

APPENDIX A: SITE FILES DOCUMENTS

A digital **Site Files** containing project-related materials is available for download via the links below. The Site Files are provided for informational purposes only and is intended to assist respondents in understanding the development opportunity.

Additional information can be found at:

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

Information contained in this RFQ and the Site Files has been compiled by the City of Thornton from a variety of sources. While the City believes this information to be reliable, **the City makes no representations or warranties, express or implied, as to the accuracy or completeness of the information provided.**

Respondents are solely responsible for conducting their own independent investigations and due diligence regarding the Site, including but not limited to physical conditions, utilities, entitlements, market conditions, and all other factors relevant to the proposed development.

The City shall not be responsible for any errors or omissions in the information provided, nor for any conclusions drawn by respondents from such information.

The Site Files include, but is not limited to, the following materials:

1. The Market at 88th Planned Development-Overlay (PD-O) Draft Standards (2026)

<https://www.thorntonco.gov/media/file/draft-planned-development-overlay-standards>

2. ALTA/NSPS Land Title Survey (2026)

<https://www.thorntonco.gov/media/file/2026-alta-survey>

3. Thornton Shopping Center - Title Report (2026)

<https://www.thorntonco.gov/media/file/2026-title-report>

4. Thornton Shopping Center Subdivision Plat (Precision Survey and Mapping, 2020)

<https://www.thorntonco.gov/sites/default/files/2025-01/Plat%20June%202020.pdf>

5. NAIOP Rocky Mountain Real Estate Challenge - CU Boulder Executive Summary – (NAIOP, 2025)

<https://www.thorntonco.gov/media/file/cu-boulder-executive-summary>

6. NAIOP Rocky Mountain Real Estate Challenge - DU Executive Summary – (NAIOP, 2025)

<https://www.thorntonco.gov/media/file/du-executive-summary>

7. Thornton Urban Center Study (2013)

<https://www.thorntonco.gov/sites/default/files/2024-06/Thornton%20Urban%20Center%20Study.pdf>

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8. Thornton Shopping Center Redevelopment – Workshop Summary (KSU TAB, 2024)

<https://www.thorntonco.gov/sites/default/files/2024-10/10-24-24%20Thornton%20Charrette%20Summary%20Slides%20FINAL.pptx.pdf>

9. Thornton Shopping Center Redevelopment - Community Engagement Summary Report (KSU TAB, 2024)

<https://www.thorntonco.gov/media/file/final-community-engagement-report>

10. Thornton Shopping Center Redevelopment – Final Charrette Presentation (KSU TAB, 2024)

<https://www.thorntonco.gov/sites/default/files/2024-08/Thornton%20Charrette%20Presentation%20FINAL%2008-20-24.pdf>

11. Thornton Shopping Center Redevelopment – Market Study and Site Reuse Analysis (KSU TAB, 2024)

https://www.thorntonco.gov/sites/default/files/2024-11/Thornton%20Market%20Study%20and%20Site%20Reuse%20Analysis_10.29.24_Final_0.pdf

12. Thornton Shopping Center Redevelopment – Technical Assistance Summary Report (KSU TAB, 2024)

<https://www.thorntonco.gov/sites/default/files/2025-01/Thornton%20Shopping%20Center%20-%20Technical%20Assistance%20Summary.pdf>

13. South Thornton Revitalization Subarea Plan (City of Thornton, 2011)

<https://www.thorntonco.gov/sites/default/files/2024-06/South%20Thornton%20Revitalization%20Subarea%20Plan.pdf>

14. Thornton Comprehensive Plan 2020 (City of Thornton, 2020, Amended 2024)

<https://www.thorntonco.gov/business-development/city-development/long-range-planning/plans/thornton-comprehensive-plan>

15. South Thornton Urban Renewal Plan (City of Thornton, Thornton Development Authority, 2012)

<https://businessinthornton.com/redevelopment/south-ura/>

16. Thornton Shopping Center – Compliance Order on Consent – Environmental Remediation (Colorado Department of Public Health & Environment, 2025)

<https://www.thorntonco.gov/media/file/tda-no-2024-001-compliance-order-consent-number-24-02-01-01pdf-0>

17. Colorado Enterprise Zone Program Fact Sheet (City of Thornton Economic Development)

<https://businessinthornton.com/site-selection/colorado-enterprise-zone-program/>