



# Citizen Advisory Committee Meeting #1 - Summary

**Tuesday, October 28, 2008**  
**6:30 – 8:30 p.m.**  
**Civic Center, Room 2108**

## **Topics: Public Involvement, Issues, and Vision**

### **Welcome & Introductions**

- **Committee:** 13 committee members present (Pat Wolach, Charlene Jaramillo, Paull Nation, Ira Kirsch, Kristi Douglas, Maria Carabajal, Jacob Riger, Janet Keeseey, Robby Robertson, Jennifer Gray, Estelle Remington, Steve Douglas, Dennis Cammack)
- **Public:** 1 interested resident –Debbie Mitchell
- **Staff and Consultants:** City: Daren Sterling – City Engineer, Jennifer Mason-Jones – Planner, Steve Timms – Project Manager, Chris Cramer – Planning Manager; Brian McBroom- Community Development Director; Clarion: Lesli Ellis and Shelby Sommer, FHU: Dave Hattan.

### **Consultant Presentation and Discussion**

1. Consultant provided presentation (see attached)
  - a. Comprehensive Plan Process and Purpose
  - b. Public Involvement Plan
    - Public involvement tie-in with Derby Group? Yes, as part of the bigger picture, not exclusionary, integrate the group with the overall public involvement plan using the “road show” technique.
    - Will the Plan have any interaction with Adams County and/or adjacent municipalities? Yes, the Technical Advisory Group has a number of folks from surrounding jurisdictions, districts etc. and their plans will be reviewed and coordinated.
    - Opportunity for public involvement will occur at each CAC meeting.
    - It would be helpful to have a 10-minute presentation at the next meeting covering the existing plans and tools to gauge the success/achievements.
    - The “One Community” grant had a lot of public involvement, but there were no results or follow-up. People felt like their concerns were not heard or were filtered and that there was a hidden agenda. It seemed unproductive and there needed to be some short term strategies for progress.
    - Recognize that jobs drive the planning and the plan needs to understand the drivers for change. How to get to the vision should be a major question asked throughout the process.



- Outreach needs to target people in their own environment (not all at meetings).
- c. Role of Committee
  - Concern that there may not be enough representation of different ethnicities – even some of the northern areas are ethnically diverse
  - Help the community since it has an identity problem – what do the residents want to see

## **Review and discuss “Issues” draft**

The CAC participated in an activity to identify “what’s missing” and priorities of key issues by category. They identified the following:

### ***Land Use and Environment Issues***

#### **What is missing?**

- None identified

#### **Which ones are priorities?**

- City Image (7 times)
- Jobs and Commercial housing balance. (3 times)
- Community assets; DIA and RMAWR (3 times)
- Downtown needs to be tied to the north. New restaurants or park between the two? (3 times)
- Housing issues with absentee landlords (3 times)
- Neighborhood/ industrial conflicts. (3 times)

### ***Community Issues***

#### **What is missing?**

- Preserving history and culture.
- Missing impact of the I-70 hump/ potential I-70 relocation that could affect Commerce City.
- Commercial jobs; develop new technology that will be needed in the future. “Go Green” (e.g., solar).
- Public safety (stronger emphasis).
- Community involvement, opportunities, and volunteer programs.

#### **Which ones are priorities?**

- Linking the North and South. (4 times)
- Reinvestment in older housing areas. (3 times)
- Making North Area residents believe they are part of Commerce City core.
- North has no community building to hold meetings, forums, (e.g. boy scouts, etc.).
- Linking community should include linking roads and transportation. Possible road through Rocky Mountain Arsenal?
- Community Structure minimizing fighting between North and older areas.
- Diverse population/ housing.



## ***Economic Development and Fiscal Issues***

### **What is missing?**

- City financial strategy. (3 times)
- Do something different with economic development.
- Green housing, cars and industry. New business.
- Growth: Future phase planning area like Stapleton -Northfield or Brighton's/ hospital. (Note: comment is difficult to read.)

### **Which ones are priorities?**

- Economic development and diversification. (2 times)
- Growth pressure from Denver pushes nothing in Commerce City but industrial.
- Attracting upscale retail to core area.
- Poverty- increase for middle class, etc.
- 2030 Plan Denver industrial must go somewhere.

## ***Transportation Issues***

### **What is missing?**

- Regional coordination of transportation issues. (2 times)
- Roadways under 104<sup>th</sup>
- Missing regional transit routes (i.e. 96<sup>th</sup>).

### **Which ones are priorities?**

- Transportation RTD/ Park-n-Ride in north.
- Transportation and traffic congestion.
- Sustainable mobility.
- Transit/TOD/ Fast tracks.
- Trails and improved local way-finding and safety.

