



**NORTHGLENN URBAN
RENEWAL AUTHORITY**

NURA REVIEW & PRELIMINARY STRATEGIC PLANNING

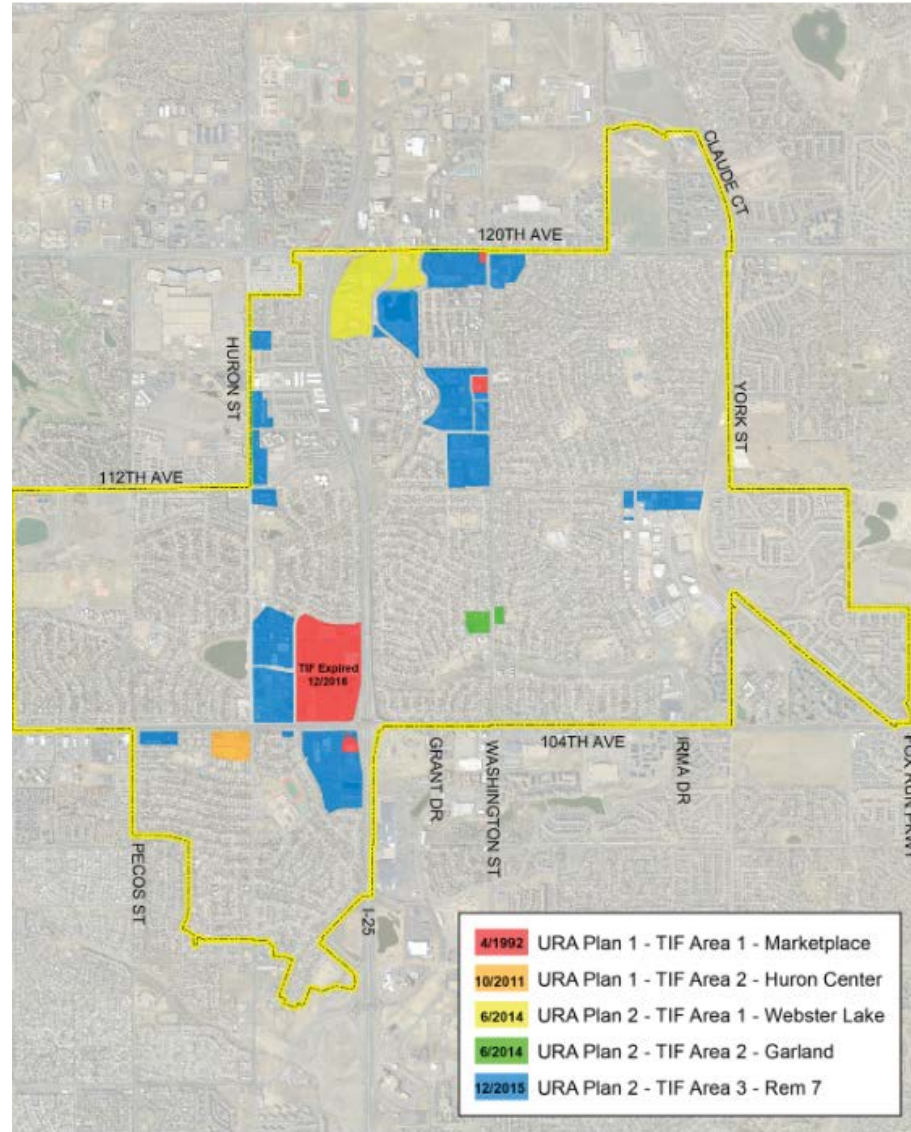
Oct. 14, 2020

STRATEGIC OBJECTIVES

- Review NURA Plans & TIF Areas
- Review NURA Past & Current Goals
- Review Council & NURA Goals
- Review Preliminary Budget



