



City of Thornton

Shopping Center Redevelopment

KSU TAB and Colorado Brownfields Partnership Technical Assistance

August 20, 2024





**community
builders**



**COLORADO
BROWNFIELDS
PARTNERSHIP**



COLORADO
**Hazardous Materials
& Waste Management Division**
Department of Public Health & Environment



Scope of Technical Assistance

- **Conduct a survey in conjunction with community meeting to solicit feedback on desired future uses (April 2024)**
- **Use feedback received during meetings to conduct a highest and best use analysis (Summer 2024)**
- **Conduct additional community engagement to develop 2-3 potential site designs based on results of economic analysis (Today/Sept)**
- **Final community meeting to discuss conceptual alternatives developed during workshop (October)**



Ground Rules

Listen respectfully, without interrupting.

Allow everyone the chance to speak.

Listen with an open mind.

Stay on point and on time.

Comments and questions about environmental conditions and current site activities will be added to the “Parking Lot”

Attack the problem, not the person.

If you have questions, ask your facilitator!





Agenda

- 10:00 - 11:30** Existing Conditions / Engagement Summary
Challenges & Opportunities
- 11:30 - 3:00** Design Charrette - working lunch
Develop conceptual sketch plans
- 4:00 - 7:00** Open House in Foyer



THORNTON SHOPPING CENTER REDEVELOPMENT



1954 Thornton Shopping Center Groundbreaking



EXISTING SITE



Corona Street

E. 88th Ave.

Washington Street



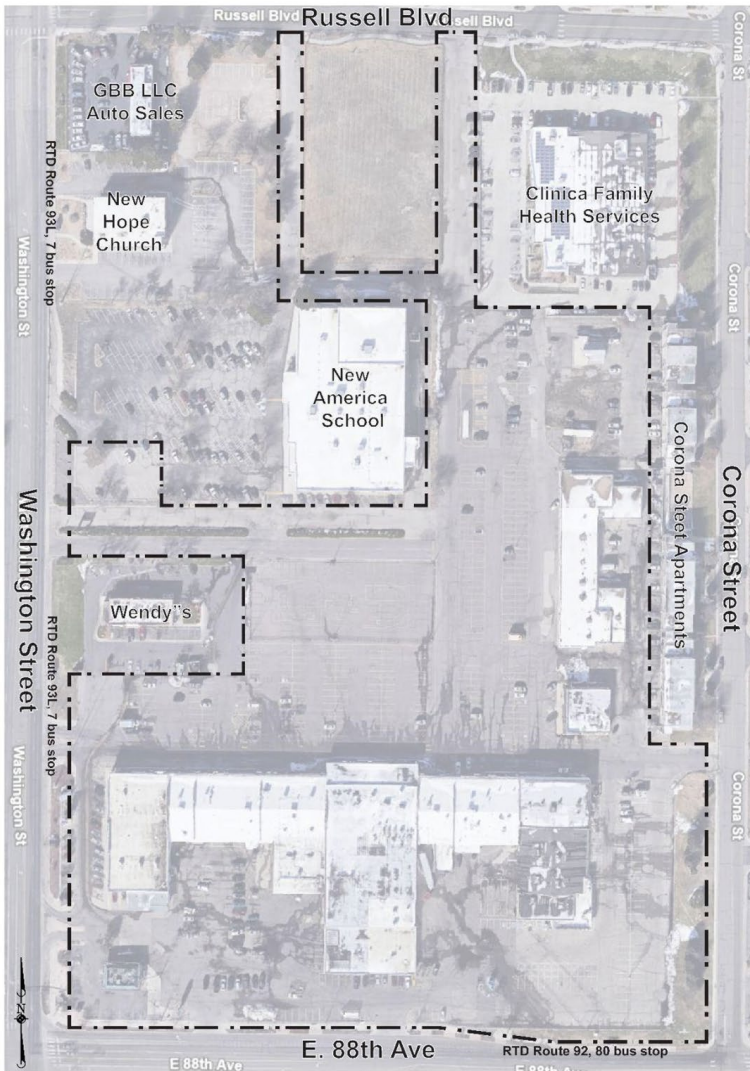
Washington St.

