



8—Redevelopment and Reinvestment

Guiding Principle

Promote new centers while maintaining the integrity of existing districts by continually renewing and reinvesting in them.

Introduction

One of the city's goals is to achieve a more compact land use pattern in the future that maximizes efficiency of services and infrastructure. Redeveloping and renewing certain areas of the city, reusing and adapting older buildings that are still operational, and promoting infill are all key to achieving economic strength and continual renewal of the city's residential, commercial, and industrial areas.

Adaptive reuse, along with Brownfield reclamation (of abandoned or underused industrial and commercial facilities) also are factors in land conservation and reducing sprawl. Typically, it is more efficient to redevelop older buildings closer to urban cores than to build new construction on greenfield sites.

Influencing Factors

The following factors inform and define the redevelopment and reinvestment goals contained in this chapter.

Areas for Infill Investment and Redevelopment

While the vast majority of the city's developable lands in the Northern Range and E-470 corridor are most suited for greenfield development, the city has a significant amount of land in established areas of the city (Irondale, Historic City, along the Highway 2 corridor) available for infill and redevelopment. This chapter's recommendations are based on public input regarding neighborhood revitalization and targeted redevelopment areas.



What Do these Terms Mean?

Redevelopment and Infill

Redevelopment means replacement or reconstruction of physically substandard buildings and/or infrastructure. The city (or public or quasi-public entities), can help promote revitalization by identifying and making targeted investments in infrastructure. Such public actions can often spur private investment in redevelopment.

Redevelopment is different from "greenfield development." Greenfield development occurs on vacant lands, typically as expansion at the edge of the city. It requires new systems or extensions to support it.

Reinvestment means city actions toward revitalizing existing neighborhoods and business areas through roads, sidewalks, targeted industries, and other improvements to spur private investment and continued improvements.

Infill means development of new housing, retail, or businesses on vacant parcels that are scattered throughout and completely surrounded by developed areas of the city.

Adaptive Reuse is the process of adapting older structures for purposes other than their original use.



How Does Redevelopment Relate to Sustainability?

Benefits of promoting redevelopment and infill in areas near existing infrastructure and streets include:

- ✓ Creating jobs and increasing revenues for the city;
- ✓ Maximizing efficiency of existing services and infrastructure;
- ✓ Strengthening neighborhoods where people want to live;
- ✓ Providing potential cost savings on energy, transportation, and utilities;
- ✓ Conserving and rehabilitating buildings;
- ✓ Reducing the city’s footprint;
- ✓ Improving community image;
- ✓ Providing attractive, inviting centers with essential services; and
- ✓ Guiding appropriate infill (mixed-use) to reduce greenhouse gas emissions associated with vehicle use.

Needs of Established Neighborhoods

The city’s established neighborhoods need continual reinvestment because of their age. The city has been investing in its established neighborhoods, and should continue to do so if they are to remain viable, attractive places to live.

Directions and Goals

Infill Investment and Redevelopment

This chapter recognizes the benefits of infill and redevelopment for the city’s sustainable future. Infill and redevelopment are efficient kinds of development, but need to be sensitive to the neighborhood context. This Plan identifies targeted redevelopment locations and includes best practices to guide appropriate infill.

Established Neighborhoods

The previous chapters identified neighborhoods that could benefit from infrastructure improvements and nearby redevelopment. This chapter reinforces those policies.

Redevelopment and Reinvestment goals address:

1. Increasing focus on infill and redevelopment;
2. Strengthening viability of targeted areas through redevelopment; and
3. Strengthening existing neighborhoods with renewal efforts.

Sustainability/Related Chapters



This Element Contributes to Sustainability...

Redevelopment and infill contribute to achieving the sustainability triad. The goals in this chapter help:

A Robust Economy and Commerce:



- ✓ Support revenue-producing businesses in the city.
- ✓ Balance revenues with service expenditures by maintaining a strong industrial and revenue-producing base.

