



PC BOARD MEETING AGENDA
Thursday, October 5, 2023, at 7:00 P.M.
Held at the Carsten Board Room at 224 First Street

CALL TO ORDER

ROLL CALL

AGENDA APPROVAL / AMENDMENTS

Motion to approve agenda as is or approve agenda with amendment(s).

PUBLIC COMMENT*

Members of the audience are invited to speak at the Board of Trustees' meeting. Public Comment is reserved for citizen comments on items not contained on the printed agenda. Citizen comments are limited to three (3) minutes per speaker. When several people wish to speak from the same position on a given item, they are requested to select a spokesperson to state that position.

CONSENT AGENDA

The Consent Agenda is a group of routine matters to be acted on with a single motion and vote. The council or staff may request an item(s) be removed from the Consent Agenda and placed under New Business for discussion.

1. Minutes – July 6, 2023, PC Board Meeting

PUBLIC HEARING (See Exhibit A)

2. Eaton Plaza Schematic Plan PUD – Vince Harris, Baseline Planning Director

NEW BUSINESS

3. Parks Master Plan Discussion – Greg Brinck, Assistant Town Administrator

ADJOURN

** If you have public comment but are not comfortable attending in person, please send the comments to wesley@eatonco.org by noon on the day of the meeting, and the comment will be read into the record or otherwise shared with the Board during the meeting.*

AMERICANS WITH DISABILITIES ACT NOTICE

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at (970) 454 - 3338 within 48 hours prior to the meeting in order to request such assistance.

EXHIBIT A

RULES FOR THE HEARING

PLANNING COMMISSIONERS MEETING

- A. All questions and comments by applicants, staff, or the public are to be directed to the governing body.
- B. The Chair will ask each member of the governing body to disclose any conflicts requiring recusal, or the specific substance of any ex-parte communications made by them.
- C. No applicant, staff member, or the public will be subject to cross examination except by the governing body.
- D. Public comments shall be taken at the hearing and are limited to three (3) minutes per individual. Any unused time may not be given to another.
- E. Disruptive behavior will not be tolerated.

PUBLIC HEARING PROCEDURE

- 1. Open public hearing.
- 2. Receive information from staff.
- 3. Receive information from applicant.
- 4. Receive information from the public.
 - a. Ask to hear from anyone who supports the matter.
 - b. Ask to hear from anyone who opposes the matter.
- 5. Receive rebuttal from applicant. *(If any.)*
- 6. Additional questions from the Board, if any. *(Board may ask questions at any time until the hearing is closed.)*
- 7. Close the public hearing.
- 8. Discussion and deliberation among Board.
- 9. Make a decision and/or motion from Board.

Proposed Motions:

For Approval:

I move to approve _____.

For Approval with Conditions:

I move to approve _____ with the following conditions: _____.

For Denial:

I move to deny approval of _____.

**TOWN PLANNING COMMISSION
BOARD MEETING
224 First Street, Eaton, CO
Thursday, July 6, 2023, 7:00 P.M.**

TOWN OF EATON PLANNING COMMISSION MEETING

Date prepared: 09/28/2023
Meeting Date: 10/05/2023

STAFF REPORT

Project Name: Eaton Plaza Schematic Plan PUD
Project Address: 10 Cheyenne Ave
Applicants: Eaton RE-2 School District
Current Zoning: R-2
Prepared by: Lauren Richardson- Baseline Corporation
Approved by: Vince Harris, AICP - Baseline Corporation
Reviewed by: Wesley LaVanchy - Town Administrator



BACKGROUND:

The site is owned by the Weld County School District RE-2 and is 3.32 acres in size. The School District and the Town of Eaton recently collaborated on the site being added to the Downtown Revitalization Plan. The addition of the Plan was approved as a Comprehensive Plan amendment passed by Resolution 2023-09. This amendment to the Downtown Revitalization Plan visualized the desired concept plan and potential future uses for this property. This Schematic Plan is the first portion of the Planned Unit Development (PUD) process. The developer of the property will be required to submit a Final Development Plan (FDP), the second portion or phase of the PUD process, prior to any permits or development being reviewed and approved for this property.

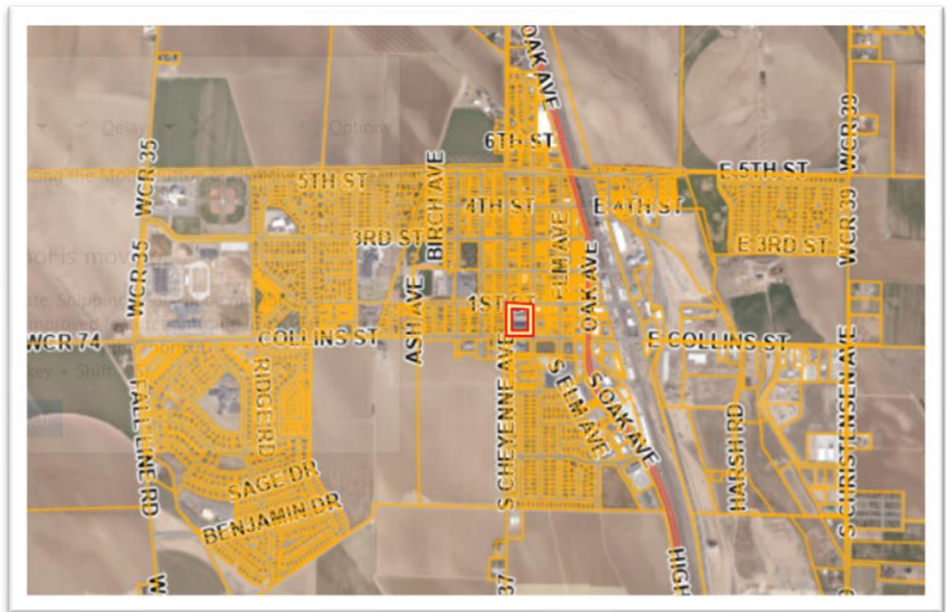


Figure 1- Vicinity Map

The site is bordered on the north by 1st Street, Cheyenne Ave. on the west, Collins Street on the south and Maple Ave. on the east. The Town Square park and open space is situated directly east of this site. Municipal facilities in the immediate area include Eaton Fire and Rescue on the south side, and the Eaton Town Hall northeast of the 1st and Maple intersection. The Eaton Police Department is located at the southeast corner of 1st St. and Maple Avenue.

REQUEST:

The applicant and land owner being the Eaton RE-2 School District, requests approval of the **Eaton Plaza Schematic Plan PD** application for their currently vacant land located at 10 Cheyenne Avenue, in the Town of Eaton. The purpose and intent of this Planned Development is to allow zoning for multi-family residential use, as well as mixed-use buildings on the property, and to reflect the vision outlined in the Town of Eaton's Comprehensive Plan Downtown Revitalization Plan, as Amended. It is the desire of the property owner to rezone this property from R-2 Lower Density Single-Family Residential District to a Planned Unit Development district. The change in zone request is the next step to the development process. The rezone, if approved, will allow new development and uses directly adjacent to the older historic downtown area in Eaton. The PUD includes a set of standards so that a future developer has guidance to refer to and to accommodate new development. Eaton's Downtown Revitalization Plan and the PUD aim to extend those concepts approved by the Town Board with an anchor block with mixed use, urban-style development near to the original downtown area for Eaton.

The application was referred to the applicable Town of Eaton referral agencies, and no agencies objected to the proposal. A surrounding property owner mailing notice was sent to property owners within 500' of the property. A newspaper notice was published in the regional newspaper, and a sign was posted on the property to fulfill public notice requirements.



Figure 2 - Public Hearing Sign Posting

STAFF ANALYSIS:

Staff finds that the proposed Schematic PUD Plan is in conformance with the Eaton Municipal Code and includes standards that are appropriate for the proposed development. More detailed findings are presented below.

Staff reviewed the proposed Schematic PUD Plan based on the Town of Eaton Municipal Code, Section 7-3-7 required for all Planned Unit Development Regulations proposed.

The following criteria shall be utilized by the Planning Commission and the Town Board in evaluating any plan for planned unit development:

1. **Open space:** A minimum of twenty-five percent (25%) of the total PUD area shall be devoted to open-air recreation or other useable open space, public or otherwise; unusable open space shall not be included in the required twenty-five percent (25%).

Staff Findings: It is the intent that Planning Area 6 be some form of useable open space. The Schematic Plan Planning Area Map, found at the beginning of the Eaton Plaza Schematic PUD Plan, shows Planning Area 6 to be roughly 25% of the total site area. Additionally, the Written Restrictions section E, outlined in this Schematic PUD Plan, describes the permitted uses for this area as urban outdoor pedestrian plaza and hardscape, stormwater detention and rain garden spaces, and parking. Subsection E-1 of the Written Restrictions also proposes this area could be used to hold community events, such as farmers markets, movie showings, and other similar events.

2. Residential density: Density shall be limited as required by the Planning Commission and Town Board upon consideration of the master plan and individual characteristics of the subject land.

Staff Findings: It is the intent of this Schematic PUD Plan for this site to have medium to high residential density development. Multi-family units and townhomes are envisioned for a portion of this site. The final layout and density will be proposed by the future developer and reviewed by the Planning Commission and the Town Board at the time of a proposed Final Development Plan.

3. Density of other uses: The density of uses other than residential shall be limited as required by the Town Board upon consideration of the master plan and individual characteristics of the subject land.

Staff Findings: It is the intent of this Schematic PUD Plan for this site to have mixed-use residential and commercial/retail uses. The Downtown Revitalization Plan envisions allowances for retail and commercial uses, and higher-density residential uses in townhomes and 'flats' above ground floor sales tax generating type uses on the ground floor facing the central court. The Schematic PUD Plan places further guidance on permitted uses in certain Planning Areas and is compatible with the Downtown Revitalization Plan.

4. Architecture: Each structure in the planned unit development shall be designed in such manner as to be compatible with other units in the area, yet to avoid uniformity and lack of variety in structural designs among the PUD.

Staff Findings: The proposed PUD has written restrictions included related to architecture. The PUD includes restrictions on building exterior preferences, mixed-use area design, and preferred entryway design. At the time of the Final Development Plan, both Staff, the Planning Commission, and Town Board will review specific and proposed architectural elevations.

5. Mixed uses: The PUD shall be designed, insofar as practicable when considering the overall size of the PUD, to provide commercial, recreational and educational amenities to its residents to alleviate the necessity of increased traffic and traffic congestion. A PUD may include any uses permitted by right or as conditional or special use in any other zone, except that any use that has been declared a nuisance by statute, ordinance or any court of competent jurisdiction shall not be permitted.

Staff Findings: The proposed Written Restrictions identify Planning Areas 1 & 3 where mixed-use development is desired. Mixed-uses are excluded from the permitted uses in Planning Areas 2, 4 & 5. This does comply with the Downtown Revitalization Plan.

6. Minimum area: A PUD shall not be permitted on a parcel of land less than five (5) acres in area. The minimum area requirement may be waived upon adequate justification shown by the applicant.

Staff Findings: While the site does not meet the five-acre minimum for size, this proposed Schematic PUD Plan requests this minimum size suggestion be waived as the entire block simply is has a size of 3.32 acres.

Planning Commission Determination

Section 7-3-11 of the Eaton Code states that the Planning Commission shall determine the following before allowing the application to proceed to Final Development Plan:

- 1. There are special physical conditions or objectives of development which the proposal will satisfy to warrant a departure from the standard regulation requirements;**

Staff Finding: The Schematic Plan proposes Planning Areas for townhomes, multifamily residential & mixed-use, and commercial/retail development. Staff finds that a PUD is the best zoning option to guide future development from the Town's Downtown Revitalization Plan. The PUD aims to extend those concepts approved by the Town Board to zoning and desired development standards for a mixed use, urban-style development on a block that could serve as a new urban development near to the original downtown area for Eaton.

- 2. Resulting development will not be inconsistent with the Comprehensive Plan objectives;**

Staff Finding: The Schematic PUD Plan aims to extend those standards outlined in the Downtown Revitalization Plan with the Town of Eaton Comprehensive Plan. Staff finds the proposed written restrictions generally conform to the Comprehensive Plan. Furthermore, staff finds that the proposed PUD would implement many policies in the Comprehensive Plan, including the following housing policies:

- Policy 8.1.1 Create a mix of single-family detached homes, townhomes, condominiums, and apartments in the community*
- Policy 8.1.3 Encourage higher density housing to locate closer to the Town's core, thus taking advantage of its proximity to community facilities and services.*
- Policy 8.2.1 Ensure that new residential development provides linkages to existing or planned neighborhoods, parks schools, community facilities, and existing or planned pedestrian corridors.*
- Policy 8.2.3 Encourage a mix of uses, which will allow housing development to be located within reasonable walking distance to shopping, schools, and parks.*
- Policy 8.2.4 Ensure that new residential development is compatible with adjacent land uses in terms of: general use; building height, scale, and density; and, traffic, dust, and noise.*

- 3. The area around the development can be planned to be in substantial harmony with the proposed PUD;**

Staff Finding: The site is bordered on the north by 1st Street, Cheyenne Ave. on the west, Collins Street on the south and Maple Ave. on the east. The Town Square park and open space is situated directly east of this site. Municipal facilities in the immediate area include Eaton Fire and Rescue on the south side, and the Eaton Town Hall northeast of the 1st and Maple intersection. The Eaton Police Department is located at the southeast corner of 1st St. and Maple Avenue. Staff finds that the proposed Schematic PUD Plan, does follow the Downtown Revitalization Plan, and provides guidance to a future developer of the site.

- 4. The adjacent and nearby developments will not be detrimentally affected by the proposed PUD;**

Staff Finding: The proposed PUD does not appear to create detrimental impacts to adjacent and nearby development. The potential for site-specific impacts should be addressed in the review and approval of Final Development Plan.

- 5. The PUD can be completed within a reasonable period of time, which shall be determined prior to final approval of the PUD;**

Staff Finding: Because this Schematic Plan portion of the PUD process is submitted before a developer has purchased the property and is rezoned at the behest of the current property owner in order to provide guidance to a future developer of this property, it is Staff's recommendation that the resolution of approval for this PUD will not expire unless the property owner in the future ever decides to propose another rezone proposal for the same property.

- 6. Any proposed commercial or industrial development can be justified economically;**

Staff Finding: The Written Restrictions identify certain Planning Areas to include commercial or mixed-use development. These ground-floor commercial & retail spaces, along with Planning Areas 4 & 5 identified for commercial & retail uses, will generate tax revenue.

- 7. The streets are adequate to support the anticipated traffic, and the development will not overload the streets outside the planned area;**

Staff Finding: The drive aisle shown on the Schematic PUD Plan Map identifies a U-shaped paved corridor for site traffic that enters and exits off of Maple Avenue. The Final Development Plan will be required to show traffic load, parking and shall be expected to not overload existing streets.

- 8. Proposed utility and drainage facilities are adequate for population densities and type of development proposed; and**

Staff Finding: The future developer will be required to submit utility plans for drainage, water, and sewer that demonstrate the adequacy of facilities to serve the proposed development. A north-south corridor identified in the Schematic PUD Plan Map is intended to be preserved to provide access to the existing sewer main on the site.

- 9. The applicant has complied with the school site dedications or payments in lieu for school purposes as set forth in the intergovernmental agreement between the Weld County Reorganized School District RE-2 and the Town.**

Staff Finding: The site is currently owned by the School District. The Town has worked with the District to create this preferred concept. The Schematic PUD Plan has been referred out to Town and external agencies for review, including the School District with no concerns received. At the time the Final Development Plan is proposed in the future, the developer will be required to pay any school impact fees normally associated and collected during the development process, as well as any other applicable Eaton impact fees at time of development.

