NOTICE to BIDDERS:
These renderings are for illustrative purposes only.

The following renderings have been prepared to provide ideas to prospective bidders on how structures could be sited on the developed site to accommodate the restrictions of the Mixed Use Core Transit (M-C-T) or the 2007 Official Development Plan (ODP). Both districts are highly flexible, allowing dense multi-family and commercial development. The M-C-T allows buildings between 45’ and 180’, the ODP has no height limits. The M-C-T has no setback requirements and 10% open space, while the ODP has 15’ setbacks and 20% open space. These renderings have not been reviewed by or approved by any regulatory agent of the City of Lakewood. They are for illustrative purposes only.
ILLUSTRATIVE OVERLAYS

THIS DOCUMENT IS FOR ILLUSTRATIVE PURPOSES ONLY

Site Area 1 Block from Station
(45 to 70 Units/Acre)
(Currently Zoned M-C-T)

Site Area Adjacent to Station
(50 to 80 Units/Acre)
(Currently Zoned M-C-T)

Site Area 2 Blocks from Station
(30 to 40 Units/Acre)
(Currently Zoned M-C-T)

Relocated Water Detention Area For RTD Eaveement & Entire Project

Legend

Development
Parks
Potential
Platform Crossing
Potential Storm
Water Detention
Areas
Transit Station
Approximate
Development Area
Potential Street
### HYPOTHETICAL DEVELOPMENT (according to M-C-T)

<table>
<thead>
<tr>
<th>Site Area Adjacent to Station</th>
<th>375,000 GSF (~8.6+ acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Currently Zoned:</td>
<td>M-C-T</td>
</tr>
<tr>
<td>Building Height:</td>
<td>45’-180’</td>
</tr>
<tr>
<td>Units/Acre:</td>
<td>(50-80)</td>
</tr>
<tr>
<td></td>
<td>562,500 - 937,500 GSF buildable area</td>
</tr>
<tr>
<td></td>
<td>430-688 allowable units</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Area 1 Block from Station</th>
<th>420,000 GSF (~9.6+ acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Currently Zoned:</td>
<td>M-C-T</td>
</tr>
<tr>
<td>Building Height:</td>
<td>45’-180’</td>
</tr>
<tr>
<td>Units/Acre:</td>
<td>(45-70)</td>
</tr>
<tr>
<td></td>
<td>420,000 - 735,000 GSF buildable area</td>
</tr>
<tr>
<td></td>
<td>432-672 allowable units</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Area 2 Block from Station</th>
<th>420,000 GSF (~9.6+ acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Currently Zoned:</td>
<td>M-C-T</td>
</tr>
<tr>
<td>Building Height:</td>
<td>45’-180’</td>
</tr>
<tr>
<td>Units/Acre:</td>
<td>(30-40)</td>
</tr>
<tr>
<td></td>
<td>210,000 - 630,000 GSF buildable area</td>
</tr>
<tr>
<td></td>
<td>288-387 allowable units</td>
</tr>
</tbody>
</table>

### TOTAL SITE DEVELOPMENT

Currently Zoned: M-C-T

- 1,215,000 (~27.8+ acres) (buildable land)
- 1.19M GSF - 2.3M GSF buildable area

Units/Acre: (30-80) 1150-1747 allowable units

THIS DOCUMENT IS FOR ILLUSTRATIVE PURPOSES ONLY
HIGH DENSITY (M-C-T) OFFICE + MIXED USE

SITE INFO:
Gross Site Area: 59 acres
Useable Site Area: ~39 acres
Buildable Area: ~30 acres

Note: Buildable area will differ greatly based on approach to dividing, improving, and developing the site (i.e. size of blocks, plats, width of street and sidewalks, rail crossings, parking requirements (min/max), pedestrian zone, green space distribution, etc), in addition to zoning and development incentives from the city.

THIS DOCUMENT IS FOR ILLUSTRATIVE PURPOSES ONLY
HIGH DENSITY (M-C-T)  
OFFICE + MIXED USE

Area less suitable for buildings could be used as parks or renewable energy capture

Green Roof Potential

Open Park Potential

Existing Rail Crossing

Existing Light Rail and Bus Park and Ride

THIS DOCUMENT IS FOR ILLUSTRATIVE PURPOSES ONLY
LOW DENSITY (ODP)
OFFICE + MIXED USE

SITE INFO:
Gross Site Area: 59 acres
Useable Site Area: ~39 acres
Buildable Area: ~30 acres

Note: Buildable area will differ greatly based on approach to dividing, improving, and developing the site (i.e. size of blocks, plats, width of street and sidewalks, rail crossings, parking requirements (min/max), pedestrian zone, green space distribution, etc), in addition to zoning and development incentives from the city.

Open and/or green space requirements can be met via green roofs, streetscapes, or underdeveloped/less usable areas (verify fire lane access and turn around space as needed).

Federal Station South w/ pedestrian crossings (buildings shown 60' from centerline of track, verify w/ RTD)

NOTE: Pedestrian crossing does not yet exist

Existing Light Rail and Bus Park and Ride

THIS DOCUMENT IS FOR ILLUSTRATIVE PURPOSES ONLY
LOW DENSITY (ODP)
OFFICE + MIXED USE

Green Roof Potential

LOWER DENSITY FURTHER FROM TRANSIT

HIGHER DENSITY CLOSER TO TRANSIT

Area less suitable for buildings could be used as parks or renewable energy capture

Existing Light Rail and Bus Park and Ride

Open Park Potential

Existing Rail Crossing

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