URA PLANS & TIF AREA'S



INVESTMENT BY SHOPPING AREA

1995-2019

29

Successful Years

\$43M

Invested

2

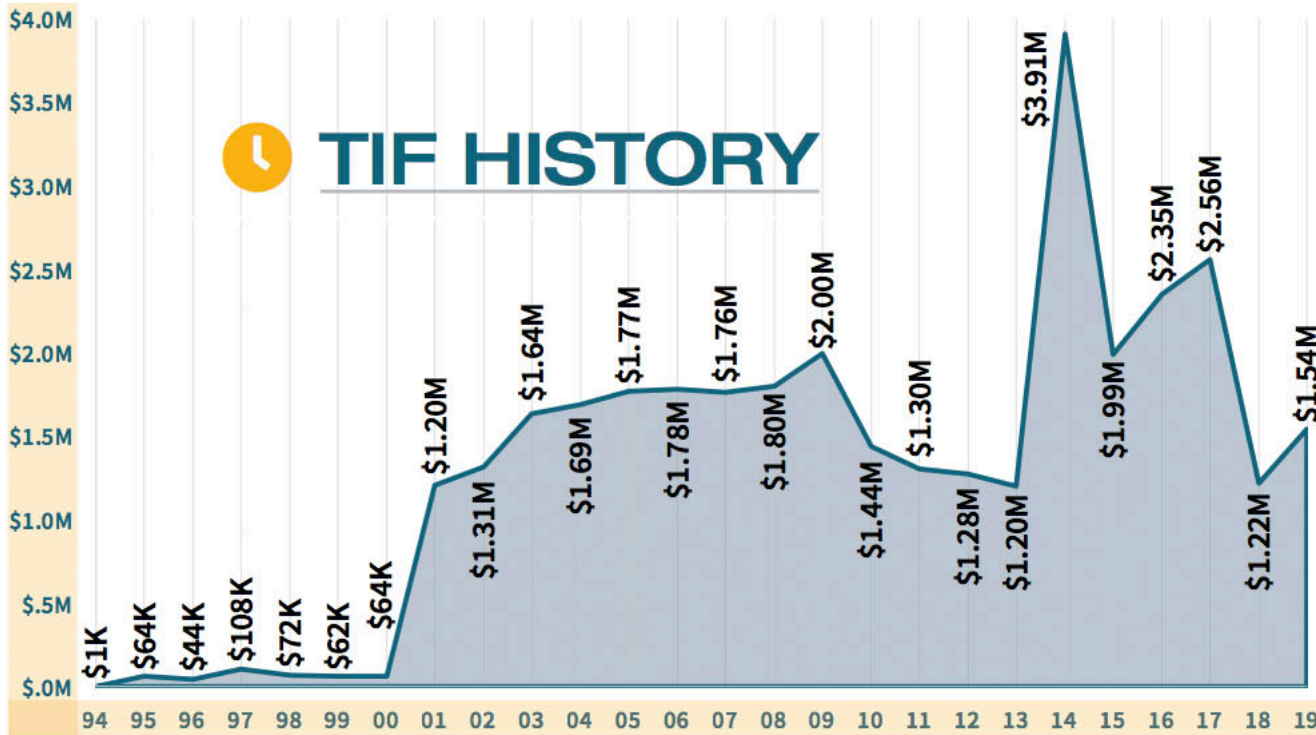
Urban Renewal Plans

5

Redevelopment Areas

| Shopping Area | Amount | Percent |
|--|--------------|---------|
| Northglenn Marketplace | \$26.7M | 62% |
| Washington Street 111th to 120th Properties | \$1.5M | 4% |
| Huron Center | \$5.4M | 12% |
| Hillcrest | \$55.7K | <1% |
| Office Plaza to North Point | \$57.2K | <1% |
| Washington Point/Washington Center | \$71K | <1% |
| 112th and East of Irma | \$25.1K | <1% |
| Civic Center | \$6.3M | 15% |
| Garland | \$2.4M | 6% |
| Malley | \$6.6K | <1% |
| Total Investment | \$43M | |