RECOMMENDATION

Staff recommends approval of the proposed Schematic PUD Plan and suggests the following motion to the Planning Commission:

MOTION TO APPROVE THE SCHEMATIC PLAN OF THE EATON PLAZA PUD, as submitted, with no conditions.

Attachments:

- Application
- Schematic PUD Plan & Map
- Downtown Revitalization Plan - Amended



TOWN OF EATON
LAND DEVELOPMENT APPLICATION
223 1ST Street, Eaton, CO 80615 • (970) 454-3338 • Fax (970) 454-3339 • www.colorado.gov/townofeaton

COMPLETE ALL BOXES

Applicant Name: WELD COUNTY SCHOOL DISTRICT RE-2	Applicant Address & Zip Code: 200 PARK AVE, EATON, CO 80615
Applicant Phone:	Applicant Email:
Property Owner Name: WELD COUNTY SCHOOL DISTRICT RE-2	Property Owner Address & Zip Code: 200 PARK AVE, EATON, CO 80615
Property Owner Phone:	Property Owner Email:
Project Name: EATON PLAZA SCHEMATIC PLAN PUD	Project Description: PUD SCHEMATIC PLAN
Project Address/Location: 10 CHEYENNE AVE	Project Parcel Number: 070931325001
Subdivision/Lot/Block: EATON TOWN B41 LNONE	Section/Township/Range: S31, T7N, 65W
Existing Zoning: R-2	Proposed Zoning: PUD
Existing Use: VACANT	Proposed Use: RESIDENTIAL/ MIXED-USE

APPLICATION AGREEMENT:

I, as the applicant, hereby certify that I believe to the best of my knowledge that all information supplied with this application is true and accurate and that consent of the property owner listed above, without which the requested action cannot lawfully be accomplished, has been granted. Permission is also hereby granted to the Town of Eaton staff and their consultants to physically enter upon and inspect the subject property and take photographs as necessary for preparation of the case. In addition, by signing this application I am agreeing that I am authorized to sign on behalf of the property owner, or business-owner, or applicant and commit and agree to signing a Developer Cost Reimbursement Agreement and deposit with the Town the sum of \$_____ to be used to pay the Town's expenses to review, evaluate and process the Application ("Deposit"), which funds may be used to pay the cost of third-party consultants plus fifteen percent (15%) of such actual costs for Town staff administrative costs and supplies. I agree that I am not acquiring any rights by virtue of the payment of the Town's expenses. I also understand that Land Use approvals do not entitle, nor grant building permits. Building permits are required in addition to and after land use approval and prior to site improvements including but not limited to grading, earth work, or construction of utilities or buildings.

Applicant's Signature

Date:

9/21/2023



TOWN OF EATON
LAND DEVELOPMENT APPLICATION – SUBMITTAL REQUIREMENTS
223 1ST Street, Eaton, CO 80615 • (970) 454-3338 • Fax (970) 454-3339 • www.colorado.gov/townofeaton

Project Name:

EATON PLAZA SCHEMATIC PLAN PUD

Applicant:

Date:

APPLICATION TYPE

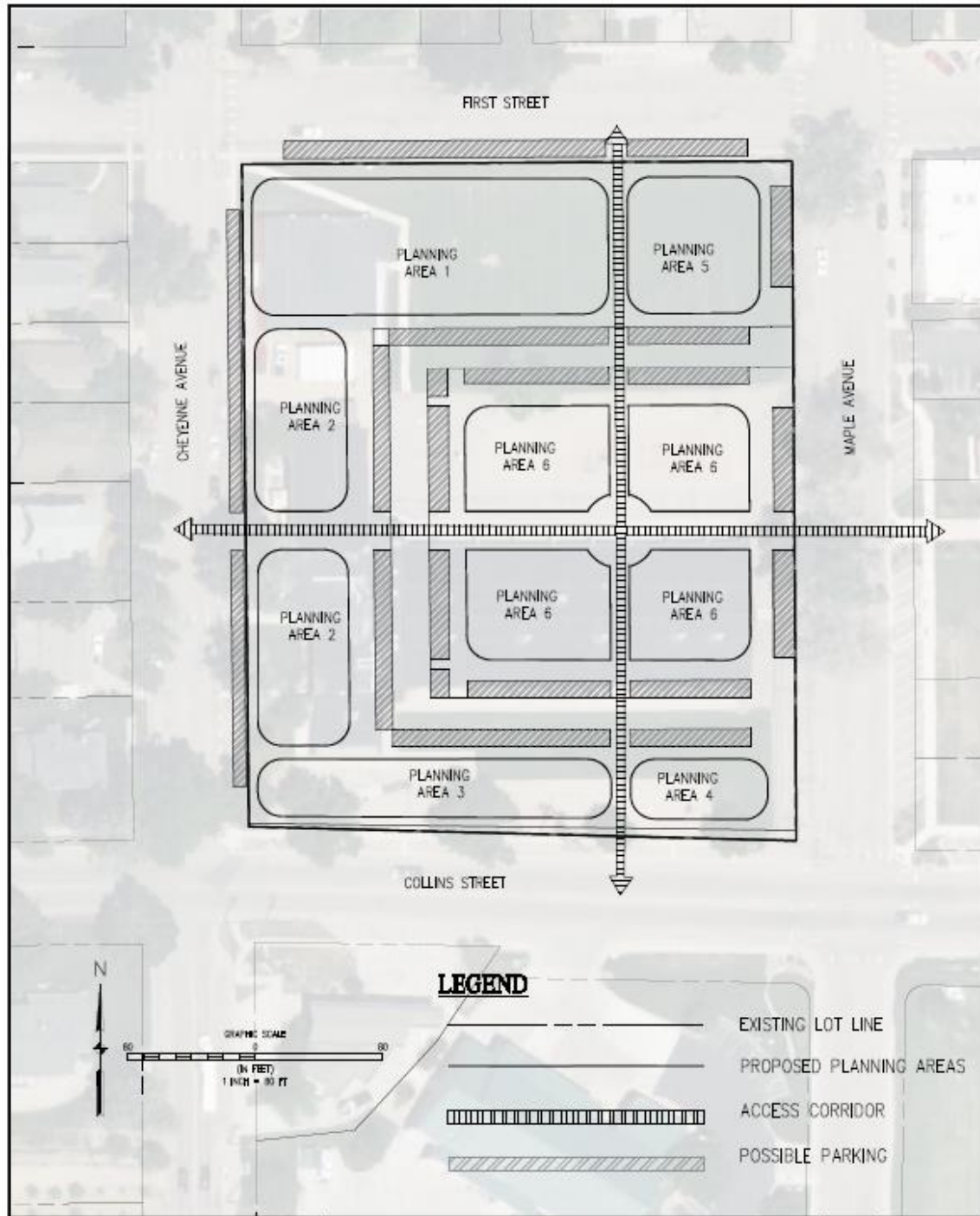
- | | | |
|---|---|--|
| <input type="checkbox"/> Rezone
<input checked="" type="checkbox"/> Planned Unit Development (PUD)
<input type="checkbox"/> Subdivision – Preliminary Plat
<input type="checkbox"/> Subdivision – Final Plat
<input type="checkbox"/> Site Plan | <input type="checkbox"/> Annexation
<input type="checkbox"/> Disconnection
<input type="checkbox"/> Vacation of Right-of-Way
<input type="checkbox"/> Variance | <input type="checkbox"/> Special Review Use
<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Nonconforming Use
<input type="checkbox"/> Oil and Gas Drilling |
|---|---|--|

REQUIRED SUBMITTAL ITEMS (to be filled out by staff)

- | | |
|--|--|
| <ul style="list-style-type: none"><input checked="" type="checkbox"/> 1) Land Development Application Form: A fully completed and executed application on the form provided by The Town of Eaton<input checked="" type="checkbox"/> 2) Cover Letter/Narrative: The cover letter must provide a clear and concise description of the proposal<input checked="" type="checkbox"/> 3) Vicinity Map: Project location and context<input checked="" type="checkbox"/> 4) Proof of Ownership: A copy of recorded deed(s) reflecting current ownership. If there is a mortgage on the property, a copy of recorded deed(s) of trust/mortgages to any and all lending agencies and any and all liens of record are also required<input checked="" type="checkbox"/> 5) Proof of Clear Title: Title commitment or title policy guaranteeing clear title, including legible copies of any reported documents referenced by book and page or reception number, dated no earlier than three (3) months prior to the date this application is submitted<input checked="" type="checkbox"/> 6) Written legal description of property boundary<input checked="" type="checkbox"/> 7) Explanation of Water and Sewer sources<input checked="" type="checkbox"/> 8) Explanation of Access and/or Copy of Access Permit<input checked="" type="checkbox"/> 9) Signed Developer Cost Reimbursement Agreement as provided by the Town<input checked="" type="checkbox"/> 10) Payment of deposit in the amount of \$ _____.<input type="checkbox"/> 11) List and map of property owners and addresses in accordance with public notice requirements<input type="checkbox"/> 12) Planned Unit Development (PUD) Graphic Exhibit<input type="checkbox"/> 13) Annexation Plat<input type="checkbox"/> 14) Rezone Graphic Exhibit<input type="checkbox"/> 15) Concept Plan<input type="checkbox"/> 16) Preliminary Plat<input type="checkbox"/> 17) Final Plat<input type="checkbox"/> 18) Right-of-Way Vacation Exhibit | <ul style="list-style-type: none"><input type="checkbox"/> 19) Survey of the property showing property dimensions, existing structures, adjacent roadways, existing easements, etc.<input type="checkbox"/> 20) Site Plan<input type="checkbox"/> 21) Preliminary Drainage Report and Plan OR Drainage Letter<input type="checkbox"/> 22) Final Drainage Report and Plan OR Drainage Letter<input type="checkbox"/> 23) Floodplain Report (if property is within mapped flood hazard area)<input type="checkbox"/> 24) Geologic Report<input type="checkbox"/> 25) Grading and Erosion Control Plan<input type="checkbox"/> 26) Civil Construction Plans for on site improvements<input type="checkbox"/> 27) Preliminary Plans for public improvements<input type="checkbox"/> 28) Final Plans for public improvements<input type="checkbox"/> 29) Quantities and cost estimates for public improvements (Engineer's Estimate)<input type="checkbox"/> 30) Traffic Analysis (fewer than 1,000 VPD) or Traffic Study (greater than 1,000 VPD and must be prepared by a Professional Engineer)<input type="checkbox"/> 31) Utility Report and/or Plan<input type="checkbox"/> 32) Landscape Plan<input type="checkbox"/> 33) Building Elevations<input type="checkbox"/> 34) Development Agreement (prepared by the Town)<input type="checkbox"/> 35) Certification of notice from property owner to mineral estate owners of record pursuant to CRS 24.6.55-103, within 30 days before hearing, if lot lines are changed or created<input type="checkbox"/> 36) Other _____ |
|--|--|

Note: All surveys, plats, and plans to be scaled and dimensioned.

Eaton Plaza Planned Unit Development Schematic Plan



Process:

The following development standards serve as the Schematic Plan, the first portion of the Planned Unit Development (PUD) process. The developer of the property will be required to submit a Final Development Plan (FDP), the second portion of the PUD process prior to any permits or development on this property. The FDP will also serve as the Site Development Plan (SDP) for development of the property. The FDP/SDP submittal will include all engineering, traffic, design, architecture, and the Development Agreement. At the time of the FDP/SDP submittal, Staff will review the application and present to Planning Commission and the Board of Trustees for final land use application phase and potential approval of the Eaton Plaza development.

Statement of Intent:

The purpose and intent of this Planned Unit Development Plan is to allow the creation of residential, mixed-use buildings for the property at 10 Cheyenne Ave, Eaton, to reflect the vision outlined in the Town of Eaton's Comprehensive Plan Downtown Revitalization Plan, as Amended. The property is owned by the Weld County School District RE-2, and is currently vacant. It is the desire of the property owner to rezone this property from R-2 Lower Density Single-Family Residential District to a Planned Unit Development district. The change in zone request is in response to the subject property being added to the Town's Downtown Revitalization Plan, as Amended which is part of the Eaton Comprehensive Plan. The rezone will bring the property closer to the concept outlined in the Downtown Revitalization Plan. The intent behind the rezoning is to provide a set of guidelines to possible developers when developing this extension of the Town of Eaton's Downtown district. With guidance from the Town's Downtown Revitalization Plan, the PUD aims to extend those concepts approved by the Town Board to site zoning and desired development standards for a mixed use, urban-style development on a block that could serve as new urban development anchor development near to the original downtown area for Eaton.

Written Restrictions

A. All Planning Areas:

1. Must provide required parking. (Encouraged to provide diagonal parking along access drive.)
2. All sidewalks shall be at least 5 feet in width.
3. Provide pedestrian breaks in long buildings.
4. The primary entrance of a building or store should have a clearly defined, visible entrance with distinguishing features. The addition of a canopy, portico or other prominent element of the architectural scheme is encouraged.
5. Vehicular access from Collins Street into the site between Maple and Cheyenne Avenue will be prohibited.

B. Planning Area 1 & 3

1. Permitted Uses: (requires development of both permitted uses)
 - a. Multi-family Residential Units (3% of dwelling units shall qualify as affordable housing); and
 - b. Commercial Uses, ground floor only
2. Dimensional Requirements:
 - a. Maximum building height: 35 feet
 - b. Maximum impervious coverage: 80%
 - c. Front setback (to street): 10 feet
 - d. Minimum side yard setback: 5 feet
 - e. Minimum rear lot setback: 10 feet
 - f. Maximum number of buildings: 2 in each Planning Area
3. Build-to requirements for any building fronting First Street or Collins Street:

- a. At least 60% of the ground floor of the building length must be within 20 feet of the right-of-way.
 - b. The build-to requirement shall apply to the ground floor only, higher floors may be stepped back further from First Street and Collins Street by no more than 15 feet.
- 4. District development standards.
 - a. Garages or other buildings intended for vehicular storage shall provide a minimum eighteen-foot setback between property line and access door into the structure to accommodate vehicle driveway parking and prevent vehicle encroachment into the access street or alley. No sidewalk along the street shall be in the eighteen-foot setback/parking space.
 - b. The distance between detached structures shall not be less than five (5) feet.
 - c. At least twenty percent (20%) of each site shall be landscaped.
 - d. All development shall be designed so that, for the given location egress points, grading and other elements of the development could not be reasonably altered to:
 - i) Reduce the number of access points onto a street;
 - ii) Minimize adverse impacts on any existing or planned residential uses;
 - iii) Improve pedestrian or vehicle safety within the site and egressing from it; and
 - iv) Reduce the visual intrusion of parking areas, screened storage areas and similar accessory areas and structures.
 - e. All development including buildings, walls, and fences shall be so sited as to:
 - i) Complement existing development in scale and location;
 - ii) Provide an adequate system of sidewalks or an off-road system of pedestrian and bicycle trails of greater than four (4) feet in width.
- 5. Parking Standards
 - a. Multi-family dwelling units: 2 per dwelling, plus 1 per guest spaces per 5 dwelling units
 - b. Dining and drinking establishments: 1 per 150 square feet
 - c. General commercial and retail sales: 1 per 300 square feet

