



# SAP-005-18

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Location:	Irondale Neighborhood
Applicant:	City of Commerce City
Request:	Sub-Area Plan Approval

# Plan Purpose

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- Functions as a specialized comprehensive plan for this specific area of Commerce City
- Creates a vision for the neighborhood
- Spells out the steps and actions the city needs to take to help Irondale reach its goals



# Why Irondale?

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- Irondale is one of Commerce City's original communities
  - platted in the late 19<sup>th</sup> Century
- With the construction of adjacent highways and railroads, the neighborhood has been attracting industrial development since the 1970s.
  - Irondale lacks the necessary infrastructure to support industrial development
- Another challenge is the mix of properties that have and have not been annexed
- Incomplete/unimproved street network
- Drainage challenges



# Recommendation

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- On June 5, 2018, the Planning Commission held a public hearing, took testimony, and voted (5-0) to recommend that City Council adopt the Irondale Neighborhood and Infrastructure Plan contained in case SAP-005-18.

# IRONDALE NEIGHBORHOOD + INFRASTRUCTURE PLAN

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**CITY COUNCIL**  
**6/18/18**



# TODAY'S FOCUS

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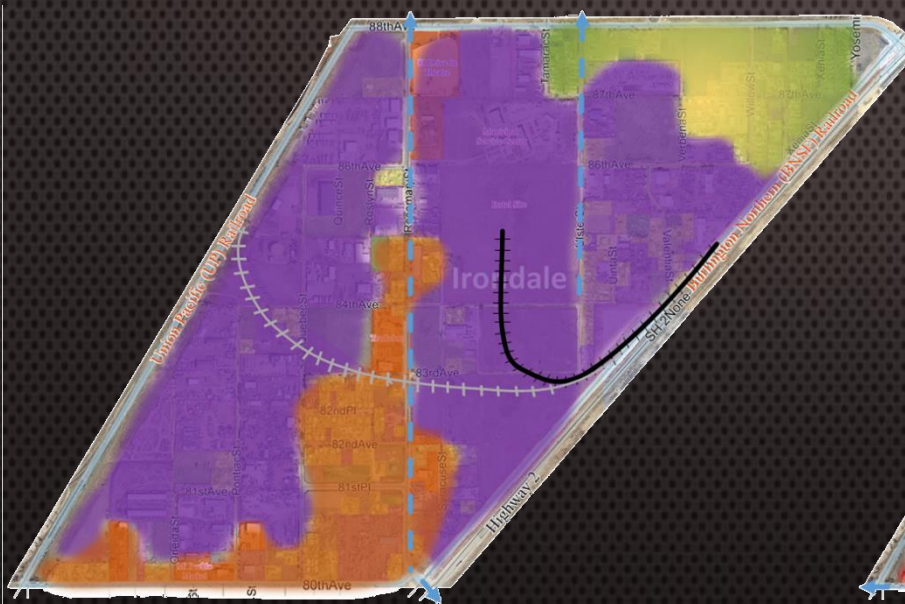
- **BACKGROUND**
- **PLAN FORMAT**
- **FUTURE LAND USE**
- **RECOMMENDED IMPROVEMENTS**

## Scenario Maps

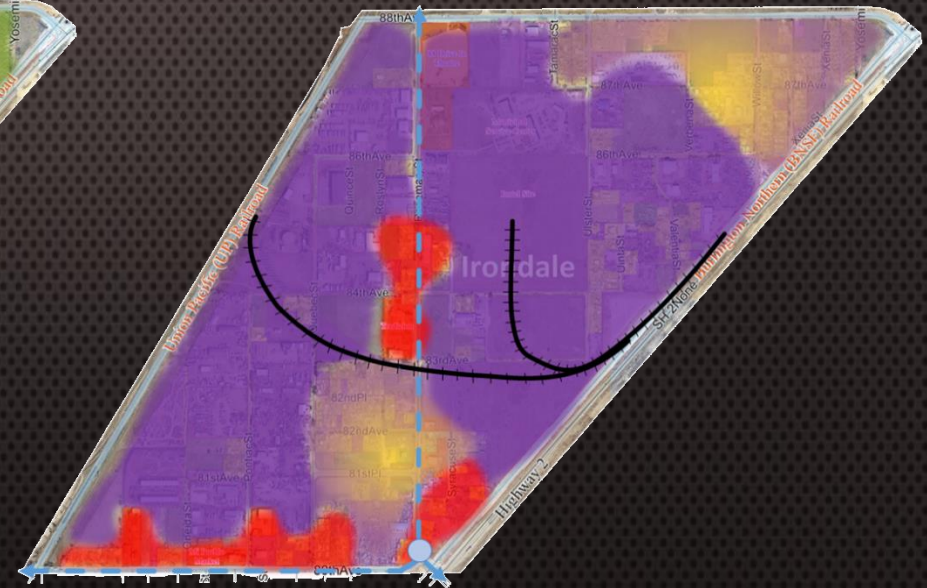
- Explore future land use possibilities
- Provide an idea of direction
- Start discussion
- Explore impacts