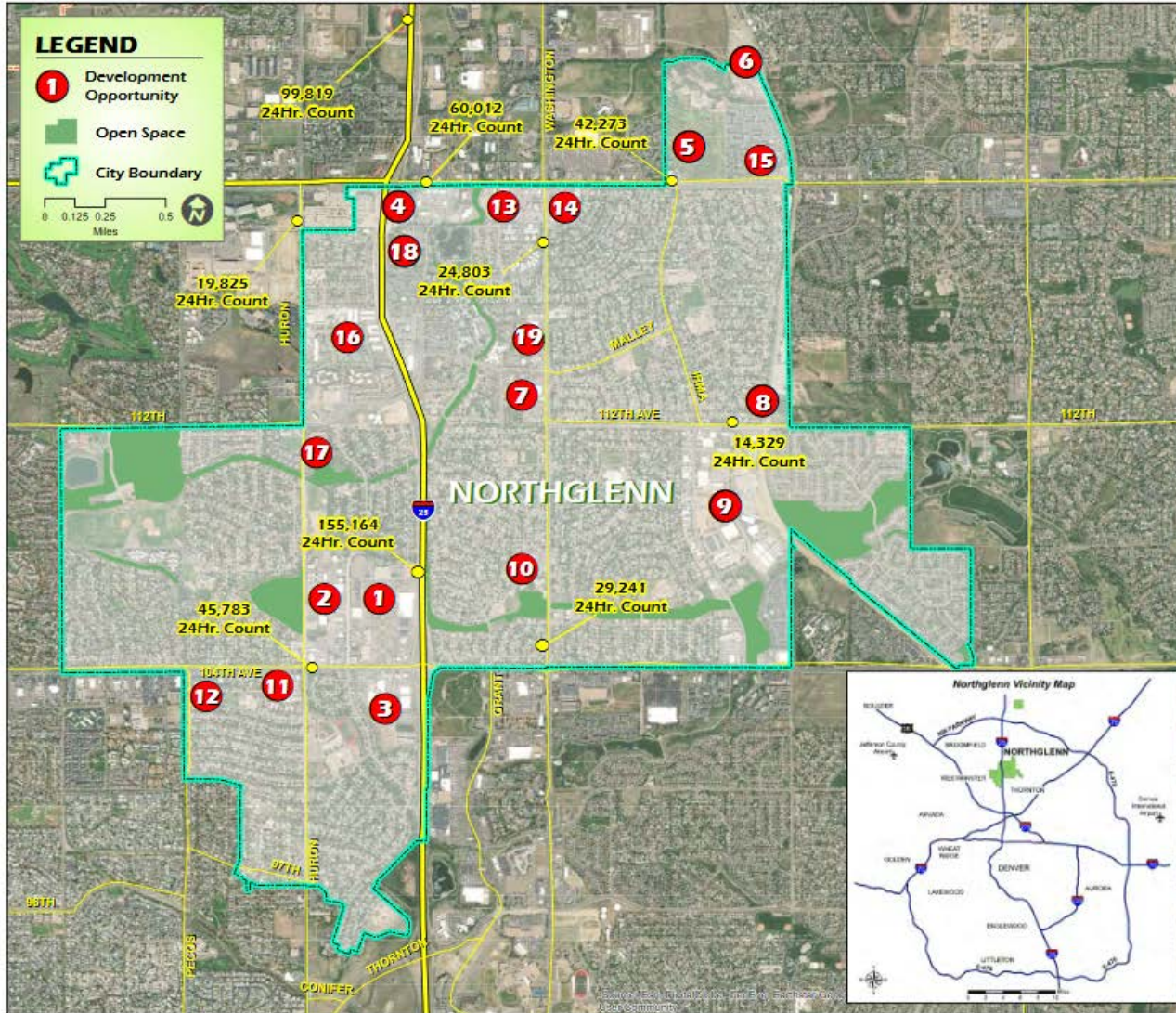
NURA TIF REVENUE



The chart to the left indicates the 25-year TIF revenue collected in Urban Renewal Area (Plan 1) from 1994 to 2017, when the clock expired.

The URA Plan 2 clock began in 2014.

