



Evergreen

Development | Services | Investments

www.evgre.com

EISENHOWER & LINCOLN SPECIALTY GROCERY REDEVELOPMENT

Loveland City Council Meeting

Vision for Loveland



Grocery Experience



Grocery Experience



Grocery Experience



Grocery Experience



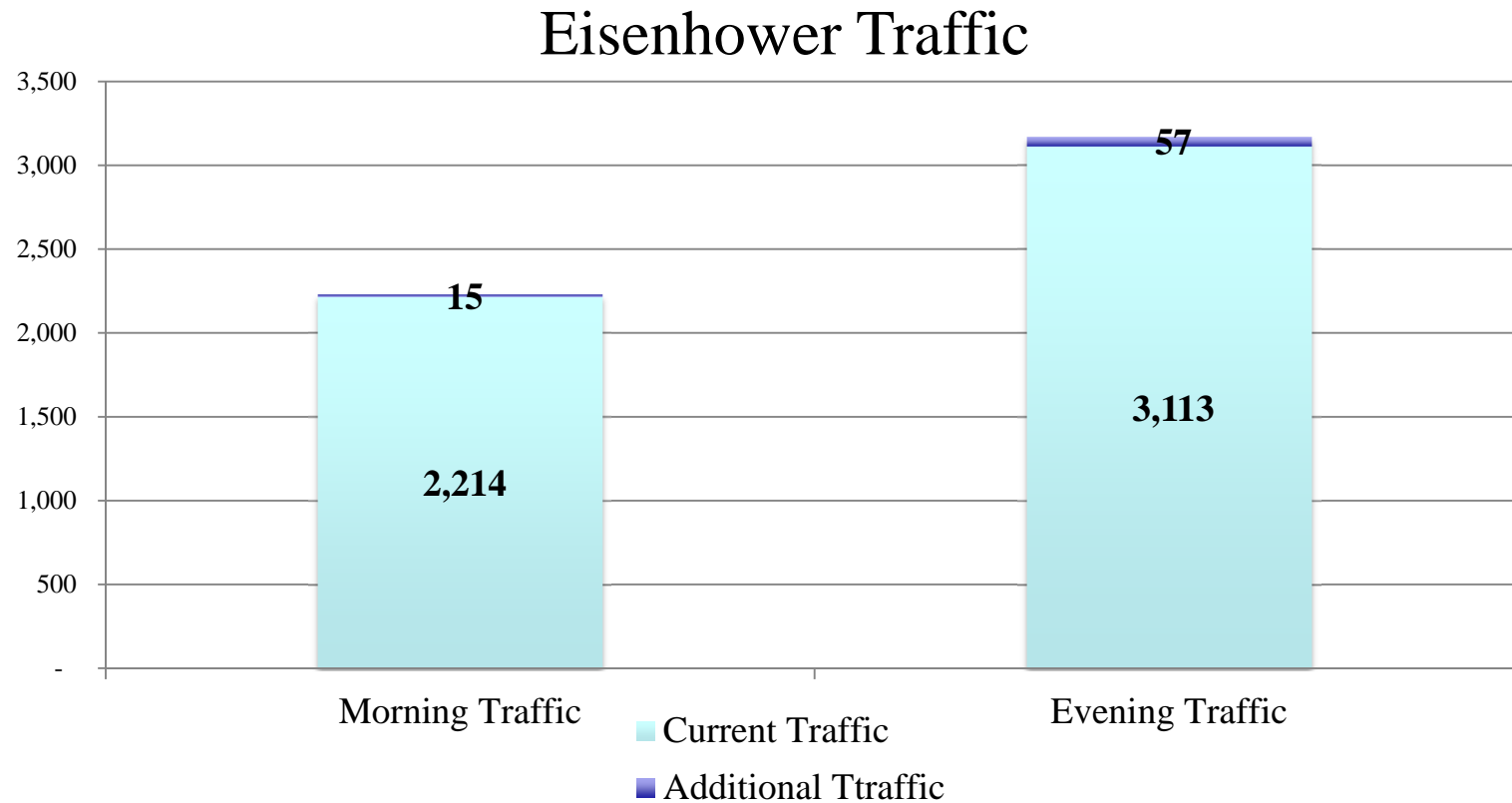
Project Benefits

- Eliminate blight
- Eliminate sales tax leakage
- Generate jobs – 90 to 120
- Redefine the intersection
- Attractive gateway
- Downtown Development Authority catalyst



