



# Commerce City Comprehensive Plan Update & Transportation Plan Public Meetings – November 13 and 20, 2008






Comprehensive Plan Update  
& Transportation Plan

## Public Meetings – November, 2008


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## Presentation

1. Comprehensive Plan Basics
2. The Plan Approach
3. Issues – Your Input (Key pads)
4. Vision – Your Ideas



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## 1. Comprehensive Plan Basics

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## What is the Purpose of the Plan?

- Addresses short and long-range directions (20 years)
- Guides where/how the city will grow
- Helps prioritize city funding and resources
- Policy document; advisory, not regulatory

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## What will be in the Plan?

**It will address a wide range of topics, such as:**

- Land use/growth
- Transportation
- Utilities and services
- Cultural and historical preservation
- Economic vitality
- Environment and resources / hazards
- Health
- Open space and parks
- City's financial (fiscal) responsibilities



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## In the Plan...

**It will contain plan maps and Goals, Policies, and Actions.**



Vision

Guiding Principles

→

Goals

→

Policies

→

Actions!

- Code Revisions
- Programs
- Capital Improvements
- Intergovernmental Agreements

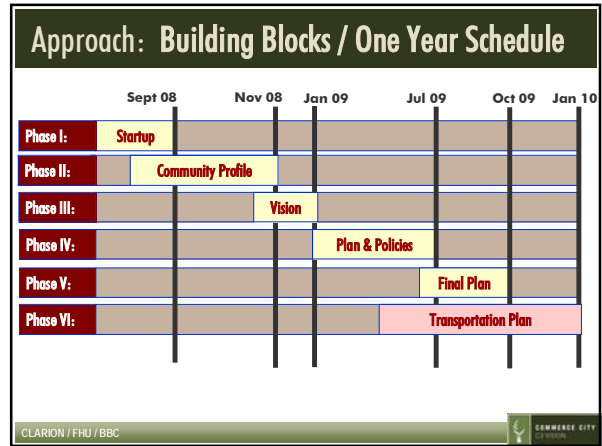
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## 2. Plan Approach




Integrated Building Blocks

### Approach: Integrating Existing Plans

Consider and integrate history and existing City plans:

- ▶ New Lands Plans (e.g., Northern Range)
- ▶ Neighborhood Plans (Irondale)
- ▶ Park, Trail & Open Space System
- ▶ Other regional plans as relevant

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### Approach: Public Involvement

**Lots of ways to participate:**

- ▶ Community Meetings
- ▶ Citizen Advisory Committee
- ▶ Interviews (Stakeholders)
- ▶ Elected & Appointed
- ▶ Technical Advisory Group
- ▶ Website

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### Community Engagement: Fun & Meaningful

- ▶ Give people information to understand issues and trade-offs.
- ▶ Provide meaningful and fun ways to be involved.




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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**
  - How and where should we grow?
  - What kind of housing, jobs do we need?
- 3 **Growth Choices**
  - What are trade-offs and consequences?
  - Which growth 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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## 3. Issues/About Commerce City




## About Commerce City: History

- Incorporated in 1952
- Rich history linked to Arsenal/Refuge, DIA, and proximity to major transit routes

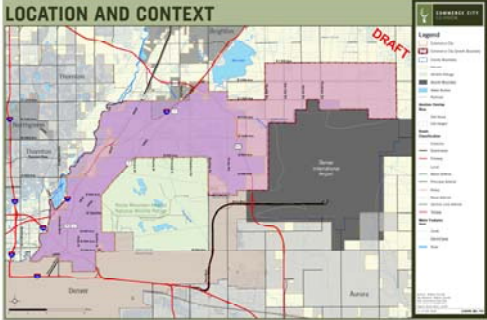



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## About Commerce City: Shape

**41 mi<sup>2</sup> in city; 68 mi<sup>2</sup> in growth boundary**

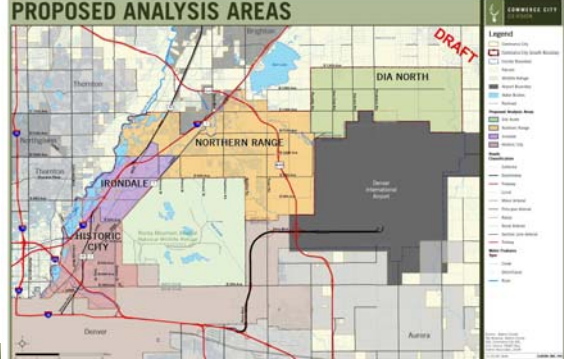
### LOCATION AND CONTEXT



COMMERCE CITY

## About Commerce City: Four Analysis Areas

### PROPOSED ANALYSIS AREAS




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## ...More jobs than housing

