

The Derby Sub-Area Plan: Strategies for Successful, Sustainable Redevelopment March 9, 2007

Jessica Osborne, Planner III City of Commerce City, Colorado



# Blending Public Health with Land Use Planning

 Close association between Tri-County Health Department and the City

 Thriving Communities Grant from Kaiser Permanente awarded to Tri-County in 2006

Initial focus on Derby and the redevelopment process



# Derby, 1970-2004

 Three plans for redevelopment over the last 30+ years have yielded no measurable changes

 Struggling commercial and quasiresidential district with crumbling tax base

Aging architecture and infrastructure



# Derby 2005-Present

 Dana Crawford & Kemp Will began process of evaluation:

- Environmental Hazards

- Economic Conditions

Community Concerns



#### The Process

- Determine needs/desires/fears of community
- Land & business owner input and feedback
- Expertise from Glatting Jackson for infrastructure changes
  - Walkability
  - Multi-modal opportunities



#### The Feedback

- Clean & Safe
- Pedestrian & vehicle friendly
- Community center
- Diversity of uses
- Restaurants & coffee shops
- Usable parks
- Cohesive architecture & signage
- Landscaping



### The Outcome

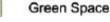
- Community center
- Ample parking
- Redesigned intersections
- Wide sidewalks
- -The Derby "Core"
- -Pedestrian pathways
- Park improvements





#### Legend

Commercial Residential Mixed-Use Institutional







## The Delivery

- Sub-Area Plan
  - To City Council in April 2007
- PUD Zoning
- Design Standards
- URA
  - -Summer 2007
- Architectural Review Committee





