



Sign at Eastlake Historic Park

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## APPENDIX 1:

# COMMUNITY OUTREACH

## OVERVIEW

This section captures feedback received during the project, including the introductory stakeholder interviews, the developer’s forum, three community meetings and one neighborhood meeting.

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## STAKEHOLDER INTERVIEWS

### MARCH 15 AND 16, 2016

Over the course of two days Design Workshop and ArLand Land Use Economics conducted thirteen hour-long interviews with 23 residents, landowners and business owners of Old Town Eastlake. Interviews were arranged by the city of Thornton based on previously expressed interest, active participation in other related plans (i.e. the 2015 STAMP, and the 2003 Subarea Plan), their role in the community or their business' role.

### Key Takeaways

- Parking and traffic are the top concerns for residents and businesses
- Strong desire on part of residents and businesses to preserve the distinct character of Eastlake through design guidelines
- Divided opinions on how much Eastlake should change, but all agree change should be incremental and slow
- Strong opposition on the part of residents and businesses to chain stores in the downtown
- Many view the renovation of the grain elevator as the big catalyst in the area, more so than the new station
- Many of the businesses would like to see the beautification of First Street and Lake Ave and some expressed interest in participating in a business district once area is more commercially viable



Photo of the First Congregational Church where interviews were held

## COMMUNITY MEETING NO. 1

**APRIL 28, 2016**

Over 110 people attended an Eastlake Open House at Century Middle School on Thursday April 28, 2016.

Attendees were asked to participate in a visual preference survey and give ideas on how Old Town Eastlake could change once the adjoining transit station is opened.

- Food, retail boutique, offices, studios (fitness, art) and light service (nails, veterinarian) were all kinds of businesses people would like to see in the area.
- Housing preferences included single-family detached homes and to a lesser extent townhomes and two story rowhomes.
- Movies in the park, farmer's markets, outdoor music and seasonal parades were popular potential events.
- Many people felt that better lighting, sidewalks, benches, street trees, flower baskets, awnings, on street retail and sidewalk cafes would improve the commercial streets in Eastlake.
- The residential character of Eastlake would be enhanced by homes having front doors on the street, porches, garages in the back, picket fences and residential sidewalks. Some did not favor residential sidewalks in Eastlake.

### Comments:

- Many participants supported keeping the historical character of the area.
- Other comments included the need for better trail access to the future transit station and Eastlake, bike parking and bike lockers at the station, pedestrian over/underpass, restrooms, and a RV dump station.
- Participants were also asked to identify walking and biking access trails to Eastlake
- Attendees had favorable comments on the proposed plaza and First Street improvements. There were also suggestions to include diagonal parking and bike racks in the plans.
- Many concerns were expressed about there not being enough parking for future transit users, potential overflow of parking into neighborhoods and also traffic on 124th Street and other surrounding thoroughfares.
- Some did not favor an overflow parking lot south of 124th Street.
- There was a suggestion to put trees and benches in parking lots.



Photo of Community Meeting No. 1

## DEVELOPERS' FORUM

**JUNE 16, 2016**

An Eastlake Subarea Plan Developers Forum was held June 16, 2016 where discussion centered around a number of topics:

- Branding for Eastlake is very important
- Not many people know about Eastlake
- Predictability and plans in place are important to developers
- BID/Merchants society would be useful
- Pick key buildings to save, key off those
- Should have some higher density in the area
- Sufficient water and sewer provision needed
- Wider sidewalk on Lake Avenue needed
- Form based code recommended
- Concerns about the east-west crossing of the railway line at the station
- City fees are high and City codes provide some barriers to development
- Constraints on potential rent rates, future return on investment, and ultimate ability to reinvest



Photo of the Developers' Forum

# THORNTONFEST

MAY 21, 2016

Boards from the Community meeting held on April 28, 2016 were displayed at Thorntonfest and the following comments were received:

## Eastlake Aerial

- Better crosswalks and sidewalk maintenance
- Old Town Arvada
- Alleys good
- Brick farm style
- Improved trail system and street crossings

## Linkage Plan

- Benches made with wooden seats surfaces are not hot to sit on like metal benches
- Like to see more small locally owned businesses
- More brick would be good see
- Brick is good

## First Street / Plaza

- Preserve historic and agricultural look
- More benches
- More trees are nice for shade
- Drainage problems on south First Street



Photo from ThorntonFest

## COMMUNITY MEETING NO. 2

APRIL 28, 2016

Property owners from the surrounding one-mile radius from the project area were invited to this meeting. Community feedback from over 70 people included the following:

- Concern about increased traffic on 124th and 128th and future traffic from 124th at Eastlake Station
  - Concerns that station parking would overflow into the neighborhood
  - Observation that York has seen more traffic since Claude Court closure for construction
- Thoughts on development were mixed:
  - Leave Eastlake alone and develop open land to the west
  - Need a regional destination to shape the area: concert hall, museum, community use (pool or recreation center)
  - No chain restaurants!
  - The area needs help.
  - Please keep historic small town.
  - Excitement that Eastlake could become a destination, would like to see more everyday shops to walk through
- Concern that multifamily units would bring investors and renters, not homeowners
- Concerns that density would compromise the historic character and make the area less affordable

