

CHAPTER 1: INTRODUCTION

The town of Eastlake was originally settled as a railway village about 100 years ago. The historic town was incorporated into Thornton in 1990. At the time of annexation, the Eastlake Master Plan was adopted by the Thornton City Council, establishing proposed land uses and proposed infrastructure improvements for the area. Since that time, there have been many changes to the character of the area surrounding the town of Eastlake. Development in the City of Thornton has moved steadily northward, surrounding Eastlake and reducing the rural and isolated feel of the area. High intensity retail and business uses have located to the west of the historic town, creating the demand for support services and development within the Eastlake area. Eastlake has been designated as a station location for the proposed rail-based transit running from downtown Denver north, which could attract additional development to the area.

The changes affecting Eastlake, coupled with the opportunities offered by planned private and public investment in the area, prompted City officials to undertake an update and expansion of the 1990 Eastlake Master Plan. City Council directed staff to analyze the historic district given current conditions, examining such issues as economic development, land use, urban design and infrastructure. The update of the 1990 Plan is presented in this document and has been renamed the Eastlake Subarea Plan. This name change reflects a new emphasis on the area of influence surrounding the historic town of Eastlake.

Development of the Eastlake Subarea Plan

In 2001, the City of Thornton undertook several studies as part of the update and expansion of the Master Plan. The studies included a business development plan for the historic town of Eastlake created by Progressive Urban Management Associates, Inc. (PUMA), design guidelines for historic conservation in the historic town of Eastlake created by Winter, Kramer, Jessup, LLC, and a parks and trails plan for the area. The Eastlake Subarea Plan acts as a summary document for the goals and recommendations of the above-mentioned studies. The Eastlake Subarea Plan also utilizes data collected by Front Range Research Associates, Inc. in 2000 through a historic building survey of the town of Eastlake.

During the course of drafting and adopting the Eastlake Subarea Plan, community input was solicited and received in several ways. First, the consultants at PUMA and at Front Range Associates contacted local property owners and business people directly to learn about the history of Eastlake and about the community's vision for the future. Community members also provided input on the draft Subarea Plan at community meetings held by City staff at the Eastlake First Congregational Church in fall 2002 and spring 2003. Citizens, property owners, and others also have the opportunity to provide input on the Eastlake Subarea Plan during the formal public hearing and adoption process.

Area and Scope of the Subarea Plan

The 1990 Eastlake Master Plan was limited to the historic town of Eastlake. In this updated document - the Eastlake Subarea Plan - the study area has been expanded to include an area of influence surrounding the town of Eastlake. (See *Exhibit 1.1: Vicinity Map* for location of the town of Eastlake and the Eastlake planning area within the City of Thornton.) The **Eastlake Subarea** is bounded by 122nd Avenue to the south, 128th Avenue to the north, Lafayette Street to the west and Steele Street to the east. The Eastlake Subarea includes the historic town of Eastlake, residential development surrounding historic Eastlake, the three Eastlake Reservoirs, the Adams Twelve Five Star Schools administration building and the vacant area south of the Adams Twelve buildings surrounding the future light rail stop. (See *Exhibit 1.2: Eastlake Subarea*.)

Goals and recommendations of the Eastlake Subarea Plan refer to the historic town of Eastlake and to the Eastlake Neighborhood. While both are located within the Eastlake Subarea, the terms refer to specific and definable areas within the Subarea. The **historic town of Eastlake** is original Eastlake, including the 1911 Eastlake subdivision plat and the area annexed by the City in 1990. The **Eastlake Neighborhood** includes the town of Eastlake and the currently vacant land located west of the town, across the Union Pacific Rail Road tracks. (Both areas are depicted in *Exhibit 1.3: Eastlake Neighborhood and Historic Town*. The historic town of Eastlake is depicted in yellow on this map.)

Subarea Plan Goals

The goals of the Eastlake Subarea Plan are twofold, targeting both a short-term and a long-term planning horizon. Implementation of the short-term goals is underway, focusing on the immediate future to conserve and enhance Eastlake's character as change takes place over time in the area.

The **short-term goals** of the Eastlake Subarea Plan are:

- 1-A:** To develop a strategy to preserve and enhance the historic character of the Eastlake Subarea and to discourage development that does not match this character;
- 1-B:** To enhance the vitality and community identity of the Eastlake Subarea, while retaining the small town feel of the town of Eastlake;
- 1-C:** To upgrade the level of service (i.e. infrastructure, parks, trails) in the Eastlake Subarea to attract visitors, residents and businesses to the area;

Long-term goals of the Eastlake Subarea Plan focus on the era when additional public and private investment has occurred in the area. When and if a transit

stop is established in the historic town of Eastlake, additional development demands will be made on the Eastlake Subarea. This Plan seeks to guide that influx of development to protect and enhance the unique character of Eastlake.

