

OLDE TOWN ARVADA TOD, CO

HIGH STREET®
— RESIDENTIAL —

Trammell Crow Company

CONCEPT PLANS for Discussion Purposes Only
September 28, 2016

WHY ARE WE HERE?

To Discuss:

- The history of the site
- Making of the Site plan
- The Site Plan

Receive Community Feedback

HISTORY OF THE SITE: TRANSIT – ORIENTED DEVELOPMENT

- Surface parking isn't the **highest** and **best use** for the property
- The 9-acre Park-N-Ride becomes vacant with the opening of the Olde Town Transit Hub
 - 400 parking spaces for RTD
 - 200 parking spaces for Olde Town
 - Bus transfer station
 - 3 public plazas
- The new Transit Hub opening in late October frees up land for development
- The development accommodates the new 56th Avenue alignment, which also opens in October

WHO ARE WE?

The Development Team

Master Developer - Trammell Crow Company

- Participated in RFQ/P process with City of Arvada, RTD and AURA
- Selected in 2014

High Street Residential – Owner of the Residential Development

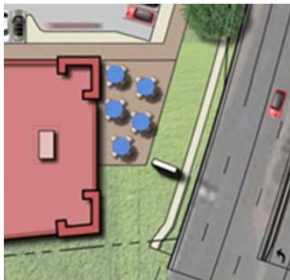
Trammell Crow Company – Owner of the Retail Development

