

# Thornton Shopping Center Redevelopment Update

## AC-REP Development Council

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May 5, 2025

# Thornton Shopping Center Trivia

# Trivia Question #1

**How Many Acres is the TSC Site?**

- A. 11.4 acres
- B. 15.8 acres
- C. 21.2 acres

# Answer

15.8 acres

# Trivia Question #2

**How Many People Engaged in Our Community Outreach Meetings in 2024 (All 3 meetings total)**

- A. ~145
- B. ~175
- C. ~220

# Answer

~220 People

# Trivia Question #3

**How Many Years Has City Staff been Working on TSC Redevelopment?**

A. 5 years

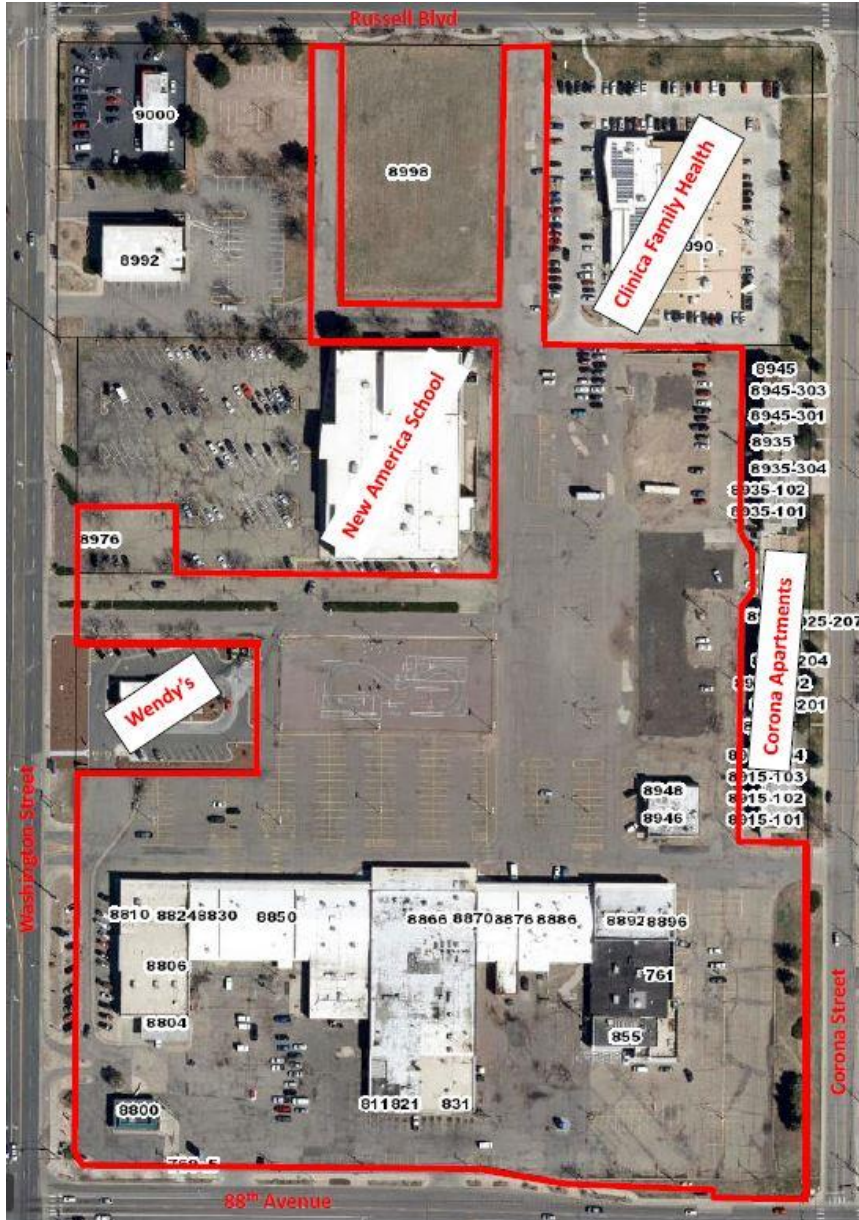
B. 20 years

C. Who cares, just redevelop it

# Answer

## 20 Years





## Thornton Shopping Center Redevelopment Update

- 15.86-acre site at the northeast corner of Washington Street and 88<sup>th</sup> Avenue.
- Thornton Development Authority (TDA) owns the oddly configured site.
- Today's presentation will highlight where we've been, where we are, and where we're going.

