

April 22, 2022

Planning Commission
Commerce City Colorado
Re: SWC of 112th & Highway 85

To Planning Commission: I was asked by United Development Companies to share my professional opinion as to the viability of grocery stores and full-service sit-down restaurants on the SWC of 112th Avenue and Highway 85 in Commerce City. I have been a broker in the commercial retail sector for more than 31 years. In that capacity, I have represented numerous national sit-down restaurants in their site selection. In addition, I have handled the site selection and leasing for multiple grocery anchored centers across the State of Colorado.

In my opinion, the ability of a developer to land a grocery concept on the SWC of Highway 85 and 112th would be a major challenge. 112th Avenue is not a street/arterial that lends itself to a grocery site. It dead ends in both directions and does not serve any major neighborhood. Highway 85 is just that, a Highway and vehicles are traveling at high speeds and commuting from one area of town to another. Such a major street is not conducive to the convenience of neighborhood grocery site. I would point to Highway 85/ Santa Fe Blvd in the South Metro area. While the traffic counts may be high, you have commuters leaving downtown Denver and they are traveling home whether it be to Littleton or Highlands Ranch. The grocery stores those commuters shop are located in the densely populated neighborhood they live in with convenient access and not along the Santa Fe Blvd corridor. The grocery players are looking to locate in the middle of a neighborhood, focusing on the residents that live within a three-mile radius of the site. The King Soopers located at 104th and Chambers is a good example of that. They chose to locate in the center of the residential base and not other sites initially presented to them of the periphery of the residential growth.

In terms of full-service restaurants, I also believe the site is challenged. There are very few active players in this market. The number of groups looking for new sites is limited, and those numbers have decreased during covid. Even with a full recovery post covid, most sit-down restaurants are looking for sites that have a higher daytime population that allows the have a successful lunch offering as well as dinner in the evening. In short, there are too many other sites that have better metrics that sit down concepts need to give them confidence in projecting future sales necessary for them to commit to a site.

Sincerely,



Peter Pavlakis

May 5, 2022

City Council Members
Commerce City Colorado
Re: SWC of 112th & Highway 85

To City Council Members: I was asked by United Development Companies to share my professional opinion as to the viability of grocery stores and full-service sit-down restaurants on the SWC of 112th Avenue and Highway 85 in Commerce City. I have been a broker in the commercial retail sector for more than 31 years. In that capacity, I have represented numerous national sit-down restaurants in their site selection. In addition, I have handled the site selection and leasing for multiple grocery anchored centers across the State of Colorado.

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Sincerely,



Peter Pavlakis

GROUND

ENGINEERING

April 21, 2022

Subject: **CanAm-Zoning Case #: Z-964-21-22**
Commerce City, Colorado

Mr. Mayor and City Councilmembers
City of Commerce City
7887 E 60th Avenue
Commerce City, CO 80022

Dear Mr. Mayor and City Councilmembers:

My name is Andrew Suedkamp. I am the principal owner of GROUND Engineering Consultants, Inc. We are a full service geotechnical engineering and construction materials testing firm. I'm proud to say that we own our offices and yard located at 7393 Dahlia Street in Commerce City.

I am writing to tell you that we have been informed of a proposed re-zoning that is under consideration that would allow for residential or commercial uses of the property at the southwest corner of the intersection of 112th Avenue and Highway 85. Further, we understand that a QuikTrip convenience store is planned for that intersection. It is our position that a new full-service convenience store with traditional fueling bays at that location would be a welcome addition to the community. Our personnel drive that stretch of Highway 85 regularly. A filling station and convenience store there would be beneficial to GROUND Engineering and I'm sure to many other residents and businesses in the area. We support the proposed zoning change and construction of the QuikTrip convenience store at that site.

If you have any questions, please feel free to contact me.

Sincerely,

GROUND Engineering Consultants, Inc.



Andrew Suedkamp, President

Andrew G. Cook
9631 E 112th Place
Henderson, CO 80640

September 16, 2021

Jason Rogers - jrogers@c3gov.com
City Council
Commerce City
7887 E. 60th Ave
Commerce City, CO 80022

Dear Jason Rogers,

I am writing to you in opposition to the requested annexation and development of the QuikTrip fueling center being proposed by the QuikTrip Corp at US HWY 85 and East 112th Ave. Having lived in the area (Dunes Park) for the past 20+ years I have witnessed the increased population to the area, and I feel strongly that the proposal will do little to boost the image that the city is trying to portray. We are already dealing with increased traffic congestion issues at 112th and Hwy85 along with increasing vehicle accidents at that intersection. Having this fueling center installed will only exacerbate the issue. Air pollution is another problem that would get worse with the proposed development affecting ground level ozone in addition to the dust, exhaust and other noxious fumes emanating from US HWY85. We have fueling center(s) near the proposed location (2+/- miles) to the North and South on US HWY 85.

A better use of the land in question would be a lite commercial development with amenities like a restaurant, grocery, or perhaps a shared office space development with low density residential surrounding it. This is something that would be more in line with what the surrounding area is built as, and further the city's goal to produce a "Quality Community for a Lifetime". I am in no way proposing that nothing occur on the land in question, but I do feel the current proposal falls short of what is "needed" in the area.

Please contact me at the above address if you have any questions or need additional information. I can also be contacted by phone at (303)288-2128. An e-mail can be sent to andrew.cook@msn.com.

Sincerely,



Andrew G. Cook

From: [Andrew Cook](#)
To: dsheldon@udcos.com; mtalcott@quiktrip.com; [Daniel Jennings](#)
Cc: abaker@c3gov.com
Subject: CanAmCC Neighborhood Meeting
Date: Tuesday, October 26, 2021 6:57:08 PM

Gentlemen,

I appreciate your taking the time out of your evening to address concerns within the community. I must state that over time the adjustments made to the site plan really has helped clarify this for me and my household.

I would like to remain part of the process, please continue to send updates.

