

# Eastlake at 124<sup>th</sup> Station Area Master Plan Update

City Council Briefing - September 22, 2015



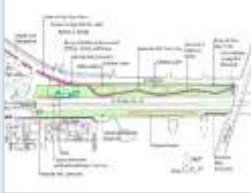
# Purpose of Meeting

1. Present overview of draft Eastlake at 124<sup>th</sup> Station Area Master Plan (STAMP) Update
2. Discuss STAMP Implementation Strategies
3. Agree on next steps



# STAMP Organization

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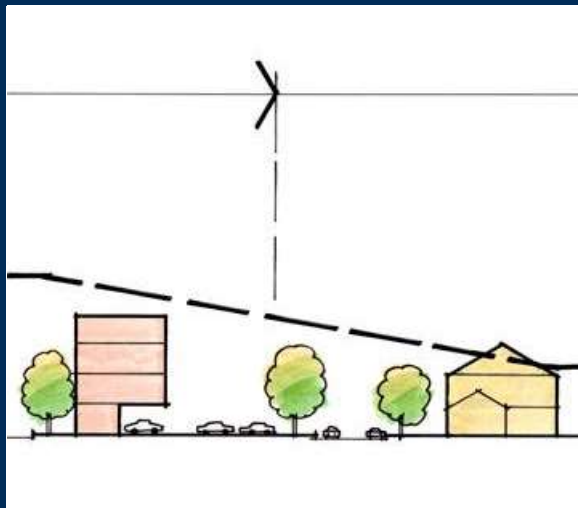
Chapter 1	Chapter 2	Chapter 3	Chapter 4	Chapter 5	Chapter 6	Chapter 7
Introduction	Context	Alternative Land Use Plan Development	Preferred Alternatives	Open Lands Alternatives	Guiding Principles	Implementation Strategies
						<ul style="list-style-type: none"> <li>▪ Plan Administration</li> <li>▪ Land Use &amp; Urban Design</li> <li>▪ Transportation</li> <li>▪ Infrastructure</li> <li>▪ Financing</li> <li>▪ Community</li> </ul>




# Guiding Principles

# Guiding Principles



- Basic planning & design principles for station area
- Provides guidelines for creating a quality, enduring and engaging mixed-use neighborhood environment
- Principles used in the development of the Preferred Land Use Alternative



# Guiding Principles - Land Use




Guiding Principle	Key Features	Examples
L1: Create a mix of uses	<ul style="list-style-type: none"><li>▪ Focus on residential land uses nearest the station</li><li>▪ Promote neighborhood-scaled commercial uses at targeted locations</li><li>▪ Mix both horizontally and vertically</li><li>▪ Ensure flexibility to adapt to changing market needs</li></ul>	
L2: Integrate mixed-income housing	<ul style="list-style-type: none"><li>▪ Provide a choice of residential size and price points</li><li>▪ Cater to people at all stages of life, particularly seniors</li><li>▪ Ensure good design of housing at all levels</li></ul>	
L3: Create a gradient of densities	<ul style="list-style-type: none"><li>▪ Focus highest density around transit station</li><li>▪ Reduce density as development approaches established neighborhoods or employment centers</li></ul>	

# Guiding Principles - Land Use

Guiding Principle	Key Features	Examples
L4: Buffer residential areas from industrial areas	<ul style="list-style-type: none"><li>▪ Include natural buffers where feasible</li><li>▪ Ensure that all area are 'good neighbors' to others</li></ul>	
L5: Create transit-supportive, walkable employment areas	<ul style="list-style-type: none"><li>▪ Provide good access for employees from station</li><li>▪ Include multimodal improvements throughout all development areas, including employment areas</li></ul>	



