

## City of Thornton

**1) Provide a brief overall snapshot of your community.**

The City of Thornton, founded in 1956, is a home rule city operating under the Council - Manager form of government. A growing population of approximately 132,000, Thornton's projected build out population is 250,000. Currently, Thornton is the 6th largest city in the State. Thornton is a diverse community with a strong commitment to quality of life and environmental issues.

**2) Summarize your community's vision for the SH 7 corridor or station area(s).**

SH 7 serves as a major east/west corridor that in the future will provide multimodal connections to bus, rail, bicycle, pedestrian, and vehicular modes. At buildout, SH 7 will be a 6-lane multimodal roadway with local and BRT bus, bicycle lanes, access to rail, pedestrian and vehicular modes of transportation that build off the SH 7 PEL study.

**3) Describe the planned land use and zoning for the SH 7 corridor.**

The planning land use and zoning in the SH 7 corridor include regional commercial, commercial, mixed use, single and multi-family residential, residential estates, and TOD.

**4) Summarize the transportation plan for the SH 7 corridor and connecting facilities (identify planned highway, transit, and bicycle/pedestrian projects on SH 7).**

The plan builds to the SH 7 PEL or to Thornton Transportation plan. At grade intersections with queue jump lanes for transit and bicycle lanes. There will be trails/sidewalks along and connecting to the 6-lane highway. Colorado Boulevard will be moved east for the future Fastracks station and TOD area. A diverging diamond is starting under design at SH 7 & I-25. 160th Avenue will be realigned to the north. Widening is under construction in the York area. There will be a new signal at Quebec.

**5) Summarize your community's transportation policies and goals (site plan review, development fees, etc.)**

It is Thornton's policy to have transportation improvements built at time of development. Sometimes cash in lieu is received. If needed, CIP projects are developed to build transportation improvements. There are some Urban Renewal Authorities and Metro Districts that fund some transportation improvements.

**6) Are there any new or notable developments along the SH 7 Corridor?**

Morrison Farms on the NE corner of York has 432 homes and Cundall on the SE corner has 363. On the SE corner of Quebec the developments have 1586 single family homes. Multifamily homes are approved for Larkridge. Development at 160th include mix use of commercial, light industrial, and multifamily. There is the TOD (3500 multifamily) north along Colorado Boulevard. There is also mixed use on the south side of the SH 7 corridor from Colorado to Quebec.

**SH 7 & I-25 Intersection (Larkridge Regional Commercial Center)**



**York St. Residential Developments (Morrison Farms 432 homes, Cundall 363 homes)**



**Colorado Blvd. (Transit Oriented Development 3,500 Multifamily Homes)**



**Southeast corner of the Quebec St. & SH 7 Intersection (1,586 Single Family Homes)**

