ALBERTA
DEVELOPMENT
PARTNERS, LLC

November 19, 2024 Via Email and U.S. Mail

Mr. Jeff Brasel
Community Development Director
City of Commerce City
7887 East 60th Avenue
Commerce City, CO 80022

RE: One Buckley

Dear Jeff,

As always, we greatly appreciate the continued dialogue regarding the remaining matters on the PUD Amendment. The comprehensive design guidelines that our team has developed will insure a best in class gateway retail/mixed use project at this important entrance into your city. To that end we have reviewed the conditions you recently shared and offer the following:

1. At least 30% of Planning Area C must be developed with commercial land uses.

   We will agree to this condition

2. No more than 40% of the area of Planning Area B and Planning Area C can be developed as residential until at least 25,000 s.f of non–residential development within either Planning Area A or Planning Area C has been issued a building permit.

   We cannot agree to the proposed condition above. Due to the uncertainty and ever changing environment with potential tenants we cannot agree to build a specific square footage. We respect staff and councils perspective on this matter and will agree to a restriction on residential development until such time as three commercial building permits have been pulled.

3. There shall be at least 15% private park/open space within Planning Area B

   We will agree to this condition subject to confirmation of the “denominator” in the calculation of acreage.

Appreciate your and the council’s consideration.

Kindest Regards,

Donald G. Provost
Founding Principal