

Dr. Albert and Rachel Eng
15461 Fairway Drive
Commerce City, CO 80022

Planning Commission
S-776-20-22: Oakwood Homes, Reunion Filing No. 38

I live within 300 feet of the proposed subdivision. As such, I am asking that you seriously consider my vehement opposition to this proposal. The builder will leave with their profit when the project is complete, but I will be looking at the development for the next 50 years. I am asking that the city prioritizes it's people over profit for the builder.

I am asking that you do not allow for high density residential cluster homes, or any high density housing in any form. In addition, please do not allow three story homes to be built that will tower over the existing homes.

I am asking that you require the builder to develop a subdivision that aligns with the current neighborhood. On 22 acres, at .25 acres per lot it would allow for the building of 88 single family homes. Please maintain the integrity of the land surrounding the golf course, and require the builder to align the proposed subdivision with the existing homes surrounding this plot of land.

I have lived with my family in Reunion for 12.5 years. We have raised our children here. We have started our business here. We love Reunion. Please consider our family, and the other families in Reunion, and please do not approve this as it will adversely affect so many in the community.

Criteria D: "...the proposed subdivision is designed in a way maximizes the amount of open space in the development..."

The proposed plan by Oakwood for the area directly across, less than 300 feet away, from my home will place 153 homes on 21.9 acres. This high density housing proposal in no way qualifies as maximizing the amount of open space in the development. The proposed High Density Residential Cluster Homes only benefits the builder, not the community.

Criteria F 1: "The subdivision will not result in a substantial or undue adverse effect of adjacent properties..."

There are three homes directly across the golf course from the proposed subdivision that are within 300 feet of the proposed development by Oakwood. Each sits on a large plot:

15461 Fairway Drive sits on .39 acres.

15441 Fairway Drive sits on .47 acres.

15421 Fairway Drive sits on .77 acres.

All homes in the surrounding area are single or two story homes. There are zero three story homes. Three story homes would tower over the existing homes.

The proposed plan by Oakwood for the area directly across, less than 300 feet away, from my home will place 153 homes on 21.9 acres. According to the Staff Report on page 3, paragraph 1 Oakwood is anticipating to build "8-40 dwelling units per acre."

This will significantly decrease the value of my home.

I am asking that Oakwood be required to build comparable homes to the ones they will be adjacent to. Please do not allow the new homes to decrease the value of our homes. By being within 300 feet of the proposed high density homes it will absolutely and definitively decrease the value of our home.

In the Applicant Letter on page 7, second paragraph Oakwood states, "development at the proposed densities will not result in any substantial or undue adverse effect on adjacent properties that has not already been mitigated." This is not true. My home will absolutely be adversely affected by building high density housing within 300 feet of my home.

Criteria F 1: "The subdivision will not result in a substantial or undue adverse effect on traffic conditions...either as they presently exist or as they may in the future exist..."

The intersection of 112th and Chambers is incredibly busy and dangerous. Furthermore, the intersection at Heartland and Chambers remains without a stop light, but has the same amount of traffic making it dangerous for the citizens.

By adding high density housing at this intersection the traffic will significantly increase, thereby making these intersections even more congested and dangerous than they already are.

Criteria G: Adequate and sufficient schools are available to serve the subject property, while maintain sufficient levels of service to existing development."

27J is overcrowded and underfunded. Please do not allow builders to continue to build homes when we do not have schools for the children to attend.

Criteria F 2: "Any adverse effect has been or will be mitigated to the maximum extent feasible."

In order to mitigate any adverse effects to the maximum extent feasible I am asking that Oakwood be required to do the following:

- 1. Do not allow for three story homes to be built. Please require them to build single story homes so that they do not tower over the existing homes.**
- 2. Do not allow high density housing of any kind.**
- 3. Place only one home per .25 acres, which is in line with (or smaller) than the closest homes to the proposed subdivision.**
- 4. Require the exterior of the homes to match the design elements present in the existing homes. Do not allow the new subdivision to clash with the existing homes and community.**
- 5. Do not allow Oakwood to build more homes until we have seats in school for the children who will be living in them. We cannot continue to build homes without the most basic infrastructure in place for the new families.**
- 6. Prioritize people over profit.**

Please seriously consider my objections and requests. The homes that Oakwood is allowed to build in my backyard will be what I will be looking at for the next 50 years. Oakwood will build, take their profit and leave. My family will be here for decades to come.

Please prioritize people, even my own family, over profit for the builders.

**Thank you,
Dr. Albert and Rachel Eng**

**154561 Fairway Drive
Commerce City, CO 80022**

319-471-1355

**racheleng@engortho.com
alberteng@engortho.com**

February 10, 2022 Comments submitted by Georgeann Becker (16111 Fairway Drive, Commerce City, CO 80022

Re: City of Commerce City Planning Commission Public Hearing/February 10, 2022 – S-776-20-22 Reunion Filing No. 38 Final Plat Request

Primary Concern is the DENSITY of this Request and its adverse effect on the existing and future (from PUDs already approved and under construction currently) transportation/traffic/safety/public improvements conditions in the Reunion area:

(1) EXISTING TRAFFIC PROBLEMS. It is already very difficult to make a left turn from *Heartland* onto Chambers (sometimes right turns are a problem also since larger SUVs/trucks pull out to make a left turn onto Chambers and block the sight lines of those trying to make right turns). The Traffic Study does not seem to analyze anything but the existing intersection of 112th and Chambers. The traffic routinely speeds along both Heartland and Chambers at speeds in excess of the posted speed limits. There have been many times that we have been southbound on Chambers stopped in the left turn lane for Heartland, thinking we might be rear-ended by some other driver speeding southbound on Chambers. Chambers should be analyzed at Heartland and on south to 104th, as well as northbound on Chambers to 120th. We hope that a light or three-way stop at Heartland and Chambers is being planned.

(2) TRAFFIC STUDY TOO NARROWLY FOCUSED, INADEQUATE AND SIGNIFICANTLY OUT-OF-DATE. The Traffic Study is also deficient in that it refers to a traffic study in October 2021 and then analyzes only the impact of the proposed development at the "high density residential" level, ignoring completely all of the residential building going on currently (approved PUDs but not yet completed and occupied houses) to the east of the golf course club house with impacts on 112th, and, in turn, Chambers to the east. The Traffic Study makes projections and assumptions based upon a May 5, 2000 (l) study of this area. We submit that it may not be appropriate to use this very dated study as any sort of base or measure when we know that the developers (Shea and Oakwood) have increased residential density regularly in the area since 2000.

(3) ARE TRAFFIC STUDY RECOMMENDATIONS BEING ADDRESSED? The Traffic Study makes certain recommendations on page 29 of the Report. Are all or any of these recommendations required to be implemented as a component of the approval of the proposed higher density of Filing 38?

(4) WALKABILITY AND SAFETY; PUBLIC IMPROVEMENTS INSUFFICIENT. Our Reunion neighborhoods have a lot of walkers, runners, baby strollers, etc. In connection with the development of Filing 38, will *sidewalks* be required to be installed on the *east side of Chambers from Heartland to 112th*? There is just a gravel path right now. Are there plenty of safe crosswalks along Chambers? We note that Turnberry Elementary is on the west side of Chambers, closer to Hwy 2. (Presumably 27J is busing those projected 119 children to the elementary, middle and high schools anyway?) Also, the bicycle riders all along the east side of Chambers often seem to be at risk at the intersection of Chambers and Heartland. It appears that the developer and the City made many adjustments to make the golf course "happy" but not any adjustments for amenities like "sidewalk completion from Heartland to 112th" for people who aren't golfers and are generally prohibited from walking on the golf course paths.

(5) EVALUATION OF FIRE RISKS/SAFETY AND WILDFIRE MITIGATION. In light of the recent terrible Marshall fire, has South Adams County Fire Protection District been consulted about wildfire mitigation, not only for this development, but also for the dry high wind conditions along the golf course and all of the existing and future homes in the golf course area?

These comments are directed to the problems our Reunion neighborhood is experiencing as the City has allowed greater and greater density, accommodating developers and home builders without any sensitivity to the concerns of the REAL PEOPLE who already live here. Who represents us? The City needs to do so because Reunion Metropolitan District is developer controlled.

From: Brenda Berggren <berggr76@gmail.com>
Sent: Thursday, February 10, 2022 8:16 AM
To: Adame, Kimberly - CD <kadame@c3gov.com>
Subject: Proposed construction at 112th Ave and Chambers

I am concerned about the apparent disregard for the effects of the uncontrolled building by Oakwood Homes along 104th Avenue and now at 112th Avenue and Chambers.

Approval of the constant construction of homes in this area is dangerous and without thought for the negative consequences.

Adding 153 residences at the corner of 112th Ave and Chambers will add a minimum of 153 vehicles onto 112th Ave every day.

This uncontrolled building is:

1. Increasing traffic to a dangerous level
2. Over extending services like fire and police, and trash removal
3. Over extending water supplies to a dangerous level
4. Overwhelming schools to be able to have room

One of the findings of the Marshall Fire was the fact that building homes so close together was a major reason so many homes were lost.

We are in a drought situation and uncontrolled building increases the effects.

Where are new businesses and schools???? That is what we need.....not more homes.
What is happening with the planned businesses on Tower near the Stead School?

Stop Oakwood Homes and stop the planned Avila community on Tower and 104th.

Stop the greed that is Overwhelming this area.

Brenda Berggren

From: Ellen Haug <cornermechanic@gmail.com>
Sent: Thursday, February 10, 2022 8:11 AM
To: Jones, Jennifer - CD <jjones@c3gov.com>
Subject: Case S-776-20-22

I am opposed to the cluster homes before the planning commission this evening.

1) I believe these homes are inappropriate for the area. There are no 3 story structures in the area and would certainly look out of place.

2) I have observed the cluster homes at 104th and Tower area and because of the limited parking area so many cars are on the street you can hardly drive down the street.

We at the Greens have very limited visitor parking now so cars from the cluster homes would not be welcome. Plus I am sure the new golf course parking lot will not want cars from the homes parked in their lot.

Thank you for your time and consideration

Ellen Haug
15501 E 112th Ave 36D

From: Michelle Hahn <miccihahn@gmail.com>
Sent: Thursday, February 10, 2022 11:08 AM
To: Adame, Kimberly - CD <kadame@c3gov.com>
Subject: Oakwood Homes

The homes at 101st and Tower are a perfect example of what not to build. The shared road, sometimes as many as six homes. Where does the snow go for removal. No overflow parking for any quest. I saw one small park. The Builder has built a Community that will have conflicts among neighbors. Too condensed for a workable Community. Our roads are heavy with traffic and this Community is too tight for entry and exit for disaster. The demands for Services would be stressed also tight for trash removal. I noticed this Community is also being built on 104th near Potomac. I do not believe this Community should be duplicated in the future. This makes Commerce City going to be known for another negative place to live. Michelle Hahn, property owner in Reunion.

All,

I am writing this email in opposition of the proposed development at 112th and Chambers. I have lived in my home for 12 years and have seen how the growth of this area is negatively effecting my area. If you live here then you understand how developing more homes in this area will cause more issues.

-We already have traffic issues on Chambers due to lack of stop lights and not enough lanes. Every morning at rush hour or at night rush hour getting out of existing neighborhoods is almost impossible.

-We will be losing our views of the mountains while trying to enjoy our time at the Bison Grill or during golf.

-We do not have enough schools to absorb the children that will be moving in to these homes. All of our current schools are at capacity and have waiting lists to get kids enrolled.

-We DO NOT HAVE THE AMENITIES NEEDED TO SUPPORT WHAT WE HAVE ALREADY!!

-There is not going to be adequate parking for these types of homes and I feel that the Bison Grill parking area will be used by people who need parking.

You are not listening to the people of this area. You have seen a rising of people who are speaking out against more development of homes. While I understand that some people think that building homes will help with the price of homes it isn't going to work. You will lose money from the City if you continue to build homes with no other restaurants, stores or super markets. Very rarely are we spending money in Commerce City because it doesn't offer us what we need.

Your meeting may or may not get alot of feedback from the residents that live here, but pay attention to the Nextdoor App. I know at least one of you is active on that site and can attest to the comments for more amenities and less homes. We need more services if you are going to keep building. People are complaining about not having access to medicine and food and that is part of the supply chain issues, but that is also because of the lack of other stores offering what we need.

Please consider not approving this proposal. It is not good for the North Range and it is not good for our children.

Sincerely
Judy and John Dorris
11882 Chambers Dr
Commerce City, CO 80022

All,

I am writing this email in opposition of the proposed development at 112th and Chambers. I was signed up to speak via zoom tonight, however, after being intimidated I will be sending my comments via email. I have lived in this area for 12 years and have seen how the growth of this area is negatively effecting everything from the traffic and the grocery store to the lack of schools for children. My parents live off of 120th and Chambers and trying to pick up my child after I get off work is a challenge on a daily basis. There is another proposed development behind their homes off of 117th and Chambers behind the park. The amount of building in this area is unconscionable. If you live here then you understand how developing more homes in this area will cause more issues.

-We already have traffic issues on Chambers due to lack of stop lights and not enough lanes. Every morning at rush hour or at night rush hour getting out of existing neighborhoods is almost impossible.

-We will be losing our views of the mountains while trying to enjoy our time at the Bison Grill or during golf.

-We do not have enough schools to absorb the children that will be moving in to these homes. All of our current schools are at capacity and have waiting lists to get kids enrolled.

-We DO NOT HAVE THE AMENITIES NEEDED TO SUPPORT WHAT WE HAVE ALREADY!!

-There is not going to be adequate parking for these types of homes and I feel that the Bison Grill parking area will be used by people who need parking.

You are not listening to the people of this area. You have seen a rising of people who are speaking out against more development of homes and other businesses that are trying to encroach into neighborhoods (CANAM). While I understand that some people think that building homes will help with the price of homes it isn't going to work.

I very rarely shop in the city where I live, I rarely go to restaurants in the city where I live.

Your meeting may or may not get alot of feedback from the residents that live here, but pay attention to the Nextdoor App. I know at least one of you is active on that site and can attest to the comments for more amenities and less homes. We need more services if you are going to keep building. People are complaining about not having access to medicine and food and that is part of the supply chain issues, but that is also because of the lack of other stores offering what we need.

Please consider not approving this proposal. It is not good for the North Range and it is not good for our children.

Sincerely

Lisa Gudmundson
11030 River Oaks Lane
Henderson, CO 80640

From: Justin Schulwitz <justinschulwitz@gmail.com>
Date: Mon, Dec 13, 2021 at 9:33 PM
Subject: S-776-20-21 Reunion Filing No. 38
To: <jjones@c3gov.com>

Hi Jennifer,

I would like to voice my opinion as being opposed to the proposed filing of Reunion No. 38.

I have several reasons for opposing this filing. I don't believe Chambers Road will be able to adequately support the increased traffic resulting from this development without widening the roads. There are days I spend more than 5 minutes attempting to turn onto Chambers from Heartland. Additionally, it will continue to strain the already overcrowded schools in the area. The area also lacks shopping options and the local King Soopers is almost always out of stock of many things and there is a lack of restaurant options. At one time, a representative of Oakwood Homes in writing, stated this area would be used for shopping/food options. Furthermore, this filing is adjacent to expensive homes in the gallery area and could very realistically negatively impact property values for those homeowners as it is not customary to build clustered homes next to million dollar homes. Also, it will block mountain views from sections of the golf course and the Bison Grill, as Oakwood's clustered homes are typically of the 2-story and 3-story variety, which will reduce the desirability of both the golf course and restaurant, which could impact city revenue from both. This is a decision that will impact the attractiveness of the golf course for years to come and should not be made lightly. We just protect our open areas and recreational areas from over-development.

It is not a good use of the land and I sincerely hope the city council and mayor considers these reasons and votes against approving this filing as is.

Thank you for your time,

Justin Schulwitz

From: Janet Olson <ver2golady@aol.com>
Sent: Sunday, February 6, 2022 7:01 PM
To: Gibson, Dylan - CM <dgibson@c3gov.com>
Subject: 112th and Chambers

We'd like to voice our concerns about the proposed development on this corner with high density homes. The current limited infrastructure and lack of schools in the city and in particular this intersection make this area a very poor choice. The city council needs to require builders to pay a significant share of roads, schools and parks rather than passing the cost to current residents.

In addition why would council want to have the area leading into the City's Buffalo Run golf course and Restaurant overcrowded with too many homes and continued traffic congestion? Council's plans like this are causing long term residents to consider leaving Commerce City.

Thanks for your service.

Janet and Randy Olson
15501 E 112th Ave 188

Sent from my iPhone

From: gbecker48@aol.com <gbecker48@aol.com>

Sent: Thursday, February 17, 2022 4:31 PM

To: Memmer, Katelyn - CD <kmemmer@c3gov.com>; Jones, Jennifer - CD <jjones@c3gov.com>; Banks, Jackie - CA <jbanks@c3gov.com>; Tinklenberg, Roger - CM <rtinklenberg@c3gov.com>; Gibson, Dylan - CM <dgibson@c3gov.com>; City Council <CityCouncil@c3gov.com>

Cc: estowe@beckerstowe.com; racheleng82@gmail.com; judischmitt88@gmail.com; supernursebecky@hotmail.com; danell.kalcevic@kalcevicfarms.com; pbaca1269@comcast.net

Subject: S-776-20-22 Reunion Filing No. 38 Final Plat Request - City Council Study Session February 28, 2022/City Council Regular Meeting March 7, 2022

Dear All: I have a couple of questions regarding the City's process subsequent to the February 10, 2022 Public Hearing of the Planning Commission, at which the Planning Commissioners, by a 3-2 vote, sent the S-776-20-22 Reunion Filing No. 38 Final Plat Request matter to the City Council as approved:

(1) I understand that the City Council is scheduled to consider this matter at the Regular Meeting on March 7, 2022. Since the Council's meeting schedule and related Agenda is not posted as of today, will the Council be considering the adoption of an Ordinance (with required first and second reading, etc.) or a Resolution (effective immediately), authorizing the City to enter into the form of "stand alone" Reunion Filing 38 Development Agreement (Proposed Filing 38 Development Agreement) that was posted with the 2/10/22 Planning Commission meeting?

(2) I reference the Proposed Filing 38 Development Agreement as "stand alone" because I understand that the "over 20 year old" Consolidated Development Agreement for our Reunion area expired in December 2021 and will be the subject of a Town Hall style meeting on April 18, 2022. Just as was the case for the February 14, 2022, Study Session AND Special Meeting at which it was decided to table the proposed amendment and extension of the old expired CDA and to conduct the April 18, 2022 Town Hall Meeting, can the February 28, 2022 Study Session be changed to add the "Special Meeting" component, and at which the City Council could then be asked to delay, defer, postpone indefinitely (or whatever the magic words are) the consideration of the "stand alone" Proposed Filing 38 Development Agreement, until after a new Amended and Restated Consolidated Development Agreement is negotiated and finally entered into?

I thank you for consideration of these questions. I am happy to discuss them directly with the Assistant City Attorney for this matter but I do not have any appropriate contact information and could not find any on the City's website.

As I set forth in my written comments for, and my comments at, the 2/10/2022 Planning Commission meeting, my name is Georgeann Becker and I reside at 16111 Fairway Drive, Commerce City, CO 80022. I am sending these questions as a concerned volunteer citizen. As a retired and "Not Active" lawyer, I am not a licensed attorney and am not serving any person or group of persons in any legal counsel capacity.

Roberts, Jordan - CM

From: Gibson, Dylan - CM
Sent: Tuesday, March 1, 2022 9:32 AM
To: Roberts, Jordan - CM
Subject: Fw: Case # S-776-20-21

Dylan A. Gibson
City Clerk
He/him/his

During COVID-19, I may send emails outside of normal working hours. I understand my working hours may not be your working hours. If you receive an email from me outside of your working hours, please do not feel compelled to respond unless I mark the email urgent.

City Clerk's Office
City of Commerce City, Colorado
7887 E 60th Ave
Commerce City, CO 80022

E-mail: dgibson@c3gov.com
Office Phone: (303) 227-8791
Cell Phone (816) 294-1989

From: Purity and Joseph Bowen <pandjbowen@hotmail.com>
Sent: Tuesday, March 1, 2022 9:29 AM
To: Gibson, Dylan - CM <dgibson@c3gov.com>
Subject: Case # S-776-20-21

Mr. Gibson,

I have just become aware of the request for 153 high density homes at 112th and Chambers. I am not totally opposed to the idea of these homes, but I do have some concerns. Currently, there is already a lot of traffic on Chambers road. So much in fact that it often gets hard for me to get in and out of my neighborhood at 117th and Chambers. I already have to cut through the neighborhoods south of me just to be able to turn south on Chambers at some times of the day. At times, I already have to go as far south as I can just to get out of my neighborhood. Turning north onto Chambers to get onto 120th from my neighborhood is impossible during those same times. The addition of another 153 homes in such a small plot of land will undoubtedly increase the traffic as those people travel to I-76 for their commutes. If this is going to be approved, there must be plans implemented to deal with the already unacceptable traffic jams that have been occurring both on Chambers and on 120th avenue. These improvements need to be made prior to the completion of the new home project.

I am also concerned that there has been a lot of development in the area of new residential homes in this area while I haven't seen or heard of any increase in the availability of police and fire services in this area. I have already seen an increase in crime both in my neighborhood and in Commerce City at large. How will the City Council address the increasing need for safety services?

Finally, with the constant increase in residential homes, there has been very little commercial development in this area. This leaves all of us commuting outside the City of Commerce City to fulfill our shopping needs. I would like to see a bigger emphasis being placed on commercial development in our area. I want to shop locally and support our local businesses, but the availability of options is just horrible.

Would you please make sure that these concerns are included in the record and packet for the public hearing which will occur on March 7th. Thank you for your time.

Sent from [Mail](#) for Windows

Roberts, Jordan - CM

From: Gibson, Dylan - CM
Sent: Tuesday, March 1, 2022 9:35 AM
To: Roberts, Jordan - CM
Subject: Fw: Reunion Filing No. 38 OPPOSITION TO

Dylan A. Gibson
City Clerk
He/him/his

During COVID-19, I may send emails outside of normal working hours. I understand my working hours may not be your working hours. If you receive an email from me outside of your working hours, please do not feel compelled to respond unless I mark the email urgent.

City Clerk's Office
City of Commerce City, Colorado
7887 E 60th Ave
Commerce City, CO 80022

E-mail: dgibson@c3gov.com
Office Phone: (303) 227-8791
Cell Phone (816) 294-1989

From: Rachel Eng <racheleng82@gmail.com>
Sent: Monday, February 28, 2022 11:53 AM
To: Gibson, Dylan - CM <dgibson@c3gov.com>
Subject: Reunion Filing No. 38 OPPOSITION TO

Include the following letter of vehement opposition to Reunion Filing No. 38 in record and packet for public hearing.

Dr. Albert and Rachel Eng
15461 Fairway Drive
Commerce City, CO 80022

Commerce City Council Members
S-776-20-22: Oakwood Homes, Reunion Filing No. 38

I live within 300 feet of the proposed subdivision. As such, I am asking that you seriously consider my vehement opposition to this proposal. The builder will leave with their profit when the project is complete, but I will be looking at the development for the next 50 years. I am asking that the city prioritizes it's people over profit for the builder.

There has been a lot of communication on social media in our community over this, and other proposed projects by Oakwood. Please take time to read through those comments and recognize that

the community does NOT want Oakwood to continue to be allowed to build hundreds and hundreds of homes without any regard for what our community needs.

As a city council, you were elected to protect and be the voice of your constituents. Your community members are **MAD**. We are seeing that our community leaders are giving Oakwood Homes everything they want and our community leaders are throwing the community under the bus. *Why did we elect you to represent us if you won't represent us?*

Were you elected to serve Oakwood or the people who live in our community? Protect our community. Serve your constituents. We are your priority.

I am asking that you do not allow for high density residential cluster homes, or any high density housing in any form at this intersection. In addition, please do not allow three story homes to be built that will tower over the existing homes.

I am asking that you require the builder to develop a subdivision along the golf course in the Gallery that aligns with the current neighborhood. Please maintain the integrity of the land and community surrounding the golf course, and require the builder to align the proposed subdivision with the existing homes surrounding this plot of land.

I have lived with my family in Reunion for 12.5 years. We have raised our children here. We have started our business here. We love Reunion. Please consider our family, and the other families in Reunion, and please do not approve this as it will adversely affect so many in the community.

Criteria D: "...the proposed subdivision is designed in a way that maximizes the amount of open space in the development..."

The proposed plan by Oakwood for the area directly across, less than 300 feet away, from my home will place 153 homes on 21.9 acres. This high density housing proposal in no way qualifies as maximizing the amount of open space in the development. The proposed High Density Residential Cluster Homes only benefits the builder, not the community.

Criteria F 1: "The subdivision will not result in a substantial or undue adverse effect of adjacent properties..."

There are three homes directly across the golf course from the proposed subdivision that are within 300 feet of the proposed development by Oakwood. Each sits on a large plot:

15461 Fairway Drive sits on .39 acres.
15441 Fairway Drive sits on .47 acres.
15421 Fairway Drive sits on .77 acres.

All homes in the surrounding area are single or two story homes. There are zero three story homes. Three story homes would tower over the existing homes.

The proposed plan by Oakwood for the area directly across, less than 300 feet away, from my home will place 153 homes on 21.9 acres. According to the Staff Report on page 3, paragraph 1 Oakwood is anticipating to build "8-40 dwelling units per acre."

This will significantly decrease the value of my home.

I am asking that Oakwood be required to build comparable homes to the ones they will be adjacent to. Please do not allow the new homes to decrease the value of our homes. By being within 300 feet of the proposed high density homes it will absolutely and definitively decrease the value of our home.

In the Applicant Letter on page 7, second paragraph Oakwood states, "development at the proposed densities will not result in any substantial or undue adverse effect on adjacent properties that has not already been mitigated." This is not true. ***My home will absolutely be adversely affected by building high density housing within 300 feet of my home.***

Criteria F 1: "The subdivision will not result in a substantial or undue adverse effect on traffic conditions...either as they presently exist or as they may in the future exist..."

The intersection of 112th and Chambers is incredibly busy and dangerous. Furthermore, the intersection at Heartland and Chambers remains without a stop light, but has the same amount of traffic making it dangerous for the citizens.

With the recent tragic accident on Hwy 85 we need to be very diligent as we build in our community to ensure that we mitigate any potential loss of life due to poor road infrastructure.

At the Planning Commission Meeting Oakwood Homes claimed they would build these homes and then later they would fix the road problems. However, we need the roads to be ready for the current and new residents PRIOR to any further homes being built. Oakwood has continually promised to do things "later" but they do not follow through on these promises. One such item is the Reunion Center where they are now wanting to scratch that community resource they promised to build hundreds of additional homes to increase their profits.

Do NOT allow Oakwood to "fix the road problem later". Require them to fix the road issues FIRST. Public safety requires this!

By adding high density housing at this intersection the traffic will significantly increase, thereby making these intersections even more congested and dangerous than they already are. The safety and lives of the citizens in our community are worth more than Oakwood's profit!

Criteria G: Adequate and sufficient schools are available to serve the subject property, while maintaining sufficient levels of service to existing development."