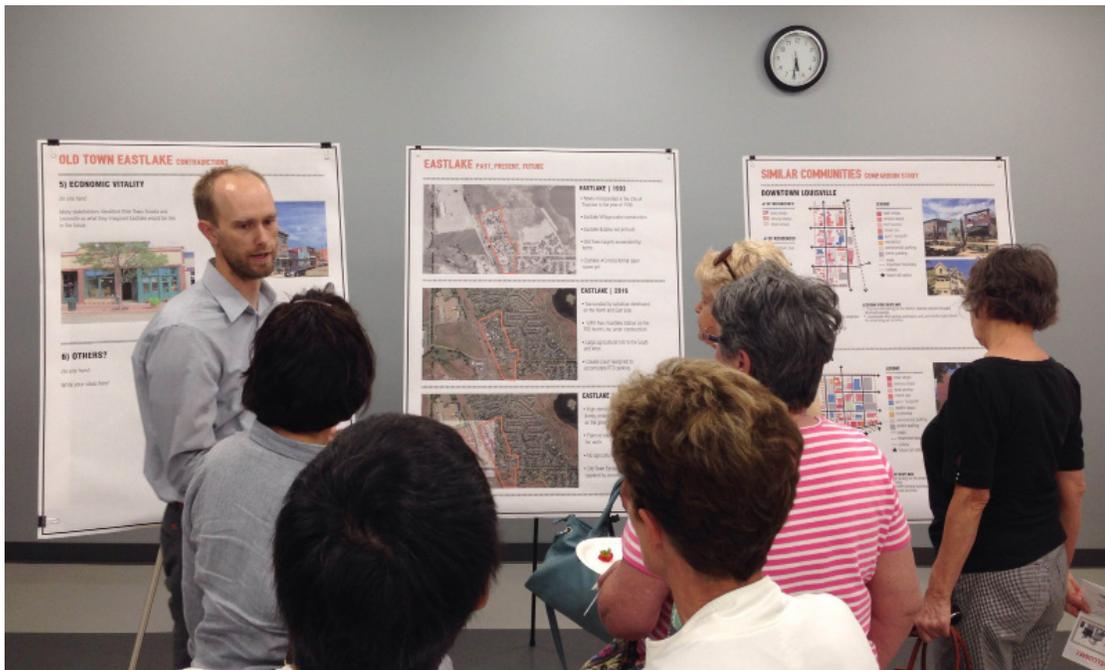


Photo from Community Meeting No. 2

## LISTENING TOUR AND NEIGHBORHOOD MEETING

SEPTEMBER 19, 2016

Some property owners in Old Town Eastlake contacted staff to say they felt that a separate community meeting should be held to hear the opinions of the property owners whose land was more directly affected by the plan. Staff organized both a walking listening tour in Old Town Eastlake and a subsequent neighborhood meeting, and invited property owners, business owners and residents from the Subarea Plan project area, primarily Old Town Eastlake.

The Eastlake walking listening tour was attended by approximately 45 people and lasted about an hour. There was some initial discussion then smaller groups broke off for a short walking tour of the neighborhood. Comments received are reflected in the notes for the neighborhood meeting below. Many of the participants of the walking tour also attended the Neighborhood meeting.

The neighborhood meeting was attended by over 45 people and feedback included the following:

- Majority had strong opposition to intervention in the area, would like to keep 2003 subarea plan
- Minority that would like to see more shops and amenities in Eastlake
- Most were opposed to multifamily housing, would prefer to keep housing in single-family character
- Concern that the train will bring noise, traffic, and undesirables into town
- Desire to preserve historic character
- Concern city will use eminent domain



Photo from Neighborhood Meeting

## COMMUNITY MEETING NO. 3

NOVEMBER 17, 2016

Over 40 people attended the final community meeting for the Eastlake Subarea Plan update at the IMC on Thursday, November 17, 2016. This had less attendees than previous meetings, possibly due to the inclement weather. The format of the meeting was an open house with a display of the land use recommendations for the plan for review and comment. Some parking options were also displayed. All the information displayed at the open house was posted on the project website. Time was set aside for property owners, residents and business owners located within the Eastlake Subarea Plan update study area to view the display prior to the meeting being opened up to other residents and property owners in the wider area. Below is a summary of the comments received:

- Attendees generally supportive of land use proposals
- Property owner on corner of Birch Ave and First Street wants their property to be shown as commercial
- Request for no 30ft/35ft high buildings, no work /live lofts (contained in existing zoning code)
- Request to exclude some of the standard uses from the existing zoning and to exclude all existing allowed temporary uses
- Don't destroy my "Mayberry" and make it "Highlands" or "Cherry Creek"
- Support for accessory dwelling units, particularly on larger lots
- No thanks on accessory dwelling units because they will result in extra traffic and parking
- Will accessory dwelling units require an extra water tap and separate hookup to sewer?
- Attendees generally supportive of parking proposals.
- Need to review parking proposals on York St. to ensure sight distance maintained
- People might cut through private property to reach parking
- Request for historic "No Parking" signs
- Don't tear down historic building for parking (this was not proposed)
- Additional street lighting in alleys
- Concerns about traffic volumes and speeding on 128th and 124th



Photo of Second Street

