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commerce city station

area master plan
east 72nd avenue and
colorado boulevard

executive summary

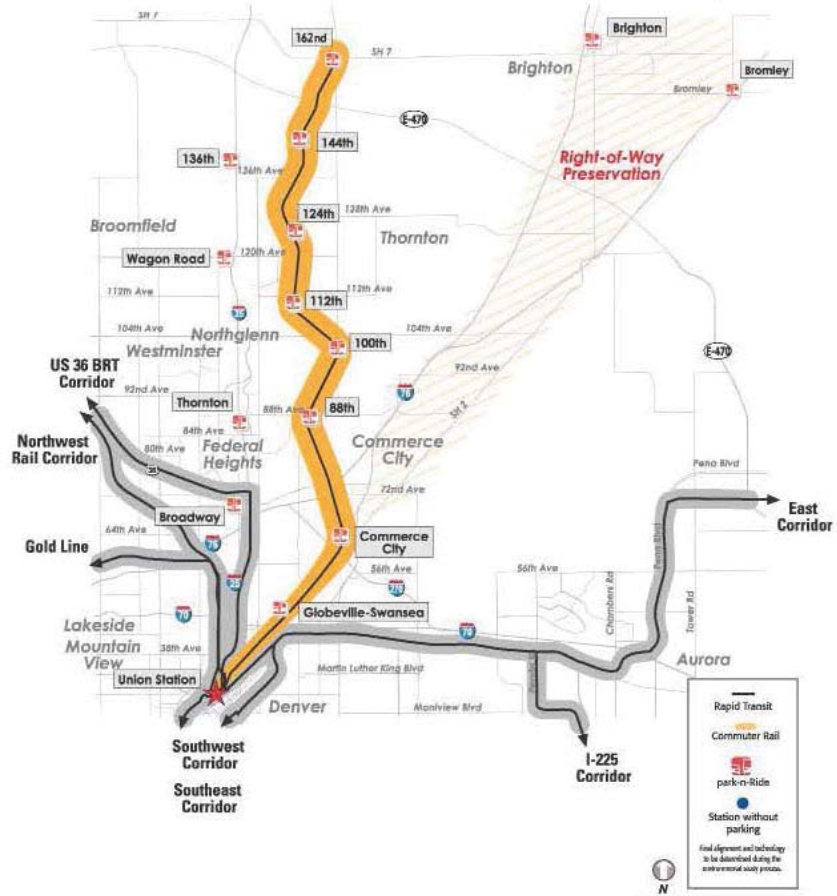
October 2013

OVERVIEW

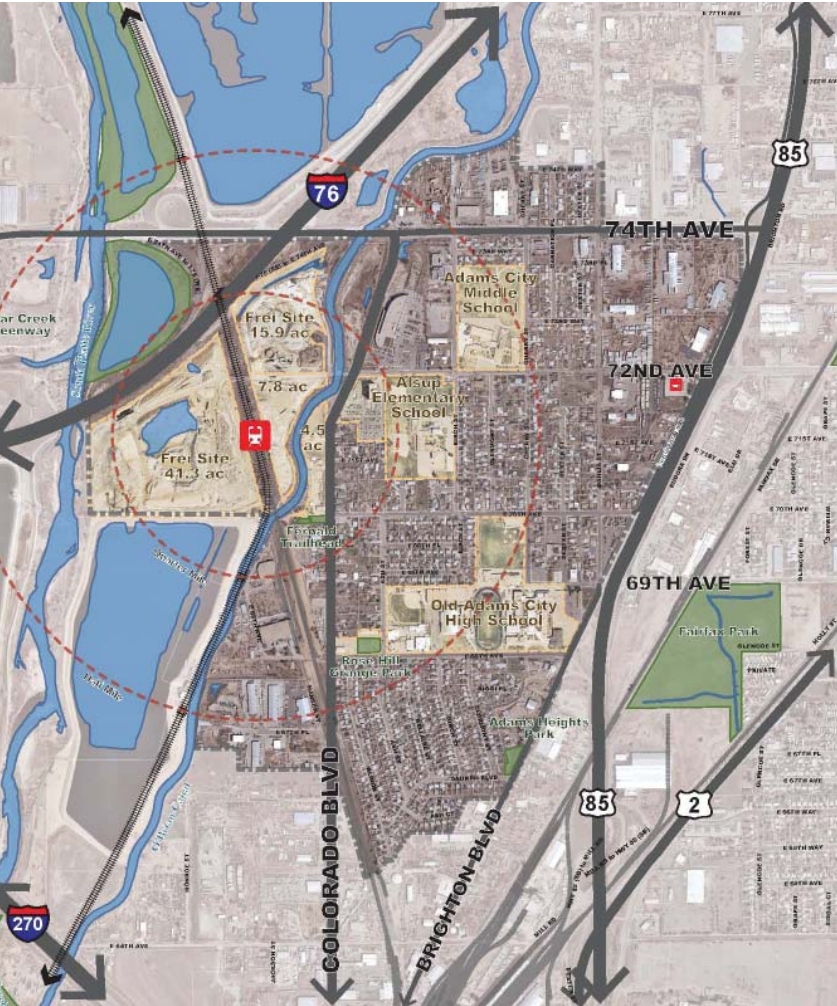
With the introduction of the North Metro Corridor commuter rail line and the E. 72nd Avenue Commuter Rail Station, the Commerce City neighborhoods of Adams City and Adams Heights have a pivotal opportunity to create real change that will benefit current residents, cultivate a thriving multimodal center, and strengthen their standing in the greater metropolitan region. In November 2013, the Regional Transportation District (RTD) selected a team to design and build the North Metro Corridor to 124th Avenue by January 2018.

The Commerce City Station Area Master Plan (STAMP) is a strategic short- and long-range urban design and implementation plan that, over the next 20 years, aims to guide public and private investment in and around the new 72nd Avenue Commuter Rail Station located at E. 72nd Avenue and Colorado Boulevard. This plan addresses land use, transportation, and infrastructure needs. It proposes financing strategies and implementation measures to support the preferred future of the Adams City and Adams Heights neighborhoods surrounding the new station.

