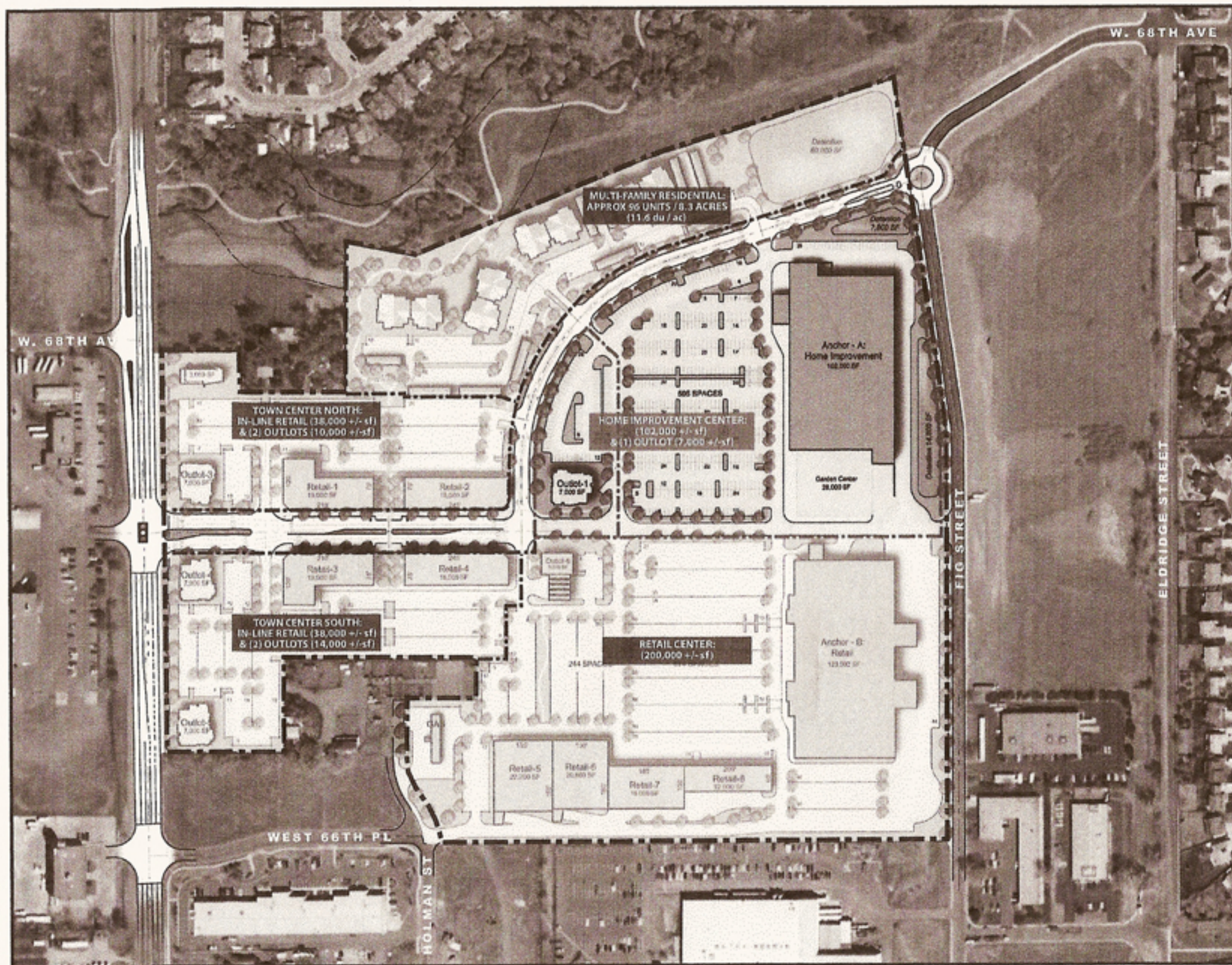




Arvada
Arvada, CO

Developed By:



SITE DEVELOPMENT DATA

PLANNED: 10-01-00

LAND ALLOCATION	
Retail - Outlot	1.7 +/- ACRES
Retail - Home Improvement	11.8 +/- ACRES
Retail - General Retail	16.0 +/- ACRES
Retail - Town Center	11.1 +/- ACRES
Residential Development	8.5 +/- ACRES
Proposed Right of Way	6.1 +/- ACRES
Total Site	62.8 +/- ACRES

RESIDENTIAL

Units	24 Units / Building
Buildings	4 Buildings
Total Units	100 Units
Density Units / Acre	11.8 Density Units / Acre
Parking	120 Garage Spaces
Total Spaces	120 Parking Spaces
Ratio	5.0 Spaces / Unit

ANCHOR A: HOME IMPROVEMENT	100,000 SF
Est Parking	500 cars
Ratio	4.0 per 1000 SF

ANCHOR B: RETAIL	100,000 SF
Est Parking	500 cars
Ratio	4.0 per 1000 SF

OUTLOT - 01	7,000 SF
Est Parking	80 cars
Ratio	11.3 per 1000 SF

OUTLOT - 02	3,000 SF
Est Parking	10 cars
Ratio	3.3 per 1000 SF

STRIP RETAIL	
Retail - 01	22,000 SF
Retail - 02	22,000 SF
Retail - 03	18,000 SF
Retail - 04	11,000 SF
Est Parking	300 cars
Ratio	4.1 per 1000 SF

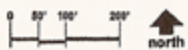
TOWN CENTER - RETAIL	
Retail - 01	18,000 SF
Retail - 02	18,000 SF
Retail - 03	18,000 SF
Retail - 04	18,000 SF
Est Parking	300 cars
Ratio	3.3 per 1000 SF

TOWN CENTER - OUTLOTS	
Outlot - 01	3,000 SF
Outlot - 02	3,000 SF
Outlot - 03	3,000 SF
Outlot - 04	3,000 SF
Est Parking	100 cars
Ratio	11.3 per 1000 SF

TOTAL PROJECT SF	526,000 SF
TOTAL EST. PARKING	2,375 SPACES

KEY:

--- PROJECT BOUNDARY



PLAN-632
09-OCT-2008

CONCEPT PLAN
SHEET ___ OF ___