C. Planning Area 2

- 1. Permitted Uses:
 - a. Multi-family Residential
- 2. Dimensional Requirements.
 - a. Maximum building height: 30 feet
 - b. Front setback (to street): 10 feet
 - c. Side yard setback: 5 feet
- 3. District Development Standards:
 - a. Garages or other buildings intended for vehicular storage shall provide a minimum eighteen-foot setback between property line and access door into the structure to accommodate vehicle driveway parking and prevent vehicle encroachment into the access street or alley. No sidewalk along the street shall be in the eighteen-foot setback/parking space.
 - b. The distance between detached structures shall not be less than five (5) feet.
 - c. At least twenty percent (20%) of each site shall be landscaped.
 - d. All development shall be designed so that, for the given location egress points, grading and other elements of the development could not be reasonably altered to:
 - i) Reduce the number of access points onto a street;
 - ii) Minimize adverse impacts on any existing or planned residential uses;
 - iii) Improve pedestrian or vehicle safety within the site and egressing from it; and

- iv) Reduce the visual intrusion of parking areas, screened storage areas and similar accessory areas and structures.
 - e. All development including buildings, walls, and fences shall be so sited as to:
 - i) Complement existing development in scale and location;
 - ii) Provide an adequate system of sidewalks or an off-road system of pedestrian and bicycle trails of greater than four (4) feet in width.
- 4. Parking Standards
 - a. Multi-family dwelling units: 2 per dwelling, plus 1 per guest spaces per 5 dwelling units

D. Planning Area 4 & 5

- 1. Permitted Uses:
 - a. Retail establishments
 - b. Food establishments
 - c. Commercial services
 - d. Offices: professional, financial, insurance, medical, personal services and other office uses deemed to be of similar impact by the Town Administrator, maximum amount of all office type uses shall not exceed a total of 1000 square feet in Planning Areas 4 and 5.
- 2. Dimensional Requirements:
 - a. Maximum building height: 30 feet
 - b. Maximum impervious coverage: 80%
 - c. Front setback: 10 feet
 - d. Side yard setback: 5 feet
 - e. Rear lot setback: 10 feet
 - f. Maximum number of buildings: 2 (one in each Planning Area).
- 3. Build-to requirements for any building fronting First Street or Collins Street:
 - a. At least 60% of the ground floor building length must be within 20 feet of the right-of-way.
 - b. The build-to requirement shall apply to the ground floor only, higher floors may be stepped back further from First Street and Collins Street by no more than 15 feet.
- 4. District development standards.
 - a. Roof top seating may be considered and is encouraged.
 - b. No drive-thru facilities of any sort are permitted in this zone.
 - c. Garages or other buildings intended for vehicular storage shall provide a minimum eighteen-foot setback between property line and access door into the structure to accommodate vehicle driveway parking and prevent vehicle encroachment into the access street or alley. No sidewalk along the street shall be in the eighteen-foot setback/parking space.
 - d. The distance between detached structures shall not be less than five (5) feet.
 - e. At least twenty percent (20%) of each site shall be landscaped.
 - f. All development shall be designed so that, for the given location egress points, grading and other elements of the development could not be reasonably altered to:
 - i) Reduce the number of access points onto a street;
 - ii) Minimize adverse impacts on any existing or planned residential uses;
 - iii) Improve pedestrian or vehicle safety within the site and egressing from it; and
 - iv) Reduce the visual intrusion of parking areas, screened storage areas and similar accessory areas and structures.
 - g. All development including buildings, walls, and fences shall be so sited as to:
 - i) Complement existing development in scale and location;
 - ii) Provide an adequate system of sidewalks or an off-road system of pedestrian and bicycle trails of greater than four (4) feet in width.

- h. New development shall minimize unused or unusable public or private areas in the side or rear yards.
 - i. Entrances to buildings shall be designed so that doors swing into the structure to ensure smooth and safe pedestrian circulation.
 - j. Buildings will be designed so as to minimize snow shedding and runoff onto pedestrian areas and public ways.
- 5. Parking Standards
 - a. Dining and drinking establishments: 1 per 150 square feet
 - b. General commercial and retail sales: 1 per 300 square feet

E. Planning Area 6

- 1. Special events shall follow the standards of the Town of Eaton Municipal Code. Community events such as movie showings for residents and guests, mobile retail food events, farmers markets, and other similar events shall be limited to planning area 6.
- 2. Permitted Uses:
 - a. Urban outdoor pedestrian plaza and hardscape
 - b. Stormwater detention and raingarden spaces
 - c. Parking
- 3. District development standards.
 - a. Plaza adjacent to Maple Avenue may contain the following amenities:
 - i) Patio seating for public use
 - ii) Sidewalks and accessible ramps
 - iii) Covered and uncovered seating for gathering
 - iv) Planters containing required street trees and shrubs.
 - v) Street furniture

F. Access Corridor

- 1. The Downtown Revitalization Plan, a section of the Town of Eaton Comprehensive Plan, shows an access corridor that runs north to south and east to west. These access corridors shall be included in the Final Development Plan. Pedestrian connections are envisioned throughout the site, including detached sidewalks along the four street frontages, with a tree lawn on the four perimeters of the site. There should be pedestrian connectors through to the center of the site. A north-south pedestrian connection is intended to align with the existing sewer line on the site. An east-west pedestrian and visual corridor is also envisioned to continue the east-west pedestrian corridor in the Town Square Park to the east of this site.

G. Landscaping

Landscaping shall be in accordance with the Town of Eaton Municipal Code, except as supplemented or modified below.

- 1. Landscaping shall follow these specific standards
 - a. Landscaping shall be required for all common areas internal to and around the perimeter of the site.
 - b. Landscape planting requirements shall be calculated at 1 tree per every 30 linear feet of perimeter landscape area. 5 shrubs per 500 square feet of the total provided perimeter landscaped area are required and may be within permanent planters.
 - c. Landscape standards for mixed-use sites shall apply to all development within this PUD. Quantities shall be calculated within the site as a whole across planning areas and not per building.

- d. Ground cover plants, native grass or turf must fully cover the remainder of any formal landscaped area, except under trees where mulch may be used.
- e. Formal landscaping areas contain perimeter areas, parking areas, and internal areas as further specified in this PUD.
- f. Perimeter areas:
 - i) Drought-resistant landscape materials such as ornamental trees, flowering shrubs and perennials and ground covers.

H. Architecture

- 1. Variety of home types
 - a. A variety of sizes and price ranges of homes should be provided. These could include townhomes, apartments, or condos.
- 2. Building Exteriors
 - a. Siding materials is to include at least two of the following, but not limited to exterior materials; brick, stone, cementitious lap wood, board and batten, or shake.
 - b. Materials and details should “return” the same materials around outside corner conditions.
 - c. Residential and non-residential units are to have a minimum of three different colors for siding, trim, and accents. Primary colors are encouraged as accents. Saturated colors and white are encouraged.
- 3. Entryways
 - a. All entries to ground level uses along First Street shall be easily identified through building design including the use of recessed or projected entryways, canopies, or changes in material, texture, or color.
 - b. Each commercial use with Collins Street, First Street, or Maple Avenue frontage shall have at least one main public entry that faces the street, opens directly outside, and is accessed by a sidewalk or plaza.
- 4. Garbage and trash receptacles:
 - a. Developments must screen dumpsters and bins from view.
- 5. Mixed-use areas
 - a. Pedestrian scale: The mixed-use areas consist of pedestrian-friendly main-streets which support pedestrian life. Building frontage incorporated inviting and active front entrances which face tree-lined streets and plazas.
 - b. Ground level commercial spaces shall have tall ceilings, and a high level of glazing. Roofs may be flat, with continuous cornice lines.
 - c. Surface or façade details that enrich architectural character and enhance the streetscape shall be used over at least 50% of the horizontal length of the ground floor using the at least three of the following components:
 - i) Awnings
 - ii) Arcades
 - iii) Trellises
 - iv) Columns
 - v) Storefront window systems
 - vi) Roll up glass garage doors
 - d. All rooftop mechanical equipment must be screened.
 - e. Higher parapets are allowed to serve as equipment screening.
 - f. At least 50% of the facades for all buildings shall use exterior wall finish materials that either resemble or are the natural materials and color of brick or stone.

- g. Building exteriors shall primarily use subtle, yet rich colors such as browns, ambers, muted greens, gold, buffs, terra cotta, taupes, and muted blues that are harmonious with the colors of the surrounding area.

I. Outdoor Lighting

All lighting shall follow the Town of Eaton Municipal Code.

- 1. A Lighting Plan will be required at the time of Final Development Plan Submittal.

J. Signs

All signs shall follow the Town of Eaton Municipal Code.

- 1. Permitted signs:
 - a. Commercial signs – residential zone
 - b. Ground signs
- 2. Prohibited signs:
 - a. Flashing and roof signs.

K. Utilities

- 1. Water service to be provided by the Town of Eaton.
- 2. Sewer service to be provided by the Town of Eaton.
- 3. Proof of service utility services will be required with the Final Development Plan.

L. Drainage and Water Quality

- 1. Final Development Plan will be required to show adequate drainage and water quality features.

M. Modifications to PUD

- 1. Amendments to this schematic plan for this development will follow the Town of Eaton Municipal Code as amended.

N. Engineering section, public improvements, dedications

- 1. All engineering documents will be necessary with the Final Development Plan submittal as determined by the Town Engineer prior to submittal of the FDP application.

O. Development Agreement

- 1. A development agreement will be required at the time of Final Development Plan submittal. The resolution of approval also contains a provision regarding deferral of the Development Agreement requirement until a developer proposes to develop the subject property. Such provision also is applicable to a subdivision application.

P. Traffic

- 1. An overall traffic study will be required with the Final Development Plan application.

Q. Expiration

- 1. The resolution of approval for this PUD will not expire absent a future action of the Town Board in accordance with the Town Code.

Town of Eaton

Established in 1892



WHERE THE MIDWEST MEETS THE ROCKIES



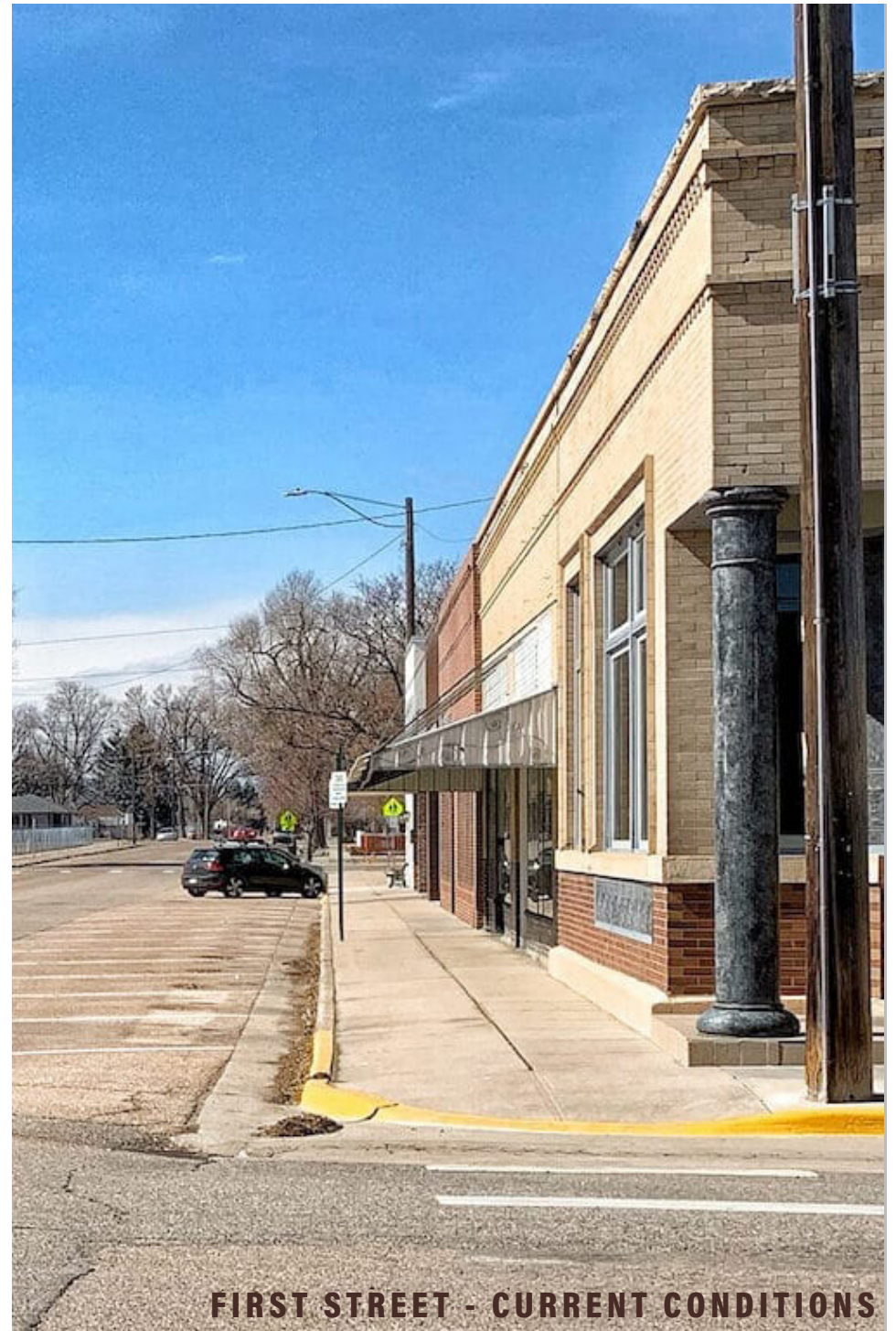
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ADOPTED JULY 6, 2023





1 | INTRODUCTION

This plan offers fundamentals of downtown revitalization and introduces best practices to create a forward thinking start to a revitalization effort in the core and original 'Downtown' of Eaton. This plan attempts to spark a renewed vision and effort to invest in the original 'main street' of Eaton being First Street, between Oak and Cheyenne Avenue.



INTENT

The Intent of this Downtown Revitalization Plan is to begin the steps to allow community input, community interest, and enlightened leadership to visualize and create a 'plan' for the First Street corridor through the heart of original Eaton. So much history and change has occurred in the downtown neighborhood over the last century - with numerous changes in ownerships, new and old businesses have thrived, old and dated investments have begun to deteriorate, new investments by businesses in the area, and the Town itself with a new park to the immediate south and a new police/town hall annex building within the last decade. It is time to move forward and set an even stronger path to new and updated landscape to the main street core of the Town. It's time to begin to implement a vision for positive change to the facades and streetscape in the core of our Town.

This plan includes a vast amount of time, energy, input and thoughtfulness to the following pages that memorialize the process we have all undertaken. Opportunities for funding improvements are on the Town's doorstep with grant assistance from the State of Colorado - and we continue to refine our goals and perspectives as to how we all can work to better the Town of Eaton. This Plan helps us as an entire Community devoted to - bettering the special place that we call "HOME!"