# Where We've Been

# Thornton Shopping Center Redevelopment Update



88<sup>th</sup> and Washington:  
The center of the  
“Original Thornton”  
neighborhood, ca.  
1955





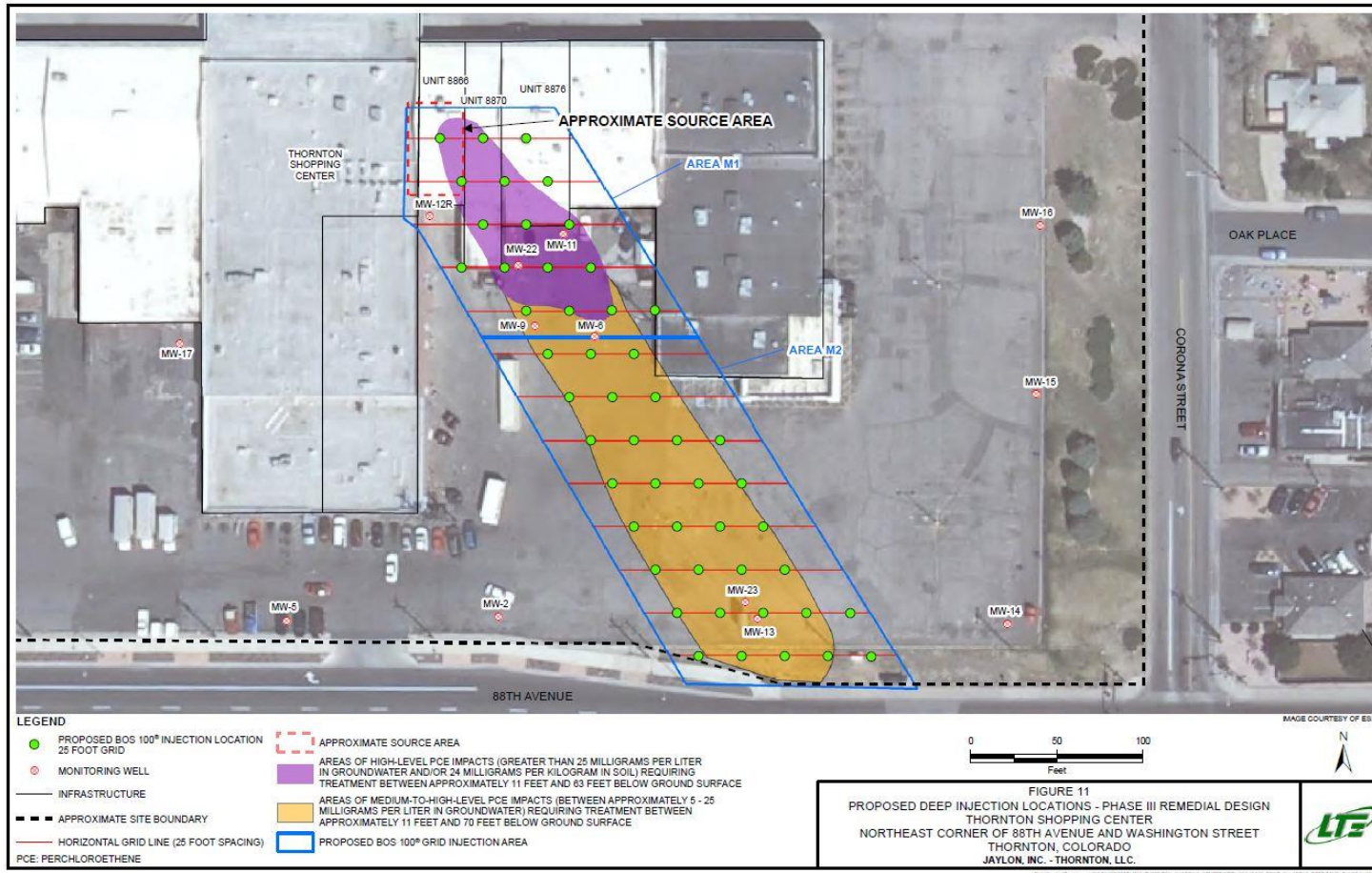
# Thornton Shopping Center Redevelopment Update



