

December 5, 2024

The City of Commerce City City Council

7887 E. 60th Avenue

Commerce City, Colorado 80022

Re: Rezoning of 10225 Chambers Road from Agricultural to Multi-family utilization

Dear Sir / Madam,

My name is Cynthia Wood, and I am the Trustee for the Ard Family Trust which owns the property located at 10225 Chambers Road. I am writing this letter to express my support for the rezoning of the property from Agricultural District (AG) to Multifamily Residential District (R3) as proposed by Thompson Thrift.

The decision to put the property up for sale was a difficult deliberation. When approached by Thompson Thrift as potential purchasers of the property, I researched the company and made the decision to accept their proposal. Thompson Thrift has an excellent history of working in cooperation with the municipalities involved to make sure their lease properties offer opportunities for all citizens and will contribute to the overall development in the municipality in which they choose to invest their effort and financial resources.

I understand that there is concern from some of the neighbors in the vicinity about over-crowded schools and increased traffic volume. These issues are a natural extension of any and all development within a specific region. As I understand it, there is a rezoning effort for the property located adjacent to the Harvest Meadows development that will have 500+ new homes and a new 10-acre school facility. In addition, Thompson Thrift has carefully considered increased traffic volume to ensure that entrance and exit of traffic from the lease units will be manageable and safe.

There was also a concern expressed about the affordability of the lease units being proposed. In any economic system, the price of goods, services and property are governed by the demand for said services. Should the economy of the area not support the projected lease expense, the market will self-correct to make the leases available to all who are interested.

The development will house a vibrant community of people who, while they may not have made the decision to permanently settle in the Reunion area, will certainly contribute to the retail and food industry development in the area. The chief complaint that I have heard expressed by people on social media is the lack of development in these two specific areas. A group of people who are willing to spend their available resources on these services will promote the investment by corporations into the Reunion area to bring goods and services to all of the citizens in the community. I consider this a win-win for all involved.

In closing, I appreciate you all being good stewards of the community. I will be at the next city council session on December 16 to answer any concerns or questions you may have of me as the trustee of the property in question.

Sincerely,



Cynthia V. Wood, Trustee

Ard Family Trust