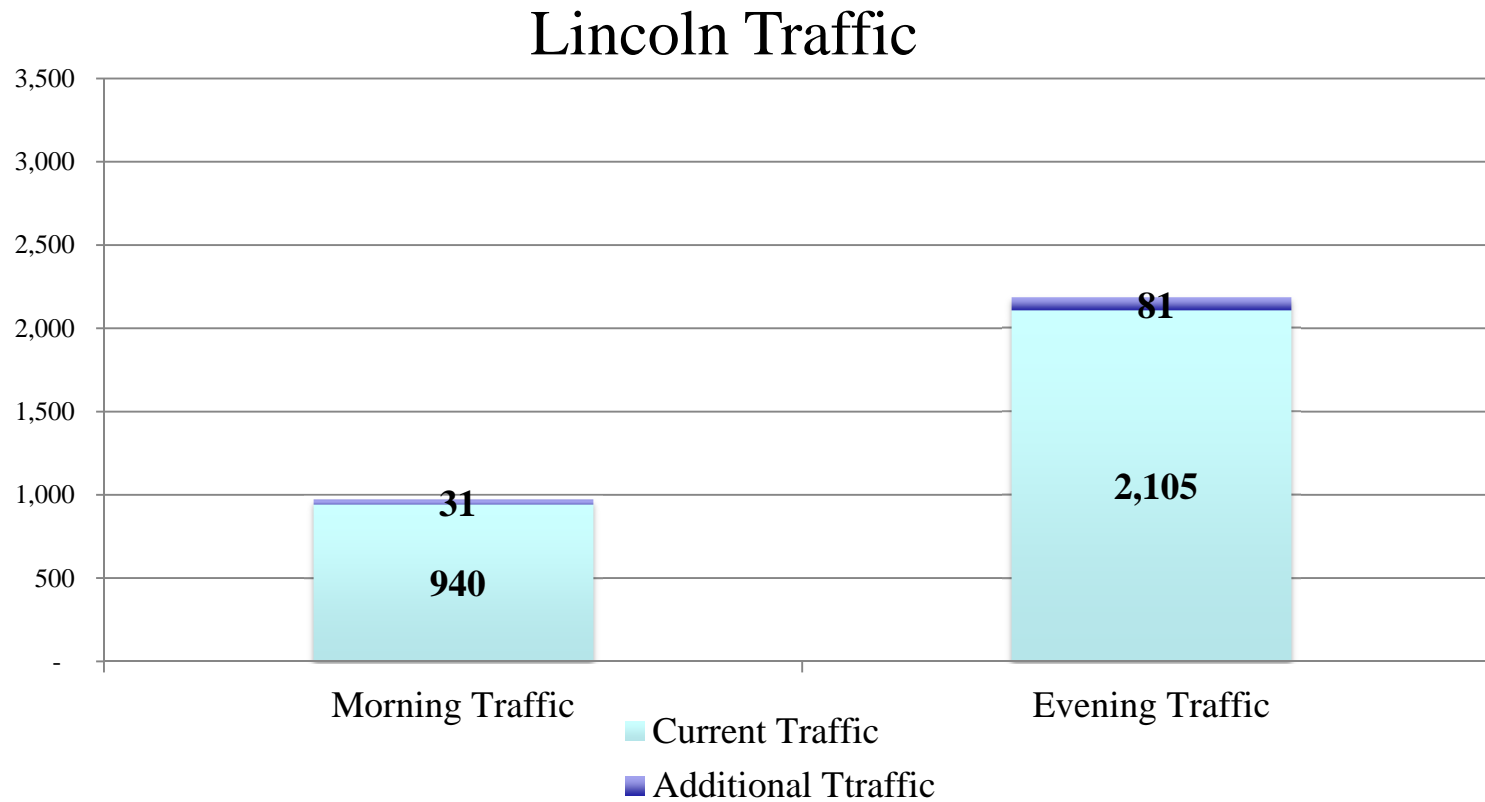
Neighborhood Concerns

- Traffic



Neighborhood Concerns

- Traffic



Neighborhood Concerns