27J is overcrowded and underfunded. Please do not allow builders to continue to build homes when we do not have schools for the children to attend. Where will all of these new children attend school? Require schools to be built and ready BEFORE new homes are built.

Criteria F 2: "Any adverse effect has been or will be mitigated to the maximum extent feasible."

In order to mitigate any adverse effects to the maximum extent feasible I am asking that Oakwood be required to do the following:

1. Do not allow any further building of homes by Oakwood until the road infrastructure has been updated to ensure safety for the community.
2. Do not allow Oakwood to promise to do things later, require them to do those things FIRST as they have broken promises to our community already.
3. Require them to build the Reunion Center prior to any further building as they promised to do.
4. Do not allow for three story homes to be built. Please require them to build single story homes so that they do not tower over the existing homes.
5. Do not allow high density housing of any kind.
6. Place only one home per .25 acres or more if possible along the golf course, which is in line with (or smaller) than the closest homes to the proposed subdivision.
7. Require the exterior of the homes to match the design elements present in the existing homes. Do not allow the new subdivision to clash with the existing homes and community.
8. Do not allow Oakwood to build more homes until we have seats in school for the children who will be living in them. We cannot continue to build homes without the most basic infrastructure in place for the new families.
9. Prioritize people over profit.

Please seriously consider my objections and requests. You were elected to serve the people. Read the comments on social media in regards to this. There is outrage. Our community is angry. Our community needs YOU to choose them over Oakwood's profits.

The homes that Oakwood is allowed to build in my backyard will be what I will be looking at for the next 50 years. Oakwood will build, take their profit and leave. My family will be here for decades to come. Please choose to support your constituents, whom you were elected to protect and serve.

Please prioritize people, even my own family, over profit for the builders.

Thank you,
Dr. Albert and Rachel Eng

154561 Fairway Drive
Commerce City, CO 80022

319-471-1355

racheleng@engortho.com
alberteng@engortho.com

Eng Orthodontics
Marketing Director
www.engortho.com

TRUE Africa
Vice President & Board Member
Director of Marketing, Communications & Photography
www.trueafrica.org

Roberts, Jordan - CM

From: Gibson, Dylan - CM
Sent: Tuesday, March 1, 2022 9:35 AM
To: Roberts, Jordan - CM
Subject: Fw: Case #S-776-20-21

Dylan A. Gibson
City Clerk
He/him/his

During COVID-19, I may send emails outside of normal working hours. I understand my working hours may not be your working hours. If you receive an email from me outside of your working hours, please do not feel compelled to respond unless I mark the email urgent.

City Clerk's Office
City of Commerce City, Colorado
7887 E 60th Ave
Commerce City, CO 80022

E-mail: dgibson@c3gov.com
Office Phone: (303) 227-8791
Cell Phone (816) 294-1989

From: Carley Carlson <carleyfrances@gmail.com>
Sent: Sunday, February 27, 2022 8:36 PM
To: Gibson, Dylan - CM <dgibson@c3gov.com>
Subject: Case #S-776-20-21

Dear Dylan & City Council,

My family and I are residents of the reunion area and moved here because we were promised more activities, schools, restaurants and commercialization from Oakwood Homes. Obviously the area has an exceptionally increased need for those things. The 104th and Chambers area has too much fast food and too much new home development and not enough grocery and restaurants. Just like all of our neighbors in the area, we are against Oakwood Homes building more homes and not following through on the Reunion Center which we so desperately need! The reason many of these homes were purchased was because of the Reunion Center along with other projects (not new homes) that were promised! Not to mention, our King Soopers cannot even keep up with the demand of growth in the area and there seems to be no promise of another grocery store! Please support the residents of Reunion and enforce Oakwood to keep their promise to us. Reunion is a beautiful community and has the potential to maintain growth in the right way; there's still so many new homes being built with not enough support of commercial properties! Please support us Reunion residents in making Reunion a place we want to stay with our families.

Please include in record and packet for public hearing.

Thank you,

Carley Carlson

Sent from my iPhone

Roberts, Jordan - CM

From: Brandy Nichols <bdnichols73@gmail.com>
Sent: Tuesday, March 1, 2022 8:59 AM
To: Roberts, Jordan - CM
Subject: Fwd: RE Final Plat 38, Case #S-776-20-21

Please see email below, thank you.

----- Forwarded message -----

From: **Brandy Nichols** <bdnichols73@gmail.com>
Date: Tue, Mar 1, 2022 at 8:55 AM
Subject: RE Final Plat 38, Case #S-776-20-21
To: Gibson, Dylan - CM <dgibson@c3gov.com>

Mr. Gibson,

City Clerk Mr. Gibson,

I am emailing you today to formally and ***adamantly oppose*** the subject proposal of Oakwood Homes plan to build 153 high density three-story cluster homes in the area of the intersection of Chambers & 112th. We do not have the adequate infrastructure for these homes to include additional traffic on Chambers (***absolutely opposed*** to a new metro district to pay for road improvements) and 112th; lack of services in this area to include grocery, schools, medical care, employment, retail, sit down restaurants and the list goes on.

Additionally, the 3-story homes that are being proposed will not positively add to the aesthetics of Chambers Road, Buffalo Run Golf Course and the adjacent multi-million dollar homes located in the Gallery. I live off of Chambers Road and it's already difficult to get out of my neighborhood with the current traffic. Please, I ask that this email be entered as an official record and included in the packet for the public hearing, in regard to this development proposed by Oakwood Homes.

Respectfully submitted,

Brandy Nichols

March 1, 2022 Comments submitted by Georjeann Becker (16111 Fairway Drive, Commerce City, CO 80022; located in the Gallery at Reunion HOA area)

Re: City of Commerce City Council Meeting March 7, 2022 –
S-776-20-22 Reunion Filing No. 38 Final Plat Request

INCLUDE IN RECORD AND PACKET FOR PUBLIC HEARING

City Council Members:

THE FILING 38 APPLICATION. Oakwood Homes (Oakwood) made a Reunion Filing 38 Final Plat Application (Filing 38 Application) that proposes the approval of a high density (HD) residential project to be sited at the southeast corner of the intersection of 112th Ave. and Chambers Road, generally described as 153 single family three-story “Carriage House” HD cluster lots (the Proposed HD Cluster Project). The Filing 38 Application was the subject of a special public hearing by the City’s Planning Commission on February 10, 2022. Regardless of the great number of written and verbal comments by the citizens of the City in opposition to the Proposed HD Cluster Project, both in the fall of 2021 and coincident to and at the February 10 public hearing, the Planning Commission decided that the Proposed HD Cluster Project met the criteria of the City’s current Land Development Code (current LDC) and voted 3-2 to recommend that the City Council approve the Filing 38 Application for the Proposed HD Cluster Project. In making this decision, the three members of the Planning Commission ignored the public’s very significant concerns about the Proposed HD Cluster Project, particularly under Criteria (d), (f), (g) and (i) of the current LDC.

We understand that City Council action to approve (or not) the Filing 38 Application is scheduled for the City Council’s regular meeting of March 7, 2022, however, as of the date of these comments, there is no information on the City’s website regarding this meeting or the Agenda for this meeting.

EXPIRED CONSOLIDATED DEVELOPMENT AGREEMENT. In connection with the Filing 38 Application and the February 10, 2022 Planning Commission Public Hearing, Oakwood’s legal counsel sent a letter dated February 3, 2022, to the Planning Commission stating on page 8, that on “December 17, 2001, the CDA [Consolidated Development Agreement for Buffalo Hills Ranch PUD] was entered into between the City and Oakwood’s predecessors with an expiration date of December 17, 2021.” According to Oakwood’s counsel, this Expired CDA addressed construction of public improvements as envisioned for the period of 2002 through 2021. In the letter Oakwood is requesting “a standalone development agreement for this [Filing 38] Application, while it negotiates a new consolidated development agreement for development of the remainder of Reunion.”

At the City Council’s Special Meeting on February 14, 2022, the proposed City Council action to pass on first reading an ordinance to amend and extend the “Expired CDA” was deferred and delayed to give the City (staff and City Council) an opportunity to prepare for and conduct a Town Hall styled public hearing, on a new amended and fully restated CDA (a 2022 CDA) among the City and the currently relevant developers, including Oakwood, regarding the future remaining development of the Reunion Metropolitan District (RMD) area.

REQUEST TO DEFER CONSIDERATION OF FILING 38 APPLICATION. We, first, request that the City Council postpone and defer the consideration of the Filing 38 Application indefinitely. The City Council should not consider the Filing 38 Application until AFTER a fully Amended and Restated Consolidated Development Agreement among the three developers (Shea, Oakwood and Fulenwider) and the City has been written, fully vetted, authorized and entered into by the City. The separate Filing 38 Development Agreement, IF Oakwood insists on still going forward with the problematic Proposed HD Cluster Project, should only be considered by the City Council AFTER a new 2022 CDA is finalized and AFTER the related Land Development Code is revised. It is time to hit the “Pause Button.” Review the maps, including the “Interactive Property Lookup – Zoning and Future Land Use” (dated aerial map, with white lines showing all of the DENSE development that has already happened or is happening in the Reunion area generally and around the City’s Buffalo Run Golf Course specifically, as we write these

comments) on the City's website. Take a golf cart drive around the golf course. In a small sedan, try to make a left-hand turn from Heartland onto Chambers at 7:30AM or 4PM. AND, then, take a deep breath and tell "entitled" developers that the City needs time to re-evaluate the "big picture" before continuing on a "bit by bit piecemeal" basis.

COMMENTS ON PROPOSED HD CLUSTER PROJECT. In the event that City Council does not postpone and defer indefinitely the Filing 38 Application and wishes to continue on a 'bit by bit piecemeal' basis, the following constitutes our written comments on the Proposed HD Cluster Project. The DENSITY of the Proposed HD Cluster Project has an adverse effect on the existing and future (from PUDs already approved and under construction currently) transportation/traffic/safety/public improvements conditions in the Reunion area generally and has an adverse impact on the City-owned Buffalo Run Golf Course, and particularly, does not meet Criteria (d), (f), (g) and (i) of the current LDC:

(1) EXISTING TRAFFIC PROBLEMS. It is already very difficult to make a left turn from **Heartland** onto Chambers (sometimes right turns are a problem also since larger SUVs/trucks pull out to make a left turn onto Chambers and block the sight lines of those trying to make right turns). The Traffic Study submitted with the Filing 38 Application does not analyze anything but the existing intersection of 112th and Chambers. The traffic routinely speeds along both Heartland and Chambers at speeds in excess of the posted speed limits. There have been many times that we have been southbound on Chambers, stopped in the left turn lane for Heartland and thinking we might be rear-ended by some other driver speeding southbound on Chambers. Chambers should be analyzed at Heartland and on south to 104th, as well as northbound on Chambers to 120th. We hope that a traffic light at Heartland and Chambers is being planned. The Filing 38 Application should not be approved until after Chambers has been fully improved and expanded from 112th south to 104th and a traffic light has been installed at Heartland.

(2) TRAFFIC STUDY TOO NARROWLY FOCUSED, INADEQUATE AND SIGNIFICANTLY OUT-OF-DATE; NEW INDEPENDENT TRAFFIC STUDY SHOULD BE DONE BY CITY. The Traffic Study submitted with the Filing 38 Application is also deficient in that it refers to a traffic study in October 2021 and then analyzes only the impact of the proposed development at the "high density residential" level, ignoring completely all of the residential building going on currently (approved PUDs but not yet completed and occupied houses) to the east of the Buffalo Run Golf Course club house with impacts on 112th, and, in turn, Chambers to the east. The Traffic Study submitted with the Filing 38 Application makes projections and assumptions based upon a May 5, **2000 (!) study** of this area, without expressing an opinion on the continuing validity of the assumptions in the very dated study. We submit that it is not appropriate to use this very dated study as any sort of base or measure when we know that the developers (Shea and Oakwood) have increased residential density regularly in the area since 2000 and when conditions, like the average number of cars associated with each household, are very different in 2022 than they were in 2000. The City should cause an independent and new comprehensive traffic study to be accomplished for the RMD area, including traffic impacts from the Proposed HD Cluster Project.

(3) ARE TRAFFIC STUDY RECOMMENDATIONS BEING ADDRESSED? The Traffic Study submitted with the Filing 38 Application makes certain recommendations on page 29 of that report. Are all or any of these recommendations required to be implemented as a component of Proposed HD Cluster Project? If not, why not? If there is a new independent traffic study, there may be different and more recommendations.

(4) WALKABILITY AND SAFETY; PUBLIC IMPROVEMENTS INSUFFICIENT. Our Reunion neighborhoods have a lot of walkers, runners, baby strollers, etc. In connection with the Proposed HD Cluster Project, will **sidewalks** be required to be installed on the **east side of Chambers from Heartland to 112th**? There is just a gravel path right now. Are there plenty of safe crosswalks along Chambers? We note that Turnberry Elementary is on the west side of Chambers, closer to Highway 2. (Presumably 27J is busing those projected 119 children to the elementary, middle and high schools anyway?) Also, the bicycle riders all along the east side of Chambers often seem to be at risk at the intersection of Chambers and Heartland. It appears that the developer and the City made many adjustments to make the golf course "happy" but not any adjustments for amenities like "sidewalk

completion from Heartland to 112th" on both sides of Chambers for people who aren't golfers and are generally prohibited from walking on the golf course paths.

(5) EVALUATION OF FIRE RISKS/SAFETY AND WILDFIRE MITIGATION. In light of the recent terrible Marshall Fire, has South Adams County Fire Protection District been consulted about wildfire mitigation, not only for this development, but also for the dry high wind conditions along the golf course and all of the existing and future homes in the golf course area? Please provide the analysis of SACFD regarding wildfire mitigation.

(6) ADVERSE AFFECT ON BUFFALO RUN GOLF COURSE. The Golf Course is a park/open space amenity for all of the City's residents, whether or not we are golfers. The commenter here is not a golfer but enjoys the open space aspects of the Golf Course. The Proposed HD Cluster Project (with its three stories and all of the parking, garbage, school buses, etc. problems associated with the density of the Proposed HD Cluster Project sitting right at the entrance and adjacent to the Golf Course) detracts significantly from the beauty of the Golf Course as open space for the City's citizens and may also affect the desire of golfers to use the Golf Course. On June 6, 2019, an article in the *Denver Post*, titled "10 of the most scenic views at Denver golf courses," identified "10 of the best views from metro Denver golf courses, in no particular order." Buffalo Run Golf Course was featured as having one of those 10 best views. "Hole 14 features picturesque views of the Rocky Mountains." That view and others around the Golf Course will be adversely affected by the Proposed HD Cluster Project. Other better uses should be considered for Filing 38, including one-story ranch homes or a senior center.

To quote the *Denver Post* article further: "Scored another 103 on the golf course? Who cares when you have views like these? Go ahead and stink up the course but, lord, look at that scenery." There may be golfers who play our "18-hole championship course designed by golf architect Keith R. Foster" only because of its beautiful views, which will be adversely affected by the Proposed HD Cluster Project.

(7) BRIGHTON 27J SCHOOL DISTRICT. We are not addressing in these comments the current, already overcrowded conditions faced by the school district and the craziness of proposing that the young elementary school children from the Proposed HD Cluster Project be bused to Turnberry, over three (3) miles away, and across Chambers, when Reunion Elementary is only about one (1) mile away, without a need to cross Chambers. We understand that other citizens will be commenting more comprehensively regarding the school district overcrowding issues and the impacts as the City allows more and more density.

These comments are directed to the problems our Reunion neighborhood is experiencing as the City has allowed greater and greater density, accommodating developers and home builders without any sensitivity to the concerns of the REAL PEOPLE who already live here. Who represents us? The City needs to do so because Reunion Metropolitan District is **developer controlled**.

March 1, 2022 Comments submitted by Georjeann Becker (16111 Fairway Drive, Commerce City, CO 80022; located in the Gallery at Reunion HOA area)

Re: City of Commerce City Council Meeting March 7, 2022 –
S-776-20-22 Reunion Filing No. 38 Final Plat Request

INCLUDE IN RECORD AND PACKET FOR PUBLIC HEARING

City Council Members:

THE FILING 38 APPLICATION. Oakwood Homes (Oakwood) made a Reunion Filing 38 Final Plat Application (Filing 38 Application) that proposes the approval of a high density (HD) residential project to be sited at the southeast corner of the intersection of 112th Ave. and Chambers Road, generally described as 153 single family three-story “Carriage House” HD cluster lots (the Proposed HD Cluster Project). The Filing 38 Application was the subject of a special public hearing by the City’s Planning Commission on February 10, 2022. Regardless of the great number of written and verbal comments by the citizens of the City in opposition to the Proposed HD Cluster Project, both in the fall of 2021 and coincident to and at the February 10 public hearing, the Planning Commission decided that the Proposed HD Cluster Project met the criteria of the City’s current Land Development Code (current LDC) and voted 3-2 to recommend that the City Council approve the Filing 38 Application for the Proposed HD Cluster Project. In making this decision, the three members of the Planning Commission ignored the public’s very significant concerns about the Proposed HD Cluster Project, particularly under Criteria (d), (f), (g) and (i) of the current LDC.

We understand that City Council action to approve (or not) the Filing 38 Application is scheduled for the City Council’s regular meeting of March 7, 2022, however, as of the date of these comments, there is no information on the City’s website regarding this meeting or the Agenda for this meeting.

EXPIRED CONSOLIDATED DEVELOPMENT AGREEMENT. In connection with the Filing 38 Application and the February 10, 2022 Planning Commission Public Hearing, Oakwood’s legal counsel sent a letter dated February 3, 2022, to the Planning Commission stating on page 8, that on “December 17, 2001, the CDA [Consolidated Development Agreement for Buffalo Hills Ranch PUD] was entered into between the City and Oakwood’s predecessors with an expiration date of December 17, 2021.” According to Oakwood’s counsel, this Expired CDA addressed construction of public improvements as envisioned for the period of 2002 through 2021. In the letter Oakwood is requesting “a standalone development agreement for this [Filing 38] Application, while it negotiates a new consolidated development agreement for development of the remainder of Reunion.”

At the City Council’s Special Meeting on February 14, 2022, the proposed City Council action to pass on first reading an ordinance to amend and extend the “Expired CDA” was deferred and delayed to give the City (staff and City Council) an opportunity to prepare for and conduct a Town Hall styled public hearing, on a new amended and fully restated CDA (a 2022 CDA) among the City and the currently relevant developers, including Oakwood, regarding the future remaining development of the Reunion Metropolitan District (RMD) area.

REQUEST TO DEFER CONSIDERATION OF FILING 38 APPLICATION. We, first, request that the City Council postpone and defer the consideration of the Filing 38 Application indefinitely. The City Council should not consider the Filing 38 Application until AFTER a fully Amended and Restated Consolidated Development Agreement among the three developers (Shea, Oakwood and Fulenwider) and the City has been written, fully vetted, authorized and entered into by the City. The separate Filing 38 Development Agreement, IF Oakwood insists on still going forward with the problematic Proposed HD Cluster Project, should only be considered by the City Council AFTER a new 2022 CDA is finalized and AFTER the related Land Development Code is revised. It is time to hit the “Pause Button.” Review the maps, including the “Interactive Property Lookup – Zoning and Future Land Use” (dated aerial map, with white lines showing all of the DENSE development that has already happened or is happening in the Reunion area generally and around the City’s Buffalo Run Golf Course specifically, as we write these

comments) on the City's website. Take a golf cart drive around the golf course. In a small sedan, try to make a left-hand turn from Heartland onto Chambers at 7:30AM or 4PM. AND, then, take a deep breath and tell "entitled" developers that the City needs time to re-evaluate the "big picture" before continuing on a "bit by bit piecemeal" basis.

COMMENTS ON PROPOSED HD CLUSTER PROJECT. In the event that City Council does not postpone and defer indefinitely the Filing 38 Application and wishes to continue on a 'bit by bit piecemeal' basis, the following constitutes our written comments on the Proposed HD Cluster Project. The DENSITY of the Proposed HD Cluster Project has an adverse effect on the existing and future (from PUDs already approved and under construction currently) transportation/traffic/safety/public improvements conditions in the Reunion area generally and has an adverse impact on the City-owned Buffalo Run Golf Course, and particularly, does not meet Criteria (d), (f), (g) and (i) of the current LDC:

(1) EXISTING TRAFFIC PROBLEMS. It is already very difficult to make a left turn from **Heartland** onto Chambers (sometimes right turns are a problem also since larger SUVs/trucks pull out to make a left turn onto Chambers and block the sight lines of those trying to make right turns). The Traffic Study submitted with the Filing 38 Application does not analyze anything but the existing intersection of 112th and Chambers. The traffic routinely speeds along both Heartland and Chambers at speeds in excess of the posted speed limits. There have been many times that we have been southbound on Chambers, stopped in the left turn lane for Heartland and thinking we might be rear-ended by some other driver speeding southbound on Chambers. Chambers should be analyzed at Heartland and on south to 104th, as well as northbound on Chambers to 120th. We hope that a traffic light at Heartland and Chambers is being planned. The Filing 38 Application should not be approved until after Chambers has been fully improved and expanded from 112th south to 104th and a traffic light has been installed at Heartland.

(2) TRAFFIC STUDY TOO NARROWLY FOCUSED, INADEQUATE AND SIGNIFICANTLY OUT-OF-DATE; NEW INDEPENDENT TRAFFIC STUDY SHOULD BE DONE BY CITY. The Traffic Study submitted with the Filing 38 Application is also deficient in that it refers to a traffic study in October 2021 and then analyzes only the impact of the proposed development at the "high density residential" level, ignoring completely all of the residential building going on currently (approved PUDs but not yet completed and occupied houses) to the east of the Buffalo Run Golf Course club house with impacts on 112th, and, in turn, Chambers to the east. The Traffic Study submitted with the Filing 38 Application makes projections and assumptions based upon a May 5, **2000 (!) study** of this area, without expressing an opinion on the continuing validity of the assumptions in the very dated study. We submit that it is not appropriate to use this very dated study as any sort of base or measure when we know that the developers (Shea and Oakwood) have increased residential density regularly in the area since 2000 and when conditions, like the average number of cars associated with each household, are very different in 2022 than they were in 2000. The City should cause an independent and new comprehensive traffic study to be accomplished for the RMD area, including traffic impacts from the Proposed HD Cluster Project.

(3) ARE TRAFFIC STUDY RECOMMENDATIONS BEING ADDRESSED? The Traffic Study submitted with the Filing 38 Application makes certain recommendations on page 29 of that report. Are all or any of these recommendations required to be implemented as a component of Proposed HD Cluster Project? If not, why not? If there is a new independent traffic study, there may be different and more recommendations.

(4) WALKABILITY AND SAFETY; PUBLIC IMPROVEMENTS INSUFFICIENT. Our Reunion neighborhoods have a lot of walkers, runners, baby strollers, etc. In connection with the Proposed HD Cluster Project, will **sidewalks** be required to be installed on the **east side of Chambers from Heartland to 112th**? There is just a gravel path right now. Are there plenty of safe crosswalks along Chambers? We note that Turnberry Elementary is on the west side of Chambers, closer to Highway 2. (Presumably 27J is busing those projected 119 children to the elementary, middle and high schools anyway?) Also, the bicycle riders all along the east side of Chambers often seem to be at risk at the intersection of Chambers and Heartland. It appears that the developer and the City made many adjustments to make the golf course "happy" but not any adjustments for amenities like "sidewalk

completion from Heartland to 112th" on both sides of Chambers for people who aren't golfers and are generally prohibited from walking on the golf course paths.

(5) EVALUATION OF FIRE RISKS/SAFETY AND WILDFIRE MITIGATION. In light of the recent terrible Marshall Fire, has South Adams County Fire Protection District been consulted about wildfire mitigation, not only for this development, but also for the dry high wind conditions along the golf course and all of the existing and future homes in the golf course area? Please provide the analysis of SACFD regarding wildfire mitigation.

(6) ADVERSE AFFECT ON BUFFALO RUN GOLF COURSE. The Golf Course is a park/open space amenity for all of the City's residents, whether or not we are golfers. The commenter here is not a golfer but enjoys the open space aspects of the Golf Course. The Proposed HD Cluster Project (with its three stories and all of the parking, garbage, school buses, etc. problems associated with the density of the Proposed HD Cluster Project sitting right at the entrance and adjacent to the Golf Course) detracts significantly from the beauty of the Golf Course as open space for the City's citizens and may also affect the desire of golfers to use the Golf Course. On June 6, 2019, an article in the *Denver Post*, titled "10 of the most scenic views at Denver golf courses," identified "10 of the best views from metro Denver golf courses, in no particular order." Buffalo Run Golf Course was featured as having one of those 10 best views. "Hole 14 features picturesque views of the Rocky Mountains." That view and others around the Golf Course will be adversely affected by the Proposed HD Cluster Project. Other better uses should be considered for Filing 38, including one-story ranch homes or a senior center.

To quote the *Denver Post* article further: "Scored another 103 on the golf course? Who cares when you have views like these? Go ahead and stink up the course but, lord, look at that scenery." There may be golfers who play our "18-hole championship course designed by golf architect Keith R. Foster" only because of its beautiful views, which will be adversely affected by the Proposed HD Cluster Project.

(7) BRIGHTON 27J SCHOOL DISTRICT. We are not addressing in these comments the current, already overcrowded conditions faced by the school district and the craziness of proposing that the young elementary school children from the Proposed HD Cluster Project be bused to Turnberry, over three (3) miles away, and across Chambers, when Reunion Elementary is only about one (1) mile away, without a need to cross Chambers. We understand that other citizens will be commenting more comprehensively regarding the school district overcrowding issues and the impacts as the City allows more and more density.

These comments are directed to the problems our Reunion neighborhood is experiencing as the City has allowed greater and greater density, accommodating developers and home builders without any sensitivity to the concerns of the REAL PEOPLE who already live here. Who represents us? The City needs to do so because Reunion Metropolitan District is **developer controlled**.

From: [Beatrix Adkins](#)
To: [Jones, Jennifer - CD](#)
Subject: High density residential
Date: Monday, December 13, 2021 10:56:54 AM

Please no more houses! NO high density residential at 112th and Chambers or anywhere! Commerce City should re-evaluate city plan!
Bea Adkins Potomac Farms

Sent from my iPhone

From: [ramon alvarado](#)
To: [Jones, Jennifer - CD](#)
Subject: 112th & Chambers Residential Project
Date: Monday, December 13, 2021 8:40:04 AM

Hi Jennifer

I wanted to express my deep concern for the propose residential project on 112th & Chambers. I'm concern because the city needs to keep up with the adequate infrastructure needed to support these homes, and many current residents want more commercial space.

I hope there is more opportunity for public comment on this important project.

Kind regards

Ramon Alvarado

From: [Connie Anderson](#)
To: [Jones, Jennifer - CD](#)
Subject: Potential plan for 153 high density apts
Date: Monday, December 13, 2021 10:24:42 AM

Good morning

I understand You are voting to approve the above mentioned structures at 112th and Chambers. I do not support such a plan given the boom already for residential building and already the inadequate infrastructure, needing more schools and currently one grocery in our area. We could surely use a Costco, Sprouts, Whole Foods in our neighborhood as we have such limited opportunity for the existing and growing population. Please earnestly and thoughtfully consider the impact of such a decision. Thank you

Kind regards

Connie Anderson

Sent from my iPhone

From: [Gloria Arvizo](#)
To: [Jones, Jennifer - CD](#)
Subject: 112th Planning
Date: Monday, December 13, 2021 2:23:47 PM

Hi Jennifer,

I am a resident at 15501 e 112th Ave unit 38B. I just wanted to comment that I am saddened that our view of the Rockies will be obstructed by the new builds on 112th and chambers. The area is growing rapidly however, new homes means higher property value and taxes and not to mention we only have one grocery store in the area.

