



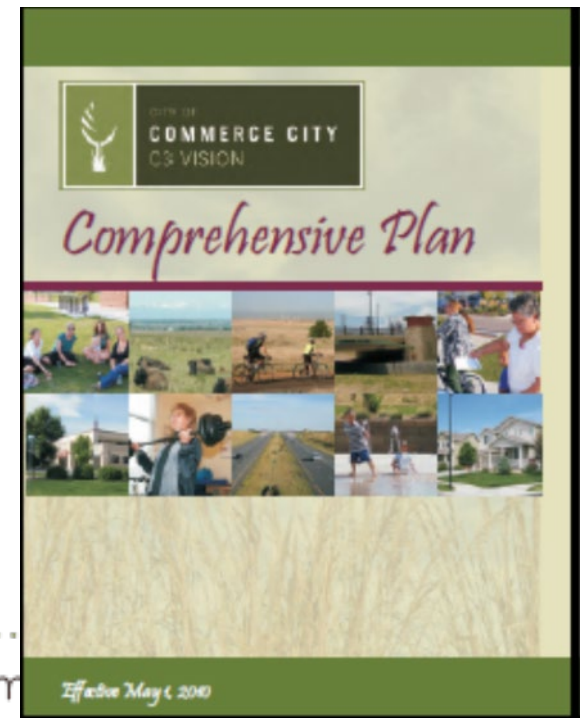
# Comprehensive Plan Background



# What is a Comprehensive Plan?

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- A vision of what the community wants to be
- Comprehensive in scope and topics (including housing, economic development, land use, transportation, parks, etc.)
- Long range- usually 20-30 year horizon
- Policy document that guides implementing regulations and development approvals.
- Informs:
  - Land use decisions
  - Areas for reinvestment
  - Employment growth



# Why Should a Community Plan?

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- To facilitate the growth, development, and redevelopment of the city
- To protect the public and preserve quality of life
- To develop community vision and achieve goals
- To protect private property rights & reduce nuisances
- To encourage & continue economic development
- To facilitate decision making on land use
- To protect environmentally sensitive lands & habitats
- To protect property from natural hazards & mitigate effects



# Comprehensive Plan

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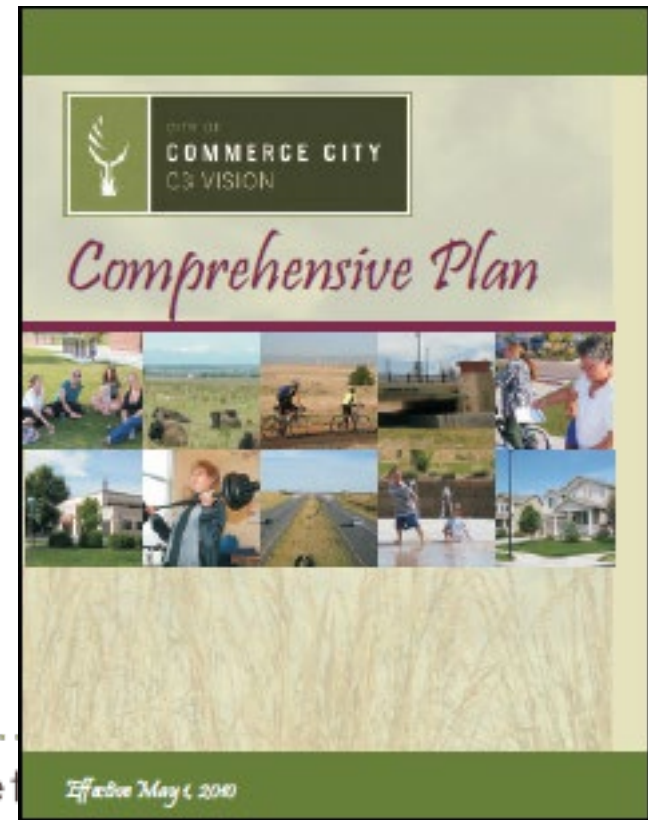
Includes the following:

- Community Goals and Objectives
- Background Analysis and History
- Future land Use Plan and Map
- Updated every 7-10 years. Current Comp plan dates from 2010. Currently on 2019 CIPP approved projects list.