- *Vehicle Access*



Neighborhood Concerns

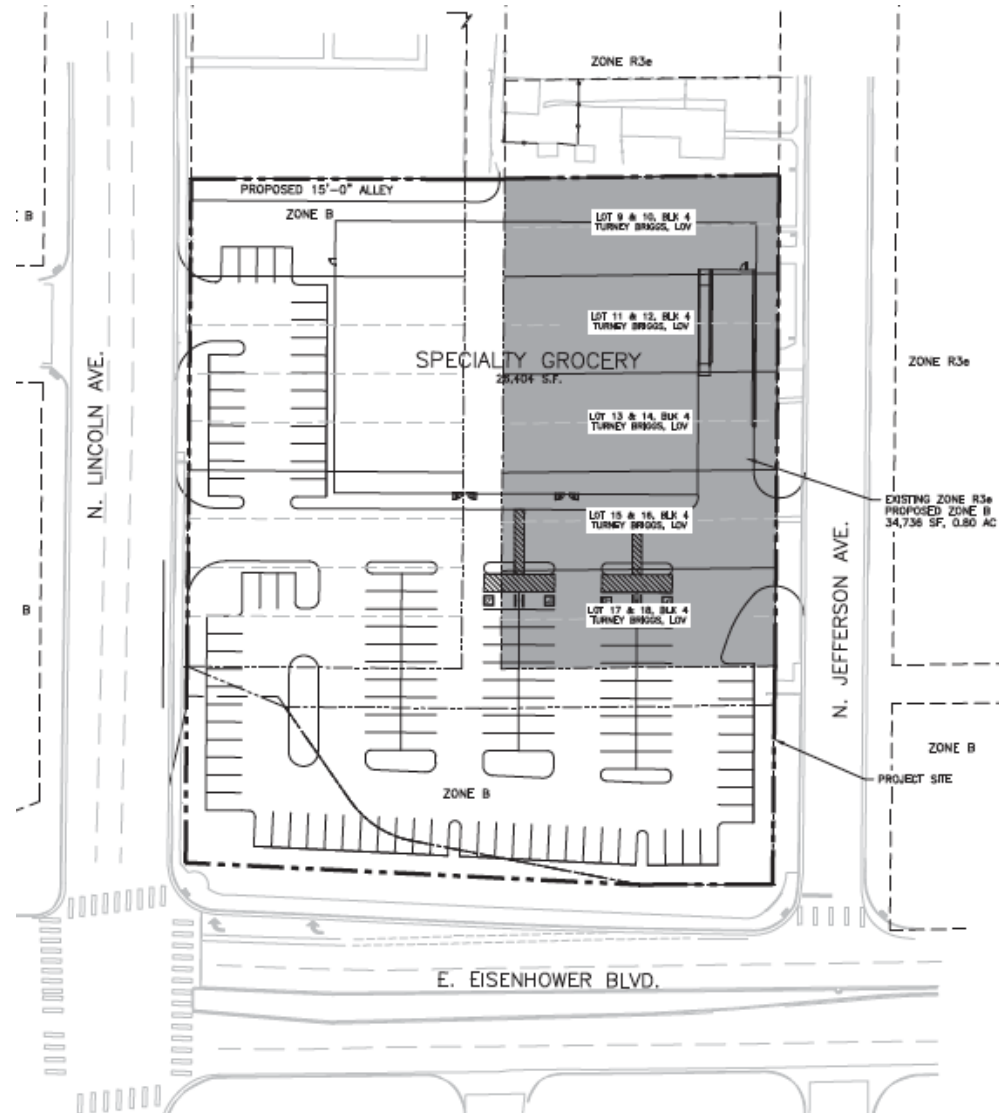


Neighborhood Concerns

