

C3 Vision: Guiding Principles and Map Questions Workbook

1A. Do you agree with the draft vision statement and approach for a sustainable community?

Answer Options	Response Frequency	Response Count
Agree	67.5%	27
Neutral	25.0%	10
Disagree	7.5%	3
1B. What key words would you add or change?		21
<i>answered question</i>		40
<i>skipped question</i>		7

1B. What key words would you add or change?

More parks and more opportunities for jobs.

Significantly reduce greenhouse emissions.

Focus on "future of growth" not just sustainable, add "strive for a strong community future" be the place people want to live.

Need help from the city government to utilize local business and their soft dollars benefits ie: hiring within the community taxes.

None

I don't like the welcoming phrasing. What does that mean?

Opportunity to Opportunities. !!...and services and facilities" is a little boring and vague...with a variety of quality services and facilities available to...

Sustainable

Add trails, pocket parks, and connectivity.

More parks and more opportunities for jobs.

Cross out words that focus on suburban future with economy.

Anything about education?

Nothing

"Sustainable"

Why? The scope of work is NOT detailed enough to accomplish a sustainable community.

C3 will be a city united and focused on a sustainable future with community and economic opportunities for all.

Vital, growing, unique thriving or vibrant/ delete "services and facilities"

"Sustainable" is the most over used work in the development world and I hate it. Take out "and" between opportunity and services.

Quality of life - do not like "welcoming" - add walkability

United and (take out) because of the political history of Commerce City, we are far more united - wait for a time in the future. wishful thinking.

I would like to see a plan on how to improve the esthetics of the city. How are we going to improve the image of the city?

Add something on community redevelopment within the list of items the plan will address.

Please note that all comments in this document are taken directly from workbooks and have not been edited.

2A. Do you agree with the Economic Development and Redevelopment guiding principles (in the Workbook on page 3)?		
Answer Options	Response Frequency	Response Count
Agree	64.1%	25
Neutral	33.3%	13
Disagree	2.6%	1
2B. What would you add or change?		14
<i>answered question</i>		39
<i>skipped question</i>		8
2B. What would you add or change?		
Fewer bars and more churches, apartments with less expensive rent, and more schools for adults to learn English free of charge.		
If there are renovations/redevelopment rents may increase and we already cannot afford that.		
Provide more opportunities for free adult education.		
Need support for local businesses.		
Actually investing in the community and not just talking about it. Commerce City is disgusting and money needs to go into it to make it better.		
Would like to see more done for job creation by the city. Again utilize local tax paying business. Make this a priority.		
Nothing, Perfect		
#3 sounds like development will pay its own way. Does this work? More of a discussion point.		
The City could be a "destination" for business, but specialized tourism seems unlikely. Lets focus on more realistic, achievable goals.		
Opportunities		
Would not let NASCAR have the opportunity to be here!		
Rent affordable- economic factors of redevelopment.		
Stronger statement on empowering neighborhoods.		
Planning staff and council need to realize that industrial development brings good paying jobs and retail commercial does not.		
Future land development for small business franchise. Ample parking/ bus routes.		

3A. Do you agree with the Land Use and Growth, Appearance, and Open Space guiding principles (in the Workbook on page 4)?

Answer Options	Response Frequency	Response Count
Agree	80.0%	28
Neutral	17.1%	6
Disagree	2.9%	1
3B. What would you add or change?		10
<i>answered question</i>		35
<i>skipped question</i>		12

3B. What would you add or change?

Create energy efficient structures.
Which one is more important? Start there. Do we have money for all these changes?
Nothing
Add a principle to maximizing the E-470 corridor in terms of land use, and appearances as growth occurs.
City growing and letting business into residential areas.
Connect parks with intergraded bike/ walking trail system.
I would like city to clean up dead trees, plant new trees and shrubs, and new open space parks.
More Public Transportation.
Providing affordable rental housing should concentrate on less rentals and more affordable ownership.
image along interstates

CENTERS 3C. Should Commerce City's future jobs and retail be located in "centers" as indicated on the map (on page 5)?		
Answer Options	Response Frequency	Response Count
Yes	69.4%	25
Neutral	19.4%	7
No	11.1%	4
Do you agree with the locations shown on the map?		13
<i>answered question</i>		36
<i>skipped question</i>		11
Do you agree with the locations shown on the map?		
Yes		
Yes, however more centers need to be located around 112th/ 120th and Hwy 85 and along Hwy 85 corridor.		
Yes		
While these areas should be identified and a "center" makes sense, infill and redevelopment should be a priority.		
Fewer major "centers" Prefer more of a "corridor" approach for the layout of the city.		
No, to far will cost a lot of money to build.		
#1 priority!		
How can you pick a location for jobs and retail, prior to doing the analysis for comprehensive plan.		
I think smaller neighborhood retail should be encouraged.		
This results in enforcing the automobile oriented community, with everyone driving for services instead of walking or biking.		
Remove E-470 and 76th - Add 60th and Vasquez		
I would like to see new "centers"		
Too many along E-470.		