### Legend

	Residential—Ag		Light Industrial— Transitional
	Multi-Use Focus		General Industrial
	Multi-Use Commercial Focus		



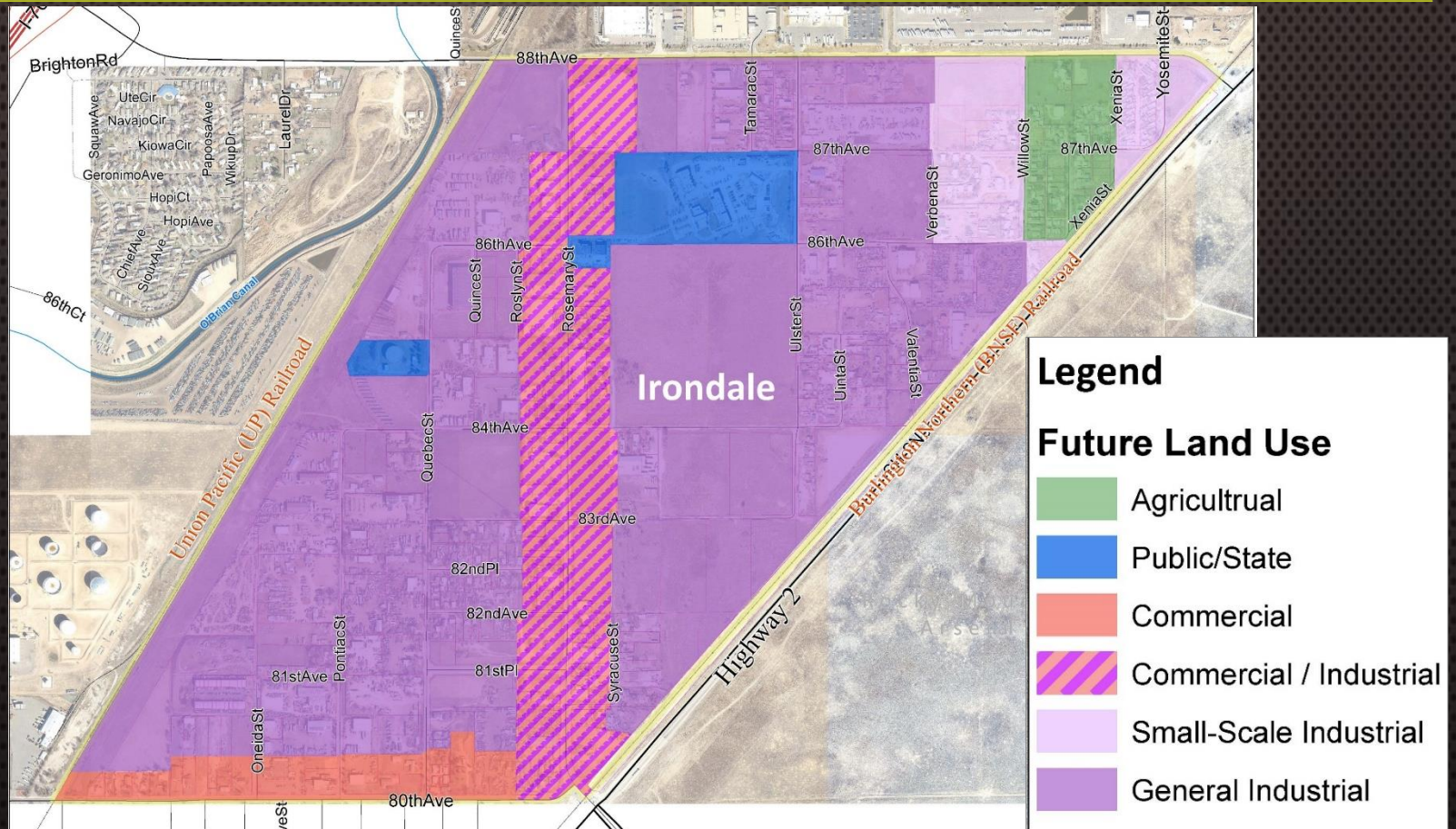
Option 1: Current Vision



Option 2: Industrial Transition



# FUTURE LAND USE MAP





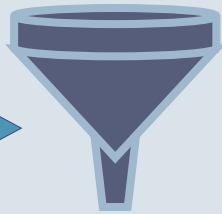
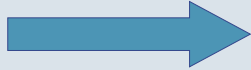
# FUTURE LAND USE IMPLEMENTATION

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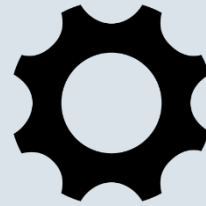
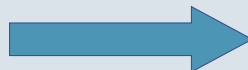
## Moving from Future Land Use to Zoning



**Step 1:** A landowner has an idea to change the use of his/her property.



**Step 2:** City Staff and the Landowner consult the Future Land Use Plan for guidance.



