This narrative is written to provide a general project concept, the initial project timing, and details regarding the overall development. The proposed project is located near the southeast corner of W 58th Avenue and Independence Street in Arvada, Colorado. A site vicinity map is included at the end of this narrative. This project is consistent with several visions of the Arvada Urban Renewal Authority’s redevelopment guidelines and will revitalize the shopping district. However, the proposal will provide less retail building square footage than indicated in the “Arvada triangle Design Guidelines and Outline Development Plan” completed in January 2011.

The initial Preliminary Development Plan as required by the City of Arvada will be submitted for initial review in February 2013. We anticipate the necessary hearings regarding the PDP submittal to take place this summer and then permit submittal in the fall of 2013.

The overall property acreage included within the PDP is 16.71 acres. Of that, Walmart will occupy approximately 13.93 acres and IRG will remain the owner of the 2.78 acres in the northeast corner of the property.

The proposed Walmart discount superstore building will face the north and be approximately 138,319 square feet and will include a drive thru pharmacy, tire lube express, and a seasonal sales area. The building façade will be enhanced to include quickbrick, veneer, stone elements, and an exterior insulation and finish system. The main entryway will be wider than standard developments to include a meandering walkway to the main storefront. Pedestrian access will be provided to each of the three frontage roads. Enhanced landscaping and streetscape will be provided along Ralston Road.

Two new Retail buildings are being proposed on the remaining 2.78 acre IRG parcel. One of approximately 22,000 square feet and another of approximately 3,800 square feet including a vehicle drive thru. Both buildings will be constructed with the same materials to the Walmart building including split face CMU, stone elements for accent, and EIFS stucco (exterior insulation finish system) as the palate to blend with the rest of the center. Accent materials and elements are provided at the entries for clearer identification. The smaller retail building also includes a drive up canopy with materials to match the building.
Access to the site will be provided via one primary driveway and traffic signal on Ralston Rd (58th Ave) and three secondary driveways; one on Independence Street, one on W 57th Ave, and one shared cross access to the east onto Garrison Street. The access on W 57th Ave will primarily serve truck traffic to the site.

The overall shopping Center will provide 653 parking spaces with 529 on the Walmart parcel and 124 on the IRG parcel, for an overall parking ratio of 4 spaces/1000sf.

Partial demolition of the existing buildings will be completed prior to construction of the new Walmart store. With the timing of the demolition of the balance of the existing buildings on the IRG parcel yet to be determined.

The rear truck access will include a screen wall that will reduce truck visibility from 57th as well as any potential noise. Currently construction of the new Wal-Mart store is planned to begin sometime in 2014 and commence in 2015.

Stormwater runoff quantity from the entire site is not expected to change, however an underground treatment and detention system will provide much better water quality of the stormwater released than the current condition. At this time the system has not been designed, however it will be designed within accordance to the City of Arvada codes and regulations.

Several public improvements are planned to be completed as part of this development to include enhanced streetscape along Ralston, widening of Ralston along the project frontage to provide at dedicated right turn lane to the site, relocation of the existing right-in/ right-out access, enhanced pedestrian pathways throughout the site, and updated landscaping along Independence Street, W 57th Avenue, and Garrison Street.