The Adams City and Adams Heights neighborhoods and surrounding area offer a number of strategic assets that should be leveraged in future development of the area. In addition, there are significant opportunities to strengthen connectivity, improve image, upgrade infrastructure, build on the commuter rail station synergy, and maximize development potential around the station.



North Metro Commuter Rail Corridor Alignment



STAMP Study Area



Provide children's play areas



Opportunity for innovative light industrial and manufacturing spaces

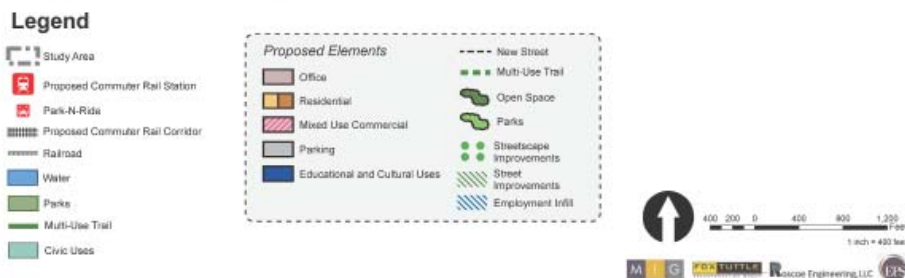


Improved streetscape and sidewalks throughout the neighborhood



Proposed 72nd Avenue improvements between Clermont and Colorado: on-street bike lanes, on-street parking, and detached sidewalks

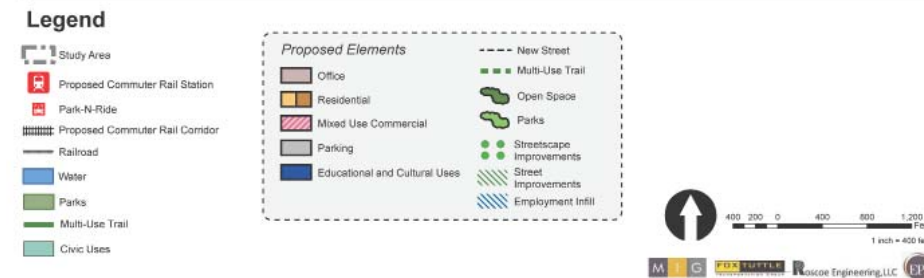
The urban design concept for the future station area emphasizes enhanced circulation patterns and open space networks, new residential and mixed-use land uses, and improvements to the public realm. The conceptual plans below illustrate the priority improvements that are proposed for implementation over near-term (0 – 10 year), mid-term (10 – 20), and long-term (20+) timeframes.