# Comprehensive Plan

- Legal Authority: The legal authority for Commerce City's Comprehensive Plan falls within three areas: State Law, City Charter, and Zoning Code.
  - State Law- CRS Articles 30 and 31
  - City Charter- Section 10.7
    - Tasks Planning Commission to oversee the plan.
  - LDC- Article II



# History of Comp Plans in Commerce City

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- The 2010 C3 Vision Plan builds on the Comprehensive Plan tradition and prior Commerce City plans, including:
  - The *1975-2000 Comprehensive Plan* (adopted in 1977) was the city's first plan.
  - The *1985-2010 Plan* (adopted in 1985) built upon the 1977 Plan.
  - The *New Lands Comprehensive Plan* (1992)
    - A sub area plan for the Northern Range area



Commerce  
CITY

# City Wide Plans

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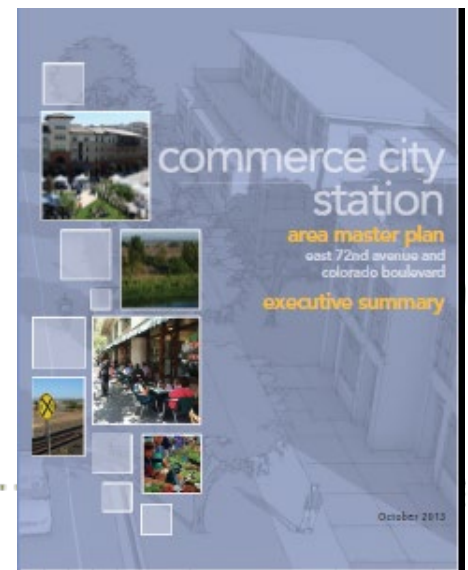
- In addition to the overall City Wide Comprehensive Plan, the City also has other City-Wide specific plans which build off of the Comprehensive Plan. They include:
  - Prairieways Action Plan (Parks and Trails)
  - City Wide Transportation Plan
  - Economic Development Strategic Plan
  - City Wide Public Art Plan
  - Walk-Bike-Fit Plan
  - Historic Preservation Plan
  - Strategic Plan for Recreation Programs, Services and Facilities

# Sub Area Plans

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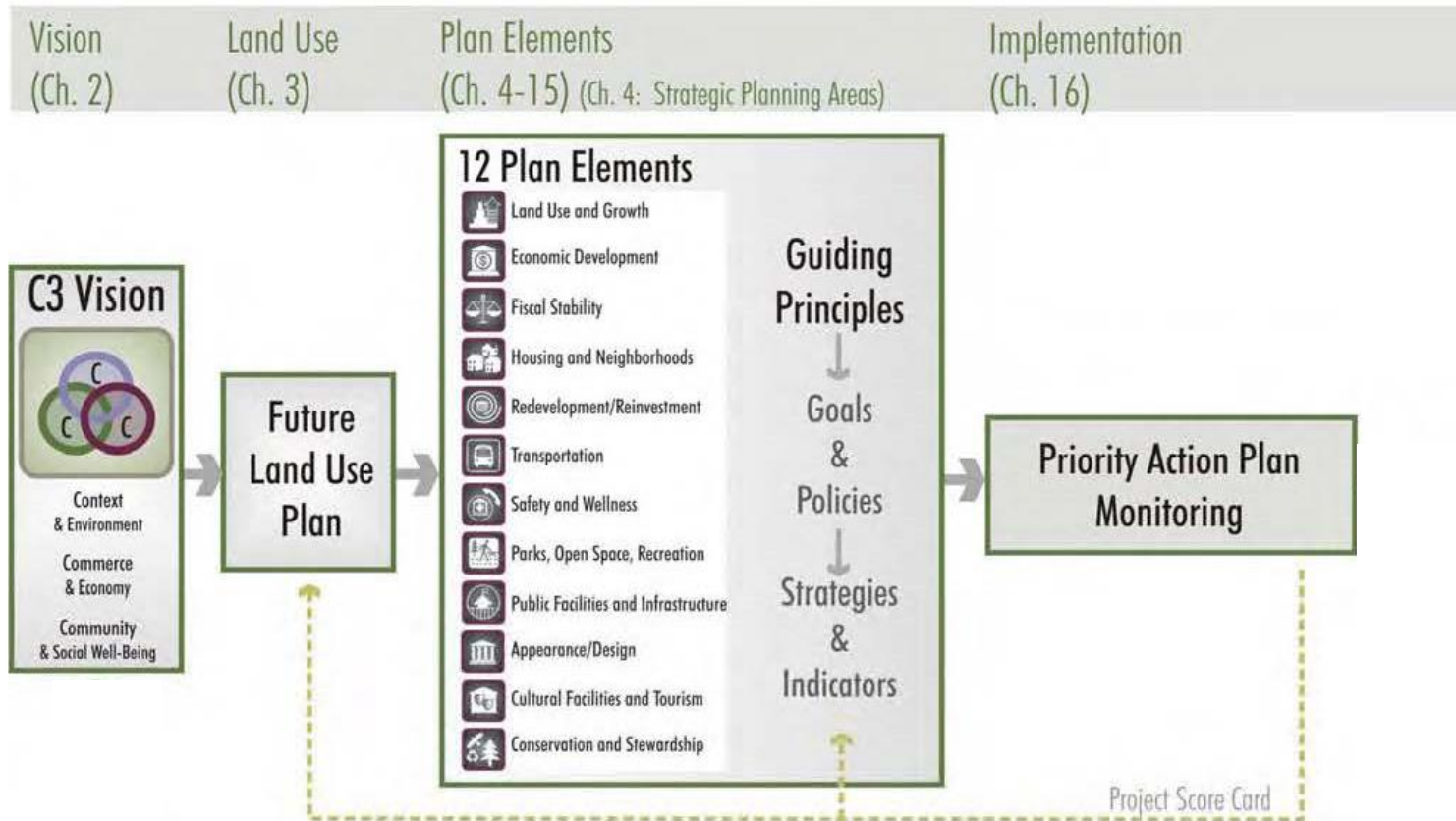
- The City also creates sub-area plans to address more specifics in a smaller area
  - To date the city has prepared sub-area plans for
    - Derby
    - Adams City and Adams Heights (Station Area Plan)
    - Mile High Greyhound Park
    - Irondale
    - Healthy Places Commerce City