The Eisen Group – Architect

Contractor to be determined

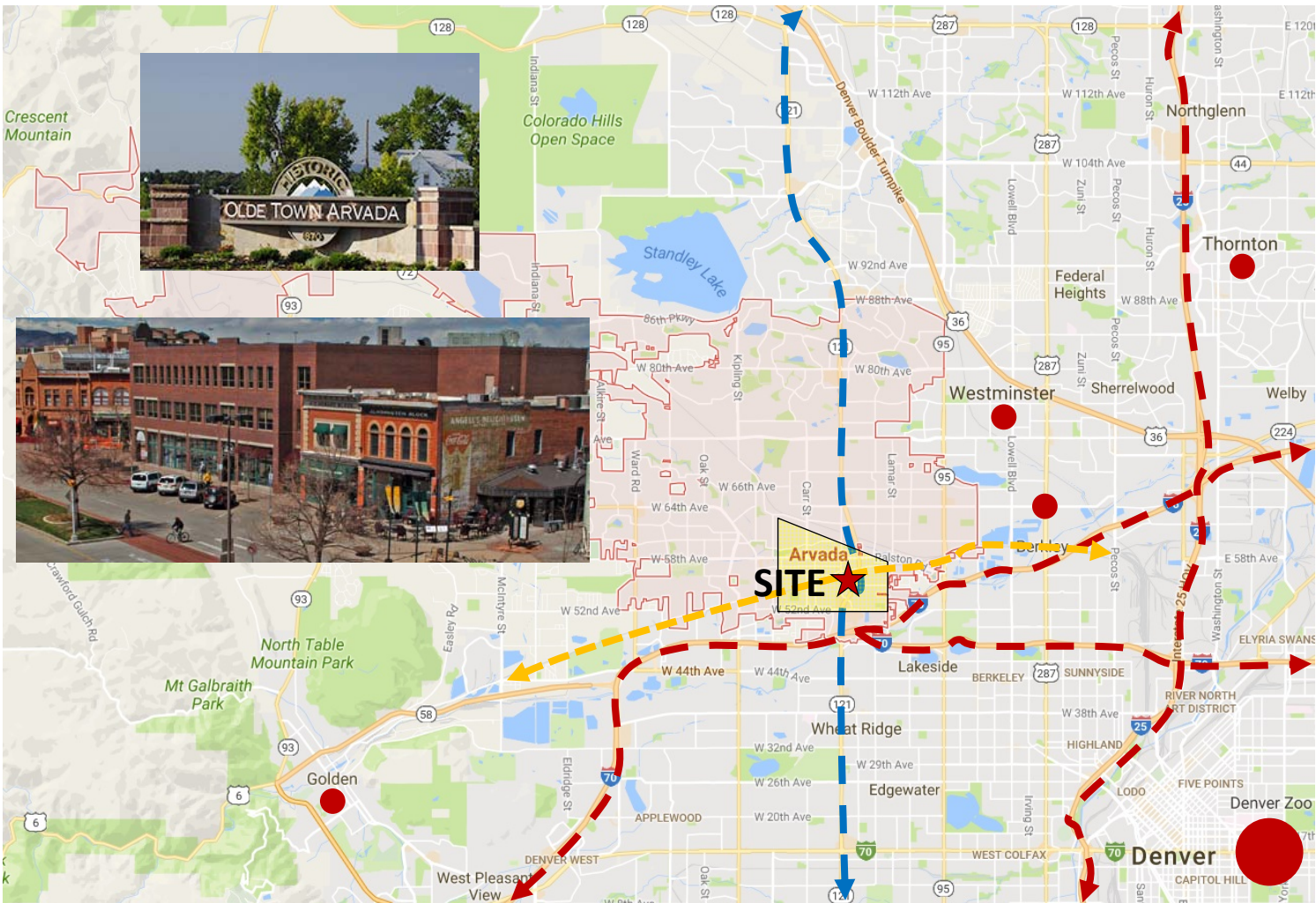


MAKING OF THE SITE PLAN



