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Jefferson County, Colorado

CERTIFICATION

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STATE OF COLORADO)
)
 COUNTY OF JEFFERSON)
)
 CITY OF LAKEWOOD)

1-5

I, Margy Greer, City Clerk of the City of Lakewood, Colorado, do hereby certify that the attached is a true and correct copy of Ordinance O-2007-24, TO ZONE LAND KNOWN AS THE DENVER FEDERAL CENTER, LOCATED IN THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF SECTION 8, SECTION 9, AND THE WEST ONE-HALF OF THE WEST ONE-HALF OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO as the same remains on file in the Office of the City Clerks Office.

WITNESS my hand and seal of said City of Lakewood, Colorado, this 11th day of September, 2007.

Margy Greer, City Clerk
 City of Lakewood, Colorado

(SEAL)



O-2007-24

AN ORDINANCE

TO ZONE LAND KNOWN AS THE DENVER FEDERAL CENTER, LOCATED IN THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF SECTION 8, SECTION 9, AND THE WEST ONE-HALF OF THE WEST ONE-HALF OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO. 2

BE IT ORDAINED by the City Council of the City of Lakewood, Colorado, that:

SECTION 1. Upon application of the City Manager in Lakewood Zoning Case No. RZ-07-001, and upon a recommendation of approval from the Lakewood Planning Commission, Lakewood Zoning Maps are hereby amended to include in the Planned Development Zone District (PD) the property described in Exhibit A attached hereto and made a part hereof.

SECTION 2. The Denver Federal Center Official Development Plan for the above-referenced land which has been recommended for APPROVAL by the City Planning Commission on June 6, 2007, is approved and accepted subject to minor revisions that may be required to conform to current City regulations.

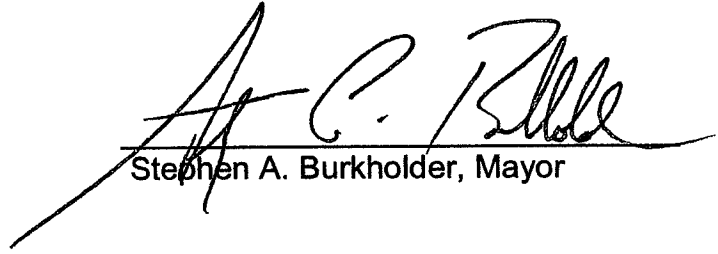
SECTION 3. The Mayor and City Clerk are hereby authorized and directed to certify the within and foregoing approval and acceptance upon signing the Denver Federal Center Official Development Plan. The City Clerk is hereby authorized and directed to file such Denver Federal Center Official Development Plan with the Clerk and Recorder of Jefferson County, together with a certified copy of this ordinance attached thereto, pursuant to the effective date thereof, and upon satisfaction of the conditions for recording set forth in the Annexation Agreement relating to the property described in Exhibit A.

SECTION 4. This ordinance shall take effect forty-five (45) days after final publication.

I hereby attest and certify that the within and foregoing ordinance was introduced and read on first reading at a regular meeting of the Lakewood City Council on the 25th day of June, 2007; published by title in the Rocky Mountain News and in full on the City of Lakewood's website, www.lakewood.org, on the 28th day of June, 2007; set for public hearing on the 9th day of July, 2007, read, finally passed and adopted by the City Council on the 9th day of July, 2007, and, signed and approved by the Mayor on the 10th day of July, 2007.

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Stephen A. Burkholder, Mayor


Margy Greer, City Clerk

APPROVED AS TO FORM:


Paul Kennebeck, Acting City Attorney

Exhibit A

Denver Federal Center Legal Description:

A parcel of land lying in the East One-Half of the East One-Half of the East One-Half ($E\frac{1}{2} E\frac{1}{2} E\frac{1}{2}$) of Section 8, Section 9, and the West One-Half of the West One-Half ($W\frac{1}{2} W\frac{1}{2}$) of Section 10, Township 4 South, Range 69 West of the Sixth Principal Meridian, County of Jefferson, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of said Section 9; thence S $76^{\circ}38'34''$ W (assuming the East line of the $NE\frac{1}{4}$ of said Section 9 bears S $00^{\circ}23'16''$ E, all other bearings herein related thereto), a distance of 779.20 feet to a point lying on the southerly right-of-way line of West 6th Avenue as described in those instruments recorded in Book 486, at Page 221 and Book 504, at Page 226, of the records of the Jefferson County Clerk and Recorder, said point also being the **Point of Beginning**; thence N $89^{\circ}14'40''$ E along said southerly right-of-way line and along the northerly line of those parcels shown on the Colorado State Highway Department (CDOT) project maps FAP 67-A(3) and 66-A(1), a distance of 759.33 feet, more or less, to the East line of said Section 9; thence continuing along the northerly, easterly and southerly lines of said CDOT project 66-A(1) said easterly line is also coincident with the easterly right-of-way line of Kipling Street the following six (6) courses:

1. N $89^{\circ}23'14''$ E, a distance of 316.78 feet;
2. thence S $44^{\circ}35'21''$ W, a distance of 306.70 feet;
3. thence S $00^{\circ}23'16''$ E, a distance of 2,255.08 feet, more or less, to the East-West centerline of said Section 10;
4. thence S $00^{\circ}23'04''$ E, a distance of 2,338.83 feet;
5. thence S $45^{\circ}24'07''$ E, a distance of 352.74 feet, more or less, to the northerly right-of-way line of West Alameda Avenue as described in Book 394, at Pages 460 and 461, of said records;
6. thence S $89^{\circ}09'14''$ W along said northerly right-of-way line, a distance of 349.51 feet, more or less, to the East line of said Section 9; thence continuing along said northerly right-of-way line of West Alameda Avenue the following four (4) courses:

1. S $89^{\circ}23'50''$ W, a distance of 2,650.03 feet, more or less, to the North-South centerline of Section 9;
2. thence S $89^{\circ}24'08''$ W, a distance of 2,650.48 feet, more or less, to the West line of said Section 9;
3. thence S $00^{\circ}05'14''$ E along said West line, a distance of 2.47 feet to a point on a non-tangent curve;
4. thence southwesterly along said non-tangent curve to the left, having a radius of 2,342.00 feet, a central angle of $09^{\circ}03'22''$ (the long chord of which bears S $82^{\circ}14'26''$ W, a chord length of 369.79 feet), an arc distance of 370.18 feet, more or less, to the South line of said Section 8; thence S $89^{\circ}37'30''$ W, along said South line, a distance of 296.29 feet, more or less, to the Southwest corner of said $E\frac{1}{2} E\frac{1}{2} E\frac{1}{2}$; thence along the West line of said $E\frac{1}{2} E\frac{1}{2} E\frac{1}{2}$ the following two (2) courses:

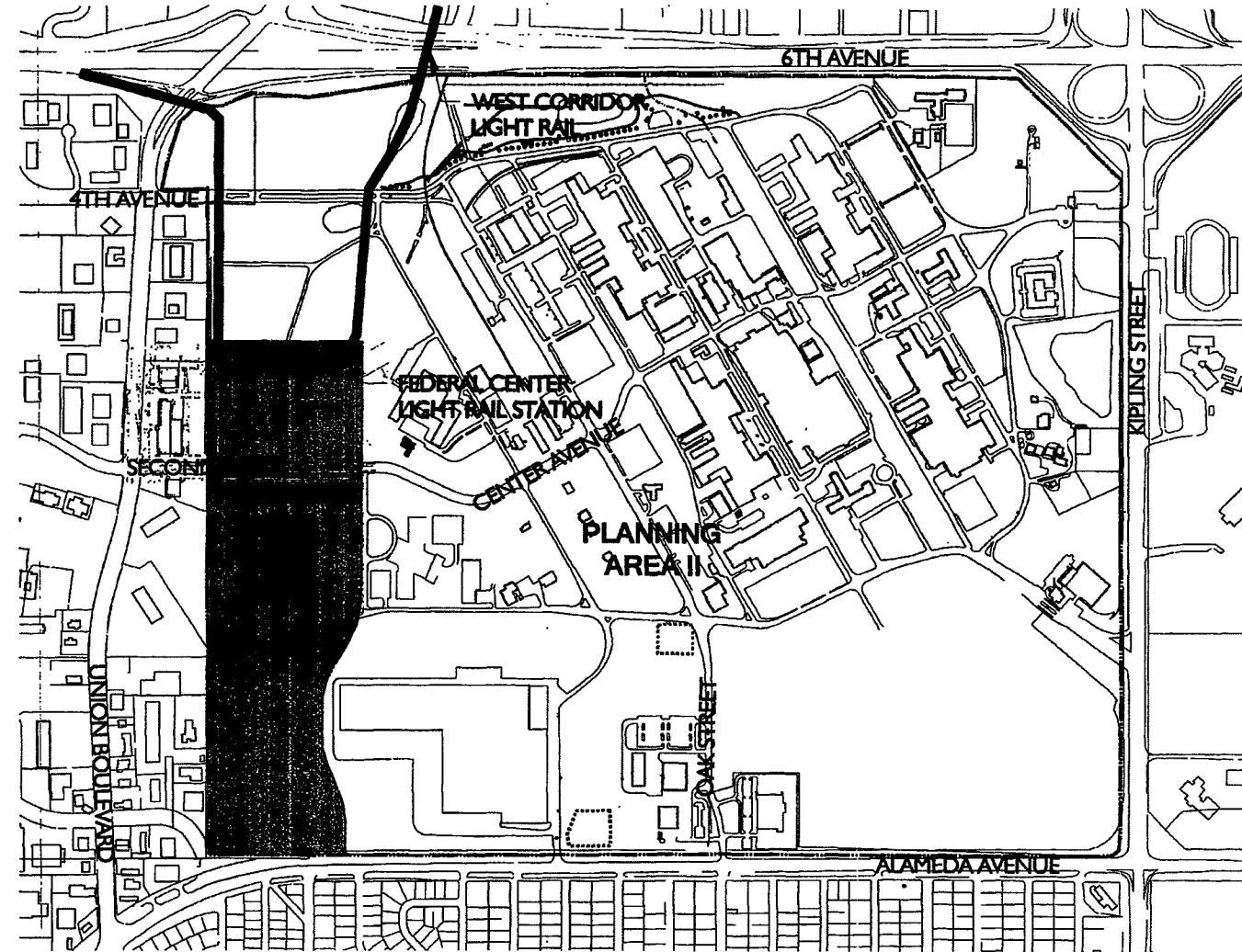
1. N $00^{\circ}00'10''$ W, a distance of 2,634.40 feet, more or less, to the East-West centerline of said Section 8;
2. thence N $00^{\circ}00'33''$ W, a distance of 2,277.91 feet, more or less, to the southerly right-of-way line of West 6th Avenue, as described in Book 2407, at Page 776 of said records; thence along said southerly right-of-way line the following seven (7) courses:

1. S 72°50'30" E along the southerly line of that tract of land described in Book 2407, at Page 776, of said records, a distance of 60.00 feet;
2. thence N 68°53'45" E along said southerly line, a distance of 238.60 feet to a point lying on the southerly line of that tract of land described in Book 1518, at Page 245, of said records;
3. thence N 89°44'33" E along said southerly line, a distance of 375.33 feet to a point on the West line of said Section 9;
4. thence N 89°44'33" E continuing along said southerly line, a distance of 50.00 feet;
5. thence N 81°11'33" E, a distance of 856.70 feet, more or less, to the southerly line of that tract of land described in Book 486, at Page 221, and Book 504, at Page 226, of said records;
6. thence N 89°14'41" E along said southerly line, being 170.00 feet South of and parallel with the North line of the NW¼ of said Section 9, a distance of 1,741.83 feet, more or less, to the North-South centerline of said Section 9;
7. thence N 89°14'40" E continuing along said southerly line being 170.00 feet South of and parallel with the North line of the NE¼ of said Section 9, a distance of 1,876.55 feet, more or less, to the **Point of Beginning**, said parcel containing an area of 699.87 acres, more or less.

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DENVER FEDERAL CENTER OFFICIAL DEVELOPMENT PLAN

TO THE CITY OF LAKEWOOD STATE OF COLORADO
A PORTION OF SECTIONS 8, 9, AND 10, TOWNSHIP 4 SOUTH RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF JEFFERSON, STATE OF COLORADO



VICINITY MAP

SCALE: 1" = 500'-0"

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APPROVALS

PLANNING COMMISSION

Approved by the City of Lakewood Planning Commission this day of JUNE, 2007, 6th

Chair: Richard Urbanowski
Richard Urbanowski

Secretary: George Brown III
George Brown III

CITY OF LAKEWOOD

Approved by the City of Lakewood City Council this 9th day of JULY, 2007.

Mayor: Stephen Burkholder
Stephen Burkholder



Attest: Margy Greer
City Clerk Margy Greer

RECORDERS CERTIFICATE

Accepted for recording in the Office of the County Clerk and Recorder of Jefferson County at Golden, Colorado, on this 20th day of September, 2007 at 10:05:33 o'clock A.M.

Pam Anderson
Jefferson County Clerk and Recorder

By: Melanie Jacino
Deputy Clerk



Reception # 2007108296

DENVER FEDERAL CENTER OFFICIAL DEVELOPMENT PLAN

PLANNING AREA I

PARCEL DESCRIPTION OVERALL COMBINED BOUNDARY FOR PARCELS A, B, & C:

A parcel of land, located in the West One-Half of Section 9 and in the East One-Half (E½) of the East One-Half (E½) of the East One-Half (E½) of Section 8, Township 4 South, Range 69 West of the Sixth Principal Meridian, City of Lakewood, County of Jefferson, State of Colorado, described as follows:

Basis of Bearing: For the purpose of this description the bearings are based on the South line of the Southwest One-Quarter of said Section 9 assumed to bear S 89°23'51" W, a distance of 2890.88 feet and monumented by a found 3-1/4" aluminum cap in monument box, PLS 17089 with witness corners on the East end and by a found 3-1/4" aluminum cap in monument box, marked "Engineering Surveys, Inc. PLS 17089" on the West end.

Commencing at the Southwest corner of said Section 9:

Thence S 89°23'51" W along the South line of said E½ E½ E½ of said Section 8, 682.79 feet to the southwest corner of said E½ E½ E½, and Point of Beginning;

Thence N 00°00'22" W along the West line of the E½ E½ E½ of the Southeast One-Quarter of said Section 8, 2634.53 feet to the South line of the Northeast One-Quarter (NE¼) of said Section 8;

Thence N 00°00'25" W along the West line of the E½ E½ E½ of said NE¼, 610.37 feet;

Thence N 89°23'51" E, 984.14 feet;

Thence S 00°00'12" E, 1834.75 feet to a point of curvature;

Thence along the arc of a curve to the right having a radius of 587.25 feet, a central angle of 32°02'16" (the long chord of which bears S 16°00'59" W, a chord length of 324.11 feet), 328.37 feet to a point of tangency;

Thence S 32°02'04" W along said tangent, 164.36 feet to a point of curvature;

Thence along the arc of a curve to the left having a radius of 475.00 feet, a central angle of 31°08'59" (the long chord of which bears S 16°26'39" W, a chord length of 254.79 feet), 257.94 feet to a point of tangency;

Thence S 00°55'14" W along said tangent, 214.37 feet to a point of curvature;

Thence along the arc of a curve to the left having a radius of 495.00 feet, a central angle of 22°14'19" (the long chord of which bears S 10°11'55" E, a chord length of 190.82 feet), 192.13 feet to a point of tangency;

Thence S 21°19'04" E along said tangent, 214.86 feet to a point of curvature;

Thence along the arc of a curve to the right having a radius of 595.00 feet, a central angle of 20°19'46" (the long chord of which bears S 11°11'11" E, a chord length of 198.77 feet), 199.81 feet to a point of tangency;

Thence S 01°03'19" E along said tangent, 161.23 feet to the northerly right-of-way line of West Alameda Avenue as described in Book 374, at Page 460, in the records of the Jefferson County Clerk and Recorder;

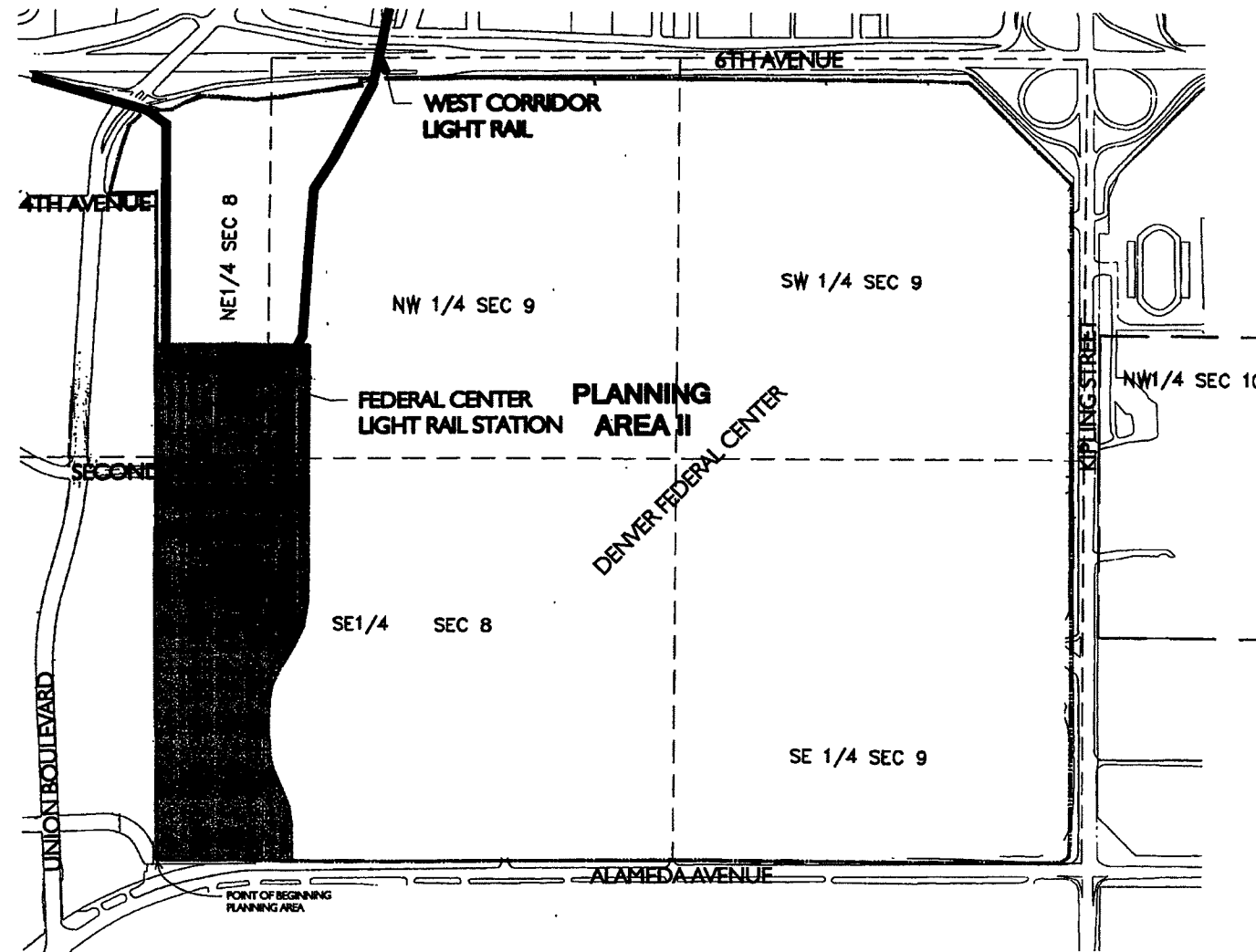
Thence along said northerly right-of-way line the following three (3) courses:

1. S 89°23'51" W, 202.31 feet to the West line of said Section 9;
2. S 00°05'30" E along said West line, 2.33 feet to a point on a non-tangent curve;
3. Thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 2391.83 feet, a central angle of 9°01'30" (the long chord of which bears S 82°21'15" W, a chord length of 376.36 feet), 376.75 feet to the South line of said E½ E½ E½;

Thence S 89°23'51" W along said South line, 289.88 feet to the Point of Beginning.

The above described Overall Combined Boundary for Parcels A, B, & C contains an area of 66.2896 acres, more or less.