Thanks,

Andrew Cook
andrew.cook@msn.com
303-288-2128
Dunes Park Resident

From: [Andrew Cook](#)
To: [Daniel Jennings](#)
Subject: RE: CanAm Project Update
Date: Monday, November 8, 2021 4:29:34 PM

Hi Daniel,

Thanks for sending an update on this matter. I am *very* happy with the flexibility I have witnessed from the Designers, Developers, and Landowner to facilitate the needs and requests from the community. I would like to remain informed of the process going forward and with the re-submittal to the city. Again, I really think you guys have done a stellar job up to this point in trying to listen to feedback and make changes where it made since.

Thanks again for the email below. And again, please continue to send these updates. They are very helpful in trying to prevent false information from flying around the community.

Best Regards,
Andrew Cook

From: Daniel Jennings <djennings@norris-design.com>
Sent: Monday, 8 November, 2021 01:45 PM
Subject: CanAm Project Update

Good Afternoon CanAm Neighbors,

Given the scope of proposed changes to our PUD Zone Document as it relates to the City's review process, we have decided to withdraw our current Annexation and Zoning application for CanAm pending further review from the City.

After committing to changes which came about through discussions with the surrounding community, we feel that the best path forward is for those changes to be reviewed by the City through a formal submittal, consistent with their development review process.

What this means is that our project will NOT be heard before City Council on November 15th as had been planned. Instead, we will go through the development review process with a new application that will be reviewed by the City staff, then be heard by the Planning Commission and City Council in the future.

Thank you for your patience with the ever-evolving timeline on this project. We will be in touch with future updates.



Daniel Jennings
Associate | Planner

1101 Bannock Street | Denver, CO 80204
P 303.892.1166 | M 704.773.3897



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1114 W 7th Ave, Ste 250, Denver, CO 80204
P: 303.893.3893: F: 303-893-2877
info@HCC-diversityleader.org: www. HCC-diversityleader.org

April 25, 2022

City Clerk Dylan Gibson
City of Commerce City
7887 E. 60th Avenue
Commerce City, Colorado 80022

RE: CanAm – Zoning Case#: Z-964-21-22

Dear Clerk Gibson, Planning Commissioners, Mayor, and City Council Members:

My name is Rosy Aburto McDonough. I am the Executive Director of Hispanic Contractors of Colorado (HCC) and HCC Contractor Academy. We have 170 members doing business in Commerce City and member companies based throughout the city. We appreciate the opportunity to be able to support projects and ventures that bring meaningful development to the city.

I am writing today to express support for the annexation and zoning case for the CanAm project at the southwest corner of 112th Avenue and Highway 85. The applicant has made a substantial effort to reach community and address concerns through a number of voluntary community meetings and continuous communication with neighbors. This will bring much needed retail and services to the area and will do so with consideration of adjacent neighborhoods. I believe the project is in line with the goals of the city's Comprehensive Plan and guidelines, as well as its' economic development goals.

Please feel free to email or call with additional questions.

Sincerely,

A handwritten signature in black ink that reads 'R. Aburto'.

Rosy Aburto McDonough
HCC and HCC Contractor Academy Executive Director
rosy@hcc-diversityleader.org
303.893.3893

From: [PATRICK B. CASTANEDA Owner](#)
To: [Memmer, Katelyn - CD](#)
Subject: Case #Z-984-22 Comment
Date: Monday, May 2, 2022 4:47:05 PM

Please verify this comment was received and added. Thanks, Patrick and Marianne Castaneda

I am writing to express my strong opposition to Case#Z-984-22, the proposed annexation zone change from ADCO A-1 to Commerce City R-3 (Multi-family Residential) for the development of a multi-family apartment complex. I urge you to disapprove this proposal.

The Adams City community is not trying to prevent development but feel the city needs to resolve the serious existing conditions before lurching recklessly into future plans that epitomizes strategic, political and environmental disinvestment in a long-standing residential neighborhood.

The zone change will not be consistent with surrounding uses of commercial and single family residential in the area.

The standardized duplication forms submitted for approval do not address the individualized weaknesses inherent to this specific location.

Traffic, safety problems, and utilities. Colorado Blvd. is a two-lane road that does not allow for passing. There are no sidewalks yet. Expansion cannot occur without destruction of homes largely owned by elderly individuals; all power and communication lines are above ground. The road is used as an extension of Highway 85 and has large industrial trucks and heavy equipment traveling at high speeds continually. Rush hours, when passenger vehicles are traveling at high speeds to downtown locations, (RTD rail system not used) adds to congestion. Excess traffic uses neighborhood streets for short cuts and blocks access for emergency services. All of our arterial streets are now used for overflow to accommodate industry. Suncor tanker trucks have a blast zone of four blocks. Other flammable/hot materials are transported daily. The speed zone is 35 MPH but is never enforced. Drag racing is a common occurrence. Small children will be forced to navigate an unmonitored dangerous roadway to reach the local school. Residents have put up concrete barriers and bumpers to prevent transportation encroachment.

<!--[endif]-->Multi-family dwellings create or exacerbates overcapacity school enrollment, generating even more problems for our struggling schools, already under the control of the state. Parents may elect to drive their children to a school outside the neighborhood since it is well publicized Commerce City's schools are failing. Bad schools lower property value by 22% or more. A small fee will not unravel the chaos the city functions under.

<!--[endif]-->A higher-than-average concentration of renters lower property values by 14% or more. A single bedroom apartment can be shared by more than the suggested number of individuals. One determination is the number of

standing individuals that can fit into a space. Therefore, instead of two to four individuals the capacity limit can increase to ten. Five large apartment buildings are inconsistent with the surrounding single-family neighborhood, lowering the property values of the existing community and increasing the service demand on the city.

<!--[endif]-->The area has the bare minimum of existing public services. The average effect of new multi-family complexes is increased violence and property crimes nearby.

<!--[endif]-->The Colorado Environmental Justice Act prioritized reducing environmental health disparities in disproportionately impacted communities; to participate in decisions that affect their environment, live free of dangerous levels of toxic pollution and have equal protection of environmental policies.