E. 88th Ave.

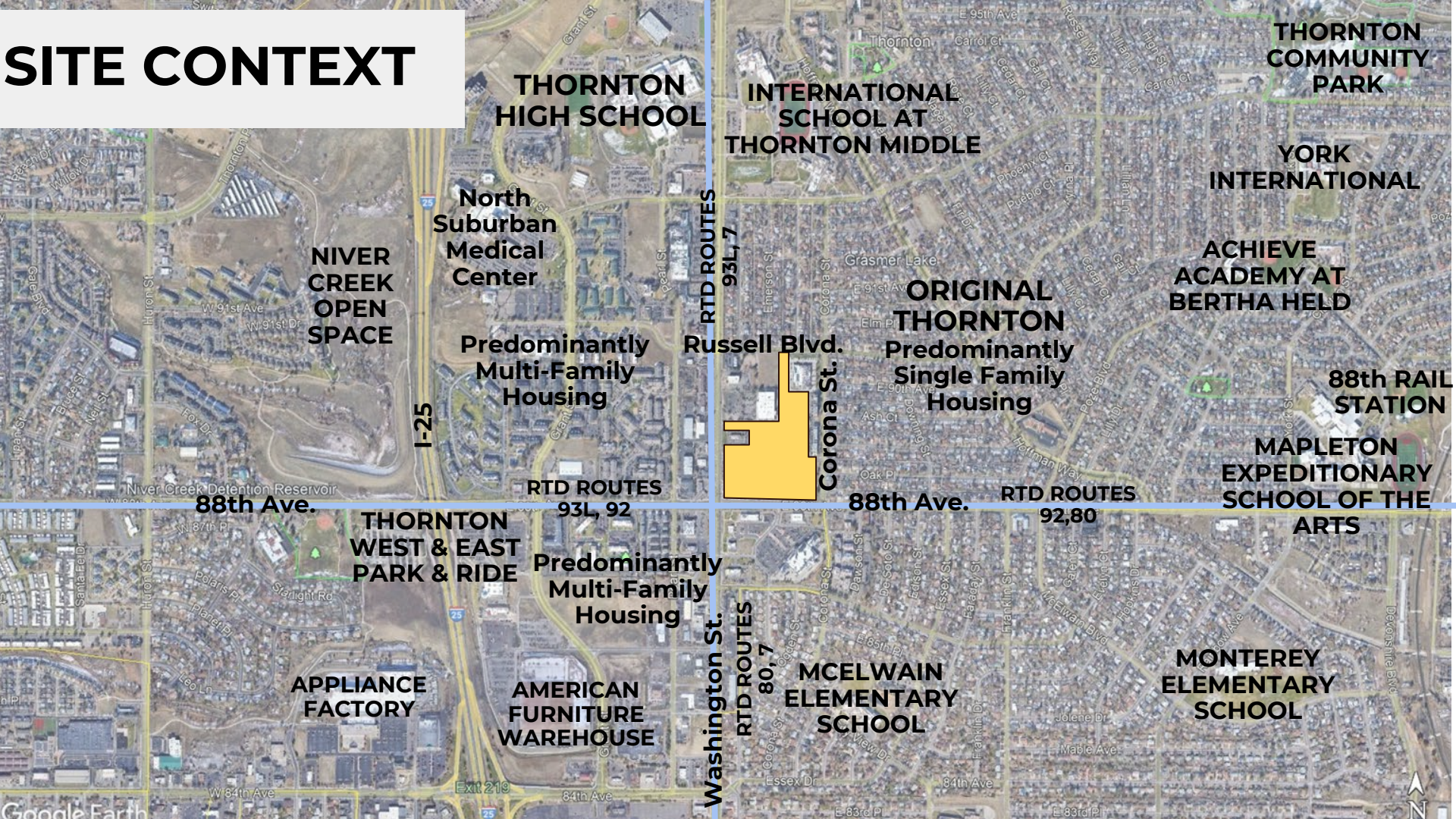
Corona Street



EXISTING SITE



SITE CONTEXT



THORNTON HIGH SCHOOL

INTERNATIONAL SCHOOL AT THORNTON MIDDLE

THORNTON COMMUNITY PARK

NIVER CREEK OPEN SPACE

North Suburban Medical Center

RTD ROUTES 93L, 7

ORIGINAL THORNTON
Predominantly Single Family Housing

ACHIEVE ACADEMY AT BERTHA HELD

YORK INTERNATIONAL

Predominantly Multi-Family Housing

Russell Blvd.

Corona St.

88th RAIL STATION

88th Ave.

RTD ROUTES 93L, 92

88th Ave.

RTD ROUTES 92, 80

MAPLETON EXPEDITIONARY SCHOOL OF THE ARTS

THORNTON WEST & EAST PARK & RIDE

Predominantly Multi-Family Housing

APPLIANCE FACTORY

AMERICAN FURNITURE WAREHOUSE

Washington St.