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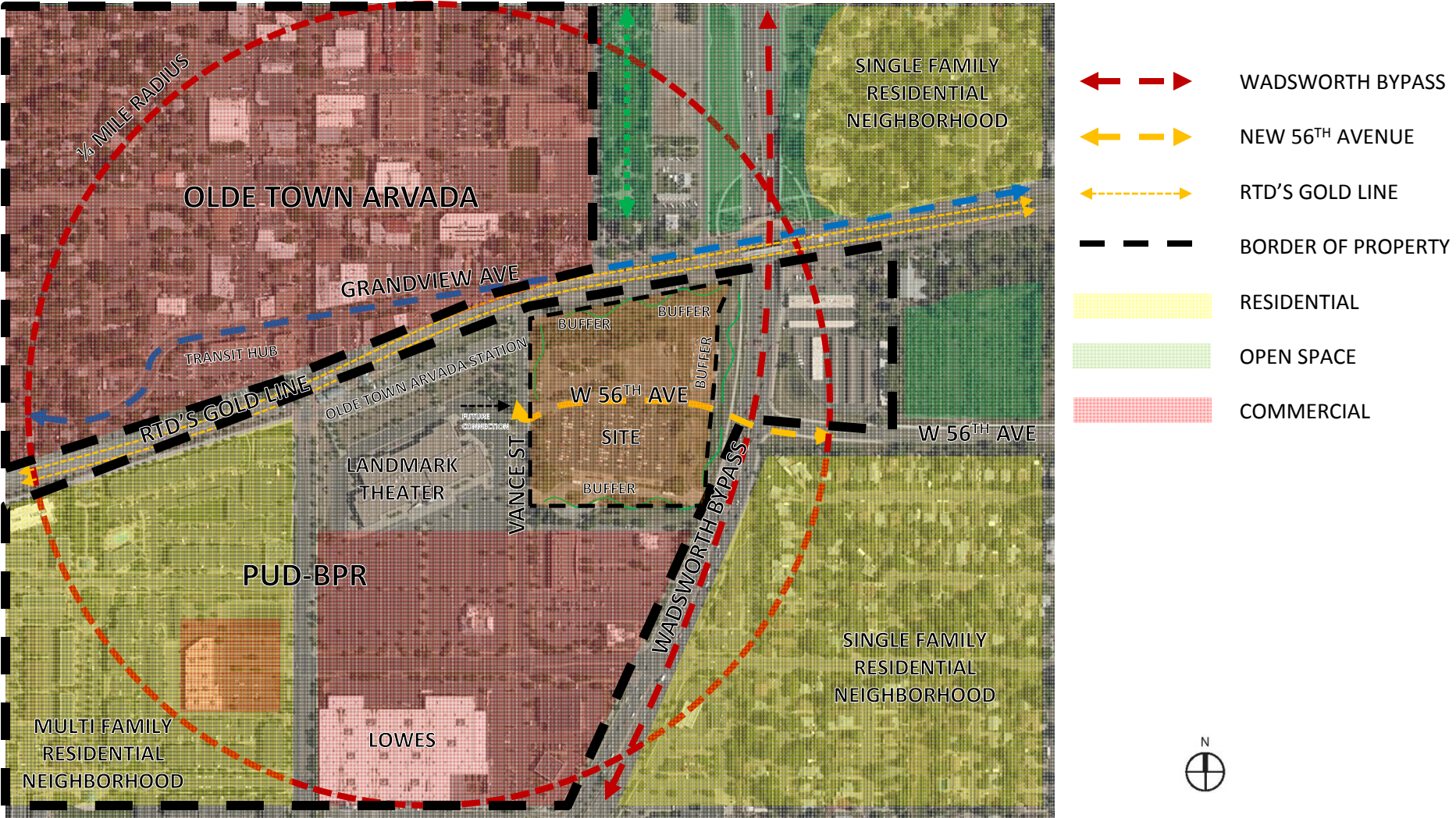
OLDE TOWN ARVADA TOD – REGIONAL ANALYSIS