Adams City is less than a mile from Suncor, a power plant, two waste transfer stations, numerous blasting companies, and several concrete and asphalt companies. In addition, the interstate system completely wraps around the area. The proposed buildings would be built within feet of asphalt millings or grindings (RAP-Recycled Asphalt Pavement) and concrete dust mounds. The following toxic items saturate the area and there is no code enforcement, environmental committee investigating or reports on findings. Other toxic elements in the area include: Diesel particulate matter (PM, also abbreviated DPM) fly ash (flue-ash), catalyst dust, iron sulfide dust, fracking excess, abrasive dust, and vehicle exhaust pollutants (Particulate matter (PM), Volatile Organic Compounds (VOCs), Nitrogen oxides (NOx), Carbon monoxide (CO), Sulfur dioxide (SO₂), and Greenhouse gases.) The city will be negligent advocating for a permissive liability standard. Poor planning will interfere with future desirable development.

<!--[endif]-->The natural habitat of the nearby Platt River will be impacted as increased human population uses the area for recreation and disposal. The area is also an established area for the homeless. How will these two distinct groups be merged?

Prospect LLC is not on file with the Secretary of State and the information I could find about the company is convoluted and fragmented. The address on their letterhead is actually a unit with no identification and appears to be empty. If the company is deceptive with identification, do they use loopholes and other disguising tactics to hide other details?

The planning and zoning departments have a prevalent responsibility in gauging a proposals impact on the surrounding community, not the entire city. Codes were adopted to improve the health and safety of people living in those communities and have effectively segregated noxious and dangerous enterprises from residential areas when enforced. If urban blight and its associated human suffering is to be controlled, housing codes must consider both physical and mental health and must be administered uniformly throughout the community. Commerce City Comprehensive Plan map displays three of the four poor appearance markers, and one of two undesirable use markers are in Adams City. Before approving new projects, evaluate and regulate the type of development

that occurs in our area, align and support compatible uses within our boundaries.

Gary L. Fritzler

Commerce City, CO City Council
7887 East 60th Avenue
Commerce City, CO 80022

May 2, 2022

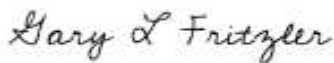
Dear Councilmembers,

I am replying to a Miller-United Real Estate inquiry regarding the suitability of the intersection of US Route 85 & E. 112th Ave. in Commerce City for a gas/convenience facility. I worked as a real estate consultant for Murphy Express from 2009-2010 and I was a Real Estate Development Manager for Circle K from 2010-2017. Prior to this I did 39 King Soopers/City Market fuel stations when I was a Real Estate Director at Kroger.

I did a lot of looking at this area of the Denver Metro when I was at Kroger & Circle K and the population & the growth should be good. Population to the east of US Route 85 in the Commerce City area was one of the faster growing areas of the Denver Metro.

I would estimate the traffic at the intersection of US Route 85 & E. 112th Ave. (the Site) to be approximately 40,000 VPD which is strong. Not near as many vehicles as there is a little over a mile south at the intersection of E. 104th Ave, but that can be a good thing because there would be less disruption in traffic and a safer ingress & egress for gas/convenience store customers at the Site in question. Given the traffic, the positioning of the Site is very good for a gas/convenience store retailer and for its potential customers. There are only four gas/convenience store operators with a 3.5-mile radius of the Site. The closest of these is a very small convenience store with 2 gas MPD's and 2 diesel pumps at 1.2 miles north (this is the only facility in this area that is adjacent to US Route 85). There are three other facilities within a three-mile radius with one of these being farther east on E. 120th Ave. at the intersection of E. 120th Ave. & Peoria St. (1.7 miles driving distance from the Site), one at E. 104th Ave & Belle Creek Blvd. (1.4 miles driving distance from the Site), and one near 104th Ave. & Highway 2 (3.3 miles driving distance from the Site when using the primary roads). This last one is on a completely different traffic pattern and is not a competitor (geographically speaking). These four gas/convenience locations within a three-mile radius provide approximately 9,000 sf of convenience store space and 20 gas MPD's which is not very many for a fast-growing suburban area. Circle K owns a pad at E. 104th Ave. & Peoria St. (2.9 miles driving distance from the Site) that they have yet to develop, but this is on a different traffic pattern as is the gas/convenience at E. 104th Ave. & Highway 2 that I called out above. If I was looking for a gas/convenience location I would consider this area to be underserved as most new gas/convenience locations have much more competition. For comparison: I can recall doing a new gas/convenience store project on the east side of Colorado Springs, with similar traffic counts as the Commerce City Site, where there were 8 different gas/convenience facilities with approximately 47,000 sf of convenience store space and 56 gas MPD's within a 1-mile radius.

Please let me know if you have any questions, or if I can clarify anything.



Gary Fritzler

Gary L. Fritzler

Commerce City Planning Commission
7887 East 60th Avenue
Commerce City, CO. 80022

April 21, 2022

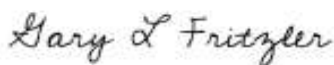
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Please let me know if you have any questions, or if I can clarify anything.



Gary Fritzler



April 5, 2022

To Mayor Huseman and city council of Commerce City:

United Development Companies and QuikTrip, the joint applicants of the 37-acre site located at the SWC of Highway 85 and 112th Avenue in Commerce City, Colorado, requested a write-up of my professional opinion regarding the retail development viability at said site.

In regards to Full-Service Restaurants, unfortunately, due to construction costs, labor costs, supply costs and available existing restaurant spaces, I do not expect many deals to occur in the full-service restaurant category. In addition to those macro factors, the industry continues to move towards quick casual and drive thru formats which make the real estate expansion even more difficult for developers in our industry. If there is full-service restaurant expansion in suburban trade areas, it will be in trade area's with major anchors, entertainment users such as movie theaters, hotels, and much stronger demographics.

Grocery is going to be even more difficult. The grocer deals today are extremely difficult to get done due to the requirements that they have put in place. One real estate factor needed is immediate access to the neighborhood, which this site does not have. Another factor is a dense surrounding population, which again, unfortunately this site does not have. Although the overall traffic is great, the two factors above would be prohibitive enough to not get internal approval.