# Guiding Principles - Urban Design

Guiding Principle	Key Features	Examples
U1: Create Active Edges	<ul style="list-style-type: none"><li>▪ Line core streets with strong mix of uses to create good pedestrian environment</li><li>▪ Establish 'build-to' line for structures</li><li>▪ Orient buildings and entrances to streets</li><li>▪ Use streetscape as active edges and to screen parking areas</li></ul>	
U2: Develop anchored corners	<ul style="list-style-type: none"><li>▪ Create visible gateways to station core and at key intersections</li><li>▪ Minimize visibility of parking lots</li></ul>	
U3: Incorporate multimodal street design	<ul style="list-style-type: none"><li>▪ Give priority to pedestrians and bicyclists where possible</li><li>▪ Use effective traffic calming measures to improve pedestrian safety</li></ul>	

# Guiding Principles - Mobility & Circulation

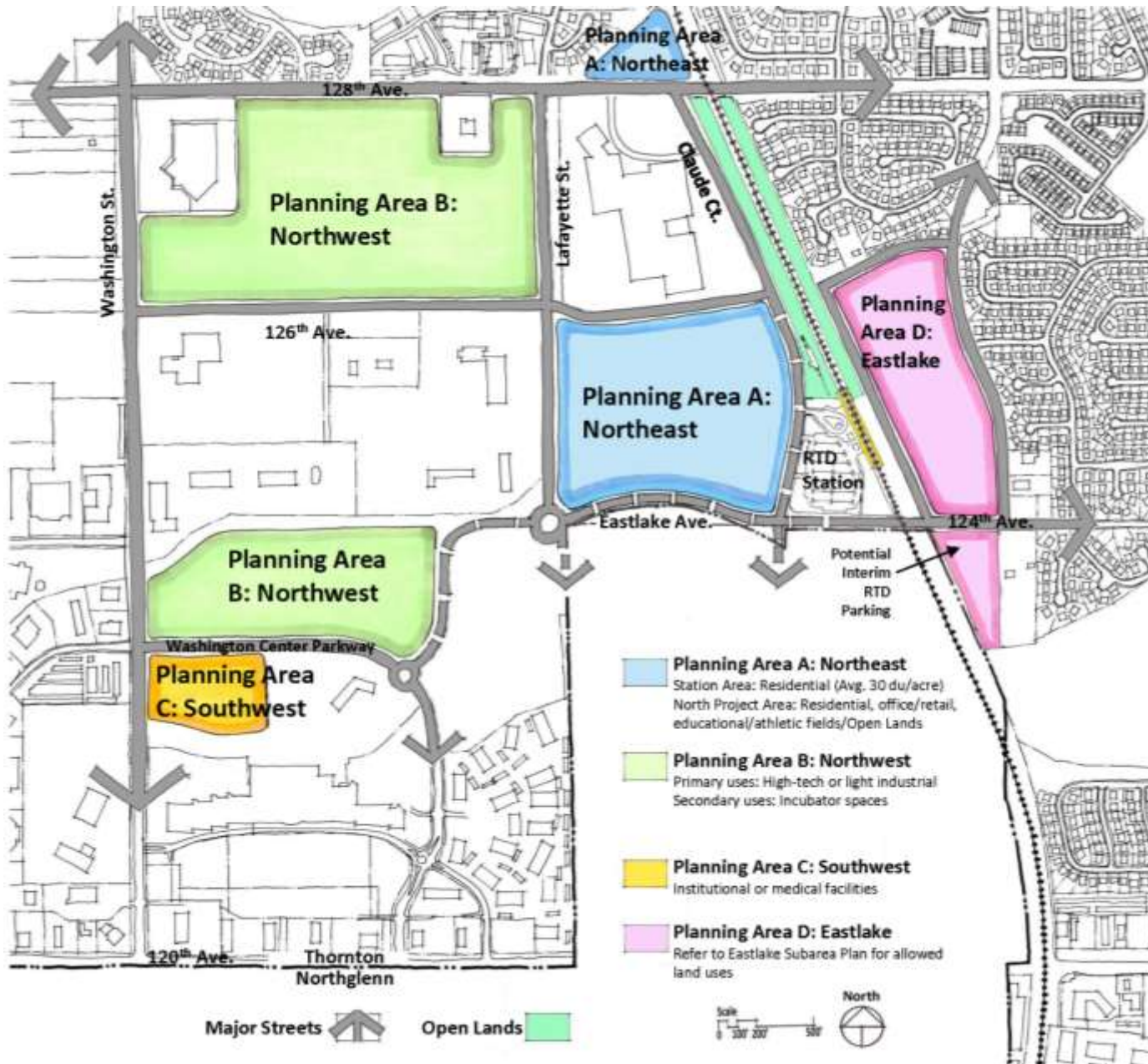
Guiding Principle	Key Features	Examples
<p>M1: Design well-connected streets</p>	<ul style="list-style-type: none"> <li>Design small blocks</li> <li>Focus on human-scale grid system to provide direct routes to destinations</li> </ul>	
<p>M2: Create good trails &amp; Open Lands spaces and linkages</p>	<ul style="list-style-type: none"> <li>Provide good connections to existing facilities</li> <li>Integrate facilities into design of new development</li> <li>Integrate design with existing drainage features</li> <li>Re-purpose Open Lands and grain elevator to create a major community asset</li> </ul>	
<p>M3: Utilize good signage and wayfinding</p>	<ul style="list-style-type: none"> <li>Focus on the needs of the user</li> <li>Integrate with lighting, structures, and surface finishes</li> <li>Focus on wayfinding to and from transit station</li> <li>Develop Wayfinding Plan for new developments</li> </ul>	
<p>M4: Incorporate alleys into neighborhoods</p>	<ul style="list-style-type: none"> <li>Eliminate garage entrances from roadways</li> <li>Promote active residential front spaces (porches, yards)</li> <li>Reduces curb cuts</li> <li>Eliminate many auto-pedestrian conflicts</li> <li>Provide easy access for neighborhood services</li> <li>Design alleys for multimodal access</li> </ul>	

