

MAP WAYFINDING

Existing Conditions Maps

Planned Improvements Maps

Key Concepts Maps

Future Scenario Maps

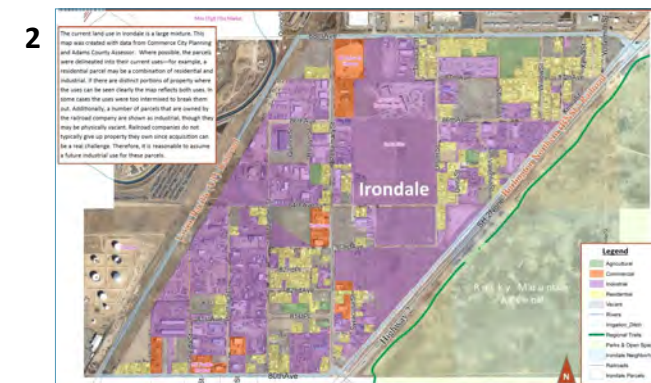
Network Maps

These maps show critical information for Irondale. The first three maps show existing conditions, from comments and concerns within the neighborhood, to jurisdictions and current land uses. The second set of maps show ideas for future exploration of land uses and direction for the neighborhood.



MAP #: PUBLIC MEETING NO. 1 COMMENTS

This map shows the comments from the first public meeting on the Irondale plan. The comments have been mapped in GIS and keyed with quick visuals to understand areas of higher concerns and comments.



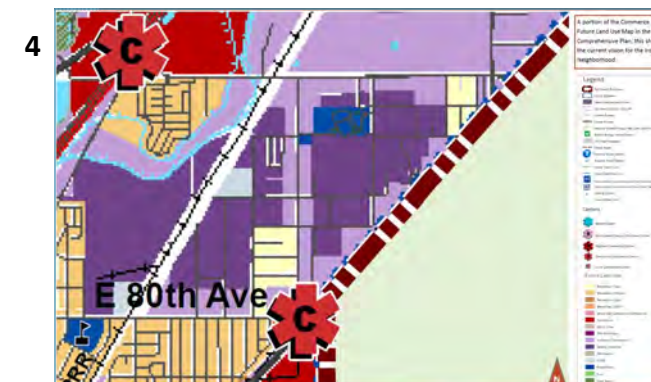
MAP # : CURRENT LAND USE MAP

Current land uses within Irondale can be difficult to separate. This map uses a few assumptions like railroad property being industrial though currently vacant, and breaking apart residential areas from industrial or ag uses on the same lot.



MAP # : CURRENT LAND USE MAP WITH JURISDICTION

Jurisdiction questions in Irondale come up frequently. In addition, there's a perception that residential uses are left in the County while commercial uses are brought into the City. The map provides a clear snapshot reflecting the current conditions with respect to this ongoing question.

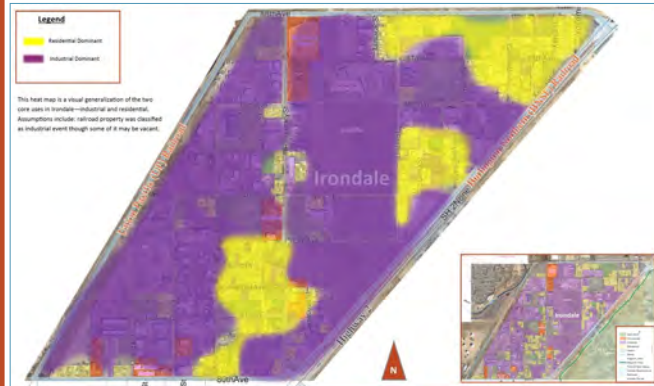


MAP # : ADOPTED FUTURE LAND USE MAP

Adopted with the Commerce City Comprehensive Plan in 2010 this map shows the Irondale neighborhood largely industrial with a few pockets of residential. This is largely the basis for the Current Vision Scenario.

EXPLORE & ASSESS: OPTIONS FOR THE FUTURE

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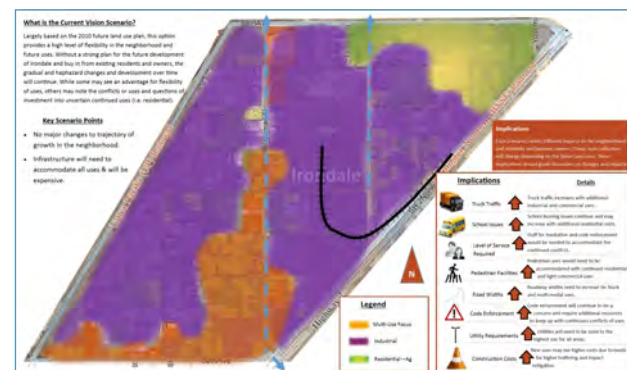
MAP # : CURRENT LAND USE MAP HEAT MAP

This map serves as the jumping off point to look into future land use scenarios. This map is a generalized representation of existing uses within Irondale. The idea being if you squint at the existing land use map these shapes and colors begin to appear.

What is a Scenario Map?

The scenario maps explore possibilities for future land uses in Irondale. They are not intended to portray exact boundaries or zone districts, but rather provide an idea of direction for the sake of discussion and exploring the likely impacts of each plan.

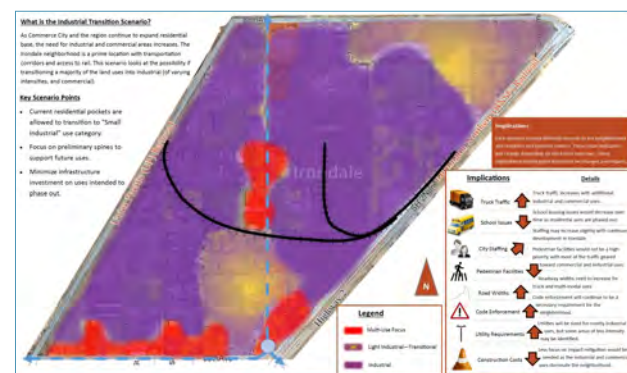
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MAP # : FUTURE LAND USE SCENARIO: CURRENT VISION

Business as Usual is about continuing on in the current trend and in the 2010 Vision, allowing a high level of flexibility in uses, with the assumption that the pressure for industrial and higher intensities will increase along major corridors in the neighborhood.