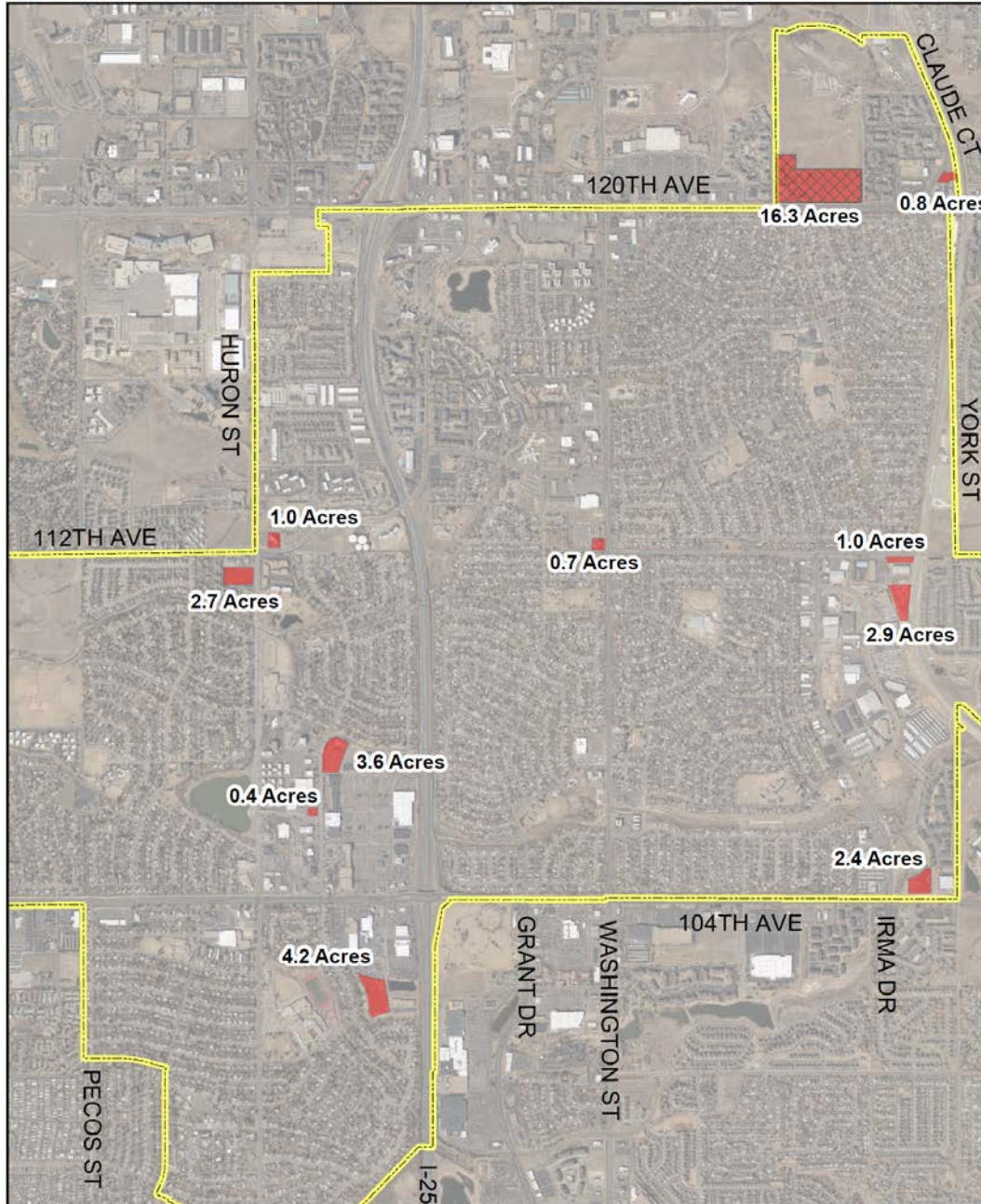
COMMERCIAL CENTERS



NORTHGLENN COMMERCIAL OPPORTUNITIES

- 1** MARKETPLACE
- 2** NORTHGLENN SQUARE
- 3** NORTHGLENN GREENS
- 4** WEBSTER LAKE PROMENADE
- 5** KARL'S FARM ★
- 6** EASTLAKE TRANSIT STATION ★
- 7** MALLEY / NORTHGATE
- 8** 112TH TRANSIT STATION ★
- 9** IRMA/LEROY INDUSTRIAL PARK ★
- 10** GARLAND
- 11** HURON
- 12** HILLCREST
- 13** WASHINGTON POINT
- 14** WASHINGTON CENTER
- 15** NORTHGLENN PAVILIONS
- 16** HURON/LANDMARK CENTERS ★
- 17** OFFICE PLAZA NORTH/SOUTH
- 18** CIVIC CENTER PPP
- 19** PALMER PLAZA

★ Not in URA



2017 NURA SUCCESSES

19

Grants issued to businesses
and/or property owners

\$132,310

Total value of the 19 grants

\$376,897

Amount of private commercial
property improvements the
grants leveraged

- Huron Center Redevelopment (NURA invests \$3.4M of \$13.5M)
- HCP Marketplace purchased (NURA invests \$8M of \$28M)
- Sold NURA property to The Courts (NURA invests \$250K)
- North Gate (Malley Center) Redevelops (NURA \$250K)
- Concentus (Wells Fargo) Redevelops (NURA invests \$450K)
- Marketplace Storm Water Study (\$125K)
- Promenade Sculptures (NURA invests \$35K)

2017 NURA RETREAT

5-10 YEARS

- Shift Financial Role – Limited \$ – Identify New Revenue Sources
- Consider Bonding for New Projects
- HB 1349 – New TIF Areas?
- Identify Next Projects
 - Civic Center (P3)
 - Consider Reblighting Marketplace
 - TOD Area Redevelopment
- New Business Assistance Programs/Grants
- Clarify NURA's Vision, Mission & Goals
 - Vision – Aspiration for the Future
 - Mission – Core Purpose
 - Goals – Strategic Objectives



2018 NURA SUCCESSES

 **\$12.3M**

Amount of Private Sector
Improvements Leveraged