# Guiding Principles - Parking Management

Guiding Principle	Key Features
P1: Reduce parking ratios	<ul style="list-style-type: none"><li>▪ Reduce required parking by 20-50% of current City Code standards</li></ul>
P2: Utilize effective parking minimums and maximums	<ul style="list-style-type: none"><li>▪ Use parking maximums when possible to discourage developers from providing too much parking</li></ul>
P3: Utilize shared parking where possible	<ul style="list-style-type: none"><li>▪ Provide proper balance of temporary use of parking</li><li>▪ Consider sharing transit parking</li></ul>
P4: Unbundle parking from development	<ul style="list-style-type: none"><li>▪ Give residents the choice to use parking if needed</li><li>▪ Encourage use of alternative modes</li></ul>
P5: Utilize paid parking if appropriate	<ul style="list-style-type: none"><li>▪ Regulate usage and provide a potential revenue source, if needed</li><li>▪ Coordinate with neighborhood parking strategy</li></ul>



# Preferred Land Use Alternatives





Adams 12 School District

128th Ave.

Realigned Claude Ct.

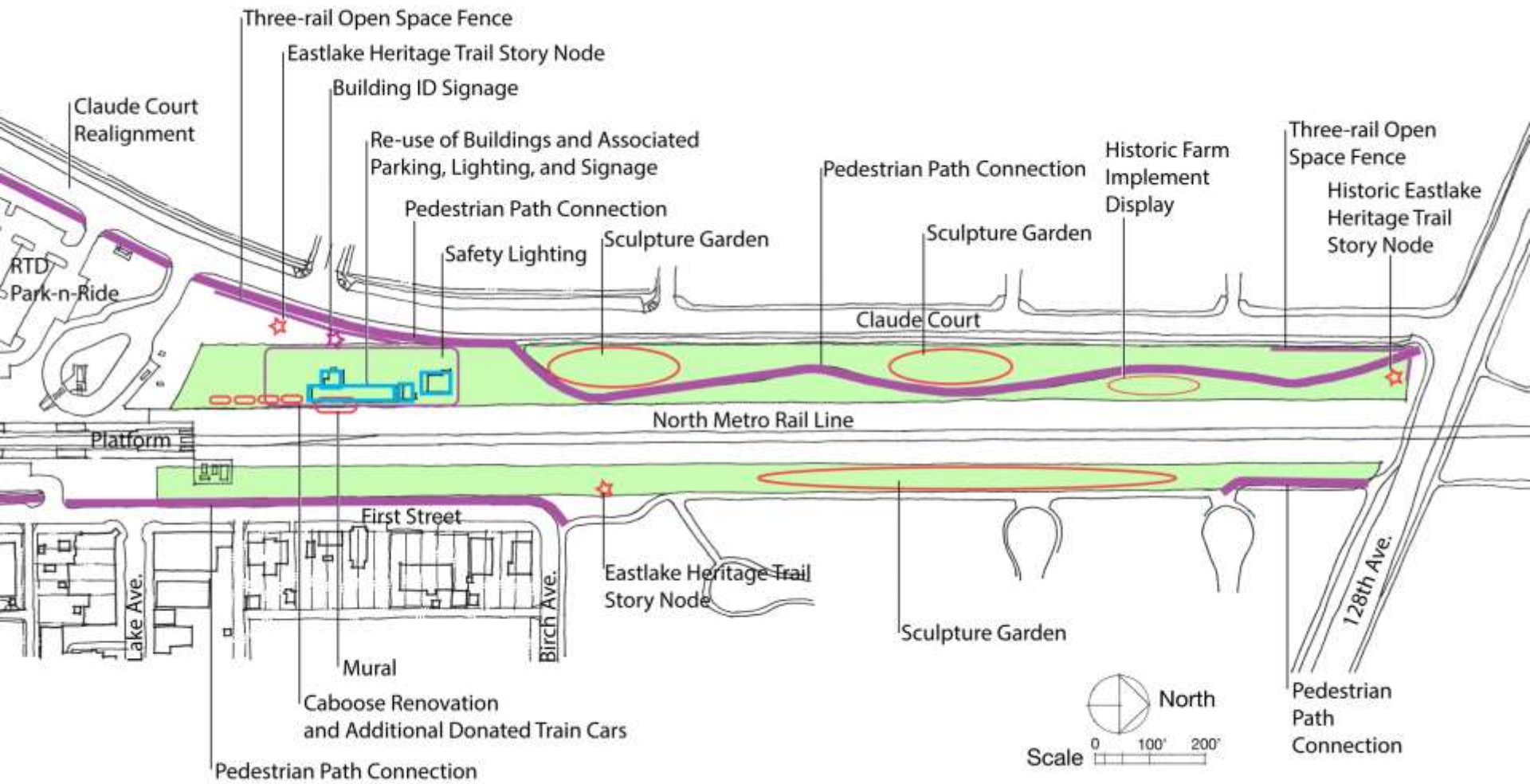
RTD Station

124th Ave.

First St.



# | Open Lands and Grain Elevator







Eastlake

RTD Station

First St.

Grain Elevator

Multipurpose trail

Open Lands

Open Lands

Eastlake heritage trail

Realigned Claude Ct.

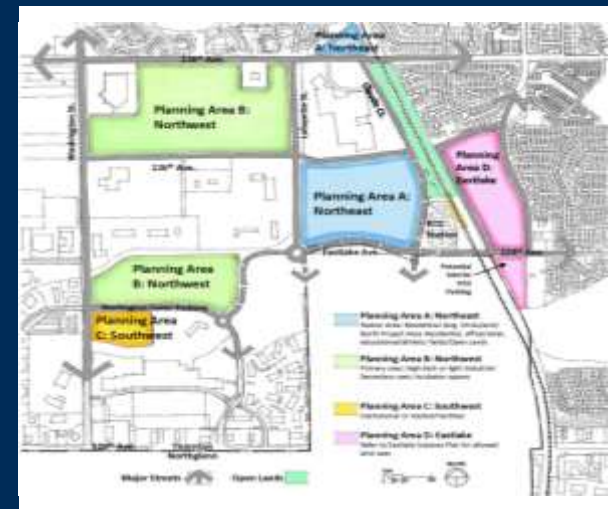




# Implementation Strategies

# Implementation Strategies

- Purposeful & focused steps over the course of several years
- Require ongoing collaboration & strong partnerships between the City, RTD, other public agencies, private sector, & Thornton citizens
- Achievable based on City's fiscal constraints & market realities