As a means of background, I started in Retail Commercial Real Estate in 2003. I currently oversee the Retail Division for the Rocky Mountain Region at Jones Lang LaSalle. Prior to joining JLL in 2020, I was a Partner at Legend Retail Group, and prior to that spent 7 years at The Staubach Co. Retail Division. I have been fortunate enough to assist notable groups with their first locations here in Colorado, as well as help roll out some of the largest publicly traded companies.

Please feel free to reach out to me with any questions.

Regards,

A handwritten signature in black ink, appearing to read "S. Zaitz", written over a light blue horizontal line.

Sam Zaitz
Executive Vice President
JLL
1225 17th St., Ste 1900
Denver, CO 80202
303.931.1201
Sam.Zaitz@am.jll.com

April 22, 2022

RE:

To Whom it May Concern,

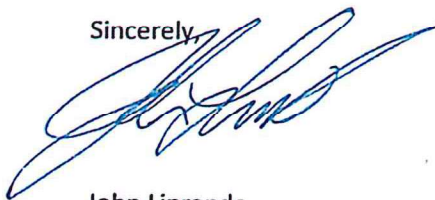
My name is John Liprando, and I am a partner at SullivanHayes Brokerage, a leading firm in real estate representation of both retailers and developers in Colorado for over 45 years. I personally have been working at SullivanHayes for 37 years, and in that time have represented and, in many cases, still represent the following users, among others:

Costco	Top Golf
Target	Harkins Theaters
Dick's Sporting Goods	Ruby Tuesday
Safeway,	Ruths Chris Steakhouse
PetSmart,	King Soopers
Total Wine,	Ulta
Golf Galaxy	

I was asked to evaluate the 37-acre site located at the southwest corner of Highway 85 and 112th Avenue in Commerce City from a big box or grocery perspective. I don't believe this is a site that will attract either grocery (large or small format) or promotional retailers. Costco and Target are well located in North Denver, and a store at this location would create unwanted cannibalism of other existing stores. We have recently driven the trade area with Safeway, who noted the lack of proximity to immediate residential and lack of access from two major arterials as issues in considering the site.

Users considering this site must rely primarily on Hwy 85 traffic, which carries a significant amount of Industrial Vehicle traffic who is not the customer for big box promotional or grocery retail. I believe this site is conducive for fast food, gas, and automotive related services.

Sincerely,



John Liprando

Sr. Vice President
SullivanHayes Brokerage
jliprando@sullivanhayes.com



Jones Lang LaSalle
1225 17th Street, Suite 1900
Denver, CO 80202

April 25, 2022

City Clerk Dylan Gibson
Planning Commission, City of Commerce City, Colorado
7887 E. 60th Avenue
Commerce City, CO 80022
Re: CanAm – Zoning Case #:Z-964-21-22

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Grocery is going to be even more difficult. The grocer deals today are extremely difficult to get done due to the requirements that they have put in place. One real estate factor needed is immediate access to the neighborhood, which this site lacks. Another factor needed is a dense surrounding population, which again, unfortunately, this site does not have. Although the overall traffic is great, the two factors mentioned previously would be prohibitive enough to not get internal approval.

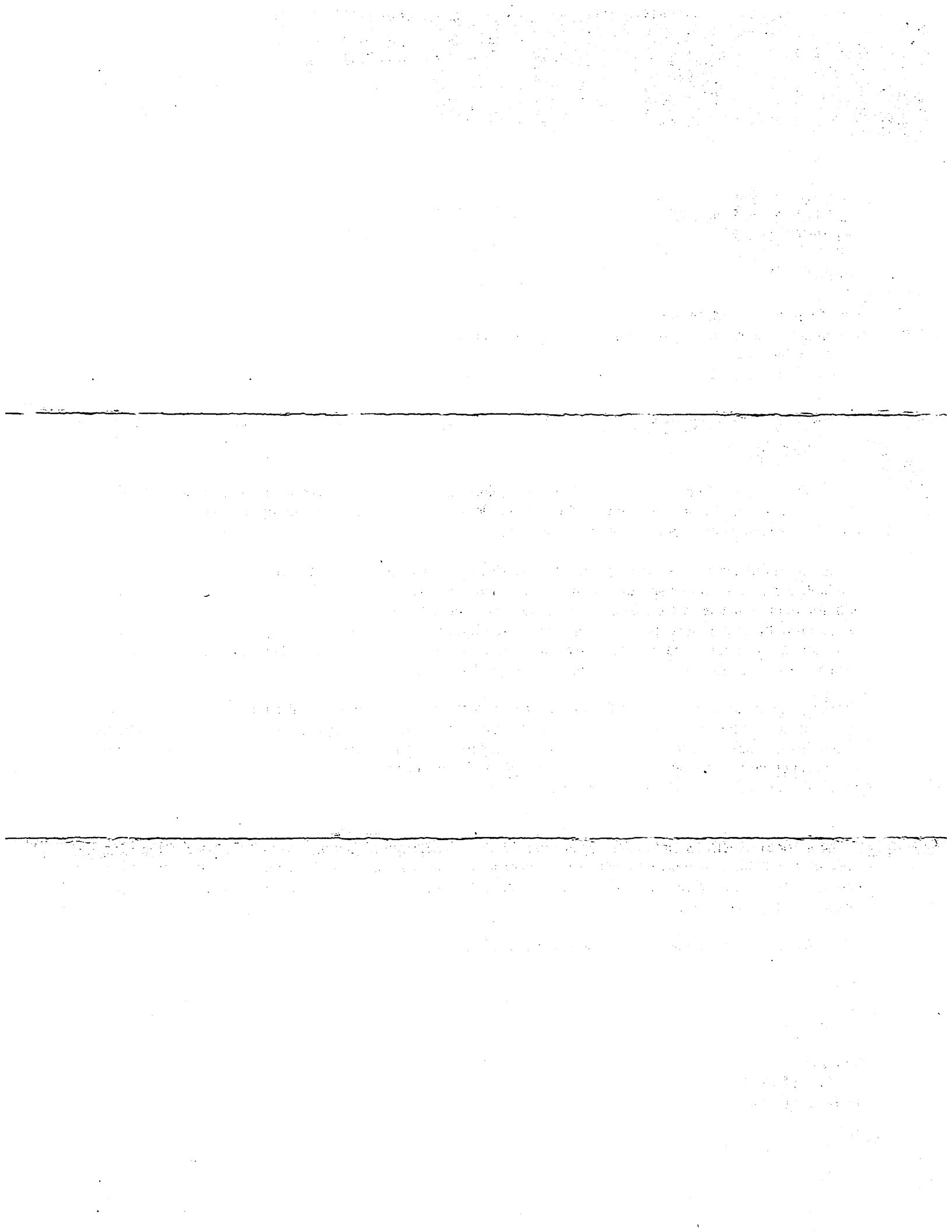
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Please feel free to reach out to me with any questions.

