



city of  
**commerce  
city**

**station area master plan**  
72nd Avenue and Colorado Boulevard  
RTD-North Metro Corridor



**Commerce City | City Council**  
**October 21, 2013**

# Community Outreach Summary

- Successful and smooth outreach process that led to this final product
- Focus group meetings with Seniors, Youth, Businesses, Community Enterprise, Agencies
- Jan 9 Community Workshop 1
- Jan 14 Planning Commission and City Council Joint Study Session
- April 25 Community Workshop 2
- Summer Outreach and surveys (vast majority of respondents generally supportive of the improvements and development)
- August 14 Community Open House



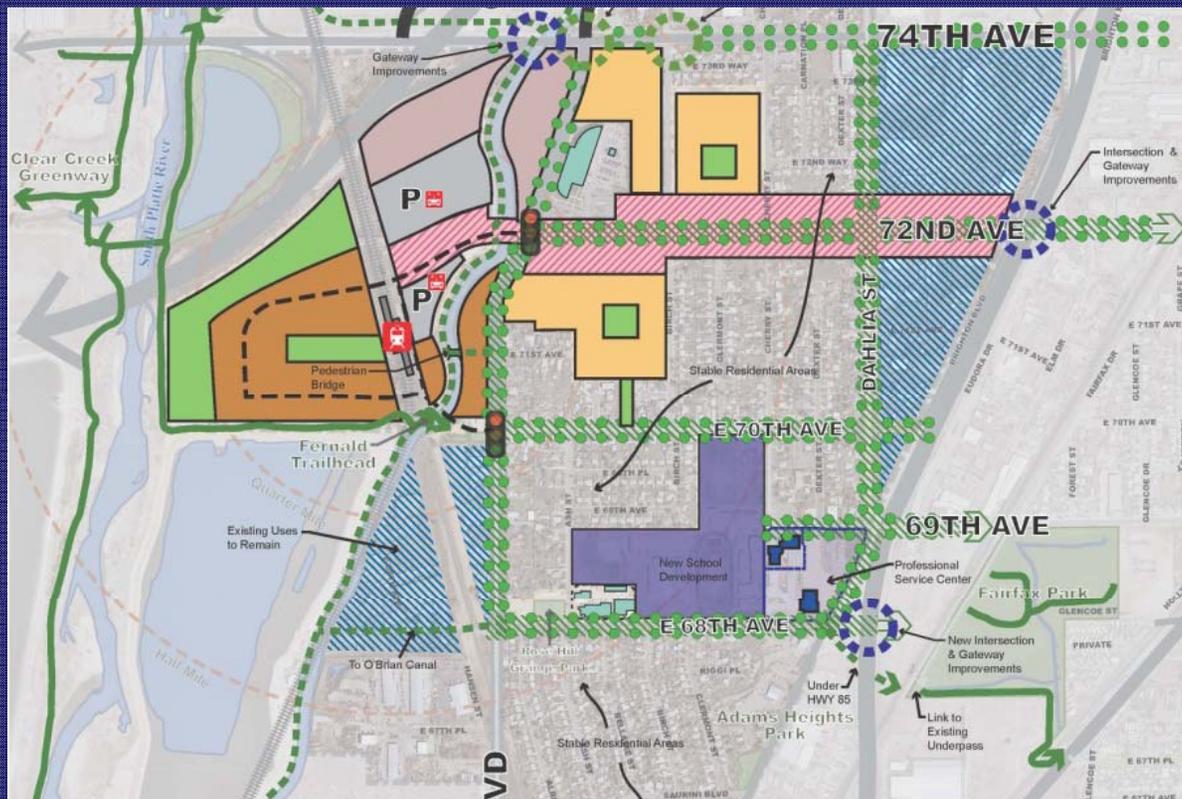
# Concept Overview

- Keep and build on existing fabric of the neighborhood (housing, streets, civic uses, employment, industrial)
- No displacement of residents or housing – the plan is infilling the neighborhood
- Density transition: higher near the station - lower in the existing neighborhood
- Plan is focused on station area, school sites, and complete street improvements



