

## **Walmart Expansion – Project Narrative/Letter of Intent**

### **Fountain, CO**

Walmart is proposing to modify the northwest corner of the existing store located at 4425 Venetucci Blvd. The proposed modifications are intended to accommodate a new automated customer delivery/pick-up concept referred to as a Market Fulfillment Center or MFC for short. Modifications to include a 23,900 SF addition to the northern end of the building, addition of towers and drive-up lanes in the parking field, as well as a drive-up pharmacy window on the west side of the new addition. The proposed MFC and associated improvements will provide automated services for customer pick-up of on-line orders at individual store locations.

The MFC portion of the proposed improvements is located primarily in the northern end of the parking field and includes two tower features to facilitate customer pick-up of orders. Each tower includes four pick-up points, two on each side, for a total of eight customer pick-up options. Please note adequate stacking has been provided to allow up to six vehicles in the que waiting for orders. Proposed modifications will require the reduction of 92 parking stalls. Current parking ratio is 4.38/1,000 SF. Proposed parking ratio will be 3.17/1,000 SF.

The proposed Market Fulfillment Center (MFC) will allow for automated customer pick-up of orders from eight different pick-up points located on two different tower features. Orders will be fulfilled inside the store through an automated system that will assemble the orders and then deliver them to one of eight designated locations on the exterior towers. Customers will then be able to enter a code to access their orders and load them in their vehicles.