

Meeting date	May 14, 2015
Time	6PM-8PM
Issue date	May 18, 2015
Venue	City of Thornton Infrastructure Maintenance Center
Attendees	City of Thornton staff, Consultant team and members of the public
Project	City of Thornton Eastlake Station Area Master Plan
Meeting date	May 14, 2015

## Community meeting #1

### Meeting Summary

During the community open house on May 14<sup>th</sup>, the project team did a short presentation and gave attendees the opportunity to provide feedback on the development concepts and future station area details. Approximately 120 people from the community attended the meeting and about 70 comments. The comments from the meeting are broken up into the following topics: development concepts, Eastlake, grain elevator, roadway network and general comments.

### Development Concepts

The development concepts provided three different categories (A-C) with varying land use focus. Most of the comments focused on the A. Northeast concepts (which propose a number of residential uses). There was general support for the proposed mixed use and no opposition to the proposed residential uses.

Summary of comments for development concepts:

- Traffic concerns for increased volumes and already high speeds
- Possible circulator to provide service to station
- Concern about providing more parking
- Desire for more security/police presence
- General support for mixed use approach

### Eastlake

For the Eastlake portion of the study, community members were primarily concerned with potential parking shortages from commuters driving into the neighborhood to ride the rail to Denver.

Summary of comments for Eastlake:

- Parking will overflow into the neighborhood and more parking should be provided at the station to prevent this from happening
- Land use ideas

## Grain Elevator and Station Area

Similar to the comments for the Eastlake village area (just east of the station), many community members were concerned with parking shortage. There are relatively few comments about the re-use of the grain elevator.

Summary of comments for grain elevator and station area:

- Concern about providing more parking
- Creating a sense of place with historic components
- Support for use of grain elevator as artistic space

## Roadway Network

Community members had a relatively small amount of comments for the roadway network written on the boards, but during the presentation, a number of concerns were raised related to increased traffic.

Summary of comments for roadway network:

- Support for open space
- Berm creation to mitigate sound from traffic
- Traffic and speed concerns

## General Comments

A number of comments were made about the projects as a whole and other, related issues not directly related to this project.

Summary of comments for general comments:

- A desire for parking management strategy now to mitigate any future parking issues
- Concerns about the walking and biking plans for the area
- Value in creating a sense of place through the station area

## Comments

**Table 1: Development Concepts Comments**

Concept	Category	Comment
STAMP devo area	Open space	I would like to see some segment of these parcels devoted to expanding open space
	Land use	Great place for residential!
	Traffic	Traffic concerns for 124 <sup>th</sup> —need calming measures!
	Traffic	Also York! [to above comment]
	Other	Drainage and trestle between Thornton and Northglenn: pedestrian underpass between Claude and Thornton open space (at about 123 <sup>rd</sup> )
	Street connection	Streets need to be done first they are already a disaster.
	Parking	Not enough parking
	Circulator	Circulator good idea! Could help alleviate parking.
	Circulator	Shuttle running between Wagon Wheel, Washington/120 <sup>th</sup> and Eastlake Station
	(from presentation)	Developers won't be attracted to the area if the city does not provide adequate road access
A1	Mixed use	Yes mixed use!
A2	Land use	Preserving heritage, etc. seems to imply bedroom community which is ok but small service business and education and restaurants—add some employment without encouraging transient (unwanted) people (homeless) to come east of I25 Corridor
	Police	Need increased police/security in area. 124 <sup>th</sup> already not patrolled enough to keep traffic safe and QUIET
	Sense of place	“Destination” similar to Arvada’s Performing Arts/Museum, small concerts
A3	Land use	Shared satellite campus for: community college, Metro State, Devry Institute, CU and CSU
A4	Open space	Northeast triangle at Claude and 128 <sup>th</sup> should be an open space park as it is already an area where paths and people come together.
	Open space	Yes! [to above comment]
	Traffic	Need plans to keep traffic flow off 124 <sup>th</sup> of Claude, York N of Claude. Keep traffic off 128 <sup>th</sup> as much as possible, too
B	Land use	Make this a business park (offices), B3 option and not warehouses (industrial)
	Other	Be sensitive to residents in Hunters Glen!
	Land use	Encourage Adams 12 to move or add facility where Hunter Douglas building is? (NW area). Closer to H schools that correctly feed Bellman Center
	Traffic	How does school traffic at Lafayette and 128 <sup>th</sup> figure into traffic?
	Police	Small police station (similar to office at Orchard Center) may deter crime and provide sense of safety
C	Open space	Remain open space or perhaps athletic field, etc.—north of this street

**Table 2: Eastlake Comments**

Concept	Category	Comment
N/A	Parking	Do you have enough parking? What about a structure? Please don't under build!
	Street connection	Keep alleys and no curb and gutters (x2)
	Parking	Could we please build the parking structure day 1? It is not feasible to shut down the lot for construction later.
	(from presentation)	Concerns about there being enough parking spaces for the commuter rail
	(from presentation)	Security concerns
	(from presentation)	What will the property tax increase be?
	Land use	Convince City of Northglenn to move their maintenance facility, make better use of property
	Land use	Starbucks please at station!
	Open Space	Keep the area south of 124 <sup>th</sup> /1 <sup>st</sup> open space.
	Land use	Old depot at First and Lake
	Other	Water conscious development please—xeriscape
	Parking	Parking—big concern!
	Parking	Please don't under build the parking! This train is going to be popular!

