas stations forces drivers to travel farther, wasting gas and time. With public transit still not a viable option for many families and workers, this ordinance disproportionately burdens those who can't afford electric vehicles or expensive fuel from limited options.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	18 December 2024, 11:36AM
Receipt number	759
Related form version	3

Your information

Name	Collin Tedesco
Address or neighborhood	20 Wilcox Street, Castle Rock
ZIP code	80104
Email	collin.tedesco@navpointre.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name	Gas Station Limitations
--------------	-------------------------

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

Property owners deserve the freedom to develop land to meet community needs. This ordinance undermines property rights by retroactively imposing arbitrary restrictions on how industrially zoned land can be used. It also sets a bad precedent and can have important impacts on whether companies decide to do business in Denver or not. The juice isn't worth the squeeze on this one. Please do not support the ordinance without significant and material improvements and revisions.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	18 December 2024, 11:46AM
Receipt number	760
Related form version	3

Your information

Name	Calvin Andrews
Address or neighborhood	743 Tailings Dr
ZIP code	80132
Email	calvinwandrews@gmail.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name Gas Station Limitations

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

While I understand the objectives to discourage fossil fuels and promote housing, this ordinance unfairly protects outdated gas stations, keeping prices high and limiting choices. Instead of encouraging modern, efficient fuel stations with better services and EV chargers, it creates an unfair advantage for older businesses with outdated technology and environmental standards. Consumers lose when competition is stifled, and businesses aren't pressured to improve. The quarter-mile restrictions from existing gas stations and light rail stations are far too large. I urge Planning Board and City Council to reduce the proposed radius significantly.

Low-income families rely on affordable gas and convenient access to fuel. Restricting new gas stations forces drivers to travel farther, wasting gas and time. With public transit still not a viable option for many families and workers, this ordinance disproportionately burdens those who can't afford electric vehicles or expensive fuel from limited options. If Planning Board and Council want to better support low-income households, the ordinance should be modified to encourage fresh food options at convenience stores – and incentivize companies that provide that.

Did you know that the average gas station in Denver was installed in 1997? With more than 200 active gas stations across Denver, a significant amount of older gas stations pose significant environmental risks, such as corroding tanks, or lack modern leak prevention or vapor recovery systems. Not only older gas stations lack modern safety measures, environmental safeguards, and amenities like EV chargers. Blocking competition from new, advanced stations means Denver's gas infrastructure will remain outdated and inefficient. I'm sure the intention behind the ordinance is a positive one, but the risk of unintended consequences here is very high.

Property owners deserve the freedom to develop land to meet community needs. This ordinance undermines property rights by retroactively imposing arbitrary restrictions on how industrially zoned land can be used. It also sets a bad precedent and can have important impacts on whether companies decide to do business in Denver or not. The juice isn't worth the squeeze on this one. Please do not support the ordinance without significant and material improvements and revisions. Even though Colorado's EV car sales have increased in the last year, we're still very far away from being in a position where we can afford to ban gas stations. Fewer gas stations mean longer drives for fuel. This increases car emissions and pollution, defeating the city's environmental goals. Rather than improving sustainability, the ordinance pushes drivers

to burn more gas to access the fuel they need. There's simply no reason to enact a quarter-mile ban from existing gas stations. Instead, cluster them together so the impact is negligible.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.



QuikTrip Corporation

DENVER DIVISION
12000 Washington St, Suite
175 Thornton, CO 80241

December 18, 2024

Denver Planning Board
201 W. Colfax Avenue
Denver, CO 80202

Re: Proposed Zoning Code Text Amendment – Gas Station Limitations

Dear Members of the Denver Planning Board,

Thank you for the opportunity to share feedback on the proposed zoning changes to limit new gas stations in Denver. We appreciate the effort and thoughtfulness of the sponsors and the Community Planning & Development staff in addressing issues like walkability, sustainability, and equitable development.

While we agree with many of the goals behind this proposal, we are deeply concerned that the current draft will create more problems than it solves. Below, we outline key issues and offer suggestions to make the ordinance more effective while avoiding unintended consequences.

Concerns and Suggested Improvements

1. The Retroactive Effective Date Harms Businesses

The proposed retroactive effective date of May 13, 2024, is unfair to businesses that submitted conceptual applications before the regulations were no longer inchoate. The May 13 date refers back to the first hearing on this topic at the Budget & Policy Commission discussion. Starting the clock at the first meeting on the topic – when not even the participants had yet decided on the final shape of the text amendment – would be inconsistent and unnecessary. Indeed, City Council has regularly applied regulations of this nature on a go-forward basis after the final adoption of the regulation.

Many applicants, including QuikTrip, have made significant investments based on existing zoning rules, including purchasing land and preparing detailed proposals. Predictability is so important for family- and employee-owned businesses like ours, and setting this retroactive date will create unnecessary friction with good companies wanting to do business in Denver.

- **Our Ask:** Please adjust the effective date to align with the City Council's final adoption of the ordinance or a more recent draft date when the rules became clearer to applicants.

2. The Ordinance Protects Outdated Gas Stations and Technologies

According to Colorado's Division of Oil and Public Safety, Denver has 206 active gas stations, with an average installation date of 27 years ago. Many of these older stations use outdated materials like cathodically protected steel tanks, which are prone to leaks. In the recent past, Denver has had 48 open-air discharges and nearly 2,500 petroleum release events at its gas

stations. And, older facilities are more likely to lack modern vapor recovery systems.

