

May 12, 2021 CanAm Neighborhood Meeting Q&A Summary

Will you have plans for speed management on Belle Creek?

- *The City has reviewed the Traffic Impact Studies that have been submitted for the entire development. Belle Creek and 112th have been the focus. There will be a level of service that is allowed on these roads, basically the street width and speed limit will go into play to determine the amount of traffic that can be safely allowed. The traffic study is being reviewed currently and will meet all of the City's requirements.*

What is the likely timeline for development? What is the timing of development for zone 2 and 3?

- *It is difficult to put a timeframe on this as we are still working our way through the PUD and do not have a timeline for submitting an application for Lots 2 and 3. However, we do anticipate the current application (Annexation/Zoning/Final Plat) going through the entitlements process through the end of the year. Other applications may go in before this, but they will not be concluded until then. This is the first step. Everything else will follow accordingly.*
- *Once Planning Commission and City Council Hearings happen then we will have a much clearer timeline of when construction can begin.*
- *Dan – Once we are at the annexation, zoning and plat stage, we will start focusing on end users. If this comes together quickly then we would generally be in the same timeline as QT – If it takes 4-5 months to find the right builder, then construction will follow in 4-5 months as well.*

Will improvements to 112th Avenue be made with the QuikTrip site? And if so, will it be along the entire length of 112th from Belle Creek Boulevard to US-85 or just adjacent to the QuikTrip site? The slide noted that the infrastructure / streetscape PUD permit would be after QuikTrip.

- *Ultimately at full build out, 112th will be widened according to City standards. A detached sidewalk and bike lane will be added. As developments come in and start being built, the road will be widened at that time. We will work with the City to make this a smooth transition to avoid bottlenecks. Ultimately 112th Avenue will be brought to this standard entirely.*

Will sidewalks be put in on Belle Creek Blvd?

- *Yes, sidewalks will be built onto Belle Creek Blvd. This will be designed to meet City Standard Requirements, along the eastern portion, fronting the CanAm site.*

When I moved here, the owner of the land put up a giant billboard saying he bought the land but could not develop it due to contaminants from the arsenal. This was about 15 years ago.

- *We are unaware of any connection to the arsenal, however, with any development there will be a deep study into understanding the land and the soil. As part of the initial due diligence on the site, we did a Phase I and Phase II Environmental Report and the conclusion is that the site is developable. We are unsure what the prior owner was trying to get approved at that time.*

What will dictate apartments vs townhomes vs patio homes? Also, any total residence count or estimates? Also, what type of business could we expect in the commercial area?

- *The short answer is we don't know quite yet. The City's Comp Plan is requesting High Density residential. We realize this may not be ideal for our neighbors. We think we will have higher density on the north side and transition to lower density to the south. The City Comp Plan does allow for roughly 600 units based on its current "High Density Residential" designation. We don't anticipate developing that much density. Although it could happen by way of the zoning. Two reasons why we don't think it will happen. 1. Too much product for this market. 2. We envision a multi-family for Lot 3. For Lot 2 we are looking for less dense products. In the commercial area you can expect QT and in Lot 2 we have the ability to put in other commercial uses, but at this time we do not know what the commercial uses will be, if any.*

Will improvements, particularly lengthening to the deceleration lanes onto US-85 be made with the QuikTrip site?

- *Yes, in short. The right turn lane will be modified to US-85.*

At one point in time the US-85 Access Control plan called for an interchange at US-85 and 112th Avenue. Is that no longer the plan for this intersection and if not, what is the plan? When would improvements be made?

- **Andrew Baker (City Planner, Commerce City):** *I research and will get back to this resident.*
- Follow up answer: *Staff is not aware of any interchanges planned for US85/112th Avenue. The interchanges are planned at 120th/US85 and 104th/US85. Funding has not been identified for these interchanges.*

Concerned about the amount of large vehicle traffic that diverts through Belle Creek via Belle Creek Boulevard when there is an accident or traffic on US-85. The addition of a convenience store at the corner will add to this. Will the city be posting signs at Belle Creek Boulevard to not allow large truck traffic to utilize Belle Creek Boulevard? This is causing significant damage to our roadway.

- **Andrew Baker (City Planner, Commerce City):** *I do not believe this is part of the current plan, but I will research and reach out.*
- Follow up answer from City Planner: *A requirement to install truck prohibition signage (>8,000 lbs.) has been included in staff comments and the development agreement.*

Will Commerce City be requiring the annexation of Belle Creek Boulevard if it is not already in the City and will the City require additional right-of-way dedication and improvements (i.e., sidewalk, curb, and gutter, etc.) on both sides of the road?

- *Yes, there is some right-of-way being dedicated, but not as much as both 112th and Belle Creek Boulevard are both constructed to nearly full build out. Belle Creek Boulevard will be part of the annexation and improvements as they relate to the CanAm site are being planned for the east side of Belle Creek, right now.*

Will the developer be required to contribute a pro-rata share of funds to the bridge crossing on 112th Avenue to get it fixed and reopened, which is west of this development? The bridge is currently reduced to one-lane and is dangerous.

- **Andrew Baker (City Planner, Commerce City):** *That has been in our discussions with the City regarding our site. I will look into this further.*
- Follow up response from City Planner: *The City has issued a notice to proceed to repair/reconstruct the ditch. It is being funded as a City capital improvement project. The bridge section will be similar to what exists.*

Does Commerce City bridge bid include widening?