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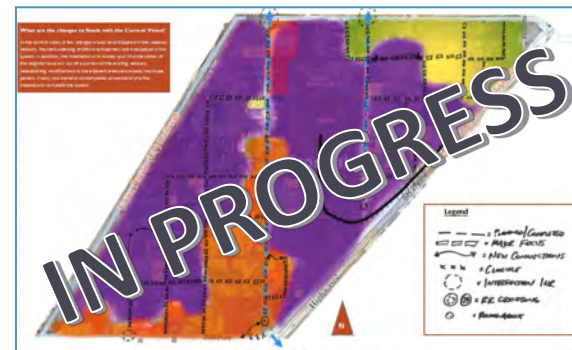
MAP # : FUTURE LAND USE SCENARIO: INDUSTRIAL TRANSITION

With continued pressure for industrial and higher intensity commercial uses in the area, as well as the railroad spur possibilities, this scenario assumes a gradual intensification of uses.

What is a Network Map?

Network maps show a set of future infrastructure conditions for each proposed scenario. For example, how the roadways may look if the neighborhood fully transitions to industrial uses. These maps give us a basis for further communication and understanding of the probable impacts with each scenario.

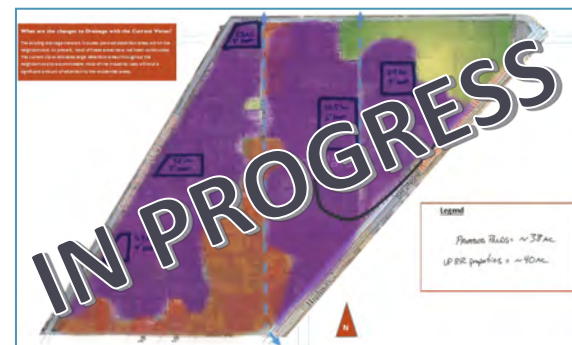
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MAP #: CURRENT VISION ROADS NETWORK

This map displays likely improvements and changes that may occur as current vision and more flexible uses are allowed.

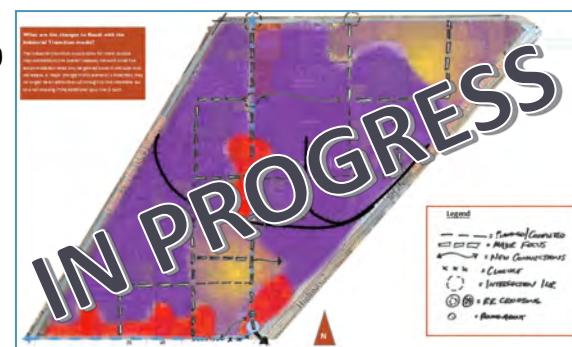
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MAP #: CURRENT VISION DRAINAGE NETWORK

The current drainage network map includes planned systems for the neighborhood without additional items considered.

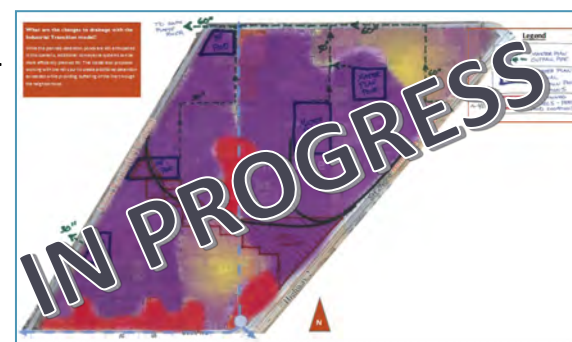
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MAP #: INDUSTRIAL TRANSITION ROADS NETWORK

Under this model it is anticipated additional rail access will occur in the neighborhood, creating distinct north/south areas and necessitating a rail crossing on Rosemary.