A Quality Environmental Context:

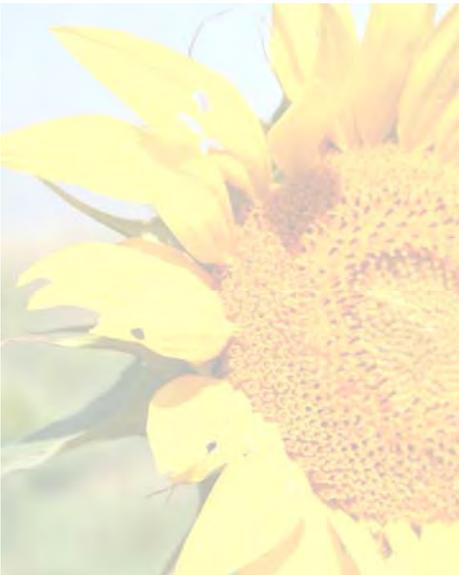


- ✓ Create vibrant new and revitalized mixed-use centers for shopping, services, and civic activities.
- ✓ Strengthen neighborhoods, walkability, and their connections with open space, parks, schools, and services.
- ✓ Increase transportation and energy efficiency by clustering activities.
- ✓ Conserve land by promoting higher densities and recycling underutilized properties.

A Resilient Community:



- ✓ Add opportunities for jobs, housing, and social activity.
- ✓ Increase opportunities for healthy outdoor living and walkability.
- ✓ Conserve resources for future generations.
- ✓ Preserve a sense of place/history.





These Goals in Related Chapters

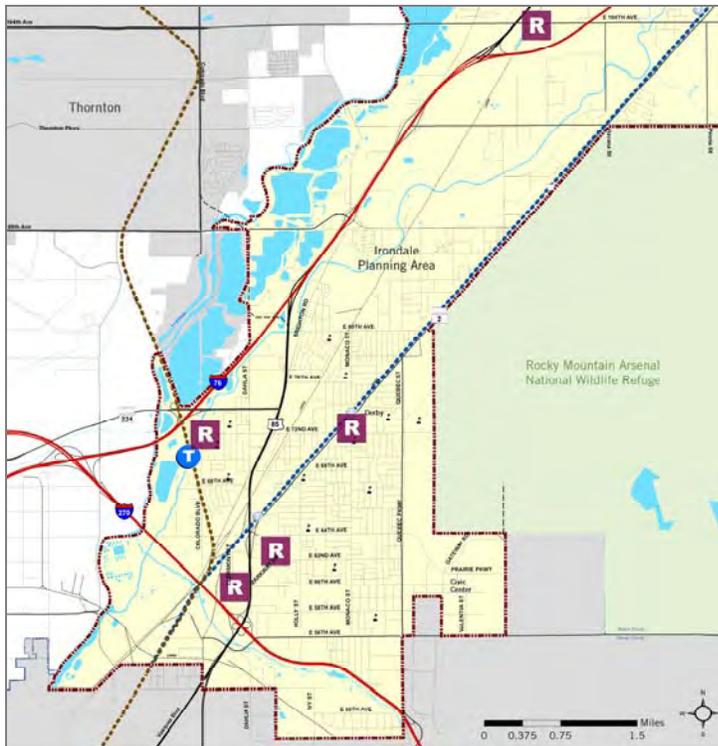
The redevelopment and reinvestment goals relate closely to other Plan elements, as indicated in Table 8.1.

