

IRONDALE NEIGHBORHOOD & INFRASTRUCTURE PLAN

This project's goal is to generate a vision for Irondale's future based on community conversation. Join us in talking about the neighborhood as it exists today and how to address change into the future. Growth is already happening in Irondale as new development takes place, so it's important to plan for the future of the area in a thoughtful and collaborative way.

We're in the second phase of the project – Explore + Assess: Please Review and Comment on Alternatives so that your input can help direct the future of Irondale.

Please share your thoughts with us to help inform the plan. Thank you!

About tonight's meeting –

Today's meeting focuses on options for the future. These concepts provide a way for us to explore district ways the neighborhood could grow in the future.

These two scenarios are not the plan but provide us with a way to talk about the future.

Where do we go from here?

Once we have your feedback, the planning team will pull together the proposed plan based on community comments to present at our next meeting.

1. Which of the following represents you? Choose all that apply.

<input type="checkbox"/>	Business Owner
<input type="checkbox"/>	Home-Owner
<input type="checkbox"/>	Renter (Residential)
<input type="checkbox"/>	Property Owner
<input type="checkbox"/>	Other: _____

2. Please rate the scenarios on the following pages.

What is a Scenario Map?

The scenario maps explore possibilities for future land uses in Irondale. They are not intended to portray exact boundaries or zone districts, but rather provide an idea of direction for the sake of discussion and exploring the likely impacts of each plan.



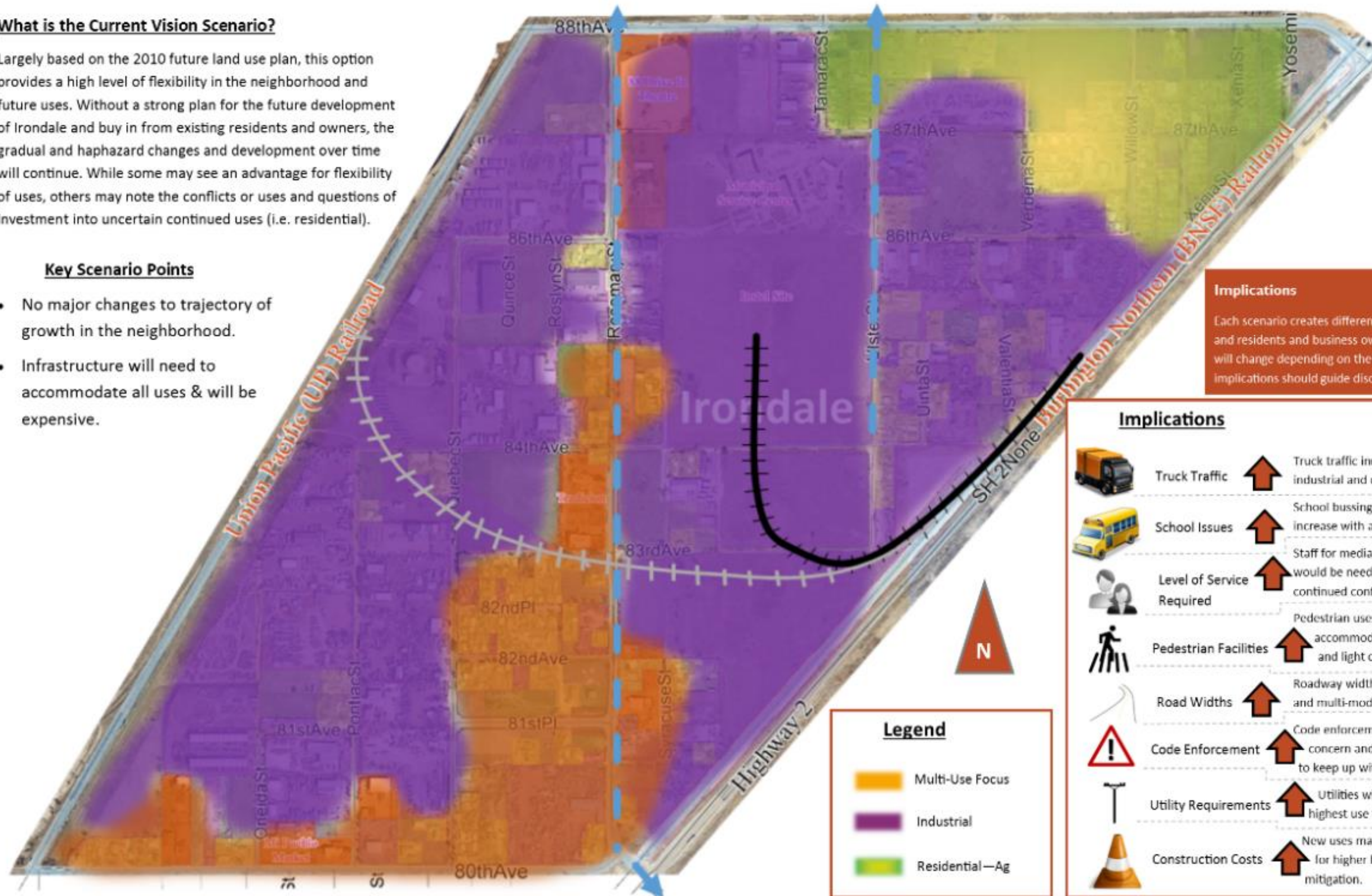
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What is the Current Vision Scenario?

