

Shaded text = text additions
Strikeout text + text deletions

Changes to Chapter 4, Community Development Principles

Large Format Commercial Centers and ~~Large Format ("Big Box") Retail~~

Arvada neighborhoods and citizens are concerned about the location and quality of retail development. This Plan recognizes that while retail development is important to the City's fiscal health, it limits ~~"Big Box"~~ Large Format Retail (any store over ~~75,000~~ 100,000 square feet, except grocery stores) to ~~Regional~~ Large Format Commercial Centers (as shown on Figure 3: Land Use Plan). This Plan also promotes avoidance of strip commercial development strung out along arterial roadways. ~~Large Format Retail is defined as any single store or commercial business that is larger than 75,000 square feet (except for grocery stores).~~ New large format retail that depends on high visibility should incorporate the following design and locational principles.

Large Format Retail development should incorporate design elements to provide for visual appeal, pedestrian safety, and appropriate landscaping.

- Façade walls, including sides and backs of buildings, and rooflines should be articulated to reduce the scale and uniform appearance of the building and clearly define entrances.
- Building construction should use high-quality materials so that buildings are long-lasting, attractive, and durable (*e.g.*, sandstone, brick, masonry units). Building colors and materials should be of low reflectance. Wood and metal should be limited to secondary materials.
- Parking areas should provide safe, attractive, and clearly defined pedestrian routes. Parking should be well distributed around buildings with landscaped islands and medians.
- Pedestrian access to the site should be provided on all sides of the lot that abut public streets.
- Site lighting should be designed to provide uniform, safe, and efficient lighting while preventing glare from reaching adjacent properties.

Large Format Retail establishments should be located to minimize negative impacts on neighborhoods and traffic congestion and where possible or appropriate be integrated with other uses.

- Large format retail establishments should be located on at least one major arterial or a highway to promote visibility and access to the site and reduce impact on neighborhood roadways.
- New large retail should be located on sites that are adjacent to existing or proposed commercial, office, industrial, or mixed-use.
- Where sites also abut residential development, additional screening and buffering measures should be taken to transition the uses.
- Large format retail establishments should be designed and integrated as part of a commercial mixed-use center that includes a mix of smaller retail establishments and services, employment uses and where possible or appropriate, residential uses. to the extent feasible.

Changes to Chapter 5, Land Use Categories

Regional Large Format Commercial

Primary Uses: The Regional Large Format Commercial category is designed to provide a location for more intense retail commercial and residential development that will serve the broader community or region. It may include, but is not limited to, general retail and office, “Big Box” “Large Format Commercial” retail centers, multifamily residential, and regional

malls. An integrated mix of uses is encouraged.

Secondary Uses: Supporting uses, open space and recreation, and other public facilities and uses are appropriate.

Characteristics and Location: The Regional Commercial category is shown on the Land Use Plan at three primary locations: (1) in the Jefferson Center, (2) at the intersection of I-70 and Wadsworth, and (3) at Indiana Street in the vicinity of 66th Place. This land use type is generally located at the intersection of a highway and an arterial or at the intersection of two arterials, or along an arterial.

Relationship to Earlier Plans: This is a new category.

Zoning Districts: PUD-BPR