- INTERSTATE/HIGHWAY
- PRIMARY ROADWAY
- SURROUNDING CITIES & TOWNS
- BORDER OF CITY OF ARVADA
- OLDE TOWN ARVADA
- RTD'S GOLD LINE
- SITE

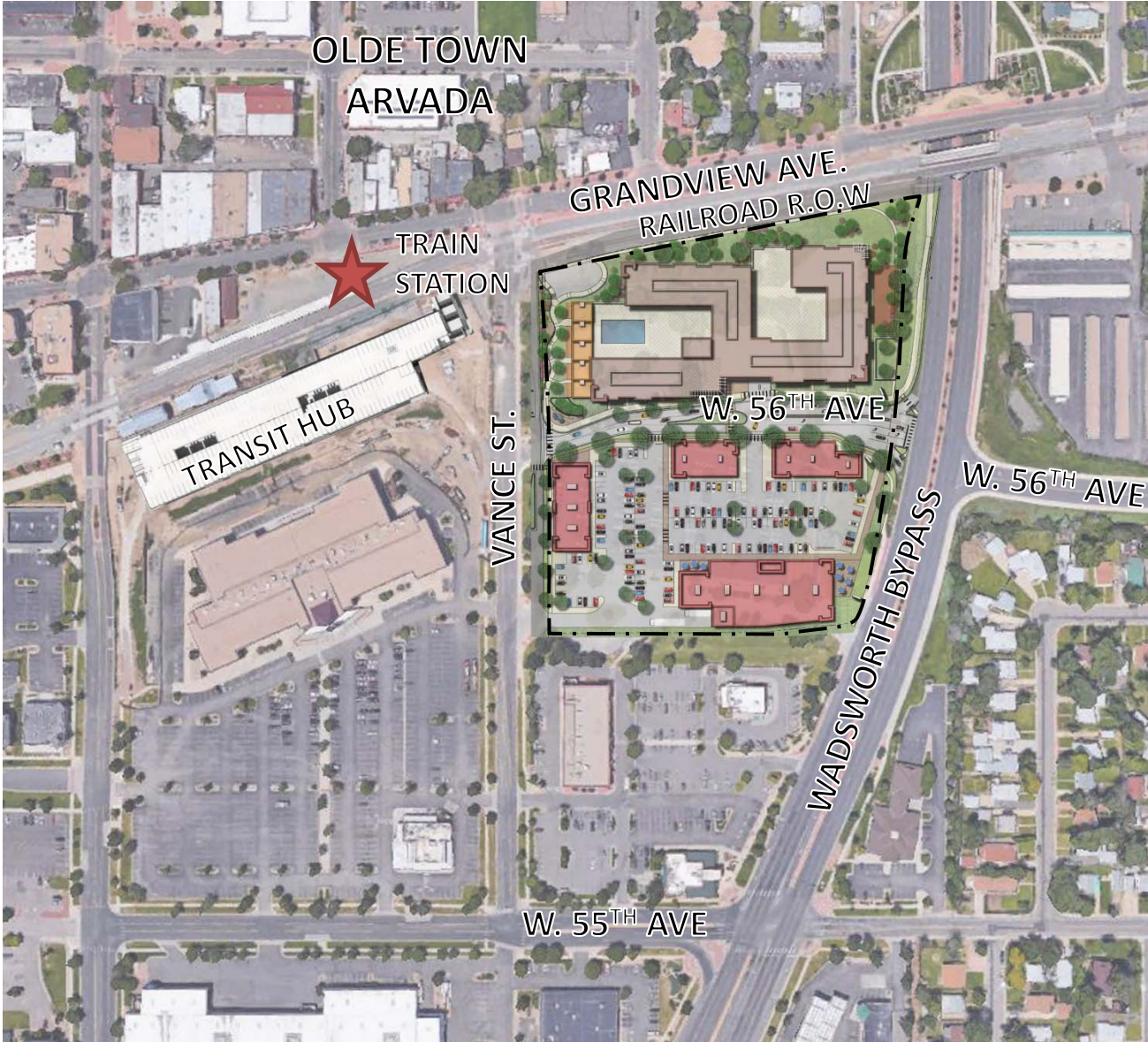
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CURRENT DEVELOPMENT AROUND OLDE TOWN ARVADA TRANSIT HUB



