

Gibson, Dylan - CM

From: Daniel Frank <daniel@dfrankinc.com>
Sent: Monday, August 12, 2024 10:38 AM
To: Douglas, Steve - CC; Kim, Craig - CC; Noble, Susan - CC; Madera, Oscar - CC; Douglas, Kristi - CC; Ford, Sean - CC; Dukes, Charles - CC; Chacon, Renee - CC; Teter, Rocky - CC
Cc: Rogers, Jason - CM; Gibson, Dylan - CM
Subject: City Council Meeting 8/12/24

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Good Afternoon Mayor & Members of the Council,

I am the property owner/representative for the undeveloped parcels on the north side of 96th/Tower.

Regarding the budget-

At the last Council hearing on 8/5, I heard City Manager Rogers say that the three main goals are:

- 1.) Economic Development
- 2.) Public Infrastructure
- 3.) Public Safety

I'm afraid that certain members of Council are not being genuine when they say that these are the top goals of the City.

1.) Regarding Economic Development –

- The Councilmember for my ward specifically tried to exclude me from the Economic Development listening session held in my ward, and has made deliberate attempts to stifle economic development at my property and within the ward. I find it appalling that outreach and stakeholder input seems to be such a high priority for Council, yet I'm being specifically excluded.
- I would like to reiterate that I'm the property owner of approximately 135 acres of undeveloped property at the corner of 96th/Tower, and one of the largest opportunities for Economic Development within the entire ward.
- I had a call with a potential medical office/primary care user who said their #1 concern about our location is the anti-business sentiment in Commerce City and amongst City Council. I have had this same conversation with multiple grocers, restaurants, and residential developers. Council's actions over the past few years have had an incredibly negative dramatic impact on businesses wanting to enter the area.

2.) Regarding Infrastructure-

- The City has 112 projects on the CIP list, and cannot even fund the top 10.
- During the budget presentation, it was specifically stated that there will be less funds to transfer over to CIP, meaning even less ability to fund the necessary projects.
- The main reason for this decrease, is a decrease in the "Use tax" beginning in 2021. As you know, this tax is mostly derived from construction/development.
- While the City cannot even fund a small fraction of the CIP projects, the Council has also taken away the only viable financing tool to build infrastructure, Metro Districts.
- It has been TWO YEARS without a plan on how to fund new development. I'm not aware of a single City in the Country who has such an important issue on their plate, and zero plan. Also, the attempts by some City Council to delay a resolution to this question is deeply concerning. I watch every Monday night, and there is

always urgency to solve every other single persons issues, except for mine and business/development community. This is incredibly unjust, unfair, and seems deliberate and discriminatory.

- It is incredibly contradictory to list infrastructure as a top priority, while having a diminishing ability to fund CIP projects, and having ZERO plan on how to fund new development.

3.) Regarding Public Safety

- One of my projects is directly caddy corner to Southlawn Elementary School. The two streets leading up to the school currently are 100th/Walden. Both are unfinished, have zero traffic mitigation, and are currently being used by teenagers as drag strips.
- I had worked closely with all of adjacent communities to come up with traffic calming/safety measures that would ensure much safer passage, and would have been constructed by my project with the help of a Metro District. The surrounding communities were very much in favor of these improvements and my project and even wrote letters to a few members of Council.
- If public safety really was a concern, the Council would be working diligently to find a solution to fund projects that provide public safety.

Thank you for your time.

Daniel Frank

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<http://dfrankinc.com/>

Rodriguez, Brittany - CM

To: Chavez, Nathan - CD
Subject: RE: Project Proposal # Z-973-21-24

From: beckirod@aol.com <beckirod@aol.com>
Sent: Wednesday, August 14, 2024 4:24 PM
To: Chavez, Nathan - CD <nchavez@c3gov.com>
Subject: Re: Project Proposal # Z-973-21-24

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Hi Nathan,

I just received another letter in the mail today of yet another public hearing.