Largely based on the 2010 future land use plan, this option provides a high level of flexibility in the neighborhood and future uses. Without a strong plan for the future development of Irondale and buy in from existing residents and owners, the gradual and haphazard changes and development over time will continue. While some may see an advantage for flexibility of uses, others may note the conflicts or uses and questions of investment into uncertain continued uses (i.e. residential).

Key Scenario Points

- No major changes to trajectory of growth in the neighborhood.
- Infrastructure will need to accommodate all uses & will be expensive.



Implications
Each scenario creates different impacts to the neighborhood and residents and business owners. These main indicators will change depending on the future land uses. These implications should guide discussion on changes and impacts.

Implications	Details
Truck Traffic ↑	Truck traffic increases with additional industrial and commercial uses.
School Issues ↑	School bussing issues continue and may increase with additional residential units.
Level of Service Required ↑	Staff for mediation and code enforcement would be needed to accommodate the continued conflicts.
Pedestrian Facilities ↑	Pedestrian uses would need to be accommodated with continued residential and light commercial uses.
Road Widths ↑	Roadway widths need to increase for truck and multi-modal uses.
Code Enforcement ↑	Code enforcement will continue to be a concern and require additional resources to keep up with continuous conflicts of uses.
Utility Requirements ↑	Utilities will need to be sized to the highest use for all areas.
Construction Costs ↑	New uses may see higher costs due to needs for higher buffering and impact mitigation.

Legend	
	Multi-Use Focus
	Industrial
	Residential—Ag

	Agree	Neutral	Disagree
The Current Vision makes sense for business in Irondale			
The Current Vision makes sense for residents in Irondale			
The Current Vision is my preferred future scenario			
This scenario will negatively impact me			

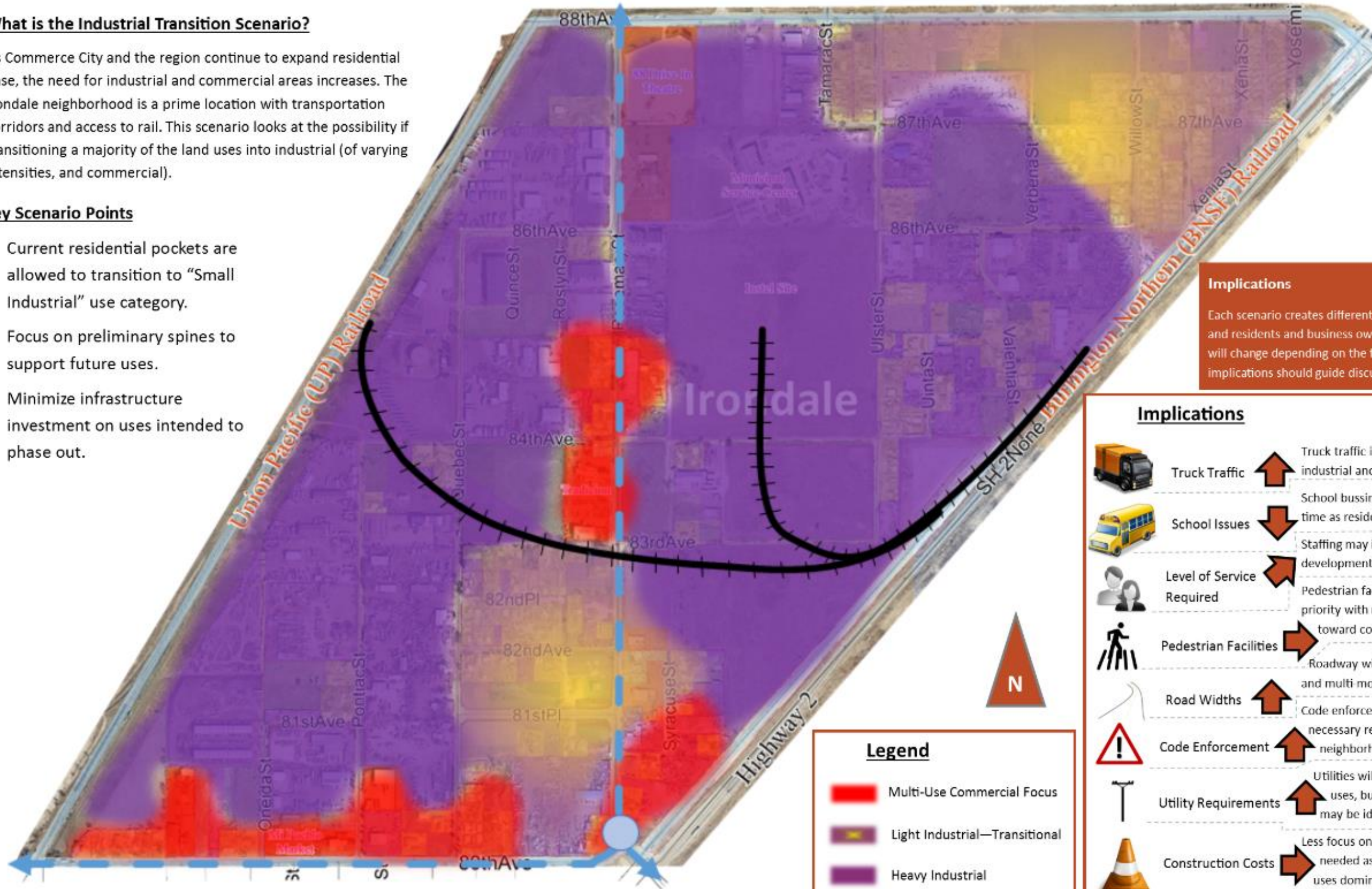
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What is the Industrial Transition Scenario?

