



November 6, 2025
City Council
Commerce City
7887 E. 60th Ave
Commerce City, CO 80022

Attn: Council Member Dukes

RE: Confirmation of Estimated Cost – Off-Site Road Extension of E. 102nd Avenue

Dear Council Member Dukes and Members of the City Council,

On behalf of our client and project team, Ripley Design is pleased to provide this formal confirmation regarding the off-site improvements associated with the Thomson Thrift Residential Project located on Chambers Road.

Following the discussion at the City Council meeting held on October 20, 2025, Ripley Design is pleased to provide this official confirmation regarding the estimated cost of the off-site improvements for the 28-foot-wide asphalt road extension of E. 102nd Avenue, extending from Sable Boulevard to the western property line of the project site.

The estimated cost for these improvements is **\$275,000.00**. This extension will be entirely funded by the developer and is a direct contribution toward realizing the City's long-term vision outlined in the Transportation Master Plan. It represents a meaningful step in strengthening local connectivity and enhancing future infrastructure capacity.

We're proud to support this vital link in the transportation network and to continue our collaboration with the City in delivering infrastructure that aligns with shared community goals.

Please feel free to contact us should you require any additional information.

Sincerely,

Abdul Barzak, ENV SP
Senior Project Manager
Ripley Design, Inc.



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