



## Vasquez PEL Business Focus Group Summary CDOT CO 2701-040-21083

**Meeting Date/Time:** Monday October 17, 2016, 3:30-5:00

**Meeting Name:** Vasquez PEL Business Focus Group

**Meeting Place (Location):** Commerce City Civic Center, 7887 E. 60th Ave., Room 2108

**Distribution/Attendees:** (See sign-in sheet)

**Brief synopsis of two projects by Kirk Webb, Atkins**

**Question 1) Interests and uses of the business, and access needs.**

- East half is generally residential with variety of housing types, mixed use commercial, residential, retail. 60 acres. Residential is first. Include 10 acres of potential retail development. Across 62<sup>nd</sup> from King Soopers, include hotel. Not a good retail environment because of traffic patterns and streets in the area. Want to keep 63<sup>rd</sup> connection. Parkway drive will be improved north to 64<sup>th</sup>. CoCC asked to reserve northwest quadrant for educational/campus use. Higher density further south. Going through zoning process right now. Held public meetings. Zoning approvals by end of year, and then make deals with builders at beginning of the year, construction a year out. Retail will be local services because of traffic.
- Property north of 58<sup>th</sup> Place, east side of Dahlia, east of Vasquez. Build multi-use property with mixed use: brew pub, concerts, dispensary, and event space. Gateway to Commerce City from Denver. Connect space to Sport Park to the east. Also work with FreeArt Studio on Colorado and 66<sup>th</sup>. Identified customers will be coming to and from Reunion, and from Denver. Access to freight in the NE quadrant of interchange is through 58th Place from slip ramp off Vasquez. Need to maintain this access to prevent out of direction traffic, for freight as well.

**Question 2) Multimodal connections**

- Traffic study being completed right now. Most traffic leaves site at 64 and goes south, or down Parkway to go south on Vasquez. Cul de sac of Parkway is bad. 64<sup>th</sup> and 62<sup>nd</sup> cannot be full interchanges. Other access is east to Quebec. All access is dependent on Vasquez. Frontage roads along Vasquez, impede movement from Vasquez to businesses. Railroad crossing on Vasquez, north of 48<sup>th</sup>.
- Traffic, pedestrian connections on Dahlia, don't expect bike traffic, but expect lots of Uber/Lyft. Sidewalks on Dahlia and 58<sup>th</sup>. If lose 58<sup>th</sup> access off of Vasquez, they lose prospective clients.
- Greyhound land use has bike and ped facilities included. Bus stop will connect Central Park Blvd. at 62<sup>nd</sup>, with RTD route coming down Parkway. BRT stop on West edge of property. Green space within will have sidewalks. No bike trails or facilities in this part of Commerce City. Putting Parkway through development will likely draw some traffic from northern neighborhoods. 64<sup>th</sup> access to Vasquez southbound will still be better than going thru Parkway.

**Question 3) What are goals for transportation improvements?**

- Limit confusion. To bring more people in, and use commercial enterprises, need better signage and access. Suggestion of light on 58<sup>th</sup>, might improve other movements.

- Clean up 5-legged intersection. Frontage roads keep it from being better for retail and commercial. Want to be connected locally. But Dahlia is good for business access. No pedestrian and bike facilities on the corridor. Signage is awful. Needs access for people to work somewhere else. North to south connections are important, with some connections east to Quebec. Denver traffic will use Vasquez or Brighton.
- Traffic from commercial sites on property normal retail, but could lead to increased event traffic. Traffic from the east on 56<sup>th</sup> or Quebec. No access to Brighton from his property. Draw for the area is less expensive. Grade separation with improvements for turning movements and access, will be better for development. Connection of Holly across the freeway and creek would relieve both Quebec and Vasquez. 56<sup>th</sup> connections east-west need to be improved.