

Potomac Police Station Neighborhood Meeting Summary

The Commerce City project team hosted a neighborhood meeting for the Zone Change (Z25-0005)

Meeting Information:

Meeting Location: Bison Ridge Recreation Center- 13905 E. 112th

When: Wednesday January 14th, 2026 at 6pm

Attendees: 22 members of the public, 6 city staff, and 2 representatives from the consultant team

Format and Content

The neighborhood meeting was focused on the City's request to rezone the property located at 13701 East 104th Avenue from AG (Agricultural) to P (Public). Community Development staff began the meeting with a presentation on the zone change process which covered topics including what is zoning, what is the zone change process, and overview of the history of the site. The Chief of Police spoke next, he covered topics including the growth of Commerce City, the need for a permanent substation, and what other jurisdictions in the Denver area do for their substations. From there, the architect on the project presented information about the draft site plan and preliminary renderings of the building. Staff closed the presentation portion of the meeting by explaining next steps in the process and the next opportunities to provide input on this project.

At the conclusion of the presentations the presenters were available for questions in a break-out group format where residents were able to get their questions answered. A summary of the questions can be found below:

Summary of Community Member Questions and Discussion

The residents asked questions that generally fell into one of four categories Site/Building Design, Future Engagement Opportunities, Project Details, and Police Operations. The breakout discussions lasted about an hour before the meeting was concluded. Below is a list of the general questions and answers that were given.

Site/ Building Design

1. Will the Architecture be similar to Civic Center/ Headquarters?
 - a. **Answer/ Discussion:** Envisioning a Feel/ Identity similar to Civic Center and Bison Ridge Rec. Want to have a feel that doing business in either location is for the same city. Public likes Civic Center. Architect noted use of Brick, Concrete, and Metal panel to feel appropriate with neighborhood and also the Civic Presence.
2. How Fire Proof will the facility be, concern with protection of City assets, give the wildfire risk?

- a. Answer/ Discussion: Intent of the Construction is to be Class A and non-combustible. Concrete Structure which is naturally fireproof is the plan. Fully Sprinklered Buildings. Lower cost for insurance by staying away from Wood Framing.
3. What is the Maximum Building Height for this building?
 - a. Answer/ Discussion: Zoning will allow a building height up to 75'. The Design intent however is that the highest element of the building is currently proposed at 34 - 35'. And not the entire building is that tall, with 1-story and lower 2-story elements. Th building is sunk into the site, +/- 4' from the road elevation at the intersection of Potomac/ 104th Ave, as well.
4. Drainage, be sure the site drains.
 - a. Answer/ Discussion: Drainage to the North is Natural. Site will be flattened but with drainage still to the North via sheet flows and as necessary, piped below parking surfaces.
5. Make the Building "Big Enough" we don't want to see it too small. Probably need to ensure it can house 70 + officers.
 - a. Answer/ Discussion: Design intent is for 92 +/- Staff, 30+ for Patrol/ Officers.
6. U-Turn Allowed at 104th Way Northbound on Potomac? Will there be a future Emergency or Traffic Light Here?
 - a. Answer/ Discussion: As current conditions, NO U-Turn, but when the road gets widened, City Engineers might have to consider if a sign should be added one way or the other. Traffic Light or Emergency Signal at 104th Way is not currently in the scope of the project and we'll defer to Traffic Engineering one the determination of access thru 104th way is completed.

Future Engagement Opportunities

1. How long will the rezoning process take?
 - a. Answer/ Discussion: 3 months +/-
2. Recommendation to knock on doors or do door hangers for immediate neighbors to North and East to ask what they'd want the fence/ wall to look like, provide options.
 - a. Answer/ Discussion: City and Design Team to consider
3. Why haven't we seen specific plans yet?
 - a. Answer/ Discussion: Still early in the process, will share with residents as time moves on.
4. Who was in charge of notifying residents of this event?
 - a. Answer/Discussion: The City notified through fliers for homes within a 500 ft. proximity of the property. Fliers were sent out a few weeks before the event.

Project Details

1. How much will the Project Cost/ Budget?
 - a. Answer/ Discussion: Budget was approved for +/- \$48m. Currently more than \$30m has been set aside. Taxpayer Dollars fund this project. Note that the intent for the design team/ charge is to bring the project in under the approved budget amount.
2. What will the Fence/ Wall between the Police Parking Area and the Neighbors look like?
 - a. Answer/ Discussion: Discussed potential combination of masonry wall with ornamental Pickets or wrought iron style on top. One note was about concern escapees from the PD could climb the fence/ wall into back yards. Discussion included noting a study of anti-climb materials from both sides.

3. Why did we ask for more money recently for the substation?
 - a. Answer/Discussion: Chief explained the need to construct a building that will last for many years to come.
4. Why was this spot picked? Did the City own before decision to build substation?
 - a. Answer/Discussion: The City purchased for substation specifically.
5. Can we take the lot to the East?
 - a. Answer/Discussion: It was/isn't for sale.
6. Why did it take so long to rezone (to get to this point in the process)?
 - a. Answer: The City wanted to ensure that before we go through the Legal efforts of rezoning, that the project was funded, and in fact, going to happen at this specific location.

Police Operations

1. Will there be a jail in the new substation?
 - a. Answer/Discussion: No, just holding cells.
2. Will evidence be stored in this facility?
 - a. Answer/Discussion: Yes, and it's currently taken to Civic Center/PD Headquarters.
3. Where is the Adams County Jail currently located?
 - a. Answer/Discussion: Just north of Commerce City in Brighton.
4. Resident Comment: Happy to meet the Chief and is a big fan of the changes and to "make sure it's big enough!"
5. Operations out of building (in regard to noise)?
 - a. Answer/Discussion: Chief compared it to the fire station noise (located right by new property for substation)
6. Will there be holding cells?
 - a. Answer/Discussion: Yes, but not overnight. It is a temporary holding facility.
7. Two separate police Chiefs in the past- where will Chief be positioned?
 - a. Answer/Discussion: Will be at headquarters, Civic Center.
8. What happened to the monthly police meetings that residents were allowed to attend?
 - a. Answer/Discussion: We took this resident to meet with the Police Department Civil Committee members so they could discuss.