Prepared by David C. DiFuria, PLS #16401
For and on behalf of Farnsworth Group, Inc.
8985 E Tufts Ave. Ste. 880,
Denver, CO 80237
303-468-6868



SURVEY MAP: PLANNING AREA BOUNDARIES

SCALE: 1" = 500'-0"



PLANNING AREA II

A parcel of land lying in the East One-Half of the East One-Half of the East One-Half (E½ E½ E½) of Section 8, Section 9, and the West One-Half of the West One-Half (NW½ W½) of Section 10, Township 4 South, Range 69 West of the Sixth Principal Meridian, County of Jefferson, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of said Section 9; thence S 76°38'34" W (assuming the East line of the NE¼ of said Section 9 bears S 00°23'16" E, all other bearings herein related thereto), a distance of 779.20 feet to a point lying on the southerly right-of-way line of West 6th Avenue as described in those instruments recorded in Book 486, at Page 221 and Book 504, at Page 226, of the records of the Jefferson County Clerk and Recorder, said point also being the Point of Beginning; thence N 89°14'40" E along said southerly right-of-way line and along the northerly line of those parcels shown on the Colorado State Highway Department (CDOT) project maps FAP 67-A(3) and 68-A(1), a distance of 759.33 feet, more or less, to the East line of said Section 9; thence continuing along the northerly, easterly and southerly lines of said CDOT project 68-A(1) said easterly line is also coincident with the easterly right-of-way line of Kipling Street the following six (6) courses:

1. N 89°23'14" E, a distance of 316.76 feet;
2. thence S 44°35'21" W, a distance of 306.70 feet;
3. thence S 00°23'18" E, a distance of 2,255.08 feet, more or less, to the East-West centerline of said Section 10;
4. thence S 00°23'04" E, a distance of 2,338.83 feet;
5. thence S 45°24'07" E, a distance of 352.74 feet, more or less, to the northerly right-of-way line of West Alameda Avenue as described in Book 394, at Pages 460 and 461, of said records;
6. thence S 89°09'14" W along said northerly right-of-way line, a distance of 349.51 feet, more or less, to the East line of said Section 9; thence continuing along said northerly right-of-way line of West Alameda Avenue the following four (4) courses:
7. S 89°23'50" W, a distance of 2,850.03 feet, more or less, to the North-South centerline of Section 9;
8. thence S 89°24'08" W, a distance of 2,850.48 feet, more or less, to the West line of said Section 9;
9. thence S 00°05'14" E along said West line, a distance of 2.47 feet to a point on a non-tangent curve;
10. thence southwesterly along said non-tangent curve to the left, having a radius of 2,342.00 feet, a central angle of 09°05'22" (the long chord of which bears S 82°14'26" W, a chord length of 389.79 feet), an arc distance of 370.16 feet, more or less, to the South line of said Section 9; thence S 89°37'30" W, along said South line, a distance of 296.29 feet, more or less, to the Southwest corner of said E½ E½ E½; thence along the West line of said E½ E½ E½ the following two (2) courses:
11. N 00°00'10" W, a distance of 2,634.40 feet, more or less, to the East-West centerline of said Section 9;
12. thence N 00°00'33" W, a distance of 2,277.91 feet, more or less, to the southerly right-of-way line of West 6th Avenue, as described in Book 2407, at Page 776 of said records; thence along said southerly right-of-way line the following seven (7) courses:
13. S 72°50'30" E along the southerly line of that tract of land described in Book 2407, at Page 776, of said records, a distance of 60.00 feet;
14. thence N 68°53'45" E along said southerly line, a distance of 238.80 feet to a point lying on the southerly line of that tract of land described in Book 1516, at Page 246, of said records;
15. thence N 89°44'33" E along said southerly line, a distance of 376.33 feet to a point on the West line of said Section 9;
16. thence N 89°44'33" E continuing along said southerly line, a distance of 60.00 feet;
17. thence N 81°11'33" E, a distance of 856.70 feet, more or less, to the southerly line of that tract of land described in Book 486, at Page 221, and Book 504, at Page 226, of said records;
18. thence N 89°14'41" E along said southerly line, being 170.00 feet South of and parallel with the North line of the NW¼ of said Section 9, a distance of 1,741.83 feet, more or less, to the North-South centerline of said Section 9;
19. thence N 89°14'40" E continuing along said southerly line being 170.00 feet South of and parallel with the North line of the NE¼ of said Section 9, a distance of 1,876.55 feet, more or less, to the Point of Beginning, EXCEPT the legal description for Planning Area 1 above said parcel containing an area of 634.60 acres, more or less.

The foregoing legal description was prepared on May 22, 2007 by Spencer Curtis, Right-of-Way Agent, Property Management Division, Finance Department, City of Lakewood, 480 South Allison Parkway, Civic Center South, Lakewood, Colorado 80228-3127. This legal description for the ODP Planning Area 2 boundary was based on survey data and is the same legal description used on the Annexation Plat for the Federal Center Annexation and was provided by Kelly Surveying with offices at 6801 South Emporia Street, Suite 205, Greenwood Village, Colorado 80112, phone 303-792-5257.

BY: LYNN D. LANZ, PLS 12046

Reception # 2007108296

DENVER FEDERAL CENTER OFFICIAL DEVELOPMENT PLAN

SECTION I. GENERAL PROVISIONS

A. INTENT

This Denver Federal Center Official Development Plan (ODP) describes the land uses, standards and development review process for the design and development of property at the Denver Federal Center (Federal Center) after property leaves Federal ownership by virtue of a transfer of fee title. So long as property is owned in fee by the United States, it is not subject to regulation by the City of Lakewood (City) and, therefore, is not subject to this ODP.

The Federal Center is generally bounded by 6th Avenue to the north, Kipling Street to the east, West Alameda Parkway to the south, and the Section line east of Union Boulevard to the west, as more specifically described in the legal description contained herein. This ODP describes the permitted uses within the Federal Center as a Planned Development Zone District. The Denver Federal Center Official Development Plan includes two distinct planning areas. "Planning Area I" includes approximately 65 acres that is expected to be conveyed by the U.S. General Services Administration (GSA) to the City or its designee. "Planning Area II" includes approximately 575 acres that constitutes the remainder of the Federal Center. The legal descriptions of Planning Area I and Planning Area II are contained herein.

Approximately 50 acres of Planning Area I (Hospital Site) is intended to be redeveloped with hospital and related medical uses. Approximately 15 acres of Planning Area I (TOD Site) is intended to be redeveloped with intermodal transit facilities, including parking structures, surface parking and public transportation facilities (Intermodal Transit Facilities) and related transit-oriented development uses.

A Federal Center Master Site Plan (the "Plan") is being developed for Planning Area II with anticipated completion in Summer 2007. The Plan will assist in determining appropriate future uses and development for Planning Area II. Accordingly, this ODP includes certain provisions intended to help implement such Plan in Planning Area II.

B. APPLICABILITY

This ODP shall not affect property owned in fee by the United States. Accordingly, the provisions of this ODP shall only apply to Federal Center real property when fee title to the property is not owned by the United States.

Terms used in this ODP that are not otherwise defined shall have the meaning set forth in the Lakewood Municipal Code or Lakewood Zoning Ordinance.

SECTION II. DESIGN AND DEVELOPMENT VISION, GOALS, OBJECTIVES AND GUIDING PRINCIPLES

The following vision, goals, objectives and guiding principles are intended to guide the design and development of the Federal Center. Subsections A, B and C shall apply only to Planning Area II and are intended to provide guidance consistent with the Plan that is being developed for Planning Area II. Subsection D shall apply to both Planning Area I and Planning Area II. Subsection D is intended to supplement Article 15 of the City's Zoning Ordinance, as amended from time to time, in the preparation of site plans for Planning Area I and Planning Area II.

A. VISION FOR THE FEDERAL CENTER

The vision statement for the Plan summarizes the overall goals and objectives for Planning Area II as follows:

This world-class federal campus integrates a mix of uses that complements the larger community. The campus serves as a model for innovative partnerships, enhancing value for taxpayers and the efficiency and longevity of federal operations. In meeting the federal mission, the campus embraces sustainability, design excellence and greater accessibility for the public. It serves as a prominent and progressive community hub, capitalizing on the availability of public transit and services. The campus reflects a renewed commitment to our collective future.

In addition, the City adopted a Union Corridor Station Area Plan dated as of November 13, 2006. This ODP is intended to provide uses and design that fulfill the vision of the Union Corridor Station Area Plan.

B. GENERAL GOALS

The overall goals of the Plan and this ODP for Planning Area II are as follows:

- Safeguard the interests and meet the current and future needs of federal tenants at the Federal Center;
- Maximize the value and appeal of the Federal Center;
- Establish the vision for a dynamic, mixed-use development at the Federal Center; and
- Capitalize on the premier location and campus-like setting of the Federal Center to attract new federal and non-federal users.

C. GENERAL OBJECTIVES

The overall objective for Planning Area II is the realization of a common civic vision, as adopted by the City and GSA, to achieve a unified Federal Center campus that is consistent with mission requirements of Federal tenants and is integrated appropriately within the City. The primary objectives for Planning Area II shall include:

1. A Framework for Development/Creating Place

The Federal Center should become a signature place; a mixed-use development with distinctive sub-areas around a vibrant pedestrian-oriented center focused and connected via

a variety of transportation modes, yet preserving the Federal enclave to the extent necessary.

Through the creative integration of existing and new patterns of development, uses and activities, the Federal Center's urban form and physical image will be innovative, distinctive and memorable - a composition of buildings and open space that creates a unique place. New development shall have an emphasis on livability and vitality.

2. An Integration/Connectivity of Systems

Utilize and expand upon the concepts of "district" and sharing of resources by integrating facilities and transit and parking systems.

Create physical and programmatic connectivity among institutions, agencies and facilities within the Federal Center and adjacent to it with a focus on transit, circulation and collective functionality.

3. A Focus on Quality and Excellence

Quality and design excellence are community values that are strongly endorsed by both the City and GSA.

Promote high quality design in development of property and involve appropriately qualified experts in project planning and implementation. Development strategies should embrace the historical, cultural, architectural, and geographical resources of the Federal Center.

4. Active Promotion and Support of Sustainability

Sustainability is a shared community vision strongly endorsed by the City and GSA. Sustainable building is identified as development that meets the needs of the present while not compromising the ability of future generations to meet their own needs. The Federal Center is an employment center within the City. As such, redevelopment of the Federal Center should include a variety of complementary uses and should be designed to encourage pedestrian and alternative transportation choices. Further, the Federal Center should maintain an attractive appearance to enhance its relationship with the adjacent neighborhoods.

