



**City of  
Thornton**



# EASTLAKE SUBAREA PLAN

ADOPTED MAY 27, 2003

# ACKNOWLEDGEMENTS

## **Mayor**

Noel I. Busck

## **City Council**

Carol Beckler, Ward I

William Zulauf, Ward I

Carol Norberg, Ward II

Jo Thorne, Mayor Pro Tem, Ward II

Rebecca Cavanaugh-Miller, Ward III

Martin Wisniewski, Ward III

Sheila Fushimi, Ward IV

Erik Hansen, Ward IV

## **City Manager**

Jack Ethredge

## **Eastlake Subarea Plan Team**

Joyce Hunt, Assistant City Manager

Bud Elliot, Deputy City Manager of Infrastructure

Jeff Coder, Deputy City Manager of City Development

Susan Connors, Planning Director

Glenda Lainis, Policy Planning Manager

Margaret Miller, Assistant City Attorney

Gene Putman, Special Projects Manager

Scott Twombly, Open Space and Capital Projects Manager

Jerry Dye, Contracts Administrator

Jay Wolffarth, Policy Analyst

Jacy Montoya, Planner II

Kevin Puccio, Planner I

William Engleman, Planning Intern

# MAP DISCLAIMER

The exhibits and maps included in this plan were made from the City's Geographic Information System. The maps are representational only, and do not determine the exact locations or boundaries of any districts or properties. They are not intended to be relied upon for any legal descriptions or other land use documents.

# TABLE OF CONTENTS

## SECTION ONE: BACKGROUND

### Chapter 1 Introduction

- Development of the Eastlake Subarea Plan
- Area and Scope of the Subarea Plan
- Subarea Plan Goals
- Organization of Subarea Plan

### Chapter 2 Historic Background

- Early Growth in Eastlake
- Annexation by the City of Thornton
- Historic Building Survey
- Planning Lessons from Eastlake's History
  - Eastlake Architecture
  - Eastlake Urban Design

## SECTION TWO: AREA-WIDE IMPROVEMENTS

### Chapter 3 Transportation

- Master Plan Accomplishments
- Existing Conditions
- Policies and Recommendations
  - Road Circulation
  - Transit
  - Pedestrian Circulation and Access

### Chapter 4 Parks, Open Space and Trails

- Master Plan Accomplishments
- Existing Conditions
- Policies and Recommendations
  - Parks and Open Space
  - Trails

## SECTION THREE: EASTLAKE NEIGHBORHOOD

### Overview of Section Three

### Chapter 5 Land Use

- Master Plan Accomplishments
  - Eastlake Preservation/Revitalization Zoning District
- Existing Conditions
  - Residential Land Use
  - Non-Residential and Mixed Land Uses
  - Parking
- Policies and Recommendations
  - Residential Land Use
  - Non-Residential and Mixed Land Uses

- Parking
- Chapter 6 Historic Conservation and Urban Design**
  - Master Plan Accomplishments
  - Existing Conditions
    - Residential Character
    - Non-Residential and Mixed Use Character
  - Policies and Recommendations
  - Design Guidelines
    - Residential
    - Non-Residential and Mixed Use
  - Implementation
- Chapter 7 Water and Sewer**
  - Master Plan Accomplishments
  - Existing Conditions
  - Policies and Recommendations
- Chapter 8 Economic Development**
  - Niche Strategy
  - Existing Conditions
  - Policies and Recommendations
    - Physical Improvements
    - Business Development
    - Regulatory Issues

## **SECTION FOUR: IMPLEMENTATION**

- Chapter 9 Implementation Plan**
  - Transportation
  - Parks, Open Space and Trails
  - Land Use
  - Historic Conservation and Enhancement
  - Water Infrastructure
  - Economic Development

## **SECTION FIVE: APPENDICES**

- Appendix A: Master Plan Tasks Completed
- Appendix B: Bibliography

# EXHIBITS

## **Chapter 1: Introduction**

- Exhibit 1.1 Vicinity Map
- Exhibit 1.2 Eastlake Subarea
- Exhibit 1.3 Eastlake Neighborhood and Historic Town

## **Chapter 2: History of Eastlake Subarea**

- Exhibit 2.1 Historic Town of Eastlake Plat
- Exhibit 2.2 Surveyed and Significant Buildings

## **Chapter 3: Transportation**

- Exhibit 3.1 Existing and Proposed Transportation System
- Exhibit 3.2 Proposed Transit Parking

## **Chapter 4: Parks, Open Space and Trails**

- Exhibit 4.1 Map of Existing and Proposed Parks, Open Space and Trails

## **Chapter 5: Land Use**

- Exhibit 5.1 Eastlake Neighborhood: Proposed Land Uses