RTD ROUTES 80, 7

MCELWAIN ELEMENTARY SCHOOL

MONTEREY ELEMENTARY SCHOOL





Summary of Community Engagement

Site Strengths and Weaknesses

Strengths:

- **Location: proximity to I-25 & major streets**
- **Proximity to transit and bike infrastructure**
- **Views from site**

Weaknesses

- **Safety**
- **Underutilized**
- **Lot shape**
- **Outdated infrastructure**
- **Disinvestment in surrounding area**



Summary of Community Engagement

Redevelopment Issues

Economic conditions

High cost of construction

Fear of higher property taxes for surrounding neighborhood

Distrust in redevelopment process



Summary of Community Engagement

Reuse Visioning Key Takeaways

- Inspirations: Belmar, Old Town Arvada, Stanley Marketplace, Lowry Beer Garden, McGregor Square
- Emphasis on uses that would provide community indoor/outdoor **gathering spaces**; support for a “lifestyle”-type center with **pedestrian amenities, shops, and restaurants**.
- Green space including: parks, **playgrounds**, community **gardens**, and low-water/native/pollinator-friendly landscaping
- Strong emphasis on **safety** and **inclusivity** from a design perspective and frequent suggestions on limiting parking and emphasizing **walkability**



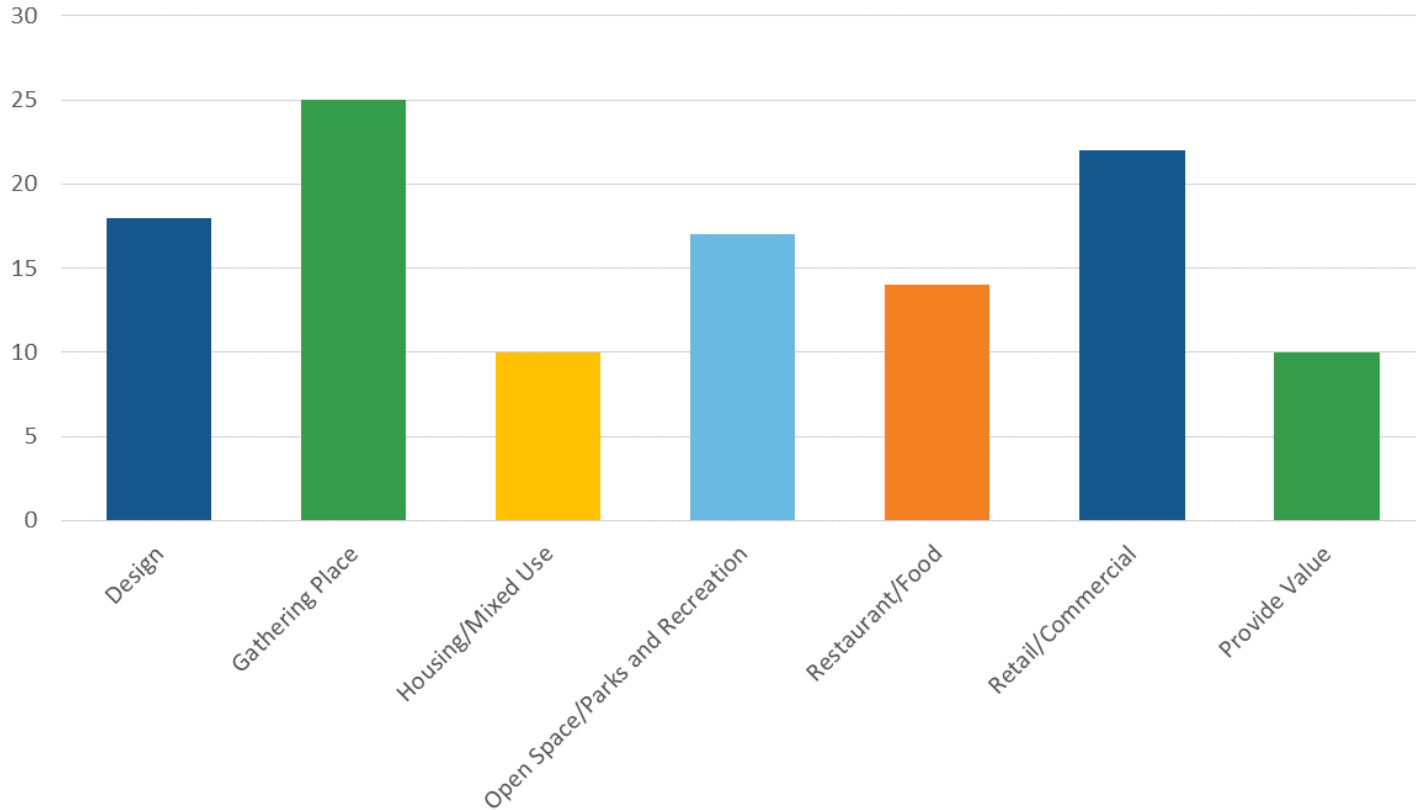
Summary of Community Engagement

Reuse Visioning Key Takeaways

- Many residents indicated support for vertically integrated **mixed use**, and emphasis on providing **senior housing** to allow existing residents to age in place,
- Less support for other types of housing
- Frequent mentions of **specialty grocery stores** like Trader Joe's or **farmer's markets**; and **retail/commercial** uses
- **Distaste for big-box stores, gas stations, liquor stores, and fast-food restaurants.**
- Strong support for the return of the **post office.**



Summary of Community Engagement Site Opportunities & Reuse Preferences



The background features a complex network of thin green lines connecting small dots, creating a web-like pattern. The background is composed of various shades of green, from light to dark, with some areas appearing as overlapping translucent shapes. The overall aesthetic is modern and technical.

