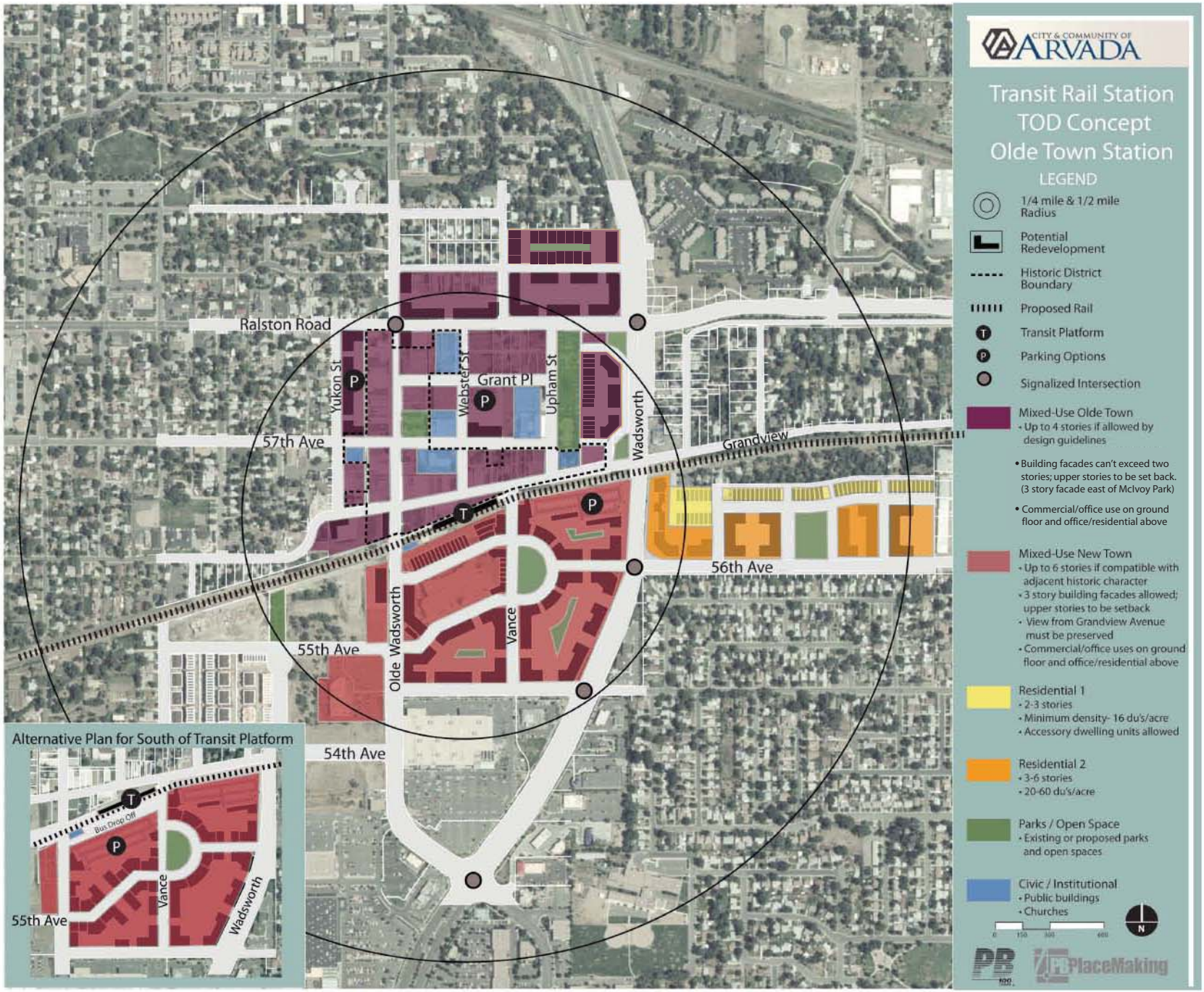
CITY & COMMUNITY OF ARVADA
Transit Rail Station
TOD Concept
Olde Town Station
LEGEND
1/4 mile & 1/2 mile Radius
Potential Redevelopment
Historic District Boundary
Proposed Rail
Transit Platform
Parking Options
Signalized Intersection
Mixed-Use Olde Town
• Up to 4 stories if allowed by design guidelines
• Building facades can't exceed two stories; upper stories to be set back. (3 story facade east of McIvoy Park)
• Commercial/office use on ground floor and office/residential above
Mixed-Use New Town
• Up to 6 stories if compatible with adjacent historic character
• 3 story building facades allowed; upper stories to be setback
• View from Grandview Avenue must be preserved
• Commercial/office uses on ground floor and office/residential above
Residential 1
• 2-3 stories
• Minimum density- 16 du's/acre
• Accessory dwelling units allowed
Residential 2
• 3-6 stories
• 20-60 du's/acre
Parks / Open Space
• Existing or proposed parks and open spaces
Civic / Institutional
• Public buildings
• Churches
0 150 300 600
N
PB
PB PlaceMaking
Ralston Road
Yukon St
Webster St
Grant Pl
Upham St
Wadsworth
57th Ave
Grandview
56th Ave
Olde Wadsworth
Vance
55th Ave
54th Ave
Alternative Plan for South of Transit Platform
Bus Drop Off
Vance
Wadsworth
55th Ave