



Northglenn Urban Renewal Authority

Background and History

The Northglenn Urban Renewal Authority (NURA) is a special purpose governmental entity that was created by City Council in 1990. NURA's primary purpose is to improve business areas in Northglenn by eliminating blight and assisting private development and redevelopment projects.

NURA is governed by a board of seven commissioners that are appointed by the mayor, with the approval of City Council. The council and NURA Board work collaboratively to achieve redevelopment goals and implement the Urban Renewal Plan for the city.

Over the last 23 years, NURA has reinvested more than \$24 million for redevelopment and revitalization projects to eliminate blight, improve the business environment and enhance the community.

Success Stories

The first Urban Renewal Area (URA) designated was the Northglenn Mall (now the Northglenn Marketplace). This is a "poster project" of how URAs can transform communities and make a positive difference. Utilizing URA tools and financing mechanisms, Northglenn successfully redeveloped an under-performing mall and turned it into a thriving tax generator for the city. The Marketplace redevelopment project has produced millions of sales, use and food tax revenues to the city since 1999.

Other redevelopment success stories made possible utilizing URA tools and funding include the Best Buy on 104th Avenue & I-25 and the Natural Grocer-Vitamin Cottage on Washington Street.

Northglenn Marketplace



Before Redevelopment:

- 1968 - Mall employed 1,200+ people
- 1990 - 50% vacant



After Redevelopment:

- 652,272 S/F Power Center

Best Buy



Before Redevelopment: Deteriorating hotel



After Redevelopment: 31,000 S/F & 80 jobs

Natural Grocer - Vitamin Cottage



Before Redevelopment: Vacant land
• New infrastructure drives redevelopment



After Redevelopment: 14,000 S/F & 45 jobs

NURA Broke out the Golden Shovels

As a landlocked city and with more than 85% of the commercial properties located within urban renewal areas, Northglenn's future is primarily focused on redevelopment and in-fill development opportunities. In 2013, Northglenn celebrated two major urban renewal redevelopment construction projects, the Webster Lake Promenade and the Walmart Neighborhood Market.

Webster Lake Promenade

In July 2013 Northglenn celebrated the official groundbreaking of the Webster Lake Promenade. This 10-acre commercial site, located at the SEC of I-25 and 120th Avenue, had been prepared for redevelopment for almost ten years. The property had aging infrastructure, environmental issues and under-performing businesses. This \$13 million redevelopment project will bring more than 200 new jobs as well as new tax revenues and services to Northglenn.



Webster Lake Promenade

- 47,000 s/f – \$13 million project – 200 new jobs



Before Redevelopment



Before Redevelopment



Under Construction

Walmart Neighborhood Market

Walmart broke ground on a 41,000 square-foot Walmart Neighborhood Market on December 13, 2013. This 5.42-acre site was the former home of the 45-year deteriorating Garland Center which had been 95% vacant. NURA assembled, purchased and did the environmental clean-up on the property, and then sold it to Walmart in June 2013. Without TIF revenues, this project would have not happened.



Walmart Neighborhood Market

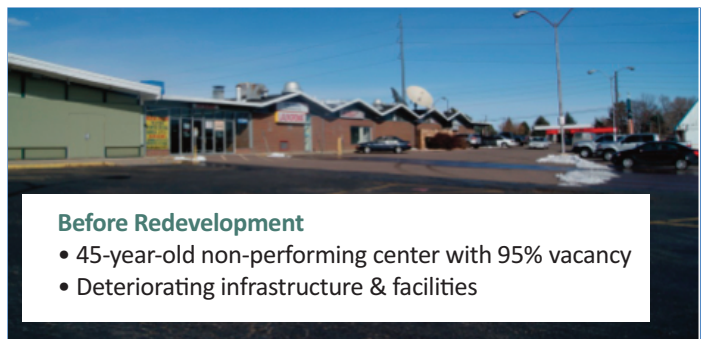
- 41,000 s/f – \$9 million project – 70 new jobs



After Redevelopment



Before Redevelopment



Before Redevelopment

- 45-year-old non-performing center with 95% vacancy
- Deteriorating infrastructure & facilities

Revitalization Grants Make a Difference

In 2013, NURA reinvested \$93,500 to assist 17 property owners through its two revitalization grant programs. This leveraged

more than **\$436,000** in private sector investments in exterior improvements and utility upgrades to revitalize urban renewal areas.

One property owner used a utility grant to upgrade an undevelopable parcel of land that allowed for the attraction of Starbucks.