APPROACH

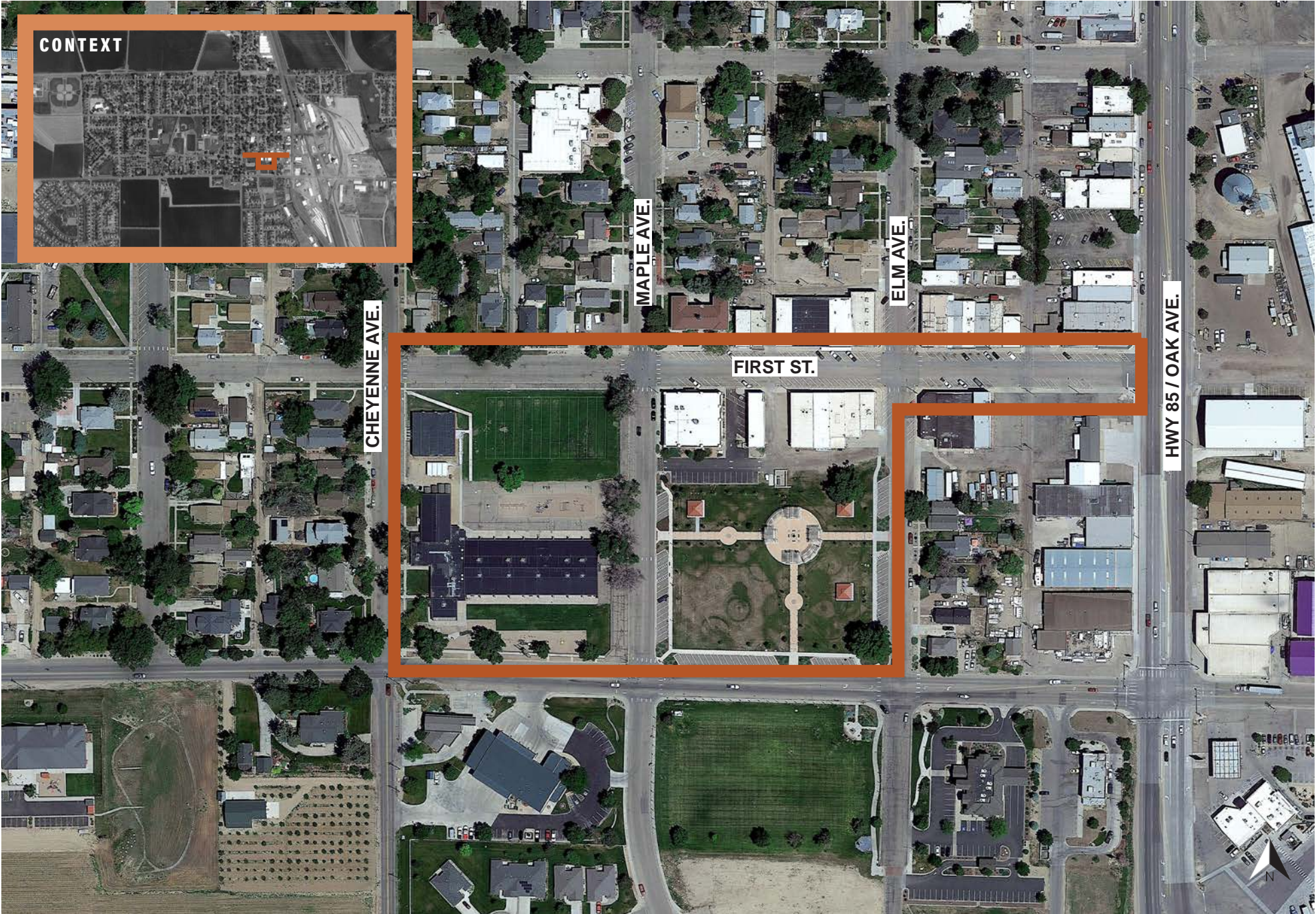
Our study area spans the length of three blocks on First Street; from Oak to Cheyenne Avenues. The easternmost two blocks currently house the front loaded business buildings and Town Hall buildings to First Street. Buildings are in various conditions and always need to keep up with maintenance needs. The westernmost one block fronts to the homes on the north side of First Street and the recently demolished Elementary School site on the south side that sets there looking forward to new options for its future. That future is undetermined at this time, but infrastructure needs for this block need to be considered with the neighboring two eastern blocks as pedestrians, traffic, drainage, and utility needs all should be considered in a plan. Lastly, the recently Town constructed 3 acre park north of Collins Street between Elm and Maple Avenues is a great place to relax and recreate away from traffic and enjoy the gazebo spaces and green grasses. This park is known as 'Town Square'.

As this plan began its public outreach efforts during 2020 in the 'COVID' year pandemic, we at the Town didn't let the pandemic slow the visioning process - and forged ahead with the beginning meetings in person and virtually. We had three large community meetings gathering information, listening to ideas, drawing likes and dislikes, sketching cool ideas, looking at other communities' improvement ideas, brainstorming took place, and all welcomed persons were able to vote and prioritize goals that are outlined in this Plan. The Plan is parceled up with

community goals, short-term and long-term goals, a framework with ideas and preferences, and some specific future furniture expectations to round out some of the expectations to better our Town. This plan is being approved and adopted by The Eaton Planning and Zoning Commission as an amendment to the 2020 Comprehensive Plan.



STUDY AREA



2 | DOWNTOWN EATON

Downtown Eaton has a rich history and a community with a strong vision. The revitalization of First Street provides an opportunity to emphasize and combine the past with the future. Understanding the history and existing conditions provides the foundation for the recommendations set out in this plan.



HISTORY: ONE-HUNDRED YEARS OF CHANGE TO FIRST STREET

Let's take a stroll down First Street in early 1900. The first store was a hardware store, which was built in 1892. The building still stands along the alley between Oak and Elm streets. Businesses came slower to First Street as The Big Store on Oak attracted many small stores around it. The First Bank of Eaton and the Eaton Herald were open for business on First Street. Flagstones from the mountains were placed in front of stores for a sidewalk, and the street was graded and it began to feel like a real little downtown. Dr. Bellrose had a large building constructed for his office and he rented out other spaces. A furniture and undertaking store, plus a dry goods and a bowling alley could be found on the Bellrose block. The elite bakery held a space on the corner of First and Elm. Later - other small businesses were opening along this two block area of First Street. The 1900 census of Eaton was 384 persons.

The Century School was constructed on the well-known Elementary School block and this area continued to be the location for 4 different schools.

The little town grew and businesses were added, changed locations, or simply moved on. Fast forwarding to the 1950's when the population was 1,276 according to the 1950 census. We find the two blocks on First Street with multiple businesses. In fact, you could say this was a self-sufficient town with only the need to leave Town if one needed to go to a hospital. One would have found two drug stores, one being a

hang-out for the high school kids at the counter. There were two clothing stores, two grocery stores, two hardware stores, an appliance and electrical store. A farm equipment shop and auto repair garage took up a space on the south side of the street. You could pay your bill at the telephone office or Home Light and Power Office. If one needed medical care, you could find two doctor's offices and a dentist office in town. Andy had a shoe store and shoe repair shop. There was also a beauty shop and two barber shops. In addition, was a pool hall, furniture store, post office, newspaper office, jewelry store, and an insurance office. The town also boasted a movie theater and a Conoco Station on the corner. The Town Hall was also the home to the fire and police department personnel. The main two blocks of First Street served a thriving and growing hometown community with many agriculture and domestic needs that the persons living in Eaton would need.

Thanks to June Gustafson for her memories of First Street.



BACKGROUND

The redevelopment of First Street into a thriving downtown core has been identified as a goal in the 2020 Town of Eaton Comprehensive Plan. With the availability of funding and support by the Town Board for economic development, visioning and potential future projects the Hometown Committee was charged by the Board of Trustees and Town staff to work alongside the community and Town planners to develop a phased redevelopment plan for downtown Eaton. The Hometown Revitalization Committee outlined a schedule beginning in the year 2020 to create this Revitalization Plan and create a vision to put on paper. Included with

the efforts to put on paper, the group scheduled and opened up the doors for communication to ask for community input with this Plan. A variety of community outreach meetings that were held and responses were incorporated and addressed as best as possible. Many goals reflected in the production of this plan were prioritized.

The Eaton Hometown Revitalization Committee was formed in June 2018 by the Board of Trustees and held three community meetings to engage community members and acquire community input. The series of meetings, starting in 2020, received feedback from the

community in regard to existing conditions and an understanding of the priorities of the community. In the following meetings, key discussions around parking, sidewalks, street character, events, implementation, and maintenance were presented and discussed based on the feedback that was received from each and every previous community meetings. The third community meeting in 2021 presented long-term and short-term design concepts that reflected the goals of the community input. The community input gathered and shaped this Downtown Revitalization Plan.



EXISTING CONDITIONS

In order to understand the project area and basis for improvement, an analysis of the existing conditions was conducted along First Street, including gathering feedback from the community.

Streetscape Elements

The current streetscape appears bare and does not offer successful amenities at the human scale or people-oriented opportunities. There is a lack of benches, planters and other elements to foster gathering and sense of place.



Wayfinding

There is currently nothing in place that announces a user has arrived or departed Downtown Eaton.



Streetscape Lighting

There is limited pedestrian scale lighting along First Street which has created a lack of illuminated walkways for pedestrians.



Sidewalks

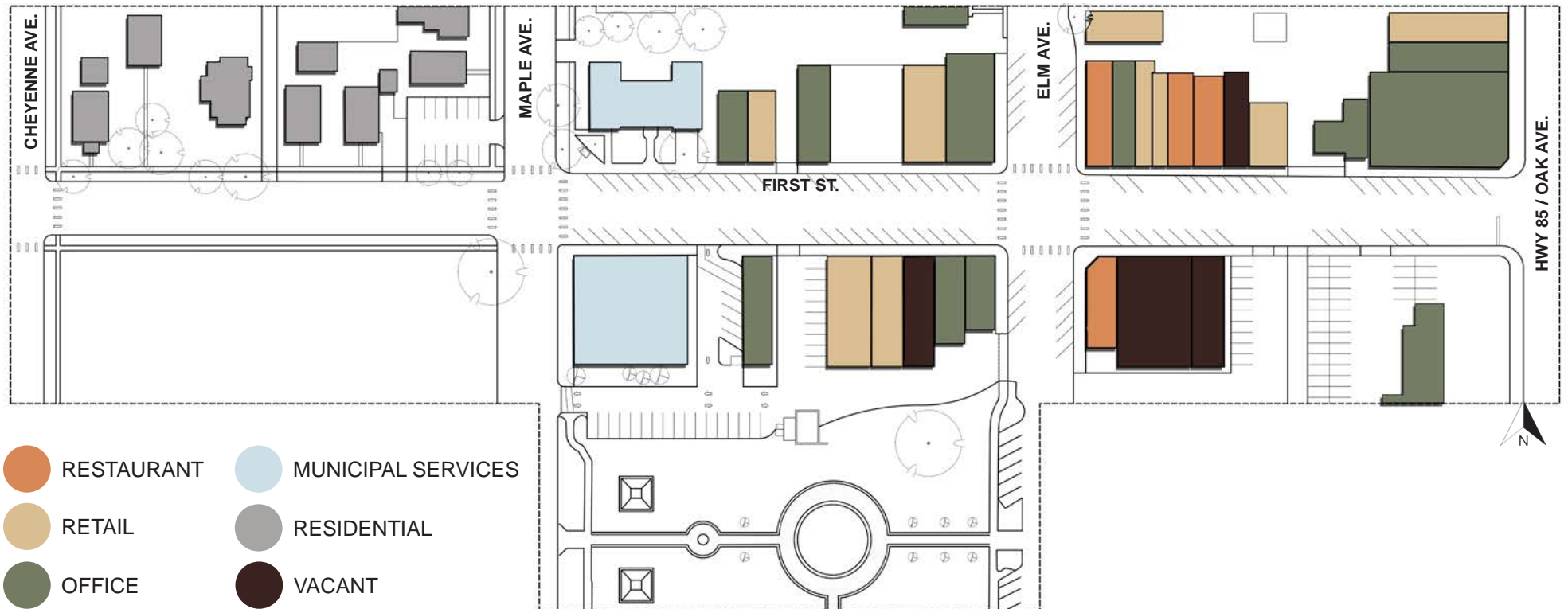
The sidewalk conditions are in various states along both sides of First Street. There are limited areas that are ADA accessible and the current sidewalks are narrow, tilted, and are causing poor circulation routes throughout town.

Crosswalks

Crosswalks at intersections either do not exist, or have very low visibility to them. The distance to cross these areas are considerably long and could be reduced to promote safety.

LOCAL BUSINESSES

First Street is composed of multiple small businesses that provided services to Eaton and are made up of municipal, retail, restaurants and office buildings, including the Eaton School District main office. Investing in the revitalization of First Street promotes opportunities and growth for small businesses, as well as incentivizing new business owners to create an opportunity in what are currently vacant buildings.



3 | PLANNING PROCESS

The planning process hosts one-on-one stakeholder surveys, open houses, and interviews to collect a broad cross section of residents, business owners, visitors, and employee feedback. The project team learned about existing conditions and how residents and community members use downtown sidewalks and public spaces. Ideas were captured from the public about future downtown improvements.



PLANNING PROCESS

The Eaton Hometown Revitalization Committee was formed in June 2018 by the Board of Trustees to act as an advisory committee with the initial scope of work to include:

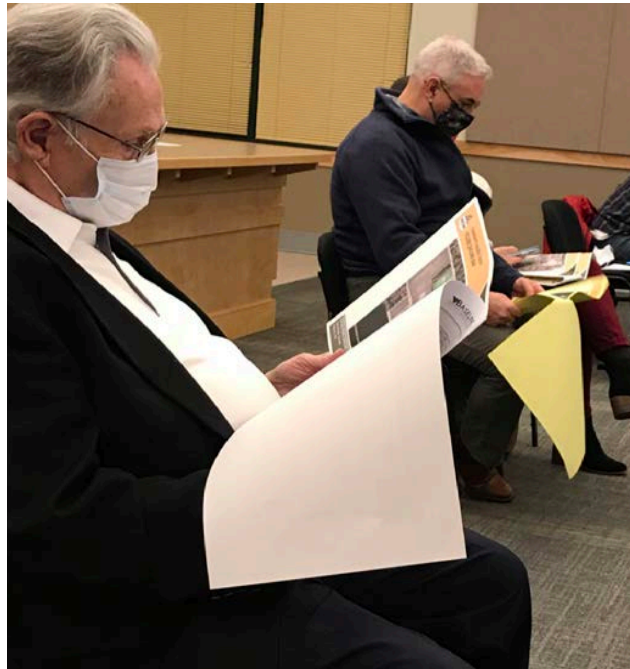
- Improving the existing commercial areas in the Town.
- Attracting new commercial and retail opportunities in the Town.
- Making physical improvements to the commercial areas in the Town.
- Marketing the commercial areas of the Town.
- Promoting community events in the commercial areas of the Town.
- Developing recommended financial policies and/or capital expenditures to support revitalization of the commercial areas in the Town.
- Medium and long term planning to support the revitalization of the commercial areas in the Town.

The redevelopment of 1st Street into a thriving downtown core has been identified as goal 3.5 in the 2020 Town of Eaton Comprehensive Plan. With the availability of funding for economic development project, the Hometown Committee was charged by the Board of Trustees and Town

staff to work alongside the community and Town planners to develop a phased redevelopment plan for downtown Eaton.

The Hometown Revitalization Committee outlined a schedule beginning in year 2020 to create this Revitalization Plan and create a vision to put on paper. Included with the efforts to put on paper, the group scheduled and opened up the doors for communication to ask for community input with this Plan.

Following you can find some short summaries of the three Community Meetings that were held during 2020 and 2021.



COMMUNITY OUTREACH

August 17, 2020: Community Meeting

The meeting held on August 17, 2020 and it was focused on receiving feedback from the community in regards to existing conditions and understanding the priorities of the community. Boards were provided, along with a survey that collected information on what residents were most concerned about and the solutions that they wanted to prioritize.

February 1, 2021: Community Meeting

The meeting held on February 1, 2021 used the information from the previous community meeting to develop a collective vision statement, goals and topic areas that reflect the priorities and desires that can be incorporated into the overall plan. This meeting was held as an in-person meeting and a virtual meeting to allow even more input and voting/opinions during the meeting. These topics were presented and voted on by the community through MentiMeter and paper surveys for those in the meeting at Town Hall. This information was used to produce visuals and graphics for next steps and the third meeting for the summer of 2022.