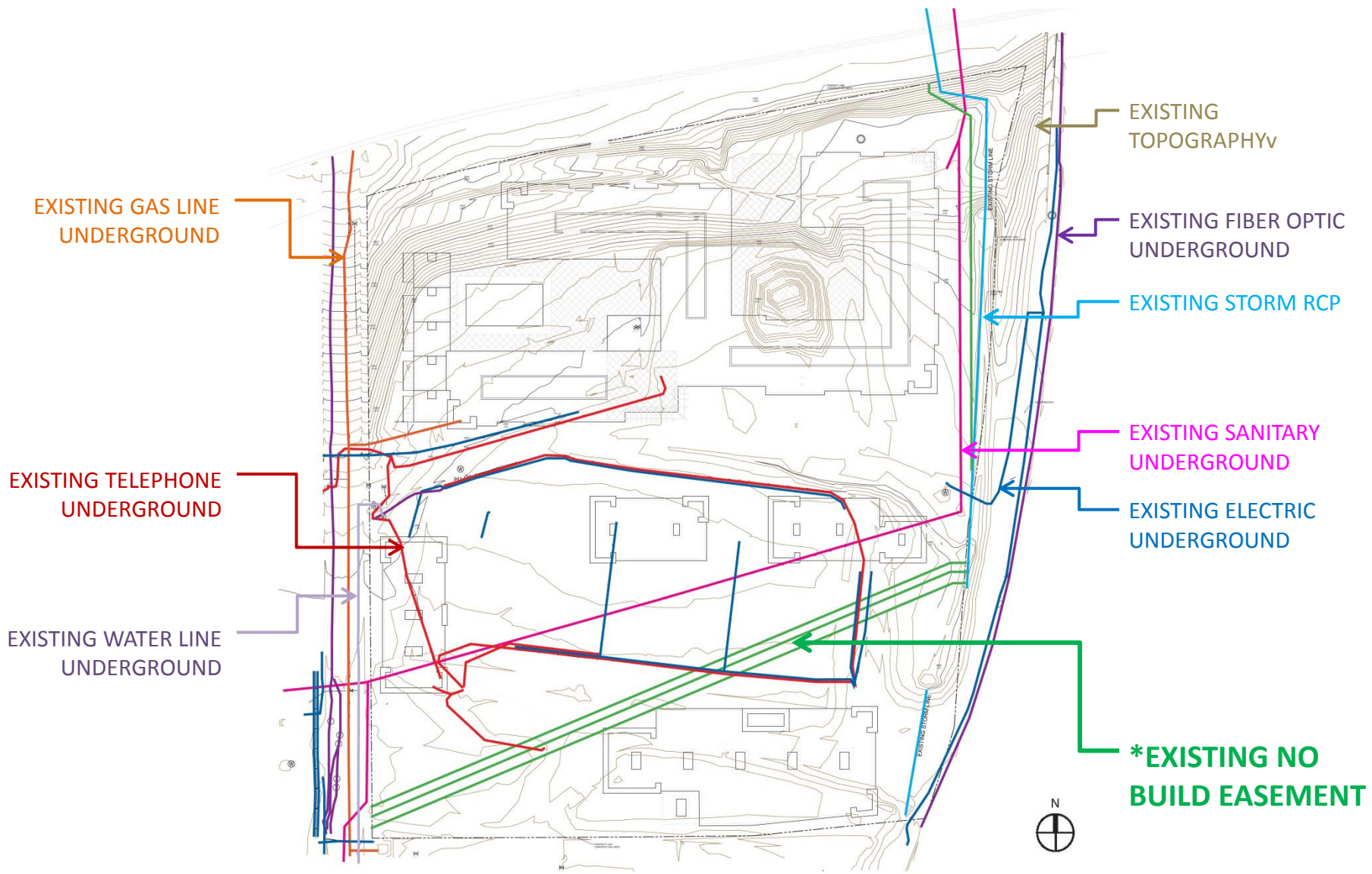
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OLDE TOWN ARVADA TOD – CONCEPTUAL SITE PLAN CONTEXT



