



Your Comments/Key Choices

This document provides a condensed summary of responses from March and April 2009 community outreach including Rotary Club, Neighbors to Neighbors (Turnberry and other Northern Range HOA's), and Northern Industrial Business Advisory Committee meetings.

1. Your business or neighborhood...

What infrastructure improvements would help your existing business or neighborhood?

- ♦ Commercial/retail development to serve Northern Range neighborhoods (including grocery store, sit-down restaurants, gas station, etc.)
- ♦ Improved transportation infrastructure along 96th Ave.
- ♦ More offices and community services (e.g. police station) in Northern Range area (not industrial next to residential areas)
- ♦ Transportation crossings at railroads and South Platte River
- ♦ Need a Pena Blvd. ramp from Tower Road

2. Existing Industrial Areas

Should the city retain its industrial core areas (Irondale and Historic City) for jobs and revenues, or allow additional residential development?

- ♦ Focus on jobs and revenue but support existing core residential (so people can live near where they work)
- ♦ Keep residential development in southern portion of community
- ♦ Clean up and enhance industrial (light and clean technology/"green" industry)

3. Prairie Gateway Emphasis

Should the Prairie Gateway develop with an emphasis on (1) commercial mixed-use, (b) employment mixed-use, or (c) entertainment mixed-use?

- ♦ A mix of all uses so that the area is a regional destination for families
- ♦ Mixed opinions about whether or not multi-family residential should be a component in the Prairie Gateway

4. E-470 Land Uses

Should the E-470 area develop: (a) primarily as major employment center (for light industry), (b) as neighborhoods with minor retail and employment centers, or (c) as a combination, including some long-term reserve areas?

- ♦ Employment and retail emphasis, with limited or no residential (with a technology park, hotels, entertainment, "green" employment, race track, distribution facilities)
- ♦ Preserve as open space or development reserve area

6. Redevelopment Areas

Which areas are priorities for redevelopment?

- ♦ Derby
- ♦ 104th and US 85 area
- ♦ Wembly/Race Track area

- ♦ Future FasTracks Transit station area

7. Transportation Corridors

Which transportation corridor areas are priorities for future investment?

- ♦ Highway 2 (image and infrastructure)
- ♦ 104th Ave. (infrastructure)
- ♦ I-76 (image)
- ♦ I-270 (image)
- ♦ 72nd Ave (image)
- ♦ 96th Ave. (infrastructure)
- ♦ Tower Road (infrastructure)
- ♦ US 85 (infrastructure)

Other Comments and Ideas:

- ♦ When asked about economic development (retail, restaurants, shopping, etc.) all businesses said they were much more concerned with infrastructure than land use.
- ♦ Current industrial zoning needs to be preserved and not convert to retail or commercial.
- ♦ The community needs to focus on attracting employers and new businesses to improve the image of Commerce City.