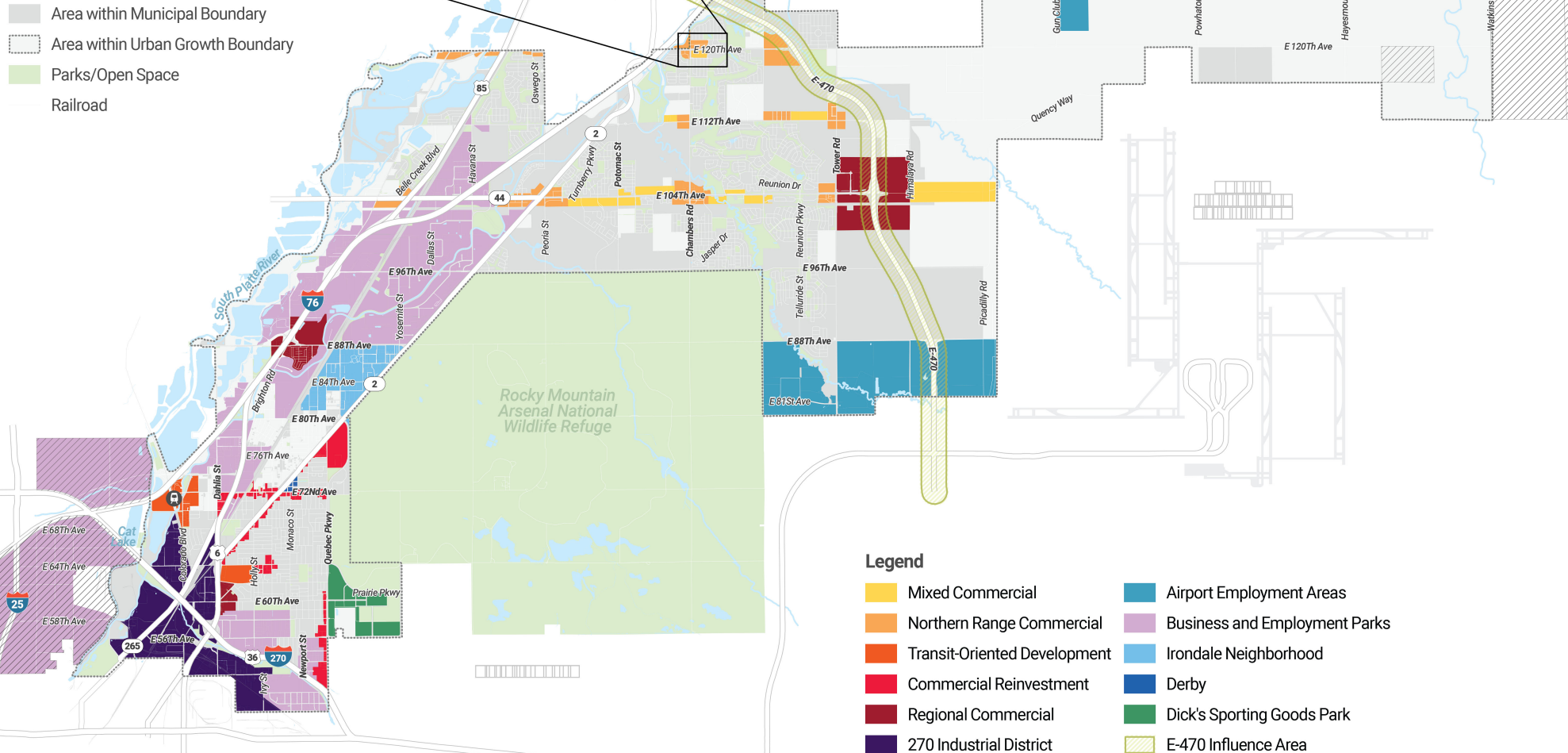


LAND USE MAP AMENDMENT

ECONOMIC DEVELOPMENT FRAMEWORK

Context Legend

-  Commerce City/72nd Ave RTD Station
-  Area within Municipal Boundary
-  Area within Urban Growth Boundary
-  Parks/Open Space
-  Railroad



Legend

-  Mixed Commercial
-  Northern Range Commercial
-  Transit-Oriented Development
-  Commercial Reinvestment
-  Regional Commercial
-  270 Industrial District
-  Airport Employment Areas
-  Business and Employment Parks
-  Irondale Neighborhood
-  Derby
-  Dick's Sporting Goods Park
-  E-470 Influence Area