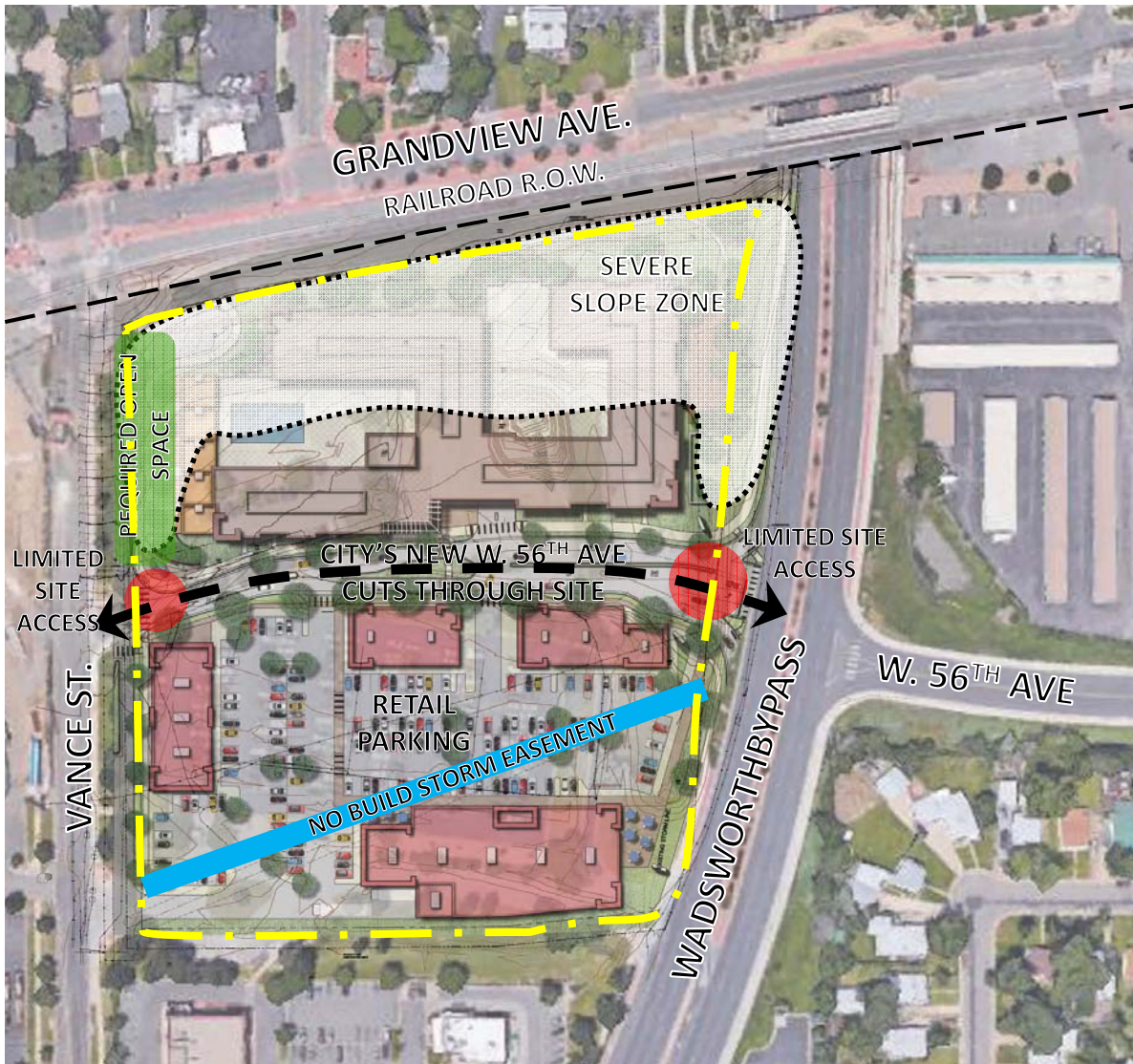
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OLDE TOWN ARVADA TOD – CONTOUR & UTILITY PLAN