- Site Layout and Parking



Neighborhood Concerns

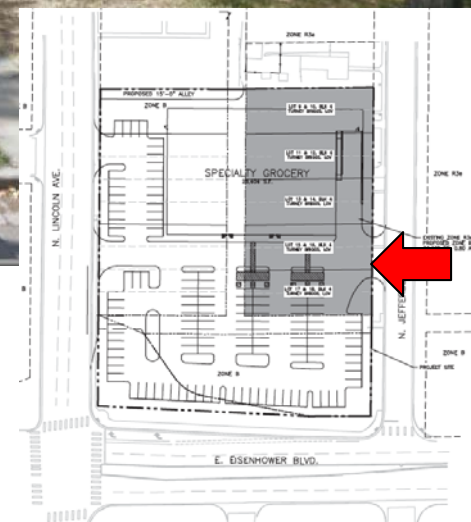
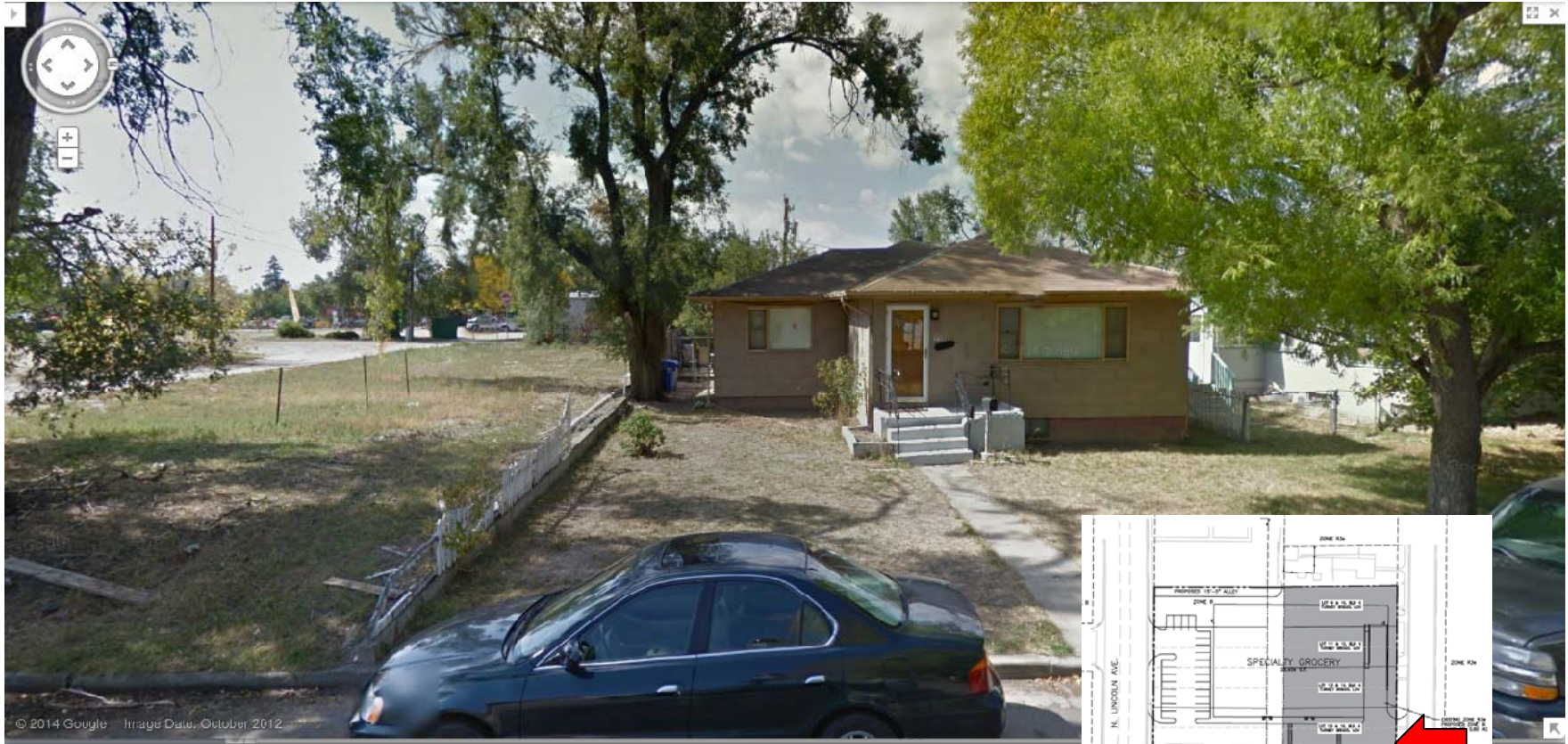