Regards,

A handwritten signature in black ink, appearing to read "Sam Zaitz", written in a cursive style.

Sam Zaitz
Executive Vice President
Jones Lang LaSalle



From: [Nick Barda](#)
To: [Daniel Jennings](#)
Cc: [Baker, Andrew - CD](#); [Beccah Bailey](#); [Dan Sheldon](#); [John Vitella](#); [Madrid, Shelby](#); [Mitch Black](#); [Talcott, Michael](#)
Subject: Re: FW: Form Submission - New Form - Zoom meeting 12-14-21
Date: Monday, December 20, 2021 3:13:18 PM

Thank you Daniel,

I appreciate you posting the link. I want to say that I am extremely appreciative of your team's willingness to hear the concerns of our community and implement changes. Specifically, the removal of the diesel pumps which opens up opportunity for additional retail. That truly is a huge concession and I for one, appreciate it. I am sorry your team has met so much resistance in the community. I did sign the original petition under the initial design that a truck stop was being constructed. A convenience store is perfectly acceptable to me.

In the meeting I posed the question regarding the rumors of 112th and highway 85 intersection to be closed in lieu of a new highway interchange. This was something I had heard about but not looked into. My hope was your team was aware and you had more details. Turns out, 112th was not proposed to be closed according to CDOT's website.

<https://www.codot.gov/library/studies/us-85-from-i-76-to-124th-avenue-highway-design-improvements>

If you or anyone from this team has any more information regarding the interchange revisions or what the development plans at the southwest corner of 104th/highway 85 are, I'd be grateful to know.

Again, thank you for taking the time to speak to the community and actually the implementing changes. It's comforting knowing that the area will not be I-1 zoned and that the diesel pumps were removed.

Thanks again!

Nick

On Mon, Dec 20, 2021 at 1:43 PM Daniel Jennings <djennings@norris-design.com> wrote:

Hi Mr. Barda,

Thank you for reaching out about CanAm project in Commerce City. We're sorry you were unable to join us last Wednesday evening for our neighborhood meeting. Per your request, a video recording of the meeting is linked on the Blog page of our project website www.canamcc.com.

We will make sure to include you on future emails regarding project updates. Please also check our project website for updates.

Thanks!

Daniel Jennings

Associate | Planner

NORRIS DESIGN

P 303.892.1166 | M 704.773.3897

Norris Design offices will be closed for the holidays
from **Friday, December 24** until **Monday, January 3**.
Happy holidays!!

From: Squarespace <form-submission@squarespace.info>
Sent: Wednesday, December 15, 2021 10:09 PM
To: Daniel Jennings <djennings@norris-design.com>
Subject: Form Submission - New Form - Zoom meeting 12-14-21

Sent via form submission from [CanAm Commerce City](#)

Name: Nick Barda

Email: 939nick@gmail.com

Subject: Zoom meeting 12-14-21

Message: Hi there, do you happen to have a recording of today's zoom meeting? I was unable to attend and would like to hear what was presented.

Thanks!

Address: [9292 E 108th ave, Henderson, CO 80640 United States](#)

Phone: (720) 432-2732

Does this submission look like spam? [Report it here.](#)

From: [Stephanie Fernandez](#)
To: [Memmer, Katelyn - CD](#)
Subject: Planning Commission Meeting Tonight Case # Z-964-21-22
Date: Tuesday, May 3, 2022 2:15:27 PM

To the members of the Planning Commission;

My name is Stephanie Fernandez and I am a resident living in the Riverdale Dunes neighborhood, next to the proposed construction of the QuikTrip.

To start, I did not become aware of this meeting until this morning and believe that there needs to be a wider reach of communication to ALL residents who are going to be affected by this decision. I have been strongly opposed to QuikTrip building between the two neighborhoods of Belle Creek and Riverdale Dunes since the beginning, and have spoken previously on the lack of outreach or updates from Commerce City (and from QuikTrip). The only reason I knew about the meeting tonight (and the subsequent meeting coming up on May 16th) was an update on the original petition on [change.org](#) to stop the construction.

I am a mother with a young child and another to be born very soon and I cannot stress the importance of the Planning Commission and City Council to PLEASE listen to the residents who have continued to say NO to building the QuikTrip. While many residents appreciated some of the revisions at the last community meeting from both the Planning Commission with regards to the high density housing and QuikTrip removing the truck fueling station, it is NOT the right fit for the neighborhood.

The intersection of 112th and 85 is already a very dangerous intersection, a point that has been brought up many times by many residents. With an even higher increase in traffic at that intersection, I can only predict a spike in dangerous and deadly accidents. What about those 4 teenagers who died recently? So many trucks and vehicles run the red light here with a general disregard to the safety of others. Plus how will traffic enter and exit the proposed area? The merge lane going south on 85 is already very short, which means the entrance and exit would be across from the Riverdale Dunes area, which could lead to potential accidents from vehicles turning left in either direction. There is only one main entrance out of Riverdale Dunes which would be made even more difficult by the increase in traffic in the area. The only other exit out of the neighborhood is from E 112th Ct. Oftentimes when there is an accident or extra traffic on 85 the cars will back up past the Riverdale Dunes entrance (and even into the neighborhood) making it more difficult for the people who live here.

