Pecos and Federal Stations

Clear Creek Valley TOD Plan (2008)

Adams County

Link to the Plan

Visions:

**Pecos:** “The vision for the Pecos Junction Station is to maintain the area as an employment center for Adams County and serve as a regional access point to the FasTracks rail system.”

**Federal:** “The vision for the Clear Creek at Federal Station is to create a new, vibrant, transit-oriented community amenity within walking distance of the transit station. New retail, employment, entertainment and living opportunities within the new Village Center will serve the needs of the existing community, and maintain the area as an employment center for Adams County.”

Main Goals for Pecos Station:
- Maintain and enhance existing commercial corridors
- Create new connections with surrounding residential and commercial areas
- Revitalize older commercial and industrial areas
- Enhance the area’s role as a gateway to Southwest Adams County
- Maintain and enhance existing residential neighborhoods
- Improve open space and recreational opportunities
- Promote sustainable development

Main Goals for Federal Station:
- Maximize access to the RTD rail station
- Create a critical mass of residents, employees & shoppers to have a thriving retail environment and well-used public spaces
- Maximize opportunities for people to access nature without getting in a car
- Create a substantially smaller carbon footprint as compared to conventional development though sustainable transport patterns & building design & use
- Encourage festivals, music & other cultural activity on-site

Figure 23: Clear Creek Valley TOD Plan Cover

[Figure 23: Clear Creek Valley TOD Plan Cover]
Related Plans

**Clear Creek Transit Village Vision Plan (2009)**
Adams County

**Vision:** The vision for the Clear Creek at Federal Station is to create a new, vibrant, transit-oriented community amenity within walking distance of the transit station. New retail, employment, entertainment and living opportunities within the new Village Center will serve the needs of the existing community, and maintain the area as an employment center for Adams County (pp.2 -3).

**Overview:** This plan covers a large parcel of land near the Federal station, purchased by the TOD Group. The vision is to create a national example of best practice in TOD and sustainable development. It will borrow heavily from other area developments including Belmar, Stapleton and the Village at Inverness. The TOD Group brought this property in February 2009. This plan builds upon the Adams County Clear Creek Valley TOD Plan (2008). The TOD Group unsuccessfully lobbied to move the station to the west side of Federal Blvd., so the plan reflects a station on the west side as one scenario. Issues to address in the station area include the floodplain, land contamination, market readiness, and fiscal impact of the development being on the other side of the road from the station area.

**TOD & Rail Station Area Planning Guidelines (2007)**
Adams County

**Overview:** Adams County’s Planning & Development Department created guidelines to provide general direction for future transit station plans in the county, including the Gold, Northwest and North Metro lines.

The document has three elements:
1. Define & designate rail station areas and transit corridors
2. Create a set of policies to guide TOD
3. Establish a standardized process & format for station area plans.
Pecos and Federal Stations

Future Land Use Map - Option 1

Figure 26: Pecos & Federal Station Future Land Use - Option 1
Pecos and Federal Stations

Future Land Use Map - Option 2

- Mixed use
- Multi-family residential
- Business/office
- Industrial
- Retail
- Gateway
- Structured parking
- Signalized intersection (needs CDOT approval)

Figure 27: Pecos & Federal Station Future Land Use - Option 2
Pecos and Federal Stations

Clear Creek Trail

Figure 28: Clear Creek Trail, at Little Dry Creek Lake

Figure 29: Clear Creek Trail and Clear Creek, underneath the Gold Line tracks at Federal Station