Table 8.1: Redevelopment/Reinvestment Goals and Related Chapters

Plan Element/Ch. #:												
	4	5	6	7	8	9	10	11	12	13	14	15
Goals	Land Use, Growth	Economic Dev.	Fiscal Stability	Housing/Neighbor	Redevelopment	Transportation	Safety, Wellness	Parks, Open Space	Public Facilities	Appearance	Cultural Facilities	Environmental
1. Increase infill development	✗		✗	✗	✗				✗	✗		✗
2. Strengthen viability, redevelopment (targeted areas)	✗	✗	✗	✗	✗	✗		✗	✗	✗		
3. Strengthen existing neighborhoods	✗			✗	✗	✗	✗			✗		✗

Targeted Redevelopment Areas

This chapter identifies five areas for future redevelopment focus over the long-term, as shown in Figure 8.1



Redevelopment Areas

This Plan identifies five redevelopment locations and opportunities, from south to north (not in order of importance):

1. **Clermont**
(between I-270 and US 85 near 60th Avenue),
2. **Wembley**
(along 64th Avenue near Highway 2),
3. **FasTracks Station site**
(near 68th or 72nd Avenues at Colorado Boulevard),
4. **Derby**
(near Highway 2 and 72nd Avenue), and
5. **104th Avenue**
(between Brighton Road and I-76).

Figure 8.1: Redevelopment Areas



Best Practices

Infill and Redevelopment



All new projects should follow these guidelines:

- ✓ Provide quality buildings with characteristics that exceed the level of quality and detail of nearby structures.
- ✓ Make the scale and size of buildings generally consistent with those found on adjacent properties—unless adjacent properties also will redevelop (i.e., a new building should provide step-backs).
- ✓ Preserve healthy, mature trees and landscaping to the extent possible.



Additionally, for multi-family and commercial projects:

- ✓ Maintain or create a connected street and sidewalk network.
- ✓ Provide mature new landscaping to help visually integrate with older development.
- ✓ Incorporate parks, trails, and open space.
- ✓ Incorporate public gathering spaces.

Redevelopment/Reinvestment Goals and Policies

Goal RR 1—Increase focus on infill development

The city recognizes the benefits of infill to balance and retain the character of stable neighborhoods with increasing economic development opportunities.

Policies for Strategic Planning Areas:

RR 1.1—Historic City and Irondale Infill

The city will promote high-quality infill through incentives and infrastructure improvements on vacant properties in the Historic City and Irondale.

RR 1.2—Northern Range Infill Development Promoted

The city will promote high-quality infill in the Northern Range through tiered phasing of growth.



See Chapter 4, Land Use and Growth, goals and policies.

Goal RR 2—Focus on redevelopment to strengthen viability and mixed-use in targeted areas

Commerce City will strategically contribute to redeveloping targeted areas to accommodate current and future employment and residential needs, and reduce conflicts between residential and industrial uses.

Policies for Strategic Planning Areas:

RR 2.1—Historic City Industry Retained

Allow light industry, warehousing, flex, office, and community-serving retail; support but do not expand residential uses in existing industrial areas including:

- Historic City (Southern Industrial Focus Area, Tiffany, areas of Adams City, areas of Fairfax/Dupont, and Clermont).
- Irondale (Irondale Focus Area, with few exceptions, Industrial Enclave, and South Platte Valley).



See Chapter 4, Land Use and Growth, goals and policies.

RR 2.2—Historic City Derby Revitalization

Derby is one of the original communities. Today, it serves as a mixed-use neighborhood center for civic and commercial activity. Some redevelopment planning and funding is underway for the area,



as guided by the *Derby Master Plan*. The city will continue efforts to revitalize Derby and encourage additional and continued communication and marketing of the Vision.

RR 2.3—Historic City FasTracks Station Site Redevelopment

The future FasTrack station site is a priority Transit-Oriented Development (T.O.D.), mixed-use redevelopment area. The city will prepare a plan and encourage an appropriate mix of transit-oriented uses, density, and design to support transit and revitalization in the station area. The mix should consist of vibrant commercial development near the public station area, with higher-density housing radiating out to lower-density housing at the edge of the development near existing neighborhoods.



Transit Oriented Development tends to be higher density with a mix of uses, walkable, and provides height transitions from highest buildings to single-family neighborhoods.