# Unique Station Area Plan

- Targeted specific sites vs. a complete redevelopment of the area
- A variety of potentially available large development sites



# Planning Framework Strategies

1. Enhance Community Livability and Safety
2. Create Destinations
3. Connect the neighborhood
4. Emphasize Safe Pedestrian Access
5. Maximize Transit Oriented Development Potential
6. Stimulate Economic Development



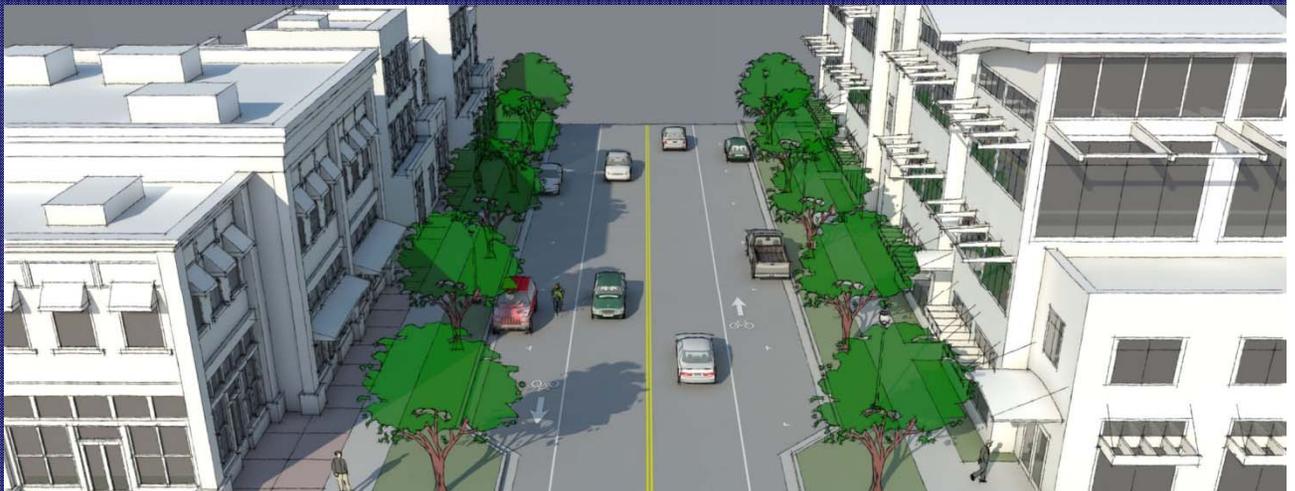
# Streetscape Improvements

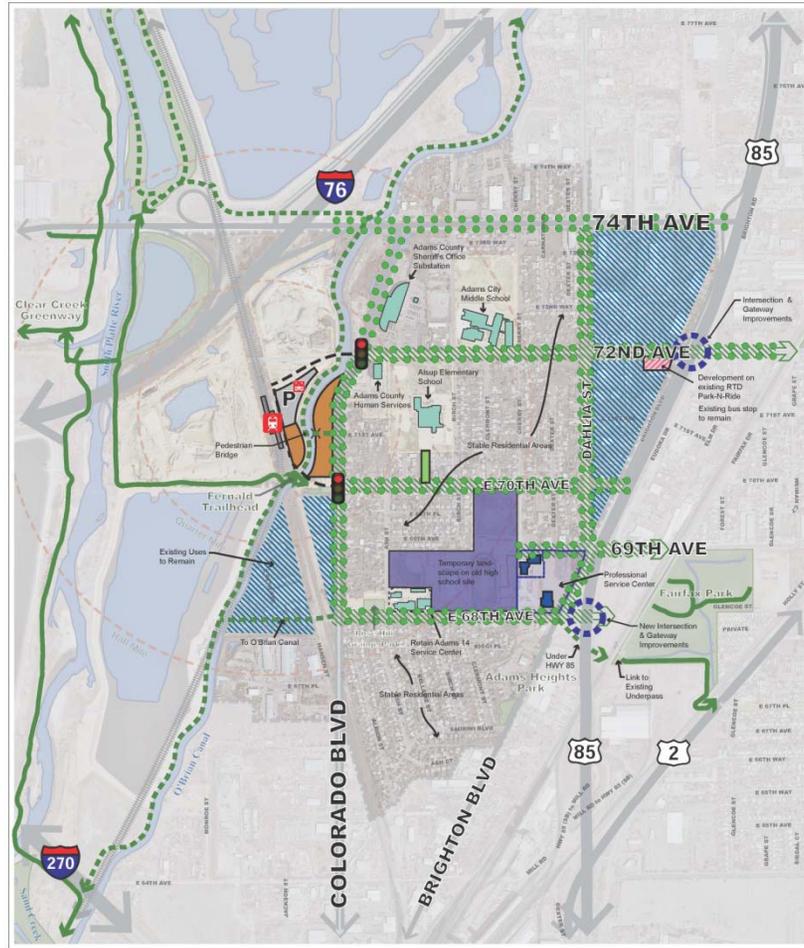
Improved lighting, sidewalks, crossings, curb extensions, bicycle facilities, landscaping