 **121,694**

Square Feet of Commercial Space Improved

 **285**

New and Retained Jobs

 **\$1.7M**

Amount NURA Invested

- The Courts Groundbreaking - \$4.8 million investment
- Garland Center Remediation Continues
- Huron Center Complete – Arby's, SaveALot & AutoZone Open
- Business Improvement Grants
- Ped. Bridge Repairs (\$341K)

2018 NURA RETREAT GOALS

- Be Proactive
- Explore all Funds
- Be Strategic
- Use Existing Structures & Resources
- Be Innovative
- Reduce Risk

2018 NURA RETREAT GOALS

- Meet with Council to focus around how their visions and goals can align with NURA's.
- Conduct a review of the specific parcels in existing URA's (especially Superblock Area next to Marketplace and Civic Center).
- Conduct a tour of properties with Council .
- Highlight possible sites on a map to review & consider what to work on in next 5-10 years.
- Have city departments provide project updates at board meetings to educate Commissioners.

2018 NURA RETREAT GOALS (CON'T)

- Continue business assistance and grant programs.
- Continue Marketplace redevelopment (2018-2021).
- Final redevelopment & opening of The Courts.
- Work with city staff on reevaluation of existing P3 master plan, and outreach to developers to support and redevelop property.
- Evaluate 112th Avenue properties for potential new redevelopment opportunities near TOD.

2018 NURA RETREAT

5-10 YEARS



- Be more proactive & recruit potential developers and/or property owners.
- Complete Marketplace Phase 2 & potential for Marketplace Superblock.
- Complete P3 development at Civic Center to help fund Phase 3.
- Focus on redevelopment opportunities along 112th Avenue near commuter rail.