- Focus on street improvements on 72nd, 68th, Colorado, and Dahlia
- New O'Brian canal trail and new connection at 68th
- Intersection improvements at 68th and 72nd at Highway 85
- Residential development near station west of Colorado
- Bicycle/pedestrian underpass at Highway 85 and 68th
- Infill industrial area with additional employment uses



- New school(s) on old high school site - development on school sites
- Street improvements on 69th, 70th, and 74th
- Residential development and park west of station
- Commercial development near station on 72nd and Colorado
- Parking structure north of 72nd to support mixed use development
- I-76 on/off ramps to connect to 74th and gateway enhancements

[illegible]

- Additional retail/commercial on 72nd
- Additional residential development and park expansion west of station
- Additional residential development west of Birch
- Commercial/office development at Colorado and 74th



Potential for small lot single family housing on school sites



Potential for waterfront development on the O'Brian Canal



IMPLEMENTATION

The implementation strategies outlined in the STAMP are intended to stimulate development and redevelopment activity across the station area and spur transformation of Adams City and Adams Heights into thriving, transit-oriented neighborhoods over the long term.

A central element within any station area master plan is its ability to bring new economic development opportunities to a given area. Based on examples of station areas that have been developed in other communities, economic development opportunities emerge based on the additional expenditure potential brought by new residents, commuters, and day-time employees working in the vicinity. The additional activity gravitates to a STAMP, because the transit stop and new amenities constructed in the area provide a value proposition that finds traction in the market.

The challenge for the Commerce City STAMP is to define elements that can differentiate the market opportunities from existing conditions and from other competitive locations. To the extent these elements can be integrated to create a cohesive experience in the station area and immediate neighborhood, the market will follow.

If implemented, the strategic broad directions will positively transform the neighborhood and station area. The strategies build upon the community's preferred vision for the area, and will inform critical decision-making to help achieve the preferred vision for the future of Adams City and Adams Heights neighborhoods.

The steps outlined in the plan are intended to be carried out by a range of entities, both public and private. Some are relatively easy to undertake, others are more complex and time consuming. But they are all realistic and achievable if the right forces are brought to bear. It will take concerted, sustained partnership among all stakeholders to tackle these recommendations and set the course for success.

Encourage pedestrian friendly ground floor uses on Colorado and 72nd

GOALS

Between September 2012 and August 2013, the project team collaborated with many city and Adams County departments, as well as the Housing Authority. The project team conducted an extensive outreach and community collaboration process to ensure that the community's vision for the station was reflected in the final plan. The team conducted more than a dozen focus groups and interviews, held two community workshops and a final open house, led 4 Technical Working Group meetings, and conducted two study sessions with the City Council and Planning Commission.

Input from the community workshops, summer outreach, and surveys informed the outcomes presented in this plan.

PLANNING STRATEGIES

A framework of planning strategies were developed to guide urban design and development in the project area. These are strategic, broad directions that together will transform the future of the station area. They build upon the community's preferred vision for the area, and will inform critical decision-making to help achieve the preferred vision for the future of Adams City and Adams Heights neighborhoods. The six planning framework strategies are:

- **Enhance Community Livability and Safety**
- **Create Destinations**
- **Connect the Neighborhood**
- **Emphasize Safe Pedestrian Access**
- **Maximize TOD Potential**
- **Stimulate Economic Development.**

Provide mixed use buildings up to 6 stories near the station



Safely connect the neighborhood to open spaces and destinations



Provide higher density housing west of the station