RR 2.4—Wembley Site and East 64th Avenue

Establish Wembley as a future redevelopment site. Future development should include a mix of commercial and residential uses that are well-integrated and that mesh with the areas surrounding the site. A sub-area plan may be necessary to explore feasibility of future activities (e.g., senior housing, commercial uses), as well as partners and funding strategies for the area.

RR 2.5—Clermont/East 60th Avenue/Vasquez Boulevard

Establish Clermont as a future redevelopment site for commercial and employment uses. The Clermont redevelopment site may need a sub-area plan to address transportation connections, infrastructure improvement needs, and to improve the overall image of the areas for viable business.

RR 2.6—East 104th Avenue Site in Irondale Infill/ Redevelopment

Establish the East 104th Avenue (I-76 to Brighton Road) site as a longer-term future infill site for commercial and employment uses. As an initial step, the city should study road and bridge improvements, and may want to consider incentivizing infill in the area, which could potentially provide a central destination for shopping, services, and jobs that are beneficial to both northern and southern Commerce City.



Best Practices

Transit-Oriented Development (T.O.D.):



As the city's FasTracks area is planned and built, these principles should apply:

- ✓ Develop as an inviting and vibrant, high-density, mixed-use area.
- ✓ Be designed for multiple modes of transportation, with an emphasis on pedestrians.
- ✓ Have a public center focused around the transit station.
- ✓ Have a core of high-density uses: commercial, office, and possibly housing—with the lowest densities radiating out at the edge.
- ✓ Incorporate thoughtful, creative design, and architectural quality and inviting public spaces.
- ✓ Follow other infill and redevelopment guidelines.



Goal RR 3—Strengthen existing neighborhoods through reinvestment and assistance with renewal efforts

The city will reinvest in aging neighborhood infrastructure (e.g., streets, sidewalks, lighting, energy efficiency, and other public works) to spur private investment. Existing neighborhoods have desirable central locations in the Denver-metro area near many regional assets and jobs. Incentives and enhanced code enforcement can help improve the neighborhoods’ competitive edge.

Citywide Policies:

RR 3.1—Property Maintenance

Increase and enforce current property maintenance requirements to improve safety, appearance, and function of neighborhoods.



See Chapters 4, *Land Use and Growth: Strategic Planning Areas*, and 7, *Housing and Neighborhoods*.

RR 3.2—Resource Efficiency of Homes and Businesses

Explore incentives and programs to increase energy and water efficiency of homes and businesses.

RR 3.3—Appropriate Scale of Residential Redevelopment

Ensure that residential redevelopment in neighborhoods occurs at a scale that is appropriate for established, stable neighborhoods.

Policies for Strategic Planning Areas:

RR 3.4—Traffic Calming and Pedestrian Improvements

Continue to provide traffic calming and sidewalk improvements, and reduce residential/industrial conflicts in the Historic City neighborhoods with an emphasis on the Derby area, along East 72nd Avenue; and also along East 60th Avenue, east of Highway 2, where justified.

RR 3.5—Historic City Neighborhood Buffers and Traffic Calming

Provide direct connecting streets and traffic diversions between industrial areas to route heavy truck traffic around and away from residential neighborhoods. Distinguish clear locations for residential and industrial areas on the Future Land Use Plan. Use traffic calming measures to reduce noise and traffic in Historic City neighborhoods, such as along East 56th Avenue.



Traffic calming at East 60th Avenue and Olive Street. (Photo: FHU)



Redevelopment/Reinvestment Strategies

This section contains a list of strategies to implement the redevelopment and reinvestment goals. Table 8.2, below, coincides with the three goals of this chapter. It identifies specific actions to achieve the goals.



See Chapter 16, Implementation, for the Priority Action Plan summarizing key strategies for the city to accomplish in the next several years. Appendix E contains a full list of all the chapters' strategies.