As Commerce City and the region continue to expand residential base, the need for industrial and commercial areas increases. The Irondale neighborhood is a prime location with transportation corridors and access to rail. This scenario looks at the possibility of transitioning a majority of the land uses into industrial (of varying intensities, and commercial).

Key Scenario Points

- Current residential pockets are allowed to transition to “Small Industrial” use category.
- Focus on preliminary spines to support future uses.
- Minimize infrastructure investment on uses intended to phase out.



Implications
 Each scenario creates different impacts to the neighborhood and residents and business owners. These main indicators will change depending on the future land uses. These implications should guide discussion on changes and impacts.

Implications	Details
Truck Traffic ↑	Truck traffic increases with additional industrial and commercial uses.
School Issues ↓	School bussing issues would decrease over time as residential uses are phased out.
Level of Service Required →	Staffing may increase slightly with continued development in Irondale.
Pedestrian Facilities →	Pedestrian facilities would not be a high priority with most of the traffic geared toward commercial and industrial uses.
Road Widths ↑	Roadway widths need to increase for truck and multi-modal uses.
Code Enforcement ↑	Code enforcement will continue to be a necessary requirement for the neighborhood.
Utility Requirements ↑	Utilities will be sized for mostly industrial uses, but some areas of less intensity may be identified.
Construction Costs →	Less focus on impact mitigation would be needed as the industrial and commercial uses dominate the neighborhood.

Legend

	Multi-Use Commercial Focus
	Light Industrial—Transitional
	Heavy Industrial

	Agree	Neutral	Disagree
The Industrial Transition makes sense for business in Irondale			
The Industrial Transition makes sense for residents in Irondale			
The Industrial Transition is my preferred future scenario			
This scenario will negatively impact me			

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3. How does each scenario impact you?

a. Current Vision _____

b. Industrial Transition _____

In addition to expansion of industrial uses, we've explored higher intensity of industrial zoning like I-3. Do you support the expanded industrial uses in Irondale? (Check one)

<input type="checkbox"/>	Yes, I'd like to see more types of industrial uses allowed
<input type="checkbox"/>	No, I'd like to keep similar types of industrial as are currently allowed

4. Are there other options we need to explore?

5. Please share your thoughts about the policies discussed tonight (Annexation incentives or Coordinated Zoning).

THANK YOU FOR YOUR PARTICIPATION!

If you would like an email reminder for the next meeting, please make sure it's on the sign in sheet by the door.
For more information and drafts of available documents, please visit our website: c3gov.com/irondale

When completed, please place your completed comment form in the Comment Box, or mail to:
Commerce City, Attn: Jenny Axmacher, 7887 E 60th Ave, Commerce City, CO 80022 or jaxmacher@c3gov.com