*Colorado Blvd looking north between 70<sup>th</sup> and 72<sup>nd</sup>*



*72<sup>nd</sup> Avenue looking west between Clermont and Colorado*





**Legend**

- Study Area
- Proposed Commuter Rail Station
- Park-N-Ride
- Proposed Commuter Rail Corridor
- Railroad
- Water
- Parks
- Multi-Use Trail
- Civic Uses

**Proposed Elements**

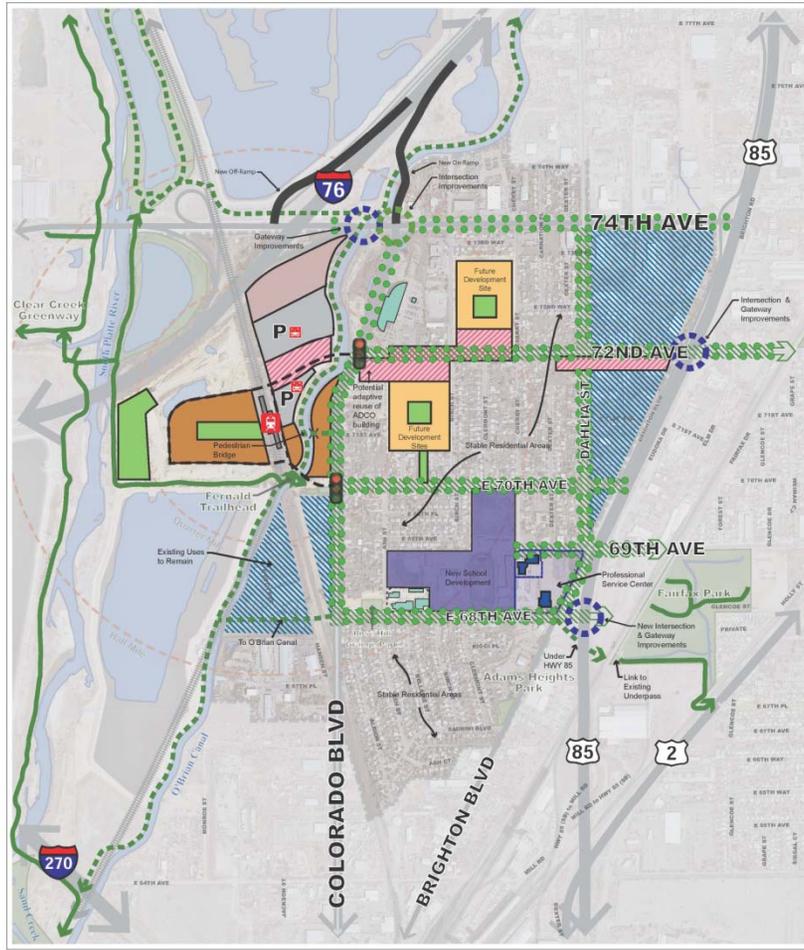



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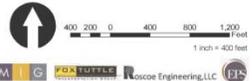
August 2013