The **long-term goals** of the Eastlake Subarea Plan are:

- 1-D:** To develop the rail-based transit station or transit hub in a way that respects the cultural heritage of Eastlake.
- 1-E:** To revitalize the commercial district of the historic town of Eastlake and to formulate a business plan to direct the character and the redevelopment of the area.
- 1-F:** To provide a transition between the existing residential area and business park to the west.

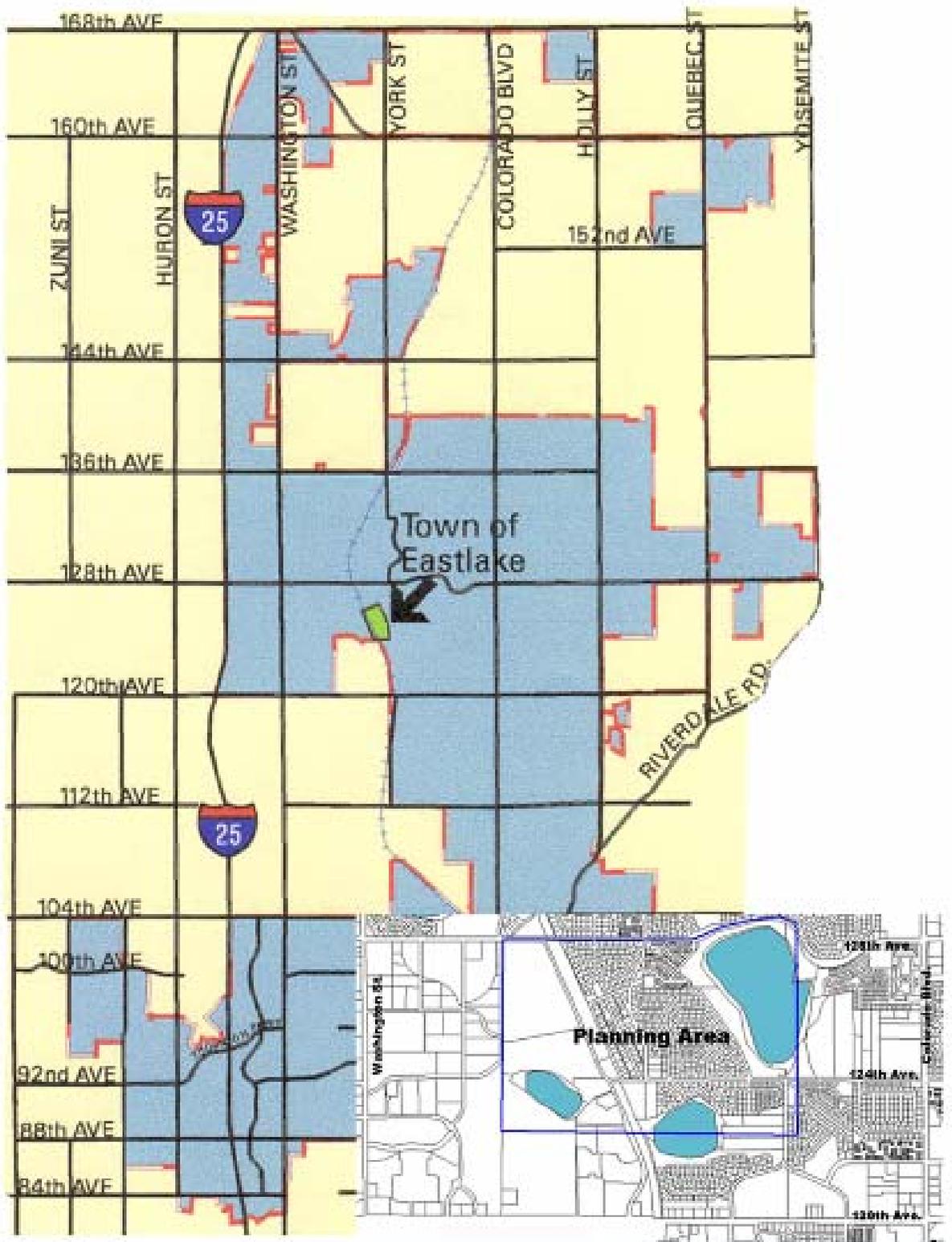
Through implementation of the goals and recommendations of the Eastlake Subarea Plan, the town of Eastlake and the surrounding area can remain a community asset offering shopping, employment, transit, recreation and a range of housing options. The type of development and redevelopment encouraged by the Subarea Plan will contribute to an atmosphere that celebrates the small-town, agricultural and railroad history of the area.

Organization of Subarea Plan

The Eastlake Subarea Plan is organized into five sections, containing related chapters with topical goals and recommendations. The Plan starts with Section One: Background, which includes an overview of the Plan (this chapter), followed by a discussion of the history of the Eastlake Subarea. Section Two covers issues facing the entire Eastlake Subarea, including transportation and parks, trails and open space. Section Three focuses only on the Eastlake Neighborhood, including chapters on land use, historic conservation and economic development. The unique character of the Eastlake Neighborhood creates different needs in terms of land use, historic conservation and urban design. Therefore, it was not considered necessary to include the balance of the subarea when discussing these topics.