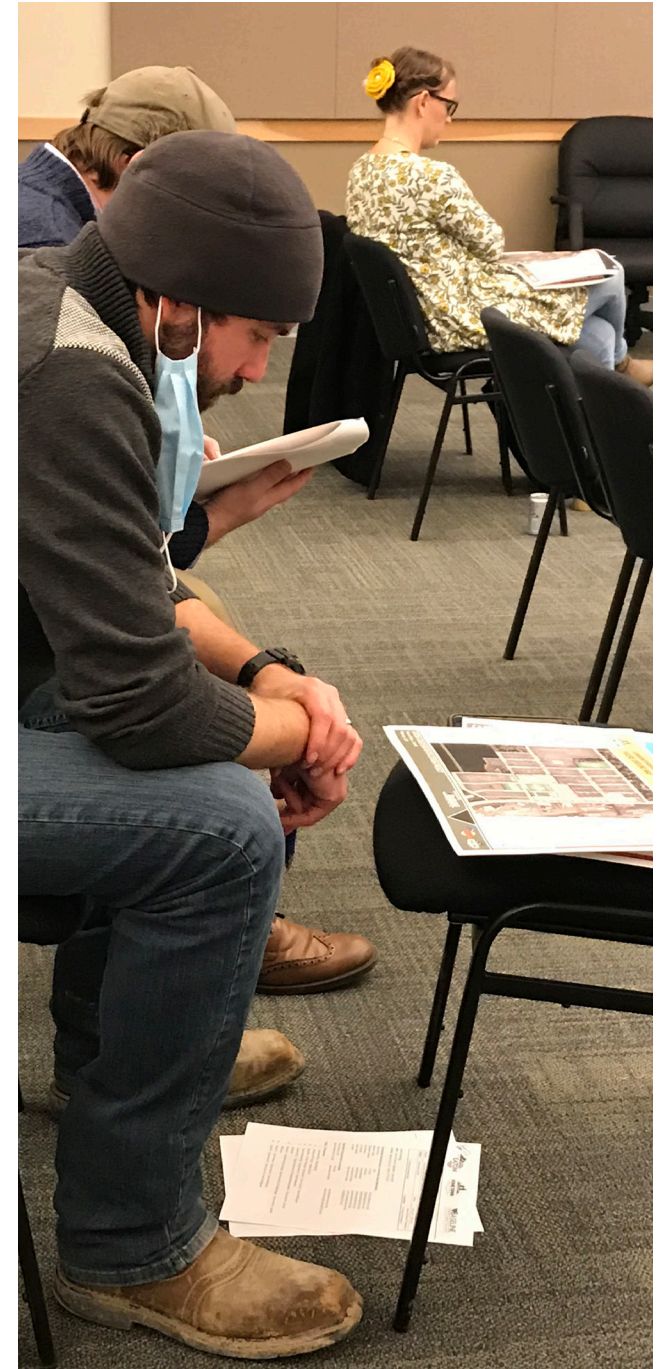
August 2, 2021: Community Meeting

A series of choices and strategies were presented that best achieve the character and identity desired for the Eaton downtown streetscape. Key discussions around parking, sidewalks, street character, events,

implementation and maintenance were presented and discussed based on the feedback that was received from the February 1, 2021 community meeting as well. This presentation provided long-term and short-term design concepts that reflected the goals of the community input.

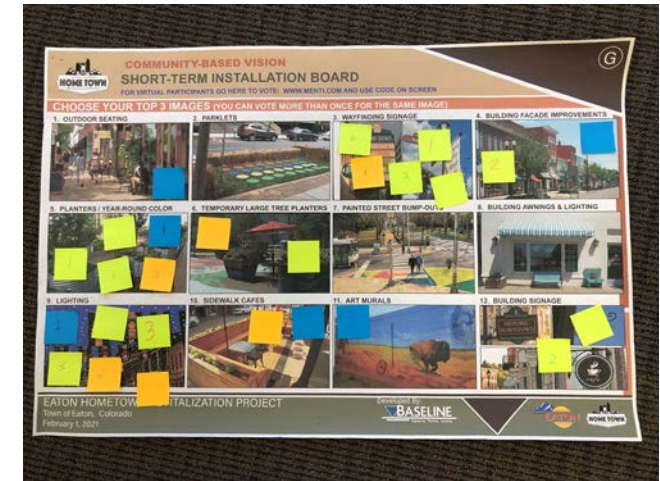
Top Three Goals for the Revitalization Plan

- Defining downtown entrances.
- Preserving unique small-town character through landscaping, lighting, signage, and building enhancements.
- Creating a safe, enjoyable, inclusive pedestrian experience by upgrading infrastructure, walkability, and outdoor



SURVEY & RESULTS

Community feedback was collected in various forms throughout the community engagement process and included holding meetings on Zoom, meetings in person and collecting data through surveys and interactive methods. In person meetings included open discussion, selection of favorite designs and amenities of highest priority, and paper surveys. Online presentations included a live, interactive platform to get feedback in real time and opportunities for discussions. Additionally, surveys were handed out and provided to businesses that included a QR code that connected the user to a live survey.



WHAT WE HEARD

FEEDBACK FROM THE AUGUST 2021 COMMUNITY MEETING

More signage to help expose small businesses which might help community members know what they have in their own back yard. As a small business owner we have too many people say they had no idea we were here.

Great ideas!

I'd like to see more mom & pop restaurants to eat at

It would be nice to have flowers in the town square. It's so boring, nothing to draw you there other than to just walk through. I always thought it would be finished, has no appeal at all.

Kid friendly

Lighting is important along with outdoor seating. I think this could make some small town festivals more suitable for crowds.

Edison lighting in town square as well.

I'd like to see additional parks and green spaces.

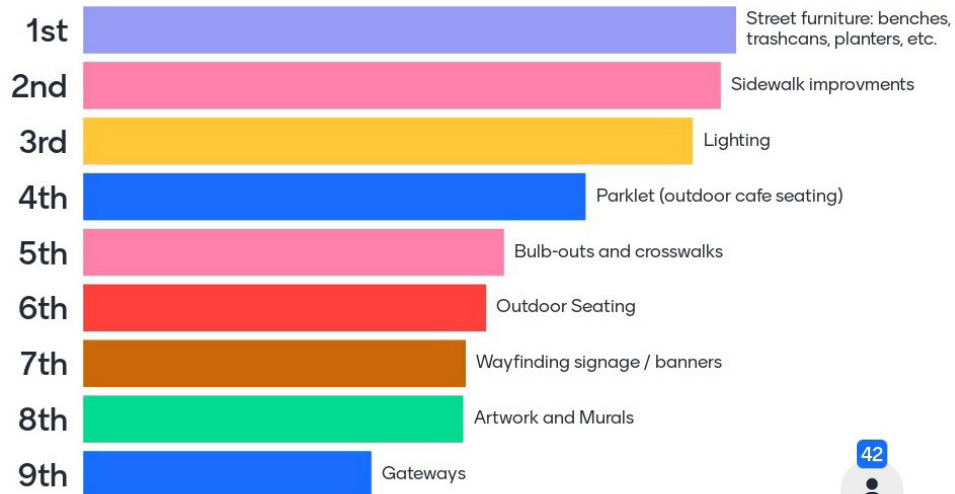
Planters, benches and lighting for the businesses on east side of highway 85 to extend the consistency from 1st street up and down the main thoroughfare of the community.

Good job!! Thank you all for your work!!! The store fronts and alleyways need to be updated and cleaned up.

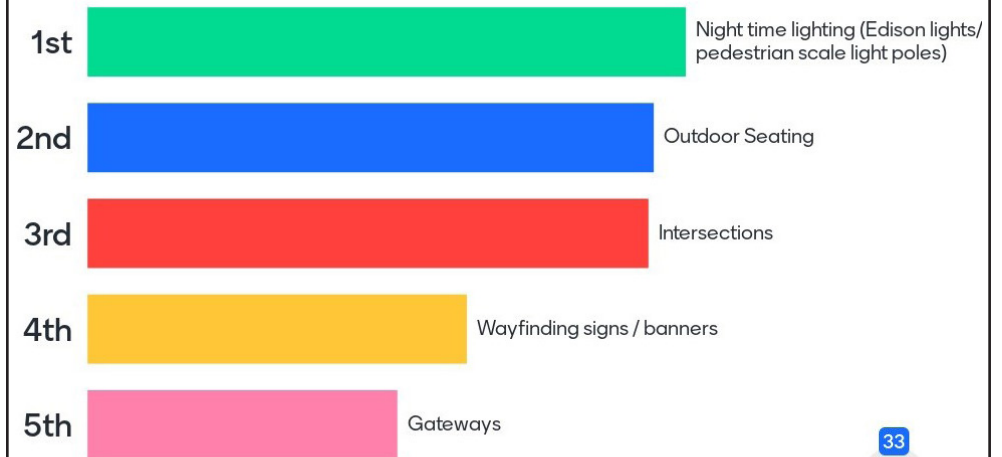
Would love to see trees or colorful Sunshades for some areas



Question: Rank which amenities you prefer to see implemented first from 1 - 9. (1 being the amenity you prefer to be implemented first).



Question: Rank which featured amenities you prefer to see implemented first, from 1 - 5. (1 being the featured area you prefer to be implemented first).



4 | FRAMEWORK

The following framework provides overall direction and content provided from the stakeholder meetings, community meetings, and design meetings. This guide will provide the overall direction for future uses in the downtown corridor.

FLYING COLORS!



COMMUNITY GOALS

Creating goals that reflect the community values and aesthetics is one of the first steps taken in order to provide a clear vision for the future and the plan.

The goals listed below were the outcome of multiple surveys and community meetings. These goals are shown in the order of importance to the community.

- 1 Clearly define downtown entrances.
- 2 Preserve unique small town character through landscaping, lighting, signage, and building enhancements.
- 3 Create a safe, enjoyable, inclusive pedestrian experience by upgrading infrastructure, walk-ability, and outdoor appearance.
- 4 Cultivate a day and night vitality and energizing environment by filling vacant storefronts.
- 5 Build tourism and visitors to shop locally in the town of Eaton.
- 6 Retain and expand existing businesses and create new businesses to join downtown.
- 7 Enhance the events, programming, branding and identity of downtown Eaton for marketability.



COMMUNITY VISION | PRECEDENT IMAGERY



SHORT-TERM GOALS

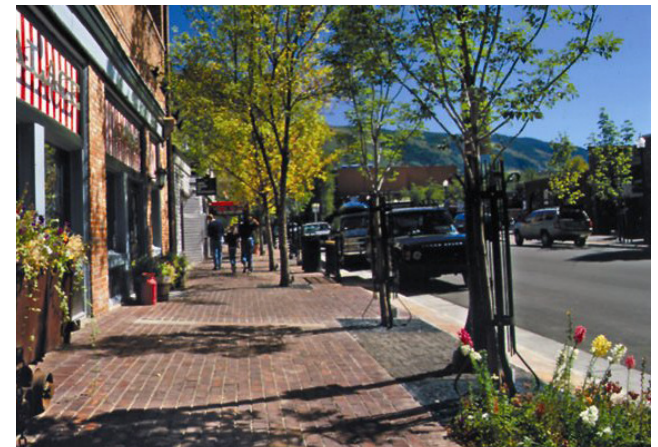
In order to help achieve long-term, sustainable solutions to improving the streetscape, short-term goals that provide temporary improvements have been proposed during an early phasing of the plan. Short-term goals will help the community, business owners, and stakeholders re-envision the downtown through parklets, painted bulb-outs and crosswalks, and gateways through lighting and other streetscape amenities. Ideally, these improvements are designed to be short-term and relatively low-cost, while providing the opportunity to provide feedback before making elements permanent.

- 1 Lighting
- 2 Planters / Year Round Color
- 3 Wayfinding / Signage
- 4 Sidewalk Cafes
- 5 Building Facade Improvements
- 6 Temporary Large Tree Planters
- 7 Outdoor Seating

LONG-TERM GOALS

Implementation of short-term goals and improvements build the foundation to provide successful design that will address the long-term goals defined by the community. At the time of adoption of this plan, it is envisioned that the initial efforts of the improvements will generally be in the long-term goals listed in this plan. It is expected that design engineering plans will be created in summer/fall of 2023 and significant construction efforts to begin in spring of 2024.

- 1 Lighting and Banners
- 2 Wayfinding / Signage
- 3 Permanent Site Furnishings
- 4 Alley / Walkable Connections
- 5 Building Improvements
- 6 Parking with Bulb-Outs
- 7 Division of Streetscape



AMENITIES

Public amenities have been proven to encourage activity, while enhancing the identity of a community. These amenities include seating, street trees, planters, lighting, wayfinding, and outdoor gathering spaces. The images on the right are the selected furnishings that are to be distributed along First Street.

Galvanized steel provides a low maintenance option for amenities, providing a highly durable material that is suitable in most environments and is resistant to weather, vandalism, and rusting.

Public art, including murals, provide character to a space and can be used to highlight a space or as a method of wayfinding.



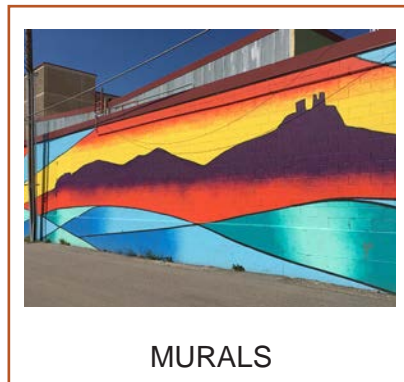
BENCH



LIGHTING W/ BANNER



LIGHTING, OPTION 2



MURALS



PLANTERS



TRASH CAN






POTENTIAL PARKLETS

Parklets are an excellent way to create public spaces to sit and gather, while encouraging pedestrians to slow down, connect with people and spend more time in their downtown. They have been shown to create positive effects for local businesses by increasing foot traffic and revenue, while complimenting adjacent restaurants and cafes. This plan provides potential locations for parklets along First Street, to encourage pedestrian traffic and a place to relax outside.



CONCEPTUAL PLAN | EARLY PHASING

Streetscape elements provide functionality and vibrancy at the pedestrian scale, while creating a space that is comfortable and welcoming to users. In early phasing, placing benches, trash cans, and planters less frequently will provide the opportunity to work toward the final phasing goals at a smaller scale. Other amenities, like lighting can be provided temporarily and updated during the final phasing of the project.

	X 6	STEEL BENCH
	X 8	LIGHTING W/ BANNERS
	X 3	STEEL TRASH CAN
	X 2	COMMUNITY MURALS
	X 8	STEEL PLANTERS





CONCEPTUAL PLAN | FINAL PHASING

The final phase of streetscape amenities will be coordinated with the extension of sidewalks, bulb-outs and gateways. With proper placement of amenities, unification and identity will start to appear along First Street.

Street furniture should be placed in a manner that the sidewalk will have adequate space for accessible pedestrian circulation.

Groupings of street furniture will create an opportunity to use sidewalks efficiently, while creating an organized feel.

	X 6	STEEL BENCH
	X 9	LIGHTING W/ BANNERS
	X 6	STEEL TRASH CAN
	X 4	COMMUNITY MURALS
	X 8	STEEL PLANTERS



CONCEPTUAL PLAN I

The priority of the East end of First Street, is to draw people in through the addition of a gateway feature with a strong appearance to and from Highway 85, also named Oak Avenue in the town limits. . A secondary gateway is also proposed, on a smaller scale, on the west end of First Street through the use of plantings, lights, and banners. These gateways are used as the “bookends” holding First Street together, while creating a sense of arrival and departure.