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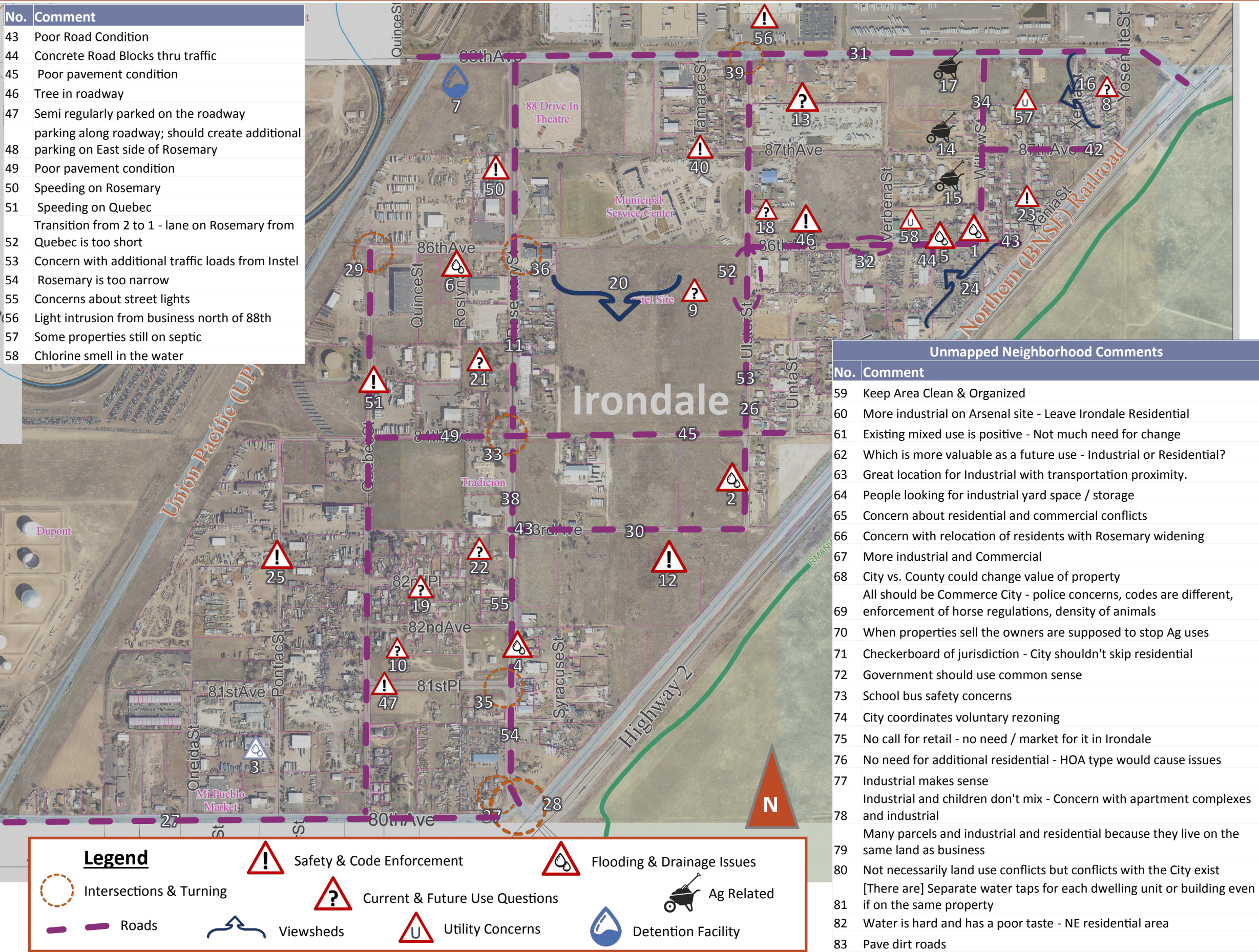
MAP #: INDUSTRIAL TRANSITION DRAINAGE NETWORK

The drainage system in the increased industrial model includes the currently planned detention, but also additional infrastructure that may be accommodated to maximize the efficiency of the system as a whole.

MAP #: PUBLIC MEETING NO. 1 COMMENTS

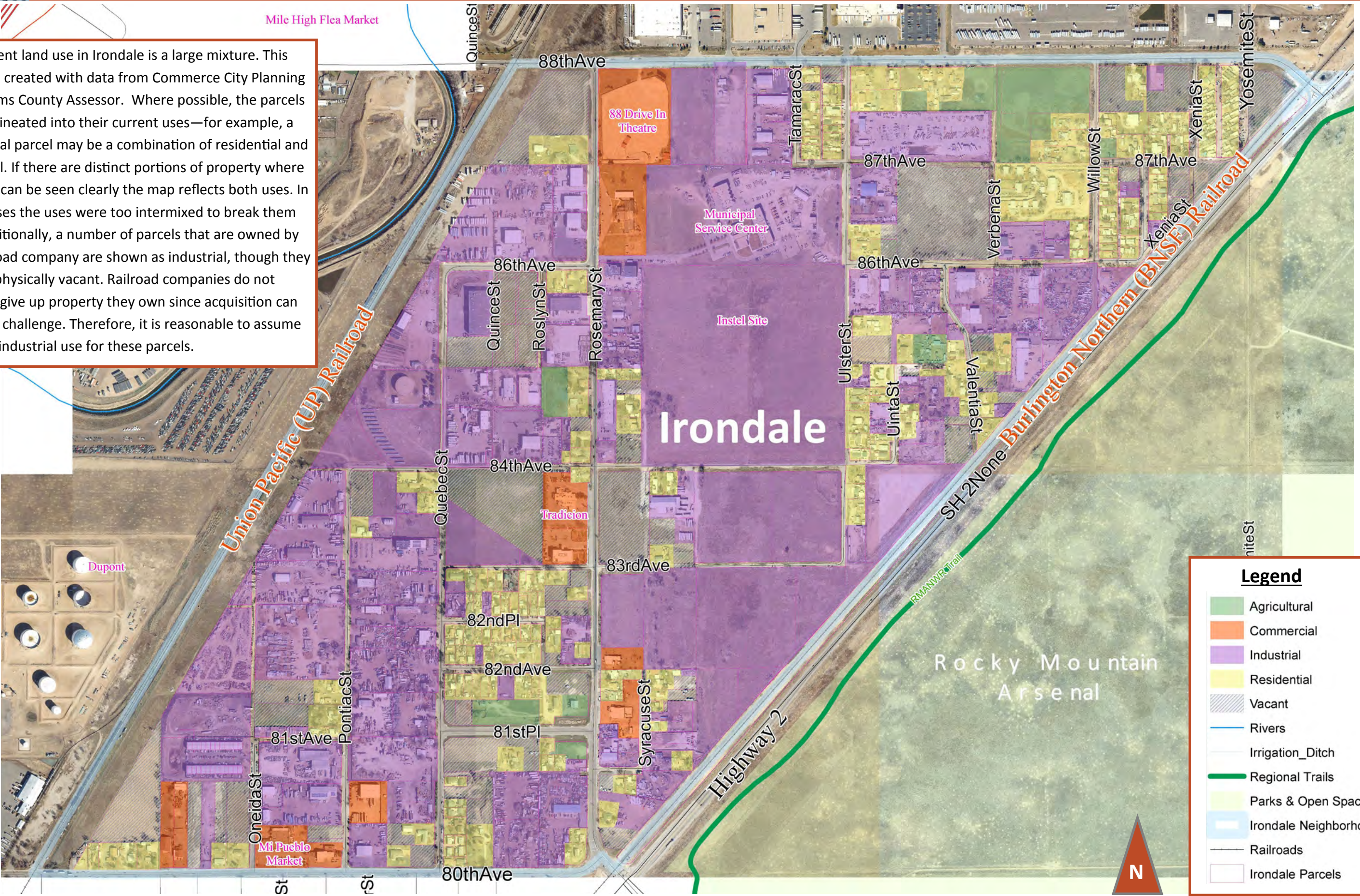
No.	Comment
1	Draining and ponding toward back of property
2	Standing water on Ulster
3	No concerns at this location
4	Drainage to east from Rosemary to back of property at this low spot
5	Concrete barriers cause flooding problems
6	Roselyn flooding on street
7	Future Detention location; owner may want higher use
8	Concern with mobile homes and rezoning to get rid of the use. consider changing back to residential
9	concern with Instel noise, traffic & parking
10	Conflict with Residential & Commercial Uses, some owners want industrial
11	Wayfinding Needed on Rosemary
12	Trash dumping location
13	Interested in I2 or higher use zoning
14	Small properties sold as "horse properties"
15	Dust issues from riding & flies
16	Concern with lowered property values
17	manure issues
18	May be interested in industrial
19	Concern with unknown future uses & investment into property that can't be recouped
20	New development looking nice
21	Interested in Ag or Industrial zoning
22	Higher uses for site possible; commercial expansion
23	Possible squatter
24	Poor image of the area
25	Code enforcement on property and in the street
26	Traffic on Ulster
27	High commuter traffic on 80th
28	Train blocks turning traffic on Highway 2
29	Curve at 86th & Ulster Unsafe
30	Poor road condition
31	Width & thru lanes llength not adequate for traffic
32	Unpaved section causes issues with high speed and gravel interface
33	Cannot turn left at 3:30pm
34	Poor Road Quality
35	Cannot turn left
36	Fire station left turn egress nearly impossible at 3:30pm - 6pm with fast southbound traffic on Rosemary
37	No left turn permitted at intersection
38	Heavy Traffic backing up on Rosemary
39	Narrow intersection concern with trucks and car conflicts
40	Parking occurring in the street blocking roadway
41	High traffic related to Irondale neighborhood
42	Poor asphalt & patching

