



## **PUBLIC PARTICIPATION PLAN FOR ENVIRONMENTAL CLEANUP DECISIONS THORNTON SHOPPING CENTER - NORTHEAST CORNER OF 88TH AVENUE AND WASHINGTON STREET THORNTON, COLORADO**

**APRIL 30, 2024**

Please note that community input into reuse planning will occur via a separate process which will take place beginning in April 2024, followed by a Request for Proposals (RFP) process to seek redevelopment prospects from the private sector. This document is Thornton Development Authority's Public Participation Plan for the environmental cleanup of the former Thornton Shopping Center, generally located at 8800-8988 Washington Street in Thornton, Colorado (does not include Wendy's and New America School). Thornton Development Authority (TDA) is a Colorado Urban Renewal Authority affiliated with the City of Thornton. This Public Participation Plan will be updated during the course of environmental cleanup at the Thornton Shopping Center. Further information is available online on the [Thornton Shopping Center web page](#).

### **Site Description**

TDA gained court-ordered possession of the Thornton Shopping Center (Property) on January 3, 2023, and received title by Rule and Order on April 23, 2024 (Adams County Reception Number 2024000021123). The Property comprises approximately 15.6 acres and is characterized by the presence of three buildings totaling approximately 102,402 square feet, which are slated for demolition in the second quarter of 2024 (see Figure 1: Property Boundary Map).

Soil and groundwater underneath and emanating from portions of the Property are contaminated with perchloroethylene (PCE), a solvent historically used in dry cleaning operations. PCE was released at the Property in the past from a former drycleaner on the site. The PCE release was first discovered in 2005 (see Figure 2 Groundwater Contours and PCE Concentrations). The PCE release has impacted groundwater to a depth greater than 60 feet beneath the property, and contaminated groundwater has migrated over time off-site almost 2,000 feet to the southeast of the Property boundary.

TDA's goal is to remediate the Property so that it meets applicable public health and environmental standards and to redevelop the Property. TDA plans to demolish existing structures and remove and properly dispose of contaminated soil from beneath the buildings as soon as demolition is completed. TDA intends to evaluate and remediate groundwater contamination. TDA expects that monitoring and treatment of impacted groundwater will continue for approximately 20 years, but that the condition of the Property will be suitable for redevelopment following soil remediation.

### **Environmental Cleanup**

Information about past cleanup efforts is available at the Thornton Shopping Center webpage. Most recently, the prior owner conducted off-site injections of BOS-100, a treatment solution designed to break down PCE in groundwater, to remediate the groundwater contamination. Now TDA has ownership of the Property and is taking over the environmental cleanup, as the former owner does not have the financial resources to satisfy its court-ordered cleanup obligations to the State of Colorado. Since taking possession of the Property just over a year ago, TDA has conducted quarterly groundwater monitoring both on and off-site. Results are provided to the public on the Thornton Shopping Center web page.





TDA's future remedial efforts will be conducted pursuant to a Compliance Order on Consent TDA entered into with the Colorado Department of Public Health and Environment (CDPHE) Hazardous Materials Waste Management Division (Division). TDA has engaged an environmental consultant, ERO Resources Corporation, to help analyze the effectiveness of the BOS-100 injections, gather further site information, and prepare a Remedial Investigation and Corrective Measures Work Plan (Work Plan). The Work Plan, a document required under the terms of the Compliance Order on Consent, is available for public review and will be reviewed by the Division. It must be approved by the Division before TDA begins work pursuant to the Work Plan. The Work Plan is anticipated to be an iterative document that will be revised over time as new monitoring results and other site information become available and as the remedial action progresses.

### **Community Profile, Needs and Concerns**

This section provides a summary of the community closest to the Property. Residents within a one-mile radius of the Thornton Shopping Center live in the oldest part of Thornton, and unincorporated Adams County, originally developed in the mid-1950s and commonly known as "Original Thornton." Demographic data provided by Environmental Systems Research Institute (ESRI) generated in January 2024 puts the population of this area at 17,720, with 52 percent of the 6,025 households in owner-occupied units. Fifty-nine percent of the population are of Hispanic origin. The portion of population aged 55 and above is 18.3 percent; 25 percent of the population are 14 years of age and younger. Median household income is \$66,888.00. Environmental justice is a concern voiced at community meetings. In order to ensure adequate communication is maintained, the City of Thornton has established a Spanish version of the Thornton Shopping Center website.

### **Action Plan for Public Participation**

This Public Participation Plan is intended to facilitate community input into cleanup decision-making related to the future site investigations and iterations of the Work Plan. TDA routinely and effectively solicits public participation with regard to various TDA activities and decisions from the community, including community members closest to the Property. As is normal procedure for public participation related to TDA matters, TDA will solicit public input using the following methods, as needed:

- publishing notice in a newspaper of general circulation within the City of Thornton.
- publishing information related to public participation and relevant documents on the City of Thornton website.
- providing opportunity for public comment at any public meeting where formal resolutions are considered related to cleanup matters.
- Email blasts and social media posts.

As stated above, TDA has engaged ERO Resources Corporation to prepare an initial draft of the Work Plan. This document is available for a 30-day public comment period starting on April 30, 2024, when it will be posted on the Thornton Shopping Center webpage:

The public is welcome to submit its comments in writing by directing comments to:

Chad Howell, Redevelopment Administrator  
City of Thornton Office of Economic Development  
9500 Civic Center Drive, Thornton, CO 80229  
Email: [Chad.Howell@ThorntonCO.gov](mailto:Chad.Howell@ThorntonCO.gov)  
Telephone: 303-538-7390



All public comments received will be shared with the Division during its consideration of the initial draft Work Plan. This public comment period will close on May 30, 2024.

Following completion of the public comment period and approval by the Division, the final Work Plan and subsequent documentation associated with ongoing implementation also will be posted on the Thornton Shopping Center webpage.

Please note that community input into reuse planning will occur via a separate process which will take place beginning in April 2024, followed by a Request for Proposals (RFP) process to seek redevelopment prospects from the private sector.



Figure 1: Property Boundary Map

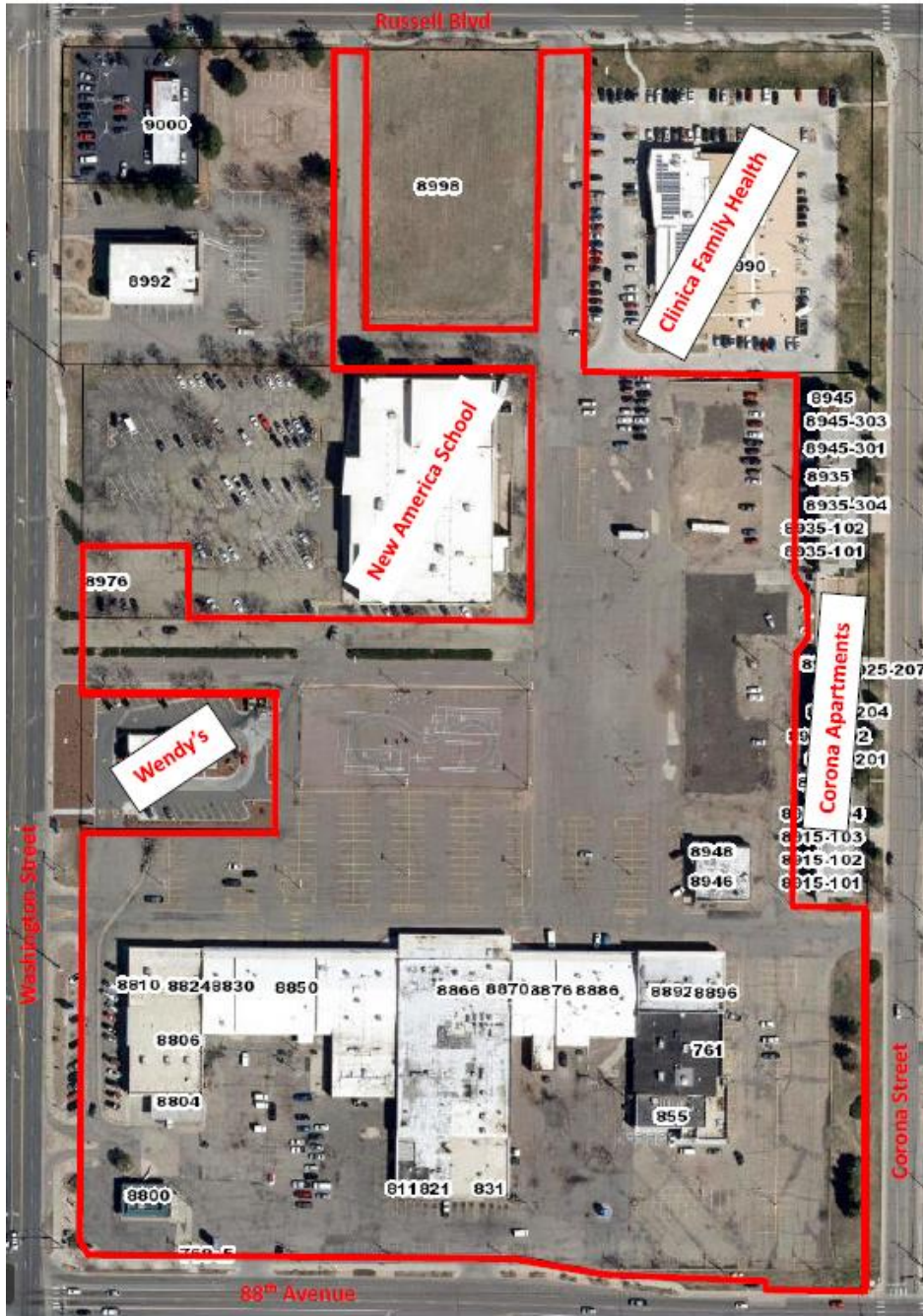




Figure 2: Groundwater Flow and Contaminant Plume Map