3D. Do you envision Commerce City with a "Downtown" in the future?		
Answer Options	Response Frequency	Response Count
Yes	45.7%	16
Neutral	20.0%	7
No	34.3%	12
If so, where?		13
<i>answered question</i>		35
<i>skipped question</i>		12
If so, where?		
Around Quebec St. towards the new High School.		
Somewhere in Reunion.		
Because downtown is already busy.		
I would like to see it in Derby.		
The physical structure of this city does not lend itself to a downtown concept. Instead, each center or corridor area must have its own draw.		
Possibly in the Derby area.		
No because downtown is already to busy.		
Make landscape nice with landscape shrubs and trees.		
Derby 72nd/ Monaco		
112th - 120th/ E-470		
Several small areas, not just one.		
Derby and Reunion		
Probable not- I see old town and new town centers of growth between Tower Road and 120th ave.		

REDEVELOPMENT 3E. Do you agree with the locations for redevelopment shown on the map (on page 6)?

Answer Options	Response Frequency	Response Count
Yes	82.9%	29
Neutral	14.3%	5
No	2.9%	1
Can you think of others?		8
<i>answered question</i>		35
<i>skipped question</i>		12

Can you think of others?
More toward the Brighton area- north on Hwy. 85.
Irondale, southern boundary of the city near/ along major corridors such as 70 and 270, 80 and 76th.
ACHA site (current site) Library/ LAHS area - vacant lot next to Sar O Mat (on 72nd)
Landlord needs to clean up trash in yards and weeds in back yards.
Prairie Gateway E-470 and Tower Rd. are a few others not "redeveloped." So if that is how you define "redevelopment" include 104th Ave.
Redevelop Prairie Gateway? There is only 2 things there - What is URA and Enterprize Zone? Add Irondale.
Add Irondale and Dupont south of 56th.
Fastracks Derby Area - Bring up to code.

3F. What residential areas need revitalization or redevelopment?	
Answer Options	Response Count
	18
<i>answered question</i>	18
<i>skipped question</i>	29
Response Text	
Residential areas around east 60th, 62nd, and 64th.	
112th/ Hwy 85 needs grocery stores, restaurants, rec center, gas stations, shopping- retail.	
East of Hwy. 2/ South of the Fairfax Park, Grape St., South of Rainbow Bread.	
Main Commerce City	
Neighborhood plans for the residential areas of the core city would be best.	
Perhaps an approach which encompasses all of the core city (or all neighborhoods with 50+ year old housing stock/ would be more appropriate for residential revitalization.	
Only the city resides!	
Derby, along Monaco, all mobile home parks on Hwy. 2.	
Cars parked on yards (Niagra St. north of 56th Ave.)	
Historic- Adams Heights- So Industrial	
56th Ave., Vasquez Blvd. and Colorado Blvd.	
Core city - Derby, Monaco areas surrounding large parks.	
North side of 69th Ave, east of Hwy 2.	
South of 56th/ Adams Heights/ MF Areas	
North of both between Kearney and Quebec. South of 56th between Kearney and Quebec.	
Derby Area	
72nd and Monaco and along Hwy. 2. Bring up to code.	
64th North to Quebec and Highway 2	

**FUTURE GROWTH 3G. E-470: Do you agree with the options for future growth?
 (a) major employment center (b) neighborhoods with minor retail and employment centers**

Answer Options	Response Frequency	Response Count
Yes	61.8%	21
Neutral	35.3%	12
No	2.9%	1
Which do you prefer? Are there other options this plan should explore?		15
<i>answered question</i>		34
<i>skipped question</i>		13
Which do you prefer? Are there other options this plan should explore?		
Option A		
More neighborhoods- more retail!!		
None		
A		
Minimal residential along 470 should be encouraged. Major employment centers and retail would serve to better maximize the E-470 corridor for the city.		
Yes		
Mix of both if possible.		
But, prefer A.		
Open space protection		
A.) but more office space in west, warehouses in middle.		
Combination? If (a) please make them attractive, not industrial.		
A - more residential out there.		
B - office centers/ commercial/ MF/ SF		
E-470 - Town Rd. - North		
Major employment center. Although keep it from 88th to 112th then look at neighborhoods with minor retail and employment for the rest of E-470.		

3H. North of DIA: Do you agree with the options for future growth? (a) "future development reserve" area (b) low density development (in county) (c) employment related to DIA

Answer Options	Response Frequency	Response Count
Yes	55.9%	19
Neutral	32.4%	11
No	11.8%	4
Which do you prefer? Are there other options this plan should explore?		11
<i>answered question</i>		34
<i>skipped question</i>		13

Which do you prefer? Are there other options this plan should explore?