BENCH



LIGHTING W/ BANNER



LIGHTING, OPTION 2



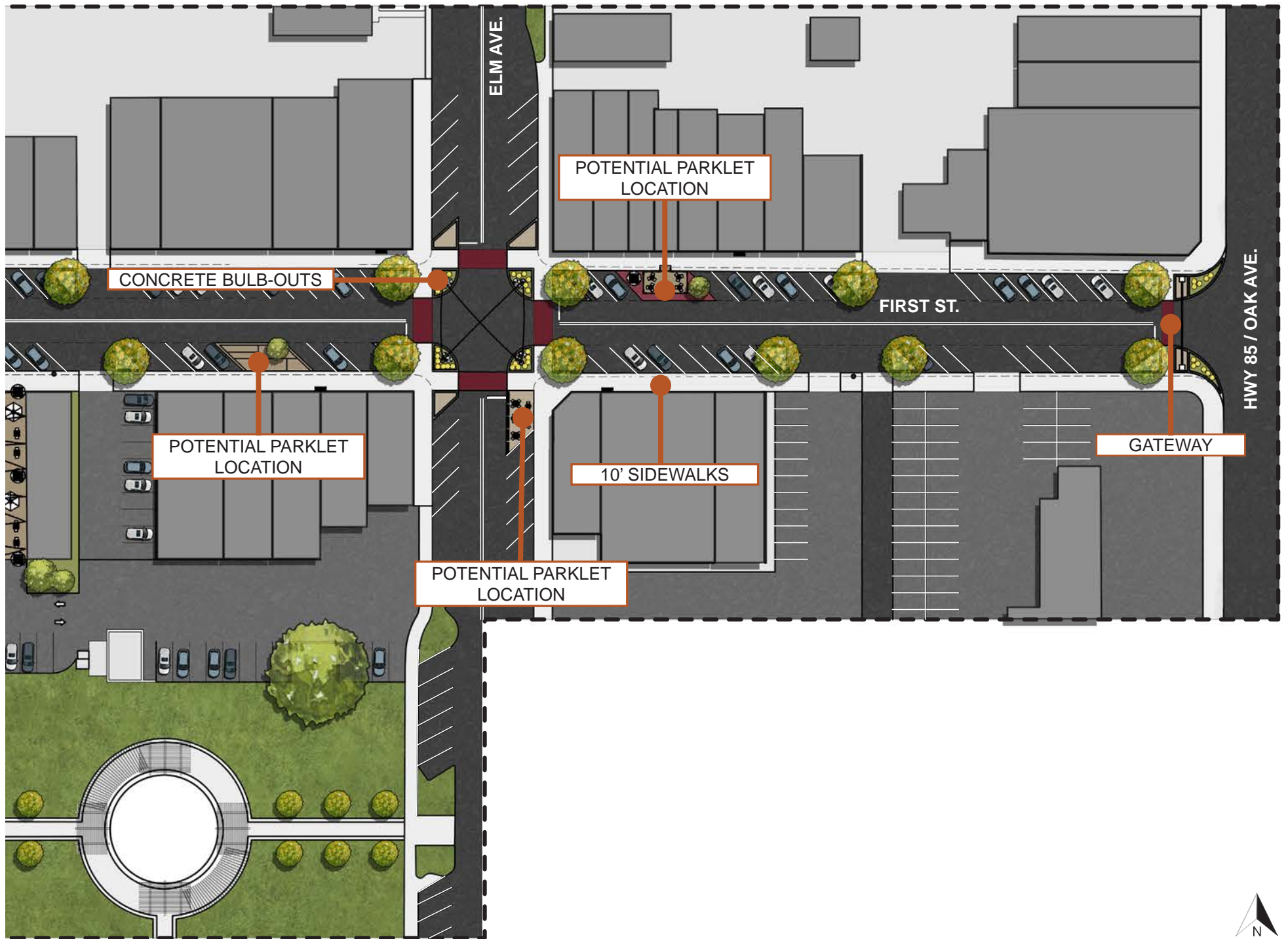
MURALS



PLANTERS



TRASH CAN



CONCEPTUAL PLAN II

As people are encouraged to continue down First Street, the next priority was to encourage users to not only visit, but stay. Outdoor seating, site amenities, and potential parklets create the transition areas of downtown that will encourage users to explore, relax, and interact with members of the community. These transitions become the reflection of community pride and vitality.



BENCH



LIGHTING W/ BANNER



LIGHTING, OPTION 2



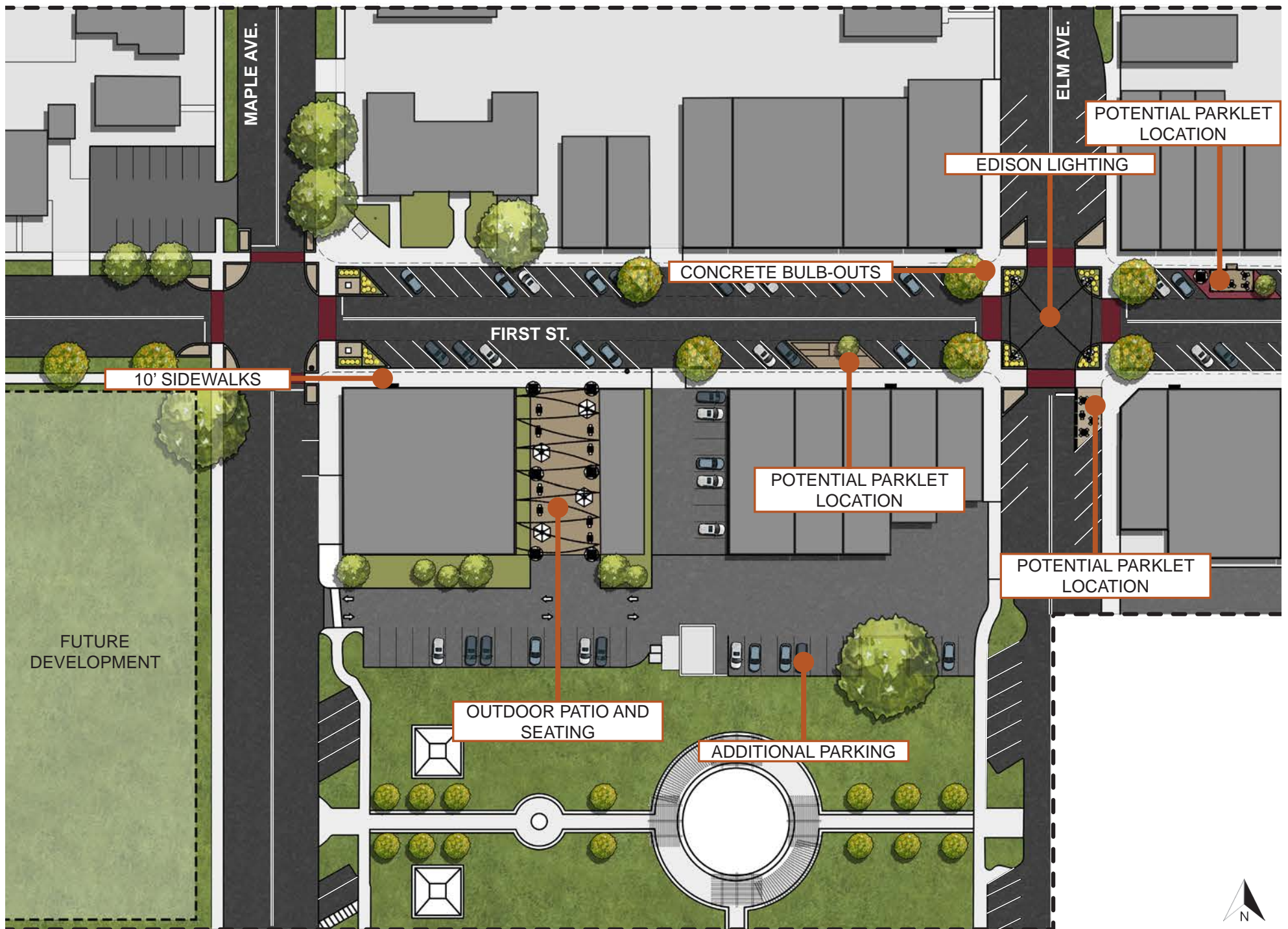
MURALS



PLANTERS



TRASH CAN



CONCEPTUAL PLAN III

In addition to providing areas for people to stay, we want to ensure that these spaces are inclusive and safe. This includes increasing sidewalks to 10', providing ADA accessible routes, creating bulb-outs and well-marked crosswalks with adequate wayfinding through placemaking. When the built environment is designed to be inclusive, it welcomes users of all ages and abilities.

An additional opportunity recently came about with the demolition of the decades old Eaton Elementary School on a complete block on the south side of 1st Street. This leaves 3.45 acres of vacant land for an opportunity for the Eaton School District and the Town to plan a future for this land that in the future can add high quality mixed land uses and add significant new and different options for the Downtown in Eaton. This plan includes a vision for this property and its future development opportunity.



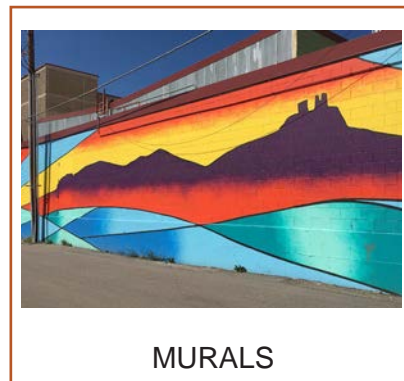
BENCH



LIGHTING W/ BANNER



LIGHTING, OPTION 2



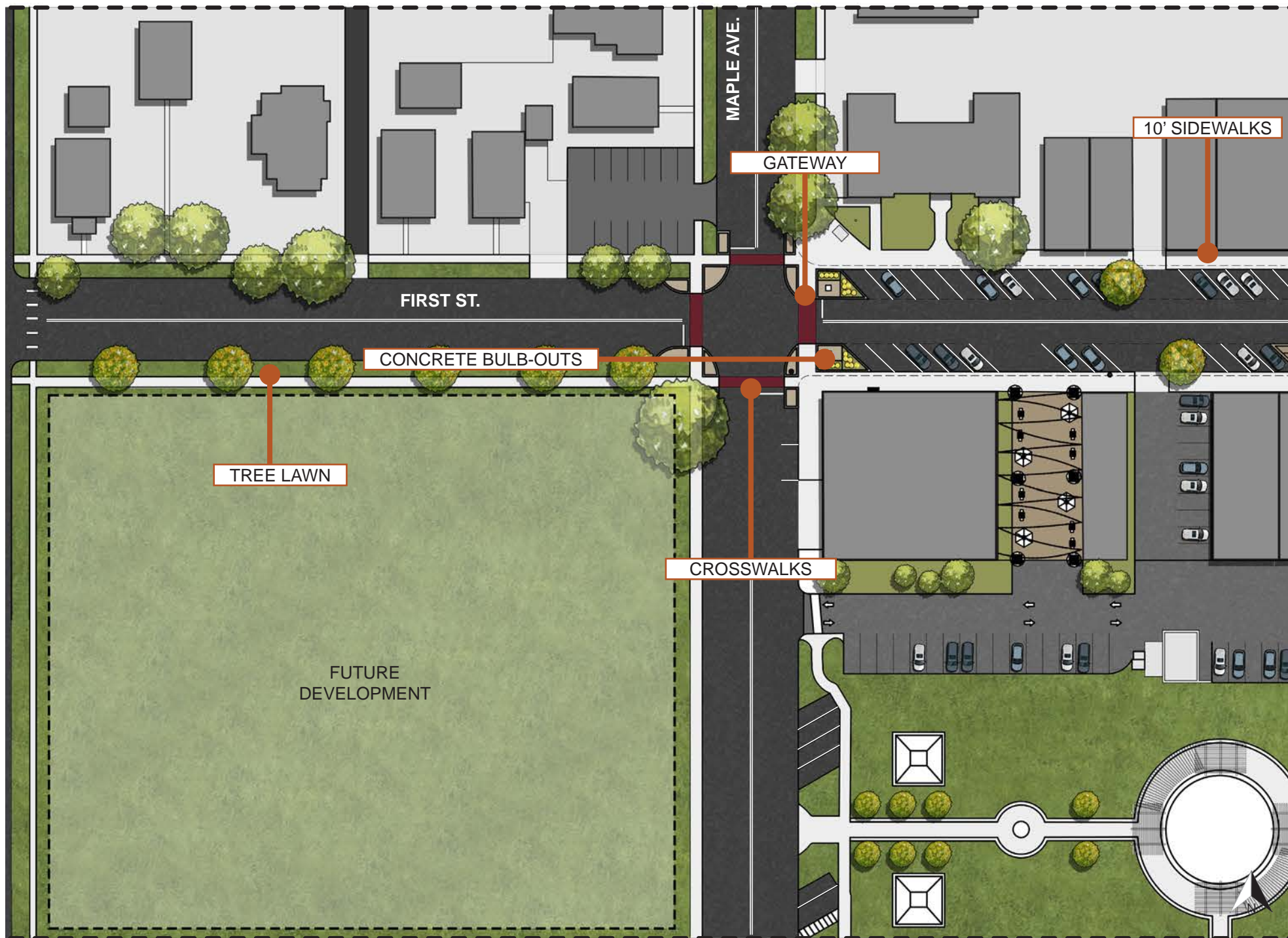
MURALS



PLANTERS



TRASH CAN



FUTURE DEVELOPMENT

The largest property now available for new development is approximately 3.45 acres in size, and was previously the home of the Eaton Elementary School. The site is owned by the Weld County School District No. RE-2 – known also as the Eaton School District aka “District”. The elementary school and associated improvements were recently demolished because of its age and that the District built a state of the art new High School building and entire campus on the west side of Town; refurbished the old high school to be the new Eaton Middle School; and established the elementary school previously on this site to the old middle school a couple blocks away to the west. A few alive and existing mature trees and portions of the athletic field were kept for the time being on this site. The site is bordered on the north by 1st Street, Cheyenne Ave. on the west, Collins Street on the south and Maple Ave. on the east. The Town Square park and open space is situated directly east of this site. Municipal facilities in the immediate area include Eaton Fire and Rescue on the south side, and the Eaton Town Hall northeast of the 1st and Maple intersection. The Eaton Police Department is located at the southeast corner of 1st St. and Maple Avenue.