Is it possible to deny oak wood homes building in that area?

Thank you.

Gloria M. Arvizo
720-940-8811

From: [Allison Balsley](#)
To: [Jones, Jennifer - CD](#)
Subject: Reunion Filing No. 38
Date: Saturday, December 11, 2021 5:41:42 PM

In regards to Reunion Filing No. 38 Final Plat to create 153 residential lots and 11 tracts at southeast corner of Chambers Rd and 112th St (abutting Buffalo Run Golf Course). I want to voice my concern that we should absolutely NOT be building more homes until there is more infrastructure in place. The singular grocery store we have in reunion is consistently out of stock on items and the lines to check out at any time of the day trail down the aisles. Many residents have to take our money to Brighton to shop at a grocery store that actually has the items we need for our families. There are only 2 sit down restaurants, only one of which is standalone and the entertainment/shopping options are extremely limited.

Until we have something similar to Prarie Center in Brighton, I believe it's absolutely unacceptable to allow builders to keep building here without following through on their "master community plans" as promised.

Please think of the residents. If we continue to build, the issues we already have will compound. Please do not approve this filing.

Best,
Allison Balsley

From: [Brenda Berggren](#)
To: [Jones, Jennifer - CD](#)
Subject: Reunion Filing Number 38
Date: Sunday, December 12, 2021 2:51:23 PM

Hi,

I am writing to comment on Reunion Filing #38.

The planned construction of more than 150 homes at the corner of Chambers and 112th Avenue is a continuation of the irresponsible Oakwood plan of cramming large numbers of homes on small plats of land.

This Filing should not be approved as presented.

It is time for Commerce City to look past the tax income of new homes and consider the far reaching ramifications:

1. The entire western US is in a major drought with no change in sight. The increased stress on our water supply cannot be ignored.

2. Traffic is increasing at an alarming rate.

In spite of the widening of both 104th Avenue and Tower Rd, there is already a serious issue with traffic from the hundreds of new homes built over the past 3-4 years.

We cannot continue to allow this out of control home construction.

3. When will city council realize that there is no way the current services can manage the exploding population????

4. Oakwood has only 1 agenda....building as many homes as possible.....with no plans for new schools, businesses, services or roads to accommodate the population.

5. The Carriage Homes/Porchlight series add no value to the surrounding community and the Buffalo Run Golf Course.

Long known as 'Dr Seuss Homes' for their haphazard design and 'jammed together' appearance, we do not need more more in this area.

It is time for the Commerce City Council to start making decisions that will benefit this area and stop the continued 'out of control' home construction.

Review the 2 filings (#38 and the Settlers Crossing plan) aimed at ridiculous, irresponsible construction of too many homes jammed into small plats of land.

We are tired of this trend and need responsible plans to improve services and address the need for more schools.

Let's work to make this a great place to live instead of a headache of snarled traffic, inadequate services and schools.

We have lived in Reunion for over 14 years and are horrified at the irresponsible antics of Oakwood Homes.

Brenda Berggren

From: [Lindsey](#)
To: [Jones, Jennifer - CD](#)
Subject: Residential Plans for 112th & Chambers
Date: Monday, December 13, 2021 10:45:25 AM

Good morning,

I am writing to let you know that I am unhappy with the plans of more houses being built in this area. We are already overpopulated with 1 grocery store, limited restaurants and entertainment and little school space and teachers. To add more houses and more families to the area will be ridiculous. We are looking for another grocery store, a shopping center with different family restaurants, entertainment such as the bowling alley as told by Oakwood when purchasing the home, movie theaters and so on.

My husband and I have been here for a little over a year and are already interested in selling our carriage home and move somewhere with more options and varieties vs more neighbors.

Thank you for your time.

Lindsey Blue
801-541-7744

From: [Sue Bond](#)
To: [Jones, Jennifer - CD](#)
Subject: NO MORE BUILDING IN REUNION
Date: Saturday, December 11, 2021 6:24:55 PM

We cannot continue to have our City Council approve greedy builders' requests. We have inadequate infrastructure (roads, schools, grocery stores) to support the people we have in Reunion. I do not understand the rationale of the City Council. This growth to the south of Southlawn is bad enough. Now you're going to add more housing on Chambers & 112th? And NO MORE apartment buildings - I did not sign up for this and I doubt may other buyers did either.

Sue Bond
17076 E. 99th PL

From: [Kari Bordelon](#)
To: [Jones, Jennifer - CD](#)
Subject: Development at southeast corner of 112th and Chambers
Date: Monday, December 13, 2021 7:19:14 AM

I would like to express my concern regarding the proposed high density development of the southeast corner of 112th and Chambers Road. I own my home at The Greens at Buffalo Run, which is on the northeast corner of that intersection and have been here for sixteen years. This whole North Range area is exploding with high density housing and the infrastructure is simply not here to support the increased population. Chambers is only one lane each direction much of the way between 96th and 112th and is bumper to bumper traffic most of the time. We have only one grocery store, which is overwhelmed. Our schools cannot handle the increase in student population and efforts to increase the school district funds have failed. Please reconsider approving this and any further housing developments in this area.

Sent from my iPad

From: [Carol Taylor Boyd](#)
To: [Jones, Jennifer - CD](#)
Subject: The Proposed Development On The SW Corner Of 112th & Chambers Road We Need New Zoning Regulations For Commerce City
Date: Monday, December 13, 2021 1:02:22 PM

Good afternoon Jennifer,

I am voicing my concerns about the proposed 153 housing development on the SW Corner Of 112th and Chambers Road. We don't have the infrastructure to support the increase in population and vehicles this development will bring to this area.

1. Traffic volume Chambers Road is very heavy already. It narrows to two lanes south of 112th Avenue all the way to 96th Avenue. 112th Avenue becomes a dirt road on the west side of Chambers Road. That west side of the 112th has been closed to through traffic a lot recently. It also floods when we have a heavy rain or snow storm. In an emergency how are residents or first responders supposed to evacuate or respond?
2. Most of the north area of Commerce City fits the definition of a food desert. Most residents live at least a mile from a store that sells healthy food. In fact most residents live several miles from a grocery store.
3. We voted in the highest sales tax in the metro area. Yet the city is low on funds. A big reason for the lack of funding is the lack of local businesses and restaurants to serve our population.
4. I resent that members of our City Council and staff are allowing our city to become the next slum! We paid over a quarter of a million dollars for our home 16 years ago. Now most development sites advertise "starting at the low \$300s." The lack of services and inadequate infrastructure will eventually drive down our property values. This race to build more housing is directly impacting the quality of life for all residents. We are no longer A Quality For Life Community.

Sincerely,

Carol Taylor Boyd
303-928-5398

From: [Carol Taylor Boyd](#)
To: [Jones, Jennifer - CD](#)
Subject: My Previous Email Should Have Referenced Southeast Corner Of 112th Avenue And Chambers Road
Date: Monday, December 13, 2021 2:12:52 PM

Goodafternoon Jennifer,

I meant to reference the Southwest Corner of 112th Avenue and Chambers Road, when I sent my earlier email protesting the proposed new housing development. I was in a bit of a hurry when I wrote it.

Sincerely,
Carol Taylor Boyd

From: [Denise Burbage](#)
To: [Jones, Jennifer - CD](#)
Subject: 112th and chambers
Date: Monday, December 13, 2021 9:41:40 AM

Hello. Please do not allow for more high density housing developments in place of commercial plots. We need more services not housing in the area.

Thanks,
Denise Burbage

From: [Josh Caldwell](#)
To: [Jones, Jennifer - CD](#)
Subject: Oppose building Chambers Road
Date: Sunday, December 12, 2021 8:54:02 PM

I oppose the building of new homes in the ward IV area off Chambers Road. In addition to the homes already built, this area looks more and more generic and less like Colorado. When we moved here about 9 years ago, we enjoyed the beautiful mountain views, less traffic, quieter nights and some decent wildlife viewing. That has already changed drastically - the apartments being built on Landmark and 104th are an eyesore and completely diminish the views. The traffic is horrible every morning and afternoon, our King Soopers is flooded with shoppers daily and with only 2 or 3 registers open at a time, 104th avenue sounds like a speedway, and our kids' classrooms are overcrowded at PVHS, Stuart Middle School and Reunion Elementary. Is money really the turning point to building on beautiful open country - where the rec center was going to be built but couldn't because the land was protected at the time? Why isn't it protected now? It used to be that we Coloradoans valued nature, wildlife, open space and respect for our land. Improve our roads, light sequencing, collaboration with BNSF, schools (quality of education, overcrowding and safety) first before building houses on top of more houses. It creates more crime, traffic accidents, and a host of other problems that the employees and councilmembers of Commerce City turn a blind eye to when it comes to lining their pockets. This is a mistake, do not build any more here until we can get our current issues under control and current residents taken care of.

Josh Caldwell

From: [Nick capps](#)
To: [Jones, Jennifer - CD](#)
Subject: NO HIGH DENSITY SE corner of 112th and Chamber
Date: Monday, December 13, 2021 1:16:51 PM

Jennifer,

Writing out to you about the subject line - Putting in a High Density community at that location at this time makes no sense! The schools are already overpopulated and under staffed. Grocery stores and pharmacies are overwhelmed and can't keep up. There are no restaurants in the area!

Also they are planning a Retirement community for the opposite corner I'm sure you're aware of - Having 2 high density communities at the same intersection that still have dirt roads attached to them? Who comes up with these building ideas?

We need to spend the next year growing infrastructure and retail in the Reunion/ Buffalo Run area, not more Residential!

If residential is the option you decide to go with on that corner - we should continue the single family homes that are on the east side of the club house so that it keeps the same look.

If you owned one of those large homes next to that beautiful golf course would you want to look out at a bunch of High density units? None of us in the area do! Maybe put that next to the Rec Center east of Chambers east of the upcoming retirement community - there is plenty of room away from the intersection at 112th and Chambers.

Thank you for your time and consideration, Feel free to reach out with any questions!

Nick Capps,
303-521-8231

From: [Freddy Cardoza](#)
To: [Jones, Jennifer - CD](#)
Subject: Development at 112th & Chambers
Date: Monday, December 13, 2021 3:12:52 PM

>

>

> Wanted to vote No on Density Residential Development at the SE Corner 112th and chambers

> Sent from my iPhone

From: [Carley Carlson](#)
To: [Jones, Jennifer - CD](#)
Subject: Reunion filing no 38
Date: Monday, December 13, 2021 7:22:34 AM

Hi Jennifer,

This email is regarding the Reunion filing no. 38 to create 153 residential lots and 101 tracts a the southeast corner of Chambers Rd and 112th. Where is all the commercial development for these new homes? We have no restaurants over here and need another grocery store. King Soopers cannot handle the homes already here... we all spend our money eating and shopping in other cities. Are there plans to put shopping, restaurants and another grocery store in? If so, where and when?

Sent from my iPhone

From: [Patrycja A. Carter](#)
To: [Jones, Jennifer - CD](#)
Subject: Reunion Filing No. 38 Final Plat - opposing new development
Date: Monday, December 13, 2021 1:23:35 PM

I'm in opposition of this new development. Lack of decent roads and grocery store, we don't need more houses. Not to mention lack of schools in this area.

Patrycja A. Carter

From: [Rick Cavallaro](#)
To: [Jones, Jennifer - CD](#)
Subject: No High-Density Residential Development at the SE Corner of 112th & Chambers
Date: Monday, December 13, 2021 7:19:02 AM

Good Morning Ms. Jones,

This is in reference to: Case: S-776-20-21 Reunion Filing No. 38: Oakwood Homes is requesting approval of the Reunion Filing No. 38 Final Plat, to create 153 residential lots and 11 tracts on approximately 21.9 acres, for the property located at the southeast corner of E. 112th Ave & Chambers Rd, zoned PUD (Planned Unit Development District).

As a Commerce City resident in the Reunion subdivision for the past 16 years, I would like to express my opinion Against the development as referenced above.

When we first moved here, we enjoyed watching the planned development and watching the area grow. Now it just seems like everything is out of control with not enough schools, traffic infrastructure and most importantly not enough grocery stores or restaurants. Have you ever tried to shop at King Soopers lately, it is a nightmare.

I believe that we, as a city, need to regroup and assess the area and the development.

we add more residents to an area that is overpopulated already.

I hope you help us align the city's priorities and not approve this development.

Have an Amazing Day!

Regards from a concerned citizen,

[Rick Cavallaro](#)

303-641-1632

Rick@RickCavallaro.com

From: [Paul Chatigny](#)
To: [Jones, Jennifer - CD](#)
Subject: Case: S-776-20-21 Reunion Filing No. 38 - Oakwood Homes
Date: Monday, December 13, 2021 11:16:06 AM

Dear Jennifer Jones,

As a nine year resident of Commerce City, Buffalo Mesa vicinity, I would like to voice my **opposition** to this proposed project. There is already a shortage of schools in this area and we are lacking many other services such as grocery shopping, dining options besides fast food and entertainment opportunities. Adding this development would put additional impact on those already minimal resources. This looks to be only one of multiple developments in the works. Just look at what has been started both north and south of 104th Ave from hwy 2 to Tower Rd. Not a pretty sight.

I would like to see a moratorium on any proposals in the works and any new ones that may come forth giving the City an opportunity to address impacts on the already insufficient infrastructure.

With that said, it is my experience from my time in CA, opposing or supporting projects, if the process has gotten this far along, it is probably already a done deal. I hope that is not the case in this project.

Thank you for your service to our City.

Sincerely,

Paul Chatigny

15821 E 106th Way

Commerce City, CO 80022

From: [dwyne combs](#)
To: [Jones, Jennifer - CD](#)
Subject: 112th and chambers platt
Date: Sunday, December 12, 2021 10:11:15 PM

Just keeping it simple , you are looking at adding 153 residences on that corner. Looks good on paper ,but you should probably address the potential traffic issues this is going to create. Not sure how you do your traffic studies but the traffic is horrible around here, the lights are badly timed to just make matters worse. so now you are going to add 153 houses with more than likely 2 cars per family that is a total of 306 vehicles, now assume 1/4 of those have a teenager (39) that is driving or an adult living at home that brings the total to 345 . sure you can work on the assumption that most people are working from or have that option, but eventually the pandemic will end at some point . Now you have all those cars rushing to get out of the neighborhood into an already jammed up traffic pattern and very level of patience and teenagers not wanting to leave any earlier than they have to get to school , so we now have rushing lights , forcing themselves through on yellow and later on red, or speeding up to not miss the green light . I would be more interested in seeing more commercial use construction, schools, grocery stores, not sure where these people live that make these decisions but maybe they should a little time driving through the area in the morning and evening when we are trying to get to work or back home in the evening (just a thought). then there seems to be an issues with some promises by the developer about sports fields and items along those lines, maybe those need to mentioned and discussed and put into action before more housing goes up ,again just a thought .

There is no losing in fishing, you either catch or you learn. Either way it is better than work.

From: [Kendra Cross](#)
To: [Jones, Jennifer - CD](#)
Subject: 112th & Chambers
Date: Monday, December 13, 2021 8:39:13 AM

Good morning Jennifer,

I wanted to write and express my opinion about the proposed high density residential housing development at 112th & Chambers.

As a parent, I am already very concerned with the state of our schools. We DO NOT have the buildings to accommodate all the new housing in the area as it is, especially at the middle and high school level. Adding 150+ new homes would compound the problem. Voters have made it clear they will not support increases to taxes, so this issued is not going to be alleviated any time soon.

We also do not have the infrastructure in place to support this many additional houses. We have one grocery store, that has trouble keeping up as it is. We have a handful of sit down restaurants that are not fast food.

Please at least open this discussion up to public comments before allowing this to proceed.

Just because we CAN build, doesn't mean we SHOULD.

Kendra Cross
Fronterra Village

Sent from my iPhone

From: brandon.cufflink@gmail.com
To: [Jones, Jennifer - CD](#)
Subject: Comment Regarding Ward IV PSA. Reunion Filing No. 38
Date: Sunday, December 12, 2021 3:16:23 PM

Jennifer,

In regards to Ward IV PSA. Reunion Filing No. 38, I have concerns about this filing as well. In fact, one of my main concerns about all the filings around the 112th and Chambers intersection is how they will impact residents' ability to turn left onto Chambers from Heartland Dr. At certain times of the day (e.g., rush hour), it's nearly impossible and often dangerous to turn left from Heartland Drive onto Chambers Road. There are (3) reason for this:

1. Most vehicles turning right from Heartland Drive onto Chambers Road block the visibility of drivers looking north down Chambers Road and attempting to turn left onto Chambers Road
2. There is a slight dip in Chambers Road between Heartland Drive and 112th, which makes it difficult to see oncoming traffic
3. Vehicles traveling south that enter the left turning lane for Heartland Drive from Chambers Road block the view of other southbound traffic on Chambers Road These vehicles create blindspots that block the view of other southbound vehicles that are not turning left onto Heartland Drive.

Long story short, it can be quite difficult and sometimes dangerous to turn left onto Chambers Road from Heartland Drive. It's especially concerning when the roads are slick. Here is a link to the turning lane that I'm referring to: <https://goo.gl/maps/2ZcJCpgWqG5PYyVCA>

Additionally, the filing for #38 shows that there will be an entry/exit for this development from E 110th onto Chambers Road. I would like to request that there NOT be a southbound (left) turn from this street onto Chambers. It's already difficult enough for residents turning left onto Chambers Road from Heartland Drive and I fear that this additional source of traffic will make it worse. The traffic light at 112th generates occasional gaps in traffic, which helps, so I would hope that all southbound traffic from this neighborhood would be forced to use the traffic light.

Please let me know if you have any questions about my concerns or observations. I greatly appreciate your time!

Brandon

From: brandon.cufflink@gmail.com
To: [Jones, Jennifer - CD](#)
Subject: Re: Comment Regarding Ward IV PSA. Reunion Filing No. 38
Date: Sunday, December 12, 2021 8:08:14 PM

Jennifer,

There more I look at this, the more concerned I am. I'm not opposed to residential development in this area, but this appears to be high density housing next to an already busy 2 lane road. I just don't think these types of houses are a good fit, especially when you juxtaposition them next to the million dollar mansions by the golf course. I don't live in one of those high-dollar properties, but I guarantee that high density development that obstructs their views will drive down their property values.

Again, I'm not opposed to the residential development, but Oakwood is trying to cram as many houses as it can into every inch of our community. Those houses will look completely out of place and the traffic in and out of Chambers is going to be a nightmare.

Thanks again,
Brandon

On Sun, Dec 12, 2021, 3:16 PM <brandon.cufflink@gmail.com> wrote:

Jennifer,

In regards to Ward IV PSA. Reunion Filing No. 38, I have concerns about this filing as well. In fact, one of my main concerns about all the filings around the 112th and Chambers intersection is how they will impact residents' ability to turn left onto Chambers from Heartland Dr. At certain times of the day (e.g., rush hour), it's nearly impossible and often dangerous to turn left from Heartland Drive onto Chambers Road. There are (3) reason for this:

1. Most vehicles turning right from Heartland Drive onto Chambers Road block the visibility of drivers looking north down Chambers Road and attempting to turn left onto Chambers Road
2. There is a slight dip in Chambers Road between Heartland Drive and 112th, which makes it difficult to see oncoming traffic
3. Vehicles traveling south that enter the left turning lane for Heartland Drive from Chambers Road block the view of other southbound traffic on Chambers Road These vehicles create blindspots that block the view of other southbound vehicles that are not turning left onto Heartland Drive.

Long story short, it can be quite difficult and sometimes dangerous to turn left onto Chambers Road from Heartland Drive. It's especially concerning when the roads are slick. Here is a link to the turning lane that I'm referring to: <https://goo.gl/maps/2ZcJCpgWqG5PYyVCA>

Additionally, the filing for #38 shows that there will be an entry/exit for this development from E 110th onto Chambers Road. I would like to request that there NOT be a southbound (left) turn from this street onto Chambers. It's already difficult enough for residents turning left onto Chambers Road from Heartland Drive and I fear that this additional source of traffic will make it worse. The traffic light at 112th generates occasional gaps in traffic,

which helps, so I would hope that all southbound traffic from this neighborhood would be forced to use the traffic light.

Please let me know if you have any questions about my concerns or observations. I greatly appreciate your time!

Brandon

From: brandon.cufflink@gmail.com
To: [Jones, Jennifer - CD](#)
Subject: Re: Comment Regarding Ward IV PSA. Reunion Filing No. 38
Date: Sunday, December 12, 2021 8:30:22 PM

Jennifer,

Can we get a public hearing for this? I'd like to print off the development plans and hand them to the people living in the high-value properties adjacent to this area. Those residents may be completely unaware of the incompatible transition that's about to be developed behind their homes. I suspect that they'll have some opinions and comments to share if given the opportunity.

Thanks again,
Brandon

On Sun, Dec 12, 2021, 8:07 PM <brandon.cufflink@gmail.com> wrote:

Jennifer,

There more I look at this, the more concerned I am. I'm not opposed to residential development in this area, but this appears to be high density housing next to an already busy 2 lane road. I just don't think these types of houses are a good fit, especially when you juxtaposition them next to the million dollar mansions by the golf course. I don't live in one of those high-dollar properties, but I guarantee that high density development that obstructs their views will drive down their property values.

Again, I'm not opposed to the residential development, but Oakwood is trying to cram as many houses as it can into every inch of our community. Those houses will look completely out of place and the traffic in and out of Chambers is going to be a nightmare.

Thanks again,
Brandon

On Sun, Dec 12, 2021, 3:16 PM <brandon.cufflink@gmail.com> wrote:

Jennifer,

In regards to Ward IV PSA. Reunion Filing No. 38, I have concerns about this filing as well. In fact, one of my main concerns about all the filings around the 112th and Chambers intersection is how they will impact residents' ability to turn left onto Chambers from Heartland Dr. At certain times of the day (e.g., rush hour), it's nearly impossible and often dangerous to turn left from Heartland Drive onto Chambers Road. There are (3) reason for this:

1. Most vehicles turning right from Heartland Drive onto Chambers Road block the visibility of drivers looking north down Chambers Road and attempting to turn left onto Chambers Road
2. There is a slight dip in Chambers Road between Heartland Drive and 112th, which makes it difficult to see oncoming traffic
3. Vehicles traveling south that enter the left turning lane for Heartland Drive from Chambers Road block the view of other southbound traffic on Chambers Road
These vehicles create blindspots that block the view of other southbound vehicles

that are not turning left onto Heartland Drive.

Long story short, it can be quite difficult and sometimes dangerous to turn left onto Chambers Road from Heartland Drive. It's especially concerning when the roads are slick. Here is a link to the turning lane that I'm referring to: <https://goo.gl/maps/2ZcJCpgWqG5PYyVCA>

Additionally, the filing for #38 shows that there will be an entry/exit for this development from E 110th onto Chambers Road. I would like to request that there NOT be a southbound (left) turn from this street onto Chambers. It's already difficult enough for residents turning left onto Chambers Road from Heartland Drive and I fear that this additional source of traffic will make it worse. The traffic light at 112th generates occasional gaps in traffic, which helps, so I would hope that all southbound traffic from this neighborhood would be forced to use the traffic light.

Please let me know if you have any questions about my concerns or observations. I greatly appreciate your time!

Brandon

From: [Allison DeShazer](#)
To: [Jones, Jennifer - CD](#)
Subject: No High-Density Residential Development at SE corner of 112th and Chambers
Date: Monday, December 13, 2021 8:27:58 AM

Hello,

I live in Frontera Village, and just recently heard about the proposed High-Density Residential Development planned for the SE corner of 112th and Chambers. We as residents here keep getting promised that we will get more commercial areas developed here, but more and more houses keep being built instead. We only have one grocery store in this community and it is already overrun. Our schools in this area are already full and low on staff. We cannot build more homes and bring more families into this area until we have the businesses and infrastructure to support us all. The high number of homes and low number of businesses is already damaging our community, and it needs to change now.

Leaders in our community NEED to take a pause and start fresh. This will provide the city an opportunity to re-establish proper impact, drainage, and other fees required to assure better and more responsible development moving forward. As a resident in this community I feel this is very important. We are in dire need.

Thank you for your time,
Allison DeShazer

From: [mike dodds](#)
To: [Jones, Jennifer - CD](#)
Subject: High-Density Development 112th and Chambers
Date: Monday, December 13, 2021 10:27:31 AM

Hi Jennifer,

I'm a resident in the Reunion community and have been for the past 6 years. I saw a post from Steve Douglas that said our community was set to build even more new builds at 112th and Chambers.

When I read his post I was unaware that there was a council members meeting for this new development. It was very disturbing that our city council just about past this item through and potentially created even more burden on our community. I moved to this community because it seemed, at the time, that it would have a lot of great new additions in the coming years. Pretty much all of what was told to us by the Shea Homebuilders has all but fallen to the waste. There has been some business development at 104th and Chambers, but that is all our "Infrastructure Taxes" have shown for. I have seen multiple apartment complexes build, but very little as in grocery stores, entertainment, shopping, and restaurants.

I realize that plans can change, but the past 6 years have been a bust. Reunion Elementary was build and was already over populated after only a couple years. Another Elementary school is being built, but I don't feel confident that it will suffice with all the new apartments and the astronomical amount of new homes that are going up. It seems like the city is asking for more tax dollars every year and all there is to show is more homes. I feel that we are continuing to give right of way to all these homebuilders to make their money, but our council members aren't looking out for the actual residents who live in Reunion.

I'm very disappointed in city council to try to push this through and cause more community issues like: not enough schools, grocery stores, restaurants, shopping areas, and entertainment. I let my voice be heard in the election last month, but it seems like the same old politics and being in bed with the homebuilders is all our community is getting.

Please grow a pair of balls and look out for our Reunion community!!!

Thanks

Mike Dodds

[Sent from Yahoo Mail on Android](#)

From: [Kristin Dodds](#)
To: [Jones, Jennifer - CD](#)
Subject: Reunion Filing No 38 (112th and Chambers)
Date: Monday, December 13, 2021 4:34:19 PM

Jennifer,

I am writing to express to you that I have deep concerns over the continual addition of homes in our community without supporting infrastructure. The homes/people in this area are far out pacing the schools, grocery stores and commercial businesses, with seeming no infrastructure plan in sight. I have one school aged kid and we drive him to another school district as I would NEVER send him to schools that are already overrun with too many kids. Our next kid, we will do the same or consider moving out of this community. I have moved all of my grocery business to Brighton due to KS, being unable to keep up with the demand of this growth.

We need accountability with these builders and Oakwood for this supposed "Master planned community."

Thanks,

Kristin Dodds

From: [Steven Douglas](#)
To: [Jones, Jennifer - CD](#); [Timms, Steve - CD](#)
Subject: Case: S-776-20-21 Reunion Filing No. 38: Oakwood Homes
Date: Monday, December 13, 2021 3:36:16 PM

Good afternoon Jennifer,

I'm writing you to express my dismay with Councilmembers Ford, Davis, Hurst and Grimes for voting against holding a Public Hearing last Monday night. I appreciate that Councilmembers Noble and Douglas, Mayor Hurst and Mayor Pro-Tem Allen-Thomas all asked that our voices be heard via a Public Hearing, however that vote failed!