- Employment related to DIA.
- Research other areas in a larger airport proximity and consider how they eventually developed over 20+ years. What could have been improved?
- Who's going to line under the flight pattern? Seems like this area is better for employment development.
- Need open space
- But, prefer C.
- Agriculture - if land permits
- Consider food shortage projections/ be proactive in protecting valuable agricultural land.
- Employment to DIA
- C
- A
- Don't touch it until 2050 who knows what we will need? Water and trees?
- Future development reserve and low density county development.

CORRIDOR REDEVELOPMENT 31. Do you agree with the locations for corridor long-term focus (as listed on page 6 of the Workbook)?

Answer Options	Response Frequency	Response Count
Yes	63.9%	23
Neutral	30.6%	11
No	5.6%	2
Can you think of others?		8
<i>answered question</i>		36
<i>skipped question</i>		11
Can you think of others?		
Mainly focus on I-76.		
Hwy 85 between 104th and Bromley.		
Quebec Parkway corridor.		
Quebec, E-470, 104th		
Hwy. 2 and 88th		
You have listed all the state highway and interstates in Commerce City. What others can we list?		
72nd/ 74th		
Town Road areas need better construction - wider -		

OPEN SPACE 3J. Where should connections to trails and open space occur?	
Answer Options	Response Count
	19
<i>answered question</i>	19
<i>skipped question</i>	28
Response Text	
Development of trails should occur throughout Chambers Rd. and Havana St.	
Everywhere.	
Henderson, Reunion, Brighton	
Arsenal	
On Hwy. 2 and 88th.	
Trails across RR tracks connecting East and West. Connections to existing trails West of the city.	
Everywhere	
Parks	
Edge of city.	
Where parking can be included.	
Off of main streets. Easy to find.	
96th to 104th for RTD E. or Hwy. 2.	
First concentrate on the current trails that do not have funding. Second E-470.	
Connect amenities - Refuge to libraries - Schools to libraries - Parks to parks	
Take a regional approach connect neighboring communities.	
Urban trails through established neighborhoods - designated bike lanes and wider sidewalks.	
1st Creek/ 2nd Creek to S. Platte River	
Within Neighborhoods that lead to the out - laying trails.	
Throughout the city.	
Black Top Road between 96th - 56th - Burkley Rd?	
Near schools and residential areas. Anything near the Wildlife Refuge should be connected.	

4A. Do you agree with the guiding principles (on page 7)?		
Answer Options	Response Frequency	Response Count
Agree	84.8%	28
Neutral	12.1%	4
Disagree	3.0%	1
4B. What would you add or change?		10
<i>answered question</i>		33
<i>skipped question</i>		14
4B. What would you add or change?		
Closer connections to population.		
RR and crossing with major traffic corridors. Presents extra challenges (safety, congestion) and opportunities.		
Routes along school roads.		
More funding on national level.		
Adding more routes.		
More buses, maybe not so much trails.		
Adding more Routes.		
Focus on historic traffic issues Monaco - Vasquez and 60th - Hwy 85		
If the price of gasoline continues to increase, and we are concerned about sustainability, we need to accentuate on promoting less driving and more public transportation.		
Walkability around 96th Ave to Buckley? and into 56th Ave area.		

TRANSPORTATION SYSTEM 4C. Rank these transportation system elements in their order of importance. Mark 1 to 4 (1 = most important, 4 = least important)

Answer Options		Response Frequency	Response Count
Vehicles and Roads		97.4%	38
Transit - buses and light rail		97.4%	38
Walking - sidewalks and trails		100.0%	39
Bicycling - paths and bike lanes		97.4%	38
<i>answered question</i>			39
<i>skipped question</i>			8
Vehicles and Roads	Transit - buses and light rail	Walking - sidewalks and trails	Bicycling - paths and bike lanes
1.8	2	2.9	2.8

Average score based on number of responses.

BUS SERVICE 4D. Bus service improvements are needed as follows:

Answer Options	Yes	Neutral	No	Response Count
More frequent busses on existing routes	19	16	0	35
Bus routes that serve the Northern Range	21	13	0	34
Bus routes between the Historic City and Northern Range	18	15	0	33
More regional express buses	23	9	1	33
What locations? Are there other ways to improve transit service?				19
			<i>answered question</i>	35
			<i>skipped question</i>	12
What locations? Are there other ways to improve transit service?				
Henderson/ New Commerce City				
Northern DIA Northern E-470.				
Quebec St.				
Improve the amenities at locations.				
Stapleton, west (i.e. Arvada, Golden - with out going through downtown)				
Buses on Hwy 2 to 104th Ave.				
Bus route on Hwy 2 from 72nd to 104th.				
Light rail trains.				
Bus from Highway 2 and 104th. Improve the train's stopping, need a over pass.				
Henderson / New Commerce City				
Park and Ride off of I-76.				
Increase Pick-up locations.				
Reunion - Buffalo Run - Eagle Creek				
Safer bus stop, lights, and signage.				
West to East: Regional Route				
From: North (Ft. Collins, Longmont and boulder to Commerce City)				
And: South to Commerce City				
104th and Hwy 2, 104th and Chambers, 104th and Tower, 120th and chambers.				
96th and Chambers/ Express to Market St. Station				
Move Park and Ride to Derby.				
Commerce City only buses not just RTD.				
Don't use bus system				
Along Highway 2 and all along 104th.				