## ***Other Issues***

### **What is missing?**

- Understanding what our assets are. People? Utilities? (2 times)
- Higher education for the north.
- Community College involvement.
- How outside influences might affect the plan and if they can be channeled or used favorably.
- Energy related north and west to the airport

### **Which ones are priorities?**

- School equality, educational focus (2 times)
- Coordinated utilities
- Decentralizing and co-locating facilities
- Sustainability, being green
- Cutting edge planning



## **Photo Exercise Assignment**


- The planning team asked committee members to take photos of features that represent their “likes” and “dislikes” around the city and surrounding communities to help begin to define the vision and goals for the C3 Vision plan.
- Disposable cameras and CD’s of digital images are due by Monday, December 1, 2008.


## **Next Steps: Existing Conditions, Mapping, 3-Month Schedule, Next Meeting**

- The next CAC meeting will be held on Thursday, December 4, 2008 at 6:30 p.m.
- CAC meetings will generally be held on Wednesday or Thursday evenings (alternating to accommodate committee members’ schedules). Some will begin at 6:00 p.m. Food will be provided at CAC meetings.

*Attachments: Consultant Presentation of Plan Process and Purpose*

Commerce City Comprehensive Plan Update & Transportation Plan  
Citizen Advisory Committee – Kick-Off – October 28, 2008





**Comprehensive Plan Update  
& Transportation Plan**  
Citizen Advisory Committee – Kick-Off

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**Consultant Team: Overview**

**Clarion** → *Project Management,  
Comprehensive Plan,  
Public Outreach*

**FHU** → *Transportation Plan*

**BBC** → *Economics and Finance,  
Housing*

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**Presentation**



- 1. Comprehensive Plan Basics**
- 2. Project Approach**
- 3. Public Involvement/Committee Role**
- 4. Issues**
- 5. Next Steps - Profile**

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# 1. Comprehensive Plan Basics

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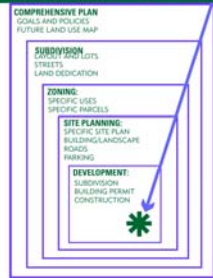
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## What is the Purpose of the Plan?

- Both short and long-range (20 years)
- Guides where/how city will grow
- Helps prioritize resource allocation
- Policy document; advisory, not regulatory

### How Does the Plan Relate to Other Planning Steps?



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## What will be in the Plan?

Colorado statutes fairly general ...  
**Can address a wide range of issues, such as:**

- Land use
- Transportation
- Utilities and services
- Cultural and historical preservation
- Economic vitality
- Environment and resources / hazards
- Open space
- Fiscal responsibilities



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**In the Plan...**

**In addition to maps, it will contain Goals, Policies, and Actions.**

**Vision**  
Guiding Principles

Goals

Policies

**Actions!**

- Code Revisions
- Programs
- Capital Improvements
- Intergovernmental Agreements

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**Plan Preparation/Adoption**

- **Planning Commission:**
  - is responsible for adopting the plan.
- **City Council**
  - Sets policies and implements.

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**2. Project Approach**  
Integrated Building Blocks

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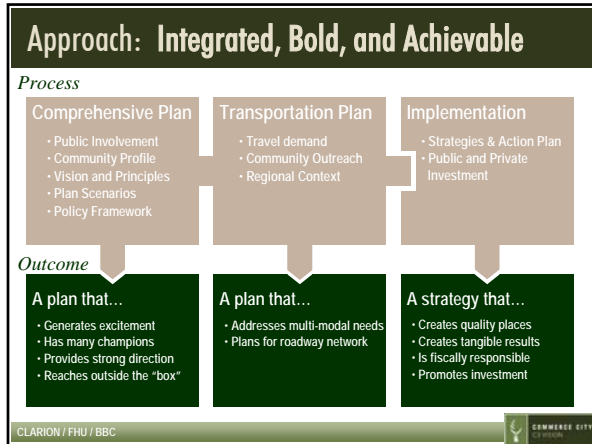
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# Commerce City Comprehensive Plan Update & Transportation Plan Citizen Advisory Committee – Kick-Off – October 28, 2008




