



# Developer's Focus Meeting

Thursday, November 5 2009

10:30 - noon

Civic Center, Room 2108

## Topics: Draft C3 Vision Plan, Process Update

**Attendance:** 13 people signed in.

**General Overview:** Consultant and staff presented a PowerPoint with an update regarding the planning process, recently-released C3 Vision draft plan, and how to give input over the coming month, as well as upcoming meetings. See attached PowerPoint.

### Discussion and Comments

Q: Given potential levels of traffic on 120<sup>th</sup>, should the designated commercial land on 120<sup>th</sup> (east of the creek and E-470) be office/flex instead of commercial?

A: The 2035 model shows that 120<sup>th</sup> will be a 6-lane arterial.

Q: Please explain the employment campus just east of the arsenal? Why there? A: Because it is located near the airport on high ground with great views, and could be ideal for that type of use. On the other hand, transportation is a bit of a challenge, and Second Creek is a bit of a barrier. Planning team would like to hear different perspectives or ideas regarding that location.

C: Development of the Airport Master Plan will affect what should be planned in E-470 area. A: Yes, the DIA Master Plan will be complete by Summer 2010. The airport could open up to 104<sup>th</sup> Avenue, but timing depends on the airlines and their growth. There could be additional airport parking on the north side (Tom Reed, DIA). Also, this plan may need to be amended at that time to reflect any major shifts in airport planning.

Q: Can Stimulus money be used to repair roads in the Historic City and Irondale (e.g., 96<sup>th</sup>, 88<sup>th</sup>) Daren: Traffic isn't really bad enough on those segments to merit major expenditures (or federal funds).

Q: Will these plans consider or promote NASCAR or National Western Stock Show locating in Commerce City?

A: No, they have not been a consideration.

Q: How about attracting compatible uses around the Wildlife Visitor's Center, like the Sierra Club offices, or Trout Unlimited? A: Good idea. The Kronke Sports (broker and owner's rep.) has hired new company). City will consider full spectrum of robust compatible uses.

C: A 200 page plan may be too detailed for the average reader. Also, the current code is sometimes an impediment to development. I hope the design guidelines in the plan are not too onerous, like Aurora landscape requirements that are putting Homeowner's Associations at financial risk.

A: The design guidelines are treated as "best practices" in the plan and generally address larger scale site planning type of issues, not building materials and so forth. They are not regulatory. The Land Development Code (LDC) would need to be amended in some cases to implement this plan, and that would be a separate public process. The plan also has a number of places where it suggests assessing current standards and perhaps relaxing them to encourage infill development, for instance.

C: Be careful with standards because the tax structure is highest in Commerce City (E-470 area). (NOTE: Most of this tax structure is due to individually governed metro districts, not the City.)

C: The plan will ideally include good examples of what is realistic and achievable (for example, desired development around the airport). A: Economic Development Strategic will help make the plan a reality with options to implement.