# Implementation Strategies

## ■ Categories

- Plan Administration
- Land Use and Urban Design
- Transportation
- Infrastructure
- Financing
- Community

## ■ Timeframes

- Short: 1-2 years
- Medium: 3-6 years
- Long: 7+ years
- Ongoing



# Plan Administration

Short: 1-2 years  
 Medium: 3-6 years  
 Long: 7+ years

No.	Strategy (★ = priority strategy)	Timeframe
★PA-1★	Adopt the Eastlake at 124th STAMP	Short
★PA-2★	Update Eastlake Subarea Plan	Short
★PA-3★	Create an urban design linkage overlay plan	Short
★PA-4★	Create conceptual plans for First Street and station plaza	Short
PA-5	Amend Comprehensive Plan to reference STAMP	Short
PA-6	Propose implementation strategies for annual consideration in City Council Work Plans	Ongoing

# Plan Administration (cont.)

Short: 1-2 years  
Medium: 3-6 years  
Long: 7+ years

No.	Strategy (★ = priority strategy)	Timeframe
PA-7	<b>Consider Dedicated TOD Staff</b> <ul style="list-style-type: none"><li>Assess current staff capacity, and recommend staff position/s if needed</li></ul>	Ongoing
PA-8	<b>Marketing Strategy</b> <ul style="list-style-type: none"><li>Coordinate &amp; actively market TOD efforts</li></ul>	Ongoing
PA-9	<b>Monitor Plan Progress</b>	Ongoing

# Land Use & Design

Short: 1-2 years  
 Medium: 3-6 years  
 Long: 7+ years

No.	Strategy (★ = priority strategy)	Timeframe
★LU-1★	<b>Rezoning</b> <ul style="list-style-type: none"> <li>Pursue rezoning (City-initiated if necessary) of station area to identify permitted land uses and density ranges recommended by STAMP.</li> </ul>	Short
★LU-2★	<b>Design standards</b> <ul style="list-style-type: none"> <li>Address pedestrian-scaled architectural standards, building orientation, build-to lines &amp; setbacks, building façade transparency, building heights, lot coverage, etc.</li> </ul>	Short
★LU-3★	<b>Streetscape Design Standards</b> <ul style="list-style-type: none"> <li>Establish level of quality &amp; investment expected. Sidewalk dimensions, tree plantings &amp; landscaping, urban design (paving, lighting, distinct wayfinding &amp; signage).</li> </ul>	Short
★LU-4★	<b>Parking Standards and Management</b> <ul style="list-style-type: none"> <li>Reduce current City Code parking requirements and/or implementing parking maximums by 20-50% in conjunction with a broader parking management plan.</li> </ul>	Short
LU-5	<b>Housing Mix</b> <ul style="list-style-type: none"> <li>Work with developers and housing organizations to attract a mix of housing by type and income (target 20-45% affordable housing).</li> </ul>	Ongoing
LU-6	<b>Business Attraction</b> <ul style="list-style-type: none"> <li>Work on attracting personal and business services.</li> </ul>	Ongoing

