



Disclaimer: Site plans are derived from proposed developer applications, are subject to change, and for informational purposes only.

Ralston creek

Development update

Completed Projects

1. **Super Walmart – 2017**
138,000 SF store that includes a full grocery, pharmacy, automotive services, garden center, and general goods.
2. **The Shops at Ralston Creek – 2018**
31,044 SF of small-format retail space and enhanced streetscape along Ralston Rd and Independence St.

Shovel-Ready

3. **Ralston Creek Townhomes by Berkeley Homes 2021 – 2022**
The builder will break ground Spring of 2021 and construct over the next two years 44 for-sale townhomes.

Proposed

4. **Ralston Commons Apartments by Loftus Developments 2021 – 2024**
Approximately 200 apartments will be built in two, three-story buildings over garden-level parking garages. The project will also improve the southern border of the Ralston Creek with additional public amenities and access.
5. **Ralston Commons Retail Park by Loftus Developments 2021 – 2022**
This unique retail environment with three small and local businesses will be centered on a play area for all ages.
6. **Townhomes Site**
27 for-sale townhomes with tuck-under garages.
7. **Garrison Street Paseo 2022 – 2023**
The current concrete path that connects 57th Avenue and Ralston Road is in need of an upgrade. This critical neighborhood connector will expand the current right-of-way to 55 feet allowing for a gentler-sloped path. The Arvada Gardens will also extend into this space and introduce

demonstration gardens as well as a new viewing vantage point at the northwest corner of the gardens.

8. Income-based Housing 2022 – 2025

This project has a long way to go and is contingent upon receiving Low Income Housing Tax Credits (LIHTC). This is a competitive process with the hope of receiving the tax credits by 2023. Construction on approximately 100 apartments in a four-story building will begin upon award of them. Resident parking will be accommodated in the vacant parcel between the Walmart and Taco/Bell KFC.

9. Former Kmart – TBD – 2022 – 2024

348 apartments and up to 10,000 SF of retail is proposed for this big box store site.

10. The Cottages at Ralston Fields 2022 – 2024

64 for-sale cottages in the form of detached single-family homes, townhomes, and condos will bring a new housing type to Arvada. These cottages will range from 720 TO 1,200 SF.

Please visit our website www.arvadaurbanrenewal.org for more details and further updates.

City of Arvada Development Map Tool:

<https://arvada.maps.arcgis.com/apps/Shortlist/index.html?appid=a985f06bc52943f7a6d61be283d33f2e>