- **Andrew Baker (City Planner, Commerce City):** *I will check and get back to resident.*
- Follow up response from City Planner: *No additional lanes are planned.*

Will the entrance into the QuikTrip site align with the existing intersection into the Riverdale Dunes neighborhood?

Will this force additional signalized intersection to be installed? Or will a median be put into 112th Avenue?

- *Yes, the entrance to the QuikTrip site will align with a southern extension of Florence Street. The Traffic Impact Study did not call for an additional signal, although it will be stopped control on the north and south. A new median will be installed with the build out, with a break in that intersection.*

Will any of the housing be low-income government subsidized?

- *As of now, that is not the plan for this development.*

Is the Quiktrip that is proposed a typical gas station with a convenience store, or will it be a travel center aka truck stop that has semi-trucks utilizing the site?

- *This will be a roughly 7,000 sq ft convenience store with gas and diesel. A small canopy is proposed to service local trucks with no overnight parking. A full kitchen with made to order food items are also being proposed.*

Will each individual planning area have their own storm drainage facilities, particularly detention and retention ponds or will they be combined into one tract for the entire development? If ponds are proposed, will they have an aerator built into them to keep the water moving and the mosquitos reduced? Concerned with the potential for West Nile virus. Already have a large storage water vessel behind Belle Creek.

- *In the interest of independent developments – QuikTrip is proposing an onsite detention pond and the rest of the site is proposed to have a semi-regional detention pond.*

Will there be a green belt or other type of separation between planning area D and the homes on 109th Circle?

- *At this point, we have not nailed down the exact specifications on the site. We do know we will include open space and trails in this space. We will respect any property lines and City setbacks. We have not defined what that layout will look like specifically.*

How would this affect property value to our current homes?

- *This is currently zoned industrial, removing this zoning use we assume can only be a good thing for property values. Since we do not know the building products being built, we have no intention of bringing down any property values surrounding this site. We also do not envision adding property that would necessarily raise your property taxes.*

As a homeowner that borders this property what can be expected with regards to dust mitigation? The low grade on the Southwest corner will require a lot of fill.

- *In short, yes. Proper protocols will be taken during construction for compliance with City. We have not gotten too far onto the fill and earthwork at this time, in future outreach we will have more details to respond to your concerns.*

Is the green and white house currently on your proposed property historic? Has or will a historic survey be conducted on this structure?

- *To our knowledge, that structure is not historic. No historical classification was reported in our studies. No historic preservation is required by the City.*

Will there be a wall surrounding the shopping center or something to help with light and noise in the Dunes Park neighborhood?

- *At this time, a PUD Permit has only been submitted for a QuikTrip store at the corner of E. 112th Ave and US-85. The store is proposed for Planning Area A of the PUD, the portion of the site between the Florence Street intersection and US-85. The City is currently reviewing the submitted site plan for the QuikTrip site for compliance with their landscaping, buffering, and lighting requirements to ensure minimal impacts to the surrounding area. Light and noise control are taken into consideration with site design and the design team will continue to work with the City to meet or exceed their buffering, light and noise mitigation requirements as they work through the PUD Permit process.*

What will happen to the large Prairie Dog community in this field?

- *Our team will work with the City to address any prairie dog mitigation related to the site based on the City's requirements.*

How many access points onto Belle Creek Boulevard will be constructed with development in the planning areas adjacent to it?

- *Right now, we are contemplating one access point into each of those two planning areas. One into the southern planning area and one off the northern planning area off Belle Creek Blvd.*

What will be the maximum height allowed in the residential areas?

- *Our recently submitted PUD does allow for 75 feet maximum for multi-family residential. While this sounds very high, the City is pushing us for density, they want density at this site. This is in there almost as a concession to the City to show the density can be that tall, but we are not anticipating 75' buildings as that is not the appropriate context for this site.*
- *Follow up – we have looked at this and reduced the maximum building height to 60'*

Will the mixed-use residential areas be vertical mixed-use or horizontal?

- *We do not know at this stage as we are not at the site plan stage of the development, but our guess would be horizontally mixed. Typically, you see vertically mixed where there is much higher density and more walkability. That is not the vision for this site.*

With our schools currently overcrowded and your project potentially adding several hundred new students, what is the developers plan to help the school district with this problem?

- **Andrew Baker (City Planner, Commerce City):** *The school district and the City work in collaboration with each other to update matrix how many students will be generated out of a development. The developer is either asked to provide land to build a new school facility, if development is big enough to warrant a school site. In this specific instance, we have been asked to provide a per-student cash-in-lieu payment to the school district.*

If the City is pushing density, how do we push back for less dense against the City?

- **Andrew Baker (City Planner, Commerce City):** *Thank you for letting us know, this is the first step in addressing this. You telling me this right now is step one. I will be taking this back to my colleagues and voicing your opinions. Recommend showing up to Public Hearings or provide feedback in writing. Andrews contact information has been provided to the residents. Comprehensive plan is currently being amended – we are in an outreach phase to ask our residents what is being requested within the City.*

Will a park or common area be built in the development?

- *Yes, but we do not know what that will look like until we get the developer picked out. Once we start laying out the site, more details will follow.*