

## Gibson, Dylan - CM

---

**From:** Rachel Meints  
**Sent:** Friday, September 18, 2020 1:47 PM  
**To:** Gibson, Dylan - CM  
**Subject:** Re: Sept 21 city council meeting

Hi Dylan - Please find my comments for the September 21 city council meeting:

\*\*\*\*

I would like to comment today and reiterate my concerns with the proposed industrial development at 104th and Joliet Street. The proposed 1.6 million square feet of warehouses will be located hundreds of feet from a residential area. During the city's informational meeting for impacted residents, there were very few detailed answers about hours of operation and mitigation for light, noise, and traffic. This proposed development will greatly increase the amount of truck traffic near and through a residential area. It is estimated in the traffic study that 5% of the total daily trips would use Peoria Parkway (which is really a small residential street) to access the warehouse facilities. This, in addition to the general operations of warehouses, will have a negative impact on the residential community that borders this property. I strongly encourage the City Council to review this permit, the permitting process, and the impacts to the residential area before allowing such industrial development on this parcel. Further, it seems as if the city fails to consider residential impacts during the permitting process, as the reasoning from the city representative during the meeting was "the property is already zoned this way and no hearing is required." While that may be factually and legally correct, that doesn't make it morally so. Just because you CAN approve something, doesn't mean you SHOULD approve something. I encourage the City Council to refer to my email sent to all members on September 8, 2020 for a detailed list of concerns. Additionally, industrial development may not be the most economically advantageous plan for this area. Given the planned residential growth of north Commerce City, it seems as if the economic development department should have worked with the planning department to attract and propose retail options that more directly benefit the citizens of Commerce City with jobs, goods, and services. While a warehouse will provide jobs, it will not provide another much needed grocery store, small business, or other retail options beyond North Commerce City's abundant fast food chains.

Further, I am proposing that the city council authorize a citizen's economic development council that consists of representatives from the Chamber of Commerce, the city's Planning Department, the city's Economic Development department, and a citizen (non city council member) representative of each ward. This ensures transparency and stakeholder buy in, in the economic growth and development of Commerce City.

Respectfully submitted,

Rachel Meints  
North Commerce City - 112th and Hwy 85.

\*\*\*\*

Submitted At: 10:49am 09-21-20

September 21, 2020

Meeting tonight on the 90 acre Warehouse to be built. We have a beautiful view here & do not want it blocked by a huge building besides all the noise in a residential area. I was told & a few others that it was Farm Land & no one would build there. There is already a big concrete warehouse building on 112th & 85 that there still finishing up. So I don't think we need one here blocking our views. This is one reason we bought here is the beauty please don't take it away. As well as 104th the traffic is terrible there already & we don't need more truckers in & out & using there Jake Brakes as they do already on 104th early hours in the morning. I'm sure there's other land somewhere else they can build & not in residential area's. Please take all the comments into consideration & don't build here. Thank You

Rita Walker 10449 Paris St Unit 207 Commerce City,Co 80640

ritaywalk@yahoo.com