The City's master plan, the Lakewood Comprehensive Plan, states that among Lakewood's top priorities is maintaining the City's ecosystem and environmental health. Of particular interest is the preservation of open space, clean air and water, wildlife habitats and scenic vistas. To advance these goals, the City encourages productive and responsible decision making that promotes growth as well as sustainability throughout the community.

The Federal Center is to be developed in a way that promotes the distinction as a federal campus, and fosters positive relationships and connectivity with the community, while constructing quality buildings that enhance the appeal and functionality of the entire site. Development should employ the U.S. Green Building Council's Leadership in Energy and Environmental Design for New Construction and Major Renovations (LEED - NC) rating system and embrace sustainable principles and an integrated design approach.

A. GUIDING PRINCIPLES

Specific principles have been developed to guide the preparation of site plans for both Planning Area I and Planning Area II of the Federal Center. These principles should be considered in addition to the Site Development Standards of Article 15 of the City's Zoning Ordinance, as amended from time to time. Unless otherwise indicated, these principles apply to both Planning Area I and Planning Area II. These principles are:

1. Land Use

- Federal Campus Core.** Planning Area II, the federal campus portion of the Federal Center, should be developed as an attractive, secure, self-sustaining area that meets existing and future needs of its federal tenants.
- Development and Land Use Compatibility.** Development within the Federal Center should strive to be compatible with adjacent commercial zone districts and residential neighborhoods.
- Transit-Oriented Development.** Where feasible, higher density, multiple-use buildings and structured parking should be concentrated within 2,000 feet of the anticipated Regional Transportation District (RTD) light rail transit station in Planning Area I.
- Mix of Uses.** A complementary mixture of office, research and development, warehousing, storage, retailing, repair, rental, or servicing of any commodity and possibly residential uses are encouraged within the Federal Center based on the needs of Federal tenants, other occupants, and the surrounding community.

2. Community Design and Character

- Design Excellence.** Federal Center development within Planning Area II should promote a campus that is progressive and dynamic and meets the needs and program requirements of Federal tenants.
- Views.** Promote the views from the Federal Center of downtown Denver and Green Mountain, as well as other Front Range mountain peaks. Planned streets and open space corridors should enhance these views.
- Site Amenities.** Provide active and passive open space opportunities for the tenants of and visitors to the Federal Center and the adjacent neighborhoods, as appropriate.
- Open Space Framework.** Enhance the existing network of trails and bikeways to provide an open space and cultural framework that links Green Mountain and the City's park system with the Federal Center.

Cultural Resources. Utilize interpretive educational and cultural resources to take advantage of the rich historical and cultural heritage of the Federal Center.

Natural Greenways and Drainages. Anchor planned natural linkages and buffers to the riparian corridor along McIntyre Gulch and the existing irrigation and agricultural ditches.

Sustainability. Encourage the planning and designing of buildings and spaces that have a minimized environmental footprint and that serve as a model for "green" development and facilities management.

3. Economic

Maximize the value of the Federal Center and surrounding area for Federal and other uses through actions that contribute to the redevelopment of the site.

4. Transportation

Intermodal Transit Hub. The RTD light rail transit station should be accessible to pedestrians, bicycles, autos, and buses (regional and local circulators).

Visual and Physical Connections. Provide direct connections to the RTD light rail station on all sides of the rail corridor. Link surrounding streets, namely Union Boulevard and Second Place/Center Avenue, to the light rail transit station.

Pedestrian Walkability and Accessibility. Provide a system of clear pedestrian routes to the RTD light rail transit station, the St. Anthony West campus, and surrounding neighborhoods from the core Federal Center campus and surrounding development.

Safety and Function. Plan for efficiency, safety, and function of the transportation infrastructure throughout the Federal Center.

Streets. Tie development into the existing streets and boulevards that have identifiable character and that will establish street addresses.

Parking. Provide sufficient parking in a mixture of forms, including surface and structured parking facilities.

5. Security

Develop a range of creative and cost effective security options for implementation in Planning Area II that respond to the current and future needs of Federal tenants in Planning Area II. Carefully integrate and balance public accessibility and restricted use and access between Planning Area I and Planning Area II, as well as throughout Planning Area II, recognizing that, with respect to development within Planning Area II, the security needs for Federal operations are paramount.

6. Implementation

- Financial Stability.** Create site plans that are economically self-sufficient and viable and can be phased and implemented over time based on available resources and market needs.
- Portfolio Strategy.** With respect to Planning Area II, identify short, mid- and long-term Federal needs, and develop a portfolio strategy that is appropriate for federal tenants and the community.

SECTION III. PERMITTED LAND USES WITHIN THIS PLANNED DEVELOPMENT ZONE DISTRICT

A. PLANNING AREA I: The permitted uses in Planning Area I are:

- Commercial:** including retail sales, business support and services, personal services, health clubs, food services, and restaurants.
- Business:** general office, including both public and private professional, medical and dental.
- Institutional:** including research, development and scientific laboratories, schools, libraries, government, community, and other public facilities, hospitals, ancillary medical clinics, health care facilities, residences for hospital clinics, child care, adult care, and assisted-living associated with on-site institutions.
- Parks and open space:** including parks, community and recreational facilities, trails, buffer zones, and green spaces.
- Intermodal transit facilities:** transit facilities, including parking structures, surface parking and public transportation facilities.
- Residential:** multi-family residential.

B. PLANNING AREA II: The permitted uses in Planning Area II are:

- Commercial:** including retail and wholesale sales, warehousing, storage, business support and services, personal services, rental and repair facilities, food services, and restaurants.
- Business:** general office, including both public and private professional, medical and dental.
- Institutional:** including research, development and scientific laboratories,

communication facilities, schools, libraries, government, community, and other public facilities, hospitals (subject to the restrictions of Section III.D.2, below), ancillary medical facilities, residences for hospital clinics, child care, adult care, and assisted-living associated with on-site institutions.

Hotels: including conference and meeting facilities.

Recreational, Entertainment and Cultural Facilities: including museums, indoor theaters, amphitheaters, health clubs, and recreational facilities and centers.

Parks and open space: including parks, community and recreational facilities, trails, buffer zones, and green spaces.

Intermodal transit facilities: transit facilities, including parking structures, surface parking and public transportation facilities.

Residential: multi-family residential.

Existing development: any existing development or use, whether or not it conforms to the permitted land uses enumerated above, that leaves Federal ownership by virtue of a transfer of fee title shall be deemed a non-conforming use or non-conforming building or structure as defined in the Lakewood Zoning Ordinance. Notwithstanding any provision in the Lakewood Zoning Ordinance to the contrary, any non-conforming building or structure in Planning Area II that is more than 60% destroyed may be rebuilt, reconstructed, or restored if (a) the permitting process is commenced within one hundred eighty (180) days after the casualty; (b) the rebuilding, reconstruction or restoration is prosecuted diligently once the appropriate permits are issued; and (c) provided that any replacement building or structure not include any increase in floor area. Provided such conditions are satisfied, any such non-conforming use may be continued.

C. DEVELOPMENT BY THE UNITED STATES

Subject to Section III.D.2, nothing in this ODP shall limit the United States from developing, or causing to be developed, the real property, or any portion thereof, owned by the United States for any purpose or in any way that the United States deems to be in its interest and, in so doing, the United States shall only be required to comply with its responsibilities to consult with the City pursuant to 40 U.S.C. § 3312, as amended from time to time.

D. LAND USES EXCLUDED FROM THIS PLANNED DEVELOPMENT ZONE DISTRICT

- PLANNING AREA I:** Adult businesses, pawn broker businesses, sales and rental agencies for vehicles and equipment, retail for a single user in excess of 50,000 square feet, processing and assembly, single-family residences, duplexes and drive in facilities.
- PLANNING AREA II:** Adult businesses and medical hospitals. The exclusion of medical hospitals does not apply to hospital facilities owned, operated or constructed to meet the requirements of any Federal agency whose mission is to deliver medical or medically-related services. For example, the Veterans Administration, Federal Occupational Health, Health and Human Services, Centers for Disease Control, or any Federal agency currently existing or formed in the future with a mission to provide medical or medically-related services.

SECTION IV. DESIGN AND DEVELOPMENT REGULATIONS

To achieve the applicable goals, objectives and principles outlined in Section II of this ODP, the following specific design and development regulations shall apply:

A. PLANNING AREA I:

1. Setbacks

- Arterials** - Building setbacks shall be a minimum of zero (0) to a maximum of twenty (20) feet from property line.
- Collectors** - Building setbacks shall be a minimum of zero (0) to a maximum of twenty (20) feet from property line.
- Local** - Building setbacks shall be a minimum of zero (0) to a maximum of twenty (20) feet from property line.
- Surface Parking Lots** - Surface parking lot setbacks shall be a minimum of twenty (20) feet from property line. Proposed buildings shall be placed to screen surface parking from adjacent streets. Where buildings do not fully screen surface parking, screening shall be provided by a low wall or landscaping at least three (3) feet in height.

2. Height

Buildings shall have a 12-story maximum height limit. Buildings shall be compatible with all other development in Planning Area I, as well as adjacent development in Planning Area II and in the immediate vicinity outside of the Federal Center.

3. Density

- Minimum residential densities shall not be less than twenty (20) dwelling units per acre.

DENVER FEDERAL CENTER OFFICIAL DEVELOPMENT PLAN

- b. Maximum residential densities shall not exceed one hundred and twenty (120) dwelling units per acre.
- c. Maximum residential densities shall not exceed one hundred and twenty (120) dwelling units per acre.

4. Open Space

A minimum of ten percent (10%) of the square footage of the lot area shall be maintained as landscaping or open space. In the area at and around the transit station and transit-oriented development, a minimum of ten percent (10%) of the square footage of the lot area shall be maintained as landscaping or open space.