**Industry/Residential:**

- 12,830 households
- 23,680 jobs
- Almost 2x as many jobs



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## About Commerce City: People

**Rapid growth since 2000:**

- 2000: 21,000 residents
- 2007: 37,900 residents
- 10% Average annual growth

**Households:**

- ½ Married Couples
- Larger household size than metro area

**Age:**

- 30.2 median age
- Lower proportion of seniors than other metro cities

**Income:**

- \$41,087 is Median in 2007; Low compared with other cities in Adams County



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## A Little About Commerce City: Housing

**Rental Housing:**

- Higher prices than Adams County (2007)

**For-Sale Housing:**

- Big pool of affordable single family homes, especially in south



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## A Little About Commerce City: Much More!

- **Community Profile Being Completed by end of year:**
  - Economic Analysis
  - Utilities and Services
  - Transportation
  - Other Topics
- **Stay Tuned!**

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## Some Challenges/Opportunities:

**Challenges**

- Physical separation (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
- Sustainable/healthy community initiatives (Mayor and Council)



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## What are Your Concerns?

**Which issues are important?**

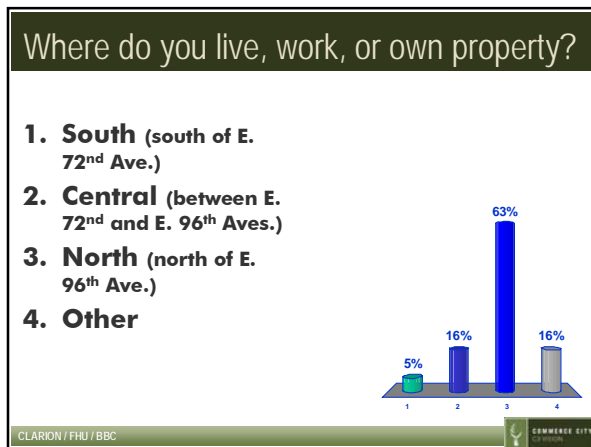
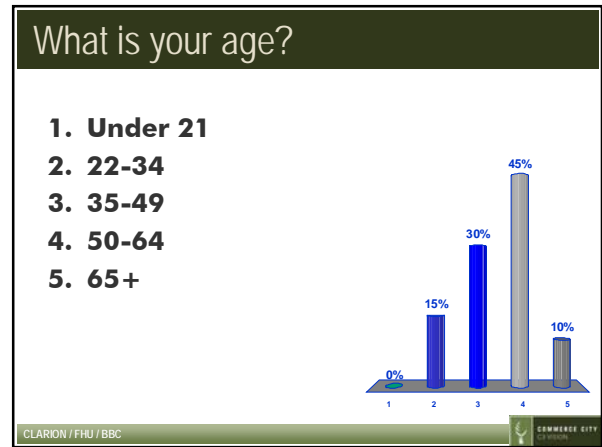
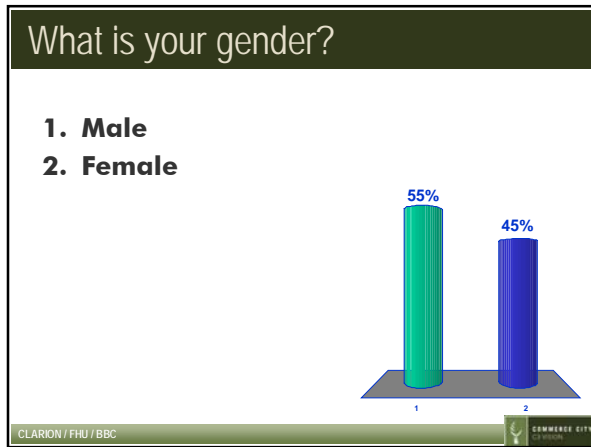
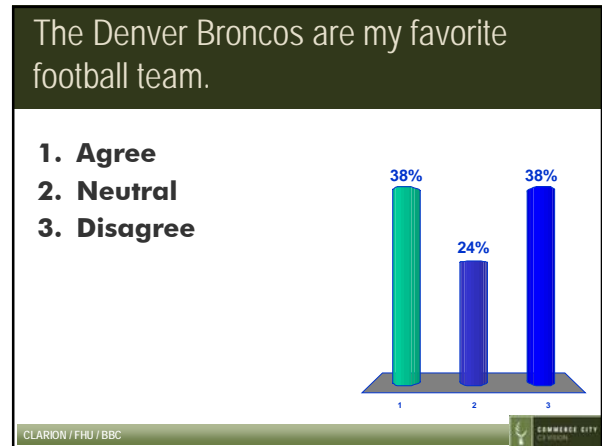
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## Key Pad Questions (Part 1)