**Step 3:** A Zone Change request may be necessary for City Council to consider the new use.

# CAPITAL IMPROVEMENTS - CATEGORIES

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## QUICK WINS

- Shorter timeframe
- Typically less expensive or already has allocated funding.
- Visible Improvements that help get buy-in
- *i.e. Tree removal from the roadway*

## LONG HAUL

- Longer time horizon for completion
- may not have designated funding sources
- May require additional collaboration to enact.
- *i.e. Undergrounding Utilities along Rosemary*

# CAPITAL IMPROVEMENTS – **HIGH IMPACT**

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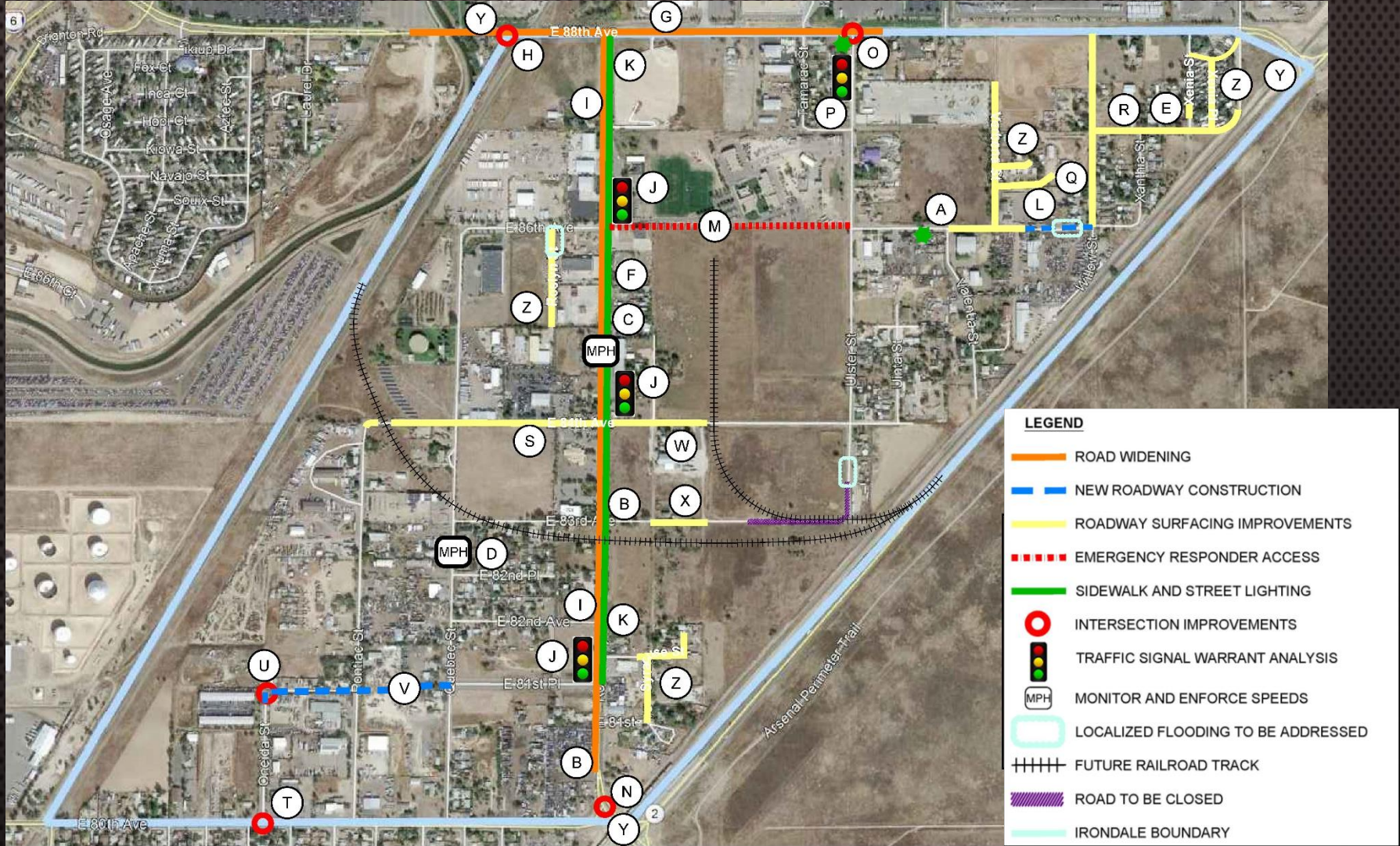
## **Highest Local Impacts**