Another crucial point is the increase in crime in our two neighborhoods with the increase in "passerby" traffic who will be frequenting the QuikTrip. QuikTrip themselves assured us that there wouldn't be an issue with crime because they have cameras and lighting. Well, maybe they claim THEY won't have an issue with crime but what about the residents on either side? Last thing I need to worry about as a mother is the increase in crime, and trying to protect and keep my children safe.

As mentioned by countless others as well, there is already a gas station at 104th and 85, and 120th and 85. It doesn't make sense to construct yet another gas station at 112th and 85, especially between two residential neighborhoods. Has the Planning Commission considered a large green space in this proposed area? Or some form of green space/a dog park? This area is increasingly becoming more and more industrial and it would be less of an eyesore to have

some green space.

What about access to elementary schools/schools? As my daughters approach school-age that is something that we will have to consider. There is only the Belle Creek Charter school in the Belle Creek neighborhood, the other schools are much further away. The high-density housing portion of this proposed area will put a heavy demand on the need for more schools. We are already seeing this at our daughter's daycare as the number of high-density residential areas are increasing, and waitlists at not just our daycare but other daycares are getting longer. This puts a severe burden on parents having to make a tough decision on child care/schooling. Because our daughter is already enrolled at her daycare, when her sibling is born we have some priority for a spot but that won't be the case for a lot of people moving into the area. Belle Creek Boulevard that runs between the two neighborhoods would ultimately need to be widened (or at least have room for turn lanes) to accommodate more traffic on that already narrow road.

Again, I am pleading with the Planning Commission as well as the City Council to rethink allowing QuikTrip to build here. It would be a devastating blow to all of the residents in Belle Creek and the Riverdale Dunes if this were to pass, especially with the majority of residents repeatedly saying NO to QuikTrip.

Thank you kindly for your time,
Stephanie Fernandez

From: [BROOKE LITTON](#)
To: [Memmer, Katelyn - CD](#)
Cc: [BROOKE LITTON](#)
Subject: Proposed Quik-Trip at intersection 112th & HWY 85 per tonights meeting
Date: Tuesday, May 3, 2022 12:13:44 PM

To whom it may concern,

I grew up in the Broomfield/Northglenn area. As a kid, Commerce City was the butt of a lot of our jokes. As an adult, 40 some years later, its reputation has not improved much. When we bought our house in Henderson in 2016, I had no idea it was considered Commerce City. I assumed it was attached to Brighton or Thornton since we attend 27j schools. Thank goodness as I would not send my kids to the CC school district.

Fast forward 6 years, my daughter is graduating from the beautiful 4-year-old high school, Riverdale Ridge, we've settled into our beautiful home with mountain and reservoir views. I never want to move. Until now.

The city is considering putting a Quik-Trip gas station 2 blocks from my house. A LARGE gas station that will service semi-trucks. It will create a lot of noise pollution (we already have a lot from HWY 85 and the train tracks), we don't need more.

We also have a lot of noise from sirens due to all the serious and fatal accidents on HWY 85. 2 blocks from my house. It will also add a lot of light pollution, 2 blocks from my house. And it will most definitely add actual pollution to my neighborhood due to more traffic. 2 blocks from my house.

Now let's talk about the traffic issues. I believe the traffic study was done during Covid lockdown. So that totally skews the numbers. Check it out any weekday morning or afternoon during rush hour and you will understand. Not to mention all the accidents at this intersection. With the high rate of speed mixed with the stop lights, it's dangerous, aggravating, to say the least. 2 blocks from my house. Add in the major increase in traffic going in and out of Quik-Trip, the accidents will only increase. And they are deadly accidents. 2 blocks from my house. At least 4 people have died at this intersection this year already. 2 blocks from my house.

Now, lets talk about crime. Since Covid, the crime in my neighborhood has increased substantially. I can't imagine that a 24-hour convenience store/truck stop is going to help with that. We all know armed robberies happen a lot at these types of businesses. 2 blocks from my house. What's going to happen in my neighborhood? Are we going to be the neighborhood where the criminals steal the cars to commit their crimes or will we be where they dump the stolen cars? Or, will we be where they follow people to car jack? 2 blocks from my house. Or in my driveway.

Now, actual pollution. I have 2 chronic health conditions that are exacerbated by poor air

quality. It's bad enough with the fires every summer, now I'll have to deal with diesel and gas fumes every single day. 2 blocks from my house.

Lastly, property values. There are 2 Commerce City's. There is the old or original CC, the one that is still the butt of jokes. And there's new CC, where I live. Henderson, Reunion area. with \$400,000-\$1,000,000 homes. What are you thinking considering this?! Do you want to turn this area into old CC? Property values will plummet, good neighbors and citizens will move out and into nicer communities out of Commerce City. I know that's our plan and all of my neighbors too if this happens. If we sell our lovely home, we will not purchase another in CC. We will move west or South to Broomfield or Centennial, where they value open space, pretty neighborhoods and good neighbors and citizens.

Please reconsider and take all of this into account. Would you want this 2 blocks from your home? There are 4 nice neighborhoods surrounding this intersection, and I know I'm not the only one who feels this way. We will NOT allow criminals and corporations to take over our community. Stop trying to turn this area into the joke that is old Commerce City. You will turn it into that by doing this.

Thank you for your time.

Brooke Litton
Dunes Park

To: Commerce City Planning Commission

From: Anna Mariotti, Commerce City Resident

Date: May 2, 2022

Regarding: Z-964-21-22

I currently reside in the River Run neighborhood in Commerce City. In the fall of 2021, I became aware that the city was considering rezoning the area on Highway 85 and 112th Ave (then referenced as Z-964-20-21, now referenced as Z-964-21-22) and that there was an application submitted to the city by Quiktrip Corporation in an effort to build a fueling station at the intersection. As a resident that is directly impacted by this decision, I was highly concerned for my family's safety as well as the burden that would be placed on the local community with the increase of traffic and increase of environmental contaminants due to the influx of cars and trucks in such close proximity to family homes. At that time, the application contained a plan to have a diesel truck bay and that has been removed from the current "Concept Plan" in the meeting minutes for the meeting on May 3, 2022. I signed up to speak about my concerns during a City Council meeting, but the applicant withdrew their application. At that time, many citizens were engaged on the topic and were speaking out and sharing their concerns with the proposed plan for a QuikTrip to be developed on the property.