- The property slowly fell into disrepair over time.
- A Chicago developer purchased the site in early 2005.
- CDPHE notified the owner in May of 2005 that contaminated groundwater was migrating from his property toward the southeast, and that he was required to investigate



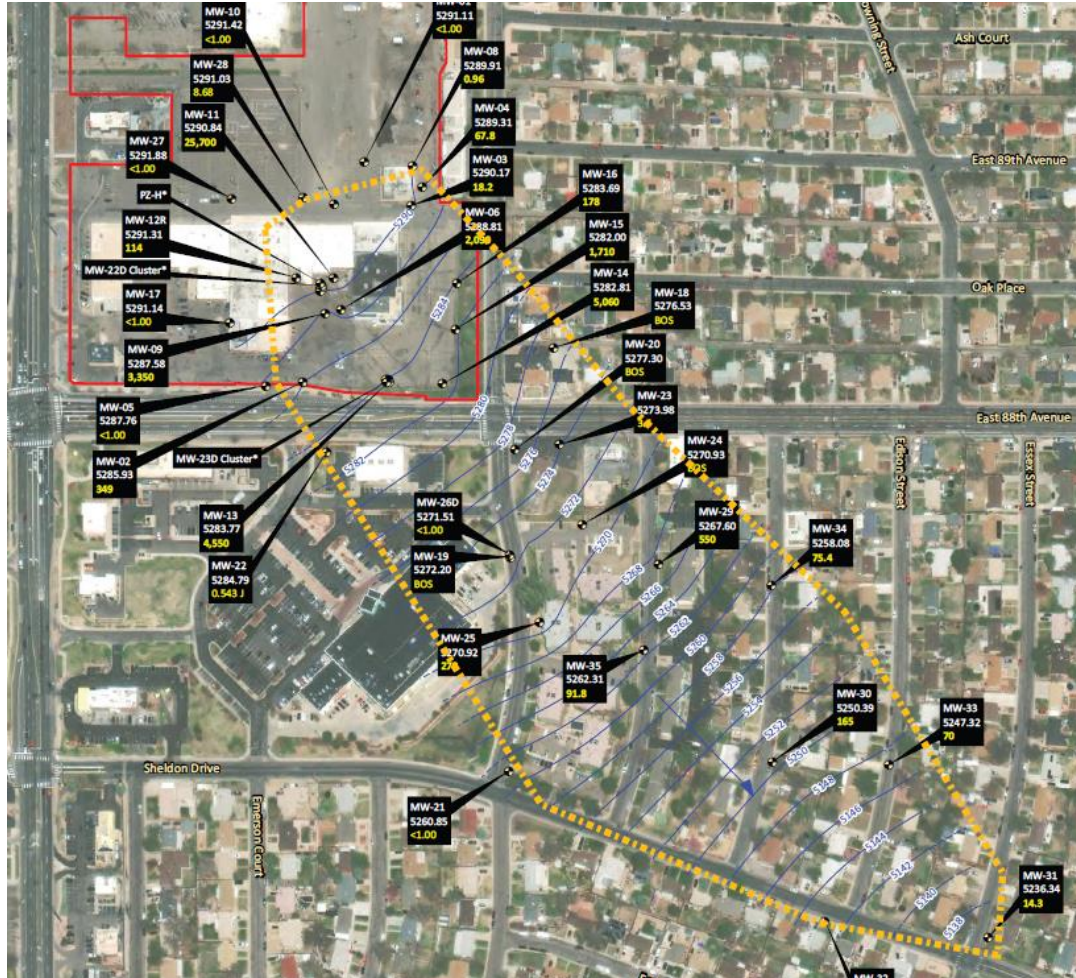
# Thornton Shopping Center Redevelopment Update



- A former on-site drycleaner was found to have contaminated groundwater with perchloroethylene (PCE)
- Further studies found that contaminated groundwater has migrated about 2,000 feet to the southeast.

