

# C3 Vision: Key Choices

## 1. Your Comments about Key Choices in Commerce City

### Why Plan for Future Growth?

Long-range growth will happen in the city. Projections by the Denver Regional Council of Governments (DRCOG) estimate that by 2035 Commerce City will grow by approximately 37,000 people and 10,500 jobs.

The amount of land available for future growth is more than enough for the amount of growth projected, so it is important to decide how and where the future growth will occur. The patterns of development that we choose for the future will impact the city in a number of ways, including:

- Funding of services and infrastructure
- Balance of jobs and housing
- Economic development
- Environmental quality and open space
- Transit viability
- Traffic congestion
- Vehicle miles traveled
- Image of corridors and roadways
- Fiscal well-being
- Neighborhood vitality
- Community health
- Availability and quality of services and facilities

The community has been finding common ground on a number of topics, although some key choices in certain areas of the city still remain. Keeping in mind the impacts associated with land use decisions (listed above), please share your feedback about these key choices with the planning team.

To begin, it would be helpful to review the PowerPoint slides from the April 2009 community meetings to understand the land use terminology and key choices used within the following survey. The PowerPoint slides are available on the project website: [www.cccvision.com](http://www.cccvision.com).

Thanks for your feedback!

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## 2. INDUSTRIAL CORE CHOICES

In general, do you think the Industrial Core Areas (the Historic City and Irondale Areas) should primarily focus on retaining and strengthening jobs and industry, or do you think additional and expanded residential development should be allowed in these areas?

Focus on jobs and industry

Allow more and expanded residential development

Comments

After reviewing the Industrial Core Focus Area topics in the April 2009 Community Meeting Powerpoint Slides, do you have any comments or feedback to share about the needs and future land uses in any of the focus areas (Old Brighton Road/Hazeltine, South Platte Valley, Irondale, Adams City, Tiffany)?

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## 3. PRAIRIE GATEWAY CHOICES

As the Prairie Gateway develops with a mix of uses, do you think there should be the MOST EMPHASIS on commercial/retail uses, employment/jobs, or entertainment/recreation uses?

Commercial/retail emphasis

Employment/jobs emphasis

Entertainment/recreation emphasis

Comments

Do you think multi-family residential (residential above retail or office) should be a component of the Prairie Gateway?

Yes

No

Comments

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## 4. E-470 CHOICES

Keeping in mind the impacts associated with land use decisions (e.g. traffic congestion, city's ability to provide services, fiscal stability, etc.) do you think development within the E-470 corridor should GENERALLY EMPHASIZE:

Employment

Mixed residential, retail and employment

Residential

Comments

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## 5. REDEVELOPMENT CHOICES

The community has identified a number of areas in the community that are in need of redevelopment. Because there are many areas in need and limited resources available it is important to prioritize the sites for future investment.

We have heard that the Derby area (72nd Ave. and Highway 2) should continue to be a priority for the city's redevelopment efforts. In addition to Derby, which of the following potential sites do you think should be highest priority for future redevelopment and investment?

jm 104th Ave. (between US 85 and I-76)

jm Wembley (64th Ave. to Mile High Race Track)

jm Future FasTracks Station (68th to 72nd Ave. / Colorado Blvd.)

jm I-270 at Vasquez / US 85

Comments

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## 6. TRANSPORTATION CHOICES

It is also important to prioritize investment in improving transportation corridors because the current needs outweigh the available funding. We have heard that some corridors need investment in infrastructure to improve traffic flow, while others need investment to improve their image.

In your opinion, which of the following transportation corridors is in greatest need of infrastructure improvements?

Which corridor is in greatest need of improvements to enhance its image?

	Needs Infrastructure Improvements	Needs Image Improvements
120th Ave.	jm	jm
112th Ave.	jm	jm
104th Ave. (west of Highway 2)	jm	jm
96th Ave.	jm	jm
72nd Ave	jm	jm
I-270	jm	jm
I-76	jm	jm
US 85	jm	jm
Highway 2	jm	jm
Tower Road	jm	jm

Comments

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### 7. ADDITIONAL COMMENTS

Do you have any other general comments you would like to share with the planning team?

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## 8. CONTACT INFORMATION

\* Please provide e-mail address.

Email Address:

The following information is optional.

Name:

Primary Address:

Address:

City/Town:

State:

ZIP/Postal Code:

Phone Number: