



MEETING NOTES

PROJECT:	CDOT Subaccount 22922, Vasquez Boulevard, I-270 to 64 th Avenue NEPA and Design
PURPOSE:	Business Focus Group Meeting #1
DATE HELD:	February 18, 2020
LOCATION:	Commerce City Civic Center
ATTENDING:	Project Team: Matt Fink, Ryan Sorensen (CDOT); Velvet Kuesel, Leah Langerman (DEA) Focus Group Members: Drew Warot, Elliot Smith (Commerce City Plaza); David Pacheco (Pacheco Construction Products); Jason Hancock (Arden Mills); Rick Wells (Regen/Mile High Greyhound Park); Nancy Thonen (Suncor); Will Hendricks (Lampson Cranes)
COPIES:	Project Management Team

Summary of Discussion:

1. Members of the project team gave a PowerPoint presentation to review the project history, project purpose and goals, study area, schedule and involvement opportunities (see attached). Additional discussion during the presentation included the following:
 - ◆ Realistically, the ultimate “fix” for this area could be 15-20 years out because of funding (could be \$80 – \$200M). This current project will determine what can be built now with the money available.
 - ◆ Current Project
 - ◇ Focusing on intersection of Vasquez and 60th and possibly adding a new intersection at 62nd.
 - ◇ Considering moving frontage road access points away from the 60th Avenue/Vasquez intersection.
 - ◇ This study is considering the near-term improvement suggestions from the PEL study as well as slightly modified and new alternatives.
2. Group Discussion
 - ◆ Commerce City Plaza Feedback (representing King Soopers and other plaza businesses)
 - ◇ Want to get shoppers in and out of plaza as easily as possible.
 - ◇ About 20,000 customers shop at this King Soopers each week.
 - ◇ They have heard a rumor that a flyover or below grade crossing is being considered at 62nd. King Soopers is opposed to elevating Vasquez for store visibility reasons.
 - » Ryan noted that the viaduct is an unlikely future solution. CDOT, Commerce City and Adams County aren’t currently in favor of doing this because of high costs, large impacts and increased maintenance.
 - ◇ Southbound Parkway to southbound Vasquez is an important movement for customers and trucks. The store has 30 vendor trucks per day that need to go south. They have one or two 54-foot semis coming from I-70/ Tower. A good portion of the customer base comes from the north and northeast. The King Soopers Executive Team is worried about the impact this project may have to the store.

- ✧ Like the full movement intersection on 62nd. There is more retail up north and this also grabs traffic coming from the north to get into the plaza without going down to 60th. This would be a benefit to the shopping center because it would create a new front door entrance.
- ✧ If a compromise is needed to maintain full movement at 60th, King Soopers suggested to maintain inbound traffic at 60th/Parkway to go north on Parkway, but restrict the outbound traffic. It is important to get customers in but they will find their way out.
- ✧ There have been big name retailers and gas stations interested in pad sites northeast of Pizza Hut, but they pull out or put their consideration on hold because of the uncertainty of transportation and access in area. More access to and from 62nd could help development in the area.
- ◆ Commerce City Urban Renewal Authority (CCURA) Feedback
 - ✧ It is a business advantage if 62nd is a full movement intersection, because the businesses could capture traffic at 62nd.
- ◆ Ardent Mills Feedback
 - ✧ Tweaks or adding a light at 62nd won't change the sheer volume of traffic that goes through this corridor. It is hard to see how adding more lights or making little tweaks will help.
 - ✧ The design team explained that the signal at 60th is a very long cycle. The signal timing at 60th and 62nd will need to work together. If some movements can be removed from the 60th intersection, it would at least spread out volumes to help operations. This project isn't aimed at adding capacity. If those two intersections operate better together and the adjacent roadway network is improved the overall operations will be improved.
 - ✧ Look at alternative routes to get back out to Vasquez, instead of coming straight to 60th (go up and out the back to get onto Vasquez).
- ◆ AZZ Galvanizing
 - ✧ It is possible to get in and out of the area west of Vasquez and 60th, depending on time of day.
- ◆ Suncor Feedback
 - ✧ Suncor has 500 carrier trucks that come to their facility. Since most of the trucks are carrying haz mat liquid, they primarily use Vasquez and 56th to access Suncor, sometimes Brighton Boulevard (haz mat routes).
 - ✧ The old railroad underpass dictates circulation options for trucks. Many trucks can't fit through it due to low clearance. Some avoid using 60th because of this.
- ◆ Pacheco Construction Feedback
 - ✧ Interested in learning what possibilities exist for new roads.
 - ✧ Coming from their property onto 60th heading east to get to Vasquez is tough in mornings and late afternoons. Westbound traffic makes it difficult to get onto 60th going east.
 - ✧ Most of their traffic comes in on the road to the west of Wendy's. Some trucks come in there and pull out of the yard onto Clermont.
 - ✧ Contech is just north of their yard.
 - ✧ There is a lot of congestion coming southbound on Dexter to access 60th.

- ✧ Hooper Corporation (electrical contractor) traffic comes down Clermont to 60th, especially in the morning. Some cut through Wendy's. They don't use Dexter because traffic can't turn left from Dexter onto 60th.
- ✧ The 60th turn lane onto Vasquez backs up.
- ◆ CCURA/Mile High Greyhound Park (MHGP) Feedback
 - ✧ The southwest corner of the MHGP property is zoned as commercial. This could possibly be a hotel and other commercial.
 - ✧ The plan is for residential development to begin this summer. Residential will include some market rate and some affordable rentals and single family homes. It is possible 600 new residences will be built in the next two years.
 - ✧ Currently people from the neighborhood go north and over Vasquez then use the CO 2 ramp.
 - ✧ Would like a signalized full movement intersection at 62nd.
 - ✧ Will be interested to learn how a full movement at 62nd would benefit or impact the buildings to the west (such as Hooper).
 - ✧ If Hooper Corporation traffic is looking for a way to get out to Vasquez, maybe they could do so at a new 62nd intersection.
- ◆ Ardent Mills Additional Feedback
 - ✧ Asked if the project has considered ways for industrial business traffic to come into the industrial area further north on Vasquez (like a truck route).
 - ✧ Commerce City Plaza representatives agreed with this idea, saying it seems safer for everyone to get trucks away from Vasquez/60th.
 - ✧ Suncor mentioned that to make this work the railroad bridge would need to be avoided.