No.	Comment
43	Poor Road Condition
44	Concrete Road Blocks thru traffic
45	Poor pavement condition
46	Tree in roadway
47	Semi regularly parked on the roadway
48	parking along roadway; should create additional parking on East side of Rosemary
49	Poor pavement condition
50	Speeding on Rosemary
51	Speeding on Quebec
52	Transition from 2 to 1 - lane on Rosemary from Quebec is too short
53	Concern with additional traffic loads from Instel
54	Rosemary is too narrow
55	Concerns about street lights
56	Light intrusion from business north of 88th
57	Some properties still on septic
58	Chlorine smell in the water

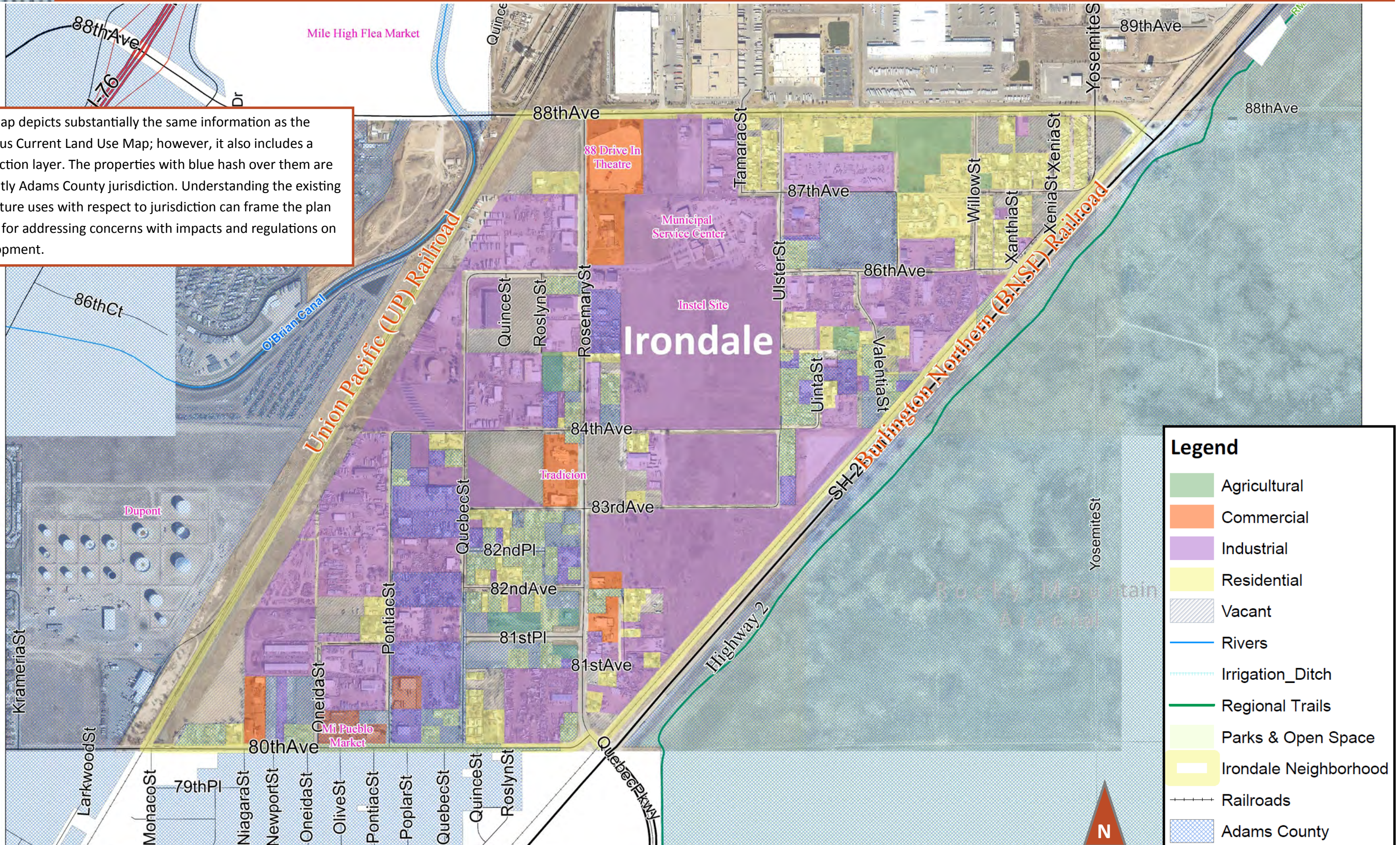


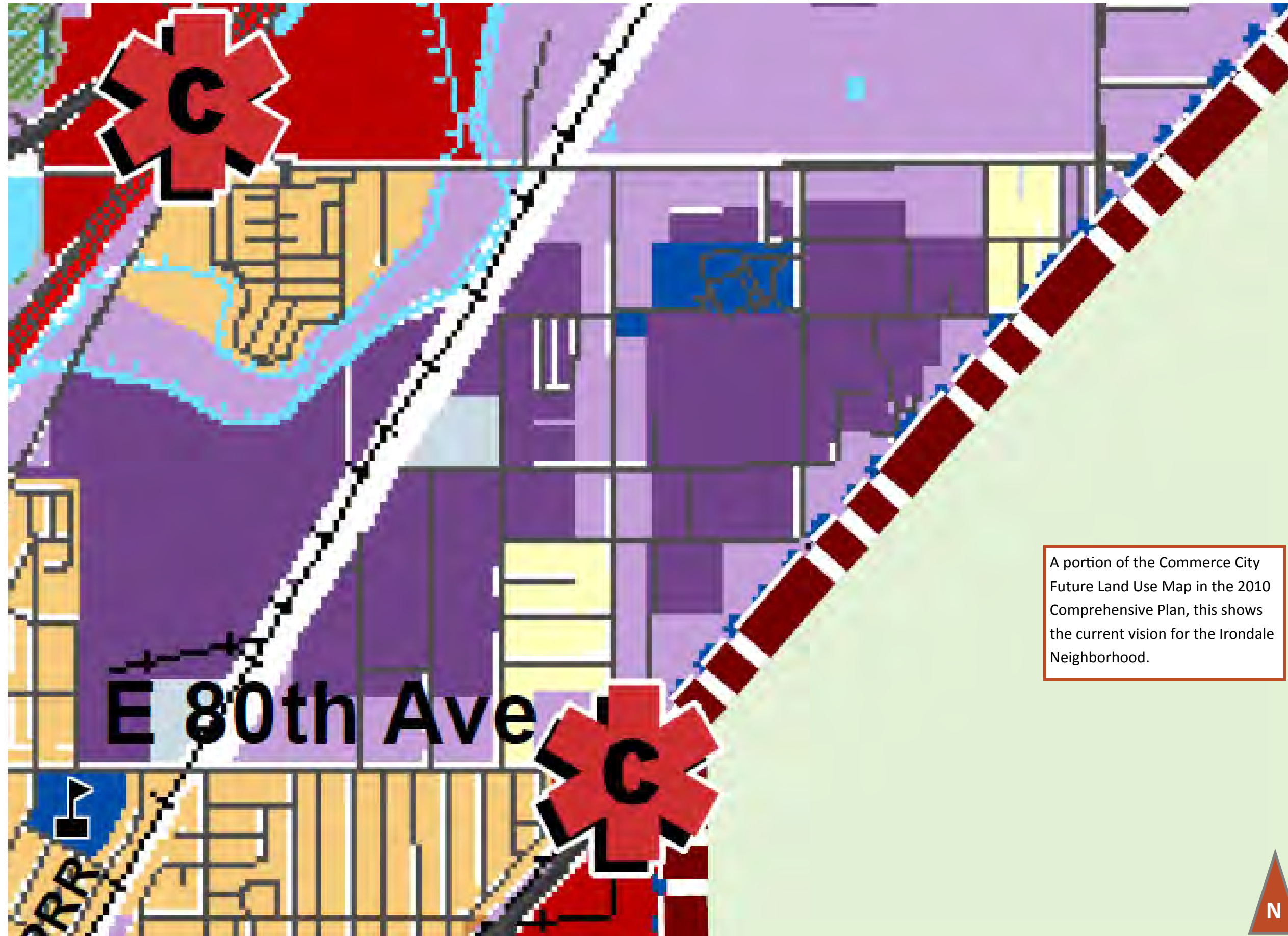
Unmapped Neighborhood Comments	
No.	Comment
59	Keep Area Clean & Organized
60	More industrial on Arsenal site - Leave Irondale Residential
61	Existing mixed use is positive - Not much need for change
62	Which is more valuable as a future use - Industrial or Residential?
63	Great location for Industrial with transportation proximity.
64	People looking for industrial yard space / storage
65	Concern about residential and commercial conflicts
66	Concern with relocation of residents with Rosemary widening
67	More industrial and Commercial
68	City vs. County could change value of property
69	All should be Commerce City - police concerns, codes are different, enforcement of horse regulations, density of animals
70	When properties sell the owners are supposed to stop Ag uses
71	Checkerboard of jurisdiction - City shouldn't skip residential
72	Government should use common sense
73	School bus safety concerns
74	City coordinates voluntary rezoning
75	No call for retail - no need / market for it in Irondale
76	No need for additional residential - HOA type would cause issues
77	Industrial makes sense
78	Industrial and children don't mix - Concern with apartment complexes and industrial
79	Many parcels and industrial and residential because they live on the same land as business
80	Not necessarily land use conflicts but conflicts with the City exist [There are] Separate water taps for each dwelling unit or building even if on the same property
81	Water is hard and has a poor taste - NE residential area
83	Pave dirt roads

