

**ECONOMIC DEVELOPMENT MEMORANDUM  
#2-2023**

**DATE:** July 24, 2023  
**TO:** Honorable Mayor Meredith Leighty and City Council Members  
**THROUGH:** Heather Geyer, City Manager *Hmg*  
**FROM:** Allison Moeding, Director of Economic Development *AMM*  
**SUBJECT:** Engagement Plan for Washington Point Shopping Center

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**PURPOSE**

To discuss a stakeholder engagement planning process for the Washington Point Shopping Center in pursuit of a solution that effectively address ongoing security, property maintenance, and general business concerns.

**BACKGROUND**

Washington Point Shopping Center, located on the south side of 120<sup>th</sup> Avenue roughly between the Farmers Highline Canal east to Washington Street, is a 20-acre commercial shopping center that was developed in the 1990s. The center was designed as a grocery anchored in-line shopping center with several outparcels along 120<sup>th</sup> Avenue. The original platted area included 11 individual parcels; please note that the post office, dispensary, and multi-tenant building at the corner of 120<sup>th</sup> and Washington were not part of the original development. Attachment 1 shows the Washington Point Shopping Center parcels.

Beginning in 1994, the shopping center operated cooperatively under a Common Area Maintenance Agreement (CAMA) that included Lots 1-11. Over time, individual property owners were able to drop out of the agreement, and management of the CAMA was eventually abandoned in April 2022, leaving individual parcel owners to manage and pay for their own maintenance activities. It is staff's understanding that some costs, such as the parking lot lighting meter and the irrigation system, are now the responsibility of a single parcel owner rather than being shared among all parcels.

Recent efforts by economic development staff to gain consensus among property owners and tenants/businesses to cooperate in the shared responsibilities of shopping center security, maintenance, and improvements have been unsuccessful. As the condition of the shopping center's signage, landscaping, parking lot, and other infrastructure continues to deteriorate, it has become a priority to identify a long-term solution for maintenance surrounding this highly trafficked commercial center in Northglenn.

Finally, the visible presence of unhoused individuals in the area has led to growing community concerns about the ongoing success of Washington Point businesses such as Safeway. This issue has raised concerns about the resulting impact on the local economy; by discussing these concerns directly with tenants and property owners, staff desires to develop a better understanding of the issues facing this business area. It is also important to discuss these concerns with neighboring residents.

**Project Description**

The Northglenn Urban Renewal Authority (NURA) will provide funding to initiate a stakeholder engagement process in the Washington Point shopping center area that seeks to develop consensus on a sustainable, long-term maintenance approach. Washington Point is one of NURA's priority areas for redevelopment work.

The scope of work for this stakeholder engagement process will include targeted outreach efforts by a professional consulting firm experienced in community outreach activities. A robust stakeholder engagement process will include:

- Conduct outreach and engagement activities, anticipated to include one-on-one interviews, facilitated group discussions, surveys, and other appropriate interactions with property owners, tenants, residents/customers, law enforcement, city staff and elected officials;
- Identify and prioritize the key issues identified in the stakeholder engagement sessions;
- Develop a limited number of options and address the identified issues;
- Present findings and make recommendations to City Council and NURA.

### **BUDGET/TIME IMPLICATIONS**

Staff estimates an 8-week process with a budget of \$25,000 to complete the outreach process, assessment of options, and presentation of recommendations to City Council and NURA.

NURA has agreed to participate in the outreach and engagement process by funding the initial stakeholder engagement planning work. Following completion of the engagement process, specific budget and time requirements will be outlined and will vary depending on the options that are developed and the preferred solutions.