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OLDE TOWN ARVADA TOD – CONSTRAINTS



- Railroad Right Of Way
- CDOT Property Line - Wadsworth Setbacks
- Severe Slopes
- Existing Utilities
 - Sanitary Line
 - Storm Line
- City's New W. 56th Avenue
- Curb Cut Challenges
- Detention Requirements
- Fire Access
- Retail Parking
- Structured Parking to serve as Retaining wall

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OLDE TOWN ARVADA TOD – CONCEPTUAL SITE PLAN



Design Principles

- Accommodate 56th St.
- Retail uses that support residential demand
- Structured Parking with a retaining wall function
- Units to Activate the Street
- Break up massing from Olde Town
- Open Space along Vance St.
- Great Streetscapes
- Quality architecture

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OLDE TOWN ARVADA TOD – PRECEDENT IMAGES



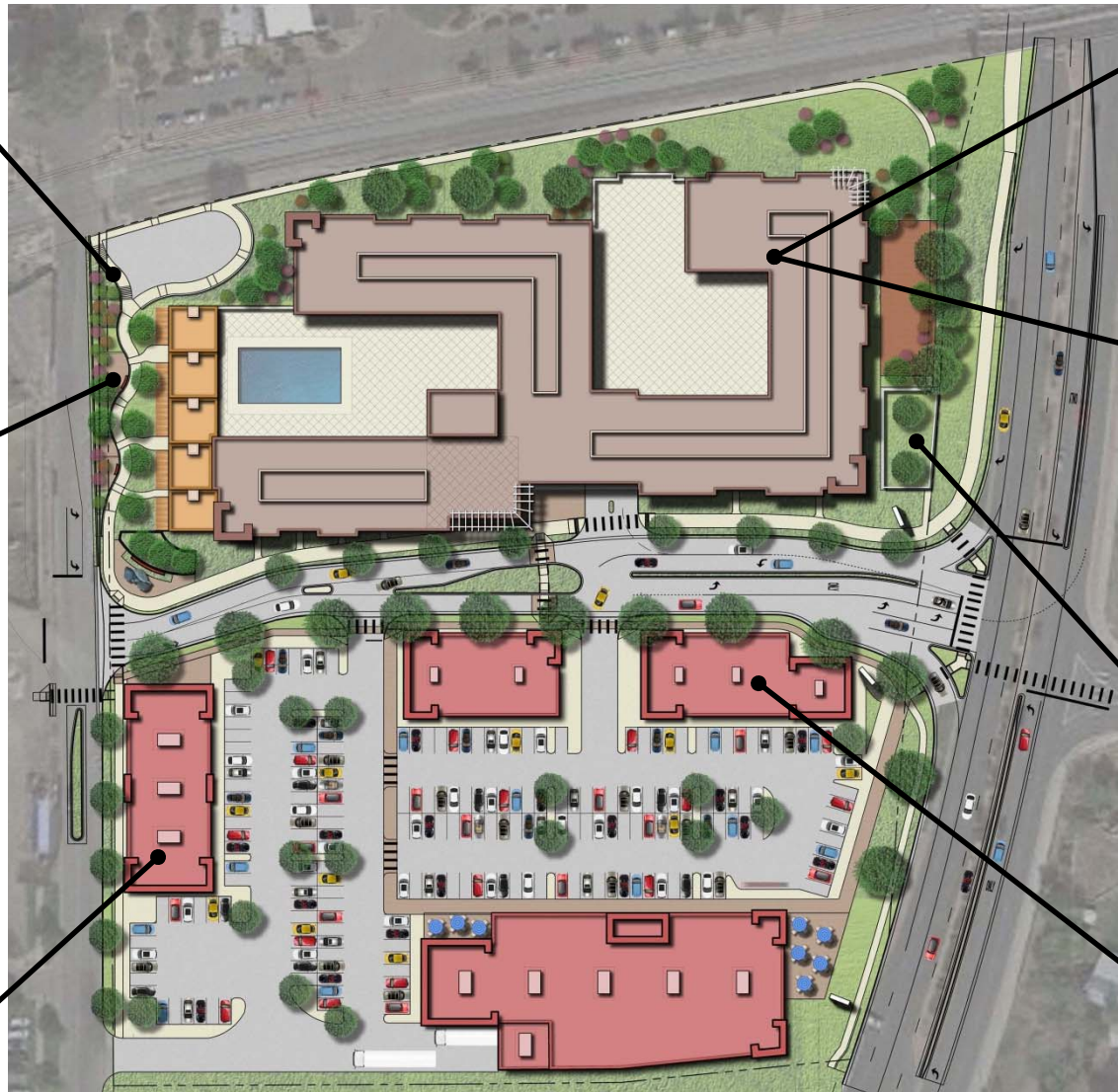
PARK



PARK



INLINE RETAIL



MASSING



MASSING



AMENITY SPACE
DOG PARK



INLINE RETAIL

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OLDE TOWN ARVADA TOD – SITE VIEWS