The Eastlake Subarea Plan ends with Section Four: Implementation, which is an outline of how the goals of the Subarea Plan will potentially become a reality. Section Five of the Eastlake Subarea Plan contains the appendices that provide additional background information on the Plan.

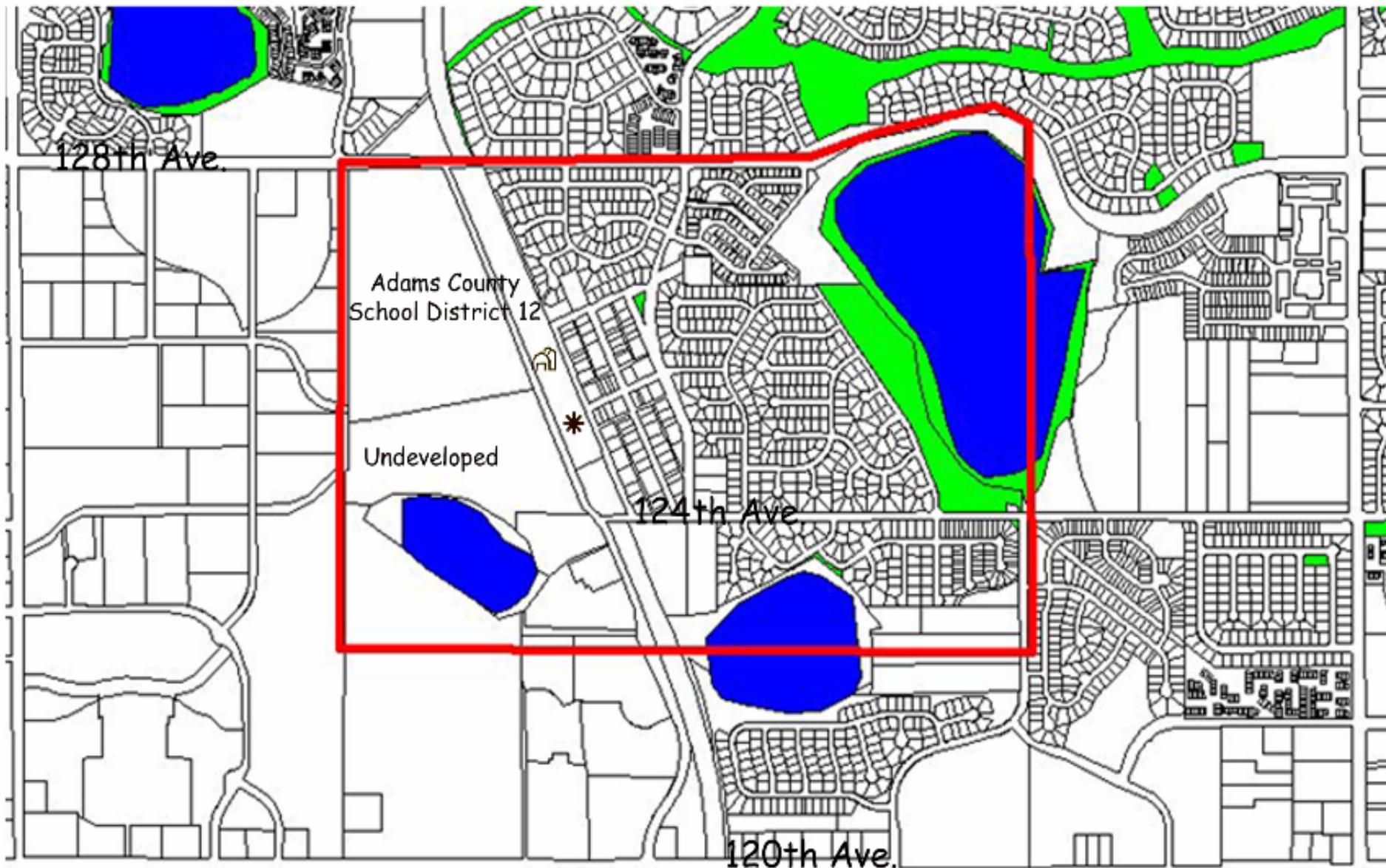
Each chapter of the Eastlake Subarea Plan starts with topical goals that relate back to the overall goals of the Subarea Plan. Accomplishments of the Eastlake Master Plan and Existing Conditions are discussed next to provide an update on the status of the area. Each chapter concludes with a list of topical policies and recommendations.



City of Thornton

Eastlake Vicinity Exhibit 1.1

Eastlake Subarea Plan 2003



City of Thornton

Eastlake Subarea Exhibit 1.2

Eastlake Subarea Plan 2003