ULI Final Report 2018 (Historic City)





# Organizational Structure



# C3 Vision Statement

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- Commerce City will have a robust economy, drawing on its strength as a business-friendly city. It will have a quality natural and built environment with great neighborhoods, parks, and places in which to live, work, and play safely. The community will celebrate its culture and history, and promote conservation and stewardship of resources for present and future generations.

# Future Land Use Plan Map

## Future Land Use Plan

COMMERCE CITY  
C3 VISION

### Legend

- DIA Growth Boundary
- County Boundary
- Denver International Airport
- DIA Noise Contours - 60 LDN
- Current Roadway
- Future Roadway
- National Wildlife Refuge, Ben 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

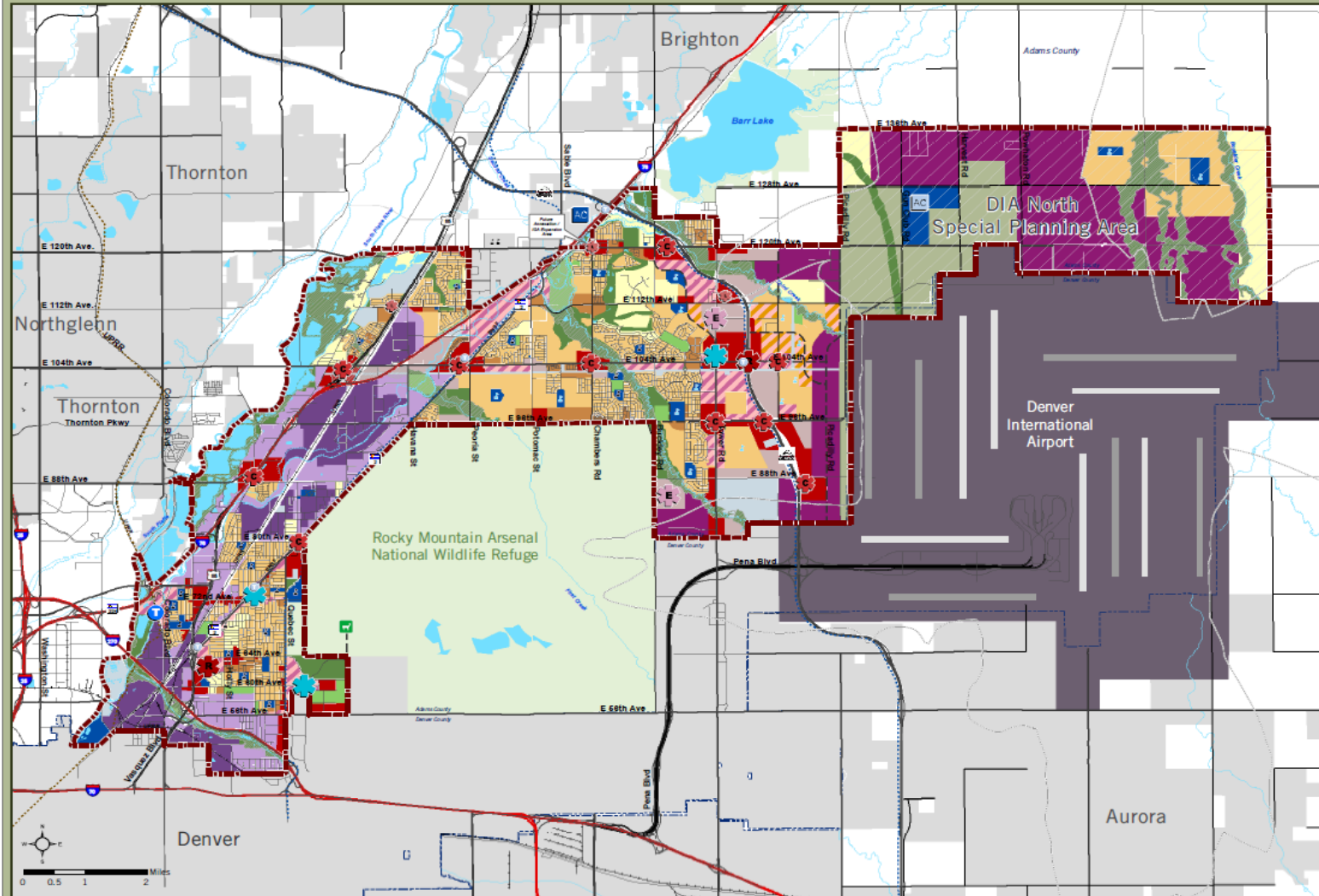
- Residential - Low
- Residential - Medium
- Residential - High
- Mixed-Use - E-4X0
- Mixed-Use (Corridor and Commercial)
- Commercial
- Office / Flex
- DIA Technology
- Industrial / Distribution
- General Industrial
- DIA Reserve
- Utility
- Public Space
- Park
- Open Space