Table 8.2: Redevelopment and Reinvestment Strategies

Goal/ Strategies	Related Goal/Strategies
Goal RR 1	Increase Infill Development
RR 1a	Infill Incentives and Standards Examine policy that would provide incentives for beneficial city infill projects, because they are typically more expensive than greenfield projects. (See Fiscal Stability strategies and RR 3b, below.)
RR 1b	Façade Program Implement a Derby enhancement program (catalyst funds) to improve existing businesses.
Goal RR 2	Targeted Redevelopment to Strengthen Viability, Mixed-Use
RR 2a	Urban Renewal Area (URA) Tools Expand application of Urban Renewal Areas (URAs) to achieve redevelopment goals, including existing URAs (Prairie Gateway, Derby, and US 85), and potential new URAs (e.g., FasTracks area). Explore creative funding applications for redevelopment, such as Tax Increment Financing, expanding on funding tools permitted through URAs. Consider establishing a separate URA board to oversee/develop additional policies, guidelines, and plans for each area.
RR 2b	Quasi-Public Urban Renewal Entity Explore feasibility of a non-profit, quasi-public entity to oversee infill and redevelopment in neighborhoods that could purchase and rehabilitate structures, or consolidate and sell properties.
RR 2c	FasTracks Station Sub-Area Plan/Zoning Amendments Develop FasTracks station sub-area plan. Modify zoning to achieve an appropriate mix of uses (especially for the T.O.D. site), using a blend of regulations, guidelines, and incentives.
RR 2d	Minimum Density Modify the Land Development Code (LDC), to establish a minimum-density range (at least 8 units/acre, the minimum threshold necessary to support transit), along corridors and at transit station locations.
RR 2e	LDC Assessment/Amendment Assess effectiveness of parking and other standards for this Plan's goals. Amend as necessary.
RR 2f	Monitor Redevelopment Sites Monitor economic strength of redevelopment sites. Develop plans for public improvements needed to support each area. Prioritize investment (streets, sidewalks, lighting, signage, and infrastructure) for priority redevelopment sites.
RR 2g	Code Enforcement Explore how to make code enforcement more proactive to enforce property maintenance requirements and improve image.
Goal RR 3	Strengthen Existing Neighborhoods
RR 3a	Funding and Grants for Redevelopment/Brownfields Explore grants, low-interest loans, and redevelopment corporations to address redevelopment goals and to reduce industrial/residential conflicts.
RR 3b	Infill Standards Review infill standards to ensure contextually-sensitive infill development in residential focus areas. (See Chapter 7, Housing and Neighborhoods)



Monitoring Redevelopment/Reinvestment

This section identifies possible performance indicators for monitoring long-term progress toward achieving the goals within this chapter.



See Chapter 16, *Implementation*, for a description of Plan Monitoring. That section describes how to narrow down and select appropriate performance indicators and how to fine-tune and set targets.

Table 8.3: Redevelopment and Reinvestment Indicators

Related Goal	Target	Possible Indicators
RR 1—Infill	Increase percent of infill projects	<ul style="list-style-type: none"> ▪ Number of building permits in Historic City and Irondale planning areas. ▪ Valuations on reinvestment projects.
RR 2—Mixed-use, targeted areas	Redevelopment projects – focus in targeted areas	<ul style="list-style-type: none"> ▪ Number of new businesses in redevelopment locations. ▪ Number of new building permits for redevelopment sites. ▪ Average density of development (new) ▪ Density along arterials. ▪ Density of new residential subdivisions.
RR 3—Existing neighborhoods	Strengthen neighborhoods	<ul style="list-style-type: none"> ▪ Number of new homes or renovated homes in Historic City neighborhoods. (See Chapter 7.) ▪ Number of code violations in specific neighborhoods. ▪ Money spent on public infrastructure improvements. ▪ Monitor building permits for key neighborhoods. ▪ Number of new neighborhood (private and public) parks.