5. Parking

- a. All surface off-street parking shall be primarily located behind buildings that face a public street and shall be accessed by an alley or short driveway located between buildings. Where surface parking is located adjacent to a public or private street, landscaping or a low screen wall providing screening to a height of at least three (3) feet shall be provided. If a wall is installed, the construction material shall match the first floor exterior material used on the primary building. Shared access to surface parking lots is strongly encouraged.
- b. Hospitals shall have at least 3.0 spaces per bed.
- c. The transit station and surrounding transit-oriented development shall have a range of 0.5 up to 2.0 spaces per 1,000 square feet, as determined appropriate by the City's Director of Community Planning and Development. Parking ratios should be set to encourage the use of transit and pedestrian activity in this area.
- d. Initial development of the TOD Site may include Intermodal Transit Facilities, including a light-rail station, surface bus bays and surface parking to serve such light-rail station and bus bays. For any additional development on the TOD Site, a minimum of 300 structured parking spaces will be required as part of a phased development plan. The applicant shall submit a phased structured parking plan setting forth the sequence of the phases and the information, plans, regulations, and stipulations to be submitted with each phase in the application. The sequences of phases and the nature and character of the information, plans, regulations, and stipulations to be submitted with each phase shall be determined by the applicant and the Director of the Department of Community Planning and Development prior to the submission of the application; provided, however, that the nature and character of the information, plans, regulations, and stipulations to be submitted in each phase shall be stated in the stipulations of the first phase.
- e. Requests for reductions in parking requirements, or shared parking arrangements, shall be submitted by the developer to the City for administrative review and approval, in conjunction with the request for approval of a final site plan, in accordance with the general standards of this ODP. It is recognized that the Federal Center is a mixed-use development and the required parking may be reduced upon consideration of the following factors:
 - i. Shared use of parking by uses that have peak demands at different times (predominately work hour uses in proximity to predominately after work hour uses);
 - ii. Proximity to public parking structures and surface lots; and
 - iii. On-site bus service and transfer station and light rail accessibility.
- f. A reduction in the overall parking standard of up to ten percent (10%) may be granted at the discretion of the City's Director of Community Planning and Development.
- g. Parking shall comply with all applicable accessibility requirements.

6. Security

Requirements for security determined necessary by the property owners, the City, or other public entities shall be allowable uses. These may include, but are not limited to, areas for personnel, equipment, cameras, entry gates, fences (including barbed wire on the top), emergency phones or other contact equipment, and may include poles or other structures to erect security equipment.

7. Sustainability

Encourage sustainable building and management practices with respect to water, energy, lighting and waste management practices. Support vertical and horizontal mixed-use development by grouping and linking a variety of building types. Transitions between land uses varying in intensity and scale should be appropriate and sensitive to the natural and built environment. Orient buildings towards streets, sidewalks and public spaces to facilitate access, circulation, safety, and pedestrian comfort. Promote accessibility to and circulation throughout the site by providing a variety of transportation choices and easy and attractive pedestrian access and use.

B. PLANNING AREA II

1. Setbacks

Notwithstanding any building setback requirements of this ODP to the contrary, any building constructed in proximity to a building owned or leased by the Federal Government also shall comply with the setback requirements set forth in the Interagency Security Council Standards, as the same may be amended from time to time, or other applicable standards.

- 1. Arterials - Building setbacks shall be a minimum of fifteen (15) feet from property line.

- b. Collectors - Building setbacks shall be a minimum of fifteen (15) feet from property line.
- c. Local - Building setbacks shall be a minimum of fifteen (15) feet from property line.
- d. Surface Parking Lot - Surface parking lot setbacks shall be a minimum of twenty (20) feet

2. Height

Buildings shall not have a maximum height limit; however, they shall be compatible with all other development in Planning Area II, as well as adjacent development in Planning Area I and in the immediate vicinity outside of the Federal Center.

3. Density

- a. Minimum residential densities shall not be less than eight (8) dwelling units per acre.
- b. Maximum residential densities shall not exceed one hundred and twenty (120) dwelling units per acre.

4. Open Space

A minimum of twenty percent (20%) of the square footage of the lot area overall shall be maintained as landscaping or open space. In the area at and around the transit station and transit-oriented development, a minimum of ten percent (10%) of the square footage of the lot area overall shall be maintained as landscaping or open space.

5. Parking

- a. A range of 0.5 to 5.0 spaces per 1,000 square feet of development will be required throughout Planning Area II, as appropriate, based on the specific development.
- b. Requests for reductions in parking requirements, or shared parking arrangements, shall be submitted by the developer to the City for administrative review and approval, in conjunction with its request for approval of a final site plan, in accordance with the general standards of this ODP. It is recognized that the Federal Center is a mixed-use development and the required parking may be reduced upon consideration of the following factors:
 - i. Shared use of parking by uses that have peak demands at different times (predominately work hour uses in proximity to predominately after work hour uses);
 - ii. Proximity to public parking structures and surface lots; and
 - iii. On-site bus service and transfer station and light rail accessibility.
- c. A reduction in the overall parking standard of up to ten percent (10%) may be granted at the discretion of the City's Director of Community Planning and Development.
- d. Parking shall comply with all applicable accessibility requirements.

6. Security

Requirements for security determined necessary by the property owner, in consultation with other property owners and public entities, shall be permitted. These may include, but are not limited to, areas for personnel, equipment, cameras, entry gates, fences (including barbed wire on the top), emergency phones or other contact equipment, and may include poles or other structures to erect security equipment.

7. Sustainability

Encourage sustainable building and management practices with respect to water, energy, lighting and waste management practices. Support vertical and horizontal mixed-use development by grouping and linking a variety of building types. Transitions between land uses varying in intensity and scale should be appropriate and sensitive to the natural and built environment. Orient buildings towards streets, sidewalks and public spaces to facilitate access, circulation, safety, and pedestrian comfort. Promote accessibility to and circulation throughout the site by providing a variety of transportation choices and easy and attractive pedestrian access and use.

Specific sustainability directives may be included in design and development standards created separately for Planning Area II. Such design and development standards may be included in this ODP by following the amendment process described in Section VI, below. These directives will be based upon the U.S. Green Building Council's LEED-NC rating system, and other associated criteria.

C. RELATIONSHIP TO OTHER REGULATION

Those land uses, regulations, standards, and procedures not specifically addressed in this ODP shall be regulated pursuant to the authority of the City's Zoning Ordinance for Planning Area I and Planning Area II, but as to Planning Area II only to the extent of future development on land owned by persons and entities other than the United States. Additional design and development standards may be created separately for Planning Area II. Such design and development standards may be included in this ODP by following the amendment process described in Section VI, below.

SECTION V. DEVELOPMENT REVIEW SUBMITTAL REQUIREMENTS

A. PRE-PLANNING MEETING

Prior to a pre-planning application submittal, every applicant, other than the United States or developers acting on behalf of or through the United States, proposing any development subject to this ODP shall request and shall attend a pre-submission meeting with the City's Community Planning and Development Department representative and GSA, if GSA chooses to attend. The objective of this pre-submission meeting is to promote dialogue, encourage creativity, offer flexibility, and facilitate a productive development review process that integrates the project with its surroundings and achieves the long-term community and Federal Center area goals and vision. The pre-applicant should obtain suggestions, comments and direction regarding the City's urban design intent, performance elements criteria and other applicable design standards and guidelines to ensure compliance with all applicable comprehensive, corridor, neighborhood, and sub-area plans.

B. PRE-PLANNING SUBMISSION

Submission requirements for a pre-planning application may include the following:

1. City application;
2. Fee;
3. A brief written description of the proposed project;
4. A vicinity map and site layout with surrounding ownerships illustrated on an aerial photograph extending a minimum of six hundred (600) feet beyond the project boundaries;
5. A proposed project time frame;
6. A Letter of Agreement to abide by all decisions; and
7. Any other information as may be required by the City or a referral agency, including GSA, to demonstrate compliance with requirements contained in the ODP and other ordinances and regulations, including, but not limited to, engineering, public improvements, drainage, grading, and erosion control.
8. The applicant may request a sketch plan review meeting with the City and any referral agency as an informal review of the project prior to the preliminary Design Plan submission.

C. FORMAL DEVELOPMENT SUBMITTAL

A complete formal final site plan application submittal will require a:

1. City application;
2. Fee;
3. Letter of authorization;
4. Title commitment;
5. Deed;
6. Deed(s) of Trust, if any;
7. Articles of Incorporation or other entity formation documents, if applicable;
8. Written legal description;
9. ALTA Survey;
10. Traverse Closure Sheet(s);
11. Written description of Project;
12. Conceptual and/or Final Site Plan;
13. Preliminary and/or Final Drainage Report;
14. Preliminary and/or Final Geological Report;
15. Final Grading and Erosion Control Plan;
16. Preliminary and/or Final Street Construction Plan;
17. Traffic Study; and
18. Storm Water Management Plan.

In addition to the formal final site plan submittal requirements, the City may request the following:

1. Building elevations;
2. Exterior material and color samples;
3. Cross-sections depicting edge treatments for rights-of-way, structures and parking;
4. A landscape and fence plan;
5. Lighting plan;
6. Signage plan;

- 7. Project schedule or phasing plan; and

- 8. Any other information as may be required by the City or a referral agency, including GSA, to demonstrate compliance with requirements contained in this ODP and other ordinances and regulations, including, but not limited to, engineering, public improvements, drainage, grading, and erosion control.

SECTION VI. AMENDMENT OF THE OFFICIAL DEVELOPMENT PLAN

A. SUBSTANTIAL AMENDMENTS

Unless eligible for the minor amendment process described in Section VI.B, any amendment to this ODP shall be deemed a substantial amendment. As to substantial amendments to Planning Area I or that portion of Planning Area II then not owned in fee by the United States, the process and criteria for amendments set forth in the Lakewood Zoning Ordinance shall be followed. As to substantial amendments to that portion of Planning Area II owned in fee by the United States, the City may make such substantial amendments only with the written consent of GSA and pursuant to the same procedure by which the ODP was originally approved.