As an established resident and former Council member living in Commerce City. I recognize we already have problems with inadequate school capacity, along with the absence of many other services, and most concerning - insufficient infrastructure to support even higher volumes of traffic. It is time to reassess our overall development, including the development process, before adding in more residential at such an alarmingly fast pace.

In addition, I'm demanding that Community Development take a pause and start fresh, providing the city an opportunity to re-establish proper impact, drainage, and other fees required to assure better and more responsible development moving forward.

This is not only over-all poor planning, but also poor planning from an infrastructure perspective. There is high traffic using a two-lane road with no road widening through this corridor along Chambers from 112th going southbound. This side of the golf course should mirror the opposite east side of the golf course and take in consideration the city's crown jewel Buffalo Run Golf Course. Take this kind of cookie-cutter planning and development back to the drawing board and don't wreck the southeast corner of 112th & Chambers by introducing high density housing. You want to build on this 21.9 acres? Build in an equivalent configuration to what already exists in the area; Build a cul-de-sac with several single-family homes in a gated community.

The residents have a simple ask of Commerce City Community Development Staff:

Yes - Single-Family Detached
Yes - School Land Dedication
Yes - Park Land Dedication
Yes - Chambers road widening from 112th to 104th (Collector and Local Streets)

No - Cluster Design (shared access drives)
No - Park Land Dedication rubber stamped Cash-in-Lieu
No - Right of way Dedication

Thanks you, Steve

Steven Douglas
Former Commerce City
City Council At-Large
720 205 2621- mobile

From: [Mark Durden](#)
To: [Jones, Jennifer - CD](#)
Subject: Concerns about filing number 38
Date: Saturday, December 11, 2021 6:37:51 PM

In regards to Reunion Filing No. 38 Final Plat to create 153 residential lots and 11 tracts at southeast corner of Chambers Rd and 112th St (abutting Buffalo Run Golf Course).

I want to voice my concern and disapproval of this filing.

Has the city council ever considered we are over crowded and have very little options in our area to shop, decent food ... ect. Not to mention the roads are already getting crowded. You are losing tax money because we choose to take our business elsewhere now.

Until better Infrastructure, stores and food choices have come into the area this is just going to make a bigger problem.

It's sad I use to love the area. Now we feel like the developers are just building it as much as they can and compact as they can. They don't care about the community and many of us feel the council doesn't either.

The city council has the obligation to stop this and not give into the greed that already has effected the area. Wasn't this area about a community and not just building what we weee ever and to pack in people? Well if you continue to let the developers do what they want you will destroy further of ever having a nice community and you will just make a city that has nothing to offer.

Do your jobs and protect our community!

V/r

Mark Durden
Reunión resident

From: [Albert Eng](#)
To: [Jones, Jennifer - CD](#)
Subject: SE corner of Chambers and 112th Ave
Date: Monday, December 13, 2021 1:50:37 PM

Hi there,

I wanted to voice my concern over the proposed high-density residential development proposed by Oakwood homes for this area. The north side of Commerce City has been struggling with an explosion of population while the necessary infrastructure has been lagging. There are not enough schools or teachers to accommodate all these students. While bonds are being passed the mill levy overrides are not, which is going to make it very difficult to staff the schools and attract quality teachers for our kids. We need to slow down the increasing population until we have a good foundation placed upon which we can then build. In addition, the carriage homes, while contemporary, are not the most stylish for such a visible corner. The view from the golf course of the front range and the magnificent sunsets will be taken away by these two and three-storey eye sores. They are also arranged somewhat haphazardly and in 10 years when the styles have changed will make Commerce City a less desirable place to be. In my opinion, Buffalo Run Golf Course (being one of the nicest municipal golf courses in the state) should preserve its beauty by having open space in that area (or a 9 hole executive course). While it will not generate the revenue that residential or commercial development might bring it will help maintain the beauty of the course and something the city can be proud of.

So for now I would encourage our city leaders and planners to slow down the development of high-density residential areas until we are able to sustain them with the necessary resources (especially from the educational standpoint).

Thank you for your consideration,

Albert Eng

--



Dr. Albert Eng

Orthodontist



alberteng@engortho.com



3194711354



303.498.0351



www.engortho.com

We love to see our patients smile!

From: [Jenn Frayser](#)
To: [Jones, Jennifer - CD](#)
Subject: Opposition to Project @ 112th & Chambers
Date: Monday, December 13, 2021 6:53:28 AM

Hello!

As a resident of Reunion near the buffalo run golf course I'm writing to demand that the approval for high density housing at 112th and Chambers be put on hold. These homes already cause many congestion, traffic, parking making roads nearly impassable and residential turnover issues having more of them will only exacerbate the current problems. Additionally, we need improvement in our infrastructure and school capacity.

I know these homes provide lots of money in small space, but for those of us who have lived here for the last 10 years, we can argue it is devaluing the greatness of Reunion. These types of homes have already been built in our area with more right down the road, let find a better use for this particular parcel. I also push for a re-vote allowing for a public hearing where residents can be present. The lack of transparency around how land is being allocated is shady.

Thank you for your attention to this matter,
Opposed resident Jennifer

From: [Kristy Frederick](#)
To: [Jones, Jennifer - CD](#)
Subject: Case: S-776-20-21 Reunion Filing No. 38 PUBLIC HEARING
Date: Monday, December 13, 2021 10:14:37 AM

Jennifer,

I reside in Reunion and am not happy a public hearing is not taking place in regards to the development at Chambers and 112th. I feel like we are continuously being misled and lied to. Just in this last election, we were being pressured to vote for all these tax increases to improve the roads, build more schools because they are overcrowded, and increase the pay for 27J employees so we can hire and keep quality teachers. Why are we allowing more houses to be built when we can't even accommodate the current population in this area? The majority voted against any tax increases so if there is such a huge problem with our roads and schools, why are we adding to our problems? Or were we being lied to about needing more money for these things?

The Reunion area has more people than Brighton and we only have 1 grocery store and Brighton has at least 4!

None of this makes sense. If Oakwood moves forward with this, I will never believe that the city is hurting for money to keep up with the increase in population. This city is allowing for the additional problems, not the people who voted against tax increases.

I would also like to know where the city plans to send these children to school. Reunion Elementary is over capacity, so you can't send them there. Please make sure this planned out before hand and you don't leave 27J to clean up the city's and Oakwoods mess.

Kristy Frederick
16874 E 111th Dr.
Commerce City, CO 80022
847-209-8535

From: [Michelle Fries](#)
To: [Jones, Jennifer - CD](#)
Subject: Reunion
Date: Sunday, December 12, 2021 9:59:13 AM

Good morning,

I saw that Reunion is adding another 156 homes to the Chambers Rd and 112th area.

I am happy to see our area developing but am more and more concerned about where all of these families are going to go to school, shop, us roads.... Our area is beautiful but the infrastructure is not there to support the people we currently have.

We have 1 grocery store to feed thousands of people in the community. Many times they are short staffed and out of a lot of food items. Schools are crowded and roads are very congested.

Many people are driving to Brighton to shop which does nothing to put money into Commerce City. I don't understand how the city can in good faith continue to allow more homes be built without first building the infrastructure to support them.

I know this will fall on deaf ears and be deleted but wanted to at least know that I tried to be a voice of reason before rallying against anyone buying into this area. That is what owners here are feeling. Either way we are on a course to become a less desirable area. Either because homeowners speak out against it and encourage people not to move or because potential buyers will see the number of homes and overcrowding problems and not buy.

This will eventually hit the builders bottom line.

Thank you for your time.

Sent from my iPhone

From: [Candice Funari](#)
To: [Jones, Jennifer - CD](#)
Subject: Re: Oakwood Homes at 112th and Chambers
Date: Sunday, December 12, 2021 9:20:19 AM

Good Morning,

I just wanted to throw in my two cents on this proposed building site. There are already way too many homes in the area... it used to take me less than ten minutes to drive from my home on the north side of Reunion to 104th and highway 2. Since there are now thousands more homes than there were, there are now so many traffic lights that my drive time to the same intersection is twenty minutes (on a good day).

In addition to traffic issues, we are seeing more crime in the area. More people generally equals more crime, so this isn't a surprise to me.

More importantly than everything above is the area lacks the infrastructure for the homes it already has, let alone another 153 more. Not to mention there are already apartments, condos, townhouses, and homes being built in the area as we speak. I have to drive to Brighton just to get groceries on a regular basis- do we really want to continue to drive people out of our city?

In the end, it truly isn't a matter I will need to deal with since my family has already decided to move out of what is becoming a booming metropolis. But I urge to think about the mess this area will be if you continue to allow homes to be built without the infrastructure to support the thousands of people moving into them

Happy Holidays,
A Concerned Colorado Native

From: [Melissa Stinebaugh](#)
To: [Jones, Jennifer - CD](#)
Subject: High Density Residential Development
Date: Monday, December 13, 2021 3:20:35 PM

Hello,

I am writing to you to voice my opinion/concern for the development of the land off of Chambers and 112.

We are already in a food desert and the schools are packed. Adding more housing before we have the needed infrastructure to support it is a huge mistake and would be a detriment to our community. Please vote NO to stop this land from being developed at this time.

Thank you
Melissa Galbraith

Sent from my iPhone

From: [Melissa Gamet](#)
To: [Jones, Jennifer - CD](#)
Subject: In regards to Reunion Filing No.38
Date: Monday, December 13, 2021 9:07:35 AM

To whom it may concern,

In regards to Reunion Filing No. 38 Final Plat to create 153 residential lots and 11 tracts at southeast corner of Chambers Rd and 112th St (abutting Buffalo Run Golf Course). I want to voice my concern that the continued development of residential and specifically high density residential housing in Reunion is going to continue to put a strain on our limited resources. Our schools and grocery stores are already immensely overcrowded with limited to no resolution on how to address these concerns. Not to mention the lack of infrastructure for these homes to accommodate. Before adding additional homes the resources for those who already reside here need to be addressed. There have been promises made by the city and developers that have failed to follow through. I kindly ask you and the other city council members to deny this development and to address the current and ongoing needs of our community. Thank you for taking the time to listen to my concerns and have a great day.

Best regards,
Melissa Gamet

Sent from my iPhone

From: [Cynthia Garcia](#)
To: [Jones, Jennifer - CD](#)
Subject: new housing in the reunion
Date: Monday, December 13, 2021 3:04:51 PM

I'm sending this email to voice my opposition to more dense housing planned for 112 th and Chambers. First and foremost we do not have the roads or schools to support this and 2nd , the idea of more high density housing will most likely bring even more crime to this area.

Sincerely,
Cynthia Garcia
11880 Jasper St
The villages at Buffalo Run
720 314-0748

Sent from my iPhone

From: [Marilyn Godfrey](#)
To: [Jones, Jennifer - CD](#)
Cc: [Godfrey Marilyn](#); [Huseman, Benjamin - CC](#)
Subject: Reunion development
Date: Monday, December 13, 2021 3:21:47 PM

Ms. Jones,

I am responding to information obtained regarding further development in the residential area between 104th Avenue and 112th avenue and between Chambers Rd and Tower Rd. V

It appears that Oakwood Homes has over developed this area and continues to want to expand that density. My concern is the lack of water, infrastructure and services in this area. There continues to be an influx of new residents and no additional grocery options. The Commerce City Post Office is so overwhelmed they can't get the mail delivered properly due to not enough mail carriers for the numbers of homes. What happens when the water runs out? I understand the Metro District fees to Oakwood are such the people have had to refinance their homes in order to pay their property tax bill. Others will most certainly lose their homes if they cannot cover the exorbitant metro district fees. The ONLY green space in the area is the park near the Reunion Coffee House.

This is an atrocity that needs to be curtailed. This type and rate of development cannot be maintained without severe consequences on many fronts.

I certainly hope the City of Commerce City chooses to not bend to Oakwood's thirst for revenue and stops further development in this area. Of particular concern is the southeast corner of 112th and Chambers Road.

Marilyn Godfrey

Sent from my iPad

From: [Shari Graham](#)
To: [Jones, Jennifer - CD](#)
Subject: RESOUNDING NO!! Re: Development Plans at Southeast Corner of 112th Ave & Chambers Rd
Date: Monday, December 13, 2021 12:26:58 PM

A RESOUNDING NO ON THIS!!

This is to express our deepest concerns on the proposed development at the southeast corner of 112th Avenue & Chambers Rd. This is totally unacceptable that the city council of Commerce City would move forward with another development like this with the developments that are already going on, and that have been completed.

The city is putting our existing neighborhoods in this area at risk. Our infrastructure and schools CANNOT handle the continued residential growth you are allowing in this one area of Commerce City!!

The new apartments at the corner of Landmark & 104th are SO close to the roads that they are detrimental, as well as going to cause major traffic incidents with the increased traffic flow getting in and out of them, as well as making that intersection going south on Landmark a hazard with snow and ice!

The decision to rescind the earlier vote of public hearings on these types of developments seems to convey that you do not care about the current residents. And the short notice, or lack of, publicly notification to voice concerns is another example of that.

Please DO NOT approve this proposal!!

Thank you for your time.

Curt & Shari Graham
Resident of Buckley Ranch East
Sent from my iPhone

From: [Kathy Guttman](#)
To: [Jones, Jennifer - CD](#)
Subject: Proposed high density project at Chambers Road & 112th
Date: Monday, December 13, 2021 6:25:18 AM

PLEASE PLEASE PLEASE DO NOT GO FORWARD WITH THIS NEW DEVELOPMENT!!!

I have lived in Reunion for 16 years and I love our community! But somewhere along the way, services that were promised and local services to support all of us living here have not happened.

We were supposed to have an ice rink, ball fields a bowling alley and a movie theater. We have NONE of them!!!

We have a wonderful grocery store, but they struggle with staffing and product shortages, which will get even worse when all of the new apartments are occupied.

We have a ton of fast food and only a few sit down restaurants to go to so my family and I end up leaving our “neighborhood “ to have other choices.
We would love to stay here but with limited offerings we go elsewhere more often than we would like to.

Our roads are very busy now. What is going to happen when all of the apartments and new homes being built are occupied? We’ll have gridlock in our own neighborhood.

I know new building is “progress”, however we need support for what we already have BEFORE we get so upside down on residences vs services.

PLEASE, PLEASE DO NOT APPROVE THIS PROJECT!!!

Kathy Guttman
303-726-5950

[Sent from Yahoo Mail for iPhone](#)

From: [Brandy Halbert](#)
To: [Jones, Jennifer - CD](#)
Subject: Planned High-Density Residential Development at 112th & Chambers
Date: Monday, December 13, 2021 9:36:49 AM

Ms. Jones,

I demand that the high-density residential development at the SE Corner of 112th & Chambers not be approved and the proposed recommendation of this plan scrapped for this area (Case: S-776-20-21 Reunion Filing No. 38: Oakwood Homes is requesting approval of the Reunion Filing No. 38 Final Plat, to create 153 residential lots and 11 tracts on approximately 21.9 acres, for the property located at the southeast corner of E. 112th Ave & Chambers Rd, zoned PUD (Planned Unit Development District).

I also demand that we take a pause and start fresh, providing the city an opportunity to re-establish proper impact, drainage, and other fees required to assure better and more responsible development moving forward.

Thank you,
Brandy

From: [Rob Hamlin](#)
To: [Jones, Jennifer - CD](#)
Subject: Housing and growth concerns
Date: Monday, December 13, 2021 9:24:36 AM

Good morning,

I am writing you to express my concern for any more residential growth including housing, Apartments, townhouses, or condos in the area north of highway 2, thus includes the areas between 88th and 120th.

We can not handle any more traffic up here in the Reunion area. The roads are over loaded in and out of the Reunion every work day. At time it's taking people 20 to 30 minutes to travel from 96th and hwy 2 to tower road, and sometimes longer. With the growth I population the current roads and infrastructure have burst at the seams! Our schools are overloaded with very few teachers left to work with 30, 40 and even 50 students per class.

The 2 lane roads in and out of the Reunion area are an absolute daily disaster. The pre planning was so poor with the past infrastructure that it's simply overtaxed!!! Our 1 grocery store is empty of shelves on most common items due to over population and growth in the area.

It's super disappointing that Commerce City is allowing builders to come build like Oakwood Homes and take over. The absolute disgusting part is they're passing the infrastructure bills into metro districts to charge future homeowners for decades. Why is it a homeowners responsibility to buy a home from a builder and have to pay for the infrastructure that the builder built on? The builders are getting FREE infrastructure to build homes they're making 10s of millions on, and everyone foots the bill but the builder.

How about Commerce City says to the builders, "If want to build here you pay for the infrastructure." Oakwood Homes is dumping all over the new homeowners and residents of the Reunion area.

Oakwood Homes needs to give back to this community, they've made 100s of millions on home sales and I. Return remodeled and old sales center for \$40,000 into a coffee shop. They need to give back to this community, all they're doing is taking and taking. Why? Because Oakwood Homes is funded by Berkshire Hathaway and in return is funded by Warren Buffet.

It looks like for a long time the city is concerned about the money generated from the new homes than the residents that live here. I can tell you that people are tired of the slap in the face Oakwood Homes and the city. Metro districts are out of control!

Residents are selling to get out of the area and moving to Brighton, where there is more to offer and large amounts of money aren't running their visions like Oakwood Homes is doing in Commerce City.

Thank you for your time,

Rob Hamlin

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: [ashley eliz](#)
To: [Jones, Jennifer - CD](#)
Subject: Oppose new homes in ward IV
Date: Sunday, December 12, 2021 6:20:07 PM

Hi Jennifer,

Susan Noble posted your email address to make any comments on this. I was pretty depressed after driving down Chambers and seeing that more homes are being built here. This area is a bottleneck disaster Monday through Friday morning and afternoon, not counting traffic to and from the schools in this area. Furthermore, why isn't this land kept as open space so that we can see the mountains, wildlife and enjoy incredible views that make up most of the reason it's nice to live out here? This area has little redeemable qualities except for the views, and that's rapidly disappearing. We live near a giant landfill, one of the busiest airports in the world, and a ton of 2 lane country roads that are blocked by trains through the day and night. This area can't accommodate the amount of homes being built here, and Commerce City needs to consider the happiness and welfare of its current residents over destroying more precious, open land.

Ashley Hensgen
720-210-3368

From: [Brandon Hiatt](#)
To: [Jones, Jennifer - CD](#)
Subject: No High-Density Development 112th & Chambers
Date: Monday, December 13, 2021 2:40:30 PM

Jennifer and Council Members,

As a resident of Commerce City since 2004 and having worked in the residential construction arena in the same area I have some grave concerns about the proposed High Density Development proposed off of 112th and Chambers. With all of the apartments that have been built off 104th, new high density housing going in west of that, apartments going in off 104th/Chambers, high density off of 96th/tower, etc. there is becoming a huge impact on our infrastructure in the area. Schools, stores, roads, Fire Department, Ambulance support, Police department are all overrun. Not to mention the increased crime level that was very minimal until recent years. I've also seen the plan for development of the Anderson Farms development on Chambers which adds to the strain.

I ask our Council members to pump the brakes on this project and look at the wholistic vision of what is going on in the area. Commerce City Reunion area used to be a very desired area to live. With the recent increase in traffic, lack of education options, high taxes, and increase in crime rate it's quickly becoming high on the list of where to NOT raise a family.

Please take all this into consideration and revamp the vision for our community to become the desired place to be again!

Brandon Hiatt | Director of Business Development

CRB | [Engineering](#) | [Architecture](#) | [Construction](#) | [Consulting](#)

11001 West 120th Ave., Suite 450, Broomfield, CO 80021

M: 303.921.2739 | O: 303.993.1856 | F: 303.993.1822 | E-Mail: brandon.hiatt@crbgroup.com

www.crbusa.com | [LinkedIn](#) | [Facebook](#) | [Twitter](#)

THE RELENTLESS PURSUIT OF SUCCESS. **YOURS.**TM

From: [Linda Hinds](#)
To: [Jones, Jennifer - CD](#)
Subject: High Density project at 112th and Chambers
Date: Sunday, December 12, 2021 11:39:51 PM

As a homeowner in Reunion for more than 18 years I am concerned about this project. We do not need any more high density projects in this area. Traffic is already so bad you cannot travel down 104th Avenue without stopping at every other stop light. King Soopers will not support another 153 families! We have enough new apartment complexes in the area overwhelming infrastructure and shopping. Enough is enough.

Sent from my iPad

From: [Olivia Hoopes](#)
To: [Jones, Jennifer - CD](#)
Subject: Case: S-776-20-21 Reunion Filing No. 38
Date: Sunday, December 12, 2021 10:57:52 PM

Jennifer,

I am a homeowner in the Reunion neighborhood with 3 kids attending Reunion Elementary and one at Pennock Elementary. I ask that **no high-density residential development be approved** at the southeast corner of 112th and Chambers.

As established residents in Commerce City, we already have problems with inadequate school capacity, along with the absence of many other services, and most concerning - insufficient infrastructure to support even higher volumes of traffic. It is time to reassess our overall development, including the development process, before adding in more residential at such an alarmingly fast pace.

In addition, I ask that we take a pause and start fresh, providing the city an opportunity to re-establish proper impact, drainage, and other fees required to assure better and more responsible development moving forward.

Please DO NOT approve this request for high-density residential development. The schools especially cannot handle it; we are already struggling as it is.

Thank you,

--

Olivia Hoopes
oliviahoopes@gmail.com

From: [Bill Howlin](#)
To: [Jones, Jennifer - CD](#)
Subject: 112 % Chambers project
Date: Monday, December 13, 2021 11:06:39 AM

I certainly support Councilmembers Ford, Davis and others in voting **NO** on building residences on the corner of 112th and Chambers. (East Side) Not only that, we need more schools and better restaurants and maybe more sport fields. This area is becoming saturated with housing and the area is getting very heavy already with traffic. I think a housing community on the west side of chambers for retired folks is a good idea but should be the last to be built in the area. Reunion builders have in the past not lived up to or delivered what they promised.

From: [Toni Iacovetta](#)
To: [Jones, Jennifer - CD](#)
Subject: High-Density Residential Development at 112th & Chambers-AGAINST
Date: Sunday, December 12, 2021 10:17:18 PM

Ms. Jones,

Please accept this email to voice my Demand No High-Density Residential Development at the SE Corner of 112th & Chambers. I live very close to this intersection and am absolutely against this development.

Please respond that th8s email was received.

Regards,
Toni Iacovetta
720-206-9770

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: [Roger Japp](#)
To: [Jones, Jennifer - CD](#)
Subject: Denial request
Date: Saturday, December 11, 2021 5:34:05 PM

I would request a public hearing and denial of the proposed residential development at 112th and Chambers.

We have far too many homes and not enough commercial developments. It is time for the citizens to demand the city recruit development of commercial spaces. We can no longer count in one grocery store for 30,000 people. It's lunacy.

Sent from my iPhone

From: [Rebecca Jepsen](#)
To: [Jones, Jennifer - CD](#)
Subject: High Density Residential Plans for 112th and Chambers
Date: Monday, December 13, 2021 7:46:10 AM

Jennifer,

I am writing in concern for the plans to build the high density residential plots on 112th and Chambers.

As a resident that is already in the community and established I strongly suggest that this be reconsidered and brought to a vote within the community.

As it stands there is not enough infrastructure to support the amount of residential that is going in. We have one grocery store that is far understaffed and well understocked as it is extremely over shopped. We desperately need an additional grocery store in the area. Currently Green Valley and Brighthon are the closest options to get any type of variety. I would much rather see those tax dollars stay in our community. We need more.

We need to work on the plans that the residences that are already in place were promised before additional plans of residential are even considered. I understand that residential brings far more tax dollars however that also comes with mill levies that we will not see the end of.

Please make sure that the community that is already in place is heard as I know I do not stand alone.

Thank you

Rebecca

From: [Sancho V. The Master Jedi](#)
To: [Jones, Jennifer - CD](#)
Subject: Devin Johnson
Date: Monday, December 13, 2021 9:17:30 AM

Hello Jennifer, I'm Devin a resident in reunion.

With a lot of traffic already when I leave from 103rd to commerce city for my job. I would like to ask that there be no high density residential development at the SE corner of 112th and chambers.

720-683-2910

From: [Joe Almeister](#)
To: [Jones, Jennifer - CD](#)
Subject: Density Project
Date: Monday, December 13, 2021 2:36:27 PM

Hello there

My name is Jerome Karre and I am a resident of Reunion. I urge you to not approve the new housing density project that is proposed. We don't have the infrastructure to keep up with more citizens while not having more restaurants and businesses

Thanks for your time

Jerome Karre

Sent from my iPhone

From: [Jennifer Kooman](#)
To: [Jones, Jennifer - CD](#)
Subject: Reunion Filing No. 38
Date: Sunday, December 12, 2021 9:41:29 PM

To whom it may concern (specifically councilmembers Hurst, Ford, Davis and Grimes who voted against hearing public opinion):

Our schools are struggling, our infrastructure is overwhelmed and Oakwood only half delivers on its promises. Why are we filing all of the open space in our community with high density housing? What benefit does this bring to our community? This is not what the residents of our community want let alone need.

As an established resident in Commerce City, we already have problems with inadequate school capacity, along with the absence of many other services, and most concerning - insufficient infrastructure to support even higher volumes of traffic. It is time to reassess our overall development, including the development process, before adding in more residential at such an alarmingly fast pace.

We demand that the council take a pause and start fresh, providing the city an opportunity to re-establish proper impact, drainage, and other fees required to assure better and more responsible development moving forward.

I truly don't understand a vote against hearing from the public regarding this project. If this project is approved, without further consideration, I will truly question the council's motives and loyalty to the best interests of the community and its residents.

Do better.

Sincerely,
Jennifer Kooman

From: [Jennifer Kooman](#)
To: [Jones, Jennifer - CD](#)
Subject: Reunion Filing No. 38
Date: Sunday, December 12, 2021 12:30:04 PM

Hi Jennifer,

I am sending an email concerning Reunion Filing No. 38 Final Plat to create 153 residential lots and 11 tracts at southeast corner of Chambers Rd and 112th St (abutting Buffalo Run Golf Course).

I have concerns about the development of Reunion and the surrounding areas. The area is becoming filled with single family homes built closely next to one another with little regard for the demands on the infrastructure, green space, etc.

When Reunion was originally developed the master planned community had numerous open areas of green space, walking trails, parks and playgrounds. Since Oakwood has taken over development, there has been very little regard for open green space and I can't think of any new parks or playgrounds added to our community.

I recognize and appreciate the Oakwood development of the coffee house, Southland pool and STEAD school, I want to ensure we are not overcrowding our infrastructure and filling all the open space with just more housing. Reunion is such a special community and I want to protect it and make sure all planned developments are carefully considered.

I know many members of our community feel the same way but feel as if their voices fall on deaf ears and no change ever happens.

I really am excited about the development of a par 3 course near Buffalo Run golf course. That would be an awesome development for all ages.