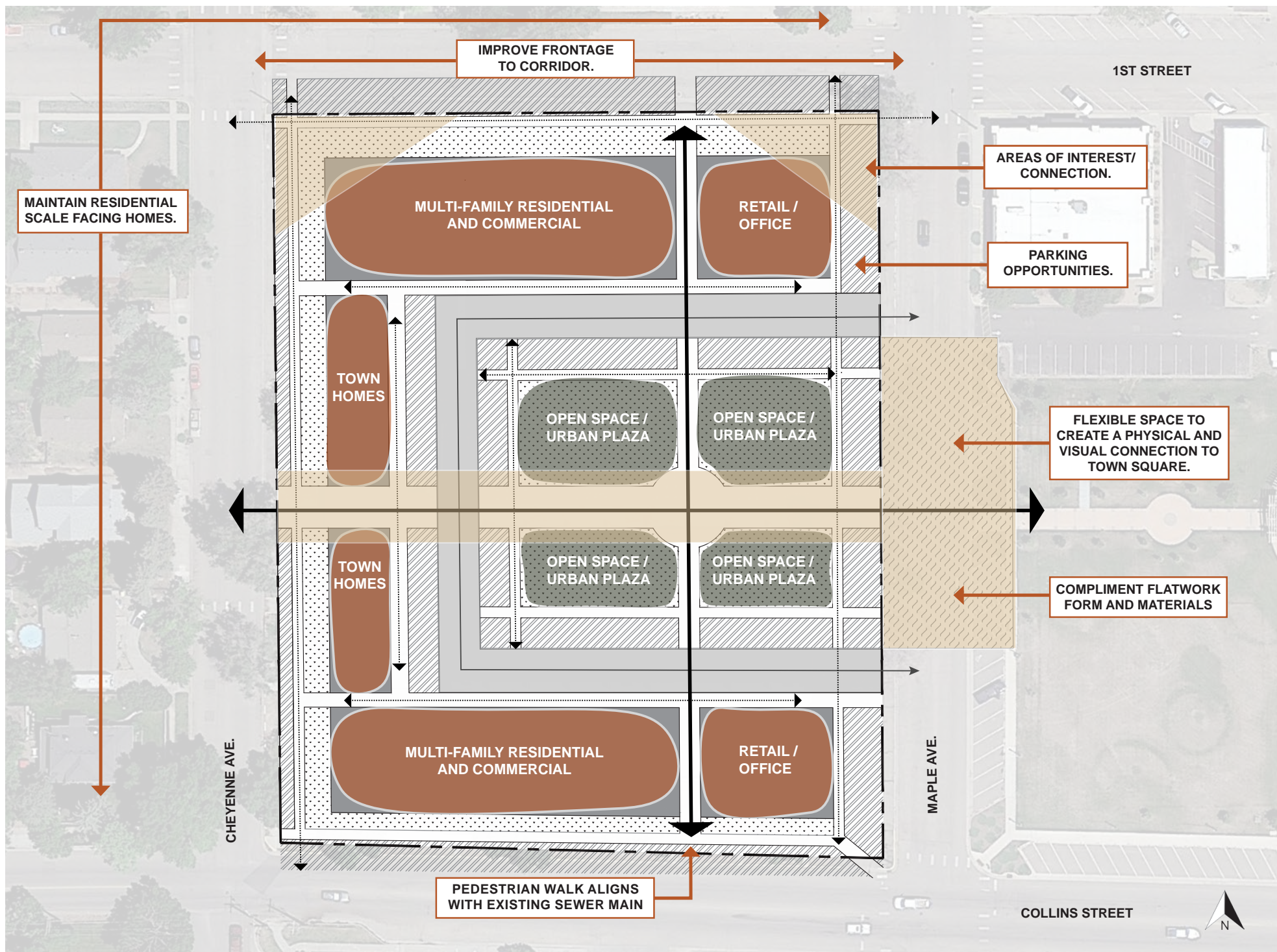
This plan intends to incorporate a thoughtful and focused plan, and the Town and the District desire to see that the site gets redeveloped with a residential – mixed use development. This plan envisions the site to incorporate “multi-family units, ground floor retail/commercial uses, and



potentially some restaurant/retail pad buildings and uses at the NE and SE corners of the vacant site”. Generally, this plan envisions allowances for retail and commercial uses, and higher density residential uses in townhomes and ‘flats’ above ground floor sales tax generating type uses on the ground floor facing the central court and potentially the streets as well. The intent is to provide for needed affordable housing in the Town of Eaton, along with the continuation of the urban character of the Town’s core. This block has a potential to expand the downtown of Eaton with its inclusion in the Revitalization plan and efforts along 1st Street and the historical area of being Downtown Eaton.

The Town and the District intend to soon create a Planned Unit Development (PUD) zoning document that will be processed as a rezoning case specifically for this previous school site. Such a PUD will establish an “overlay” zone

providing zoning standards for real future development on this site. The PUD will establish minimum and maximum zoning standards that developers can understand what the Town expects with a mixed use development. It will also list the types of residential units and maximum number of units and expectations for non-residential uses as well. This entitlement process once completed will provide a very clear vision for future development desires and expectations to best accommodate a quicker evaluation time and construction plan for development of the 3.45 acres of vacant land.



FUTURE DEVELOPMENT

BACKGROUND

This Plan includes a 'bubble-type' site design layout (page 35) as a best and current understanding of how development on this site could occur in the future. Since it is perceived that this property ought to now develop as it is vacant and directly adjacent to 1st Street and downtown Eaton, it is hereby envisioned that the site should develop with a mix of residential and commercial uses. There are currently water and sewer lines in the streets surrounding this site. The only current utility line directly under the site is a sewer line extension running north to south in the eastern half of the site. No buildings can be constructed over this line. It may be possible in the future to relocate/replace this line under the streets, but such a need will need to be born on the entity and owner that will develop this site in the future. For now, this plan anticipates the sewer line stays in its current location.

FRAMEWORK & USES ENVISIONED

Pedestrian connections are envisioned throughout the site, including detached sidewalks along the four street frontages, with a tree lawn on the four perimeters of the site. There should be pedestrian connectors through to the center of the site. A north-south pedestrian connection is intended to align with the existing sewer line on the site. An east-west pedestrian and visual corridor is also shown and envisioned to continue the east-west pedestrian corridor in the Town Square park to the east of this site. A U-shaped access drive is shown

to accommodate vehicular and pedestrian and parking access. This drive can be used to create on-site parking locations for residents and patrons to the businesses.

On the north and south frontages to the streets the plan envisions a combination of affordable residential apartments or condo-type units and above ground floor retail commercial space. Eastern corners could have both signature restaurant pads with rooftop seating opportunities to help enliven them and activate the site.

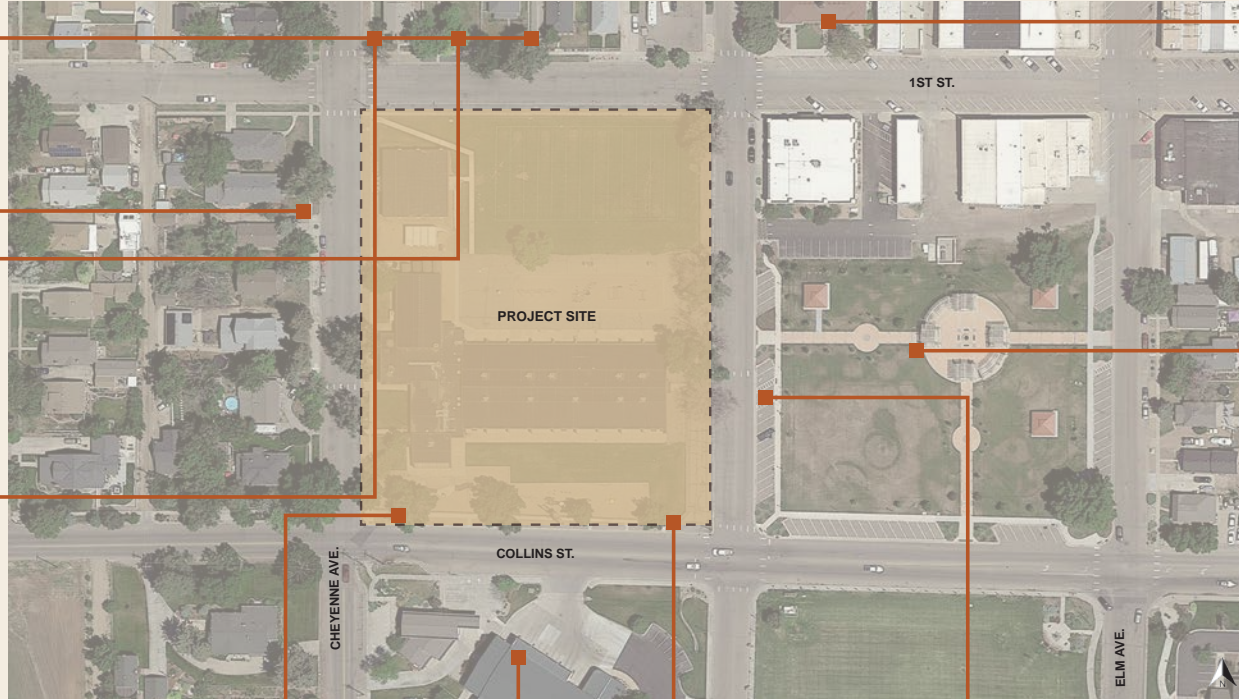
Along the western portion of the site (along Cheyenne Avenue) it is envisioned to maintain a residential character with townhouse type units (should be no taller than three stories) to front the street or even face the interior of the site - depending on the builder and market conditions and options available at the time of development. It is recommended the structures along 1st Street and Collins Street feature retail or office uses on the ground floor with residential units above. Building placement and angled parking matches the existing arrangement along 1st Street and Collins Street east of Maple Ave. Parallel parking along all four streets could also accommodate guests for residential or retail uses.

A central plaza to the site creates a visual and physical connection to the Town Square park to the east and provides an additional amenity for the new residents and patrons on the site. An

access drive is shown to access the interior of the site to and from Maple Avenue. This drive can allow for parking on both sides. It is also a design option that should be considered to allow the closing of Maple Avenue between the two access drives to temporarily connect this site to the Town Square for special events and celebrations as the Town desires. The interior of the U-shaped access drive could become a greenway and/or plaza, depending on the overall density of the site and how stormwater detention is designed. It may be necessary to incorporate additional surface parking within this area – along with storm water management and water quality needs.

In exchange for provision of needed storm water detention on site, and a plaza area interior to the subject site, the Town Square park property could get evaluated for re-use or redesign (by a future developer of this site and the Town Board) to better accommodate parking needs with the development of this subject site if a future developer desires to propose an alternative request to the Town Board.

EXISTING CONDITIONS



FUTURE DEVELOPMENT

Zoning

The existing zoning district for the subject property is R-2: Lower Density Residential. The R-2 Zoning District allows for single-family detached residential units and two-family (duplex) residence with a maximum gross density of six (6) units per acre. This R-2 zoning district promotes the continuance of single-family development that is similar to the existing on the west and north sides of the site and would potentially yield about 14 single family lots with the existing zoning.

The current thought is to accommodate a future rezoning of this property to a Planned Unit Development and such zoning could allow the uses described herein and for building heights along 1st Street at 35 feet and 45 feet in height along Collins Street. 35 foot heights would generally accommodate three stories and four stories at 45 feet height along Collins Street.

A change of Zone to PUD will be required to accomplish the mix of land uses as described and shown in the included Concept Plan shown in this Revitalization Plan.

Utilities

Utility Services, including water, sewer, electrical, telephone, gas and fiber optic services were capped but will be available to this site.

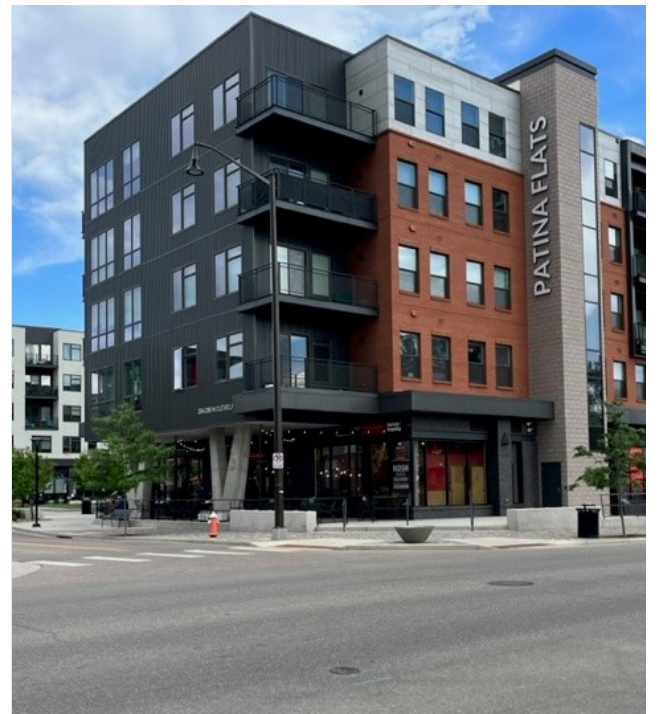
Transportation

Collins Street along the south property line of the property is also known as County Road 74

outside of the Town limits. This Major Arterial roadway is subject to the County Road 74 Access Control Plan, prepared by Weld County Department of Public Works. Vehicular access from Collins into the site between Maple Avenue and Cheyenne Avenue will be prohibited.

PRECEDENT IMAGES





FEATURED AREAS | 1

Identified as a high priority by the community, this plan provides various gathering and seating along First Street. In addition to recommending streetscape amenities and potential parklets, a featured area has been identified between two buildings to serve as an outdoor patio. This space not only encourages pedestrians to visit, but more importantly, it encourages both visitors and residents to linger in downtown. Through the use of seating, planters, murals, and lighting, this space transforms into a reflection of the community vision.



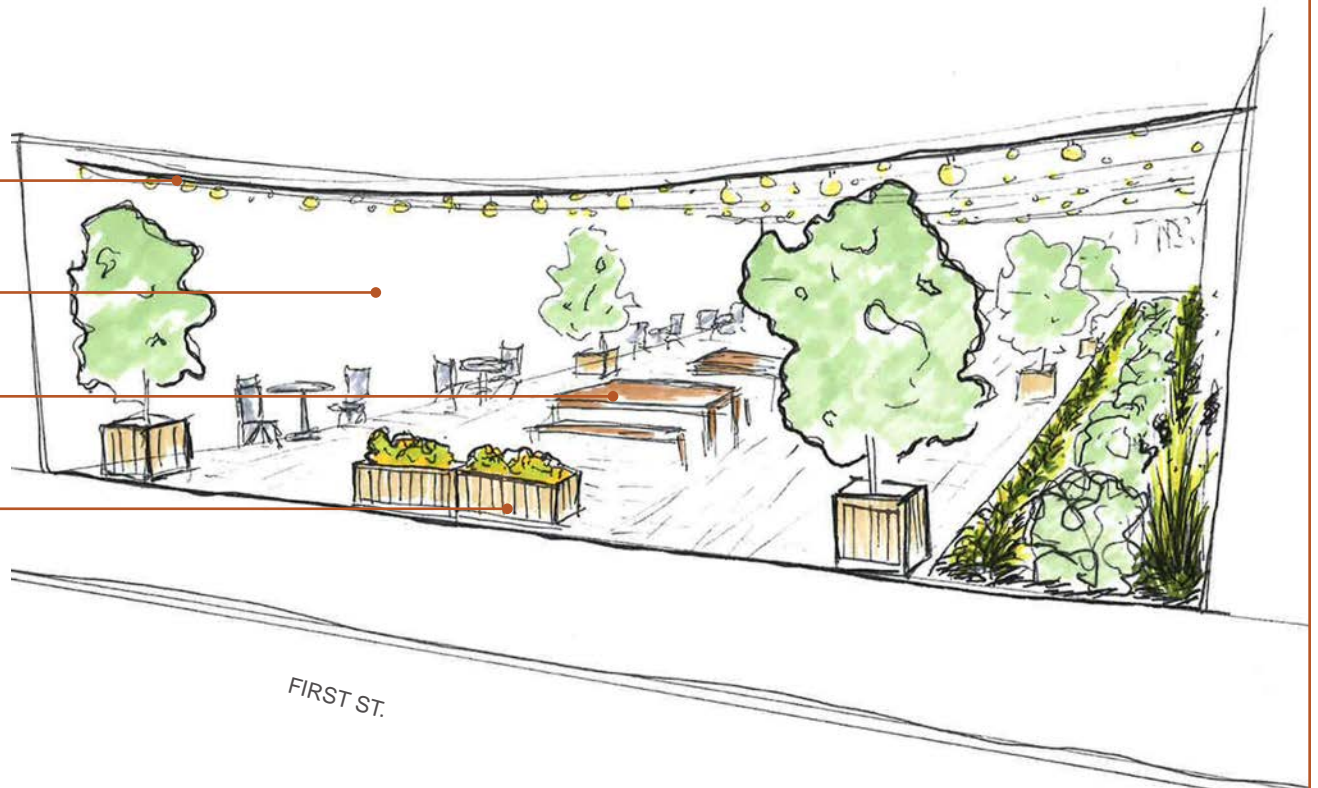
1 OUTDOOR PATIO AND SEATING

EDISON LIGHTS

MURAL ON BUILDING

SEATING

PLANTERS



FEATURED AREAS | 2

In addition to outdoor gathering, the community identified the need for elements that would continue to move the user through the space and create a warm and welcoming sense of place. Providing plantings, lighting, and banners at the intersection of First Street and Elm Avenue, creates an inviting space at a pedestrian scale, while providing a safe experience.



