



Commerce City Analysis and Focus Areas

Draft – 3/23/09

A general framework of five analysis areas is proposed to help organize the plan. These five analysis areas, addressed in the Community Profile, include:

1. Historic City,
2. Irondale,
3. Northern Range,
4. E-470 Influence, and
5. DIA North areas,

Several of these five analysis areas are divided into smaller focus areas because of the complexities of existing conditions.

This paper outlines each of these analysis and focus areas. Each area includes:

- (a) a preliminary list of land use choices and
- (b) other key issues that the plan should address.

Please review these focus areas and let the planning team know if the general areas and their names are appropriate. In addition, please review the lists of land use choices and key issues the plan should address, and let the planning team know if this information is accurate and complete. The next step will be to prepare land use key choices options and plan directions.

(1) HISTORIC CITY

A. SOUTHERN INDUSTRIAL

Issues the plan should address:

- Should the area redevelop, and if so, what intensity of industry is appropriate?
- Access and connectivity
- Environmental issues
- Public improvements
- I-270 image

B. TIFFANY

Land use choices:

- Should the area be predominantly: (A) residential, (B) industrial, or (C) a mix of both?

Other issues to address:

- Is reinvestment necessary in this area? If so, where?
- Small lot sizes; need for consolidation
- I-270 image
- Quebec Street Corridor

C. SOUTHERN CORE/ROSE HILL

Land use choices:

- Should the Wembly/Ivy-K site redevelop as: (A) commercial, (B) residential, or (C) a mix of uses?

Other issues the plan should address:

- Is reinvestment necessary in multi-family areas?
- What land uses should be permitted along 64th Avenue?
- Should the trucking businesses be located in this area in the future?
- Where should investment into neighborhood commercial services occur?
- Housing stock rehabilitation
- Transportation/truck routes
- Do the mobile home parks need reinvestment?

D. NORTHERN CORE/DERBY/TICHY

Land use choices:

- Where should neighborhood retail be located?

Other issues the plan should address:

- Do the mobile home parks need reinvestment?
- Is redevelopment/reinvestment needed or is this area generally stable?
- Should Highway 2 corridor and 72nd Avenue corridor redevelop?
- Housing stock rehabilitation
- Is reinvestment necessary in multi-family areas and/or motels?
- Reaffirming Derby's future

E. FAIRFAX/DUPONT

Land use choices:

- Should the area remain a mix of (A) residential and industrial uses, or (B) convert to one or another over time?
- Should Dupont have a center/downtown? If so, what land uses are appropriate?

Other issues the plan should address:

- Transportation network and connectivity
- Railroads
- Corridors
- Should the city pursue annexation policies in this area?

F. ADAMS CITY

Land use choices:

- Should redevelopment of the high school and government sites be primarily (A) commercial, (B) industrial, (C) residential or (D) mixed-use in nature?

Other issues the plan should address:

- Compatibility issues associated with industrial and residential uses
- Transportation network and connectivity
- Future FasTracks station
- Infrastructure (drainage, water, sewer, roads)
- Environmental issues
- I-270 image
- US 85 Corridor

- Should the city pursue annexation policies in this area?

G. CLERMONT

Land use choices:

- Should the area remain (A) industrial, or (B) convert to commercial/retail over time? What intensity of industrial or commercial/retail is appropriate?

Other issues the plan should address:

- Transportation network and connectivity
- I-270 image
- Railroads

H. PRAIRIE GATEWAY

Land use choices:

- Should the north and south areas of the Prairie Gateway develop as (A) commercial, (B) employment, or (C) mixed-use (non-residential) or (D) entertainment? What intensity of development is appropriate? Should the north and south areas develop similarly or differently?

Other issues the plan should address:

- Quebec corridor redevelopment
- Relationship to Wildlife Refuge and stadium
- Relationship with new high school

(2) IRONDALE

I. IRONDALE

Land use choices:

- Should (A) pockets of residential remain in this area or should they (B) convert to industrial over time?

Other issues the plan should address:

- Infrastructure
- Transportation network and connectivity
- Image
- Union Pacific and Burlington Northern railroad connections
- Should the city pursue annexation policies in this area?
- Future of entertainment uses

J. INDUSTRIAL ENCLAVE

Land use choices:

- Should this be a redevelopment and infill focus area or should it continue to be a mix of high and low intensity industry?
- Where should differing levels of industrial intensities be located?

Other issues the plan should address:

- Road improvements
- Drainage
- Railroads
- Transportation routes and truck traffic impacts

K. SOUTH PLATTE VALLEY

Land use choices:

- Should the area contain (A) a mix of residential and industrial uses or (B) convert to one or another over time?
- Should the I-76 interchanges develop at (A) residential, (B) industrial, (C) commercial or (D) mixed-use?

Other issues the plan should address:

- Relationship to river
- Image from I-76
- Connectivity to west
- Should the city pursue annexation policies in this area?

(3) NORTHERN RANGE

L. OLD BRIGHTON ROAD/HAZELTINE

Land use choices:

- What should the future land uses be in this area: (A) commercial, (B) industrial, (C) residential, or (D) mixed-use?

