

THORNTON RESIDENTS ONLY: Send email to following (copy and paste into “Send To” Field):

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Subject: APPROVE Rezoning for 144th & Detroit (Fallbrook F1 Tract B, Zoning - PLZ202001414)

(COPY AND PASTE MESSAGE BELOW INTO EMAIL BODY AND THEN EDIT TO INSERT YOUR NAME AND PERSONAL STORY AS APPROPRIATE)

Dear Thornton Mayor and City Council Members,

My name is <YOUR NAME>, a Thornton resident and member of St. John Paul II Catholic Parish. I’m writing today to urge support for the rezoning of our parish land southwest of 144th Ave and Detroit St (Fallbrook F1 Tract B, Zoning - PLZ202001414).

My parish started in March of 2017, meeting in a school cafeteria in the north part of the city to address overcrowding at Immaculate Heart of Mary in Northglenn as attendance kept climbing due to the growth in north Thornton, west Brighton and beyond. **(OMIT IF THIS DOESN’T APPLY TO YOU)** That church, which my family used to attend, is also located ? miles from my home with a drive time exceeding ?? minutes.

Our current pastor and the Archdiocese of Denver development team approached Thornton City planners 3 years ago with plans to build a new church for St. John Paul II Parish on the land donated to the archdiocese more than 20 years ago. At that August 2019 meeting, the church team was told by city officials that plans for a church couldn’t be considered until a partner/developer was found for the remaining area of the land to be used in accordance with the city’s comprehensive plan. While not yet finalized, that comprehensive plan called for a Transit Oriented Development (TOD) designation on the parish land.

The city's comprehensive plan was approved in July 2020 after years of study and public input. The archdiocese and parish, acting in good faith and at the direction of the city, commissioned a market study of the property and their civil engineering firm created a site plan that set parameters for residential and commercial development within the constraints and demands called for by a TOD designation. The site plan also includes a religious campus for our church.

Misinformation concerning the development plan has recently been circulated in the community. While a Catholic church is not a development firm, our parish has learned that TOD projects undoubtedly have positive impacts on nearby homes. Combined with the building of a church, a TOD project is certain to raise surrounding home prices and keep crime low.

The parish has consulted a national expert on TOD about community impacts. “Based on over 20 years of research and input from practice, especially in Denver, residential home prices in and around a Transit Oriented Development (TOD) increase faster than the regional trends,” said John Renne, Ph.D., AICP, a professor of urban and regional planning at Florida Atlantic University. “Prices also hold value better during periods of down-market cycles. The data on this is unequivocal.”

(Omit if this paragraph doesn't apply to you, adapt and edit to make it personally relevant to your situation if you can) As a resident of Fallbrook Farms, which is the neighborhood that sits next to the parish land, I greatly look forward to having my church and a vibrant community addition so close to home. When my family's home was first built in 2013, we were told a commuter rail station was planned nearby. The idea of being able to walk to a transit station for a trip downtown to work, see a show or cheer on the Broncos is incredibly appealing to me. My wife and I also love the idea of having small businesses located so close. (end personal paragraph or omitted section)

Since the land was first donated to the archdiocese, it has always worked in partnership with the city to have a positive impact on the growing community in north Thornton. The land donation was originally 35 acres. In 2006, in collaboration with developers, about 13 acres was ceded to allow for the construction of single-family homes along 142nd Place and 142nd Ave in what is now part of Fallbrook Farms. At the same time, the archdiocese paid for infrastructure below Detroit St to support new homes and what it hoped would be a future church. Today, the archdiocese has also already paid for sidewalk and infrastructure improvements along 144th Ave happening right now as that main road is widened.

The site plan for the parish land also includes the creation of a walking path that will run along the west side of the property, connecting the homes and existing pathway with the improvements along 144th Ave. Development of the entire site will clearly increase walkability from Fallbrook Farms to York St and beyond, benefitting the whole community.

My parish, St. John Paul II is working to continue the long partnership with the city started by the archdiocese to advance positive growth in this part of north Thornton. It is my prayer that our beautiful new church will be a great cornerstone of the community and a beacon of peace and love in the neighborhood.

I strongly urge you to vote to approve the rezoning of our parish land so we may quickly begin moving forward with plans to build a much-needed church in this fast-growing part of the city. The primary goal of my parish is to build a new church for worship. Planning the entire site for TOD was the path set before our leadership by God and we have followed it to achieve our goal.

My pastor and the archdiocese development team have worked hard for years at the direction of the city to create a site plan in accordance with the city's larger comprehensive plan. I look

forward to the day in the not-to-distant future when I can pray and worship in a magnificent new church dedicated to peace and love of God.

Sincerely,

<YOUR NAME>

<YOUR ADDRESS>

<YOUR EMAIL/PHONE NUMBER>