

February 20, 2014

RE – FORMER SAFEWAY PROPERTY AND RALSTON CREEK REDEVELOPMENT

To Tenants and Property Owners:

This letter is being distributed to you and other property owners and businesses immediately adjacent to the former Safeway located at 9517 Ralston Road in Arvada. The purpose of this letter is to provide an update on the status of this property and next steps in the redevelopment of the Arvada Square area.

In November of 2013, the Arvada Urban Renewal Authority (AURA) purchased the Safeway property from the company after it closed the store earlier in the year. Because vacant buildings invite vandalism and are considered attractive nuisances, AURA plans to commence demolition of the former Safeway building in the next six (6) to eight (8) weeks. Once started, this activity will take approximately one (1) month to complete. Driving access through the property will remain open during demolition, but the work area will be fenced off during this time. The parking lot and points of access will remain open before and after the building is removed. The parking lot lights are expected to remain operational after the building has been demolished but may be off for a short period while being rewired.

In addition to the former Safeway, AURA owns the retail properties in front of the Safeway that are located at the northeast corner of Independence Street and Ralston Road. AURA also has an option to purchase Arvada Square that expires in 2016. This is the retail property that is adjacent to the east boundary of Safeway and located on the northwest corner of Garrison Street and Ralston Road but does not include the auto service station. AURA plans to exercise this option.

The activity at the former Safeway site is one step of the Ralston Creek redevelopment project. As part of this project, AURA is preparing a request for proposal (RFP) for a mix of uses that may include residential, retail, recreational, and commercial components at the former Safeway, existing AURA, and Arvada Square properties. The RFP will be released by the end of June 2014, and a master developer will be selected by the end of 2014. Once selected, the master developer will start the development review process with the City of Arvada, which will provide opportunities for public comment. New construction will not begin until necessary approvals have been received from the City, which may occur in 2015. However, no demolition or new construction activity will happen at the Arvada Square property until July 2016 at the earliest.

It is important to note that the likelihood of future redevelopment activity depends heavily on market conditions. If those conditions do not support new construction when proposed, the timeline above could be delayed or the proposed plans may need to be revised to better reflect the state of the market at that time.

Additional information about this project and other Ralston Creek activity can be found at https://arvada.org/about-arvada/ralston-creek/. This site also contains the Notify Me sign up feature that allows interested parties to receive email updates on the project area. If you have any questions or concerns, please contact me at cwalker@arvada.org or (720) 898-7064 to discuss further.

Best regards,

Clark Walker Redevelopment Manager Arvada Urban Renewal Authority