

## Answers to the Questions from the CenCON Chat

Here are the questions from the CenCON Chat box and our responses. Please, let us know what else you might need from us to share with the group as you deem appropriate.

1. *Where are the proposed changes intended to occur?*
  - a. The City is only recommending the allowance for restaurants with a drive-thru option to occur in the shopping centers along University Boulevard. These recommendations do not call for additional drive-thrus at any other part of the City.
2. *While the LDC treats banks differently, how do the regulations for banks with drive-thru lanes differ from restaurant with drive-thru option?*
  - a. There is currently no restriction to the number of banks allowed in the corridor, and there are no specific requirements for banks with drive thru lanes. Restaurants with drive-thru differ in that they have existing design requirements in the code today, and if recommendations are approved, would be allowed in a limited amount with new additional requirements outlined at the meeting.
3. *The new drive-thru establishments are required to also have outdoor dining near their front entrances. What about idling/exhaust overlap with dining space?*
  - a. Drive-thrus would be required to be placed away from pedestrian areas. This includes outdoor dining.
4. *Would most of these drive-thrus be in existing shopping centers where there are vacancies?*
  - a. Yes. The recommendations are for allowance of restaurants with a drive-thru option in existing shopping centers zoned Activity Center (AC) along University Corridor. Each shopping center has vacancies.
5. *Are your recommendations taking into account that COVID-type market demand is likely temporary?*
  - a. Yes. COVID market conditions have only sped up a trend that was already existing. We would be making the same recommendations if COVID did not exist. The only impact from the COVID-related market is that it is one factor that has influenced us moving quicker than other retail strategies under consideration.
6. *How is stacking monitored?*
  - a. We will develop approval criteria and standards for a stacking study. The applicant will provide stacking data based on other restaurant/franchise locations and the data will be reviewed by the City's traffic engineers. Data will likely include, at a minimum, the peak time of day stacking amount and where on the site stacking will occur. The process will be similar to what is currently required for a traffic study.
7. *What are the hours of operation?*
  - a. Operation is limited to no more than 18 consecutive hours in a 24 hour day.
8. *Do drive-thrus encourage shopping in other businesses in the center?*
  - a. Restaurants with drive-thrus are not likely to be an anchor tenant. However, incremental investment to our shopping centers that include enhanced pedestrian and experiential amenities may boost overall interest in the center from shoppers and prospective retailers and restaurateurs.

9. *Will stacking requirements only apply to the new restaurants in the University corridor, or will the requirements apply to other drive-thrus already in Centennial?*
- a. The stacking analysis update will be required of all new restaurants with drive-thrus in Centennial. It will not apply retroactively to existing restaurants with drive-thru.

Thank you,

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