I'm not sure why the powers that be are so adamant about building more houses and adding more people to this area. This should not happen!! I certainly do NOT want them added to MY neighborhood's area!!

Again, I'm not able to attend the meeting. In my last email, I was VERY frustrated by the lack of caring/concern from the government/builders, or whomever is proposing this change.

I would again like to express my STRONG "no" vote to any more new housing/people in this area.

The roads around our area are a NIGHTMARE already, and the infrastructures to navigate this HUGE increase in population is a joke.

We ONLY need the following at this time:

1. Wider roads/better traffic navigation in our area and/or:
2. New businesses to help provide more services and shopping in this CRITICALLY overpopulated, yet underserved, area.

Again, with 2 lane roads on much of 104th Avenue and 120th Avenue (ALWAYS backed up traffic) and only 1 grocery store in the area to provide much-needed goods and services to so many people, the last thing we need is yet MORE people here!!!

Let's take care of all the problems this overcrowding of people and houses has already caused before we even consider adding to this horrific problem.

Absolutely NO new houses or people in this area!!! I would appreciate your passing this along to the people who are in charge of making these decisions. Please let them know that WE CARE about these things and their proposal is NOT the solution and will cause MUCH more harm to our area than good.

**Thank you for your time,
Rebekah Rodriguez**

On Thursday, August 1, 2024 at 04:04:49 PM MDT, Chavez, Nathan - CD <nchavez@c3gov.com> wrote:

Rebekah,

Attached is the August 6th Planning Commission agenda and packet. Anderson Ranch is the first case on the agenda. Please note that the public hearing and public comment portion is closed. However, the Planning Commission may vote to reopen public comment. Lastly, please note that the Planning Commission will only make a recommendation to City Council and no approval or denial will occur for any application on the 6th. Please let me know if you have any questions or concerns.



Nathan Chavez, AICP

City Planner - Community Development Department

City of Commerce City | 7887 E. 60th Avenue | Commerce City, CO 80022

nchavez@c3gov.com | Office: (303) 289-3670 | www.c3gov.com

From: Chavez, Nathan - CD
Sent: Monday, July 1, 2024 10:54 AM
To: beckirod@aol.com
Subject: RE: Project Proposal # Z-973-21-24

Rebekah,

Thank you for sharing this email. I will work with City Staff to have it included in tomorrow's public hearing.

Please note that eminent domain is not being utilized here. The property owners have provided their written approval for a developer to submit for the Zone Change application.

Please let me know if you have any questions or concerns.



Nathan Chavez, AICP

City Planner - Community Development Department

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From: beckirod@aol.com <beckirod@aol.com>
Sent: Sunday, June 30, 2024 10:19 AM
To: Chavez, Nathan - CD <nchavez@c3gov.com>
Subject: Re: Project Proposal # Z-973-21-24

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Hello Nathan,

Thank you for sending me the proposed Project Unit Development Plan. I am unable to attend the meeting on Tuesday, but absolutely need to have my voice heard.

First of all, I don't know how the farming landowners who currently own this property feel about this. All of what I'm about to say depends on whether or not they are agreeable to selling their land for this. **I DO NOT SUPPORT EMINENT DOMAIN!!!** It is a violation of people's rights and should NEVER have been enacted at all!

I **STRONGLY** oppose any more housing/people being added to this area!!! We are severely overcrowded as it is!!

We only have 1 grocery store in our area, and it is constantly out of items because of the high demand from so many people around us. There are not enough businesses in this area (and many, many REPEAT businesses, such as dentists, auto parts shops, etc.) without any NEW businesses being added.

Our road infrastructures also have not kept up with the growth in this area. We are the original owners of our house since 2005 and have seen 104th Avenue change from a 2-lane country road to a 4-lane major thoroughfare. It still isn't good enough to handle the excess of people here. Our particular neighborhood has NO traffic signal to help us get out onto 104th Avenue and that avenue has gotten so busy that it is a life-threatening event to try to turn left out of our neighborhood onto 104th Avenue. We have NO other ability to leave our neighborhood than by exiting, without any help from a traffic signal, onto the overcrowded, speedway 104th Avenue has become.