The current land use in Irondale is a large mixture. This map was created with data from Commerce City Planning and Adams County Assessor. Where possible, the parcels were delineated into their current uses—for example, a residential parcel may be a combination of residential and industrial. If there are distinct portions of property where the uses can be seen clearly the map reflects both uses. In some cases the uses were too intermixed to break them out. Additionally, a number of parcels that are owned by the railroad company are shown as industrial, though they may be physically vacant. Railroad companies do not typically give up property they own since acquisition can be a real challenge. Therefore, it is reasonable to assume a future industrial use for these parcels.



This map depicts substantially the same information as the previous Current Land Use Map; however, it also includes a Jurisdiction layer. The properties with blue hash over them are currently Adams County jurisdiction. Understanding the existing and future uses with respect to jurisdiction can frame the plan better for addressing concerns with impacts and regulations on development.





A portion of the Commerce City Future Land Use Map in the 2010 Comprehensive Plan, this shows the current vision for the Irondale Neighborhood.

Legend

- IGA Growth Boundary
- County Boundary
- Denver International Airport
- DIA Noise Contours - 60 LDN
- Current Runway
- Future Runway
- National Wildlife Refuge, Barr Lake State Park
- Wildlife Refuge Visitors Center
- 100 Year Floodplain
- Future Roads
- Planned Transit Station
- Possible Transit Station
- Future Transit Line
- Future Light Rail Line
- Future Adams County Government Administrative Complex
- Future Adams County Regional Public Safety Training Center
- Existing School
- Future School Site

Centers

- Activity Center
- Employment Campus / Business Center
- Regional Commercial Center
- Community Commercial Center
- Local Commercial Center

Future Land Use

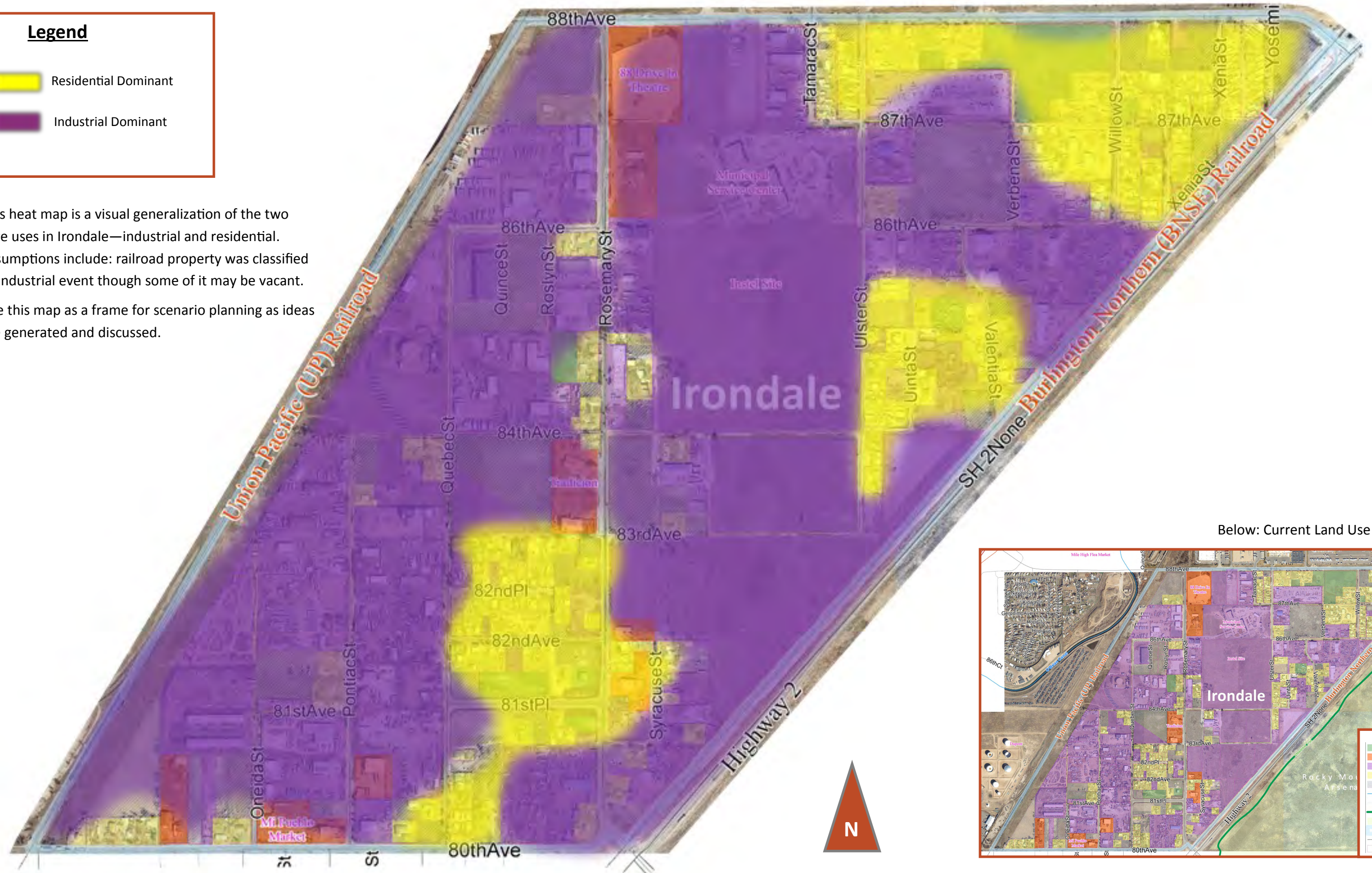
- Residential - Low
- Residential - Medium
- Residential - High
- Mixed-Use - E-470
- Mixed-Use (Corridor and Commercial)
- Commercial
- Office / Flex
- DIA Technology
- Industrial / Distribution
- General Industrial
- DIA Reserve
- Utility
- Public/State
- Park
- Open Space

Legend

 Residential Dominant

 Industrial Dominant

Use this map as a frame for scenario planning as ideas are generated and discussed.

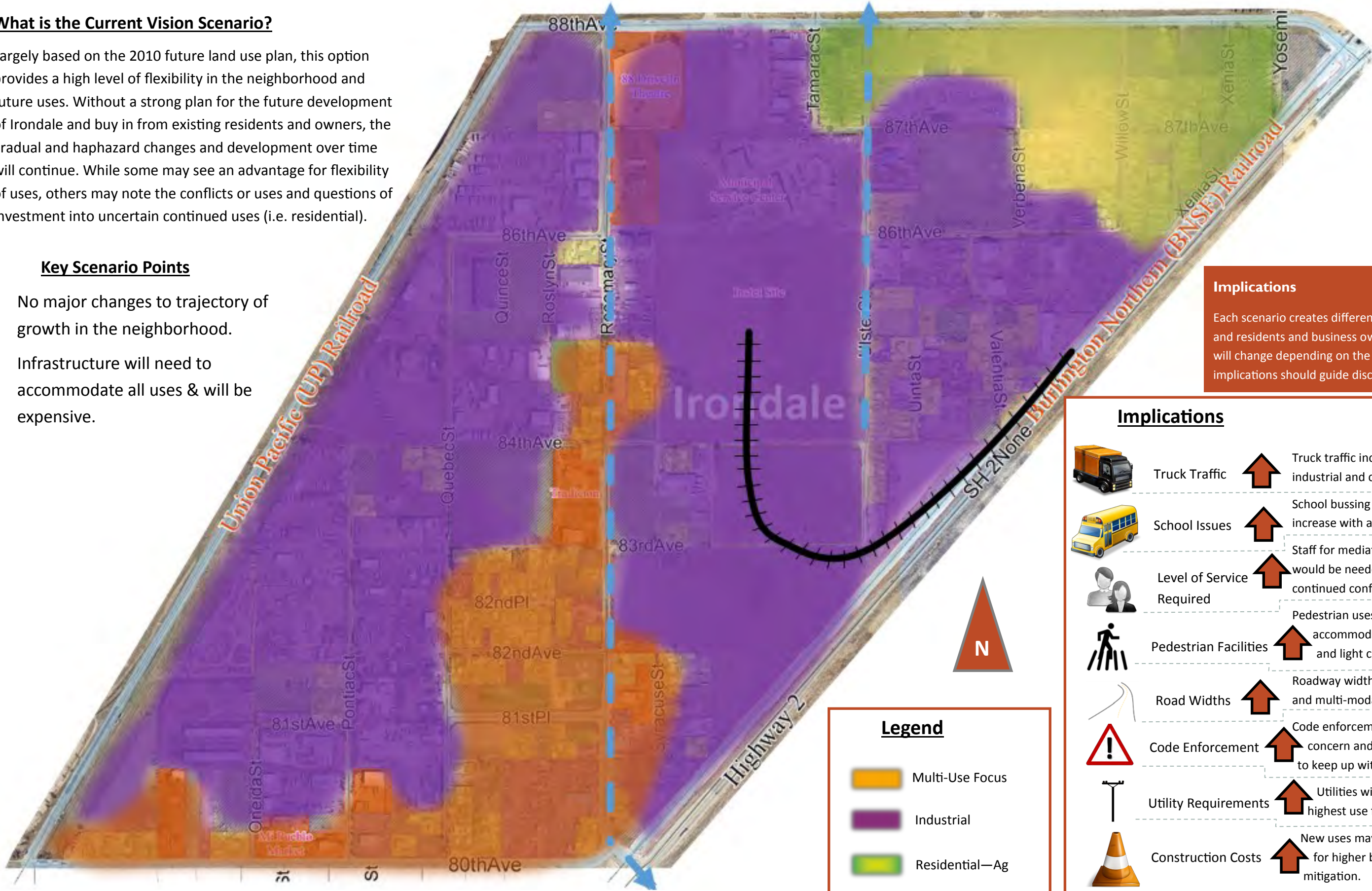


What is the Current Vision Scenario?

Largely based on the 2010 future land use plan, this option provides a high level of flexibility in the neighborhood and future uses. Without a strong plan for the future development of Irondale and buy in from existing residents and owners, the gradual and haphazard changes and development over time will continue. While some may see an advantage for flexibility of uses, others may note the conflicts or uses and questions of investment into uncertain continued uses (i.e. residential).

Key Scenario Points

- No major changes to trajectory of growth in the neighborhood.
- Infrastructure will need to accommodate all uses & will be expensive.



Implications

Each scenario creates different impacts to the neighborhood and residents and business owners. These main indicators will change depending on the future land uses. These implications should guide discussion on changes and impacts.

Implications

Details

	Truck Traffic	↑	Truck traffic increases with additional industrial and commercial uses.
	School Issues	↑	School bussing issues continue and may increase with additional residential units.
	Level of Service Required	↑	Staff for mediation and code enforcement would be needed to accommodate the continued conflicts.
	Pedestrian Facilities	↑	Pedestrian uses would need to be accommodated with continued residential and light commercial uses.
	Road Widths	↑	Roadway widths need to increase for truck and multi-modal uses.
	Code Enforcement	↑	Code enforcement will continue to be a concern and require additional resources to keep up with continuous conflicts of uses.
	Utility Requirements	↑	Utilities will need to be sized to the highest use for all areas.
	Construction Costs	↑	New uses may see higher costs due to needs for higher buffering and impact mitigation.

Legend

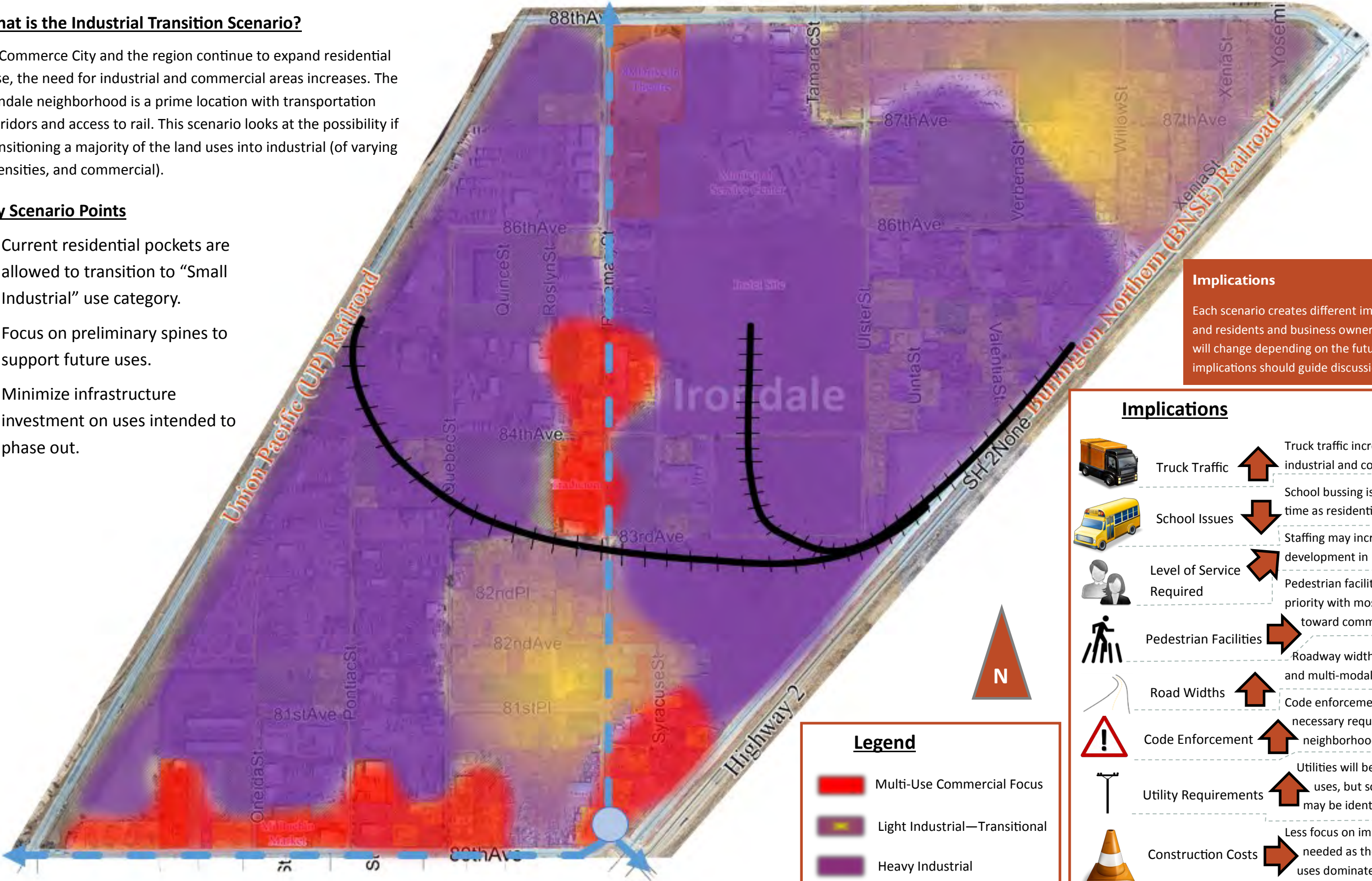
- Multi-Use Focus
- Industrial
- Residential—Ag

What is the Industrial Transition Scenario?

As Commerce City and the region continue to expand residential base, the need for industrial and commercial areas increases. The Irondale neighborhood is a prime location with transportation corridors and access to rail. This scenario looks at the possibility if transitioning a majority of the land uses into industrial (of varying intensities, and commercial).









Key Scenario Points

- Current residential pockets are allowed to transition to “Small Industrial” use category.
- Focus on preliminary spines to support future uses.
- Minimize infrastructure investment on uses intended to phase out.



Implications

Each scenario creates different impacts to the neighborhood and residents and business owners. These main indicators will change depending on the future land uses. These implications should guide discussion on changes and impacts.

Implications		Details
	Truck Traffic	Truck traffic increases with additional industrial and commercial uses.
	School Issues	School bussing issues would decrease over time as residential uses are phased out.
	Level of Service Required	Staffing may increase slightly with continued development in Irondale.
	Pedestrian Facilities	Pedestrian facilities would not be a high priority with most of the traffic geared toward commercial and industrial uses.
	Road Widths	Roadway widths need to increase for truck and multi-modal uses.
	Code Enforcement	Code enforcement will continue to be a necessary requirement for the neighborhood.
	Utility Requirements	Utilities will be sized for mostly industrial uses, but some areas of less intensity may be identified.
	Construction Costs	Less focus on impact mitigation would be needed as the industrial and commercial uses dominate the neighborhood.