



City Council Communication

AGENDA DATE: March 9, 2026

LEGISTAR ITEM #: Pres 26-277

PRESENTER: Garrett Anderson
Development

DEPARTMENT: Economic

<input type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input checked="" type="checkbox"/> Presentation
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REQUEST

Study session to present key policy questions to the Commerce City Council and provide guidance to staff.

BACKGROUND

The Commerce City URA established a redevelopment plan for the Derby Commercial District in 2009 to focus on revitalizing neighborhood, transforming it into a vibrant mixed-use area with residential, commercial, and recreational spaces. This followed various other planning documents and functions adopted by Commerce City:

- Derby Sub-Area Master Plan – 2007
- Derby Planned Unit Development standards – 2007 (amended 2009, 2014)
- The Derby Review Board – 2015

City staff is recommending that the City Council give guidance on potential adjustments to several of these revitalization tools, to achieve better organizational alignment and community outcomes.

According to CRS § 31-25-104, municipal governments have the authority to create Urban Renewal Authorities. The Commerce City Colorado Urban Renewal Authority (URA) was established as a response to the need for revitalization and development within the city. The authority was officially formed under the laws governing urban renewal in the state of Colorado, which provided the framework for its operations and objectives.

CITY COUNCIL COMMUNICATION CONTINUED

JUSTIFICATION

<input type="checkbox"/> Council Goal	<input type="checkbox"/> Strategic Plan	<input type="checkbox"/> Work Plan	<input type="checkbox"/> Legal
Citation	<p>Comprehensive Plan</p> <ul style="list-style-type: none"> - 7.9.1 Update the Derby Sub-Area Master Plan to ensure it reflects current desires and aspirations of the community. - 7.9.2 Continue efforts to improve the streetscape within Derby and gateway points based on the updated Derby Sub-Area Master Plan - 7.9.9 Support a mix of local businesses that can add an in-person shopping experience, including diverse restaurants, artisan shops, galleries and more. <p>Economic Development Strategic Plan</p> <ul style="list-style-type: none"> - 1.1.6 Continue the implementation of existing incentives and assess the feasibility of new tools to spur development of targeted commercial development types – retail, hospitality & entertainment. - 1.3.10 Articulate the city’s vision for its Urban renewal Areas, while clearly promoting tools and incentives to facilitate their development as economic hubs. 		

AVAILABLE ACTIONS

- Discussion and identification of actions to be evaluated by city staff.