At QuikTrip, we are at the tip of the spear in integrating EV charging infrastructure into our refueling options. Our hyper-clean facilities provide a range of fresh food options, and utilize best practices in energy-efficient designs. From an environmental safety perspective, QuikTrip is an industry leader in vapor capture, tank integrity, and safety.

Blocking new gas stations removes the competitive pressure that encourages older stations to upgrade. Without competition, these facilities remain entrenched, locking Denver into less efficient and less environmentally friendly options.

- **Our Ask:** Reduce the buffer distances to allow competition from modern, environmentally advanced stations that can meet today's standards for safety and sustainability.

3. Unintended Consequence: Fewer EV Chargers?

By restricting new stations, this ordinance reduces opportunities for new builds designed to accommodate EV chargers efficiently and affordably. While Colorado's EV sales have increased in the last quarter, the installation of faster EV chargers has not yet kept pace. Reasons for this include infrastructure and technological limitations, as well as the significant costs. For example, the new construction cost to install two Level 3 fast chargers is approximately \$200,000 – that price does not include ongoing utility fees to power the chargers.

Unlike new builds, retrofitting older gas stations will be substantially more expensive due to the incremental costs associated with breaking pavement, upgrading outdated electrical systems, and rebuilding impacted areas. The opportunity costs to the legacy businesses, including shutting down operations during construction, will be significant.

- **Our Ask:** Narrow the text amendment to allow new EV-ready gas stations rather than assume existing stations will absorb the costs of retrofitting their properties.

4. Vulnerable Communities Will Be Impacted

The staff memo to the ordinance shows that the proposed restrictions will actually push new gas stations into areas along the "Inverted L" – which directly overlaps with historically marginalized neighborhoods. This could create an overconcentration of industrial uses in these areas, much like what happened with marijuana grow facilities.

- **Our Asks:** Ensure fair distribution of gas stations across Denver to avoid concentrating them in specific neighborhoods. Exempt stations with on-site kitchens or substantial food service offerings from size thresholds, as smaller parcels in underserved neighborhoods may not meet the proposed 20,000 square foot requirement for exemptions.

5. Consumers Benefit From Competition

When multiple gas stations are located near one another, it drives down prices and increases convenience for consumers. Restricting their development risks eliminating this competition, which will lead to higher fuel costs—a burden that families already struggling with inflation cannot afford.

- **Our Ask:** Limit the number of gas stations at major intersections rather than imposing large blanket buffer zones.

Why We Care

We are committed to raising the bar for gas stations and convenience stores in Denver. At QuikTrip, we proudly offer affordable refueling options for gas and electric vehicles, fresh food options, and hyper-clean facilities, and we are honored by the passionate support of our customer base. In the same way that many are often surprised to learn that affordable housing doesn't look like affordable housing, we take great joy in showing people what a next-generation convenience store can deliver.

- **Commitment to Sustainability:** New QuikTrip stations, where there is need, include Level 3 fast EV charging infrastructure to meet growing market demand. We also use advanced vapor recovery systems, tank integrity designs, and energy-efficient operations for increased environmental protections.
- **Modernizing Denver's Fuel Infrastructure:** The city's own estimates show that many gas stations are outdated. By welcoming newer entrants like QuikTrip, Denver can phase out older facilities and bring modern, sustainable solutions to its residents.
- **Fresh Food Options:** While no convenience store can fill a food desert, newer companies like QuikTrip and its peers have based their business models on providing fresh food options and expanded services.

Conclusion

We share Denver's goals of creating a more sustainable and walkable city. However, this ordinance, as written, will protect 27-year-old (or older) facilities, discourage innovation in EV charging, and limit access to affordable, high-quality refueling options.

By adjusting the effective date, rethinking buffer zones, and encouraging responsible innovation from companies like QuikTrip, Denver can achieve its vision while maintaining fairness and equity.

Thank you for your time and thoughtful consideration. We are available to discuss these suggestions further and look forward to working together on this important issue.

Sincerely,
Jessica Glavas
QuikTrip

CC: Andrew Webb

Planning Board Comments



Submitted on	18 December 2024, 5:47PM
Receipt number	761
Related form version	3

Your information

Name	Sean Bennett
Address or neighborhood	4001 Forest Street
ZIP code	80216
Email	seanbennett77@gmail.com

Agenda item you are commenting on

Other

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

gas station moratorium

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

Banning new gas stations in Denver County will catastrophically affect certain commercial property owners ability to sell their property for redevelopment. It is not the place of the counsel to limit the amount of businesses that can be built in their City. Gas Stations are in high demand and create great retail and gas tax revenue. Please consider the market forces that are willing to spend money on this form of capital investment.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	19 December 2024, 7:43AM
Receipt number	762
Related form version	3

Your information

Name	Olivia stoner
Address or neighborhood	4841 Raleigh st
ZIP code	80212
Email	Oantognoli@gmail.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name Proposed Regulations for New Gas Stations

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

Modern Convenience Stores Support EVs: New convenience store gas stations are better equipped for the EV transition, with those in Denver required to install two Level 3 fast chargers per location, unlike older stations with limited space and no motivation to provide chargers.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.