B. MINOR AMENDMENTS

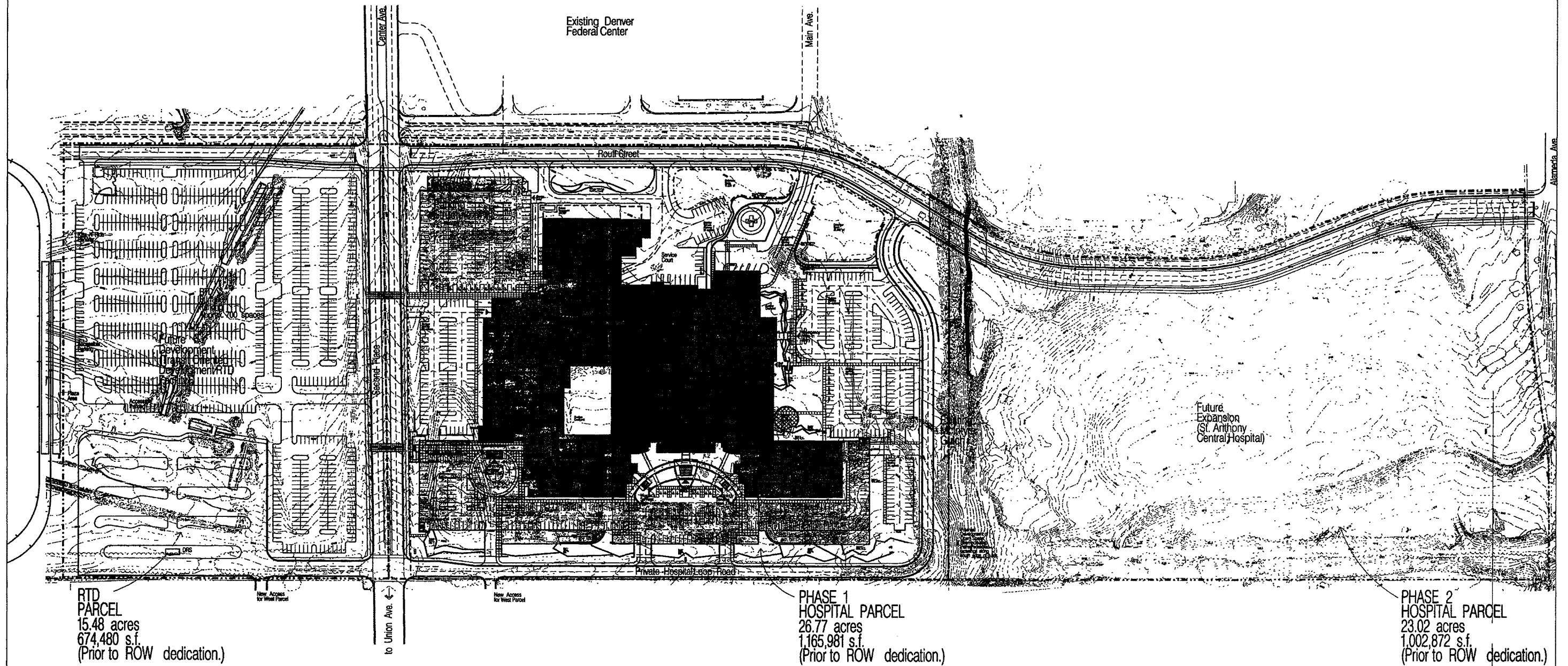
As to minor amendments to Planning Area I or that portion of Planning Area II then not owned in fee by the United States, the process and criteria set forth in the Lakewood Zoning Ordinance shall be followed.

As to minor amendments to that portion of Planning Area II then owned in fee by the United States, the following minor amendment procedure provides a method whereby modification of up to twenty percent (20%) of any element or requirement may be made, including modification to the overall development density following the process below:

1. GSA or its designee may request in writing a minor amendment to the ODP. A minor amendment to Planning Area II shall require the written approval of the Director of Community Planning and Development for the City.
2. Final site plan and ODP elements subject to a minor amendment shall include by way of example, but not limitation:
 - a. Site planning, including setback exception areas, distance between and location of structure and parking lot design;
 - b. Signage, including size, number of signs, illumination projection, and animation;
 - c. Building density, supported by traffic or transportation management studies, or both, as necessary;
 - d. Number of parking spaces, supported by parking or transportation management studies, or both, as necessary;
 - e. Height;
 - f. Open space requirements;
 - g. Setback, excluding exception areas; and
 - h. Right-of-way encroachments.
3. The cumulative effect of all approved minor ODP amendments may never exceed a modification of twenty percent (20%) of the applicable ODP standard established by the original ODP or a substantial amendment thereto.
4. No building permit shall be issued by the City that implements the modifications required by a minor ODP amendment until, and unless, such minor ODP amendment has been approved, in writing, by the Director of Community Planning and Development for the City, as required herein.
5. A denial of minor ODP amendments may be appealed to the City's Planning Commission. In addition, if the Director of Community Planning and Development is unable to determine whether the modification is minor or substantial, he or she shall present the proposed change and all relevant material to the Planning Commission, which shall make the determination. If the Planning Commission determines that the change is minor, the applicable provisions of this Section VI.B shall apply. If the Planning Commission determines that the change is substantial, the applicable provisions of Section VI.A, above, shall apply.

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DENVER FEDERAL CENTER OFFICIAL DEVELOPMENT PLAN




RTD
PARCEL
15.48 acres
674,480 s.f.
(Prior to ROW dedication.)

PHASE 1
HOSPITAL PARCEL
26.77 acres
1,165,981 s.f.
(Prior to ROW dedication.)

PHASE 2
HOSPITAL PARCEL
23.02 acres
1,002,872 s.f.
(Prior to ROW dedication.)

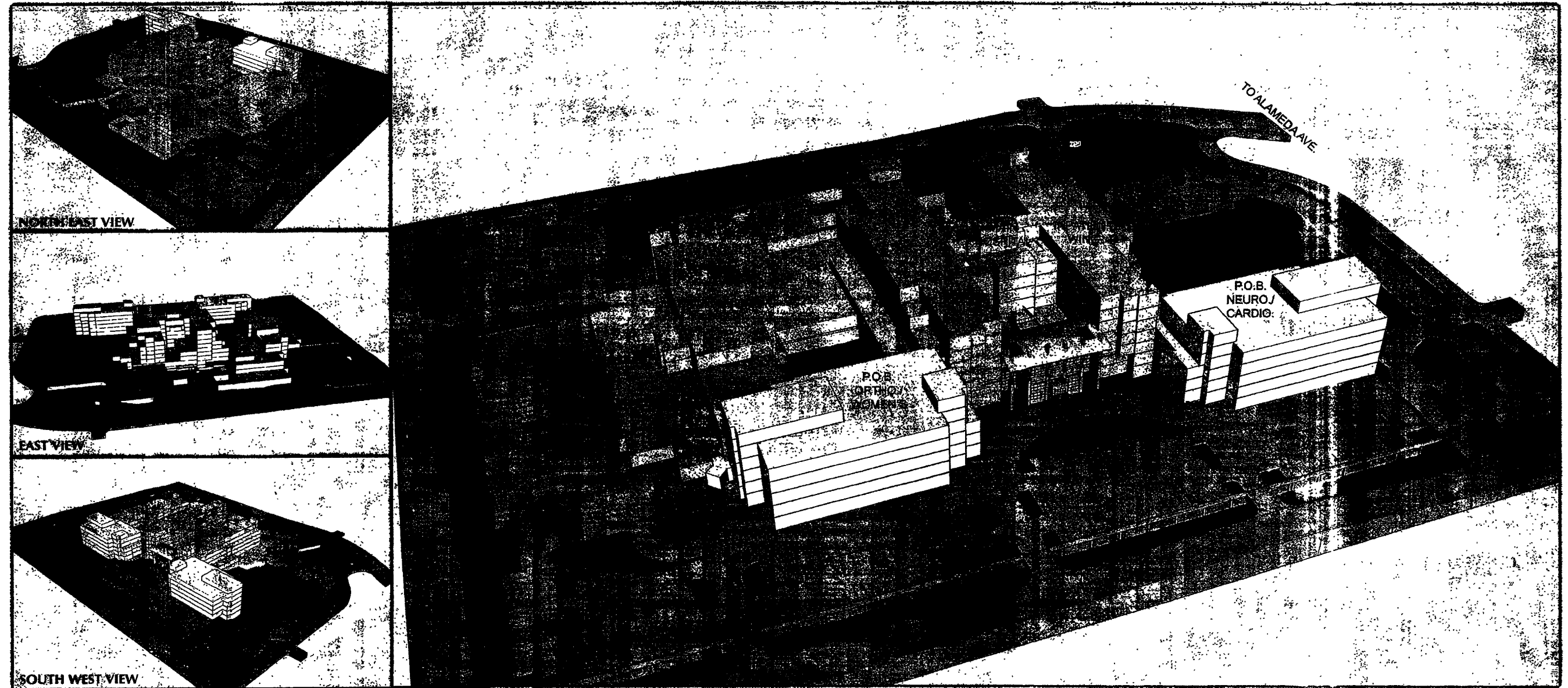
CONCEPTUAL SITE PLAN

SCALE: 1" = 100'-0" 



Reception # 200710 8296

DENVER FEDERAL CENTER OFFICIAL DEVELOPMENT PLAN



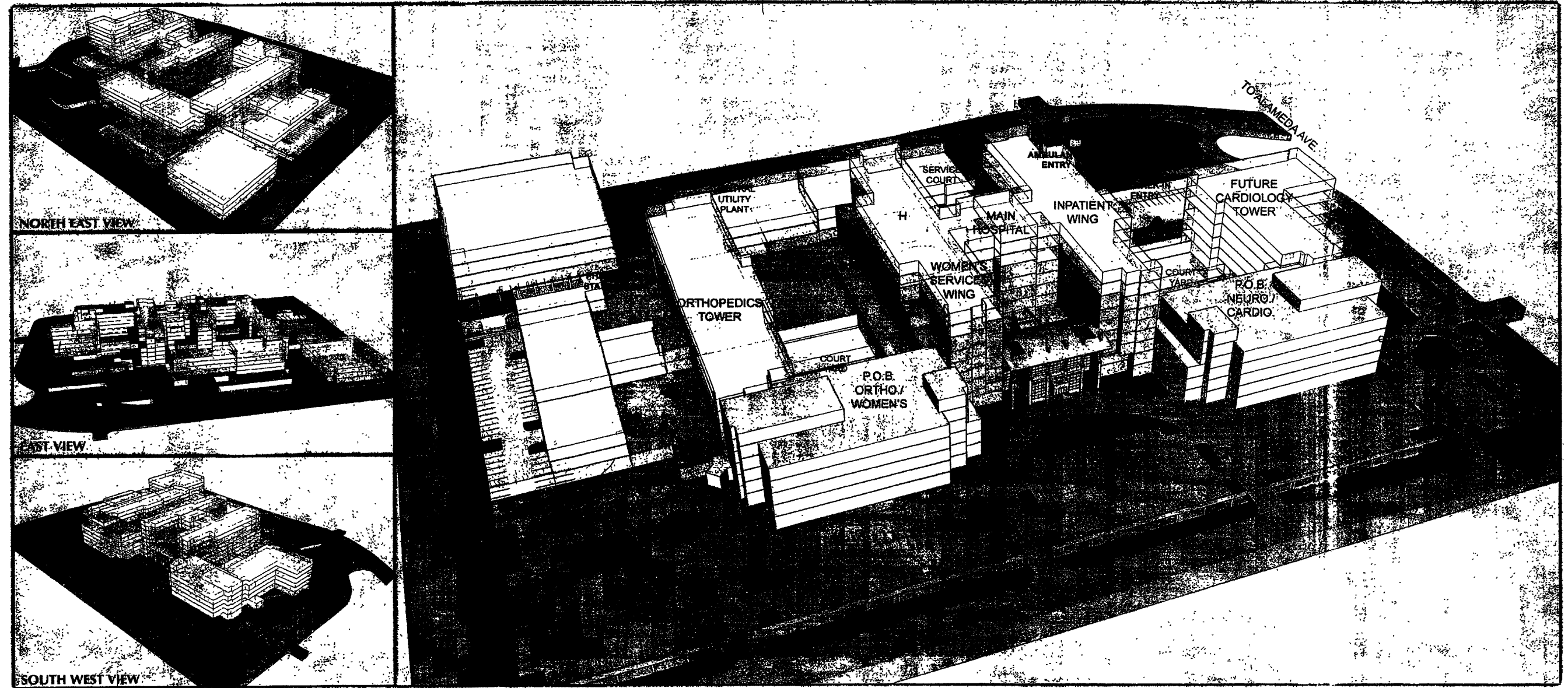
St. Anthony
Central Hospital
+ Centura Health.