**0-10 YEAR BUILDOUT**



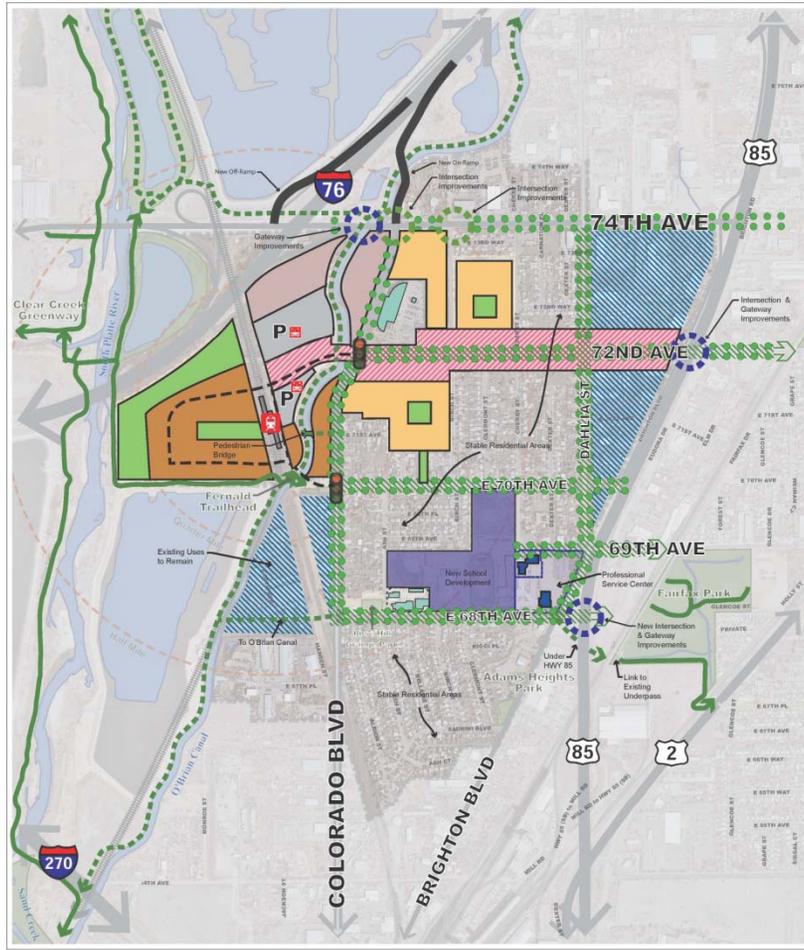
**Legend**

	Study Area		Office		New Street
	Proposed Commuter Rail Station		Residential		Multi-Use Trail
	Park-N-Ride		Mixed Use Commercial		Open Space
	Proposed Commuter Rail Corridor		Parking		Parks
	Railroad		Educational and Cultural Uses		Streetscape Improvements
	Water		Street Improvements		Employment Infill
	Parks				
	Multi-Use Trail				
	Civic Uses				



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 August 2013

10-20 YEAR BUILDOUT



**Legend**

	Study Area		Office		New Street
	Proposed Commuter Rail Station		Multi-Use Trail		Open Space
	Park-N-Ride		Residential		Parks
	Proposed Commuter Rail Corridor		Mixed Use Commercial		Streetscape Improvements
	Railroad		Parking		Street Improvements
	Water		Educational and Cultural Uses		Employment Infill
	Parks				
	Multi-Use Trail				
	Civic Uses				



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 August 2013

20+ YEAR BUILDOUT

# Financing Strategies

- CIPP
- Grants - DRCOG
- Tax Increment Financing
- Assessment Districts
- Non-Contiguous Title 32 Metropolitan Districts



# Schedule

- Proposal for design and construction of North Metro Line from DUS to 72<sup>nd</sup> with options to go further submitted to RTD with notice to proceed December 2013
- Anticipated opening of 72<sup>nd</sup> Station is 2020
- The STAMP is a long term vision for the site and based on market realities



# Planning Commission

- On October 1, 2013, this case was heard and discussed before Planning Commission. They voted 5-0 to forward this request to City Council with a favorable recommendation.



# Questions and Discussion