2 INTERSECTION

EDISON LIGHTS

POTENTIAL PARKLET

BULB-OUTS

CROSSWALK



FEATURED AREAS | 3

The third featured area defined by the community is the entrance to downtown. In order to provide a sense of place and community pride, a gateway is being proposed with complimentary landscaping, lighting and banners.



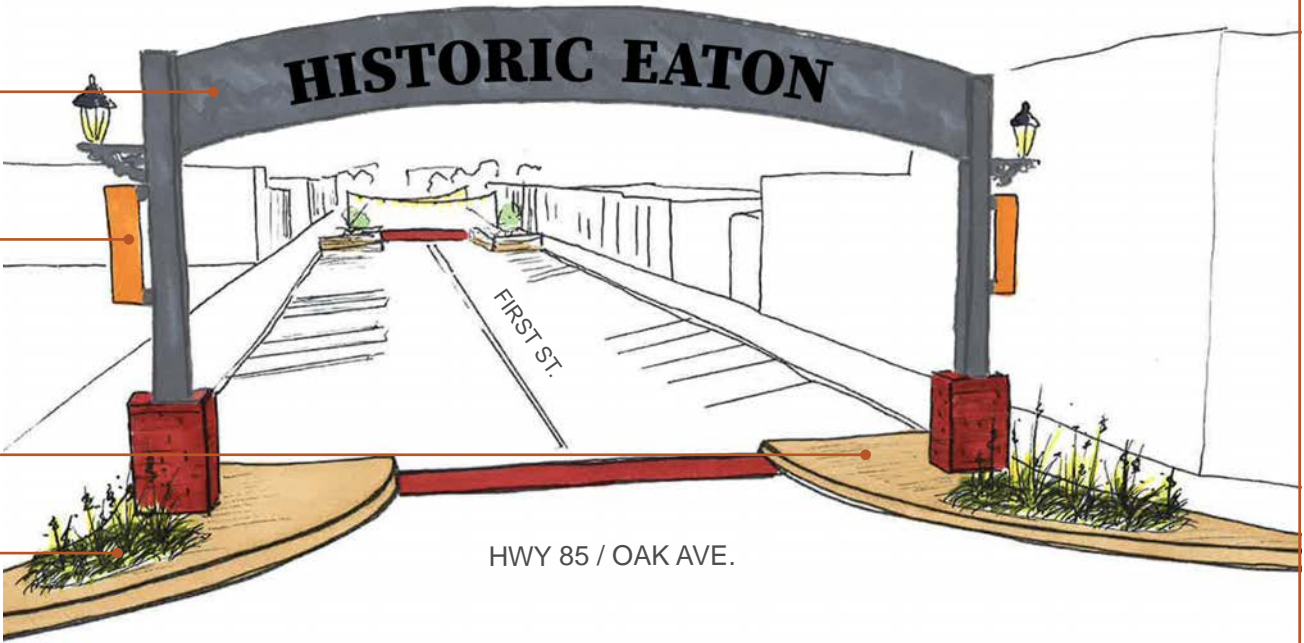
3 GATEWAY EXAMPLE

GATEWAY

BANNERS

BULB-OUTS

LANDSCAPE



INTERSECTIONS

Early phasing of intersections provide the opportunity to improve the pedestrian and vehicle experience, while working toward the final design. In the early phase, this can be done by painting crosswalks and bulb-outs in the designated area, while using planters and temporary bollards as a barrier between users and vehicles.

As funding and resources become available, these intersections will evolve from temporary design elements to permanent design elements. Permanent elements include bulb-outs with concrete, pavers, or other effective finishes, planting beds, and lighting with banners. These elements create a safe space for pedestrians, slow down vehicles, and serve residents of all ages and abilities.

EARLY PHASING



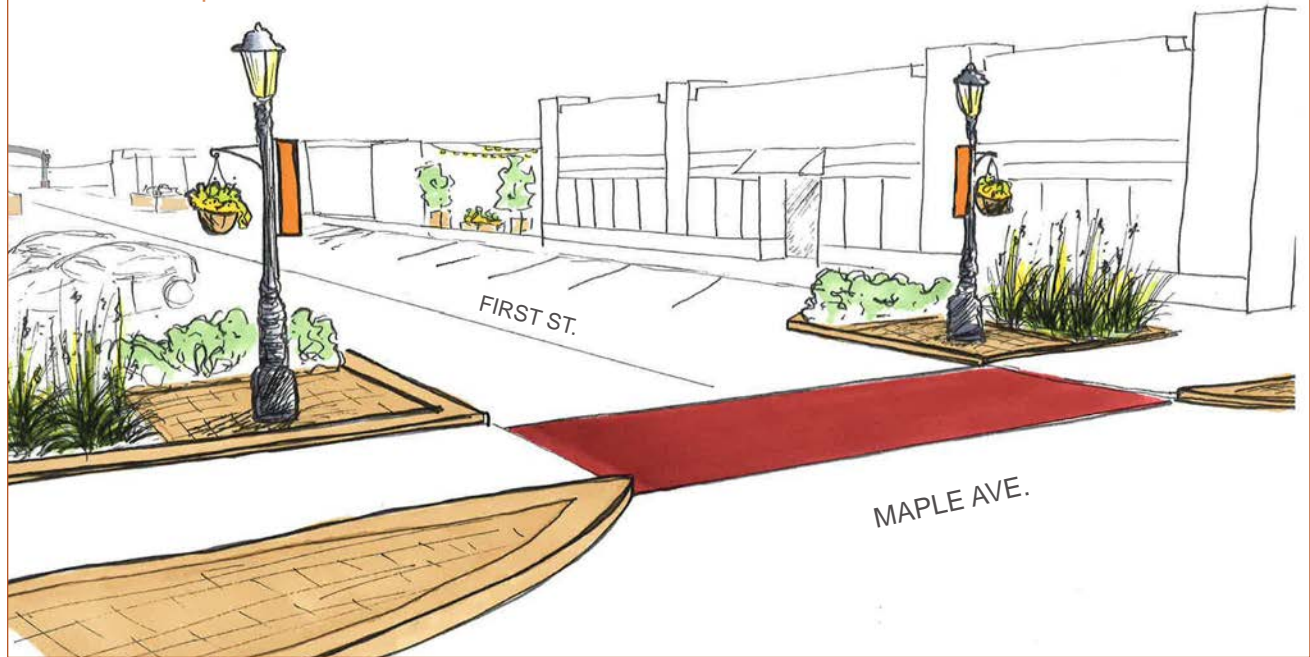
FINAL PHASING



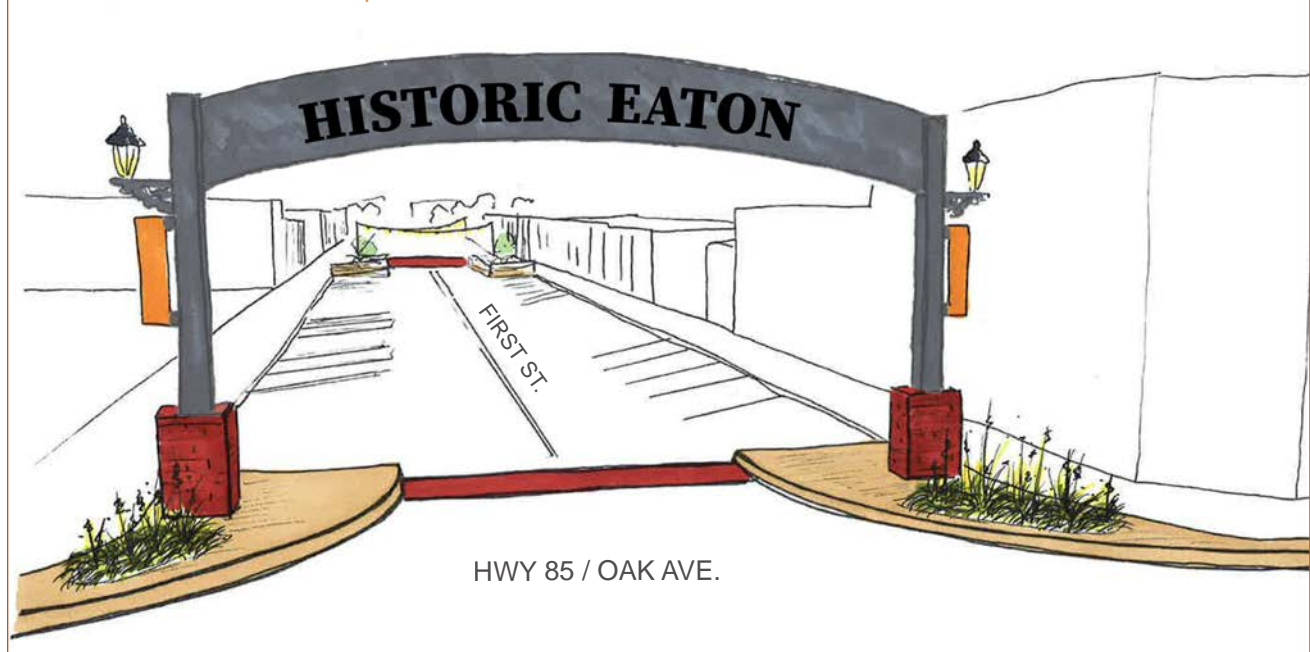
GATEWAYS

Gateways not only provide an opportunity to create a sense of arrival and departure, but they also provide an opportunity to showcase community pride and identity. When paired with other placemaking elements, like banners, they create uniformity for complimentary signage that help create a positive and pedestrian scale experience for community members and pedestrians.

GATEWAY | MAPLE AVE.



GATEWAY EXAMPLE | HWY 85 / OAK AVE.



CROSSWALKS

In order to create a safe space for both pedestrians and drivers, a series of high visible crosswalks are proposed at the intersections of First Street and Maple Avenue, First Street and Elm Avenue, as well as First Street and Highway 85 / Oak Street. In addition to traditional crosswalks, bulb-outs are proposed with other features to signal to drivers to slowdown, while providing a shortened crossing for pedestrians. There are a variety of different materials that can be used for crosswalks including paint, stamped concrete, and thermoplastic. Painted crosswalks are an effective and low-cost option, but will require more maintenance long-term.



OPTION 1: PAINTED CROSSWALKS



OPTION 2: STAMPED CROSSWALKS



OPTION 3: THERMOPLASTIC CROSSWALKS



FINAL PLAN

Through developing a collective vision, goals, and topic areas, the final plan reflects the community and key stakeholders priorities and desires for the next 5 - 10 years to be incorporated into the revitalization of downtown.

This Downtown Revitalization Plan provides a picture of the future as seen by the Town, Hometown Revitalization Committee, and community members.

This project will be reviewed by Town staff under all applicable regulations, ensuring it considers ADA accessibility and pedestrian safety and visibility.





5 | ACKNOWLEDGMENTS

Many individuals and volunteers contributed to the development of this plan, including the public participation from the community. A special thank you to all individuals involved in an on-going basis.



HOMETOWN REVITALIZATION COMMITTEE

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Liz Heid, Trustee
Elaine Giersch, Member
Dawn Hass, Member
Marq Nichols, Former Member
Lanie Isbell, Former Member
Lynn Akney, Former Member
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Jeff Schreier, Former Town Administrator

Karla Winter, Commissioner - Chair
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Glen Babcock, Commissioner
Jason Radke, Commissioner

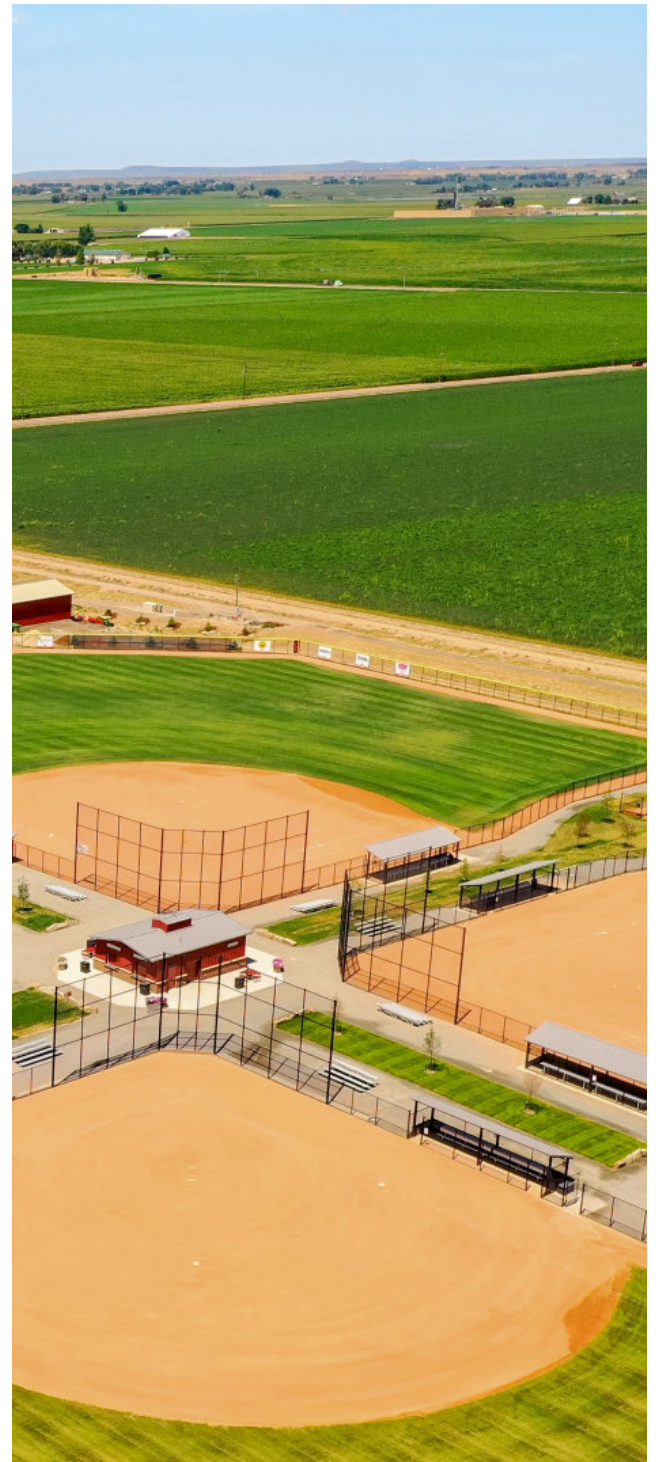
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Karla Winter, Trustee
Glenn Ledall, Trustee
Lee D. Griffith, Trustee
Nina Lewis, Trustee

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Jay Tapia, School District Superintendent





Town of Eaton

Established in 1892