MASSING STUDY



Reception # 2007108296

DENVER FEDERAL CENTER OFFICIAL DEVELOPMENT PLAN



St. Anthony
Central Hospital
Centura Health.








FUTURE EXPANSION MASSING STUDY

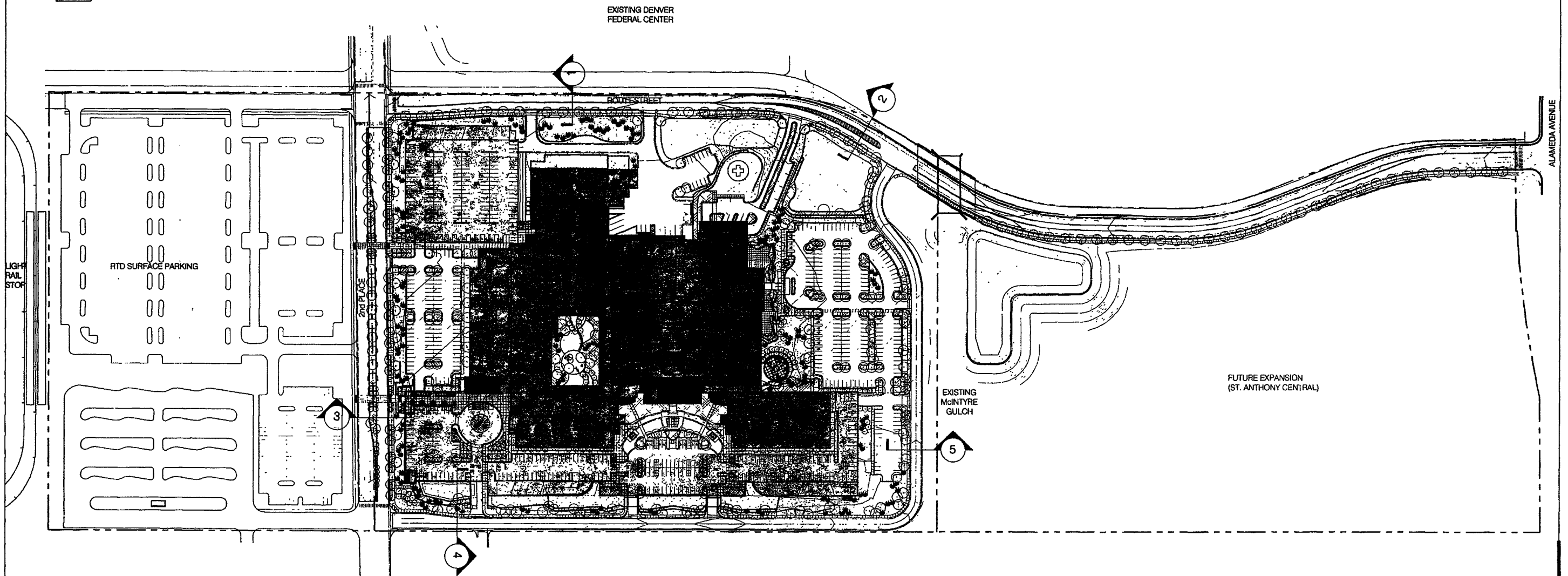


Reception # 2007108296


DENVER FEDERAL CENTER OFFICIAL DEVELOPMENT PLAN

LANDSCAPE LEGEND

-  EVERGREEN TREE PLANTING
-  DECIDUOUS TREE PLANTING
-  ORNAMENTAL TREE PLANTING
-  SHRUB AREA
-  IRRIGATED SOD
-  SEED, TYPE A
-  SEED, TYPE B

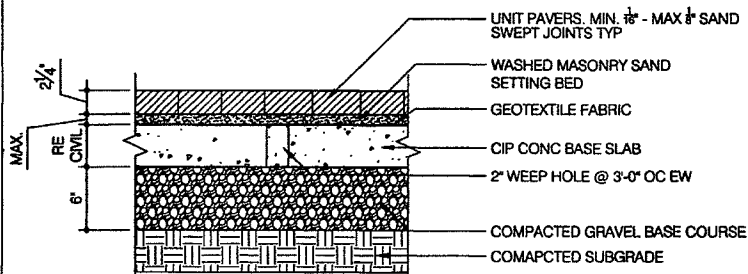


LANDSCAPE PLAN

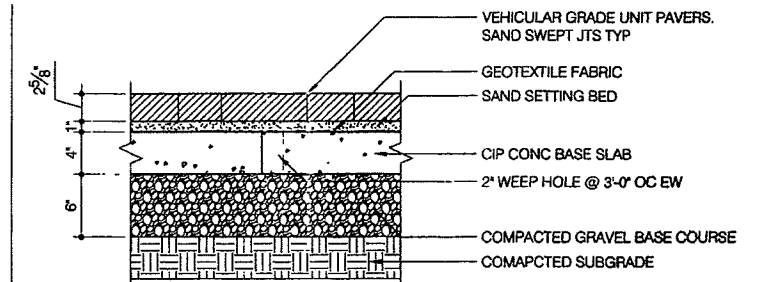
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Reception # 200710 8296

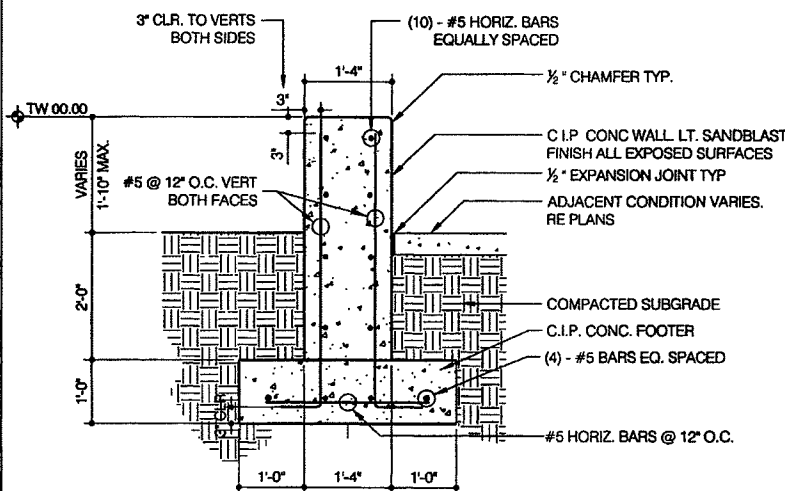
DENVER FEDERAL CENTER OFFICIAL DEVELOPMENT PLAN



1 BRICK PAVERS- PEDESTRIAN GRADE
SCALE: 1 1/2" = 1'-0"

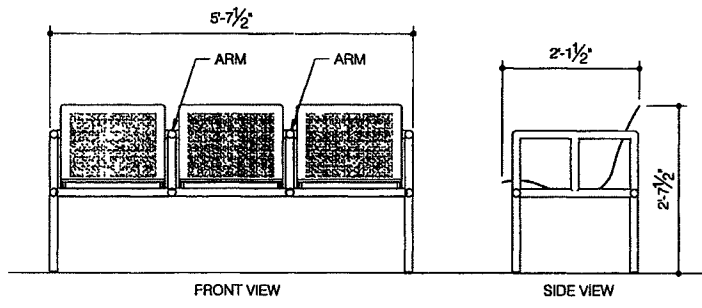


2 BRICK PAVERS- VEHICULAR GRADE
SCALE: 1 1/2" = 1'-0"



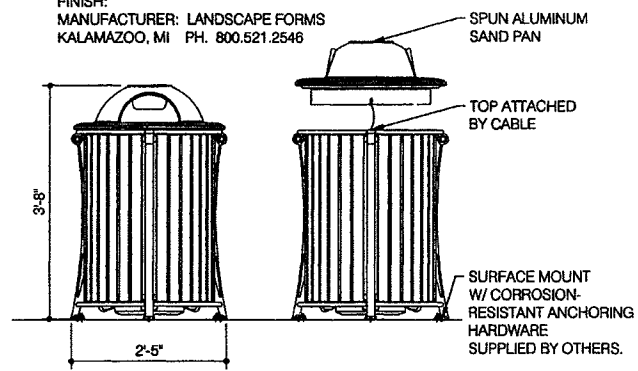
3 SEATWALL
SCALE: 3/4" = 1'-0"

MODEL: WASHINGTON SQUARE, 3-SEAT BENCH
MATERIAL: PERFORATED METAL
SIZE: 3 SEAT, INTERMEDIATE ARMS
MOUNT: SURFACE MOUNT
FINISH:
MANUFACTURER: LANDSCAPE FORMS
KALAMAZOO, MI PH. 800.521.2546