Thornton Shopping Center Highest and Best Use: Preliminary Research

Adaapta

August 13th, 2024

Methodology & General Information

- ▶ Community Engagement Meeting & Survey
 - ▶ More than 100 attendees at the event
 - ▶ 71 completed online surveys
 - ▶ Identified 8 reuse alternatives to focus on and 2 municipally-operated ideas
 - ▶ Redevelopment plan is likely to include a combination of uses
- ▶ Adaapta uses resources such as CoStar to pull market information
- ▶ This presentation includes very preliminary information; a more detailed analysis will follow the final charrette
- ▶ It is Adaapta's understanding that the City prefers end uses that will generate taxes, such as commercial / retail uses, over residential or non-taxable uses

Small Format Commercial/Retail

▶ Retail

- ▶ 400,000 sf of retail has been absorbed over 2023-2024
- ▶ General retail and strip center availability at 1.1% and 2.8% respectively
- ▶ Rents growing

▶ Recommended



▶ Office

- ▶ Recent positive net absorption, however...
- ▶ Vacancy remains at 8.8%
- ▶ Spaces averaging 2,100 SF renting at a higher rate
- ▶ Smaller spaces also renting at a higher rate

▶ Cautiously Recommended



Grocery Store

- ▶ Specialty Grocery Stores
 - ▶ Typically, specialty grocers locate in areas with higher AMI levels than the local area
 - ▶ Very selective and have strict site location selection criteria
- ▶ **Not Recommended**



- ▶ General Grocery Stores
 - ▶ Conduct additional research to evaluate area demographics and market demand to see if a store would be supported
 - ▶ Site has high traffic counts and good visibility
- ▶ **Recommended**



Commercial Amusement / Recreational Uses

- ▶ This industry is growing to include a variety of activities for all ages
- ▶ Uses may include activities such as:
 - ▶ Mini-golf
 - ▶ Arcade
 - ▶ Axe-throwing
 - ▶ Bowling
 - ▶ Recreational Center
 - ▶ Event Space Rental
 - ▶ And more...
- ▶ These businesses often include food and alcohol sales while providing a family-friendly environment
- ▶ Additional market research needed to evaluate amusement and recreational options more specifically

Housing - Mixed Use Development

▶ Housing

- ▶ Current strong job market would support housing
- ▶ Thornton is seen as an affordable option with easy access to Denver Metro
- ▶ Population growing
- ▶ Supply pipeline constricting
- ▶ Opportunity for vertically integrated mixed-use, incorporating ground floor retail



▶ Recommended



Community Uses

▶ Community Uses

- ▶ Event Center
- ▶ Outdoor Gathering Space
- ▶ Arts



- ▶ The remaining community feedback was in favor of a variety of community uses. The market demand for these uses cannot be analyzed, as they are not market-driven uses. However, these uses may be provided ancillary to commercial development.
- ▶ The City of Thornton prefers uses that generate sales tax to recoup investment in cleanup

Precedents

Belmar

Vertical
Mixed-Use
with retail
and office



Precedents

Belmar

Vertical
Mixed-Use
with retail
and office



Precedents

Belmar

Vertical
Mixed-Use
with retail
and
residential



Precedents

Belmar

Retail/
restaurant
on ground
floor of
parking
garage



Precedents

Belmar

Public plaza
space

Apartments/
condos



Precedents: Belmar, Apartments/ condos fronting park space



Precedents: Stanley Marketplace, Central Park Denver



Precedents: Stanley Marketplace Food Hall, Central Park Denver



Precedents

Stanley
Marketplace
Food Hall
Central Park,
Denver



Precedents

Edgewater Public Market Food Hall



Precedents: Central Park, Denver

Park/performance space with townhomes



Precedents

Old Town
Arvada

Vertical Mixed-
Use retail and
office



Precedents

Old Town
Arvada

Vertical Mixed-
Use

retail/restaurant
and office



Precedents

Old Town
Arvada

Vertical
Mixed-Use
retail/office/
restaurant
residential





Discussion

What are your initial impressions of the reuse takeaways?

What development/land use types resonate with you the most?

Any additional concerns not mentioned?



Afternoon Agenda

11:30 - 3:00

Working Lunch / Design Charrette

Develop conceptual sketch plans illustrating:

- Existing and potential land uses
- Infrastructure needs
- Building massing and block sizes
- Multimodal circulation/adjacent neighborhood connections
- Green space

4:00 - 7:00

Open House in Foyer



Washington St.

E. 88th Ave.

Corona Street