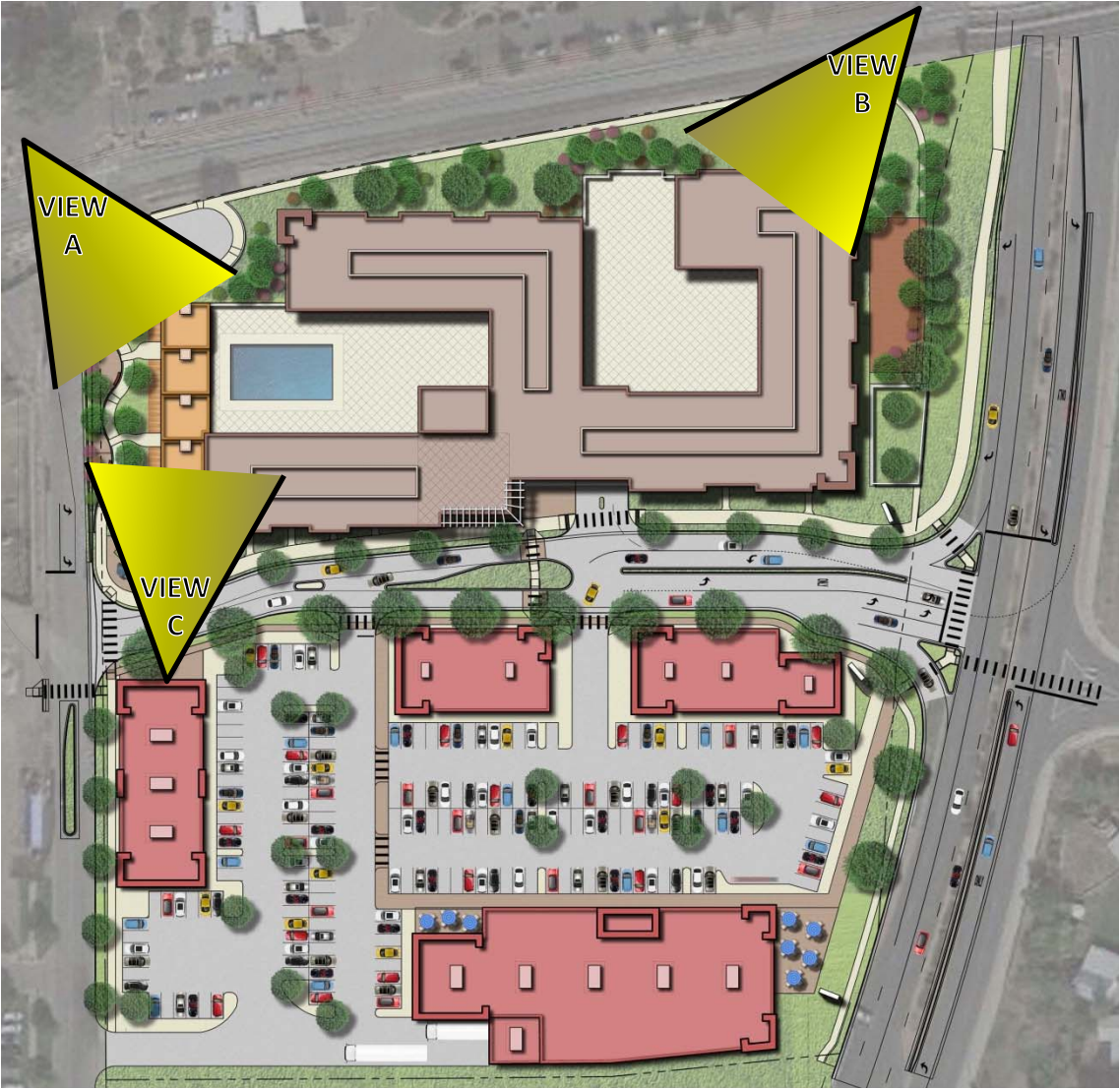
VIEW A



VIEW B



VIEW C



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OLDE TOWN ARVADA TOD – TIME TABLE (Best Case)

PRE-APPLICATION MEETING WITH COMMUNITY DEVELOPMENT DEPARTMENT

COMPLETED

APRIL 19, 2016 and AUGUST 30, 2016

NEIGHBORHOOD MEETING 21 DAYS PRIOR TO SUBMITTAL OF APPLICATION

SCHEDULED

SEPTEMBER 28, 2016

PRELIMINARY DEVELOPMENT PLAN (PDP) SUBMITTAL

TARGET DATE

OCTOBER 21, 2016

STAFF/REFERRAL AGENCY REVIEW

TARGET DATE

NOVEMBER 21, 2016

PLANNING COMMISSION PUBLIC HEARING AND RECOMMENDATION

TARGET DATE

DECEMBER 20, 2016

CITY COUNCIL PUBLIC HEARING AND FINAL ACTION

TARGET DATE

JANUARY 16, 2017

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THANK YOU