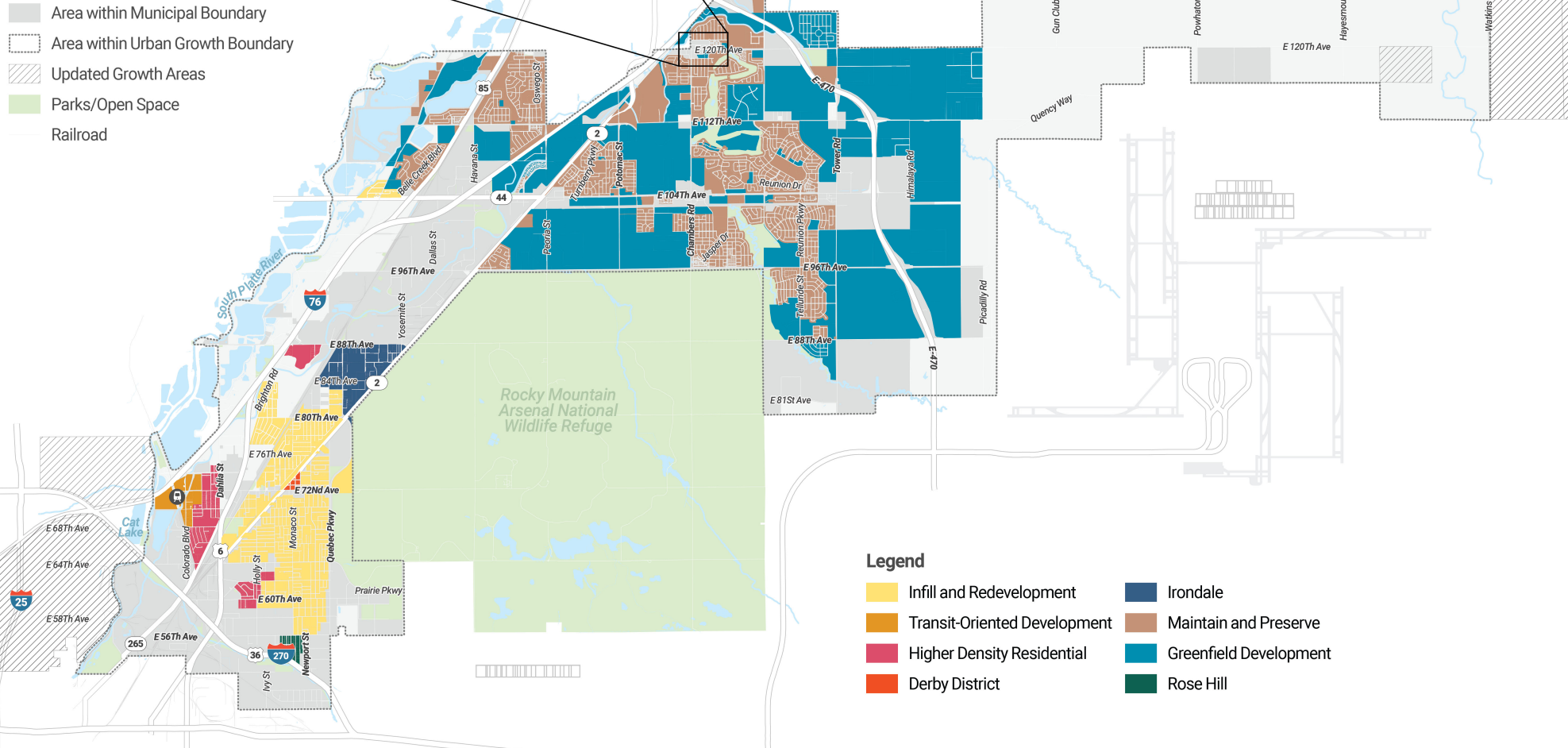
How do the plan framework maps work with the Character Areas?

Character Areas are the foundation for all subsequent plan sections. The core elements of the Comprehensive Plan build on the Character Areas Plan and provide policies and recommendations for each contributing land use and key development area within Commerce City. While the character areas provide a broad, community-wide view of how land use should be dispersed across the City, the core elements detail the steps required for Commerce City to grow these unique places over time. The framework maps add more specific detail to the broader Character Areas Land Map.

RESIDENTIAL AREAS FRAMEWORK

Context Legend

-  Commerce City/72nd Ave RTD Station
-  Area within Municipal Boundary
-  Area within Urban Growth Boundary
-  Updated Growth Areas
-  Parks/Open Space
-  Railroad



Legend

-  Infill and Redevelopment
-  Transit-Oriented Development
-  Higher Density Residential
-  Derby District
-  Irondale
-  Maintain and Preserve
-  Greenfield Development
-  Rose Hill

How do the plan framework maps work with the Character Areas?

Character Areas are the foundation for all subsequent plan sections. The core elements of the Comprehensive Plan build on the Character Areas Plan and provide policies and recommendations for each contributing land use and key development area within Commerce City. While the character areas provide a broad, community-wide view of how land use should be dispersed across the City, the core elements detail the steps required for Commerce City to grow these unique places over time. The framework maps add more specific detail to the broader Character Areas Land Map.