



Illustration of Eastlake Farmer's Cooperative Grain Elevator

CHAPTER 5:

IMPLEMENTATION

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INTRODUCTION

The Eastlake Subarea Plan includes a wide range of recommendations intended to improve the Eastlake Subarea, to preserve the character of Old Town Eastlake, and to revitalize the Old Town Eastlake commercial district to serve Thornton residents, employees, transit users and visitors. It will take the city and its partners, including the community, many purposeful and focused steps over the course of many years to improve the subarea while still maintaining the small town feel of Old Town Eastlake.

The Implementation Plan of the Eastlake Subarea identifies key steps to realize the plan’s goals. The recommendations cover six topic areas: administration, land use, infrastructure, parks, open space and trails; historic conservation and urban design; and funding, financing and community vitality. Each recommendation assigns a responsible party for implementation, as well as a timeframe. The recommendations are divided into three different timeframes for implementation:

- Short term:* 0-2 years
(Timing aligns with the opening of the North Metro Line)
- Medium term:* 3-7 years
- Long term:* 8+ years
- Ongoing:* Continuing action

ADMINISTRATION

Below are the administration recommendations:

#	Recommendation	Responsibility	Timeframe
RO-1	Formally adopt the Eastlake Subarea Plan update to replace the 2003 Subarea Plan to guide development and future investments in Old Town Eastlake. The plan includes goals, guiding principles, a future land use plan, parking management study, urban design guidelines, linkage design principles and a chart of recommendations. This plan will guide public and private development and investment decisions in the area. The City will review future development proposals within the subarea for compliance with the Plan.	City Council, City Development	Short term
RO-2	Propose plan implementation recommendations for annual consideration in City Council Work Plan .	City Council, City Development, City Manager’s Office	Ongoing

R0-3	Conduct a periodic review of the Subarea Plan to assess effectiveness and progress toward implementation. As needed, and appropriate, recommended changes could include Subarea Plan updates, amendments to governing regulations and/or consideration of new or modified financing strategies.	City Development	Ongoing
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LAND USE

Below are the land use recommendations:

#	Recommendation	Responsibility	Timeframe
R1-2	At the time of the next City of Thornton Comprehensive Plan major update or as a separate amendment include a reference, to the Eastlake Subarea Plan as an area plan in the document. In addition, the Comprehensive Plan Future Land Use Map should be made consistent with the recommended land uses contained in the Subarea Plan.	City Council, City Development	Short term
R1-2	<p>Rezone properties in the Eastlake subarea to uses as indicated on the Future Land Use Map in the Eastlake Subarea document.</p> <ol style="list-style-type: none"> Consider a city-initiated rezoning to create a new Eastlake Mixed Use Zoning District to reflect the uses shown in the future land use map in this subarea plan (Figure 3.2). The new mixed use zoning district would cover the existing non-residential in the planning area, the property on the southeast corner of Birch Street and First Avenue, and the three non-residential properties located on the east side of York Street. Provision should also be made to create a service district overlay zone where the Eastlake Service Zoning District is presently located. If considered appropriate, amend the zoning code to allow accessory dwelling units on lots larger than 7,000 square feet in the residential area. If development is proposed on the property south of 124th street and east of the proposed parking area, this parcel should be rezoned consistent with the land use indicated on the future land use map. 	City Council, City Development, Developers	Short to medium term

INFRASTRUCTURE

The recommendations for infrastructure in the Eastlake Subarea are:

#	Recommendation	Responsibility	Timeframe
R2-1	Consider installing a roundabout at the intersection of York Street and 124th Avenue and Second Street to improve access and safety and reduce cut through traffic.	Infrastructure, City Development, RTD	Short to medium term
R2-2	Create a Complete Street on First Street by improving pedestrian and bicycle facilities, accommodating on street parking and also address drainage problems. <ul style="list-style-type: none"> a. Complete planning and construction documents. b. Construct west side of road with public funds. c. Construct east side of the street with private development funding. 	Infrastructure, City Development	a & b: Short term c: Medium to long term
R2-3	Enhance the Complete Street attributes of Lake Avenue by: <ul style="list-style-type: none"> a. Studying the feasibility of renovating Lake Avenue to improve pedestrian facilities while still accommodating on street parking. b. Implement proposed changes using available funding including grants. 	Infrastructure, City Development	a: Short term b: Medium term
R2-4	Implement Complete Streets Policies on York Street to provide better pedestrian access and help provide parking for the business area of Old Town Eastlake. <ul style="list-style-type: none"> a. Further develop the concept of reconfiguring York Street to improve safety and pedestrian movements and accommodate angled parking within the existing right-of-way. b. Implement proposed changes using available funding, including grants. 	Infrastructure, City Development	a: Short term b: Medium term
R2-5	Improve 124th Avenue using the Complete Streets Policy to accommodate pedestrians, bicycles and vehicles.	Infrastructure, City Development	Medium term
R2-6	Complete the installation of bike lanes on Claude Court between 124th and 128th Avenue to facilitate safe biking in Old Town Eastlake, thereby encouraging bike commuting to the Eastlake at 124th Station.	Infrastructure, City Development	Short term

R2-7	Implement the city's policy of adding bike lanes where feasible to streets as those streets are resurfaced and reconstructed over time. This will enhance bike access to the station from the surrounding area.	Infrastructure, City Development	Ongoing
R2-8	Investigate the possibility of providing an additional pedestrian crossing of 128th Avenue between Steele Court and Monroe Street.	Infrastructure, City Development	Medium term
R2-9	Model future water and sewer capacity and identify needed future water and sewer improvements for future development in the area	Infrastructure, City Development	Short term

The recommendations for parking in the Eastlake Subarea are:

#	Recommendation	Responsibility	Timeframe
R2-10	<p>Implement 2016 Eastlake Parking Management Study Phase 1 recommendations regarding on-street parking restrictions.</p> <ul style="list-style-type: none"> a. Install “No RTD Parking” signs to preserve parking for businesses and residents. b. If needed, move to a more restrictive on-street parking management program. c. Review parking policies, standards, and City Code for possible changes to the parking requirements in Old Town Eastlake. 	Infrastructure, City Development	<ul style="list-style-type: none"> a: Short term b: Ongoing c: Short term

R2-11	<p>Implement 2017 Eastlake Parking Management Study Phase 2 recommendations</p> <ol style="list-style-type: none"> Further develop parking concepts into implementation plans for on-street parking. Revise parking requirements and codes for shared mixed use parking. Allow innovative parking solutions, for example: <ul style="list-style-type: none"> Developers could contribute toward building (or build outright) the city lots on west side of First Street. Create an off-street parking credit system using on-street parking if changing from parallel to diagonal (angled) configuration. Construct the parking lot south of 124th Ave and east of York Street in such a way that it can be expanded in the future. Screen this parking from surrounding uses particularly to the east. Reconfigure York Street between Birch Street and 124th Avenue to accommodate on-street parking. Consider changes to alley width to allow for parking, as development occurs. Consider additional local businesses and neighborhood parking between the railway line and First Street funded by public and private entities. 	Infrastructure, City Development, private development	<p>a: Short term</p> <p>b: Medium term</p> <p>c: Ongoing</p> <p>d: Short to medium term</p> <p>e: Medium to long term</p> <p>f: Medium term</p> <p>g: Medium term</p>
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PARKS, OPEN SPACE AND TRAILS

The recommendations for parks, open space & trails improvements within the Eastlake Subarea are:

#	Recommendation	Responsibility	Timeframe
R3-1	Construct the Eastlake plaza on the west side of First Street with a design feature at the west terminus of Lake Avenue to connect Old Town to the station platform and overall create usable public space.	Infrastructure, City Development, Community Services	Medium term

R3-2	<p>Heritage Trail System</p> <p>a. Complete construction of the Eastlake Heritage Trail loop in line with the Parks and Open Space Master Plan, including the connection to Old Town Eastlake.</p> <p>b. Create walking tour materials and add signage to educate the public and provide a guide to sites of historic and cultural significance in Old Town Eastlake.</p>	Community Services, City Development, Communications	Medium term
R3-3	At the time Eastlake Avenue is realigned between Claude Court and Lafayette Street continue to provide an adequate pedestrian connection , linking Old Town Eastlake with the Signal Ditch and Farmers Highline Canal Trails.	Infrastructure, City Development, Community Services	Medium term
R3-4	Provide an at-grade crossing from the south end of First Street across 124th Avenue to the proposed parking area which will also serve as a trailhead for the Eastlake Heritage Trail and Eastlake Reservoir#2 Open Space south of 124th Avenue.	Infrastructure	Medium term
R3-5	<p>Determine (and implement) reasonable enhancements for the park at Birch Street and First Street:</p> <p>a. Incorporate Eastlake Heritage Trail amenities into the park such as play equipment, benches, themed story nodes, concrete animals, plantings etc.</p> <p>b. Add plant material throughout the park to replace lost historic Cottonwood trees and provide additional shade.</p>	Community Services	Medium term

HISTORIC RECOGNITION AND URBAN DESIGN

Historic recognition and urban design policies and recommendations include:

#	Recommendation	Responsibility	Timeframe
R4-1	Enforce and follow the Design guidelines identified in the Subarea Plan including maintaining historical set-backs, building orientation and architectural features such as mass, scale, form and materials.	City Development, Developers, Property Owners	Ongoing

R4-2	Use the Linkage Design Principles for the following: a. Building public improvements in the area, for example benches, signage, and story nodes in the linear park alongside the railway line. b. Evaluating private development proposals, for example detailed design guidelines submitted for a particular parcel.	City Development, Developers, Community Services	Ongoing
R4-3	Encourage the Eastlake First Congregational Church to apply for Thornton local recognition status and also pursue State Landmark Designation for their eligible historic church building.	Property Owner	Ongoing

FINANCING, FUNDING & COMMUNITY VITALITY

Financing, funding and community vitality policies and recommendations include:

#	Recommendation	Responsibility	Timeframe
R5-1	Implement a directional signage and wayfinding system to help visitors to arrive in Old Town Eastlake.	City of Thornton, Eastlake Businesses	Short term
R5-2	Work with existing and future Old Town Eastlake business owners to establish a formal business association to promote Eastlake and represent the businesses in the area. Coordinate these activities with businesses on the west side of the rail line.	Economic Development, Eastlake Businesses	Medium term
R5-3	Consider creating special events in Old Town Eastlake that represent the area's heritage, such as a farmer's market or pumpkin festival.	Community Services, Eastlake Businesses	Medium term
R5-4	Encourage business owners to use the city's Business Improvement Grant Program (BIG) to improve commercial buildings in Old Town Eastlake including renovating building facades to fit in with the character of the area.	Economic Development, Eastlake Businesses	Ongoing

R5-5	<p>When appropriate circumstances occur investigate the following financing tools:</p> <ul style="list-style-type: none"> • <i>General Improvement District (GID)</i> or Special Improvement District (SID) • <i>Title 32 Metropolitan District</i>: Metro districts created by developers could provide financing for needed infrastructure and development improvements. • <i>Urban Renewal</i>: Explore an Urban Renewal Area to help offset the cost of needed infrastructure improvements. • <i>Business Improvement District (BID)</i>: Encourage local business owners to work together to form a BID or other mechanisms for cooperative action. • <i>City Financing</i>: If circumstances are warranted, allocate money from the city's General Capital Fund. 	Infrastructure, City Development, Economic Development	Ongoing
R5-6	<p>Explore the use of other public and non-profit funds for example Great Outdoors Colorado (GOCO), Adams County Open Space, Safe Routes to School, Colorado State Historical Society, and other potential public or non-profit organizations.</p>	Infrastructure, Community Services	Ongoing
R5-7	<p>Consider various incentive tools for developers who propose development consistent with proposals set forth in the approved Subarea Plan, including but not limited to:</p> <ul style="list-style-type: none"> • Rebate of development fees. • Rebate of a portion of new sales taxes. • Rebate of a portion of use taxes on construction. • Rebate of the City's real property taxes paid on a new facility. • Rebate of the City's personal property taxes paid on a new facility. • Expedited reviews. • Accomodation of required on-site parking in lots on city owned land. • Other incentives as appropriate given the proposed development. 	Economic Development, Eastlake Businesses	Ongoing

R5-8	Continue to engage the community for future planning project implementation and development proposals. This should include keeping the website updated with current information and appropriate city contact information and conducting outreach and hosting community meetings when appropriate.	Economic Development, Eastlake Businesses	Ongoing
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