CELEBRATING 50 YEARS

Arts & Theatre

Parks & Events

Strong History
DEMOGRAPHICS
DEMOGRAPHICS

NORTHGLENN AT A GLANCE

- Population: 38,900
- Median Home Price: $350K
- Median Age: 34
- Average Household Income: $59,188
- Average Household Size: 14,161
- Income Per Capita: $25,008
- College Degrees: 29%
DEMOGRAPHICS

Population Pyramid (Count by age group)

Race/Ethnicity (Percent of total)

WEBSTER LAKE PROMENADE

Before Redevelopment

- Razed 10 Years Ago
- Several False Development Starts
- Environmental Issues
- Infrastructure Challenges

After Redevelopment

- 57,000 s/f - 10 Acres
- $13 Million Investment
- 350 New Jobs
CATALYTIC PROJECTS

SC L HEALTH COMMUNITY HOSPITAL

• 60,000 S/F
• $23 Million Project
• 100+ New High Paying Jobs

CARRICK BEND APARTMENTS

• 1st Residential Development in 12+ Years
• 228 Apartments - 98% Leased
• Rental Rates $1,560 - $2,560
GARLAND CENTER REDEVELOPMENT

**Before Redevelopment**

- 45-Year Old Non-Performing Center
- 95% Vacant
- Deteriorating Infrastructure & Facilities
- Environmental Clean-Up

**After Redevelopment**

- 41,000 s/f
- 100 New Jobs
- $9 Million Project
HURON CENTER REDEVELOPMENT

- Empty Anchor Box - 10 Years
- Regional Detention Challenges
- Environmental Issues
- $10 Million Revitalization Project
NORTHGLENN MARKETPLACE

2001 - Opened
2011 - Foreclosure
2018 - New Ownership

2000-2016

Produced $68M in Sales/Use/Food Taxes
NORTHGLENN MARKETPLACE REDEVELOPMENT PHASE 1

ENTERTAINMENT & DESTINATION LOCATION

RE-INVIGORATE

RE-ENERGIZE
MASTER PLANS
112 STATION AREA MASTER PLAN

Connectivity Framework
Industrial Park Development Strategy

1. Creating opportunities for industrial park employees to use transit to get to and from jobs
2. Creating opportunities for the industrial park to improve its ability to provide employment opportunities to Northglenn residents in the short term
3. Creating opportunities for the industrial park to better serve the regional demands for industrial uses over the long term
4. Evaluating ways to increase the mix of uses along 112th Avenue to better respond to the TOD opportunity the station represents

Strategy Framework
- Infill with complementary industrial uses
- Gateway Streetscape Improvements
- Northglenn Urban Renewal Authority Assistance
- Colorado Enterprise Zone Income Tax Credits
- Xcel Energy Business Program
- Adams County Tax Rebates
- Adams County Microloan Program
- Colorado Office of Economic Development and International Trade financing tools
112 STATION AREA MASTER PLAN

RTD station
Higher density transitioning to lower density
Existing neighborhood

Housing Design & Density Examples
CIVIC CAMPUS MASTER PLAN
CIVIC CENTER MASTER PLAN
CIVIC CENTER MASTER PLAN

PHASE 1:
REC CENTER SENIOR THEATRE
CIVIC CENTER MASTER PLAN

PHASE 1: REC CENTER SENIOR THEATRE
CIVIC CENTER MASTER PLAN

JUSTICE CENTER
KARL’S FARM MASTER PLAN - THE LAST GREENFIELD DEVELOPMENT
KARL’S FARM MASTER PLAN
KARL’S FARM MASTER PLAN
KARL’S FARM MASTER PLAN
PLANNING PROJECTS
PLANNING PROJECTS

COMPLETED PROJECTS

• Unified Development Ordinance
• Connect Northglenn – Bike Ped Mobility
• Sustainability & Green House Gas Inventory
• City Fiscal Sustainability Assessment
• Healthy Eating and Active Living

UPCOMING

• Comprehensive Plan
THANK YOU!