



The Shops at Walnut Creek, Westminster, Colorado

The Shops at Walnut Creek is a two-phase project encompassing five big-box retail stores, and one mid-size store and restaurant. The shops are designed utilizing 624 precast concrete pieces for both the floor and exterior walls. Both phases, a total of over 60,000 square feet of retail floor space, were erected in less than eight weeks. To reduce the overall project cost and schedule, floors are constructed using prestressed double tees with supporting inverted tee beams and L-beams, eliminating over-excavating and the need to import compacted structural fill. Precast prestressed insulated wall panels were cast with integral thin brick, providing the owner with the benefits of cost and time-savings over full-size, hand-laid brick.

The stores are part of a large “lifestyle center,” offering the modern convenience of a wide variety of shopping opportunities while maintaining a “Victorian village” atmosphere. Incorporating elements from local and European historical styles, the shops are a study in architectural design.

Project Facts:

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| Market Segment: | Retail |
| Building Type: | Lifestyle Center |
| Products Used: | Precast floor and walls |
| Finishes Used: | Thin brick |



Project Design Team:

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|-----------------------------|--------------------------------------------------|
| Owner: | Pinetree Westminster, LLC, Northbrook, IL |
| General Contractor: | Mark Young Construction, Inc., Frederick, CO |
| Architect of Record: | HC Klover Architects, Inc., Overland Park, KS |
| Engineer of Record: | Page McNaghten Associates, Fairway, KS |



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Big box characteristics, such as a rectangular shape, flat roof and ceiling trusses, and concrete walls clad in masonry, are also reminiscent of Victorian period construction. While the shops retain many big box qualities, a higher level of architectural treatment was applied to their design. The store's entryway spandrel is curved and flanked by multiple-height columns, incorporating arches and strong vertical lines distinctive of the period.



Big box stores are traditionally considered to have generic blueprint standardized facades and developments devoid of a sense of community. Realizing that historic architectural and structural styles play a large role in present-day design and construction, every aesthetic detail of the project was given careful consideration. Similar as they are unique, the shops share a design concept, yet each is a one-of-a-kind creation.



Ten different colors of brick created five blends that composed the architectural skin of the shops. One phase utilized form liner to mold a brick pattern in the wall panels at the rear of the stores. The pattern was then painted to give the appearance of real brick, resulting in significant cost savings. Of the project's 61,320 square feet of exterior wall area, 22% consisted of inset thin brick and 12% consisted of a brick pattern shaped by form liner.

