Areas of Focus

- Primary Job Development
- Retail Development
- Small Business Development
- Redevelopment
The City of Thornton had a long standing ED effort going back to the late 1980’s.

After the Great Recession, the City decided to focus its ED efforts on primary job creation while continuing its work on retail and redevelopment.

It began with a series of conversations between the regional ED leaders and senior city staff.

Subsequently, a strategic plan was undertaken to expedite job creation and development supporting it.
A review of surrounding communities indicated that Thornton was woefully under-represented in primary jobs.

In addition, Thornton needed a concerted effort to rehabilitate its reputation with the development community and it needed space to house job creation (low availability).

While Thornton had an abundance of greenfield space, it needed a concerted marketing effort to promote the properties it had for development.
Based on the Strategic Plan, we implemented a number of strategies to improve our opportunities:

• Encouraging development of new space (speculative and end-user)
• Improving our regulatory and land use practices
• Formally adopting our incentive policy
• Specifying industry targets
• Promoting our assets and building rapport with the development community
• Hands on involvement through the entitlement process
Emergence of the North I-25 Corridor
Emergence of the North I-25 Corridor

• The Cabela’s development (2012) — 144th & I-25
  82 acre retail development, 465 apartments, highly performing Cabela’s

• Simon Premium Outlets (2014) — 136th & I-25
  90 acre development, 80 stores, out parcels, creative financing

• Amazon Robotics Sort Facility (2015) — 144th & I-25
  Only facility of its type in Denver, 2.4 Million sq. ft., 1500 jobs

• Rolling Hills Development (2015) — 136th & I-25
  Original TopGolf location, ViewHouse, hotel, etc. – law suit to restrict devel.

• King Soopers Marketplace (2015) — 136th & Quebec
  Large format store, only one of 2 in metro Denver planned, delayed to 2019
Emergence of the North I-25 Corridor

  20 acre development with continuum of care, hotel, retail, MOB

- Thornton Shopping Center (2017) – *Washington & 88th*
  16 acre parcel in south Thornton, center of blight, environ. contamination

- Larkridge Redevelopment – (2018) – *Hwy. 7 & I-25*
  Renewed development with TopGolf & 70K sq. ft. retail user
Maximizing opportunities for Development

• Educating Elected Officials — making them allies
• Policy Changes — to create predictable, responsive, business friendly environment while maintaining city goals
• Integrated Silos — staff of 7, adequate resources
• Creative approaches to financing — PIF vs TIF, land contributions, environ. remediation costs, sales tax sharing
• Projects of Economic Significance — expedited permits
• Timing — the Economy
• Attitude - making your customer’s success — your success
Initial Results

- 1,000 Primary jobs added in last 5 years
- Another 1,500 plus anticipated in 2018
- $350 million in new retail development in 2017
- Thornton Healthcare District proposed for summer 2018
- Thornton Shopping Center redevelopment under contract by summer 2018
- Sever employment center developments under consideration
Thank You
Questions?