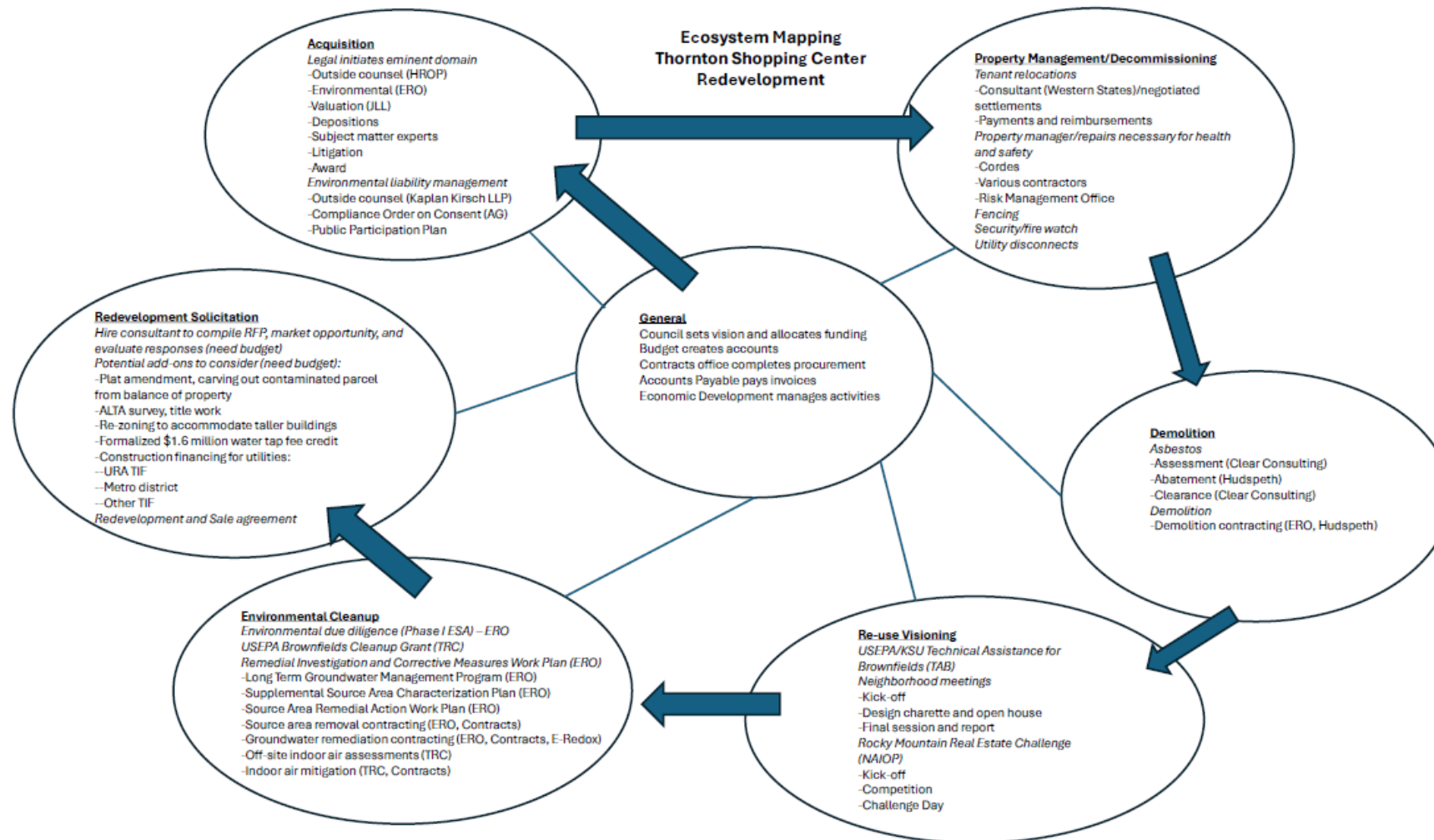


# Thornton Shopping Center Redevelopment Update



- The State of Colorado sued the owner to force cleanup but very little was accomplished.
- The cost of cleanup exceeds the property's value.
- City tried (unsuccessfully) to incentivize prospective purchasers by offering to pay for cleanup but owner would not budge on his price.
- TDA initiated eminent domain process in April of 2022 and received title in April of 2024.

