

A note from the Office of Economic Development: The two stage RFQ/RFP process was designed to reduce the amount of time and monetary investment necessary for redevelopment teams to express an interest and submit qualifications. Once our team reviews RFQ submissions, a smaller group of respondents will be chosen to submit full proposals through the RFP component of the process. Please refer to our website, <https://gocot.net/thorntonshopctr> for detailed information to supplement the questions below.

Environmental

- What is the projected date for No Further Action (NFA) determination and ensure its assignability? There is no projected date to receive an NFA as this site is not eligible to participate in the state's voluntary cleanup program. Our goal is a conditional closure under RCRA, as cleanup of this site is a result of enforcement under that statute. Please have your counsel review the "Compliance Order on Consent" negotiated between our outside counsel and the Attorney General's Office, included as attachment 16 in the RFQ.
- Will the TDA provide indemnification or insurance for any residual or undiscovered contamination post-NFA? Negotiable, if the case is made that it is necessary.
- Will geotechnical, Phase I/II ESA, and the full remedial investigation reports be made available (and assignable) to shortlisted respondents, or only at RFP stage? Full environmental information is available on our website and CDPHE's linked website; see "Environmental Cleanup Status" accordion at the bottom of the web page. No formal geotechnical information is currently available, except that which can be extrapolated from the many boring logs that exist from numerous environmental investigations. Soil compaction information for the back-filled excavation will be available later this summer.
- Could you provide an update on the site's environmental remediation, what work remains, and timing? On-site active remediation activities will be completed in the next month or so, and off-site vapor mitigation in five residences will be completed later in the summer. Long-term monitoring, and possible treatment of impacted groundwater will continue for many years, but the site will be ready for construction soon,

Design Program

- Is there a retail vision the City of Thornton has created of tenants and target square footages? Does the City have any specific anchor tenant types in mind, or uses to stay away from? The City is flexible when it comes to specific uses, provided they conform with zoning requirements but will prohibit, by agreement, liquor stores, uses with drive-throughs, and gas stations. Please see attachment 12 of the RFQ for additional information regarding the results of community reuse visioning.
- Have initial conversations with potential grocery tenants occurred? Yes, but those conversations are confidential.
- Are there any findings from the student challenge reports or market studies that the City considers most credible or actionable for sizing the retail and residential program? No. The reports are illustrative only. Did the City Council review these

submissions and issue an opinion and/or report? No, but please review the Site Evaluation and Development Framework report on the website. Council preferred Scenarios C and D.

- Given the strong community desire for a gathering space noted in past engagement, has the City created any concepts/renderings (or elements to include) that can be shared? Not available at this time.
- Since the PD-O is still in draft form, how much negotiation latitude will the selected developer have to shape final PD-O standards (density, height, setbacks, parking ratios) before they're adopted? What is the anticipated timeline for PD-O adoption relative to developer selection? It is anticipated that the PD-O will be adopted and in place prior to the engagement of the selected developer. The PD-O is not anticipated to be adopted earlier than Winter of 2026.
- Will the Planned Development Overlay allow flexibility regarding residential density, building heights, parking reductions, and the mix of uses if market conditions evolve during phased implementation? The PD-O will establish maximum allowable height, site coverage, and landscape area. It will also establish minimum setbacks and parking/loading requirements. Additionally, it will reference a set of permissible land uses. The PD-O can be amended in the future if necessary to address changes in the market or deviations from the required site design materials are needed.
- Is there a possibility that residential densities could be approved over and above the PD-O's 25 DU/AC maximum? The PD-O does not intend to set an established maximum density. The required site design standards will result in a carrying capacity for the site.
- What parking regulations should be applied? Are there opportunities for reductions? Section 18-650 Required Vehicle Parking contains the requirements for parking ratios associated with each use. The generation rates were recently amended and reflect the city's current thinking on the appropriateness of parking demand for each type of use/unit. The Code has built in flexibility for possible reduction.
- Does the 20% open space requirement apply to the full site at buildout, or does each phase need to meet that requirement on its own? This requirement will be applied to the overall development. One phase can be lower so long as overall there is a minimum of 20%. Generally, it is the goal to have each site meet the requirement so that the requirement isn't put off to a final remaining parcel. The city is envisioning this to be planned and designed more as a master planned project.
- Given the City's emphasis on placemaking and creating a destination for the broader community, is the City interested in incorporating universal accessibility and inclusive design principles that exceed minimum ADA requirements to create one of Colorado's most accessible mixed-use districts? We are open to all ideas at this point.
- Will the overall master plan program include a connection to the New American School and/or Family Health Services? The original design competition included this component. The development should complement and have some connectivity to surrounding uses but this issue is negotiable. Deal will require conveyance or lease of 40 parking spaces to Clinica Campesina.