Thank you for your consideration.
Jennifer Kooman

From: [Lidiya Koptev](#)
To: [Jones, Jennifer - CD](#)
Subject: No high density residential development
Date: Monday, December 13, 2021 10:00:29 PM

Hello,

My name is Lidiya and I have been a resident of commerce city for nearly 15 years. It has been brought to my attention of the development proposition of SE corner of 112 th and chambers.

Please, stop building and congesting the city. With all the recent developments, roads are already struggling to accommodate all the traffic on the road, schools are bursting, grocery store(only ONE) is ALWAYS out of basics because there are just too many houses and not enough other development.

Please, develop responsibly.
Thank you.

Sent from my iPhone

From: [KRUSE, MARK](#)
To: [Jones, Jennifer - CD](#)
Subject: Case S-776-20-21 - Reunion filing 38
Date: Monday, December 13, 2021 10:25:11 AM
Importance: High

Jennifer,

As long-time residents of Commerce City and 15-year residents of Reunion in particular, my wife and I are concerned about additional High Density Residential Developments in the area. There is insufficient infrastructure to support higher volumes of traffic and inadequate school capacity as well. There has been a tremendous amount of new development and I would urge Commerce City to take a pause and re-evaluate the impact these high growth projects are having on the local community. There should at the very least be public hearings held about this project.

Thank you,

Mark

Mark Kruse

m: 720-878-7687 | mk1413@att.com

From: [Laurence Labrie](#)
To: [Jones, Jennifer - CD](#)
Subject: Planned High-Density Residential Development at 112th & Chambers
Date: Monday, December 13, 2021 12:55:25 AM

As a resident in north Commerce City, I am requesting a public hearing to allow more time to review the proposed development's impact on our existing infrastructure and any expansions required to support this residential development and how it is integrated with the multiple other residential developments currently under construction including apartments and single family housing.

The documents publicly available provided no information on impacts to water supply, sewerage, and other services that will be impacted by increased residential population. Where are the studies indicating that adequate infrastructure exists to support increased residential population impacts on schools, commercial services, and traffic? Development in north Commerce City appears to be all focused on high density residential development with no consideration for supporting infrastructure.

I believe a reassessment of the overall development process is needed before further expanding residential land use.

The City Manager Weekly Update for 11/1/2021 references a Comprehensive Plan update with future meeting to consider the ongoing updates to the plan. If changes to the Comprehensive Plan are being considered, is the planned high-density residential development at 112th & Chambers consistent with any contemplated changes to the plan's land use designations?

I would appreciate receiving any detailed information (or links to the information) you can provide supporting the proposed development's consistency with the Comprehensive Plan and the adequacy of infrastructure for the development.

Again, please schedule a public hearing to provide time for public review and input to the proposed development.

Thanks,
Laurence Labrie

From: [Michelle Lancaster](#)
To: [Jones, Jennifer - CD](#)
Subject: 112th and chambers
Date: Monday, December 13, 2021 8:47:01 AM

Hello

I would like to provide feedback on the development plans for 112th and Chambers. As a community member (I live in Reunion) and a teacher in 27j, I do not welcome this development without an approved plan for infrastructure..this includes roads and schools.

Currently I am teaching in an overcrowded classroom and cannot imagine the addition of more students. This community does not/will not support mills.

Please consider postponing this project until school and infrastructure can be strategically planned and implemented.

Thank you
Michelle Lancaster

From: [Christle LAWLER](#)
To: [Jones, Jennifer - CD](#)
Subject: NO HIGH DENSITY RESIDENTIAL DEVELOPMENT
Date: Monday, December 13, 2021 2:13:05 PM

I am strongly against High-Density Residential Development at the SE Corner of 112th & Chambers

I DEMAND NO HIGH-DENSITY RESIDENTIAL DEVELOPMENT AT THE SE CORNER OF 112TH AND CHAMBERS.

Our community does not have the resources to handle the capacity of this high-density residential development.

We are already in shortage of schools, grocery stores, and traffic.

Thank you,
Christle Lawler
Buffalo Mesa resident

From: [Bernice Lee](#)
To: [Jones, Jennifer - CD](#)
Subject: NO ON RESIDENTIAL DEVELOPMENT 112th/Chambers
Date: Monday, December 13, 2021 8:44:10 AM

I am writing to voice my opinion on the proposed development on 112th and Chambers. I cannot understand how Council members could consider a development of this many homes when we do not have enough schools for the kids as it is. The Council needs to look after the residents on Commerce City and allow a vote on what we think would be appropriate.

This land butts up the the City golf course. Is this the image you want Commerce City to be? OVERCROWDED, few restaurants, and not looking after Commerce City citizens?

PLEASE DO NOT ALLOW THIS CONSTRUCTION!!!

Bernice M Lee
15501 E 112th Ave 16A
Commerce City, CO 80022

From: [Cheryl Madelle](#)
To: [Jones, Jennifer - CD](#)
Subject: Infrastructure
Date: Tuesday, December 14, 2021 7:25:56 AM

I am very concerned about the growth in the area. So many houses going up, but we have the same water system, roads, schools and grocery stores and restaurants. Something has to give at some point and I feel our community needs to do something about it now.

From: [Home](#)
To: [Jones, Jennifer - CD](#)
Subject: 112th and Chambers proposed homes by Oakwood
Date: Monday, December 13, 2021 9:34:14 PM

Please stop the proposed building of the 153 homes until we get improvements to our infrastructure around 112th and Chambers. We need another grocery store, restaurants and well planned roads , water and sewer. I have lived here off 114th and Kalispell for two years now and have not seen anyone supporting North Commerce City growth with any planning insight. Please listen to your constituents!

Suzanne Mankin

From: [Rodney Marquez](#)
To: [Jones, Jennifer - CD](#)
Subject: Potential Development 112th and Chambers
Date: Monday, December 13, 2021 1:34:53 PM

As an established resident in Commerce City, we already have problems with inadequate school capacity, along with the absence of many other services, and most concerning - insufficient infrastructure to support even higher volumes of traffic. It is time to reassess our overall development, including the development process, before adding in more residential at such an alarmingly fast pace. I am writing to tell the city council that this proposed development needs to go to a public hearing and vote. The residents of northern commerce city are demanding accountability and transparency into what is happening in this area. This area has already overgrown and the infrastructure is now a decade behind. There needs to be accountability with city staff, city council, and the economic development team. **THE PROPOSED DEVELOPMENT NEEDS TO BE STOPPED.**

THANK YOU,
Rodney Marquez

From: [Will McBryde](#)
To: [Jones, Jennifer - CD](#)
Cc: [Mellisa McBryde](#)
Subject: Reunion Filing No. 38
Date: Sunday, December 12, 2021 7:45:03 AM

In regards to Reunion Filing No. 38 Final Plat to create 153 residential lots and 11 tracts at southeast corner of Chambers Rd and 112th St (abutting Buffalo Run Golf Course). I want to voice my concern that at this current time I feel the last thing that reunions needs is more heads more houses in our neighborhood that is getting pretty congested right now. I understand that our city needs growth and growth is good but without supplying us with the adequate amenities to accommodate more headcount has not been taken into consideration. I do not think that the council has taken in consideration that one grocery store and 15 nail salons and unlimited dentist offices is what we need in our neighborhood. Not so. Our community is lacking Family activities Family Dining. local activities that we don't have to drive to Brighton or to Thornton or Northglenn to take care of us. We need more grocery stores. Moore family dining. More family-owned businesses without having to pay so much for a square footage that is out of touch.

From: [Tina McConnell](#)
To: [Jones, Jennifer - CD](#)
Subject: 112th & Chambers project
Date: Monday, December 13, 2021 12:55:40 PM

Please do not let any more houses go in in the area. It is already over crowed and we do not have the capacity to keep up, traffic, grocery store etc. There are also 2 new apartment complexes that are still being built in the area that is already going to make it so much worse. We have to make better choices or this area is going to be really bad.

Thank you.

From: [mcka](#)
To: [Jones, Jennifer - CD](#)
Subject: High density residential retail plans
Date: Monday, December 13, 2021 3:56:33 PM

I am writing to state my opposition to the high density residential retail planned for 112th and Chambers. We need to stop the rapid, overgrowth and we don't have the infrastructure to support it. Our schools and stores cannot support.

Sent from my iPhone

From: [Meghan McNeil](#)
To: [Jones, Jennifer - CD](#)
Subject: Land at 112 and Chambers
Date: Monday, December 13, 2021 12:41:47 PM

At what point is the council and city going to listen to any of us citizens? Why are all these meetings and decisions behind closed doors? I am a business owner in Reunion and I am all about growth, but this is out of hand. We need commercial, NOT MORE RESIDENTIAL! We have one grocery store that is not able to keep up with the demand. We literally have NOTHING but homes. I am sick and tired of builders getting away with this crap and not having ANY REPERCUSSIONS. They continue to build and capitalize on this community and leave US WITH THE TAXES AND FOOTING THE BILL FOR INFRASTRUCTURE. We citizen's are sick and tired of this bs talk from council members. They keep pushing the issue at hand and want to point fingers everywhere but on themselves. DO SOMETHING! Stop being greedy ass politician's. You all must think we are that stupid to not see what's really going on in our area.

Meghan McNeil

Sent from my iPhone

From: [Cole Meierhoff](#)
To: [Jones, Jennifer - CD](#)
Subject: High Density Residential Development
Date: Wednesday, December 15, 2021 4:50:15 PM

Good evening!

As an established resident in northern Commerce City, I have grave concerns regarding the idea of approving the development of more Oakwood homes due to the fact that we are already seeing huge concerns with inadequate school capacity, along with the absence of many other services, and most concerning - insufficient infrastructure to support the high volumes of traffic in our community. It is time that we, as a community, must reassess our overall development, including the development process, before adding more residential lots to the plot plans at such an alarming pace. On behalf of the current northern Commerce City residents, please take our concerns into consideration and take action on our behalf.

Thank you,
Cole

From: [Brenda Morales](#)
To: [Jones, Jennifer - CD](#)
Subject: Crowded Space
Date: Tuesday, December 14, 2021 11:16:07 AM

Good Morning,

My Name is Brenda Morales and I am a Home owner in the Commerce City Area. Before any decisions are made a clear cut plan needs to be in place. Currently I have children attending Elementary school that does not have the capacity for all this growth. They currently are unable to have Library time because to accommodate for all of our kids they have converted the Library into two Classrooms. Currently with the Pandemic I cannot believe it is even up to code. Which by the way should be looked into. Is this safe during a fire what would happen. These are things that need looked into and taken care of now before attempting to continue to build. Streets are not up to par congestion is progressively worse. In an emergency situation how easy is it for our emergency vehicles to get to where they need to be? Also how many times have you been behind the train? How many hours wasted as no one thought oh let's build a bridge now that we are building! Currently our taxes are the highest compared to other Adams county cities. Have you been to King Soopers on any night? Full all the time do you always get exactly what you need? Do you have plenty of options here in commerce city? How many Police officers do we have? How many Firefighters? Hospitals what is the closest Hospital? We need to worry about all that before thinking about more homes. Let's focus here and take a couple steps back. A very good plan needs to be put in place. Please consider everything before a final decision is made. Thank you for reading this.

Brenda Morales

From: [Chris Niyork](#)
To: [Jones, Jennifer - CD](#)
Subject: High-Density Residential Development
Date: Monday, December 13, 2021 9:49:38 AM

Hi Jennifer,

I live at 11725 Helena St and I would like to echo the statements made by Steve Douglas to stop the High-Density Residential Development at the SE Corner of 112th & Chambers.

I also agree with his statement, “As established residents in Commerce City, we already have problems with inadequate school capacity, along with the absence of many other services, and most concerning - insufficient infrastructure to support even higher volumes of traffic. It is time to reassess our overall development, including the development process, before adding in more residential at such an alarmingly fast pace.”

Thank you,

Chris Niyork

Sent from my iPhone

From: [Tolbert, James - CD](#)
To: [Jones, Jennifer - CD](#)
Subject: FW: URGENT: Case #S-776-20-21
Date: Monday, December 13, 2021 5:30:58 PM

For the record

From: Tinklenberg, Roger - CM <rtinklenberg@c3gov.com>
Sent: Monday, December 13, 2021 4:28 PM
To: Tolbert, James - CD <jtolbert@c3gov.com>; Rogers, Jason - CM <jjrogers@c3gov.com>; Hader, Matt - CA <mhader@c3gov.com>
Subject: FW: URGENT: Case #S-776-20-21

FYI

From: Noble, Susan - CC <snoble@c3gov.com>
Sent: Monday, December 13, 2021 4:19 PM
To: Tinklenberg, Roger - CM <rtinklenberg@c3gov.com>
Cc: Peters, Annette - CM <apeters@c3gov.com>
Subject: Re: URGENT: Case #S-776-20-21

Correction: References in my email to 100th should be 110th Place, instead, as shown below:

Ingress and egress from Chambers is dangerous. A) Drivers exiting Heartland have a blind hill just below 112th and currently is extremely difficult turn north and south ; B) Allowing left turns from proposed 110th onto Chambers should be disallowed; C) Chambers is two lanes; D) If entrance on 110th remains, then there must be a long right turn lane; E) If entrance on 110th to project is allowed, then there should not be a left turn from Chambers onto proposed 110th.

Susan Noble, Councilmember, Ward IV
(720) 773-1773
7220 E. 60th Av
Commerce City, CO 80022

From: Noble, Susan - CC
Sent: Monday, December 13, 2021 4:00:17 PM
To: Tinklenberg, Roger - CM <rtinklenberg@c3gov.com>
Cc: Peters, Annette - CM <apeters@c3gov.com>
Subject: URGENT: Case #S-776-20-21

Good afternoon —

As the city council representative for Ward IV, I am writing to raise issues with Reunion Filing No. 38 Final Plat to create 153 residential lots and 11 tracts at southeast corner of Chambers Rd and 112th St as follows:

1. Lack of neighborhood compatibility. Commerce City's only estate-sized lots and homes are next door to the south. The Greens to the north, while multi-family, are lower density and in height. This project is not a transition between the two existing subdivisions.
2. Intensity of density is out of character.
3. Lack of green space, open space or preservation of habitat.
4. No bike lane shown on Chambers. Lane exists.
5. Inadequate parking.
6. No public transportation on Chambers.
7. Ingress and egress from Chambers is dangerous. A) Drivers exiting Heartland have a blind hill just below 112th and currently is extremely difficult turn north and south ; B) Allowing left turns from proposed 100th onto Chambers should be disallowed; C) Chambers is two lanes; D) If entrance on 100th remains, then there must be a long right turn lane; E) If entrance on 100th to project is allowed, then there should not be a left turn from Chambers onto proposed 100th.
8. The only ingress and egress should be on 112th for this project.
9. The project is not within six block radius of a school, as per 27J standards.
10. There was no parking available on Chambers for anyone to read the public notification sign, making notice to the public next to impossible.

I would prefer that the community have the opportunity to address adverse impacts at a public hearing.

Please convey to Community Development and planner Jennifer Jones.

Thank you,
Susan

Susan Noble, Councilmember, Ward IV
(720) 773-1773
7220 E. 60th Av
Commerce City, CO 80022

From: [Thiana Nuanes](#)
To: [Jones, Jennifer - CD](#)
Subject: Residential development 112th & Chambers
Date: Monday, December 13, 2021 7:26:47 AM

Good morning,

I would like to express my concern with this development proposal. I have now lived in Reunion for 2 years and have seen the increase in homes but not an increase in ways to handle the fluctuation of people. If we continue to have more homes which equal more people continue without another grocery store or roads being widen I worry about what living in Reunion will be like. I can tell the impact has already been made. I request you do not allow more residential homes to be built until better planning can be made to support additional residents. Thank you.

Best,
Thiana Nuanes

From: [Brigitte](#)
To: [Jones, Jennifer - CD](#)
Subject: High density residential plan for 112th and Chambers
Date: Monday, December 13, 2021 11:58:30 AM

Good morning, my name is Brigitte Odreman. As a landlord in the Reunion area, I see with great concern that there are only home development projects but I do not see plans for widening roads, not commercial developments or supermarkets. I think the situation should be reassessed.

Thank you.

From: [Randy Olson](#)
To: [Jones, Jennifer - CD](#)
Subject: No high density development
Date: Monday, December 13, 2021 10:01:04 AM

112th and Chambers high density proposal. I vote no. Why would the city build high density homes in an area that doesn't have the infrastructure in place to support what is already in place much less adding to the congestion. Chambers road between 112th and 104th ave two lanes, 112th to tower is half dirt, Tower from 120th to 104th two lanes and we still have a little boy intersection at 120th and Chambers. Schools are over crowded, an embarrassing small amount of sit down restaurants and one over crowded grocery store. Why would city council even consider high density homes crowded next to their own golf course, oh wait, they already approved and build tiny apartment houses on the 3rd hole off of 120th and Jasper. Our view would be houses crammed into a small space , the golf course and million dollar homes. Rethink your idea. Remember the city can't even finish out 112th from Chambers to the Bison Recreation Center because they didn't do their homework on the cost \$29,000,000. and the water rights and road rights over and around the water ditch.

Randy Olson
11501 E112th Ave
Unit 18b
Commerce City

From: ver2golady@aol.com
To: [Jones, Jennifer - CD](#)
Subject: NO High Density Development
Date: Monday, December 13, 2021 8:39:44 AM

I am writing to say NO to the high density development being considered at 112th and Chambers. Commerce City has grown at a ridiculously fast pace. We do not have the resources available to add that many more homes. NOT enough schools, restaurants, grocery stores. Commerce City is looking at income from taxes rather than what's good for the residents that already live here. We live at the GREENS at Buffalo Run and this amount of homes would ruin not only our community, but looks bad for the City's Golf Course.

VOTE NO!!!!!!

Janet Olson
15501 E 112th Ave 18B
Commerce City, CO 80022

From: [Michelle](#)
To: [Jones, Jennifer - CD](#)
Subject: New housing development at 112th and Chambers Rd
Date: Sunday, December 12, 2021 8:52:38 PM

Hello Jennifer,

We live in Villages at Buffalo Run and DO NOT approve of this proposed development. There is not enough services (grocery stores) and schools to support the growth. c3 gov is getting in way over there head. Try supporting the growth that is still going on, before adding more.

Kim and Greg Olson

From: [Kristen Parkinson](#)
To: [Jones, Jennifer - CD](#)
Subject: high density residential plans
Date: Monday, December 13, 2021 9:25:29 AM

Good Morning,

I have been a resident of the Northern Commerce City/Reunion area for the last 12 years. I have enjoyed watching the community grow, but it is extremely unfortunate to watch homes being built at an extraordinary rate without the infrastructure to support these large communities. Our schools are overwhelmed, our one grocery store is overly crowded, we are forced to spend money outside of our area. We, as a community, need to stand up to these home builders. If they are not willing to give back to our community, they should not be permitted to expand home building.

Thanks you!

Kristen Parkinson

Sent from my iPhone

From: [Brett Peters](#)
To: [Jones, Jennifer - CD](#)
Subject: Help us out!
Date: Monday, December 13, 2021 1:30:41 PM

To whom it may concern,

Does the city take into consideration the amount of people moving in is close to the same amount of people moving out? Where are they moving you ask? Places with more community focused, business diverse neighborhoods. As folks who work for the City of Commerce City, I assumed the goal was to keep people here and to love their community. Sure, you could say I chose to live here, and I did. But who from the City doesn't understand nearly NONE of our money spent on things for our house, yard, etc are being spent in Commerce City. Neighboring cities have built places for people to literally work, play, shop, eat, etc. WHERE THEY LIVE.

These emails probably won't even be read. Which sucks. It sucks or those of us who were on a mission to believe in Commerce City, the builders, an investors. Instead we are just like everything else in the world. We're just a number. Filling houses and over-populating an area not for our good, but for those in positions of power within the City.

It would be nice to see folks on our side, holding others accountable.

Brett Peters
Commerce City Resident (For the time being)

From: [Hong Pham](#)
To: [Jones, Jennifer - CD](#)
Subject: Adverse growth at 112th & Chambers
Date: Monday, December 13, 2021 12:30:27 PM

Stop Adverse Growth: Address the Planned High-Density Residential Development at 112th & Chambers until we have better infrastructure plans. Our current situation will not support so much growth without better infrastructure to support all the growth. Our schools are lacking and roads are overcrowded and we still only have one single grocery store to support the entire area. Does not make sense to add more residential growth without the services needed to support that growth.

As established residents in Commerce City, we already have problems with inadequate school capacity, along with the absence of many other services, and most concerning - insufficient infrastructure to support even higher volumes of traffic. It is time to reassess our overall development, including the development process, before adding in more residential at such an alarmingly fast pace.

It's a bit frustrating as it feels like the needs of current residents and future residents you are planning to add are being ignored. Adding new residents without adding services or infrastructure to support those residents and current residents seems a bit irresponsible. Please reconsider or delay this decision until there are better plans to add infrastructure and success to support the growth as well. Just makes more sense for the city because as of now many of your current residents are forced to spend their money outside the city due to lack of options or services. Which is doing a great disservice to our city and growth you would like to happen or approve of.

Get [Outlook for iOS](#)

From: [melanie.purvis](#)
To: [Jones, Jennifer - CD](#)
Subject: Chambers and 112th
Date: Tuesday, December 14, 2021 10:02:50 AM

I'm strongly against all this housing going in our here it's completely ridiculous .--
Sent from Gmail Mobile

From: [Deborah Kay Reece CMP](#)
To: [Jones, Jennifer - CD](#)
Cc: bhouseman@c3gov.com
Subject: Stop adverse growth
Date: Monday, December 13, 2021 3:18:05 PM

Jennifer,

I have been a resident of Commerce city for nearly 20 years. Please stop the adverse growth of houses that our schools can not handle. My son and daughter have nearly 30 students in their classes already. Which should be a crime!

I am AGAINST anymore houses being built.

Stop Adverse Growth: Address the Planned High-Density Residential Development at 112th & Chambers

URGENT NOTICE: City Staff has recommended a high-density development for 153 (3 & 2 story carriage and attached) residences at the southeast corner of 112th and Chambers. This will be approved unless staff hears from the public by 5:00 pm, tomorrow Monday the 13th.

Councilmembers Ford, Davis, Hurst and Grimes voted AGAINST holding a Public Hearing last Monday night. Councilmembers Noble and Douglas, Mayor Hurst and Mayor Pro-Tem Allen-Thomas all asked that your voices be heard via a Public Hearing. That vote failed, but this is how you can express your dismay.

Movement: Meet the Deadline to Demand No High-Density Residential Development at the SE Corner of 112th & Chambers by contacting Jennifer Jones via email at jjones@c3gov.com or by phone at 303- 227-8774.

As established residents in Commerce City, we already have problems with inadequate school capacity, along with the absence of many other services, and most concerning - insufficient infrastructure to support even higher volumes of traffic. It is time to reassess our overall development, including the development process, before adding in more residential at such an alarmingly fast pace.

In addition, you may want to demand that we take a pause and start fresh, providing the city an opportunity to re-establish proper impact, drainage, and other fees required to assure better and more responsible development moving forward.

Case: S-776-20-21 Reunion Filing No. 38: Oakwood Homes is requesting approval of the Reunion Filing No. 38 Final Plat, to create 153 residential lots and 11 tracts on approximately 21.9 acres, for the property located at the southeast corner of E. 112th Ave & Chambers Rd, zoned PUD (Planned Unit Development District).

Jennifer Jones via email at jjones@c3gov.com or by phone at 303- 227-8774.

Access the links below for more information.

Council Communication <https://commerce.legistar.com/View.ashx?M=F&ID=10314817&GUID=DA96C454-AE7D-4D88-AF63-4DDACF56EFD6>

Vicinity Map <https://commerce.legistar.com/View.ashx?M=F&ID=10314818&GUID=6FDF2F8C-D84F-4F1A-960A-D9951D24DE49>

Reunion F38 Plat <https://commerce.legistar.com/View.ashx?M=F&ID=10314819&GUID=B2F174FB-B450-40E4-80EC-CC412087DEFD>

Debbie Reece, CMP
720-468-2549

From: [Jesse Rembert](#)
To: [Jones, Jennifer - CD](#)
Subject: Proposed development at 112th and Chambers
Date: Sunday, December 12, 2021 10:35:23 PM

As a resident of commerce city, and living in the Buffalo Mesa development near the proposed new development I do NOT want a new high density residential property at 112th and Chambers. Having lived in the area for 9 years I have seen the growth of the population with NO infrastructure to accommodate the houses already here.

The lack of planning for the amount of taxes I have been paying makes me believe you do not actually listen to the citizens. If this goes forward I will use my vote and all of my neighbors will do the same to vote every city council person who voted to let this go forward out of office before I sell my house and leave commerce city.

From: [Bryan Reynolds](#)
To: [Jones, Jennifer - CD](#)
Subject: No high density residential development
Date: Sunday, December 12, 2021 9:25:15 PM

No High-Density Residential Development at the SE Corner of 112th & Chambers.

Hi Jennifer Jones I wanted to stress my concerns about more development in the reunion area with the expanding area of the SE Corner of 112th and Chambers. I have no problem with Oakwood homes wanting to develop more homes I just feel we as a community need to demand more before other items to be completed before more homes are built. Examples below.

In almost ever show room Oakwood has in reunion they show development of these amazing sports complexes to be built. Outdoor softball fields indoor ice rink, bowling alley and movie theater which shows near tower and 104th area. Along with more shops that could maybe include another grocery store that could handle the more homes to be built.

Thank you for listening to my concern. Oakwood is a great developer out here I think we could come to an agreement and work together to make these better for the community.

Bryan Reynolds

Sent from my iPhone

From: [Tiann Roberts](#)
To: [Jones, Jennifer - CD](#)
Cc: [Anthony Roberts](#)
Subject: S-776-20-21
Date: Monday, December 13, 2021 8:58:32 AM

PLEASE stop this project.

My name is Tiann Roberts and my husband and I built a carriage home in 2019. We are now currently in the process of building another Oakwood home off of 112th and Chambers that backs up to the golf course.

Our community is already saturated with people without the amenities to support another huge influx. We plan our shopping at our single grocery store meticulously to avoid the extremely large crowds. We are health conscious and will start shopping at the new Sprouts as soon as it's built in GVR. We also drive outside of our community when we want to eat out as we have VERY FEW restaurant options. I would love to keep my money in my community, but it's not an option given our lifestyle, and the lack of options within our borders.

Our son is a newborn, however we are already looking at school options given the terrible reputation and overcrowding experienced by 27J. We also can't fathom sending our child to a school where the teachers are being paid so much less than in other areas while being expected to do so much more.

Why are you continuing to build? We are taxed so incredibly high, we were promised all of these things... movie theater, Ice rink, library, sports fields, shops... and nothing. Just houses, and house and houses. Our community can't support any more people. There's already multiple high density apartment complexes being built right now. That alone is going to burden our infrastructure substantially. We need schools, grocery stores, restaurants, shops... NOT more people.

On a personal note, this development will block our view of the mountains in our new home. I'm so tired of just looking at houses and houses and more houses. We were really looking forward to that open space.

Thank you for your time,
Tiann Roberts

Sent from my iPhone; please excuse typos and brevity

From: [Rachel Roberts](#)
To: [Jones, Jennifer - CD](#)
Subject: No High-Density Residential Development
Date: Sunday, December 12, 2021 9:22:40 PM

I urge city council to vote NO on the High-Density Residential Development at the SE Corner of 112th & Chambers.