# Transportation

Short: 1-2 years  
 Medium: 3-6 years  
 Long: 7+ years

No.	Strategy (★ = priority strategy)	Timeframe
★T-1★	<p><b>Coordination with RTD and Regional Rail Partners (RRP)</b></p> <ul style="list-style-type: none"> <li>Work with North Metro design/build contractor to ensure station design &amp; construction meets City's needs, improves transit's visibility &amp; ridership, &amp; provides new civic space.</li> </ul>	<b>Ongoing</b>
T-2	<p><b>Prioritize Pedestrian and Bicycle Routes to Transit</b></p> <ul style="list-style-type: none"> <li>Prioritize routes that provide direct, safe and convenient travel from surrounding neighborhoods into the station area, and through the station area to the transit platform.</li> </ul>	<b>Short to Medium</b>
T-3	<p><b>Regional Multi-Use Trails</b></p> <ul style="list-style-type: none"> <li>Develop linkages in Open Lands adjacent to rail line; fill connectivity gaps</li> </ul>	<b>Short to Medium</b>
T-4	<p><b>Monitor Parking</b></p> <ul style="list-style-type: none"> <li>Monitor parking for RTD overflow issues (including in Eastlake) and develop mitigation programs</li> </ul>	<b>Short to Medium</b>
T-5	<p><b>Examine potential for internal circulator to connect residential and employment areas</b></p>	<b>Short to medium</b>



# Infrastructure

Short: 1-2 years  
 Medium: 3-6 years  
 Long: 7+ years

No.	Strategy (★ = priority strategy)	Timeframe
★I-1★	<p><b>Station Enhancement/Betterment Projects</b></p> <ul style="list-style-type: none"> <li>Determine preferred station design upgrades &amp; fund the cost of enhancements. Consider higher quality design materials and wayfinding and signage.</li> </ul>	Short
★I-2★	<p><b>Realignment of Claude Court</b></p> <ul style="list-style-type: none"> <li>Design as a “complete street” to help improve access to station and neighborhoods</li> </ul>	Short
I-3	<p><b>Open Lands Improvements</b></p> <ul style="list-style-type: none"> <li>Implement phased implementation of improvements and work to find funding</li> </ul>	Short to Long
I-4	<p><b>Grain Elevator</b></p> <ul style="list-style-type: none"> <li>Continue to refine cost estimates for improvements</li> <li>Develop public-private partnership to fund and maintain</li> </ul>	Short to Long
I-5	<p>Continue to examine roadway capacity issues for potential additional improvements</p>	Medium to Long
★I-6★	<p><b>Model and identify future sewer and water capacity needs to support development</b></p>	Short

# Financing

Short: 1-2 years  
 Medium: 3-6 years  
 Long: 7+ years

No.	Strategy (★ = priority strategy)	Timeframe
F-1	<b>Prioritize TOD projects</b> and strategically pursue grant funding and public-private partnerships for catalytic projects and infrastructure improvements	Ongoing
F-2	Investigate Metropolitan Districts, Urban Renewal, and Business Improvement Districts as <b>potential financing tools</b>	Short to Medium
F-3	<b>Explore the use of other public and non-profit funds</b> such as GOCO, Adams County Open Space, and others to help pay for Open Lands improvements	Ongoing
F-4	<b>Explore Development Incentives</b> , including rebates, expedited reviews, and others as appropriate	Ongoing
F-5	<b>Affordable Housing</b> <ul style="list-style-type: none"> <li>▪ Work with developers on obtaining financing such as low income housing tax credits (LIHTCs).</li> </ul>	Ongoing
F-6	<b>Continue to work with property owners</b> on redevelopment of strategic parcels and consider financing tools	Short to medium

# Community

Short: 1-2 years  
Medium: 3-6 years  
Long: 7+ years

No.	Strategy (★ = priority strategy)	Timeframe
C-1	<b>Community Engagement</b> <ul style="list-style-type: none"><li>Continue to engage the community for rezoning actions or specific development proposals; also keep Station Area Master Plan website current.</li></ul>	Ongoing
C-2	<b>Property Owner and Developer Engagement</b> <ul style="list-style-type: none"><li>Meet with property owners and developers, as needed, to develop STAMP Preferred Alternative.</li></ul>	Ongoing
C-3	<b>Eastlake Business Owners Association</b> <ul style="list-style-type: none"><li>Work with business owners on both sides of rail line to provide guidance on future development</li></ul>	Short to medium



## Next Steps:

September  
2015:

Revise and finalize draft Station  
Area Master Plan

October 2015:

Final Station Area Master Plan to  
be presented at a City Council  
Meeting for Council to consider  
adoption of the Plan