

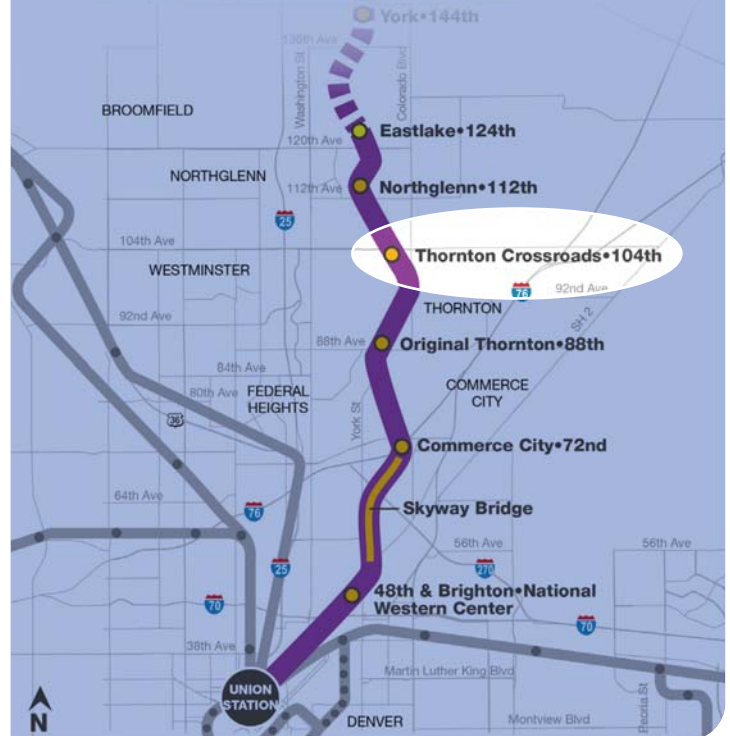
Thornton Crossroads at 104th Ave COMMUTER RAIL

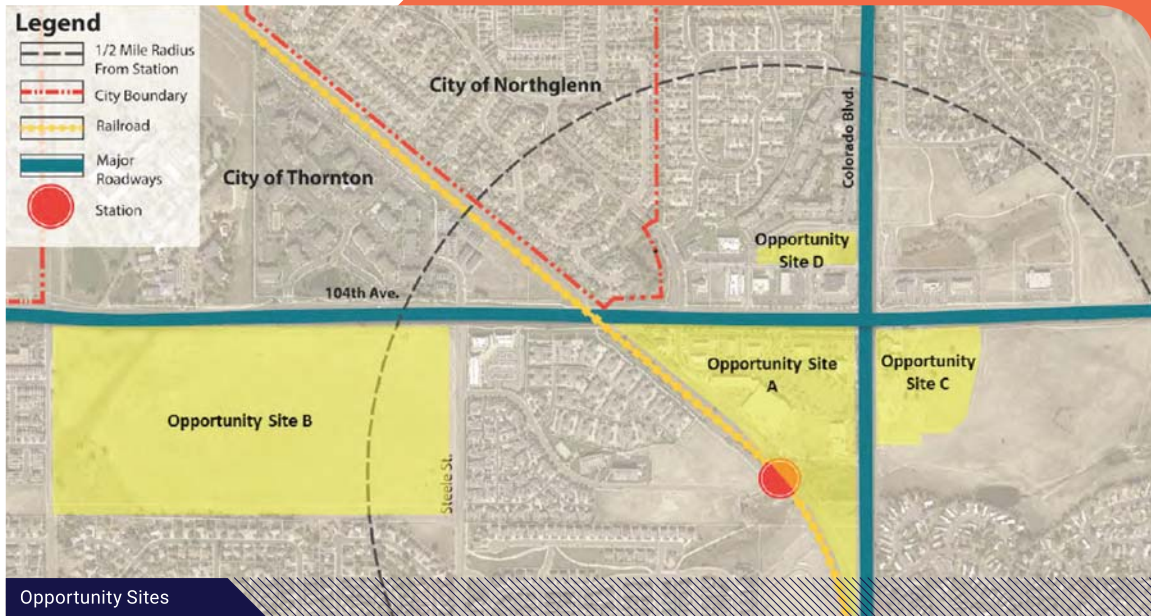


This 84-acre station and Park-n-Ride will be located south of 104th Avenue and east of the Union Pacific railroad tracks. The Project Team assessed conditions within approximately one-half mile of the station and this plan considers the relationship between the station and surrounding neighborhoods within this area. The four sites highlighted in yellow on the other side of this page incorporate the station itself and properties within close proximity to the station that may develop and/or redevelop over time.

Station Area Features

Total Size:	84 Acres
Demographics:	1 mile: 16,392 people 3 miles: 113,728 people 5 miles: 266,997 people
Household Income:	\$73,785 average
Median Age:	33.2
Zoning:	Allows for residential, retail and office uses.
Market Forecast:	700–1,600 Residential Units ~60K SF Commerical
Project Timeline:	Station opens in 2019





Opportunity Sites



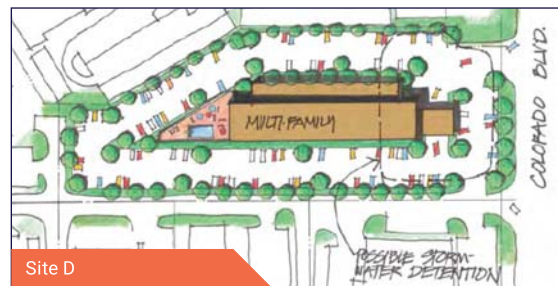
Site A



Site C



Site B



Site D