**Warm up and demographics**

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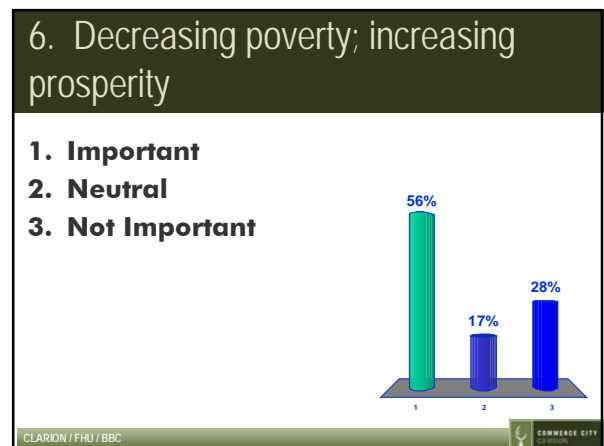
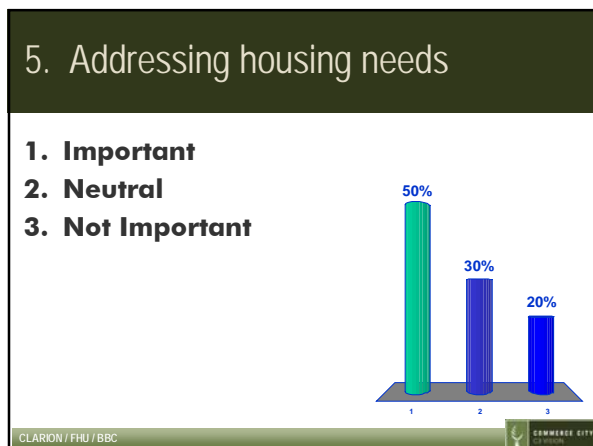
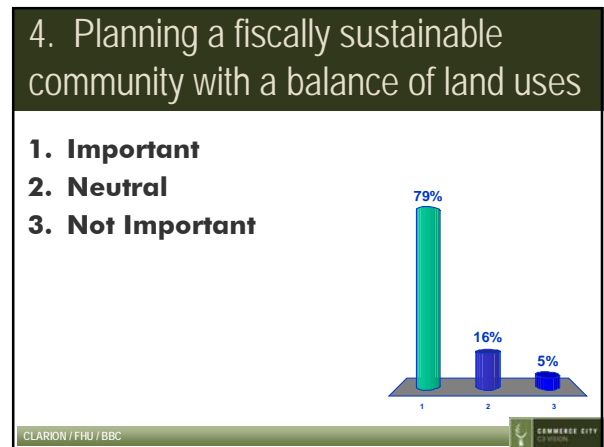
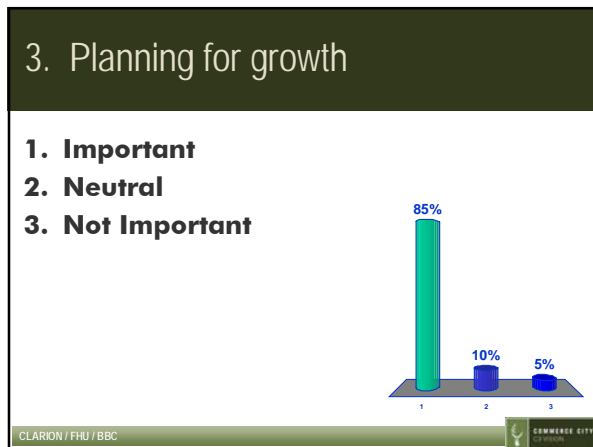
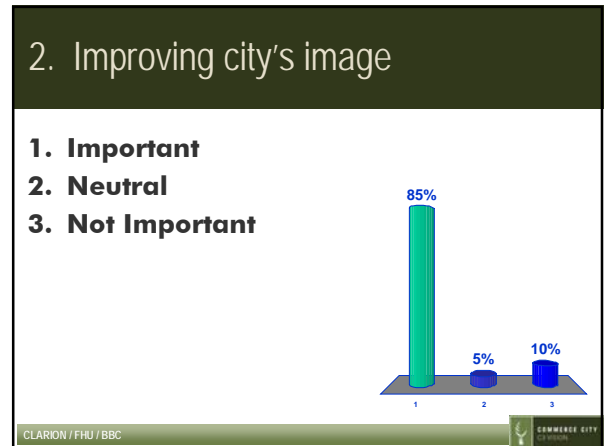
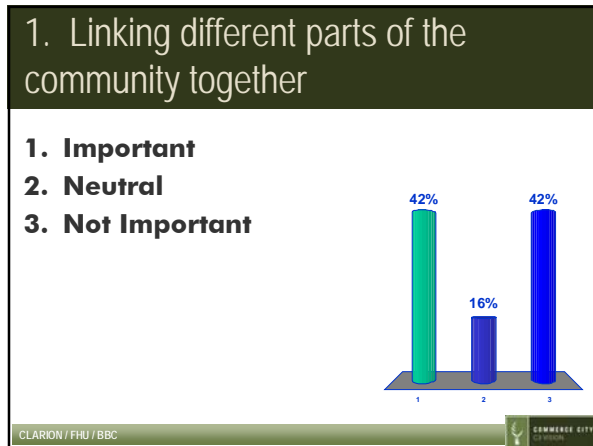