Neighborhood Concerns

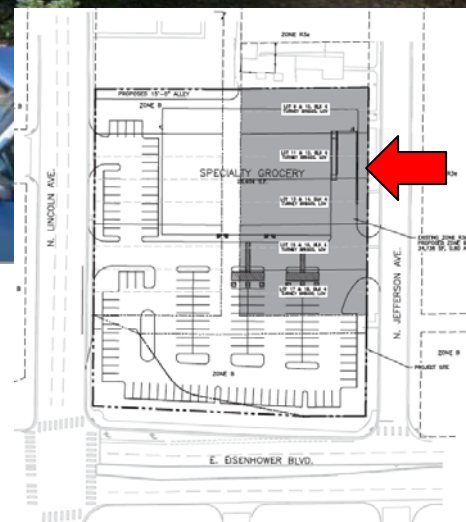
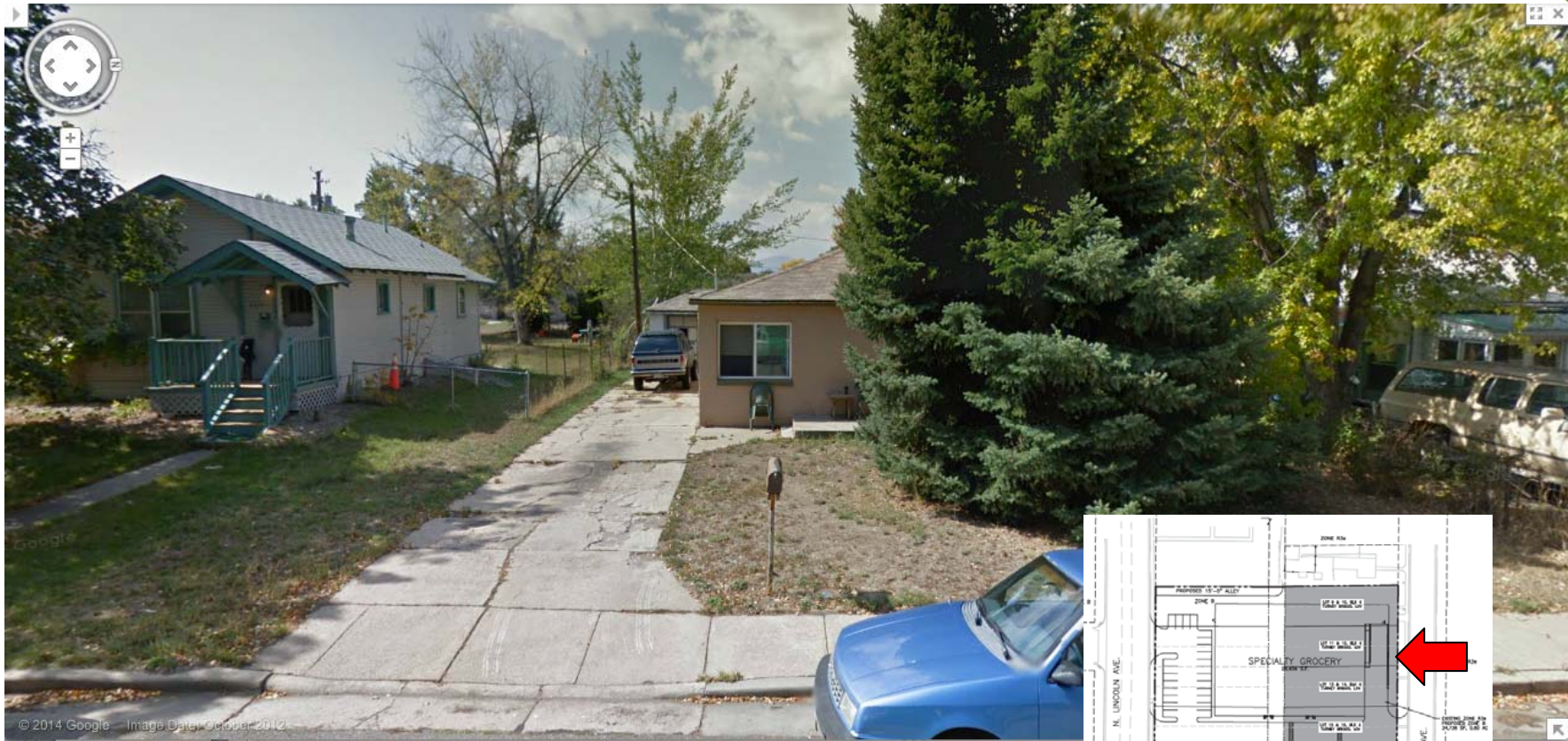
- Building Height
 - 28' plus architectural embellishments
 - Similar height to Walgreens



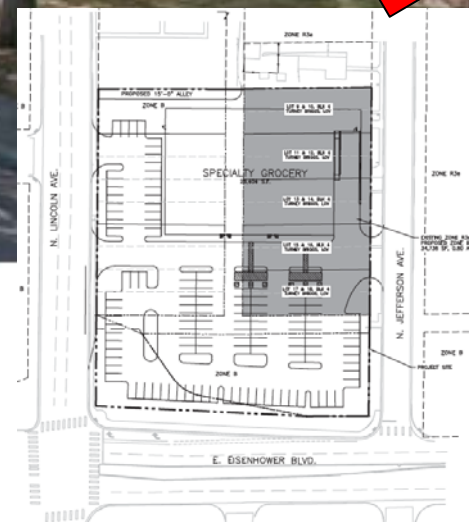
Neighborhood Concerns



Neighborhood Concerns



Neighborhood Concerns



Neighborhood Concerns

- Property Values

**AN ASSESSMENT OF THE MARGINAL
IMPACT OF URBAN AMENITIES ON
RESIDENTIAL PRICING**

Johnson Gardner

“Specialty Grocers (+17.5%): Price premiums for being nearby a specialty grocer are estimated to range from as low as 5.8% to as high as 29.3%.” [1.5 block radius]



Project Benefits

- Eliminate blight
- Eliminate sales tax leakage
- Generate jobs – 90 to 120
- Redefine the intersection
- Attractive gateway
- Downtown Development Authority catalyst



Eisenhower & Lincoln

Questions?