As an established resident in Commerce City, I believe we already have problems with overcrowding in northern Commerce City. Schools are crowded and tax-payers won't pass a mill levy to support teachers. We have ONE grocery store that can't keep their shelves stocked because there are so many people shopping there. Traffic will be a nightmare. It is time to reassess our overall development, including the development process, before adding in more residential spaces at such an alarmingly fast pace.

Please do NOT approve another high-density residential development at 112th and Chambers.

Rachel Lewis
Commerce City resident

From: [KEN ROBINETTE](#)
To: [Jones, Jennifer - CD](#)
Subject: Proposed homes on 112th and chambers
Date: Monday, December 13, 2021 12:44:25 PM

Good morning Ms.Jones

My name is Kenneth Robinette and I am a resident and home owner in the Reunion neighborhood of Commerce City. I would like to express my displeasure at the proposed development on 112th and chambers. I do not think that Reunion has the infrastructure currently in place to support another 153 homes. We only have 1 grocery store, which is beyond maxed out, and the we do not have enough schools. They are building a school across the street from my home, and the conservative capacity for it before it even opens is 161-184 percent. The area cannot support an influx of another 153 homes .

Please consider this before passing this proposal.

Thank you

Kenneth Robinette

Sent from my iPhone

From: [Arianna Rosales](#)
To: [Jones, Jennifer - CD](#)
Subject: No High-Density Residential Development
Date: Sunday, December 12, 2021 8:50:59 PM

Good evening Ms Jones,

My name is Arianna Rosales, I'm a resident of Commerce City, Buffalo Run Community. I'm writing to demand no High-Density Residential Development at the Southeast corner of 112 and Chambers. Our city is already struggling to provide adequate infrastructure, schooling and other services, including another grocery store, to it's citizens.

There are two apartments complex going up along 104th plus the high density development on the corner of 104 and Potomac, a fourth High-Density development is not acceptable.

Chambers Road is still a one lane road between 112 and 104, the city is unable upgrade the infrastructure at the same rate it's allowing more development. These issues need to be addressed before higher volume of traffic in the area is allowed.

Sincerely
Arianna Rosales

From: [Tamara Rosenthal](#)
To: [Jones, Jennifer - CD](#)
Subject: New development
Date: Monday, December 13, 2021 3:12:33 PM

Hi there,

Please reconsider building more houses, especially houses that are multiple houses in basically one lot. Our schools are bursting at the seams, we are not paying our teachers, we NEED more grocery stores, more places to eat, more places to take families for activities. The builders are building more houses without giving money to where it needed to go. No more houses until we get schools and other amenities built!

Sincerely,
Tamara

Sent from my iPhone

From: [Erica Roybal](#)
To: [Jones, Jennifer - CD](#)
Subject: Re: Demand No High-Density Residential Development at the SE Corner of 112th & Chambers
Date: Sunday, December 12, 2021 10:27:48 PM

Jennifer,

I bought an Oakwood Home and many amenities were promised that do not exist and it seems no one is holding them responsible and yet they are approved to build more and more even though there is no infrastructure for all the families that are moving to this area.

It's reckless development and it's not fair to the residents that are now here stuck footing the cost with only more problems to come from more homes stacked on top of each other.

I would like to be heard.

Erica

On Sun, Dec 12, 2021 at 10:21 PM Erica Roybal <eroybal10@gmail.com> wrote:

I live in the Reunion area and purchased a home here in June of 2020. It's extremely apparent the community has many needs before continuing building residential developments.

I'm writing to be heard and demand No High-Density Residential Development at the SE Corner of 112th & Chambers

I would like my day to matter as I pay high taxes as a homeowner in this area.

Erica

--

Erica Justine Roybal
970-567-8759
eroybal10@gmail.com

--

Erica Justine Roybal
970-567-8759
eroybal10@gmail.com

From: [Erica Roybal](#)
To: [Jones, Jennifer - CD](#)
Subject: Demand No High-Density Residential Development at the SE Corner of 112th & Chambers
Date: Sunday, December 12, 2021 10:21:55 PM

I live in the Reunion area and purchased a home here in June of 2020. It's extremely apparent the community has many needs before continuing building residential developments.

I'm writing to be heard and demand No High-Density Residential Development at the SE Corner of 112th & Chambers

I would like my day to matter as I pay high taxes as a homeowner in this area.

Erica

--

Erica Justine Roybal
970-567-8759
eroybal10@gmail.com

From: [Carey Ryerson](#)
To: [Jones, Jennifer - CD](#)
Subject: Ward IV PSA: Reunion Filing No. 38 Final Plat
Date: Monday, December 13, 2021 8:51:27 AM

Dear Ms. Jones,

As a resident of Commerce City (10838 Ouray St.), I wanted to write to share my opposition to the proposed high density housing development, Reunion Filing No. 38, located at the southeast corner of 112th and Chambers. I feel that our community's infrastructure is already strained, be it our schools, roads, and other services. Additional housing will only strain these resources further.

Respectfully,

Carey Ryerson
970-691-2566
carey_ryerson@hotmail.com

From: [Kendall Martin](#)
To: [Jones, Jennifer - CD](#)
Subject: 112th and chambers
Date: Sunday, December 12, 2021 7:16:49 PM

Good evening-

As there is no public hearing on this project, I wanted to voice my concerns about the uncontrolled rate of residential development in the area. As a long time Reunion resident, the changes I have seen in the last decade are not in a positive direction. The houses and high density housing projects are being built at a rate that far outpaces what our limited infrastructure can support. Schools are bursting at the seams, traffic is terrible, our grocery store cannot keep up with demand. Please reconsider this project, or delay it until a time when we have amenities and infrastructure to better support continued growth. If these developments are allowed, the developers should be held to a much more meaningful contribution to the economic development and green space protection in our community. We do not need more houses, we need amenities to support the existing homes.

Thank you,
Kendall Ryerson
970-988-1317

[Sent from Yahoo Mail on Android](#)

From: [Ronna Sanchez](#)
To: [Jones, Jennifer - CD](#)
Subject: 112th & Chambers
Date: Monday, December 13, 2021 7:35:33 AM

Ms. Jones,

I am writing this email to urge you and the rest of the CC staff who make these decisions to NOT approve the Tenements being planned for 112th & Chambers. Yes, I call them tenements because that is exactly what they are. It seems to me there is no plan for Reunion and Northern Commerce City except to cram in as many people as possible into as little space as possible while providing as few amenities as possible. The only people who benefit from this are the developers, not the residents.

Right now we do not have the basics necessary for a "Quality Community for a Lifetime". I cannot get a prescription filled in my own community sooner than a week because we only have 2 pharmacies (and one is in a grocery store). As everyone keeps saying, we need another grocery store, we need more restaurants and we need more retail for this community. The best location for any of this is on 104th and the developers are just using this prime real estate for more houses.

When we were looking to build a home here, every single builder we visited talked about the growth of Reunion and how it was going to be a great community with restaurants, retail, etc. Every single one. We have come to learn that was a lie.

If you really want to live up to the city motto of Quality Community for a Lifetime, you will not approve this development. I keep seeing signs going up around Reunion that say, "Reunion - Real Hometown". Maybe you should change that to "Reunion - Real Homes- that's all we got." At least that would be the truth.

I urge you to reconsider your stance on this project and do not approve it. Please support the residents who live here.

Respectfully,
Ronna Sanchez

From: [Melissa Sartin](#)
To: [Jones, Jennifer - CD](#)
Subject: RE: Case: S-776-20-21 Reunion Filing No. 38
Date: Monday, December 13, 2021 11:07:33 AM

Good morning,

I'm writing in order to voice my concerns about the proposed High-Density Residential Development at the SE Corner of 112th & Chambers road in Reunion. The area is already overwhelmed by residential buildings, with very limited retail or commercial space available for businesses to be built. Adding more homes will only put strain on the existing resources such as schools and shops, not to mention flood the roads with excess traffic.

Before adding more homes, we should have the infrastructure and resources available to support future residents. Please listen to the concerns of existing residents and stop the construction of more high-density residential developments.

Thank you,
Melissa Sartin
Reunion Resident

From: [Mary Jane Scherdin](#)
To: [Jones, Jennifer - CD](#)
Subject: 112th and Chambers
Date: Monday, December 13, 2021 8:47:41 AM

Case: S-776-20-21 Reunion Filing No. 38

I am very upset to hear about the plan for high density housing at 112th and Chambers. Please do not approve this request by Oakwood Homes — and any other similar requests!

Let the people's voices be heard.

Mary Jane Scherdin

From: [Justin Schulwitz](#)
To: [Jones, Jennifer - CD](#)
Subject: S-776-20-21 Reunion Filing No. 38
Date: Monday, December 13, 2021 9:34:03 PM

Hi Jennifer,

I would like to voice my opinion as being opposed to the proposed filing of Reunion No. 38.

I have several reasons for opposing this filing. I don't believe Chambers Road will be able to adequately support the increased traffic resulting from this development without widening the roads. Additionally, it will continue to strain the already overcrowded schools in the area. The area also lacks shopping options and the local King Soopers is almost always out of stock of many things and there is a lack of restaurant options. At one time, a representative of Oakwood Homes stated this area would be used for shopping/food options. Furthermore, this filing is adjacent to expensive homes in the gallery area and could very realistically negatively impact property values for those homeowners as it is not customary to build clustered homes next to million dollar homes. Also, it will block mountain views from sections of the golf course and the Bison Grill, as Oakwood's clustered homes are typically of the 2-story and 3-story variety, which will reduce the desirability of both the golf course and restaurant, which could impact city revenue from both.

It is not a good use of the land and I sincerely hope the city council and mayor considers these reasons and votes against approving this filing.

Thank you for your time,

Justin Schulwitz

From: [Michelle Sheets](#)
To: [Jones, Jennifer - CD](#)
Subject: Case: S-776-20-21 Reunion Filing No. 38
Date: Tuesday, December 14, 2021 10:53:37 AM

Please be advised that my husband and I, residents in Buffalo Mesa in Commerce City 80022 would like to voice our opinion against this development very near to our subdivision. We can't even build enough schools for the homes that have most recently pushed us over the edge out here in our area. And there is so many more that are yet to come, do you really think that this other development, an even more dense community is really something that can't be pushed for at least a few more years?

King Soopers and Walgreen are the closest pharmacies and neither one can't keep up with the demand of our prescription medications, imagine how many other people are having the same issues? Much less that King Soopers, being the only grocery store, has the same issue, keeping the shelves stocked for the people that already live out here. To continue adding to the strain of this community would only bring it down to the status that Commerce City once tried so hard to get away from by even building way out here and now we are just as crammed and condensed, or at least soon to be, even more so than the "old" Commerce City.

How unfair and selfish for the planning and governing of our city to just keep allowing the population to sky rocket out of control with all of the new residential housing being developed; without thinking about how the exponential growth has already started to have a negative impact on this community with supply and demand, schools and parks and most important our infrastructure. I don't understand why allowing these developments can't be slowed down by the city and the powers that be, to allow the infrastructure planning and Contruction for both roads, schools and retail to even catch up to our current population much less for the future that these excessive developments will add.

Thanks for your time.

Michelle & Jerel Sheets
720-300-9440
10654 Lewiston St
Commerce City CO 80022

From: [Thomas Silaghy](#)
To: [Jones, Jennifer - CD](#)
Subject: Stop Adverse Growth:
Date: Tuesday, December 14, 2021 7:21:32 AM

Address the Planned High-Density Residential Development at 112th & Chambers

we already have problems with inadequate school capacity, along with the absence of many other services, and most concerning - insufficient infrastructure to support even higher volumes of traffic. It is time to reassess our overall development, including the development process, before adding in more residential at such an alarmingly fast pace. In addition, you may want to demand that we take a pause and start fresh, providing the city an opportunity to re-establish proper impact, drainage, and other fees required to assure better and more responsible development moving forward.

Thomas Silaghy
10269 Richfield St
Commerce city co 80022

Sent from my iPhone

From: [Nancy Stegman](#)
To: [Jones, Jennifer - CD](#)
Subject: New building
Date: Sunday, December 12, 2021 8:48:48 PM

Hi Jennifer,

I want to let you know, I don't support building carriage homes at 112th and Chambers. We don't have adequate resources for more building in this area.

I own in Fronterra Village.

Thank you,
Nancy Stegman
303-898-7023

Sent from my iPhone

From: [Logan Sullivan](#)
To: [Jones, Jennifer - CD](#)
Subject: High density residential plans for 112th and
Date: Monday, December 13, 2021 8:59:43 AM

Hello,

I wanted to share the concerns I have about this development and the lack of transparency by the city council over this. How will impact the current infrastructure and current single lane road on chambers. What steps do the builders take to mitigate both environmental and infrastructure, since it's a run off area and main road. This area is already considered a food desert. What steps are being taken to address the current problems? I believe there are multiple issues that should be addressed in order to expand this neighborhood responsibly before Builders fill their pockets.

Thanks you,
Logan Sullivan

--

Logan Sullivan

From: [Logan Sweeney](#)
To: [Jones, Jennifer - CD](#)
Subject: Planned high-density residential development at 112th and Chambers
Date: Monday, December 13, 2021 7:34:50 AM

Jennifer,

I am writing in conjunction with a number of my North Commerce City neighbors with a strong disagreement with the planned residential growth stated in the subject line. Our area has far too few commercial options for the already established residents. We would like to see a strong infrastructure plan in place to support the residents who have already moved to this town with the promise of local improvements and commercial growth prior to having more residential areas built.

While I understand the basic economic implications and the property taxes this will bring to Commerce City, I fear it will do more harm than good in the long term. Residents are already forced to drive to Green Valley Ranch or Brighton for everyday shopping needs as we have a single grocery store that's scraping by to stay stocked with household items and a small hardware store that is overpriced and under stocked - the lack of dining options notwithstanding.

Please hear all of us as we demand a halt on this project. These are concerns that should be taken to public vote, without exception, and the fact that the current residents aren't being considered in the growth of the town we love and live in makes us lose faith in the council members and other entities who are making these decisions erroneously for us.

Our livelihoods should outweigh the corporate greed of big companies like Oakwood Homes who are out to increase levies on residents while walking away with massively lined pockets.

Take care, and I hope our voices aren't falling on deaf ears in this matter.

Logan Sweeney

From: [jon swift](#)
To: [Jones, Jennifer - CD](#)
Subject: Re: 112 chambers
Date: Monday, December 13, 2021 10:10:06 AM

Dear Mam,

I also wanted to comment that I am almost 40, spent 12 years running Hilton Hotels and a prior Fed.

It seems anyone can buy and build.

My neighbor is 22 and has a bigger home than me.

There is so much building that even teenagers are buying homes.

On Mon, Dec 13, 2021, 9:35 AM jon swift <jswiftoc1983@gmail.com> wrote:

Hi Jennifer,

My name is Jon Swift and own 15950 buffalo run in Commerce City.

I have been advised of a letter about more building off 112th and chambers and was asked to vote.

This community is growing to fast without resources.

About everytime i shop at the store, they are out of carts.

I vote against more building, as our community cant handle more at this time.

Best regards,

From: [jon swift](#)
To: [Jones, Jennifer - CD](#)
Subject: 112 chambers
Date: Monday, December 13, 2021 9:35:52 AM

Hi Jennifer,

My name is Jon Swift and own 15950 buffalo run in Commerce City.

I have been advised of a letter about more building off 112th and chambers and was asked to vote.

This community is growing to fast without resources.

About everytime i shop at the store, they are out of carts.

I vote against more building, as our community cant handle more at this time.

Best regards,

From: [Brett Templeton](#)
To: [Jones, Jennifer - CD](#)
Subject: No on Runion Filing #38
Date: Monday, December 13, 2021 4:41:09 PM

No more high density housing without adequate infrastructure paid for by developers. Our household along with my parents in The Villages of Buffalo Run and my in-laws in Reunion South Lawn, as well as my home in Reunion x 2 properties oppose this.

Thank you,

-Brett Templeton

From: [Marie Teto](#)
To: [Jones, Jennifer - CD](#)
Subject: No Growth at 112th/Chambers!
Date: Sunday, December 12, 2021 8:54:40 PM

As an established resident of Commerce City for over 40 years, we already have problems with inadequate school capacity, along with the absence of by many other services, and even insufficient infrastructure to even support higher volumes of traffic. It is time to reassess our overall growth and development, including the development process, before adding more residential at such rapid pace.

In addition, please pause and start fresh, allowing the city to reestablish proper impact, drainage, and other fees required to assure better and more responsible development moving forward.

Sent from my iPhone

From: ttratek@aol.com
To: [Jones, Jennifer - CD](#)
Subject: Planned High-Density Residential Development at 112th & Chambers
Date: Monday, December 13, 2021 10:01:48 AM

Ms. Jones,

I demand that the high-density residential development at the SE Corner of 112th & Chambers not be approved and the proposed recommendation of this plan not be approved for this area (Case: S-776-20-21 Reunion Filing No. 38: Oakwood Homes is requesting approval of the Reunion Filing No. 38 Final Plat, to create 153 residential lots and 11 tracts on approximately 21.9 acres, for the property located at the southeast corner of E. 112th Ave & Chambers Rd, zoned PUD (Planned Unit Development District). This is not the best area to build these types of homes and will negatively impact the area infrastructure as well as the visual appeal of this area.

I also demand that we take a pause and start fresh, providing the city an opportunity to re-establish proper impact, drainage, and other fees required to assure better and more responsible development moving forward. The infrastructure is lacking to support additional homes (roads, schools, etc.).

Thank you,

Ron

From: [JoAnn Thaler](#)
To: [Jones, Jennifer - CD](#)
Subject: NO to high density housing
Date: Monday, December 13, 2021 9:09:28 AM

No, no No to high density housing at 112th and Chambers. I have live in this area for 11 years. The roads, grocery store and schools. cannot handle any more. Please make what we have a priority over money!

Sent from my iPhone

From: [Megan Thomas](#)
To: [Jones, Jennifer - CD](#)
Subject: No to High-Density Residential development
Date: Sunday, December 12, 2021 9:04:55 PM

Hello,

I wanted to demand no to the high-density residential development being proposed at 112th and Chambers. We need more commercial infrastructure to support any more housing out here. We do not currently have enough grocery stores, schools, or access to other essentials as it is. We should start to build more of these businesses to catch up before adding more residents.

Megan Thomas

From: [Adam Torczynski](#)
To: [Jones, Jennifer - CD](#)
Subject: Reunion Filing No. 38 Final Plat - opposing new development
Date: Monday, December 13, 2021 1:54:22 PM

I oppose this new development. This area is so unkept, no schools and the grocery store services way too many households. Bad idea. Also, the roads around here are awful!

From: [Elena Trujillo](#)
To: [Jones, Jennifer - CD](#)
Subject: More commercial development, please!
Date: Sunday, December 12, 2021 11:22:41 AM

In regards to Reunion Filing No. 38 Final Plat to create 153 residential lots and 11 tracts at southeast corner of Chambers Rd and 112th St (abutting Buffalo Run Golf Course). I want to voice my concern that our Reunion neighborhood is filling up entirely too much with residential neighborhoods and not even commercial development to sustain the population out here. Our grocery stores, restaurants and leisure activities are consistently effected by the enormous amount of people with lack to support it. Please, your constituents are voicing their concerns to keep our unique community balanced rather than further complicating the ratio of people to amenities. Please reconsider adding more residential homes and prioritize expanding commercial businesses/restaurants/grocery stores. Thank you for hearing us and I look forward to you doing the right thing.

Paul & Elena L. - Buffalo Mesa Residential Neighborhood

[Sent from Yahoo Mail for iPhone](#)

From: [JEFFREY TRZECIAK](#)
To: [Jones, Jennifer - CD](#)
Subject: Strongly object to the approval of Case S-776-20-21
Date: Monday, December 13, 2021 12:33:37 PM

Ms. Jones, I am writing you today to inform you of my objection to the approval of Case S-776-20-21 (Reunion Filling No.38 Final Plat), located at the SE corner of Chambers Rd. and 112th St. The proposed increased load on the existing infrastructure in that area (traffic, sewer, water and gas) has not been thought through nor have any infrastructure improvements been proposed by the developers to accommodate the increased residential units. If they have been proposed, they will probably be funded by a Metro District tax levy. The unsuspecting new residents would then be saddled with a massive debt load to pay for these improvements, which should be the responsibility of Commerce City government to provide. As President of the BNC1 Metro District (Turnberry Meadows), I see first-hand how new homeowners do not know the terrific tax (loan payments for bonds) burden they are assuming. As a Metro District, we are currently 13.1 million dollars in debt to bonds that will not be paid back until 2047. Our loan payments comprise 35-40% of an individual homeowners' annual real estate tax payment. "let the buyer beware" . Who it actually effects are school children in District 27J because their parents won't approve a school levy, because the taxes they pay are high enough. If the developer really cared about the communities they are building in, they would absorb the infrastructure costs into the 19% profit per home and not charge the new homeowners with taxes that they had no vote on. Another consideration is the increased traffic load on Chambers Rd. with these new residences. If Chambers were expanded from 2 lanes to 4 lanes, then the traffic load would be a moot issue. However, Commerce City government has failed to adequately plan and handle traffic and improving roads in any case of new development in the North area of Commerce City.

Thank you for allowing me to express my objections to the approval of this Case.

Have a good day.

Jeffery N. Trzeciak
President,
Turnberry BNC1 Metro District

From: [George T](#)
To: [Huseman, Benjamin - CC](#); [Jones, Jennifer - CD](#)
Subject: Case S-776-20-21 Reunion Filing No 38
Date: Monday, December 13, 2021 11:10:58 AM

Good morning,

I hope this email finds you well. My name is George Tsitsishvili, a Commerce City resident since 2014. It has come to my attention that yet another high density residential project is being planned on 112th and Chambers Rd. I get it, residential communities are in high demand, but please consider the down side of approving this project: Chambers Rd remains a 2 lane road between 96th and 112th. It is highly congested as it is and it cannot handle more traffic volume.

112th is still not yet paved between Chambers and the new rec center off Potomac Ave.

We are pushing 104th to its limits as 96th Ave remains a 2 lane road with no end in sight.

Since we have lived here in 2014, the population in this area has exploded with the infrastructure and all other aspects failing to keep up. Have any of your tried shopping our lonely grocery store!?! It cannot handle more people in the area. The city needs to put a focus on catching up on the infrastructure and incentivizing a grocery store and other retail business to the area before approving more residential expansion projects

Sincerely, one of many frustrated residents
Please put your tax payers first
George Tsitsishvili

From: [Lynne Tucker](#)
To: [Jones, Jennifer - CD](#)
Subject: Density approval for Chamber & 112th
Date: Monday, December 13, 2021 11:22:02 AM

Just found out about the planned density approved without any input from current city residents who will be impacted the most.

This is outrageous! How can our council approve more density when you are unable to bring in services. I currently have to drive to Brighton to market.

When I moved from Reunion to The Villages, single family homes were approved for this corner. I guess when the current developer bankrolled the campaign of some new council members they wanted something in return. I am sorry that they have chosen to change the look and feel of north Commerce City. It is no longer a "Real Hometown".

Thank you to the council members who voted for a hearing.

Lynne Tucker
resident since 2007

From: [Aly Ulibarri](#)
To: [Jones, Jennifer - CD](#)
Subject: Please don't add another high density housing development!
Date: Monday, December 13, 2021 3:48:55 PM

Dear Jennifer Jones;

As a homeowner in Reunion, I am writing today to request that the housing development proposed for Reunion Filing No. 38 Final Plat to create 153 residential lots and 11 tracts at the southeast corner of Chambers Rd and 112th St (abutting Buffalo Run Golf Course), not be approved. This area has grown faster than the infrastructure around it can keep up. Schools are overcrowded, roads are difficult to navigate due to traffic, and the lack of grocery stores in the area is only becoming harder and harder to bear. If you go to King Soopers afternoon, you are lucky to find the fresh items you need and the poor staff are trying to restock as fast as possible.

Residents have been burdened with very high taxes from the metro districts and it's time the developers shoulder the expense of the much-needed infrastructure to make Commerce City the thriving community it has the potential to be.

Thank you for your consideration when making your decision.

-Aly Ulibarri

From: [Vickie Van Eman](#)
To: [Jones, Jennifer - CD](#)
Subject: 112th/Chambers Development
Date: Monday, December 13, 2021 5:34:52 AM

The high density residential 12th/Chambers Development is a REALLY bad idea. We already have too much traffic for the 2 lane Chambers road, the grocery store (King Soopers) is always overcrowded and short on parking, the high density homes look like prisons (ugly), and crime in the reunion area has increased significantly since these high density/lower cost developments have been built. The police are understaffed and can't handle the crime we have now (auto thefts, porch pirates, vandalism, etc.). MUST STOP this rampant over-development.

Victoria Van Eman
10890 Unity Pkwy
Commerce City, CO 80022

From: [Andrea Vondracek](#)
To: [Jones, Jennifer - CD](#)
Subject: Opposition to Oakwood Development at 112th and Chambers
Date: Monday, December 13, 2021 11:14:19 AM

This email is to voice my opposition to the proposed development at 112th and Chambers. We have FAR too many homes being built in the northern part of Commerce City and not enough infrastructure in place (schools, roads, grocery stores, etc...). There needs to be a moratorium on all proposed development to allow this area for the needed infrastructure to catch up. PLEASE do not approve this development!

Thank you,

--

Dr. Andrea Vondracek
Concurrent Enrollment Biology and Biotechnology
DCTA Building Representative
Dr. Martin Luther King Early College
(720) 424-0423

From: [Dave Westdal](#)
To: [Jones, Jennifer - CD](#)
Subject: New build on chambers & 112
Date: Sunday, December 12, 2021 10:44:41 PM

Please make the developers build the school needed for the new community since the rest of the area won't pass the needed mills. 27j is maxed out and adding this kind of housing numbers just screws over the current students and future students.

Would also be great if you forced them to build the community fields and other stuff they promised before being allowed to go to there next steps. They just rape the area and take what they want and give nothing back.

Please hold them accountable before giving more!

From: [Wendell White](#)
To: [Jones, Jennifer - CD](#)
Subject: No High Density Community Developments
Date: Monday, December 13, 2021 2:38:46 PM

Attn: Jennifer Jones

This email is in regards to the planned high density community planned for the southeast corner of 112th and Chambers in Commerce City.

I would first like to know why several of the council members voted against holding a public hearing. Many of the residents of this area have lived here for several years and deserve to be included in any plans that will affect this neighborhood. It seems like there was an attempt to be "sneaky" and bypass any public comment or discussion, which is contrary to the duties and responsibilities of any council member. I would be interested in knowing what incentives or inducements were provided to get some of the council members to act in this manner.

Furthermore, there is precious little open land remaining in this area. Every spec of open land seems to be targeted for coverage by concrete and pavement. This area had to suffer for many years before the King Soopers and satellite business came to this area. Any influx of additional people will surely break an already fragile infrastructure (schools, food supply, services, etc.). The high density residential project is in addition to the new condo development on the NE section of 112th and Chambers, the new housing development along the Golf Course, and the planned Senior Community on the SW corner of 112th and Chambers. There definitely needs to be more community input about this infrastructure issue and I would like to know how these issues will be addressed before new construction starts.

I am absolutely against allowing any High Density communities being built until there is more community input and the process is open and transparent. Limiting time to comment and denying public hearings seem unethical and underhanded. This is outrageous!

Regards
Wendell White
720-253-3513

From: [Suzy Wick](#)
To: [Jones, Jennifer - CD](#)
Subject: Residential growth 112th n chambers
Date: Monday, December 13, 2021 9:50:48 AM

Please stop building more residential buildings. We have been here for 4 years now and we've heard promises of commercial buildings to support our area. We need schools, libraries, grocery stores, not residential. Our store aka King Soopers is the closest and only place for us to shop. We have to drive to Thornton or Brighton for everything. If you want the community to grow start with helping support those who currently live here.

Suzy Wick and Robert Wick

From: [Glenton Wolf](#)
To: [Jones, Jennifer - CD](#)
Subject: High density housing
Date: Monday, December 13, 2021 8:11:50 AM

No, No and No. I don't see any advantage to the home owners that have built this arena up to what it now is...a good place to live. Save the high density for the urban areas, let's NOT turn CC into a urban area

Music & Mayhem
Glen Wolf

From: [Susan Zavala](#)
To: [Jones, Jennifer - CD](#)
Subject: Stop Building Homes
Date: Monday, December 13, 2021 2:06:20 PM

Hello, I live in the Reunion area. Please stop building home in this area!!!! We don't have enough grocery stores, restaurants, and other necessities to continue. Our King Soopers is over run with too many people not enough stock or people to work the store.

Our roads are not ready for this many people. 96th is dangerous with all the trash trucks flying by there and 104 is crowded. I had to wait 45 minutes for a train the other morning during the morning rush along with about 100 cars. That was a lot of lost wages for that many people. If there was a bridge over the tracks this issue wouldn't have happened.

We have the highest taxes, sales and property, and NOTHING to show for it.

PLEASE reconsider a half on building more homes until all this is fixed.

Susan Zavala

From: [Carol Boyd](#)
To: [Gibson, Dylan - CM](#)
Subject: I Have A Comment Opposing The Development For Final Plat 38 Case #S-776-20-21
Date: Thursday, March 03, 2022 12:17:13 PM

Good morning,

My name is Caro Taylor Boyd, my husband and I live at The Greens At Buffalo Run. I would like to make a public statement regarding my opposition to the development of Final Plat 38, Case #S-776-20-21.

We have owned and lived at the Greens At Buffalo Run since June of 2005. The development of Plat 38 would have a direct and a negative impact on us as residents of our development and the entire subdivision The Villages At Buffalo Run.

The current infrastructure does not support adding additional homes. 112th turns into a narrow dirt road beginning at the west side of the intersection of 112th Avenue and Chambers Road. Access to the Bison Ridge Recreation Center, Potomac St. and Highway 2 from the dirt road is severely limited. The road crosses a wetlands. The dirt road is frequently closed due to flooding, mud or snow.

Traffic is already very, heavy going from the north or south on Chambers Road during the early morning, midafternoon and evening. An increase in the number of vehicles, that would come with a new housing development, would further increase the traffic making it much more difficult for all of us to gain access onto Chambers or into our residential areas.

Chambers Road narrows to two lanes from 112th Avenue to 96th Avenue.

The lack of adequate infrastructure is annoying and has a negative effect on our quality of life and could possibly lower our property values in the future. The Marshall Fire in Boulder County earlier this year, where over a thousand residences burned, due to a combination of strong winds and dry plant materials, has increased my awareness of our personal and public safety. We live in an area where there is still significant openspace. We also experienced the same drought conditions that enabled the devastation from the Marshall Fire. But I do not believe that we have the roads that would facilitate an orderly and efficient evacuation if such a wildfire or other disaster were to start in this area.

As a resident of Commerce City, with the slogan, A Quality Community For Life, I would also like to point out, there is already a shortage of grocery stores, pharmacies, restaurants, variety of shops and services that makes a community convenient, interesting and inviting. The overall quality of life in Commerce City is declining. Because we have to leave our community and pay for goods and services elsewhere. This is an inconvenience for residents of the city. But it impacts the financial well-being of the city too. When we passed the sales increase to pay for The Five For Five Projects, several years ago, the residents of Commerce City expected that the increase in our sales tax revenue would be enough to fund and maintain the recreation centers and parks built during that first phase. New businesses are slow to start in the north area of Commerce City. The revenue to maintain the growing needs of this out of control increase in houses and population has to come from somewhere. Increasing property taxes is unfair and will lead to people losing their homes.

It is time that the City Council and City Government take control of the growth in Commerce City, instead of letting the developers do as they please. The developers will leave once they have completed their projects. Whatever money they might have contributed to our city will go too. Commerce City will have to figure out a way of providing services for the residents they leave behind.

Sincerely,

Carol Taylor Boyd
Ph 303-929-5398

15501 East 112th Avenue #29C
Commerce City, CO 80022

From: [Justin Schulwitz](#)
To: [Gibson, Dylan - CM](#)
Subject: S-776-20-21 Reunion Filing No. 38 Comments
Date: Thursday, March 03, 2022 11:56:35 PM

March 3, 2022 Comments submitted by Justin Schulwitz (16070 Fairway Drive, Commerce City, CO 80022; located in the Gallery at Reunion HOA area)

Re: City of Commerce City Council Meeting March 7, 2022 –
S-776-20-22 Reunion Filing No. 38 Final Plat Request

INCLUDE IN RECORD AND PACKET FOR PUBLIC HEARING

City Council Members:

COMMENTS ON PROPOSED HD CLUSTER PROJECT. In the event that City Council does not postpone and defer indefinitely the Filing 38 Application and wishes to continue on a 'bit by bit piecemeal" basis, the following constitutes my written comments on the Proposed HD Cluster Project. The DENSITY of the Proposed HD Cluster Project has an adverse effect on the existing and future (from PUDs already approved and under construction currently) transportation/traffic/safety/public improvements conditions in the Reunion area generally and has an adverse impact on the City-owned Buffalo Run Golf Course, and particularly, does not meet Criteria (d), (f), (g) and (i) of the current LDC:

(1) EXISTING TRAFFIC PROBLEMS. Having lived in the Reunion area since 2016, I've witnessed the traffic issues compound at an alarming rate. I used to be able to commute to work near Buckley AFB in Aurora in about 25 minutes and now it takes about 35-50 minutes depending on the day. The vast majority of the added time is simply getting out of the neighborhood and getting down Tower Rd. Sometimes it takes an additional 5-10 minutes during busy times of the day to just make the left hand turn from Heartland onto Chambers. When driving to the Prairie Center shopping center, during busy times of the day, it takes several stop light cycles to get down Chambers onto 120th Ave which is then backed up all the way to the Buckley Rd light.

(2) TRAFFIC STUDY TOO NARROWLY FOCUSED, INADEQUATE AND SIGNIFICANTLY OUT-OF-DATE; NEW INDEPENDENT TRAFFIC STUDY SHOULD BE DONE BY CITY. To avoid repeating concerns voiced by others, I'll focus on the fact I believe the traffic study needs to be updated, needs to include other concurrent developments happening right now, and have a much wider focus. As I mentioned already, Tower Rd. is bumper to bumper at certain points of the day. The city council needs to understand regional impacts and not impacts at just the immediate intersection of the development. At an absolute minimum, the study needs to understand the impacts to Chambers Rd from 104th to 120th, and 120th to Buckley Rd., which seems to be bursting at the seams..

(3) FOOD DESERT. When it was brought up to land development, they stated that the capacity of the existing grocery stores was not something examined when determining whether or not to approve a filing. I contest that it absolutely needs to be considered. Whenever I shop at the local King Soopers the shelves are utterly barren and don't have basic items to meet my family's needs. I'm instead forced to drive 20 minutes away to Brighton, CO to go to the King Soopers there. Fortunately, I have the means to drive to another city to go grocery shopping every week, but there are plenty of people who don't. The city council shouldn't just keep approving new filings until this issue is addressed, as the problem will continue to get worse. Although, I realize the city council can't force a new grocery store to open, they can slow new development until one does (as well as further incentivize new businesses).

(4) DEVELOPER ACCOUNTABILITY. When I purchased my most recent home in Reunion, I was promised, in writing, by Oakwood Homes (Clayton Properties) that Oakwood Homes (Clayton Properties) would be building the proposed Reunion Center and that it would be well underway by now, as one of the contingencies for me purchasing my home. I was given a date, in writing, of the end of 2021 as to when the bowling alley, grange, and ice house would be "well under construction". Based upon other filings, this appears to have been eliminated entirely or at a minimum delayed. I believe Oakwood needs to be held accountable for their promises to the community prior to being allowed to build any more homes. They

are profiting immensely while not delivering what they told the community they would do.

(5) PARKS AND RECREATION. The city's published Land Development Code states that it is the city council's authority for planning to preserve or conserve the scenes, open space, and vistas of public interest. This filing containing the HD Cluster Project (being 3 stories tall) is going to all but block the mountain view from the Buffalo Run Golf Course, one of the city's treasures. My family often goes to the Bison Grill and we like to sit out on the patio looking at the picturesque view of the mountains. With the view completely obstructed, we would have little incentive to go there and I have to believe I wouldn't be the only one.

Reference: Chapter XVI. - Parks and Recreation, Sec. 16.1. - Provisions for facilities

(6) SCHOOL FUNDING. The schools in the area are already underfunded and are having difficulty adding new capacity. The school is already on a 4 day per week school week and is having teacher shortages. As of 3/3/2022 they have job openings for 9 elementary school teachers, 11 middle school teachers, and 9 high school teachers. With teacher shortages and growing class room sizes, the schools need to catch up before adding 150 new starter homes which have a greater than average number of kids per household.

I ask - does the city council represent the interests of the residents or of the developer? I encourage you to oppose this filing based upon the above reasons.

Thank you,

Justin Schulwitz

From: [Taylor Clark](#)
To: [Gibson, Dylan - CM](#)
Subject: FINAL PLAT 38, CASE # S-776-20-21
Date: Friday, March 04, 2022 2:00:21 PM

INCLUDE IN RECORD AND PACKET FOR PUBLIC HEARING

Hi Dylan,

My name is Taylor Clark and my family and I are moving into Reunion soon. I was told I could voice my comments with you regarding Reunion Filing 38. I'll try to keep it short as I'm sure you're hearing from a lot of folks.

The group organizing this [has some excellent concerns here](#), but I also feel some NIMBYism going on. We need more houses in Denver, that's without question. The problem with this filing is explicitly with Oakwood. They're steamrolling over Commerce City's needs simply to plop down as many houses as possible. They have no concerns with roads, schooling, etc.

I'm for apartments and more housing in our area, but not yet and not so fast. In my opinion, we need to slow down building [to be more organic](#) and let infrastructure catch up. Have you seen Reunion Elementary's class size growth? It's not bad, it's embarrassing.

2018 505

2019 640

2020 724

2021 755

50% growth in 4 years?

Let's not let Oakwood put their own private profit over letting Commerce City be a healthy community. I know it's unrelated, but also note how Oakwood sold folks on a big shopping/entertainment area, and are now trying to switch that out for more houses. Again, let there be more houses, but let's hold Oakwood accountable to their word and not let them build so fast we have a house wasteland with too many houses to support as a city.

Thank you for your time and consideration!

- Taylor

From: [Laura Hellewell](#)
To: [Gibson, Dylan - CM](#)
Subject: No to oakwood homes proposal
Date: Friday, March 04, 2022 4:46:09 PM

To Commerce City City Council:

I'm writing today to urge city council to vote no on the oakwood homes proposal. It feels as though there is very little protection given to families as developers lie and make empty promises. We have a lot more homes coming in, and while we recognize the need for more housing during a housing crisis, we also need a Rec area for all the children living here.

What is the city going to do moving forward to prevent developers from lying to their residents? Why would people want to move here if they hear that the city is allowing developers to come in and basically swindle them out of resources they were promised? Obviously this is not the first time there's been an issue with developers making promises with no accountability after they fall through (Buffalo Highlands Park).

I urge city council to hold a town hall before this vote. They work for this community and we deserve to be heard and educated on this proposal in greater detail before this vote.

Thank you,
Laura Hellewell

From: [Rodney Marquez](#)
To: [Gibson, Dylan - CM](#)
Subject: Case - s-776-20-21 112th and Chambers Development
Date: Saturday, March 05, 2022 12:34:48 PM

Good afternoon,

Please include in record and the public hearing packet. As an established resident in northern Commerce City, we already have problems with inadequate school capacity, along with the absence of many other services, and most concerning - insufficient infrastructure to support even higher volumes of traffic. It is time to reassess our overall development, including the development process, before adding in more residential at such an alarmingly fast pace. I am writing to tell the city to please listen to your constituents and do the right thing for them and not Oakwood homes. It is extremely disappointing to also learn about how many of the city council members align themselves with Oakwood and their monetary donations. I would ask that those city council members recuse themselves from this vote because it is a conflict of interest. The residents of northern commerce city are demanding accountability and transparency into what is happening in this area. If we cannot trust the city Council to represent us the people, we will be forced to look into options for recall of the city Council members. This area is already overgrown and the infrastructure is now a decade behind. There needs to be accountability with city staff, city council, and the economic development team. **THE PROPOSED DEVELOPMENT NEEDS TO BE STOPPED.**

Thank you,
Rodney Marquez

From: [Brenda Berggren](#)
To: [Gibson, Dylan - CM](#)
Subject: Concerns about Final Plat 38 Case # S-776-20-21
Date: Saturday, March 05, 2022 12:48:30 PM
Importance: High

It is about time Commerce City stood strong against the blight that Oakwood has quickly become. They have one interest....MONEY.....and that means building more and more homes on every inch of land they can get.

They have no interest in the impact on traffic, safety, schools and services AND as they have no plans to continue with the planned Reunion Center, absolutely no interest in welcoming business and services to the area.

After attending the sham of a Planning Committee meeting on 2/10, and listening to the condescending attitude of Oakwood and seeing how the Committee voted to approve the plan for 112th Ave and Chambers, it was obvious Oakwood has Commerce City in its back pocket. The attorney for Oakwood stated that a concern from anyone outside of 300' from the planned construction was invalid and they chose to ignore them. What a condescending and short sighted attitude as EVERYONE in this area and especially along Chambers will be negatively impacted. There were valid concerns voiced about the safety of the project as we know that adding a minimum of 153 more vehicles spilling onto Chambers every day will be a disaster. The Engineer even admitted that a traffic study did not look at the impact of the additional traffic on Chambers as the light at 112th Ave was there.....

There are multi family homes as well as additional SF homes going up along 104th.....WITH NO ADDITIONAL SERVICES OR SCHOOLS PLANNED. Instead the builder can give a paltry sum 'in lieu' of land for a school.....this does not prevent overcrowding.

A request to build the Avila rental homes on Tower was quickly denied by the Planning Committee even though the exact same safety and service/schools issues were raised for the Plat 38 request (Oakwood) and that was approved 3 – 2. The Planning Committee stated that it 'wouldn't be fair to Oakwood to deny approval' – who do the Planning Committee and City Council represent – the people or Oakwood????????? There comes into play a question of influence.....

Oakwood claims to want to have Chambers widened.....why is this and additional infrastructure like schools, grocery stores and services going in before you approve out of control building that impacts the safety of so many. Anything Oakwood states they have done for Reunion is eyewash – the Southlawn pool was in the plan long before Oakwood came along.....

The Marshall Fire showed that continued construction of homes so close together is a recipe for disaster..... yet the Planning Committee gave this no thought and the 3 members who toadied to Oakwood immediately approved everything.....153 ugly cluster homes on 21 acres, in spite of almost 200 written and voiced concerns and 2 Planning Committee members who questioned whether Oakwood had actually met the criteria affecting safety.

Oakwood has acquired incentives that have not been made very public and those incentives include tax breaks for Oakwood.....FOR WHAT?????? They charge outrageous prices for their mediocre homes. They have a history of swooping in and causing havoc in planned communities – ask Green Valley Ranch residents who left because of them..... This will not go down without a fight – the residents of Reunion and surrounding neighborhoods have banded together to see who you represent – the residents and future of Commerce City or the likes of Oakwood – a greedy developer who will create a disaster of too many homes, too much traffic, over burdened schools and services.

STAND UP AND TAKE NOTICE BEFORE OAKWOOD RUINS THIS AREA.

Brenda Berggren

15501 E 112th Ave, Unit 23F

Greens at Buffalo Run

Commerce City, CO 80022

Sent from [Mail](#) for Windows

From: [Laura Hellewell](#)
To: [Gibson, Dylan - CM](#)
Subject: Final Plat 38, Case # S-776-20-21
Date: Saturday, March 05, 2022 11:25:53 PM

Include in record and packet for public hearing

Vote no on the Oakwood homes proposal. Home developers need to be held accountable for lying to and intentionally deceiving home buyers. What is Commerce City going to do moving forward to protect new residents? While we understand the need for more homes in this housing crises, we also need to adhere to the city's goals of creating a "quality community for a lifetime". Having a community area (such as the rec area promised) for residents to enjoy and gather together in is essential to meeting this goal. Help Commerce City continue to build a strong community.

Vote no to this Proposal.

Thank you.

From: [Jones, Jennifer - CD](#)
To: [Gibson, Dylan - CM](#); [Roberts, Jordan - CM](#)
Subject: FW: Grocery stores
Date: Sunday, March 06, 2022 10:44:41 AM

From: Tina Thatcher <sbjfund@gmail.com>
Sent: Sunday, March 6, 2022 2:05 AM
To: Jones, Jennifer - CD <jjones@c3gov.com>
Subject: Grocery stores

What about Grocery stores?. Like a whole foods as much as we pay in taxes over 6000 a year we should have more. And the chambers road is not wide enough. Something that is a real pain is the church Lad vegas flashing light shinny in my back yard and window all night. Please help with this. One more thing that would be great with our tax money is a brick wall for all the traffic noise along Chambers. All the house that pay so much in taxes should at least now there's more traffic get a sound wall and a lot protection from some one crashing though the cheep wood fence. The noise is so bad can't even in joy sitting out side anymore on the porch. This is number 1 on my priority for the need of the Buffalo reserve between really 112 th to 119 th. At night you can hear all the trucks up down the road as well. You have to many careless drivers around hear. I know for sure I had my Lexus rolled 1& 1/2 times up against the light poll at 112th and Chambers due to some young man trying to beat a light to make a turn onto 112th. Please email me separately. At Sbjfund@gmail.com
Thank you
So much for hearing my concerns.

From: [Jones, Jennifer - CD](#)
To: [Gibson, Dylan - CM](#); [Roberts, Jordan - CM](#)
Subject: FW: NOOOO
Date: Sunday, March 06, 2022 10:44:53 AM

From: Lisa Mansfield <reunionparadise@gmail.com>
Sent: Sunday, March 6, 2022 8:33 AM
To: Jones, Jennifer - CD <jjones@c3gov.com>
Subject: NOOOO

Please, no more houses/apartments packed into this area! This over development of the area must stop. At what point will these greedy developers recognize the Reunion area is beyond saturated with housing? This is too much. It's time for the developers to move on to wreck another area. We are tapped out here. Please.

From: [Kelly Ramos](#)
To: [Gibson, Dylan - CM](#)
Subject: Final plot 38 Case #S 776-20-21
Date: Sunday, March 06, 2022 2:18:00 PM

Please Include in record and packet for Public Hearing

City Council

My apologies for not being able to come to the meeting in person. I have a parent meeting for one of my high school students but I am happy to be able to attend virtually. I appreciate that City Council is continuing to use Zoom for citizens to be able to participate.

I have reviewed the video and the information from the Planning Commission. In part of their criteria they have listed that access to public transportation will be available to those living in this particular community.

"Walking distance" as defined by the US Department of Transportation is approximately a 1/4 to 1/2 mile distance to Public Transportation. Noting that estimated mileage to catch the RTD 104L is estimated to be a mile away from this newly built neighborhood. This bus also runs every hour.

If an individual worked downtown their total travel time would be: with walking, bus and , light rail to Union Station for an estimated total of 4 hours. Literally half of a usual workday spent on Public Transportation.

Access to the Reunion Recreation Centers is an estimated walk of 39 minutes with no public transportation option with Bison Ridge as a 21 minute mile walk with extra cost to resident and has no Public Transportation option.

Also if a Resident was in a wheelchair there is no paved access to 104th. Likely Chambers would need to be widened which during construction the paved option would be non-existent

Also of note that the majority of Residents in Reunion had no access to the pool last Summer due to Lifeguard staff shortages. The Reunion Rec Center has done nothing to ensure equal and accessible opportunity for ALL Residents.

I say this you because I am a physically disabled Resident that uses Public Transport. Fortunately due to proximity of 104th with paved walkways I am able to access transportation with ease- noting that I have to travel to DIA to get downtown since the 104 and N line have a one minute transfer window from bus to train at both Commerce City stops. This forces residents to get to a train that will pull away leaving you in the elements for 30 minutes if you don't race to the platform in 30 seconds

With no bus option on Tower and Chambers you literally cut people like me off from public transport. By creating homes in this area you force residents to rely on owning a vehicle or another person to take them.

These infrastructures should be in place prior to more homes going in. If you are privileged enough to not need public transport or consistent transportation- you now choose whether or not you are equitably seeking health and well being of all your Residents of Reunion.

Sincerely,
Kelly Wilson Ramos
Oakwood Homeowner
Commerce City CO 80022

From: [Shari Graham](#)
To: [Gibson, Dylan - CM](#)
Subject: Important: Opposition to Approval of Plat Filing 38
Date: Sunday, March 06, 2022 6:57:44 PM

Please be advised that I am resending our opposition to the Reunion Filing 38 subdivision (SE corner of Chambers Road and E. 112th Avenue) that is up for approval at the March 7th council meeting! Please listen to the homeowners that live in this area, and DO NOT approve this!!!

A RESOUNDING NO ON THIS!!

This is to express our deepest concerns on the proposed development at the southeast corner of 112th Avenue & Chambers Rd. This is totally unacceptable that the city council of Commerce City would move forward with another development like this with the developments that are already going on, and that have been completed.

The city is putting our existing neighborhoods in this area at risk. Our infrastructure and schools CANNOT handle the continued residential growth you are allowing in this one area of Commerce City!!

The decision to rescind the earlier vote of public hearings on these types of developments seems to convey that you do not care about the current residents. And the short notice, or lack of, publicly notification to voice concerns is another example of that.

Please DO NOT approve this proposal!!

Thank you for your time.

Curt & Shari Graham
Resident of Buckley Ranch East

Sent from my iPhone

From: [Mary Jane Scherdin](#)
To: [Gibson, Dylan - CM](#)
Subject: 112th and Chambers Road
Date: Sunday, March 06, 2022 8:04:45 PM

To Dylan Gibson and City Council,

I am writing to express my great concern about the proposed high density housing at 112th and Chambers Rd.

I live in Reunion, and I already am having a problem using Chambers St. because of the amount of traffic. That is just one of my concerns. Since I moved here in 2014, the population has grown by leaps and bounds. However, the infrastructure has not been increased to accommodate all of these new people. Schools, roads, grocery stores, and more basic needs are lacking. I end up shopping in other communities.

I also am concerned about how we will continue to provide water for all of the new people. As it is, we have very poor water quality, even after the Ennis Water Softening Facility was built.

Commerce City also has air pollution problems. As we add more homes and automobiles, there will be more pollution.

Let's not make things any worse than they are!

Yours truly,
Mary Jane Scherdin
16752 Parkside Dr. S.

From: [Paula Scott](#)
To: [Gibson, Dylan - CM](#)
Subject: Final Plat 38, Case # S-776-20-21
Date: Sunday, March 06, 2022 9:41:53 PM

Include in record and packet for public hearing

I am a Reunion resident who want the community prioritized over Oakwood's profits!

The city should require Oakwood Homes to provide a Town Hall prior to the City Council Vote.

PLEASE -

City Council should consider their constituents and their community over Oakwood Homes' profit. I am asking that they do **NOT** approve this proposal.

I live right by 112th and Chambers. Where are all the families going to send their kids to school? All the schools are already over populated! Oakwood does not contribute to public schools. This will make the problem even worse. Not too mention the traffic! The light at Chambers and 120th to turn left is already crazy busy.

Thank you, Paula Scott

From: [Jenn Rothstein](#)
To: [Gibson, Dylan - CM](#)
Subject: Case S – 776–2 0–21
Date: Monday, March 07, 2022 7:50:26 AM

Hi I'm emailing in regards to case #
S -776–2 0–21 Reunion filing 38

Our community is pleading with you to not approve the three-story houses by Oakwood homes on the corner of Chambers and 112

So many houses & apartment complexes have been and are still being built in reunion and we are TERRIBLY lacking schools, teachers & grocery stores !

I am a substitute teacher at 27J , which I do because teachers are so desperately needed the classes are overcrowded we are terribly understaffed & we are underpaid & overworked For example as a substitute teachers through the 27J I make 13.57-15\$ an hour and usually only get a 20 minute lunch break because they're doubling recess duty lunch duty shoveling snow crosswalk duty etc.

Meanwhile homes & apartments continue to be built without budgeting for schools , teachers and even a second grocery store!

Oakwood Homes has made many promises & has not been coming through with them as they don't care about the community they just care about making money

These three story homes on the corner of Chambers and 112 would ruin the View from the beautiful golf course/ bison grill restaurant and be a complete eyesore driving down chambers

There is plenty of other space for houses oak wood could utilize but please not on this corner !

Some one story shops would be great on that corner (like frozen yogurt convenience store ect) so families can walk or bike there without ruining the view from the golf course , a nice green area with benches a playground tennis court just not three story houses!

Please please please do not approve this!

Thank you for your time

Jennifer Rothstein

Reunion home owner and 27 J teacher

From: [Jones, Jennifer - CD](#)
To: [Gibson, Dylan - CM](#); [Roberts, Jordan - CM](#)
Cc: [Tolbert, James - CD](#)
Subject: FW: No on Oakwood homes
Date: Monday, March 07, 2022 8:07:07 AM

From: Tina Thatcher <sbjfund@gmail.com>
Sent: Monday, March 7, 2022 4:03 AM
To: Jones, Jennifer - CD <jjones@c3gov.com>
Subject: No on Oakwood homes

We need a traders Joe's there not a housing community. Restaurants . Chambers can not handle over load traffic now. The noise and exhaust is horrific all night long and day. We need to build a brick sound w

All for the homes along chambers. Not only for protection from car accident plowing thur fences in to our 600,365 plus homes. We pay so much in taxes highest in the state. And we can't get our elected council to protect and think of our needs first. Please do your job and don't back Oakland home development just because they put money in your campaign. Be better than Washington as you promised.

From: [Toni Iacovetta](#)
To: [Gibson, Dylan - CM](#)
Subject: Argument against final Plat 38, Case #S-776-20-21 to be included in record and packet for public hearing.
Date: Monday, March 07, 2022 9:10:20 AM

Argument against final Plat 38, Case #S-776-20-21 to be included in record and packet for public hearing.