### Key Pad Questions (Part 2)

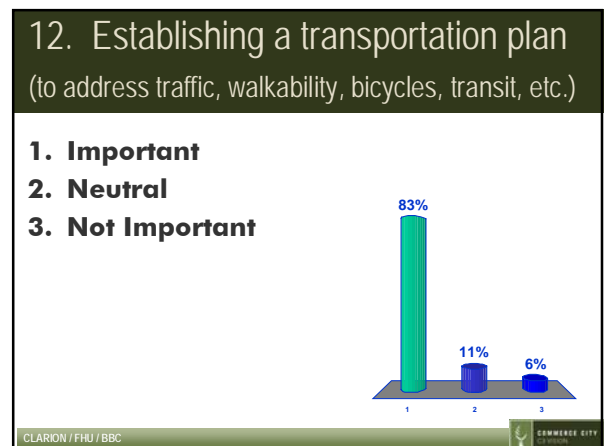
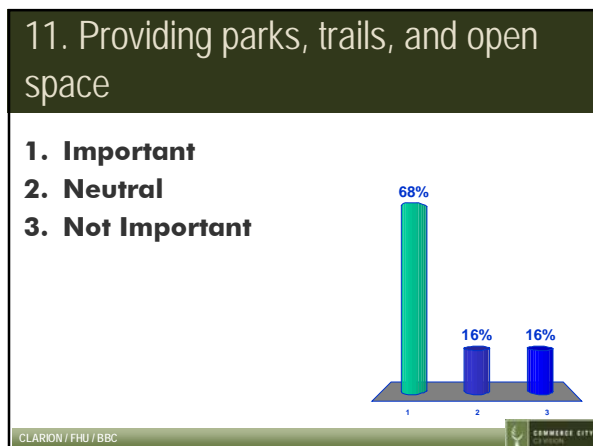
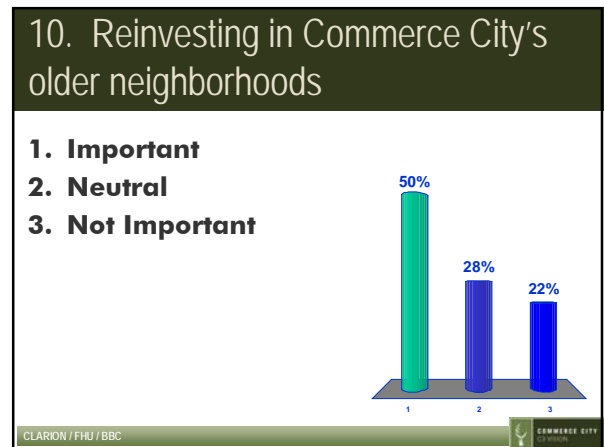
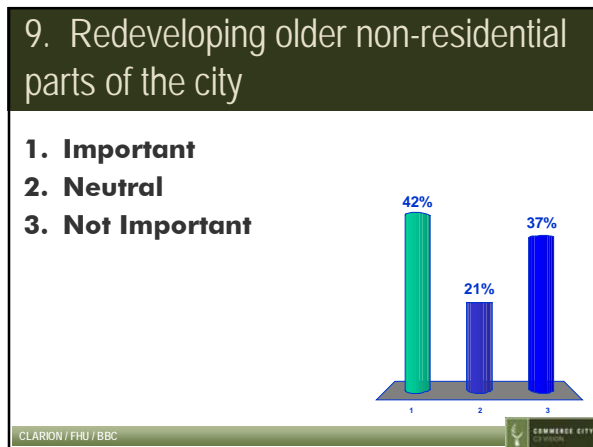
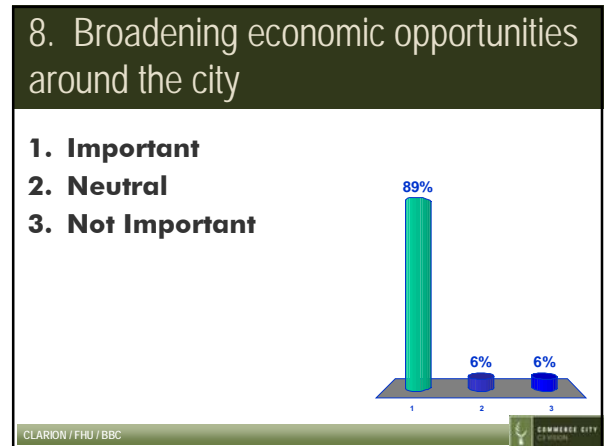
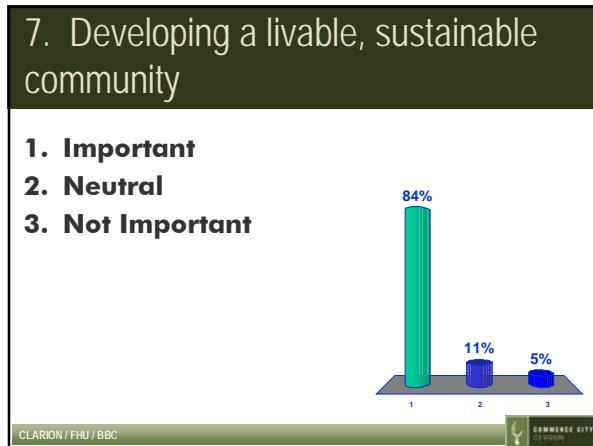
***What issues do you think are important for the C3 Plan to address?***

