

# CHAPTER 6: FISCALLY CONSTRAINED RECOMMENDATIONS

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## INTRODUCTION

The objective of the TUC Study was to survey the project area and provide recommendations whereby this part of southern Thornton can grow and become an Urban Center. The recommendations provided in the previous chapter are not restricted by resource considerations. These recommendations are useful in that they provide a list of desirable items that can be used if additional resources are available. An example of such funds would be a grant or a successful TIP funding application.

This Chapter, compiled by City staff, translates these fiscally unconstrained recommendations into items that can be accomplished using the resources the City currently has at its disposal. Also provided is a menu of strategies that can be used as a starting point for the Urban Renewal Implementation Plan. The timing of the fiscally constrained recommendations can be modified as additional resources become available or as the City's priorities change over time.



## ON-GOING STRATEGIES

F1. Continue ongoing support of businesses and property owners in area (including small businesses) to stimulate further revitalization.

- a. Continue to update and improve web page on the City Economic Development's web site to identify all development opportunities and available space for lease.
- b. Continue to produce a monthly e-newsletter for all businesses in the area to provide regular and updated information on improvements and programs available.
- c. Continue to provide services to businesses such as the concierge service, Sales & Use Tax Workshops, Watersense Commercial Rebates & free irrigation inspections.
- d. Continue the Thornton Business Accelerator Program including the business improvement grants, commercial graffiti removal, small business development counseling and Shop Thornton First campaign.
- e. Continue to provide and expand financial assistance and other incentives to existing and desired businesses and commercial entities.

*Resource allocation: Economic Development staff, General Fund/TDA budget*

F2. Continue to encourage the retention and expansion of existing businesses and primary employers and encourage new businesses and primary employment to locate in this area.

- a. Actively work with North Valley tech center owners and lease holders to explore redevelopment and ownership options for the site.
- b. Continue to work with area commercial brokers and developers on short and long term viability of significant office employment use in area.
- c. Continue active conversations with Health Care facilities to understand long term needs for the campus including operational and development needs.
- d. Establish on-going conversations with higher education providers on their needs in the project area.

*Resource allocation: Economic Development staff, General Fund/TDA budget*

F3. Continue to assess and remediate environmental issues at the Northland Redevelopment project site and other environmentally contaminated sites in the area.

*Resource allocation: Economic Development, City Development staff, TDA budget*

F4. Continue to work with multi-family brokers and developers to encourage mixed-use and multi-family development within appropriate areas in the Thornton Urban Center area in accordance with the goals of the Housing Master Plan.

*Resource allocation: City Development staff, General Fund budget*



- F5. At the time of the next Transportation Master Plan update:
- a. Consider expanding multimodal transportation opportunities within the commercial area of south Thornton.
  - b. Revise street design standards in accordance with the City’s Complete Streets Policy to allow greater flexibility in land dimensions and right-of-way allocation.
  - c. Evaluate the merits and constraints of street parking.
- Resource allocation: Infrastructure, City Development staff, General Fund/CIP budget*
- F6. Work with RTD toward achieving the following:
- a. Expand the capacity and multi-modal accessibility of the Thornton “northbound” Park-n-Ride parking lot located east of I-25 and south of 88th Avenue (possibly 2014-2016).
  - b. Provide modifications to the existing bus Route 80 and Route 12 to provide better bus service to the area.
  - c. Introduce an east-west bus route service along Thornton Parkway.
- Resource allocation: Infrastructure, City Development staff*
- F7. Implement “road diets” or lane reductions on low volume streets where appropriate to allow implementation of bike facilities, traffic calming and pedestrian improvements.
- Resource allocation: Infrastructure, City Development staff, CIP budget*
- F8. Continue to implement the Safe Routes to School program.
- Resource allocation: Infrastructure, City Development staff, CIP budget*
- F9. Continue to install bus station shelters and benches at bus stops in the area and enhance these bus stops further where possible.
- Resource allocation: Infrastructure*
- F10. Continue programs that increase neighborhood safety and awareness that are provided by the Neighborhood Services Division and other City Departments.
- Resource allocation: City Development, Police and other department staff, General Fund budget*
- F11. Where feasible, continue to lower parking requirements under appropriate circumstances to help reduce excessively large parking lots and increase walkability and vitality in the area, for example this could be accomplished through shared parking areas.
- Resource allocation: City Development staff*
- F12. Utilize Planned Development Zoning to allow for signage that is appropriate for a walkable scale of development, for example smaller pedestrian sized signs.
- Resource allocation: City Development staff*



## SHORT-TERM 1-2 YEARS 2014/2015

F13. Continue to actively participate and provide feedback during DRCOG's Metro Vision update process, particularly on the topic of Urban Centers and their applicability to Thornton.

*Resource allocation: City Development staff*

F14. Review and revise restrictions on maximum Floor Area Ratio (FAR) for Planned Development (PD) Zoning Districts to allow for more intense planned development in the Urban Center Area.

*Resource allocation: City Development staff*

F15. If required, develop an American's for Disability Act (ADA) Transition Plan to ensure conformity with federal requirements for fully accessible public rights-of-way (in 2015/16 budget).

*Resource allocation: Infrastructure staff, CIP budget 2015/2016*

F16. Begin installing missing links in sidewalks in project area. For example, alongside vacant properties.