One of the major items that was discussed at the City Council level (with Quiktrip representation at the virtual meeting), was the lack of community engagement. The Quiktrip applicant did the minimal amount of outreach required by the City on the initial application and did not seek to engage with other residents that would be directly impacted by the zoning decision. I believe that they were required to reach out to citizens within 500 feet of the property and therefore the community that I reside in (River Run) was left out of all communications (even though I reside across the intersection from the identified property). In the updated neighborhood meeting summary the applicant claims to have expanded their outreach to residents within 600 feet, which is not a substantive alteration to the applicant's previous plan and left off many neighborhoods that are within close proximity to the project. For example, there are several neighboring subdivisions that utilize 112th and Highway 85 as their access in and out of their residential community that were not involved in the "neighborhood meeting". I, myself, requested to be kept informed of meetings and did not receive notification of the meeting referenced on December 15, 2021.

The updated traffic study clearly outlines that traffic volumes will increase by more than 20% due to project traffic; however, in reading the Applicant's Narrative it is unclear whether there is a plan to implement all identified recommendations. I do have concerns that the traffic study does not take into consideration the amount of traffic that already exists due to railroad scheduling. It mentions the physical constraints of the railroad tracks, but not the schedule (or

lack thereof) with the train. As a resident that must drive on 112th to exit and enter my neighborhood, the train has blocked the intersection during critical rush-hour times four of the five last weekdays. Also, with the recent traffic accident at this intersection that took the lives of several young teenagers it is clear that the intersection is already unsafe and increasing traffic by 20% would be unwise.

I am disappointed that after everything that occurred in the fall, that the applicant did not make many efforts to engage with the community to receive feedback and hear input regarding the zoning and "Concept Plan". The community does not need an additional fueling station at that intersection as there are already three in extremely close proximity to service the local residents. As an impacted resident with a young family, I am extremely concerned about the level of traffic this zoning and accompanying "Concept Plan" will bring to my local neighborhood. This amount of increased traffic will undoubtedly raise the level of pollutants that myself and my family are exposed to. I did not see any discussion in the materials provided by the applicant regarding the environmental justice impacts of this planned development (air quality, noise pollution, etc.). The citizens that reside in these communities do not deserve to have these negative environmental factors compounded. It is my belief that if this is allowed to proceed, that the individuals and families in the area will relocate (if they can afford to) to not have their residences located in such proximity to a fueling station as it will negatively impact their quality of life.

Also, at the City Council meetings that I attended in the fall to discuss the topic it was raised that the City's overall PUD process needed redevelopment. If the City's processes need to be updated, it would not make sense to approve an application like this (with a negative impact on many residents) while there are issues with the larger City processes. Also, the City Council requested that the City make signage more clear so that residents are alerted to planning decisions such as this. I drove past the property today and there was a very small sign with very small wording on it (that you cannot read from the roadway) which is not in alignment with City Council's direction provided in fall 2021.

These decisions impact the lives of the residents you represent and need to be taken seriously. I am hopeful that you will stand with your neighbors and support their health, happiness, and quality of life. Please do not allow this application to proceed. Thank you for your time.

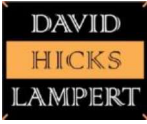
From: [ERICA PARDUE](#)
To: [Memmer, Katelyn - CD](#)
Subject: Quik Trip Zoning Meeting
Date: Tuesday, May 3, 2022 10:21:25 AM

I am writing in regards of getting Quik Trips built here in Colorado. I have absolutely no connection to Quik Trip other than the fact that I grew up In Ankeny, Iowa and have been going to Quik Trip since I was in single digits and needing to spend my allowance money on some candy.

Quik Trip has done nothing but get better and better as they age and grow. I have friends that have gone to work for Quik Trip and are so happy they did. They are a fantastic employer. The level of customer service is unmatched to any convenience store I have ever been in. They are clean and friendly. The coffee and soda machines are always working. And did I mention the customer service? When you walk in you are immediately greeted. Once you go to pay, you are out of there so fast because each clerk is ringing people up 2 at a time. I never, ever have worried about running late for work and wanting to stop for a coffee and a breakfast pizza (which is delicious) when they are busy because I know that I can get in and out in a flash.

Please allow this one and I guarantee you will not be disappointed. People will get to see what they have been missing out on that those of us from the Midwest have know for decades.

Thank you,
Erica Pardue



5750 DTC Parkway, Suite 200
Greenwood Village, CO 80111
Tel 303.694.6082
www.dhlb.com

April 20, 2022

To the Planning Commission Members
Commerce City, Colorado:

United Development Companies and QuikTrip, the joint applicants of the 37-acre site located at the southwest corner of Highway 85 and 112th Avenue in Commerce City asked for my professional opinion relative to its retail development viability. In particular, they asked me to evaluate the viability of a grocer and full-service restaurants for the site.

As for my professional background, I have been a retail real estate broker for 24 years, first with CBRE and since 2013, with David, Hicks & Lampert Brokerage. I was on the listing team that developed the southeast corner of 104th & Chambers for Southwestern Development. I am very familiar with this trade area. My relevant experience to this subject includes representing both Sunflower Farmers Market and Lucky's as well as having been involved in numerous other grocery deals (e.g. King Soopers) on the landlord side. Additionally, I have represented all manner of restaurant tenants over the years including Darden restaurant concepts, which include of course, Red Lobster and Olive Garden.