2018 NURA RETREAT 5-10 YEARS (CONT'D)

- Consider redevelopment opportunities of existing multi-family areas & the potential for new developments and diversified housing opportunities (potential for market rate with a potential percentage of affordable).
- Target aging shopping centers, vacant land and areas along Washington Street for revitalization and/or *redevelopment*.

2018/2019 COUNCIL RETREAT/WORK PLAN

Potential NURA Projects

- Civic Center (P3)
- Marketplace Stabilization
- Redevelopment Plan for Commercial & Residential
- Affordable Housing?
- Corridor & Streetscapes (Huron, Washington & Malley)
- East 112th Avenue



2019 NURA SUCCESSES



\$158,042

Total Business
Grants



\$7.2M

Amount of Private
Sector Improvements
Leveraged



90,873

Square Feet of
Commercial Space
Improved



237

New and
Retained Jobs

- \$11.5 M Bond Issuance for CCMP
- Marketplace Phase 1 (BBB & Phenix Salon)
- The Courts Completed - \$4.8 M
- Scooter's Coffee
- Garland Center Pilot Test



NORTHGLENN STRATEGIC PLAN 2019 • 2023



ALIGN WITH CITY

Fall 2020 Update

The Northglenn Strategic Plan contains eight strategic goals:

- High Performance Government
- Community Engagement
- Public Safety
- Business Retention and Growth
- Housing Opportunities
- Diverse Community
- Sustainability
- Infrastructure



NORTHGLENN STRATEGIC PLAN 2019 • 2023

4.4 Northglenn Marketplace Revitalization/Redevelopment- 2027

Phase 1- Revitalize, Refresh, Renew, Re-
stabilize & Rebrand- 2022

Phase 2- Connect- Continue- Community -
2027

4.4.1 Work with property owner(s) to revitalize the northern portion of the property to include rebranding, the relocation of Bed, Bath, and Beyond, construction of a new movie theatre and restaurants, stabilize existing tenants, backfill empty spaces and improvements to landscaping, lighting and signage throughout the center (Phase 1)

4.4.2 Work with property owner(s) to develop and implement a plan for Phase 2 and to continue to redevelop the remainder of the site to include on-site infrastructure improvements and to attract a unique tenant mix to synergize the property, including other mixed use development opportunities to enhance the community



NORTHGLENN STRATEGIC PLAN 2019 • 2023

4.2 Civic Center Master Plan (CCMP) Public Private Partnership Development (P3), 2027

4.2.2 Revisit the existing CCMP relative to existing market conditions and potential modifications for the remaining 10 acres for private development opportunities; *Q2 2020*

4.2.3 Hire consultant(s) to assist in reevaluating the existing plan through the following steps: Site planning/evaluate existing property conditions; Research and identify P3 participants; financial analysis, education; vision and community outreach; update and implement revised CCMP

4.2.4 Identify and enter into a private/public redevelopment agreement for the remaining 10 acres with a master developer; *Q4 2021*

4.2.5 Work with developer to attract end-users for the redevelopment; *Ongoing*



NORTHGLENN STRATEGIC PLAN 2019 • 2023



4.5 Redevelopment Opportunities

4.5.1 Develop a plan with NURA and City Council to identify, prioritize and market sites for redevelopment and infill redevelopment opportunities; *Q4 2021*

4.5.2 Facilitate NURA grants and business assistance programs for commercial property enhancements; *Ongoing*

2020 NURA REVIEW

- COVID-19 Negative Impacts
- Business Assistance Grants
 - BIG – \$106,000
 - BUAG – \$62,500
- Civic Center
 - Public Infrastructure Completed (\$11.5 million)
 - Civic Center (P3) – Master Developer & Land Planning
- Marketplace Phase 1 & 2 Continues
- Washington St. Redevelopment Opportunities
- East 112th Ave. Property Opportunities
- Complete Garland Center Full-Scale Remediation

NURA GOAL SETTING

NOVEMBER 18TH

1. Align Council & NURA's Goals
2. Develop NURA's Vision & Mission
3. Draft 2021 NURA Goals & Plan
4. Develop Draft 5-10 Year List of New Redevelopment Areas/Projects