WALKABILITY 4E. Would the following improvements help you walk more around Commerce City?

Answer Options	Yes	Neutral	No	Response Count
Off-street walking trails	26	7	5	38
Wider sidewalks	19	13	4	36
Improved safety crossing busy streets	30	4	3	37
Slower traffic - particularly in neighborhoods	20	15	3	38
<i>answered question</i>				40
<i>skipped question</i>				7

BICYCLES 4F. What locations should be connected with bike trails or on-street bike lanes?	
Answer Options	Response Count
	13
<i>answered question</i>	13
<i>skipped question</i>	34
Response Text	
Ralston Creek trail to Northern Chambers Rd.	
Major East, West, North, and South connections.	
All schools, Derby, retail centers, Conter Center, Madonna Plaza area.	
Trucks to many on 75th and Hwy 2.	
From Denver to Commerce City - only main streets to bike.	
72nd Ave. - Limited or dangerous sidewalks. Especially with new High School.	
102th - Turnberry to 96th and Hwy. 2.	
E-470 to Hwy2	
E-470 to Hwy 85	
Where it makes sense?	
Arsenal, Schools, Parks and Activity Centers	
Easier connection to Sand Creek Trail.	
96th Ave to 56th Ave, along Buckley.	
Schools, parks, Wildlife Refuge Path	

TRAFFIC 4G. Congestion is well known on Highway 85 and Tower Road. Are there other corridors or intersections where you regularly encounter congestion?

Answer Options	Response Count
	25
<i>answered question</i>	25
<i>skipped question</i>	22
Response Text	
East and West bound I-76, I-70, and 270.	
Hwy 85 and 112th - trains just stop for hours there. It is a safety hazard if there were to be an emergency.	
56th and Quebec.	
Chambers, Vasquez, Colorado Blvd., Quebec	
104th and 96th	
East- West thoroughfares due to RR.	
72nd at Hwy 2 both E and W.	
74th from 6th/ 85th to Colorado Blvd.	
I-70/ Quebec	
Chambers, Vasques, and Colorado Blvd.	
No Trucks on 75th off Hwy 2.	
56th and Colorado	
60th Ave.	
Make trucks stay out of residential areas!! 75th Ave. and 75th/ 74th	
Hwy 2/ 96th	
96th/ I-76	
Manaco St. - Narrow road, lots of traffic in residential area.	
I-76 and 96th Ave.	
56th Ave, Vasquez and Colorado Blvd.	
270/ Hwy. 2/ 85 th/ 60th core city mess.	
Hwy. 2 and 106th	
NO	
Rosemary -	
Rosemary St./ Hwy. 2	
Any crossing where a trail is!!	
	270
Trash trucks on 96th Ave.	
Highway 2, Quebec and Highway 2, 60th and Highway 85	

5A. Do you agree with the guiding principles (on page 8)?		
Answer Options	Response Frequency	Response Count
Agree	63.3%	19
Neutral	26.7%	8
Disagree	10.0%	3
5B. What would you add or change?		16
<i>answered question</i>		30
<i>skipped question</i>		17
5B. What would you add or change?		
I would like it if they made a park for walking and for the kids to have a place to play.		
More high end housing needs to come to Commerce City which will increase neighboring community home prices and interest to buyers.		
Larger people friendly recycling program.		
Many of these issues will need to be politically driven over a long period of time.		
The addition of diversity.		
Improve existing housing/weeds/junk in yards lighting pollution; stronger wording for walkability, farmers market, access to healthy foods, promote healthier restaurants/ grocery stores.		
Add more to and about education k-12.		
Absolutely health care facility. A level II that can compete with MCA.		
Additional RTD stops along Hwy. 2.		
Providing affordable rental housing should concentrate on less rentals and more affordable ownership.		
Add executive housing/ large estate lots.		
Implement more "quite zone" up North would be nice (112th and 120th).		
Encourage Neighborhood watch groups within disturbed locations.		
More Police		
We do not need more free health care-.		
Add something about working with neighborhood services to get rid of city violations and clean up neighborhoods for health reasons.		