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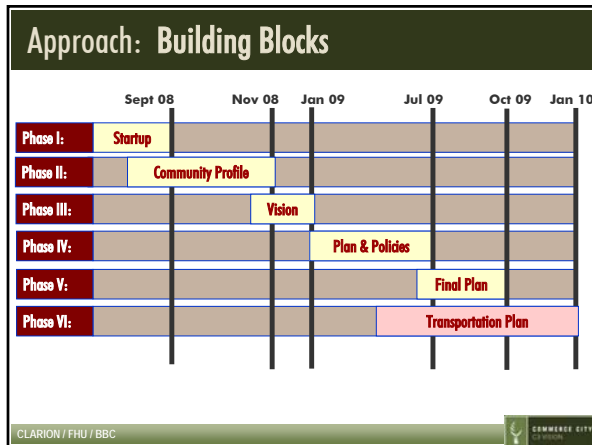
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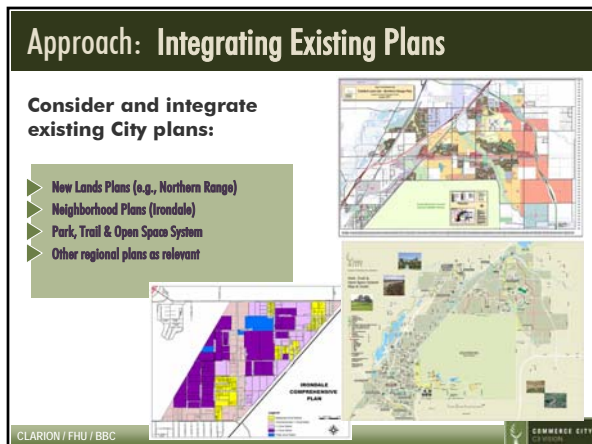
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**Approach: Scenario Building / Analysis**

**Develop and analyze choices and trade-offs...**

- Consequences (positive and negative) of different growth patterns and choices
- Identify best plan for balanced growth
  - Economic development
  - Land use mix
  - Transportation
  - Fiscal impacts
  - Quality of life



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**Approach: Land Use/Transportation Linkage**

Approach will integrate land use and transportation modeling to ensure that land use and transportation plans are in alignment.



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**Community Engagement: Public Involvement Plan**

- Citizen Advisory Committee ➡ *Community insight*
- Interviews (Stakeholders) ➡ *Targeted Input*
- Elected & Appointed ➡ *Key Policy Direction*
- Community Meetings ➡ *Broad Input*
- Technical Advisory Group ➡ *Technical Support*
- Consultants ➡ *Process Leadership*
- Website ➡ *On-going source*

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# Commerce City Comprehensive Plan Update & Transportation Plan Citizen Advisory Committee – Kick-Off – October 28, 2008

## Citizen Advisory Committee - Role

- **Role as “Plan Ambassadors”, providing advice and perspectives**
- **Cornerstone of outreach effort**
- **Balanced (geographic, interests, representation, etc.)**
- **Level of agreement “voting” (Key pad polling)**
- **Open to public?**
- **Will meet 8-10 times**

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## Other Community Engagement: Inclusiveness

HOW?

- **Efficient but broad**
- **Throughout: Not just at the beginning or end**
- **Tailored (Core City areas, Northern Range, Latino population, etc.)**







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## Community Engagement: Fun & Meaningful

▶ Not just lecturing, but giving people information to understand trade-offs and meaningful and fun ways to be involved.






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# Commerce City Comprehensive Plan Update & Transportation Plan Citizen Advisory Committee – Kick-Off – October 28, 2008

## Community: Interviews

- **A first step: interviews (community members, businesses, officials). Will continue with others...**
- **Reinforced:**
  - Work with non-profits, community organizations, and HOAs
  - Use "City Lights" and "Beacon" to get the word out; also school newsletters
  - Do parallel meetings (north and south)
  - Internet effective tool for many citizens, but not all
  - Residents will come out for fun events (and food), not just meetings.

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## Community Engagement: Website

**Live now!**  
[cccvision.com](http://cccvision.com)

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## Community Engagement: Meetings at Key Steps

- 1 **Profile/Vision**
  - What are our core values, what do we want to change?
- 2 **Plan Directions—"Sim City"**
  - How and where should we grow?
  - What kind of housing, jobs?
- 3 **Growth Scenarios or Choices**
  - What are trade-offs and consequences?
  - Which patterns do we prefer?
  - What will it take?
- 4 **Implementation**
  - What are we willing to do to make the plan happen?

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Other suggestions for outreach?

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4. Issues



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**Some challenges/opportunities:**

**Challenges**

- Physical configuration of city (north/south) and mix of new and old
- Multiple corridors as barriers

**Opportunities/Assets**

- Traditional employment center
- Community diversity
- DIA and Refuge proximity
- Multiple corridors as connectors
- Sustainability/healthy community initiatives



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**Key Themes**

- **Broad vision: Bold plan with new ideas but rooted in reality.**
- **North/South linkages**
- **Balanced, sustainable community:**
  - Fiscal
  - Services
  - Community

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What other issues should the plan address?

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**Mark Your Calendar: Upcoming Events**

- **Nov 13 and 20 – Public Meetings**
- **Dec. 4<sup>th</sup> – Planning Commission Update and CAC (tentative)**
- **Article in “City Lights” (Jan ’09)**

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