Other issues the plan should address:

- Relationship to the South Platte River
- Infrastructure/drainage
- Connectivity to west
- Should the city pursue annexation policies in this area?

M. NORTHERN RANGE (the remainder)

Land Use Choices:

- Where should commercial centers occur (different than entitlements)? What intensity of commercial development is appropriate?

Other issues the plan should address:

- Should public facilities be centralized or dispersed throughout the community?
- Relationship to Wildlife Refuge
- Corridors/Connectivity

(4) E-470 INFLUENCE

Land use choices:

- Should the area develop as (A) residential, (B) non-residential/major employment center, or (C) a mix of uses?
- Should residential development be allowed in airport noise zones and near DIA?

Other issues the plan should address:

- Transportation/connectivity
- Infrastructure
- Should public facilities be centralized or dispersed?

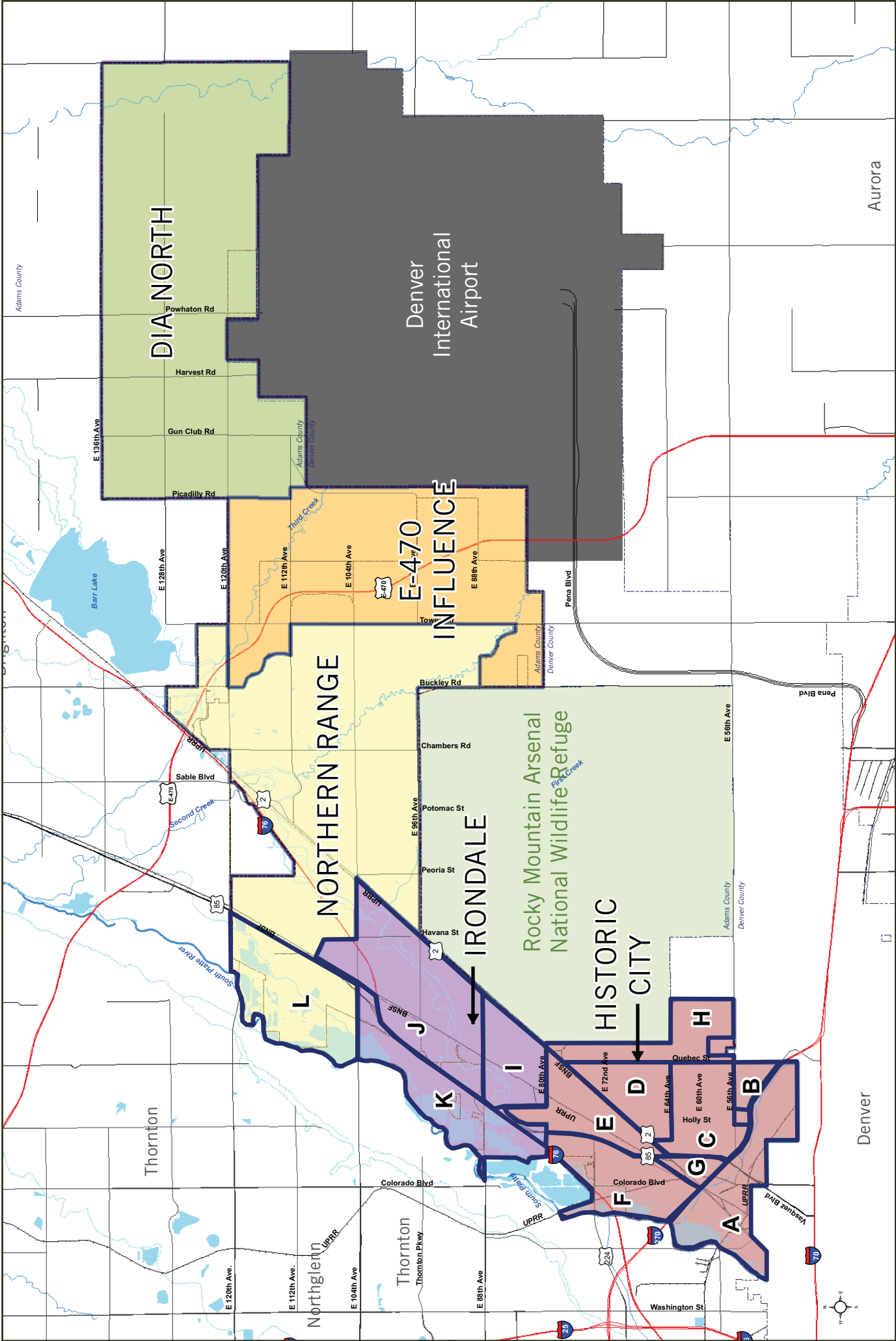
(5) DIA NORTH

Land use choices:

- Should this area develop or be preserved as a future growth area?

Other issues the plan should address:

- Relationship with Barr Lake
- Infrastructure
- Annexations
- Airport buffer zone



DIA NORTH

Denver International Airport

E-470 INFLUENCE

NORTHERN RANGE

IRONDALE

Rocky Mountain Arsenal National Wildlife Refuge

HISTORIC CITY

Thornton

Northglenn

Thornton

Aurora

Denver