Figure 3.2

Source: Adams County  
Tax Assessor, Adams County  
GIS, Commerce City GIS,  
U.S. Census TIGER files,  
Clarion Associates, 2008

9/27/10

CLARION, BGC, PHU



# Community-Driven Plan Process

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- It is vitally important that residents, property owners, and stakeholders shape the future of the community.
- Several advisory groups created/consulted
  - A Citizen Advisory Committee (CAC) that met every six to eight weeks throughout the effort;
    - Appointed by Council
  - A Technical Advisory Group (TAG) that met almost as frequently as the CAC;
    - Included RMANWR, School Districts, SACWSD, RTD, DRCOG, Adams County, Fire Districts
  - Staff Working Group (SWG) meetings, comprised of staff from different departments
    - Included the city manager's office, economic development, housing, parks and recreation, community development, police, public works, and finance
  - Joint and separate sessions with the Planning Commission and City Council.

# Community-Driven Plan Process

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- Over 600 people in the community actively participated in creating the Plan through multiple venues and activities, including:
  - Website activity and on-line polls and materials at [www.CCCvision.com](http://www.CCCvision.com);
  - Public community workshops (multiple sets held throughout the north and south parts of the city);
  - Neighborhood Outreach events surveys, where people provided comments on the Plan;
  - “Roadshow” meetings with business and professional organizations, and seniors and citizen groups;
  - Developer/landowner meetings;



# 2019 Update Process

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- Update will build on existing plan
- Issue RFP for consultant in Spring 2019
- Select Consultant by Mid 2019
- 12-18 month update process
- Adoption in late 2020
- Coordination with other city wide plans

**2019**

**2020**

**2021**

**Comprehensive Plan**

**Transportation Plan**

**Parks, Rec and Golf Plan**

# Council and Comp Plan Goals

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- **Council Goals**

- Promote a balanced and thriving city economy.
- Promote efficient and effective city government to improve levels of service.
- Develop and maintain the public infrastructure to improve community appearance and encourage continued development.
- Promote resident health, safety and education.
- Improve community involvement and trust.

- **Comprehensive Plan Guiding Principles**

- Grow Commerce City in a balanced and compact pattern of neighborhoods
- Maintain a strong employment base, including a jobs/housing balance
- Continue as a fiscally stable city by fortifying revenues while efficiently maintaining and providing services and infrastructure
- Provide multiple types of housing





# Council and Comp Plan Goals

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- **Comprehensive Plan Guiding Principles (Cont.)**
  - Promote new centers while maintaining the integrity of existing districts
  - Provide efficient, effective, and varied modes of transportation
  - Increase the health and well-being of residents through healthy living, access to medical facilities, and public safety and hazard planning
  - Provide ample and well-distributed parks and recreation facilities, and a connected system of trails and open space
  - Ensure public facilities and infrastructure for current and future residents and businesses.
  - Enhance the positive image of the city at all gateways, along corridors, and in neighborhoods and commercial districts
  - Become a destination for tourism and visitors
  - Increase recycling, conservation, and the use of renewable energy sources



# Key Items for Update

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- Integrate Comp Plan, Work Plan, and Council Goals
  - Integrating Community Vision and Organizational Goals will require innovative approach
- Sustainability
  - Create Separate Plan
- Include detailed Fiscal Impact Analysis



# Key Items for Update

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## Outreach

- City Council
  - Key policy direction at critical milestones
  - Approving authority
- Planning Commission
  - tasked by Charter to oversee the plan
- CAC will provide key input to the plan – could use Boards and Commission Members as the CAC membership
- Engage community stakeholders, (business community, non-profits, etc)
- Seek input from Developers
- Utilize a variety of channels to involve the entire community



# Questions?