Also, with the many, many, MANY people and houses, apartments, condos, etc. that have been added to this area recently, 104th Avenue, 120th Avenue, and Chambers Road all continue to have only 2 lanes of traffic in many places. It is not enough!!! Also, the train sitting on the tracks for an hour at a time while it unloads on 104th Avenue at Hwy 85 has been an issue that has never been resolved in the entire 24 years that we have lived here. It is STILL a problem! Add to that fact, 104th Avenue narrows to only 2 lanes at Hwy 85, all the way to Colorado Blvd. At rush hour, cars are often backed up for miles.

I know that schools have complained about overcrowding from all the children being added. And, while it appears like this proposed plan is including a space for a school, I, as a taxpayer in one of the most overtaxed areas of Colorado, am unwilling to have to pay yet MORE taxes for that. I know that many of the residents in this area feel the same way. Lower our existing taxes first, and then we will talk.

Also, with the increase in number of people in this area, crime and traffic accidents have gone up significantly. I don't have the numbers or data because I don't know where to get it from. This is just an observation from someone who has been here a long time. I feel much more unsafe now, with all the extra people, than I did when we weren't so overcrowded.

So, in summary, the LAST thing we need in this area right now is more people!!! If you plan to get rid of the farm/land area that is there, let's put it towards something we NEED. Widen Chambers Road. Add more traffic signals. Widen some of the other roads in our area. Then, let's add businesses. If anything is built, make it COMMERCIAL, without adding more PEOPLE. NO MORE PEOPLE in this overcrowded area!!

I'm sick and tired of feeling like I have to take my life in my own hands when I try to get out of my neighborhood. There are too many people here now! I'm tired of having to drive at least 8 miles in any direction just to have some kind of decent shopping. We need more shopping places. We need wider and more controlled road infrastructure. We do NOT need any more people or housing!!!

I really appreciate the opportunity to express my opinion. I'm an active member of social media groups in our area and I know I'm not alone. Many people feel the same way I do. I would guess that the MAJORITY of people feel the same way. When there was a plan to develop the OTHER side of our neighborhood into housing, I attended a virtual meeting with others who all expressed these same feelings, which were ignored. They just went ahead and started building more houses anyway, in spite of all our objections. None of our objections were ever resolved or even addressed.

It seems that all builders want to do is add more housing and people instead of fixing the problems already created by adding too many houses and people. Adding more problems to our huge, existing problem will fix nothing.

So, thank you again for allowing me to express my STRONG objection to any more people or housing in this area, until and unless these other issues are resolved.

Rebekah Rodriguez

10022 Crystal Cir

Commerce City

On Monday, June 24, 2024 at 05:06:27 PM MDT, Chavez, Nathan - CD <nchavez@c3gov.com> wrote:

Rebekah,

Attached is the proposed Planned Unit Development (PUD) Zone Document for the property. The applicant is requesting a Zone Change from Agricultural to a residential PUD. Please review and let me know if you have any questions or concerns.



Nathan Chavez, AICP

City Planner - Community Development Department

City of Commerce City | 7887 E. 60th Avenue | Commerce City, CO 80022

nchavez@c3gov.com | Office: (303) 289-3670 | www.c3gov.com

From: beckirod@aol.com <beckirod@aol.com>
Sent: Monday, June 24, 2024 12:03 PM
To: CPDS Planning Dept VM 3772 <cdplanner@c3gov.com>
Subject: Project Proposal # Z-973-21-24

You don't often get email from beckirod@aol.com. [Learn why this is important](#)

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Hello,

I received a notice in the mail today for project case # Z-973-21-24.

I'm writing to request a copy of the proposal.

Thank you,

Rebekah Rodriguez