Grocery: The typical site for conventional grocer is the intersection of two arterials within a predominantly residential neighborhood location. In Commerce City, the King Soopers at 104th & Chambers is a classic example. Both roads are arterials that provide immediate access to the neighbors who will support the store. It is critical to grocers to have the ease of access within the trade area. The subject site does not offer those characteristics. It is a highway location (85), which is seen by such grocers as a barrier rather than an access point. What is more US 85 while a commuter route, carries a significant amount of industrial type traffic. 112th is not a major arterial that would otherwise penetrate a dense and proximate residential neighborhood. Further, unlike 104th & Chambers, the site is not a dense 360' residential neighborhood. As for other types of specialty grocers such as Trader Joes or Sprouts, I do not see this site being viable for much the same reasons. They are a bit more regional in their format, but will still require intersections that provide two arterials and a residential base proximate to the site. I do not expect this will be a grocery location.

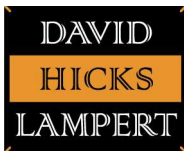
Full Service Restaurants: It is common knowledge in our industry that the full service restaurant business has been devastated. This is not only due to the covid pandemic, but the much more fundamental change in people's dining habits. The restaurant business is moving further to the quick service end of the spectrum, many adding drive throughs (Panera, Qdoba) reflecting people's busy lives. To the extent there are full service restaurants expanding, it is in high density, high income locations such as central Denver and neighborhoods such as LO/Hi and Highlands. Having said that, one look at 16th Street in downtown Denver will show you plenty of vacancies of full-service spaces – even along the section not scheduled for street redevelopment. If there is full-service restaurant expansion in the suburban trade areas, I expect it will be in locations that have many other activity generators such as Northfield at Central Park (not far from this location) or perhaps in the area along Tower Road from 104th to 120th some time from now (lots of activity generators planned for this area). Sadly, I do not anticipate much activity in this industry anytime soon. So, to address this particular site, I cannot anticipate securing full-service restaurants.

Should you have any questions, please do not hesitate to call me at 720-635-7139.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Markey". The signature is fluid and cursive, with the first letter of the first name being a large, stylized 'S'.

Stephen A. Markey
David, Hicks & Lampert Brokerage
5750 DTC Parkway
Suite 200
Greenwood Village, CO 80111
steve.markey@dhlb.com
(720) 635-7139



May 2, 2022

Mayor Benjamin Huseman
City Council Members
Commerce City, Colorado

To the Honorable Mayor Huseman and city council of Commerce City:

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Sincerely,

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Stephen A. Markey
David, Hicks & Lampert Brokerage
5750 DTC Parkway
Suite 200
Greenwood Village, CO 80111
steve.markey@dhlb.com
(720) 635-7139

From: [Scott Praska](#)
To: [Daniel Jennings](#); abaker@c3gov.com; mtalcott@quiktrip.com; dsheldon@udcos.com
Subject: CanAm 112th & 85
Date: Tuesday, December 21, 2021 10:18:03 AM

As a Belle Creek resident near the north end of the neighborhood and close to your new development I thank you for holding the meetings for us and making changes to accommodate people's concerns. Assuming you were not required to hold these meetings and make those changes, it seems like a very respectful and generous way to treat the neighbors and is very much appreciated. I can't understand the people who say you have cotton in your ears.

Since the QuikTrip got a lot of heat in the meeting you should know that not all of us are opposed to it. I have not spoken with any of my neighbors about it, but I cannot see any problem with having it there and I look forward to having the gas and conveniences close by. I plan to show up at any public planning meetings to say that. The commenters in the meeting seemed to think the whole neighborhood is united in opposition, but I doubt it.

Do you know whether or not this development will contain any public housing?

Thank you.
Scott Praska

337 E. Pikes Peak Ave., Suite 200
Colorado Springs CO 80903
T 303.379.9739 C 303.886.9131
james@craddockcommercial.com



CRADDOCK
Commercial
Real Estate

May 2, 2022

Commerce City City Council
C/O City Clerk Dylan Gibson
7887 East 60th Avenue
Commerce City, CO. 80022

Via e-mail: dgibson@c3gov.com

Re: Natural Grocers' Letter of response for Site submission at SWC of Highway 85 and 112th Ave.
Commerce City, CO

Dear Mr. Gibson,

I am the master broker for Natural Grocers by Vitamin Cottage (NYSE: NGVC) based here in Colorado.

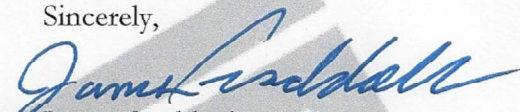
I have served in this capacity for over 30 years and have located and opened 162 stores nationally on their behalf.

Natural Grocers will not go to this transport interchange location as it does not meet any of our basic criteria for a possible site.

There is not nearly enough residential density and this would be a bad intersection to locate a grocery store off a highway with a very short cross street.

Thanks again for the interest.

Sincerely,


James Craddock

From: [Mariah Pierce](#)
To: [Memmer, Katelyn - CD](#)
Subject: Z-964-21-22 QuikTrip
Date: Tuesday, May 3, 2022 7:28:54 PM

Good evening,

I wanted to enter a comment regarding the QuikTrip proposal. I live at 11250 Florence St, Unit 16A, and have lived here for approximately 4 years. In the last year, our quiet little neighborhood has increased in crime rate drastically. We've had shootings, thefts, and street racing on the highway. Just a couple months ago, we had four teenagers tragically lose their lives at the intersection of Highway 85 and E 112th Ave.

I speak for many of my neighbors when we say we do not want this gas station. E 112th Ave is already a nightmare to turn onto highway 85 going north or south with normal traffic, sometimes taking up to three light cycles just to turn left or cross highway 85 from the west side of the intersection, and that's even after Brighton Blvd had opened again. The intersection of 112th Ave and Highway 85 is also an intersection that frequently has people running the red light. Their traffic study was done during August of 2020, when traffic was at a low. Gas stations bring increased crime as well, something that we all dread deeply following the shootings and thefts that have already increased dramatically in the last year. Even if the gas station would allow exit onto highway 85, then you'll have people pulling out in front of traffic traveling at 65 mph, raising the risk of accidents on an already congested highway.

Also, no one I have spoken with has spoken with anyone from QuikTrip, and never heard anything about public outreach from QuikTrip. None of us want this gas station. Please listen to your people and deny this proposal.

Mariah Eagan