# Thornton Shopping Center Redevelopment Update



# Where We Are



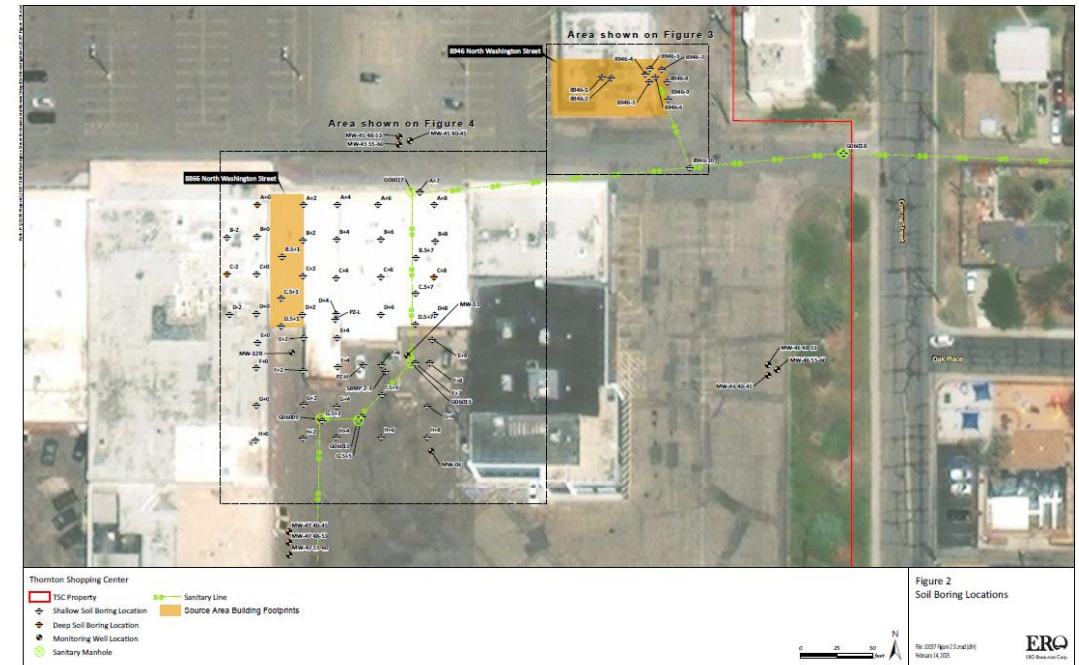
# Thornton Shopping Center Redevelopment Update

- Tenants relocated 2023-2024
- Asbestos abatement and demolition completed in 2024
- Expended about \$7 million to-date



# Thornton Shopping Center Quarterly Progress Update

- Cleanup:
  - Offsite vapor intrusion air monitoring program has begun
  - Soil testing to further define extent of source area under building foundation complete (under review at CDPHE)
  - Source area soil removal and disposal design underway
    - Excavation scheduled for mid-2025
  - Long-term groundwater treatment and monitoring will continue





# Community Outreach



- KSU TAB Community Engagement
- Hosted 3 meetings in 2024
  - 220 participants total
- Feedback included to NAIOP teams and in RFP for development

# Rocky Mountain Real Estate Challenge Process

- January-April 2025 - Four student teams from University of Denver and University of Colorado-Boulder
- January 16 kick-off event at New America School, staff interviews
- Winning team announced at 23<sup>rd</sup> Annual Competition Day, April 30, 2025





# Rocky Mountain Real Estate Challenge Outcomes

## CU Denver – Millers Market





# Rocky Mountain Real Estate Challenge Outcomes

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# Rocky Mountain Real Estate Challenge Outcomes

## University of Denver – Thornton Gateway



(Davis Partnership Architects)



# Rocky Mountain Real Estate Challenge Outcomes

## University of Denver – Thornton Gateway





# Where We're Going

# Thornton Shopping Center – Next Steps

- Draft Redevelopment Request for Proposals – Q3, 2025
  - Incorporate community-based reuse visioning and NAIOP results
  - Discuss entitlements with Council to confirm they align with vision
  - Developer selection and negotiation process to begin in late 2025
  - TDA enters into exclusive negotiation agreement with selected developer(s)

# Thornton Shopping Center Quarterly Progress Update

Questions?



<https://www.thorntonco.gov/business-development/active-development/thornton-shopping-center-redevelopment>