*Resource allocation: Infrastructure staff, CIP budget 2015/2016 or CDBG funding*

F17. Begin the installation of National Committee Uniform Traffic Control devices ADA "guidestrips" at crosswalks.

*Resource allocation: Infrastructure staff, CIP budget 2015/2016*

F18. Begin restriping right-of-ways to provide bike lanes along Eppinger Boulevard, Russell Boulevard, Pearl Street and Corona Street from Eppinger to Niver Creek Trail as part of resurfacing projects.

*Resource allocation: Infrastructure staff, CIP budget 2015/2016*

F19. Work toward the construction of a curb extension on Pearl at 86th and consider the construction of a Traffic circle at Eppinger and Pearl.

*Resource allocation: Infrastructure staff, CIP budget 2015/2016*

F20. Utilize the existing Smart Commute Transportation Management Organization to fund special services for this area. Consider the formation of a special TMO to be formed for this area in the long term.

*Resource allocation: Infrastructure staff*



**MEDIUM-TERM UP TO 4 YEARS**

**LONG-TERM 5 + YEARS**

F21. At the time of the next Comprehensive Plan update ensure that the Thornton Urban Center is designated in the Comprehensive Plan.

*Resource allocation: City Development staff*

F22. Implement recommendations made within the South Thornton Urban Renewal Implementation Plan.

*Resource allocation: City Development staff, TDA budget*

F23. Complete the installation of missing links in sidewalks in project area. For example, along vacant properties.

*Resource allocation: Infrastructure staff, CIP budget 2015/2016 or CDBG funding*

F24. Complete the installation of National Committee Uniform Traffic Control devices ADA “guidestrips” at crosswalks.

*Resource allocation: Infrastructure staff, CIP budget 2015/2016*

F25. Complete restriping right-of-ways to provide bike lanes along Eppinger Boulevard, Russell Boulevard, Pearl Street and Corona Street from Eppinger to Niver Creek Trail as part of resurfacing projects.

*Resource allocation: Infrastructure staff, CIP budget 2015/2016*

F26. Complete the construction of a curb extension on Pearl Street at 86th Avenue and a traffic circle at Eppinger Boulevard and Pearl, if programmed.

*Resource allocation: Infrastructure staff, CIP budget 2015/2016*

F27. Review and consider parking standards for zoning categories other than PD zones to find ways to reduce parking requirements under appropriate circumstances to help reduce excessively large parking lots and increase walkability and vitality in the area, For example, shared parking areas.

*Resource allocation: City Development staff*

F28. Review and consider the Sign code for zoning categories other than PD zones to allow for signage that supports a walkable development pattern.

*Resource allocation: City Development staff*

F29. Take appropriate actions to develop partnerships, plan for, fund and construct the missing portion of the Niver Creek Trail in the area of the North Valley Tech Center.

*Resource allocation: Community Services, City Development staff, CIP budget*



## Strategies to be considered as part of the South Thornton Urban Renewal Implementation Plan:

### Node/Catalyst Initiation

F30. Use node framework recommendations provided in the TUC Study to identify and prioritize nodes of activity in the South Urban Renewal Implementation Plan.

### Mobility Improvements

F31. Consider the design and construction of roadway, traffic calming, medians, streetscape, lighting, increased sidewalk widths at transit stops and landscaping improvements for roads identified in the TUC Study e.g. Washington Street, 84th Avenue to Thornton Parkway, 88th Avenue Multi-way boulevard, in conjunction with development or as a retrofit.

F32. Consider providing Thornton Development Authority (TDA) funding to provide enhanced landscaping at bus stop areas with provision for long-term maintenance.

F33. Consider prioritizing the funding and installation of missing sidewalk links, in particular on or alongside undeveloped land.

F34. Consider providing a circulator shuttle serving the area with a unique identity consistent with the branding image of the area.

F35. Encourage the creation of Business Improvement District (BID) by businesses and property owners to help finance and coordinate improvements to the area. This organization can consider providing the following possible services:

- a. Subsidization of transit passes for employees and residents of existing and new developments (eco-pass program).
- b. Financial incentives for employees of existing and new developments to walk, bike, carpool, van pool or take transit to work.

- c. Installation of a private-public bike sharing program with hubs at transit nodes and major employers.
- d. Organization of joint events in the area.
- e. Development, organization and promotion of a unique area identity.

### Other Opportunities

F36. Consider the location of new civic facilities within the area to encourage additional private investment and attract visitors.

F37. As opportunities arise, collaborate with partners to introduce urban agricultural features into the area in a coordinated fashion. For example, smallscale community gardens.



## Strategy Prioritization

The TUC Study identifies five distinct nodes and provides node development framework recommendations with the purpose of advancing the goals of urban centers. Some of these recommendations require higher levels of public and private investment than others, depending on the current status of the properties and the vision for how they may develop in the future. The recommendations also vary in their ability to impact desired urban center qualities and the timeframes of doing so. Several sites are positioned to be more readily available for development or redevelopment than others. Certain locations have a higher profile than others in the community but may not be the quickest to develop.

It is anticipated that the most viable and suitable locations for development and redevelopment will emerge as a result of the South Thornton Urban Renewal Plan planning process. This process will prioritize and list the implementation steps, including the identification of revenue sources and potential development partners that will enable these areas to be developed and/or redeveloped.

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