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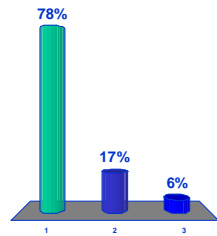
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13. Planning Regional (for transportation, land use)

- 1. Important
- 2. Neutral
- 3. Not Important



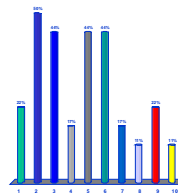
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What other issues should the plan address?

Based on discussions so far, my top three issues are (select 3):

- 1. Linking parts of community
- 2. Improving city image
- 3. Fiscally sustainable community, balance of land uses
- 4. Decreasing poverty; increasing prosperity
- 5. Livable, sustainable community
- 6. Broadening economic opportunities
- 7. Redeveloping/reinvestment
- 8. Providing parks, trails
- 9. Establishing a transportation plan
- 10. Other



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3. Vision



Vision

- Work in small groups and fill in Discussion Board. Staff can help take notes.
- Answer three questions:
  1. What do you like about Commerce City that you would keep the same?
  2. What do you not like that you would change or improve?
  3. What kind of place would you like Commerce City to be in 20 years?

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Discussion Board

Share your comments with us. Tell us what you think.

What do you like about Commerce City that you would keep the same?	What do you not like that you would change or improve?	What kind of place would you like Commerce City to be in 20 years?

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Mark Your Calendar: Upcoming Events

- **Nov. 20<sup>th</sup> Second Public Meeting**
- **Dec. 4<sup>th</sup> Planning Commission Update and Citizen Advisory Committee**
- **Jan. Article in “City Lights”**
- **Jan. 12<sup>th</sup> City Council Update**
- **Public Meetings, 2<sup>nd</sup> Set:**
  - Thursday, January 29<sup>th</sup>
  - Wednesday, February 4<sup>th</sup>

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