### **STAFF RECOMMENDATION**

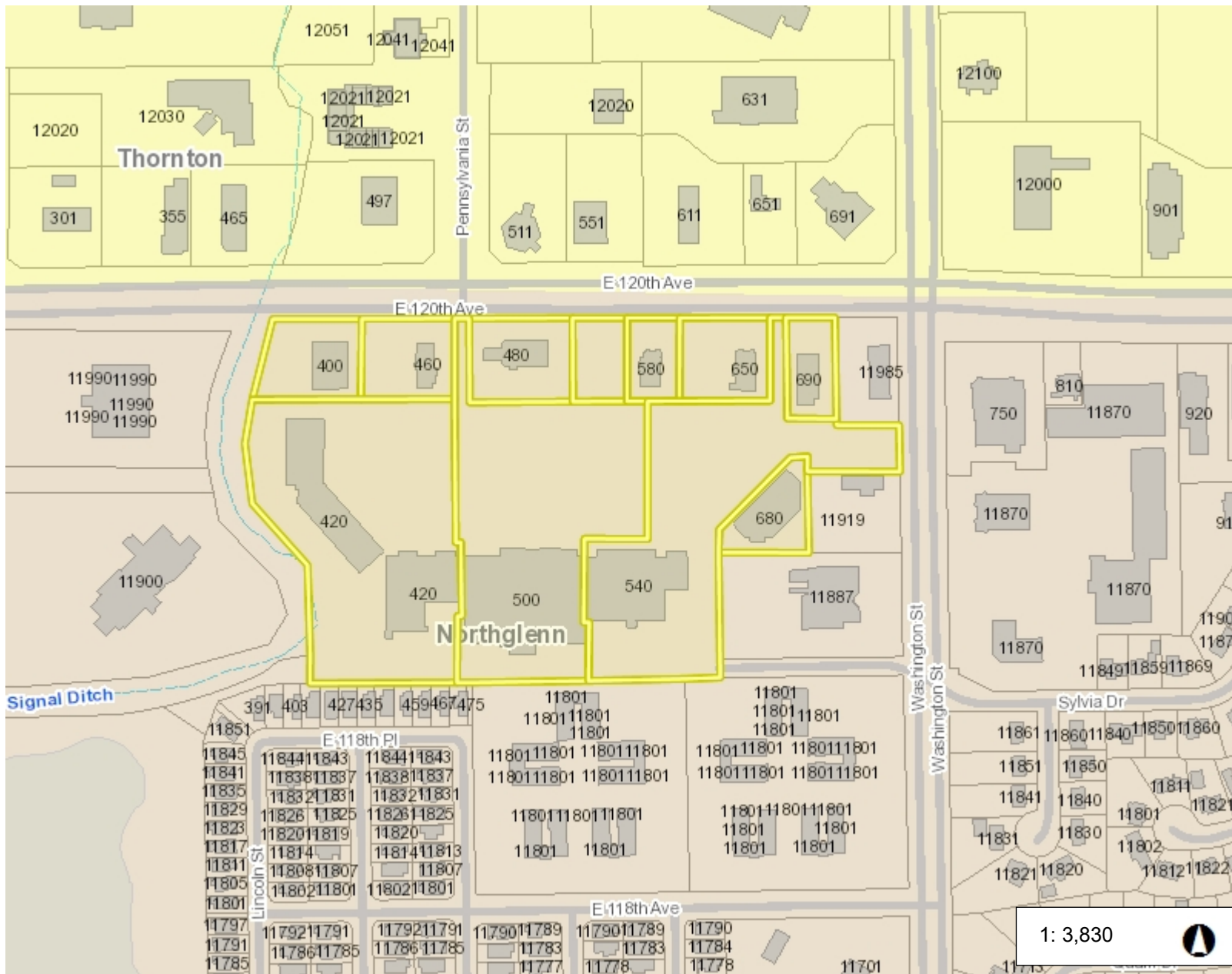
This item is for informational purposes only.

### **STAFF REFERENCE**

If Council members have any questions, please contact Allison Moeding, Director of Economic Development, at 303.450.8743 or [amoeding@northglenn.org](mailto:amoeding@northglenn.org).

### **ATTACHMENT**

1. Washington Point Map



### Legend

- Address
- Highways (3,000 - 5,000)
  - Interstate
  - Highway
  - Tollway
- Building
- County Parks and Open Space
- Cities
  - Arvada
  - Aurora
  - Bennett
  - Brighton
  - Commerce City
  - Federal Heights
  - Lochbuie
  - Northglenn
  - Thornton
  - Westminster
- Small Lakes
- Major Lakes
- Rivers
  - Canal
  - Ditch
  - Primary Creek
  - River
  - Secondary Creek
  - Stream
- Parcels
- County Boundary

1: 3,830



0.1                      0                      0.06                      0.1 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes