

OLDE TOWN TOD PUBLIC IMPROVEMENTS

Total Public Improvements	\$26.25 million
AURA's Participation	\$13.5 million (TIF and Land)
Trammell Crow's Participation	\$12.75 million

Site Preparation

- Only 6.5 acres of site is suitable and feasible for development due to new W. 56th Avenue, slope, CDOT and Rail Road setbacks.
- Environmental cleanup – water treatment and underground storage tanks.
- Demolition – utilities and paving.
- General site work – excavating, fill importing, grading and stabilization.

Site Improvements

- Storm drainage – includes installing two underground detention and water quality vaults.
- Water – includes dewatering and treatment of water from the hill.
- Sanitary sewer – relocating an existing public sanitary line.
- Storm drainage – relocating an existing 6 foot storm sewer line.
- Electrical – relocating the electrical lines.
- Due to the 30 foot grade change, a significant amount of earth work is required, including shoring up the hill and installing large retaining walls.
- Off site improvements – percentage of intersection signal.
- Landscaping – creating large park like treatment along Wadsworth Bypass and the northern boundary adjacent to the railroad. Treatments will include trees, shrubs, grass, and flowers and will be available to the public.
- Urban recreational park – developing a wide, heavily landscaped, and welcoming pedestrian walkway along Vance Street linking “New Town” to Olde Town with spaces for spontaneous pedestrian activity.
- New 56th Avenue Streetscape – including street trees, planters, benches, pedestrian lights, bike racks, and monument signs.
- Plazas – creating five unique public plazas for people to linger, play and/or relax.
- Garage – RFP requirement not to surface park the residential.

Building Facades

- Upgraded building materials - brick, significant window glazing, and louvers to screen the parking garage. No stucco used on buildings.

Consultants for Public Improvements

- Survey, architectural, engineering, and design fees related to public improvements with regard to utilities, retaining walls and streetscapes.

NOTE: City of Arvada to participate in new tax revenue

- November 2015, AURA agreed to pay the City of Arvada 25% of any excess revenue received from the project up to \$1.6 million or until 2033, whichever comes first. The \$1.6 million consists of reimbursements for the following qualified expenses:
 - \$580,000 – purchase of Gun Club
 - \$435,600 – construction of the Grand Plaza at the Olde Town Station
 - \$584,400 – excavation, shoring, site utilities and earthwork for Olde Town Transit Hub