

From: Matthew Long

Date: Wed, Mar 26, 2025 at 9:29 AM

Subject: Reunion Center

Jennifer - I just submitted this comment online about Reunion Center Amendment. I have attached the marketing piece provided by Oakwood when my wife and I were considering Reunion years ago. Reunion Center was a large reason why we decided to purchase a new home here. As my online comment mentions, I am concerned Reunion Center will slowly dissolve into simply another few hundred/thousand homes- aka nothing like what was essentially promised through a bunch of marketing material in the sales office. I was willing to buy in a metro district with taxes more than twice that of other areas because of the promise of Reunion Center. Please do what you can to ensure Oakwood lives up to their highly marketed materials and doesn't get by with "well, at least we built a school and some open space trails." I have attached a marketing piece from Oakwood Homes so you can see the grand plan for the area.

My online comment -

"I encourage anyone that is voting on amendments to Reunion Center to please carefully review what was marketed to thousands of homebuyers as they decided to build in Reunion. I am afraid a few walking trails and the STEAD school are some how supposed to be the substitute for highly marketed baseball fields, 54K SF Ice House, hotel, movie theater, library, ~70K SF Field House, Grange Market and Food Hall, specialty retail, etc. This was a large reason my wife and I purchased in Reunion. Reunion Center was going to be a big draw to the area. Please don't let it simply turn into a sea of cookie cutter homes."

Thanks for any help you can provide in this effort.

Regards,

Matthew Long

10571 Truckee St (Reunion)

Commerce City CO 80022

From: KB

Date: Wed, Mar 19, 2025, 2:30 PM

Subject: Opposition to Case #S-762-20-21-24 and Case #S-762-20-21-24-24

Dear Mr. Berry,

I am a property owner/resident within 300 feet of the proposed projects and am writing in response to the proposed subdivision amendments listed under Case #S-762-20-21-24 and Case #S-762-20-21-24-24 by Oakwood Homes, which are scheduled for consideration on March 25, 2025. I am strongly against the additional residential housing being proposed and respectfully request denial of these cases. At a minimum, I request public hearings where I and other property owners can testify regarding these cases.

Thank you for your time and consideration. Please confirm receipt of this message, and keep me informed of any future updates or meetings regarding this proposal.

Sincerely,

Keller Noble

18077 E 104th Way

Commerce City, CO 80022

From: Buck Clifford

Sent: Tuesday, March 18, 2025 7:14 PM

Subject: New Development Feedback

Hello Nic,

I am writing as a resident of Reunion/Commerce City, specifically the townhomes in Parkside, regarding the proposed housing development at the northwest corner of 104th and Tower Road, very near to my property.

This entire area has become absolutely overrun with homes, townhomes and apartments, with absolutely zero thought to the infrastructure and commercial businesses needed to support all of these residents. On top of that, there are already numerous for sale and unsold new build homes and townhomes around the area; there is absolutely no need for more.

I plead, beg, implore you all to look into a new grocery store, or a new restaurant or shopping complex. The absolute last thing Reunion needs is more housing, until the shortage in corresponding retail is addressed. I am vehemently against any new residential development in Reunion and am actively looking at leaving the area because of the lack of retail/commercial development. I also advise anyone who asks me about moving to this area the same; stay away, unless you want to drive 20-30 minutes for any decent retail or dining.

Thank you,

Buck Clifford

17926 E 104th Way, Unit F

Commerce City, CO 80022

From: Shristi Sharma

Sent: Wednesday, March 19, 2025 12:56 AM

Subject: Opposition to Additional Housing in Reunion Center Filing No. 1 Amendments; Support for Commercial Development

Dear Nic Berry,

My name is Shristi Sharma, and I am a nearby property owner/resident in the Reunion area. I am writing in response to the proposed subdivision amendments listed under Case #S-762-20-21-24 and Case #S-762-20-21-24-24 by Oakwood Homes, which are scheduled for consideration on March 25, 2025.

While I am not opposed to the development of commercial spaces within the Reunion Center Filing No. 1 amendments, I am strongly against the additional residential housing being proposed. Our community's most pressing need is not more homes, but rather the development of commercial businesses and community amenities that were originally envisioned for this area.

There are currently over 100 homes for sale in our local market, and numerous newly constructed homes remain vacant. Adding even more housing does not address the real challenges facing our community. Instead, it risks further saturating the housing market, potentially impacting property values, while leaving the real needs of our neighborhood unmet.

The original purpose of Reunion Center was to provide much-needed commercial services, sports facilities, and a true community center to support the residents already living here. These amenities are still lacking. Many families in Reunion and the surrounding areas must leave our community for basic services, retail, dining, and recreational opportunities. The addition of commercial businesses would bring more balance, convenience, and vitality to the area.

Furthermore, adding more housing will only increase traffic congestion, strain already overburdened infrastructure, and further crowd local schools—without delivering the commercial and recreational benefits we were promised when the community was first developed.