- Can the City provide additional information regarding the benefits and design implications associated with the site's designation within the Opportunity Zone and Enterprise Zone? An Opportunity Zone is simply a federal capital gains tax deference tool. It is important to note that the current program expires in 2028 and recertification is now a state process for which we have applied. Enterprise Zones provide certain tax benefits for end users.

Process / Deal Structure

- How is the city planning to structure the land conveyance? Warranty Deed, subject to a purchase and redevelopment agreement; we are open to other ideas/structures.
- What level of design control and process will the City/TDA retain through vertical entitlements? Will the City entertain expedited timeframes in the development agreement? City intends to provide maximum flexibility and work with the developer on meeting timelines.
- What is the anticipated groundbreaking timeline the City is targeting? To be determined
- The RFQ references additional land opportunities surrounding the site. Can the City identify which adjacent properties may be available for future acquisition or partnership, and whether it would support an expanded redevelopment area? The north adjoining lot between the two access drives on Russell Boulevard and the east adjoining Corona Street Apartments are privately owned and may be available for purchase. This potential opportunity is not a requirement.
- What is the City/TDA's expectation for ownership, programming, and long-term maintenance of public spaces such as plazas, gathering areas, streetscapes, and other public realm improvements? Negotiable. City is willing to explore partnership opportunities for the right project.
- What is the City/TDA's expectations for community engagement after selection? Would you like to see an engagement approach in our response? Not required at the RFQ stage but community input will be important as the project moves forward.
- Regarding the schedule, should we develop these for the full project—from concept through the end of construction—or are we only expected to outline the effort required to complete the overall approved master plan and phasing plan? As indicated in the RFQ, please provide a “high-level” development timeline, from beginning to end.

Financial Tools

- Clarification on the \$3.5M water tap fee credit - how does this credit work? The specific amount of the credit will be deducted from the development's new water tap fees.
- The RFP suggests a "land write down" possibility. Has that been flushed out by the City and related desires of an outcome? The potential assistance listed for the City, including possible purchase price reduction, is meant to illustrate our desire to make a good project better, and to get involved at a higher level if necessary.
- What is the city's proposed structure for reduced impact/permit fees? There is no structure for this at present – dependent on specific proposals received.

- What is the current TIF capacity/increment base for the South Thornton URA, and is the City anticipating a new project area with a 25-year term for bond issuance? Does the TDA plan to issue bonds and provide upfront proceeds to fund infrastructure? The current URA plan expires in 2037 and captures real property taxes for vast area of South Thornton; we have not yet discussed whether a new project area is needed. The specific instruments used to fund infrastructure will be part of a negotiated deal and the exact means of financing will be determined at that time.
- Have the school district, special districts, County, and other taxing entities signed off on this plan? Not required, as we have not yet significantly modified any of our URA plans.
- Will TIF sharing extend to sales tax increment in addition to property tax increment? To be determined – there is room for this in our current plan but it may be easier to finance unmet needs by other means.
- Will the City support parking structures? Is structured parking an approved use for public finance funds? If it makes sense – it would be a first for the City, but at this point, we want to stay flexible and receptive to ideas.
- Can the City clarify which on-site and off-site infrastructure improvements it anticipates funding versus those expected to be the responsibility of the development team, including utilities, roadway improvements, drainage, public spaces, and streetscapes? We don't have any preconceived notions other than an assumption that financial assistance will be needed to re-establish onsite sewer, water and storm sewer systems.
- Is the City open to Metropolitan District financing? Yes.