- Ulster Improvements
- Purchase & Develop regional detention

## **Regional Impacts**

- Widening 88<sup>th</sup>
- Widening Rosemary





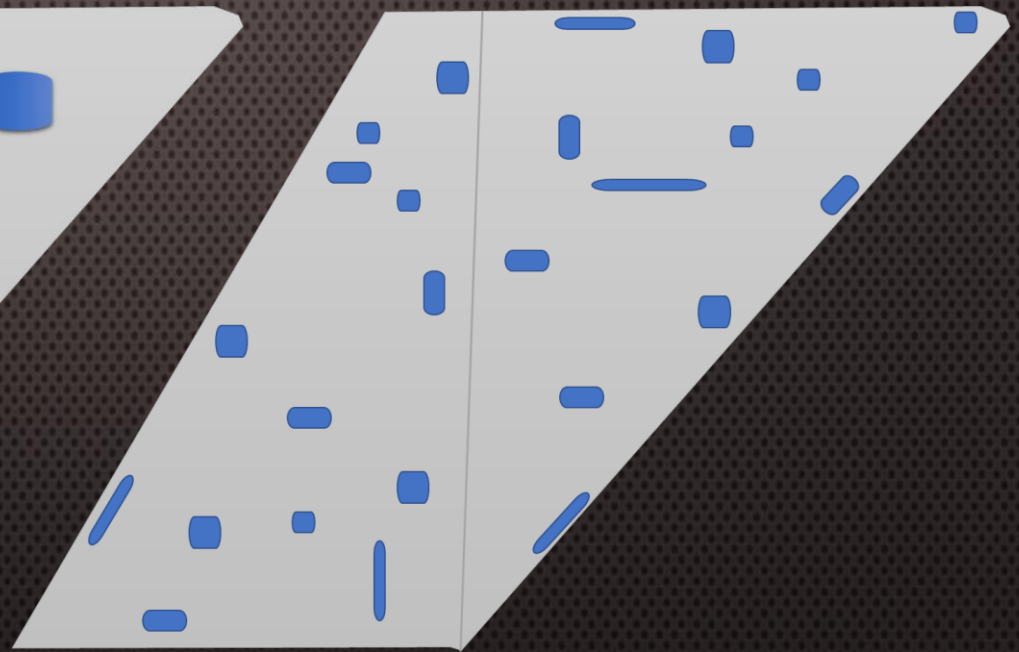


# DETENTION ALTERNATIVES

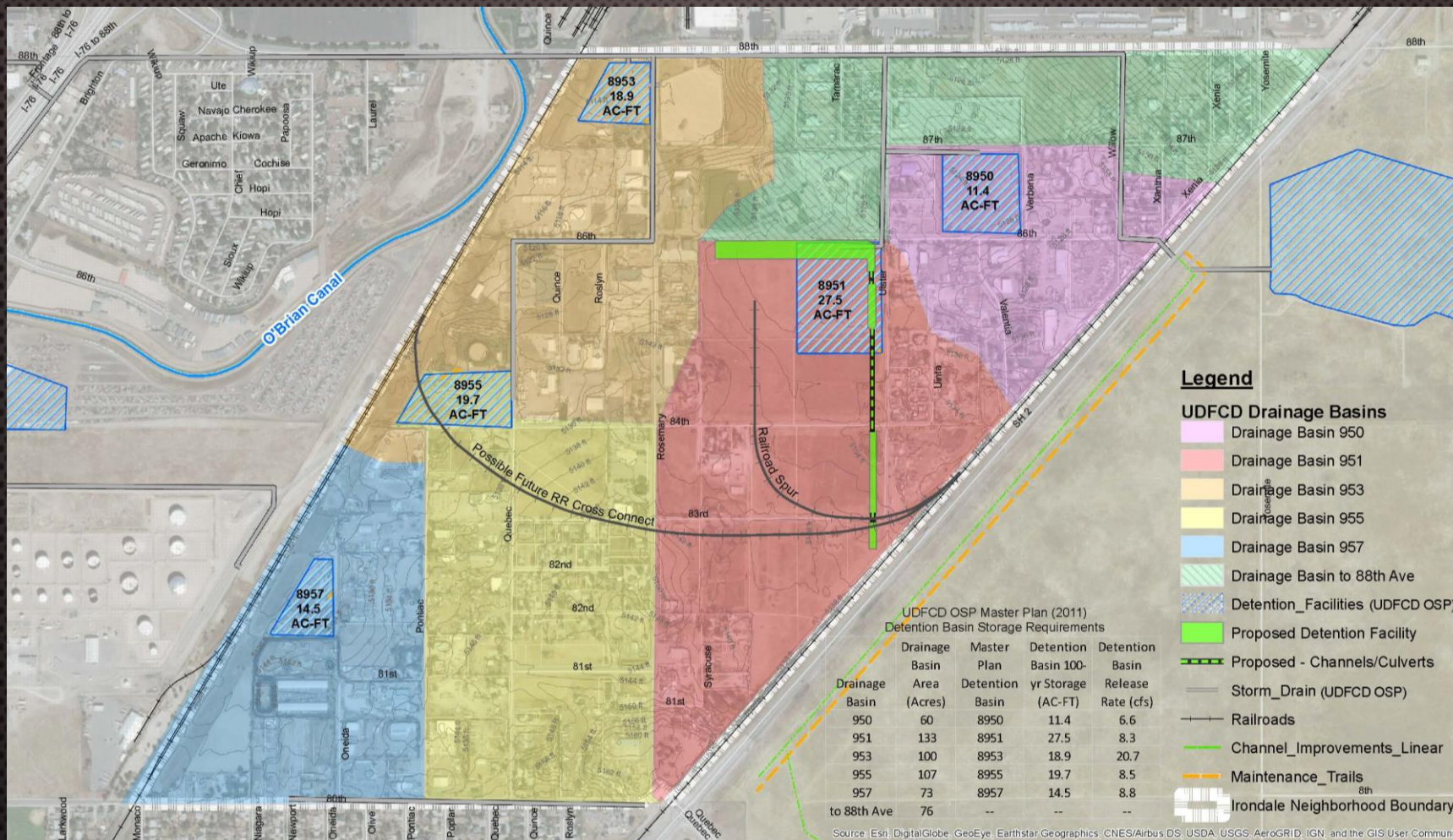
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*Regional Detention*



*On-Site Detention*



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Date: 03/26/2018

**AVRES**  
ASSOCIATES

## Irondale: Conceptual Stormwater Infrastructure

0 0.15 0.3 0.6 Miles





# FUNDING CONSIDERATIONS

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Source	Potential Project
<b>CIPP</b> – Capital Improvement Preservation Plan	Widening of 88 <sup>th</sup>
<b>SID</b> - Special Improvement District	Local street improvements
<b>TIF</b> – Tax Increment Financing	Detention infrastructure development
Development Impact Fees	Intersection improvements
Grant Assistance	Brownfield Grant for property assessments

## NEXT STEPS

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- Second Reading is anticipated July 2, 2018
- City Staff will work to make recommendations for the CIPP (Capital Improvement and Preservation Plan) from the Irondale Plan's Capital Improvements list, which will then get vetted and prioritized by the city's Capital Improvement Program Citizen Advisory Committee (CIPCAC).

# QUESTIONS & DISCUSSION