**Table 3: Grain Elevator and Station Area Comments**

Phase	Category	Comment
Phase 1 (I think)	Traffic	128 <sup>th</sup> traffic—getting out of North Lake very difficult. Could use traffic signal
	Land use	Hair salon expansion—use of other building for nails.
	Land use	Grain mill open as model rail road for tour
	Parking	Pave area in front of salon—keep commuters in correct parking.
	Sense of place	Bring back the horse hitch that was under the cottonwood trees
	Land use	Don't need any more industrial uses—already too much and too much health care facilities. Need parks for all ages, dog park, (see Webster Lake)
Phase 2	Parking	Please don't under build parking—if you build it—they will come!
	Parking	Not enough parking! (at proposed parking location)
	Parking	Not enough parking, people will be parking in front of our homes.
	Street connection	Walking next to the west side of the rail line
Phase 3 (I think)	Land use	Artists area—good. Lending library—conflict with Anythink?
	Parking	I see lots of gardens, displays, etc. but where is PARKING? Remember what a mess Wagon Road P and R is!

Phase	Category	Comment
	Street connection	No grass, please ped path along fence.
	Sense of place	Existing caboose need another old train
	(from presentation)	The plaza must retain the historic image of Eastlake
	Street connection	Please incorporate trails into Heritage Trail

**Table 4: Roadway Network Comments**

Concept	Category	Comment
N/A	Open space	Keep our open space
	Other	Water levels high—mosquitos are major issue
	Traffic	Widening of 128 <sup>th</sup> by Eastlake park/lake: a 2 foot high berm between 128 <sup>th</sup> roadway and park will significantly reduce road noise in park
	Street connection	For residents who live in cul-de-sacs that open onto 128 <sup>th</sup> Ave, even now we wait unreasonably long times to access the only street available to leave our neighborhood. The focus on development is discouraging to those of us who see it as detrimental to our quality of life.
(from presentation)	Traffic	Concerns about 128 <sup>th</sup> Ave condition and traffic
	Traffic	Other road and traffic concerns

**Table 5: General Comments**

Concept	Category	Comment
General	Land use	Hair for you questions: Can we stay long term, noise level, building improvements, parking improvements, sewer improvements, established business for 18 years...we are concerned for our future!
	Other	We voted no on light rail in our area. So disappointed.
	Land use	No 3 story apartment on the west side of Claude!!!
	Land use	Thank you for your good work! My suggestion—scrap “eds and meds” too many emergency med facilities already. Ed might remain.
	(from presentation)	Sounds like the presentation is directed towards developers making a profit
	(from presentation)	Location of bridges?
Overall Themes	Other	Station site need to be historic and train
	Street connection	Pedestrian walkway either over or under 128 <sup>th</sup> Ave near Hunters Glenn
Area	Parking	Parking management strategy now
	Other	Artesian Well located in shed on farm next to maintenance yard

Concept	Category	Comment
	Other	Mosquitoes area MAJOR issue south 124 <sup>th</sup> between Bill Wall homes and railroad tracks (drainage goes uphill and the water becomes stagnant)
	Other	Please, Please, Please have the line stop at 128 <sup>th</sup> ...do not continue to highway 7/(162 <sup>nd</sup> ?)
	(from presentation)	The City's demand for median improvement out of line, too much greenery (likely referencing a different project).
	Open space	We want the existing farm space (124 <sup>th</sup> and York) to remain open space (no parking, commercial, housing, retail)
	Parking	What are you doing to help adjacent neighbors with parking issues in the neighborhoods
Vision	Other	Need more rail cars on the track for City put in with the Caboose
Transit	Open space	Need a large city park
	Sense of place	Retain historic aspect of Eastlake
	Sense of place	No chrome and metal and glass structures
	Traffic	York St traffic control from 128 <sup>th</sup> to 124 <sup>th</sup> speed issues
	Street connection	No business access off of 128 <sup>th</sup> —please put it all off of Washington
	(from presentation)	What are the walking and biking plans?
	(from presentation)	Will the 120th Av bus be detoured?
	(from presentation)	What are the hours of the train? Other RTD-focused questions as well.