As residents of the Buffalo Mesa neighborhood directly southeast of this new development and who rely on Chambers Road and Heartland Drive as our main routes to and from our home, these new homes will increase the already congested traffic situation placed on our neighborhood. This will increase the amount of accidents in this area, decrease the safety and require more first responder response. Additionally, we are totally against the use of this land for cluster homes which will result in lower property values for the single family residences near by; put more stress on the already strained infrastructure, public safety and school systems; cost the city budget more than it collects in taxes just to pay for the trash services, and generally decrease the quality of life in the already established neighborhoods nearby. This development is poorly placed and designed based on the lack of alternative routes to homes due to 112th ave. east of Chambers Road not able to be utilized as it crosses the flood plain adjacent to this plot of land; the development also displaces the natural wildlife ecosystem of that area, not to mention the decrease in aesthetics of the upper-end of the north portion of Commerce City to include the Gallery and the Back Nine. We were told that the plot in question was protected land for wildlife preserve or that it may be used for an addition to the golf course in coming years. If either of those were true, it would be exponentially better for this community's quality of life and property values.

Please STOP the building!!! It is ruining our neighborhoods.

Include in record and packet for public hearing Final Plat 38, Case #S-776-20-21.

Regards,

Toni Iacovetta & Jesse Rembert

10767 Kittredge St.

Commerce City, CO 80022

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: [Jennifer Reffner](#)
To: [Gibson, Dylan - CM](#)
Subject: Final Plat 38, Case # S-776-20-21
Date: Monday, March 07, 2022 9:37:55 AM

Include in record and packet for public hearing.

My name is Jennifer Reffner and I live at 10240 Truckee Way, Commerce City, 80022. I'm writing to voice my concern about Oakwood Homes push to build high density housing at 112th and Chambers.

Our roads are strained already. We need more expansion on Chambers at a minimal before we allow these homes. We will continue to see accidents in the area and hurt our young drivers.

Speaking of our children, this projection has us running out of seats in our schools in 3-4 years. If we don't push back now the building will go beyond this and seats will be gone faster.

Years ago when the city was so proud to have homes being showcased in the Parade of Homes, did they envision high density homes being built in close proximity? How about the proximity these homes will be to our highly promoted golf course? Why is this not a concern to our city council? We need to slow down and take a pause to really consider what is best for our residents.

Thank you,
Jennifer Reffner

Get [Outlook for iOS](#)

From: [Ronna Sanchez](#)
To: [Gibson, Dylan - CM](#)
Subject: Final Plat 38, Case #S-776-20-21
Date: Monday, March 07, 2022 9:53:46 AM

Mr. Gibson,

Please include this in record and packet for public hearing.

I am writing this email to urge City Council members to vote no on permitting Oakwood homes to squish 153 tenement buildings into Final Plat 38. The addition of these structures will put undue pressure on Chambers Road, which is already becoming an overcrowded hazard to those in the area. I am very concerned about all the parking that will occur on the street, as well, blocking sightlines for those entering and exiting. This will absolutely happen because if you look at the same type of homes they have already built in Reunion, all the people in those places park on the street.

I am also very concerned about the lack of amenities for residents of Reunion and how this dense population will just add to the problem. As it is, it is nearly impossible to go to the pool, which is a major selling point all the developers in the area use to entice buyers. There clearly aren't enough schools here as well.

I urge you, the city council, to not permit this dense building to occur. Reunion is always marketed as a "hometown community". It is not. It is becoming an overcrowded under serviced nightmare.

Respectfully,
Ronna Sanchez

From: [Carol Ramsey](#)
To: [Gibson, Dylan - CM](#)
Cc: [Carol Ramsey](#)
Subject: Not enough swimming pools or amenities with the proposed cancelation for the Town Center Sports Complex-- Questions and Comments
Date: Monday, March 07, 2022 10:05:02 AM
Attachments: [Welcome.docx](#)
[Town Center, Sports Complex Planned For Reunion Community.pdf](#)

Actually, I have several questions/comments:

1. Will canceling the plans for the Town Center where it was planned that was supposed to give Reunion residents "access to amenities like restaurants and shops that up until now they haven't had" result in a negative impact on taxes collected needed to support important Commerce City services, like trash collection, police and snow removal services, and street repair?
2. What is the plan for providing Reunion residents with "access to amenities like restaurants and shops that up until now they haven't had"?
3. If Reunion is a "Real Hometown", why does it not have any better amenities? What makes Reunion a "hometown", unique and not just another sprawling suburban neighborhood? (There will be no way we can compare to Lowry, Anthem, Stapleton, to name just a few. Or even Green Valley Ranch).
4. There are not enough swimming pools for children or adults. Why does Reunion with its 2500 acres and large number of homes (saw somewhere there were 14,919 homes although this seems high and I couldn't corroborate it), and yet we have only 2 swimming pools? And you can only get access to limited swim times by lottery. By comparison, the planned community Woodland Springs where I lived for several years in Keller/North Fort Worth Texas has 811 acres and 4500 with 6 swimming pools spaced out throughout the neighborhood. How will our children learn to swim and have the opportunity to swim in the summer?
5. If the Town Center is not built, what is the provision for a public library? For bookstores or other centers of learning?
6. How can there still be a picture of the proposed Town Center/Sports Complex still be on the website: https://reunionco.com/about-reunion/?utm_source=MaxConnect&utm_medium=PaidSearch&utm_term=reunion%20homes&utm_campaign=MaxConnect_SelfBranded? Isn't this false advertising about Reunion's amenities and advantages?
7. What provision will there be for aging original owners such as myself to access amenities, such as restaurants, additional shopping etc. when they no longer drive?
8. The local King Soopers already cannot support the existing population in Reunion and surrounding neighborhoods. How are we going to get additional services for basic needs?
9. What is the plan to accommodate the inevitable increase in automobile traffic on Tower Road and 104th? And on other streets in Reunion?

Here are some references:

As a comparison neighborhood, Woodland Springs (Fort Worth/Keller Tx) amenities:
<https://www.neighborhoods.com/the-villages-of-woodland-springs-fort-worth-tx>, and see attached.

Very respectfully,

Carol S. Ramsey, Original Owner of 10868 Ouray Street, Commerce City CO 80022

Welcome!

master planned family community of approximately 4,500 homes, that has onsite amenities centers which include: walking trails, pools, ponds, basketball court, hockey rink, baseball field and walking trails.

The Dallas Business Journal named Villages of Woodland Springs development "The Most Successful Development In Dallas/Fort Worth". [MORE...](#)

<http://www.woodlandspringshoa.com/>

<https://www.neighborhoods.com/the-villages-of-woodland-springs-fort-worth-tx>

Woodland Springs boasts six amenity centers spread throughout the community, so residents always have one close by. Each has a swimming pool, and the main pool features a colorful water slide and a large splash pool. Playgrounds are at most centers, and there's also a rollerblade hockey rink, sand volleyball courts, tennis courts, and basketball courts. Walkers and joggers have several miles of paved trails to walk and run on. The community spans the Keller and Northwest Independent School Districts. Woodland Springs and Independence Elementary Schools are within its boundaries. Caprock Elementary School, Trinity Meadows Intermediate School, Trinity Springs Middle School, and Timber Creek High School are either just outside the boundaries or very close by.

Town Center, Sports Complex Planned For Reunion Community

September 27, 2018 | Margaret Jackson, Bisnow (<https://www.bisnow.com/author/margaret-jackson-117457>) (<mailto:margaret.jackson@bisnow.com>)

Nearly 20 years after development of the Reunion master-planned community began, Oakwood Homes is starting to plan for the project's town center, which will give residents access to amenities like restaurants and shops that up until now they haven't had.



Oakwood, which took over as master developer of Reunion from Shea Homes just over a year ago, is assembling the public, private and nonprofit partnerships that will be necessary to build support for Reunion Center and move the concept from a vision to reality.

Reunion, started in 2001, is a 2,500-acre master-planned community in Commerce City. The property was part of L.C. Fulenwider Inc.'s 40,000-acre Box Elder Farms. There are currently about 2,000 homes in the

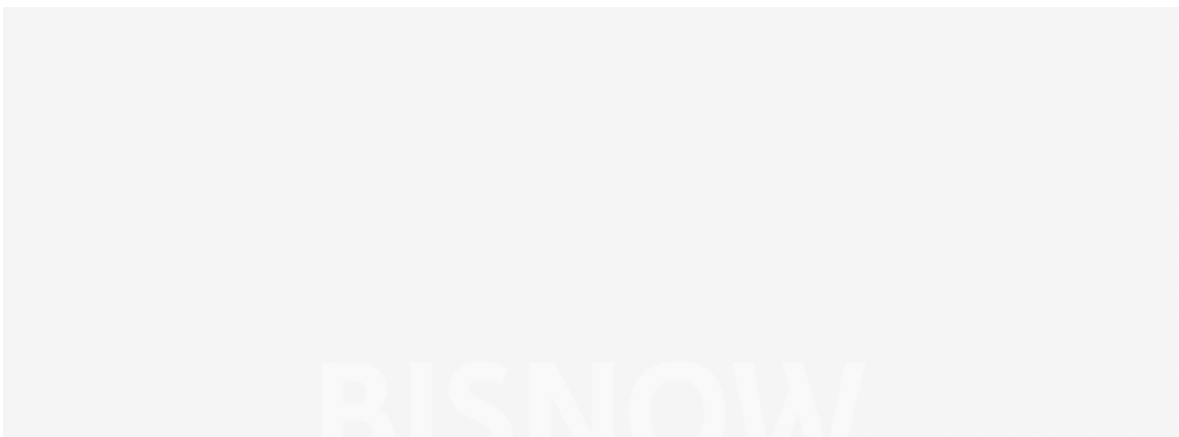
community, with a projected build-out of 10,000 homes.

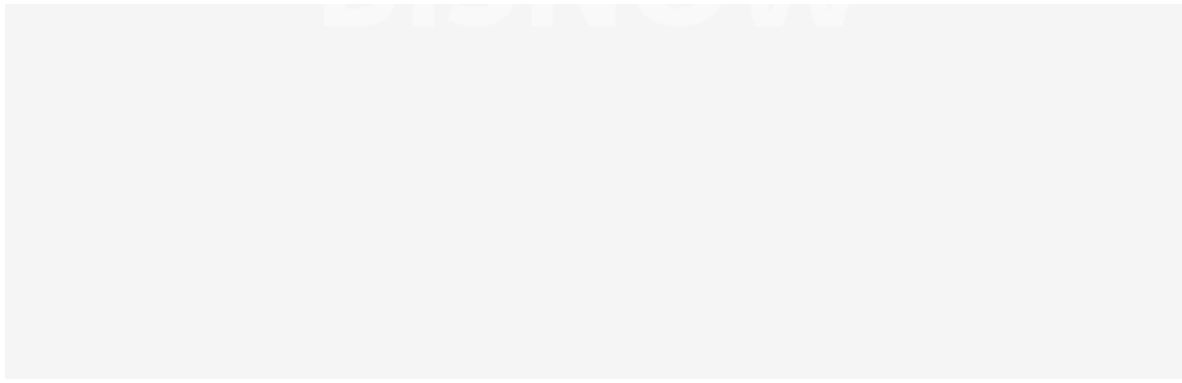


Reunion Center will be a 430-acre mixed-use development on the eastern edge of the master-planned community.

“We’re trying to bring the best of urban and suburban living to what was dry-land wheat farm 20 years ago,” Oakwood Executive Vice President of Operations for Reunion Kelly Leid said. “The intent is to implement the Reunion Center through a phased implementation strategy. Details of what aspects of the Reunion Center will be implemented are expected to emerge this fall as partnership discussions solidify.”

Plans for Reunion Center include building The Grange, an authentic market and food hall serving local and regional fare that will help expand the cottage food industry in Commerce City and Adams County, and local retail to meet the needs of the growing community.





Oakwood’s BuildStrong Foundation is leading the effort to develop a NextGEN Education Campus, a ninth- through 12th-grade charter school. There also is a regional sports tourism destination in the works, which will include five baseball fields, a multipurpose field and a field house with eight basketball courts and 12 volleyball courts. There will be a 50-meter competitive swimming pool and a 50K SF ice house — an indoor hockey ice rink.

Oakwood is working on a partnership with Anythink Libraries to develop a public library. The measure is subject to a vote in November. The company is considering developing a performing arts center at Reunion.

“The buildings will be designed with a nod to the land’s agricultural past,” Leid said. “We want to make the community a regional destination.”

*Contact Margaret Jackson at margaret.jackson@bisnow.com
(<mailto:margaret.jackson@bisnow.com>)*

See Also: You’ll Never Know If You Don’t Apply: The ‘Life-Changing’ Potential of SBA 504 Loans (</san-francisco/news/commercial-real-estate/sba504-loans-tmc-studiob112029-112029>)

Related Topics: L.C. Fulenwider Inc. (<https://www.bisnow.com/tags/l.c.-fulenwider-inc.>), Reunion (<https://www.bisnow.com/tags/reunion>), Kelly Leid (<https://www.bisnow.com/tags/kelly-leid>), Oakwood Homes (<https://www.bisnow.com/tags/oakwood-homes>)

From: [Dominique Carbajal](#)
To: [Gibson, Dylan - CM](#)
Cc: [Bonnie Carbajal](#)
Subject: Reunion Center Development
Date: Monday, March 07, 2022 10:49:42 AM
Attachments: [image001.png](#)

Hello City Council,

As a Commerce City long term resident of over 35 years I have witnessed the growth of this City. I run my business in the area and have come to know the Reunion area very well. There are a few items I am concerned with as I see the exceptional growth in the northern Commerce City area. I am noticing that as a resident I have to drive to Brighton, Thornton or Green Valley Ranch to reach different shopping, restaurants and entertainment opportunities every week and weekends. I am appreciative of the few restaurants and the King Soopers we have and I do support each and every one with my patronage, but I grow increasingly frustrated with having to travel 10 to 20 miles for anything different. With the exorbitant price of gas this has exacerbated my frustrations further.

I would like to see developers held true to the promises they made years ago so we can open more businesses for residents and invest into our own community. I for one have the means and ability to open multiple businesses here, but struggle to find commercial space to do so. I would like the opportunity to service the community with entertainment venues and/or a different restaurant or shop. Allowing them to change the details of development only strengthens long term community members ideas that we have to move elsewhere to find a place which offers everything we need. We are highly underserved with the way the community has been structured. I believe taking away new business opportunities will only hurt this community due to less sales taxes and revenue for the community.

I would hope that the Council would see the loss or reduction of the Reunion Center to be a death nell of the community. If I see that promises made are not kept I would have to consider moving my businesses and residence elsewhere and I know a lot of my neighbors are considering the same move or have already done so.

Thank you for your understanding.



Dom Carbajal

President

PeakMortgageConsultants.com

Office: 303-284-7829 Cell: 720-327-4254 Fax: 800-506-7750

NMLS: 806027

PMC NMLS: 1859742

FL: MBR4616

Oregon: 1859742

NC : B-203124

17282 East 98th Way,
Commerce City, CO 80022

3190 S Vaughn Way #539
Aurora, Colorado 80014

From: [CRISTINE ANTOLAK](#)
To: [Gibson, Dylan - CM](#)
Subject: Final Plat 38, Case # S-776-20-21
Date: Monday, March 07, 2022 11:15:11 AM

Include in record and packet for public hearing.

I want to express my disagreement to add tall, high density housing to the area along Chambers and 112. This is not a city that is home to people, this is a city where people sleep but live, work, and play outside of the city because there is nothing to do here. No family entertainment, no family restaurants, and no jobs above minimum wage to support a family on. There is no reason to actually stay in Commerce City during the day. No opportunities to build community.

The addition of more high density housing (which is unsightly and constantly mocked by anyone who drives past similar housing on Tower Road in GVR) does nothing to enhance the city. It instead adds an eye sore to the neighborhood right in the effective center of the North Commerce City, instead of adding infrastructure and services that would keep people actually in the area.

Cristine Antolak
9861 Chambers Dr CC CO 80022
(719) 237-0563

Monday, March 7, 2022

To Whom It May Concern:

I want to bring awareness to the constant accidents on the stretch of Highway 85 between 104th Avenue and c-470.

I've been a homeowner in the River Oaks neighborhood since 2014 and have witnessed numerous automotive accidents along this stretch of highway 85, more recently with the 4 young lives lost due to somebody running a red light at Highway 85 and 112th avenue. Not but a week later, another accident happened at that very intersection. Thankfully nobody was hurt. . . that time. I also personally know somebody that died at that intersection more than 10 years ago. I don't know what the solution is, but it's a serious issue and with all the new development and housing in the area and this stretch being one of the very few ways out of the city, it needs to be finally addressed.

Can we set up red light cameras? More policing? Lower the speed limit until you get out into Brighton? I'm not sure. Whose life needs to be taken too soon before somebody does something about it?

In conjunction with the above, I wanted to raise the issue of the trains blocking the intersections at 104th, 112th, and 120th. There was a train blocking the intersection the night that those 4 teenagers lost their lives at the intersection of Highway 85 and 112th Avenue. Could they have been saved if the fire fighters from the South Adams County Fire Station Number 7 were able to reach them sooner? According to *Google*, the fire house is a 1-minute drive (.7 miles away) or if the train is blocking the intersection 7 minutes (3.2 miles) if they have to turn north bound on Havana.

Source:

<https://www.google.com/maps/dir/East+112th+Avenue+%26+Lima+Street,+Commerce+City,+CO/39.8997476,-104.8683764/@39.9031976,-104.8758262,15z/data=!4m15!4m14!1m10!1m1!1s0x876c71e638f052b1:0x4bde8d7e2b6303f7!2m2!1d-104.8557546!2d39.8997032!3m4!1m2!1d-104.8573582!2d39.9138768!3s0x876c71f77073a989:0xd05715f3092cde77!1m0!3e0!4e1>

Thank you,



Stephanie Tafoya
Homeowner and residence in
Commerce City / Henderson in the
River Oaks Subdivision

comments) on the City's website. Take a golf cart drive around the golf course. In a small sedan, try to make a left-hand turn from Heartland onto Chambers at 7:30AM or 4PM. AND, then, take a deep breath and tell "entitled" developers that the City needs time to re-evaluate the "big picture" before continuing on a "bit by bit piecemeal" basis.

COMMENTS ON PROPOSED HD CLUSTER PROJECT. In the event that City Council does not postpone and defer indefinitely the Filing 38 Application and wishes to continue on a "bit by bit piecemeal" basis, the following constitutes our written comments on the Proposed HD Cluster Project. The DENSITY of the Proposed HD Cluster Project has an adverse effect on the existing and future (from PUDs already approved and under construction currently) transportation/traffic/safety/public improvements conditions in the Reunion area generally and has an adverse impact on the City-owned Buffalo Run Golf Course, and particularly, does not meet Criteria (d), (f), (g) and (i) of the current LDC.

(1) EXISTING TRAFFIC PROBLEMS. It is already very difficult to make a left turn from **Heartland** onto Chambers (sometimes right turns are a problem also since larger SUVs/trucks pull out to make a left turn onto Chambers and block the sight lines of those trying to make right turns). The Traffic Study submitted with the Filing 38 Application does not analyze anything but the existing intersection of 112th and Chambers. The traffic routinely speeds along both Heartland and Chambers at speeds in excess of the posted speed limits. There have been many times that we have been southbound on Chambers, stopped in the left turn lane for Heartland and thinking we might be rear-ended by some other driver speeding southbound on Chambers. Chambers should be analyzed at Heartland and on south to 104th, as well as northbound on Chambers to 120th. We hope that a traffic light at Heartland and Chambers is being planned. The Filing 38 Application should not be approved until after Chambers has been fully improved and expanded from 112th south to 104th and a traffic light has been installed at Heartland.

(2) TRAFFIC STUDY TOO NARROWLY FOCUSED, INADEQUATE AND SIGNIFICANTLY OUT-OF-DATE, NEW INDEPENDENT TRAFFIC STUDY SHOULD BE DONE BY CITY. The Traffic Study submitted with the Filing 38 Application is also deficient in that it refers to a traffic study in October 2021 and then analyzes only the impact of the proposed development at the "high density residential" level, ignoring completely all of the residential building going on currently (approved PUDs but not yet completed and occupied houses) to the east of the Buffalo Run Golf Course club house with impacts on 112th, and, in turn, Chambers to the east. The Traffic Study submitted with the Filing 38 Application makes projections and assumptions based upon a May 5, 2000 (!) study of this area, without expressing an opinion on the continuing validity of the assumptions in the very dated study. We submit that it is not appropriate to use this very dated study as any sort of base or measure when we know that the developers (Shea and Oakwood) have increased residential density regularly in the area since 2000 and when conditions, like the average number of cars associated with each household, are very different in 2022 than they were in 2000. The City should cause an independent and new comprehensive traffic study to be accomplished for the RMD area, including traffic impacts from the Proposed HD Cluster Project.

(3) ARE TRAFFIC STUDY RECOMMENDATIONS BEING ADDRESSED? The Traffic Study submitted with the Filing 38 Application makes certain recommendations on page 29 of that report. Are all or any of these recommendations required to be implemented as a component of Proposed HD Cluster Project? If not, why not? If there is a new independent traffic study, there may be different and more recommendations.

(4) WALKABILITY AND SAFETY; PUBLIC IMPROVEMENTS INSUFFICIENT. Our Reunion neighborhoods have a lot of walkers, runners, baby strollers, etc. In connection with the Proposed HD Cluster Project, will **sidewalks** be required to be installed on the **east side of Chambers from Heartland to 112th**? There is just a gravel path right now. Are there plenty of safe crosswalks along Chambers? We note that Turnberry Elementary is on the west side of Chambers, closer to Highway 2. (Presumably 27J is busing those projected 119 children to the elementary, middle and high schools anyway?). Also, the bicycle riders all along the east side of Chambers often seem to be at risk at the intersection of Chambers and Heartland. It appears that the developer and the City made many adjustments to make the golf course "happy" but not any adjustments for amenities like "sidewalk

completion from Heartland to 112th" on both sides of Chambers for people who aren't golfers and are generally prohibited from walking on the golf course paths.

(5) EVALUATION OF FIRE RISKS/SAFETY AND WILDFIRE MITIGATION. In light of the recent terrible Marshall Fire, has South Adams County Fire Protection District been consulted about wildfire mitigation, not only for this development, but also for the dry high wind conditions along the golf course and all of the existing and future homes in the golf course area? Please provide the analysis of SACFD regarding wildfire mitigation.

(6) ADVERSE AFFECT ON BUFFALO RIN GOLF COURSE. The Golf Course is a park/open space amenity for all of the City's residents, whether or not we are golfers. The commenter here is not a golfer but enjoys the open space aspects of the Golf Course. The Proposed HD Cluster Project (with its three stories and all of the parking, garbage, school buses, etc. problems associated with the density of the Proposed HD Cluster Project) sitting right at the entrance and adjacent to the Golf Course detracts significantly from the beauty of the Golf Course as open space for the City's citizens and may also affect the desire of golfers to use the Golf Course. On June 6, 2019, an article in the *Denver Post*, titled "10 of the most scenic views at Denver golf courses," identified "10 of the best views from metro Denver golf courses, in no particular order." Buffalo Run Golf Course was featured as having one of those 10 best views. "Hole 14 features picturesque views of the Rocky Mountains." That view and others around the Golf Course will be adversely affected by the Proposed HD Cluster Project. Other better uses should be considered for Filing 38, including one-story ranch homes or a senior center.

To quote the *Denver Post* article further: "Scored another 103 on the golf course? Who cares when you have views like these? Go ahead and stink up the course but, lord, look at that scenery." There may be golfers who play our "18-hole championship course designed by golf architect Keith R. Foster" only because of its beautiful views, which will be adversely affected by the Proposed HD Cluster Project.

(7) BRIGHTON 27J SCHOOL DISTRICT. We are not addressing in these comments the current, already overcrowded conditions faced by the school district and the craziness of proposing that the young elementary school children from the Proposed HD Cluster Project be bused to Turnberry, over three (3) miles away, and across Chambers, when Reunion Elementary is only about one (1) mile away, without a need to cross Chambers. We understand that other citizens will be commenting more comprehensively regarding the school district overcrowding issues and the impacts as the City allows more and more density.

These comments are directed to the problems our Reunion neighborhood is experiencing as the City has allowed greater and greater density, accommodating developers and home builders without any sensitivity to the concerns of the REAL PEOPLE who already live here. Who represents us? The City needs to do so because Reunion Metropolitan District is **developer controlled**.

Gibson, Dylan - CM

From: Terra Bandin <tkbandin@gmail.com>
Sent: Monday, March 07, 2022 11:46 AM
To: Gibson, Dylan - CM
Subject: Final Plat 38, Case # S-776-20-21

Include in record and packet for public hearing.

I do NOT support the high density housing proposed at 112th and Chambers.

There are many concerns I have as a resident who lives off of 112th and Mobile Street. The criteria for adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are NOT available to serve the subject property while maintaining sufficient levels of service to existing development. One of them being that building this many homes close together in such a tiny area is a fire hazard, as residents of Colorado we have learned due the recent wildfires. Putting compacted homes so close together is not only cosmetically displeasing right next to a golf course (let's be honest, these homes are not even remotely aesthetically or structurally in line with the existing homes along the golf course. I'm very surprised that these homes would even be proposed to begin with), but a safety issue.

ANY additional homes by this intersection are going to cause traffic congestion. This high density housing project proposed at 112th and Chambers will have adverse effects on traffic conditions as the traffic is already an issue for residents in the community. There was a traffic study done which was prepared specifically for Oakwood Homes, which is not taking into consideration the safety concerns that will impact residents who actually live in the surrounding community.

Also, there is not enough water for residents as is, we already purchase from the Denver Metro for and additional homes will mean that water will be even more scarce. Moving onto the issue of crime, for police, fire & other emergency services, there is already insufficient public safety personnel currently and this is an increasing issue as population increases but the matter is not being addressed.

In regards to recreational facilities, as Oakwood Homes is expanding housing projects in this area, it means that there will need to be more recreation facilities as we have more people moving into the area.

Truly, leaders need to come to the site and see the site in person so they can see for themselves how this high density housing (or even any housing for that matter) proposed at 112th and Chambers does not make sense for this plot. I'm concerned for the area of Reunion as there are way too many safety concerns being raised by additional high density housing and how this affects residents in the area.

Very Respectfully,

Terra Bandin

Gibson, Dylan - CM

From: Samantha Nowlin <samantharnowlin@gmail.com>
Sent: Monday, March 07, 2022 11:47 AM
To: Gibson, Dylan - CM
Subject: Final Plat 38, Case #S 776-20-21

Please include in record and packet for public hearing.

To whom it may concern,

I am writing in regards to the new development being considered at 112th and Chambers for the 153 high density, 3 story homes. As a homeowner off 112th and Chambers we are dreading this development being built. Chambers is not equipped for additional traffic with the road only being 1 lane each way, especially with the opposite side being slated for hundreds of homes. Pulling into our neighborhood off 114th and Chambers is scary enough with the amount of traffic - we've almost been hit several times from both directions. Also there are an abundance of wrecks off 117th and Chambers and 104th and Chambers.

In addition to the roads, our grocery store is always crowded with many items being sold out. With adding HUNDREDS of homes being considered for the immediate areas supply and demand is only going to make it that much worse.

Lastly, when we purchased our home 2 years ago the main draw to the area was the open areas. I feel the city is allowing every inch of the area to be developed and it's taking away from the beauty of the area. The area at 112th adjacent to the golf course is so small, it should be preserved as a focal point to the entrance to the golf course, not cramming 3 stories homes to make a buck. I hope the city protects this beautiful area as open space.

Thank you for time,
Samantha Nowlin
11386 Helena Street