

Comprehensive Plan Community Meeting 1: Wednesday, April 24

IMC

Live, Work, Play:

- Commuter rail provides opportunity for development
- Need to consider cost
- Revitalization of vacant storefronts is a good option

Manufacturing:

- Primary area is mixed now
- Need to bring in residential
- Concentration of manufacturing should be on major corridors
- Focus on diversity and long-term opportunities
- Consider transportation and connectivity

Housing

- You need all housing options, duplexes should be integrated into the community
- Mixing commercial and residential
- Riverfront opportunities
- Consider infrastructure, traffic, utilities for high-density

Reinvestment

- Grant opportunities for reinvesting – the city should look into this
- Reinvesting is cost-effective
- Long-term standards
- Inclusivity is important

Complete Neighborhoods

- Maximize existing facilities in the south
- Efficiency

City Council Community Meeting 2: Thursday, April 25

City Hall

New Commercial

- Mixture
- Traffic, proximity mitigates traffic
- Scale- depends on where you are how large/small it needs to be

Live, Work, Play

- In the south: transit, economic revitalization, support small businesses

Manufacturing

- Consider type, location
- Need for jobs close to home
- No tech complex – increase high paying jobs, increase income for the city
- Benefits to both – need for thoughtfulness

Housing

- Lack of affordable housing
- Diversity of options
- Diverse populations will aid community-building

Existing

- Encourage reinvestment

Complete neighborhoods

- Need for increase in health centers
- Balance services in established areas

Public investments

- Maintenance
- Code enforcement

Comprehensive Plan Community Meeting 3: Monday, April 29

Carpenter Rec Center

Commercial Use Areas

- Need jobs that provide enough money to buy a house in Thornton
- Should separate and define “commercial” and “retail”. Plan for changes in retail (i.e. online shopping) and how this will impact city planning and economics.

Live, Work, Play

- There needs to be a mix of retail and residential. Look at Larimer street in Denver as an example of this success.
- Need to determine the “recovery time” for tax payers when City offers incentives for businesses.
- These employment centers should be located on undeveloped land
- Consider how employment centers and transportation will be linked so people have easier access to work.
- Should encourage more development in the south side of Thornton to improve services and unify Thornton. The south side is suffering and needs investment.
- We should not have to drive an hour to have entertainment. People who live in Thornton leave Thornton for activities. Consider fine dining and a theater.

Manufacturing

- Consider type of manufacturing – some manufacturing jobs bring in higher wages and more skilled workers; some types are dirty and have lower paying jobs.
- Consider keeping larger manufacturing off of I-25 to make room for attractive commercial in this area.

Housing

- What is considered “affordable housing?”
- Affordable and workforce housing should be located as central as possible to ensure access to regional jobs (south Thornton)

Complete neighborhoods

- Need to focus on Ward 1 and Ward 2.
- Can be used to help aesthetics of existing neighborhoods.
- Reinvest in south Thornton to help unify the city and create a better identity
- There are more opportunities for this type of complete neighborhood design in existing locations. Work with what we already have.

Public investments and Revitalization

- Trade schools – need more skilled labor to assist with the physical work of city revitalization
- In this process, be careful not to get rid of the service-oriented businesses and jobs

Comprehensive Plan TIE Meeting #2 Feedback

May 1, 2019

Anythink Library Huron

Commercial

- It is essential to spread the development of commercial throughout the City, consideration of new commercial spaces should not just be based on undeveloped land.
- Consider how commercial is connected to roadways and access, look at this from a regional perspective (how do the communities from the North and East access Thornton services?)
- Revitalization of commercial areas is critical for the identity of Thornton
- South of 136th is already producing most of the retail sales tax dollars. Focus on commercial development North of 136th to balance out retail sales tax basis and creation of primary jobs

Manufacturing

- YES – create manufacturing:
 - Creation of more jobs, particularly south of 104th
 - Would provide more opportunities for people to live and WORK in Thornton
 - This would ensure that money stays in Thornton, supporting the economic vitality of the City
 - Consider the type of manufacturing – light manufacturing would be much better for the City than heavy manufacturing
- NO – do not focus on manufacturing
 - This would be a loss of economic vitality for the City. We have limited resources and land, should focus our efforts on attracting higher-paying jobs and businesses; like office space. Do not chase manufacturing businesses and warehouses.
 - Based on the square footage, manufacturing businesses do NOT produce many jobs. Most of the jobs are automated, and will continue to be more and more automated. Waste of Thornton's land. Would be better to focus on creating spaces that serve Thornton's community.
 - Manufacturing jobs offer low pay, these are not liveable wages.
- NOT SURE
 - It's true that we need more jobs in Thornton. But, not sure of the economics of warehouses and manufacturing jobs. Need more data.
 - Manufacturing jobs will need to be coupled with educational opportunities so employees can advance and learn the new technologies to ensure they are not replaced by eventual automation.
 - Depends on the type of manufacturing – warehouses will offer lower wages than light manufacturing jobs.
 - Must pay attention to the changes over time as automation and bots take over these jobs.

Housing

- Need more affordable houses for young people and families

- Townhomes, multifamily would be good – Thornton should focus on density and concentration, not sprawl
- There needs to be more diversity and variety in housing options. Look at untraditional housing options. Move away from single family to ensure people can age in place.
- ADUs – would have the benefit of multigenerational living, aging in place, and economic opportunities like Airbnb (attract tourists)
- Manufactured homes have the problem of falling into disrepair in combination with rising rents. People cannot pay the increases rents. We should not be supporting this type of system.
- Preserve workforce stock. It is a huge environmental impact to demolish and re-build from scratch. By preserving what we have, we have less of a cost on our environment.
- Focus should be on preserving what we have rather than scraping and rebuilding. There is a culture and history in Thornton, we should work to preserve that. Let's not just replace the old with the new.
- Need to pay attention to affordability of housing stock.
- Should be putting the "land back to work" in the South – focus on revitalizing and preserving this area.

Complete Neighborhoods

- Put resources into the South. The newer neighborhoods will be doing this anyway, should focus on fixing what we have.

Public Investments and Revitalization

- Transit access is essential
- Community spaces need to be developed in Wards 1 & 2. This area has been ignored. There need to be more activities for kids and families.
- Community spaces are essential for attracting more businesses and residents/tourists. Once there are places for people to go and congregate, people and businesses will want to work and live here.
- There is no safe way to get around Thornton unless I am in my car. Transit and sidewalks are important for young families, kids and teenagers. I don't want to drive everywhere. Consider how we will get to the new train station via multi-modal trail access.