



Your Comments/Key Choices

Updated 6/18/09

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

1. Commerce City in general...

What would make Commerce City a better place in which to live, work, or visit?

- ♦ More high paying job opportunities.
- ♦ More retail and commercial services.
- ♦ More health care facilities nearby.
- ♦ More stores and restaurants.

2. 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.
- ♦ Improved sidewalks/walkability in core city areas.

3. 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 areas of stable residential in southern portions of the community (so people can live near where they work).
- ♦ Clean up and enhance industrial (light and clean technology/"green" industry).

4. 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, but general openness to the idea in long-term future.
- ♦ Some opinions about keeping residential out of this area very strong for fear of contamination.

5. E-470 Land Uses

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

- ♦ This area should be the city's crown jewel, with employment and retail (campus-like) emphasis, with limited or no single-family 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 should continue to be a priority.
- ♦ 104th and US 85 area.
- ♦ Wembley/64th Ave. Race Track area.
- ♦ Future FasTracks Transit station area.

7. Transportation Corridors

Which transportation corridor areas are priorities for future investment?

- ♦ Transportation improvements should be primarily determined by traffic needs, but image is also an issue.
- ♦ Top locations for infrastructure/traffic improvements include:
 - Highway 2
 - 96th Ave.
 - 104th Ave.
 - Tower Road
 - US 85
- ♦ Top locations for image improvements include:
 - Highway 2
 - I-76
 - I-270
 - 72nd Ave

8. Annexation Policies

How should the unincorporated areas of the Core City be treated?

- ♦ Most respondents favor annexation of these areas after roadway and infrastructure improvements are complete (some indicate that Commerce City could share in these improvement costs).

9. Mobile Home Parks and Motels

How should the mobile home parks and motels in the Core City be treated?

- ♦ Most respondents favor keeping many of these areas intact, but want to see improved code enforcement, image improvements (paving and fencing), and better landscaping.
- ♦ Some respondents see these areas as opportunities for future redevelopment (potentially for affordable housing).

10. Single-family Housing Revitalization

Which area of the Core City would you like to see a priority for single-family housing revitalization?

- ♦ Top responses include:
 - 74th Ave. and Quebec
 - 64th Ave.
 - Derby
 - Dupont/North Monaco
 - Kemp Elementary area

11. Multi-family Housing Revitalization

Which area of the Core City would you like to see a priority for multi-family housing revitalization?

- ♦ Top responses include:
 - 74th Ave. and Quebec
 - Quebec Corridor
 - Future Transit Station Area

12. Senior Housing

Do you think there is enough senior housing in the City? Where would you like to see additional senior housing? What type of senior housing would you like to see?

- ♦ Most respondents indicate that there is not enough senior housing,
- ♦ Top locations for additional senior housing include:
 - Wembley
 - Old Adams City High School site
 - Northern Range area (potentially near golf course)
 - In general, areas close to stores, recreation, and transit
- ♦ Desired senior housing types include a range of options including retirement villages, assisted living, apartments, patio homes, condos, and homes mixed into neighborhoods.

13. Other Comments and Ideas:

- ♦ Focus on immediate needs—job creation—first, then long-term goals.
- ♦ When asked about economic development (retail, restaurants, shopping, etc.) Northern Range 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.