I respectfully urge you and the Community Development Department to deny the request for additional housing lots and to focus instead on fulfilling the original vision for Reunion Center: building commercial spaces, sports complexes, and community facilities that will truly serve the residents of Commerce City.

Thank you for your time and consideration. Please confirm receipt of this message, and keep me informed of any future updates or meetings regarding this proposal.

Sincerely,

Shristi Sharma

10788 Landmark Dr, Commerce City, CO 80022

From: Heather Hyatt

Sent: Tuesday, March 18, 2025 9:28 PM

Subject: Opposition to Additional Housing in Reunion Center Filing No. 1 Amendments; Support for Commercial Development

Dear Nic Berry,

My name is Heather Hyatt. and I am a nearby property owner/resident in the Reunion area. I am writing in response to the proposed subdivision amendments listed under Case #S-762-20-21-24 and Case #S-762-20-21-24-24 by Oakwood Homes, which are scheduled for consideration on March 25, 2025.

While I am not opposed to the development of commercial spaces within the Reunion Center Filing No. 1 amendments, I am strongly against the additional residential housing being proposed. Our community's most pressing need is not more homes, but rather the development of commercial businesses and community amenities that were originally envisioned for this area.

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Thank you for your time and consideration. Please confirm receipt of this message, and keep me informed of any future updates or meetings regarding this proposal.

Sincerely,

Shristi Sharma

10788 Landmark Dr, Commerce City, CO 80022

Sincerely,

Heather Hyatt

17644 E 99th Ave in Reunion

From: Victoria Rondeau

Sent: Tuesday, March 18, 2025 8:27 PM

**Subject: Opposition to Additional Housing in Reunion Center Filing No. 1
Amendments; Support for Commercial Development**

Dear Nic,

My name is Tori Rondeau, and I am a nearby home owner in the Reunion area. I am writing in response to the proposed subdivision amendments listed under Case #S-762-20-21-24 and Case #S-762-20-21-24- 24 by Oakwood Homes, which are scheduled for consideration on March 25, 2025.

I am strongly against the additional residential housing being proposed. Our community's does not need more homes, but have a strong need for commercial amenities (not auto parts stores or coffee shops) and activities. It is a constant sore spot that I have to drive 25-30 minutes for any activity for my children. We have nothing in our own area, which seems absurd with the number of families in reunion. My husband and I built our home here because of the promise of family friendly community amenities. We now have two children and are still waiting for the promised amenities to materialize.

There are currently over 100 homes for sale in our local market, and numerous newly constructed homes remain vacant. Adding even more housing does not address the real challenges facing our community. Instead, it risks further saturating the housing market, potentially impacting property values, while leaving the real needs of our neighborhood unmet.

Adding more housing will only increase traffic congestion, strain already overburdened infrastructure, and further crowd local schools—without delivering the commercial and recreational benefits we were promised when the community was first developed. We were already terribly disappointed when we got the STEAD school at the end of our street rather than community amenities. More homes on top of STEAD would just be a kick in the teeth.

I respectfully urge you and the Community Development Department to deny the request for additional housing lots and to focus instead on fulfilling the original vision for Reunion Center: building commercial spaces, sports complexes, and community facilities that will truly serve the residents of Commerce City.

Thank you for your time and consideration. Please confirm receipt of this message, and keep me informed of any future updates or meetings regarding this proposal.

Sincerely,

Tori Rondeau

18005 E 107th Pl

From: Pujan Dahal

Sent: Tuesday, March 18, 2025 6:57 PM

To: Berry, Nicholas - CD

Subject: Opposition to Additional Housing in Reunion Center Filing No. 1

Amendments; Support for Commercial Development

Dear Nic Berry,

My name is Pujan Dahal and I am a nearby property owner/resident in the Reunion area. I am writing in response to the proposed subdivision amendments listed under Case #S-762-20-21-24 and Case #S-762-20-21-24-24 by Oakwood Homes, which are scheduled for consideration on March 25, 2025.

While I am not opposed to the development of commercial spaces within the Reunion Center Filing No. 1 amendments, I am strongly against the additional residential housing being proposed. Our community's most pressing need is not more homes, but rather the development of commercial businesses and community amenities that were originally envisioned for this area.

There are currently over 100 homes for sale in our local market, and numerous newly constructed homes remain vacant. Adding even more housing does not address the real challenges facing our community. Instead, it risks further saturating the housing market, potentially impacting property values, while leaving the real needs of our neighborhood unmet.

The original purpose of Reunion Center was to provide much-needed commercial services, sports facilities, and a true community center to support the residents already living here. These amenities are still lacking. Many families in Reunion and the surrounding areas must leave our community for basic services, retail, dining, and recreational opportunities. The addition of commercial businesses would bring more balance, convenience, and vitality to the area.

Furthermore, adding more housing will only increase traffic congestion, strain already overburdened infrastructure, and further crowd local schools—without delivering the commercial and recreational benefits we were promised when the community was first developed.

I respectfully urge you and the Community Development Department to deny the request for additional housing lots and to focus instead on fulfilling the original vision for Reunion

Center: building commercial spaces, sports complexes, and community facilities that will truly serve the residents of Commerce City.

Thank you for your time and consideration. Please confirm receipt of this message, and keep me informed of any future updates or meetings regarding this proposal.

Sincerely,

Pujan Dahal

From: Mark Durden

Sent: Tuesday, March 18, 2025 6:49 PM

To: Berry, Nicholas - CD

**Subject: Opposition to Additional Housing in Reunion Center Filing No. 1
Amendments; Support for Commercial Development**

Dear Nic Berry,

My name is Mark Durden, and I am a nearby property owner/resident in the Reunion area. I am writing in response to the proposed subdivision amendments listed under Case #S-762-20-21-24 and Case #S-762-20-21-24-24 by Oakwood Homes, which are scheduled for consideration on March 25, 2025.

While I am not opposed to the development of commercial spaces within the Reunion Center Filing No. 1 amendments, I am strongly against the additional residential housing being proposed. Our community's most pressing need is not more homes, but rather the development of commercial businesses and community amenities that were originally envisioned for this area.

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Thank you for your time and consideration. Please confirm receipt of this message, and keep me informed of any future updates or meetings regarding this proposal.

Sincerely,

Mark Durden

10059 Richfield st

From: Emily Amko

Sent: Tuesday, March 18, 2025 6:36 PM

To: Berry, Nicholas - CD

Subject: Opposition to Additional Housing in Reunion Center Filing No. 1 Amendments; Support for Commercial Development

Dear Nic Berry,

My name is Emily Amko, and I am a nearby property owner/resident in the Reunion area. I am writing in response to the proposed subdivision amendments listed under Case #S-762-20-21-24 and Case #S-762-20-21-24-24 by Oakwood Homes, which are scheduled for consideration on March 25, 2025.

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Thank you for your time and consideration. Please confirm receipt of this message, and keep me informed of any future updates or meetings regarding this proposal.

Sincerely,

Emily Amko

10149 Southlawn Circle,

Commerce City, CO 80022

From: Garrett Stoll

Sent: Wednesday, March 19, 2025 2:52 PM

To: Berry, Nicholas - CD

Subject: Opposition to Additional Housing in Reunion Center Filing No. 1 Amendments; Support for Commercial Development

Dear Nic Berry,

My name is Garrett Stoll, and I am a nearby property owner/resident in the Reunion area. I am writing in response to the proposed subdivision amendments listed under Case #S-762-20-21-24 and Case #S-762-20-21-24-24 by Oakwood Homes, which are scheduled for consideration on March 25, 2025.

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Thank you for your time and consideration. Please confirm receipt of this message, and keep me informed of any future updates or meetings regarding this proposal.

Sincerely,

Garrett Stoll

10138 Walden Ct. Commerce City, CO 80022

From: Christopher Lombardo

Sent: Thursday, March 20, 2025 1:27 PM

To: Berry, Nicholas - CD

Subject: Re: Subdivision Plat

Hello, this sign is at this project at the corner of Homestead Trail and Walden. Can you please have someone come out and either fix it or take it down? I've never seen one like this with the plastic poles and it didn't hold up to the wind that we have out here

Thank you, Christopher Lombardo

From: Christopher Lombardo

Sent: Tuesday, March 18, 2025 8:07 PM

To: Berry, Nicholas - CD

Subject: Re: Subdivision Plat

Please send me a subdivision plat for Case #S-762-20-21-24 and Case #S-762-29-21-23-24

Thank you,

Christopher Lombardo

From: Jason Duckworth

Date: Monday, May 5, 2025 12:25:25 PM

Subject: Public hearing for Oakwood homes

Good afternoon Nic,

I would like to express my wife and mine's concerns about adding another 190 residents in an area that is already experiencing traffic issues on Tower road. We only have 1 grocery store nearby (King Soopers) that is always busy and short on goods along with no shopping or sitdown dining restaurants. (Other than The State House) We feel it would be in the neighborhoods' best interest to delay the development of more homes until more infrastructure can be established in the area including the expansion of Tower road north of 104th ave.

Sincerely,

Jason and Jacquelyn Duckworth

18062 E. 107th Ave

Commerce City, CO 80022

From: A. Barlow Anderson

Date: Monday, November 17, 2025 2:54 PM

Subject: Comment on PUD s-762-20-21-25 and 25-25

Good afternoon.

I do not believe this expansion is in the interest of the community.

Putting aside the fact TriPoint sold their home to me with the understanding this would be another Stapleton, expansion through residential property development, only, is not healthy.

Residential construction typically promises the greatest short term financial growth for the developers, but long term property value and return is enhanced by developing open space and business parks, such as those that were promised up here.

This property already abuts minor undeveloped business properties. Selling at least 1/4 plot to a leasor or business property development firm would be most advantageous.

It is also immediately next to Tower, making this the best place for that development.

I employ members of the community agree promoting a society rather than an overgrowth of residential homes will be best for us all.

A. Barlow Anderson