



To: City Council and City Leadership

From: Courtney Brown, Deputy City Manager – Strategic Initiatives;
Jordan Roberts, Sr. Policy Analyst

Subject: Strategic Plan Refresh Survey Overview

Executive Summary

The SpeakUp survey ran from early June until July 15th, and during that time, 40 community members completed the entire survey, while some completed only part of it. Commerce City residents want more retail, dining, and entertainment options, especially in northern neighborhoods. Rapid housing growth is outpacing infrastructure, prompting calls to pause development until roads, transit, and amenities improve. Transportation issues—like deteriorating roads and train blockages—are frequent concerns. Public safety, parks, and recreation need more investment and balanced attention across city regions. Environmental improvements and accountability for industrial impacts are requested. Many residents seek greater government transparency, clearer communication, and more responsiveness to community feedback.

Key Themes:

1. Economic Development & Local Business Needs

Residents overwhelmingly want more retail, dining, and entertainment options, particularly grocery stores, sit-down restaurants, family-friendly venues, and locally owned businesses. Many noted that they routinely leave Commerce City—especially the northern neighborhoods—to meet basic shopping and recreation needs. High taxes, slow permitting, and limited incentives are perceived as barriers discouraging small businesses and desired commercial growth.

2. Housing Growth vs. Infrastructure Capacity

A major recurring concern is the imbalance between rapid housing development and insufficient supporting infrastructure. Residents report frustration with large numbers of new homes and apartments being approved without corresponding improvements to roads, transit, schools, parks, and public amenities. Many expressed that existing services are already strained and urged the City to “pause housing growth until infrastructure catches up.”

3. Transportation, Roads, & Connectivity

Road conditions were among the most frequent complaints. Residents highlighted potholes, deteriorating neighborhood streets, insufficient lighting, narrow corridors, and congestion—especially along Chambers, Tower Road, 96th, and 104th. Train blockages on Hwy 2 and 85 were

described as major daily disruptions. Respondents want improved public transit, expanded trails, safe crossings, and better connectivity between neighborhoods.

4. Public Safety & Community Well-Being

Survey comments show strong concerns about speeding, red-light running, reckless driving, car thefts, and underage use of e-motorcycles. Many desire increased police presence, quicker response times, and more traffic-calming measures such as speed bumps, cameras, or targeted patrols. South Commerce City respondents emphasized homelessness, park safety, and nuisance behavior, while Reunion-area respondents emphasized teen behavior and property crime.

5. Parks, Recreation, and Community Spaces

Residents value parks and trails but frequently request better maintenance, more lighting, safer crossings, splash pads, pools, dog parks, and family recreation spaces. Many feel facilities and investments are unevenly distributed between the north and south ends of the city, expressing a desire for more balanced attention. Teens' lack of local activities was cited as contributing to unsafe or disruptive behaviors.

6. Environmental & Beautification Concerns

Key themes include more trees, cleaner streets, reduced pollution, better landscaping, and stronger accountability for industrial impacts. Several respondents expressed long-standing frustrations with environmental conditions around Suncor and called for proactive mitigation and clearer communication about air quality and sustainability efforts.

7. Government Transparency, Taxes, & Trust

Many residents reported low confidence in City decision-making. Common themes include concerns about high sales and property taxes, metro district assessments, perceived prioritization of developers, and a desire for greater transparency, clearer communication, and more visible responsiveness. Residents want regular updates, honest explanations of decisions, and meaningful follow-through on community feedback.