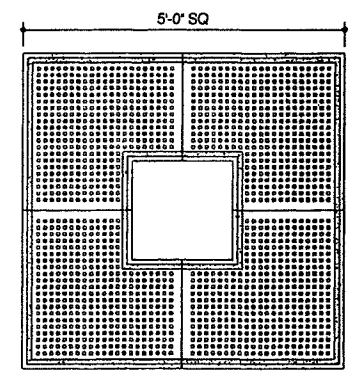


4 BENCH
SCALE: 3/4" = 1'-0"

MODEL: PLAINWELL LITTER RECEPTACLE, 35 GAL.
SIZE: 30" DIAMETER
MOUNT: SURFACE
OTHER: WITH SAND PAN
FINISH:
MANUFACTURER: LANDSCAPE FORMS
KALAMAZOO, MI PH. 800.521.2546

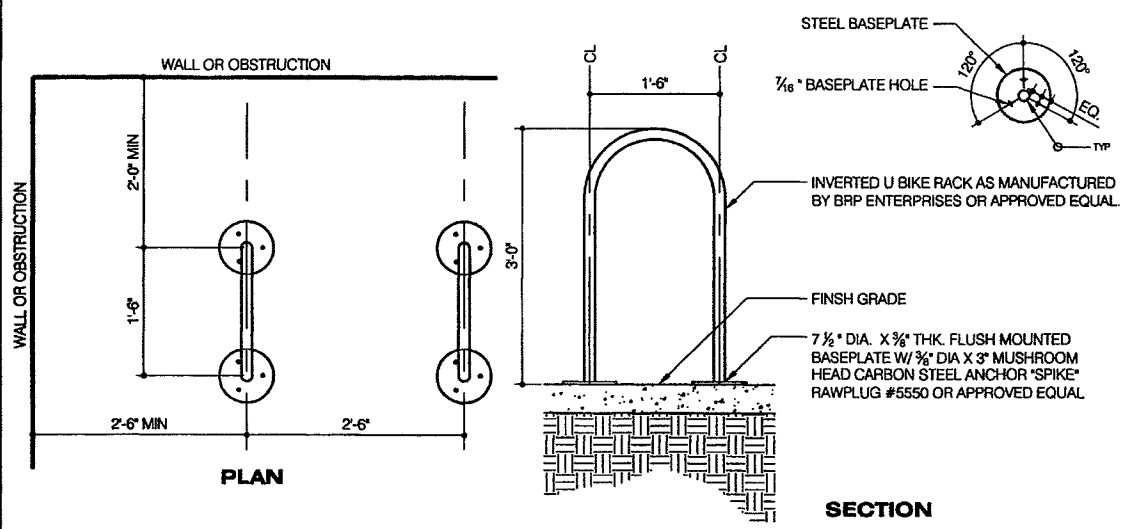


5 LITTER RECEPTACLE
SCALE: 3/4" = 1'-0"

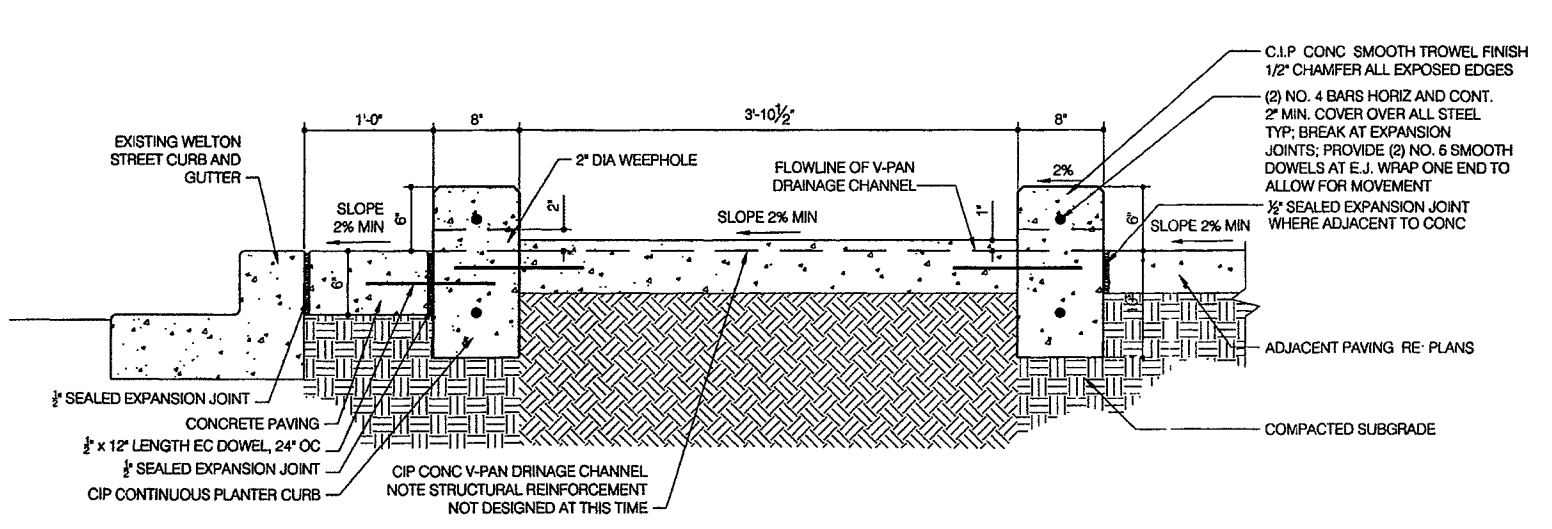


MODEL: 5' SQ. BOSTON
SIZE: 1-1/4"
OPENINGS: 1/2" SQ. OPENINGS
OTHER: CAST IN 4 PIECES
FINISH: CAST IRON
MANUFACTURER: URBAN ACCESSORIES
TACOMA, WA PH. 253.572.1112

6 TREE GRATE
SCALE: NOT TO SCALE



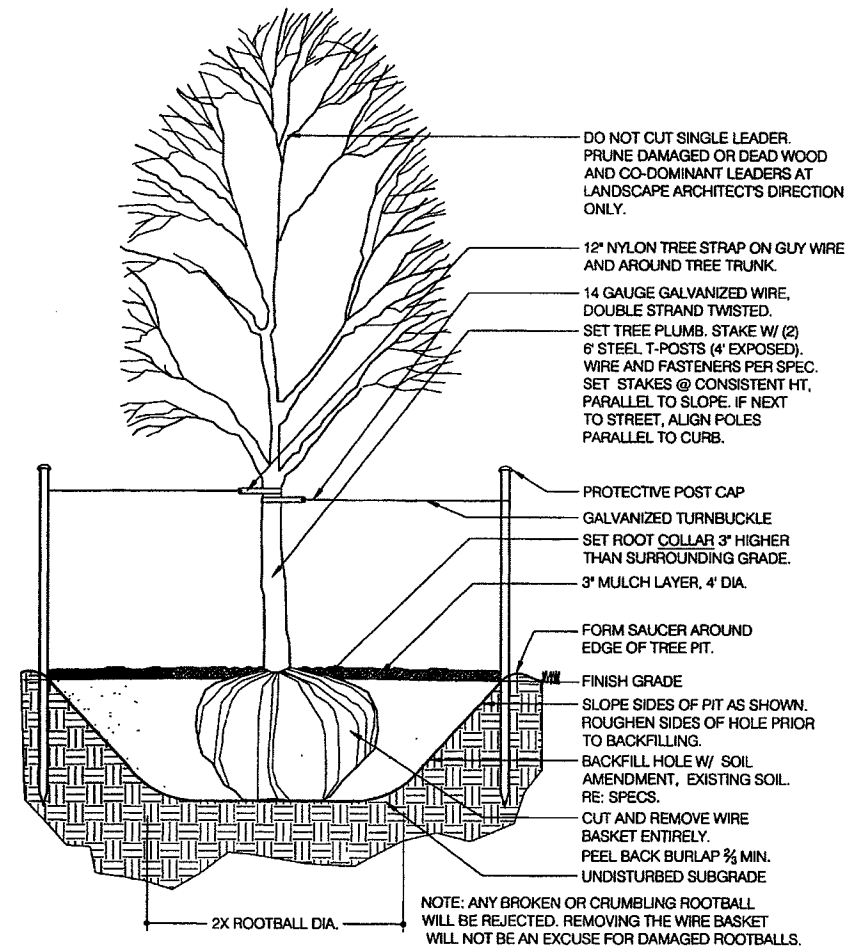
7 BIKE RACK
SCALE: 1" = 1'-0"



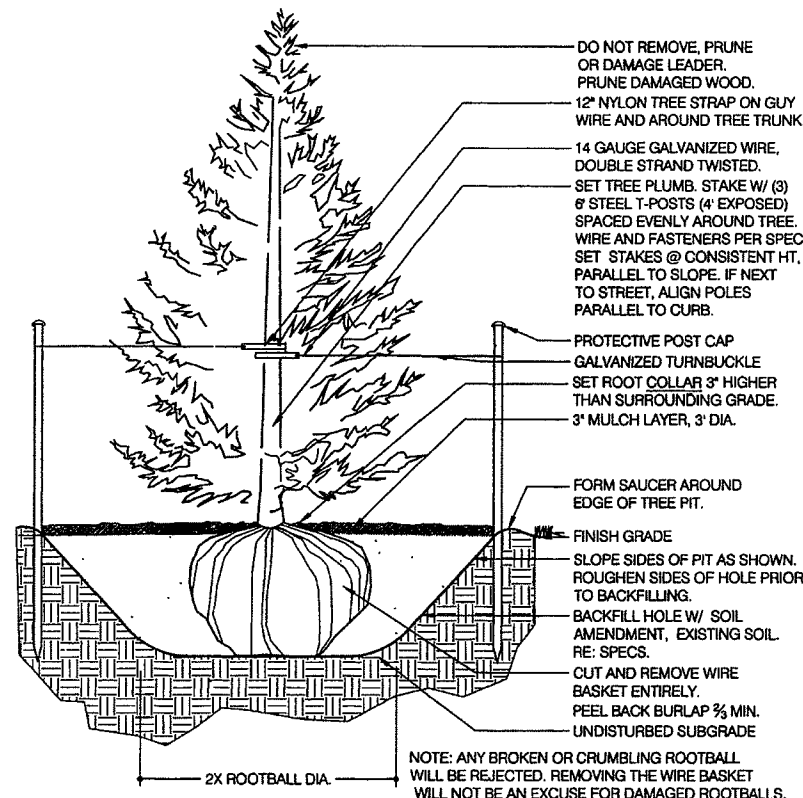
8 2nd PLACE RAISED PLANTER
SCALE: 1" = 1'-0"

Reception # 2007108296

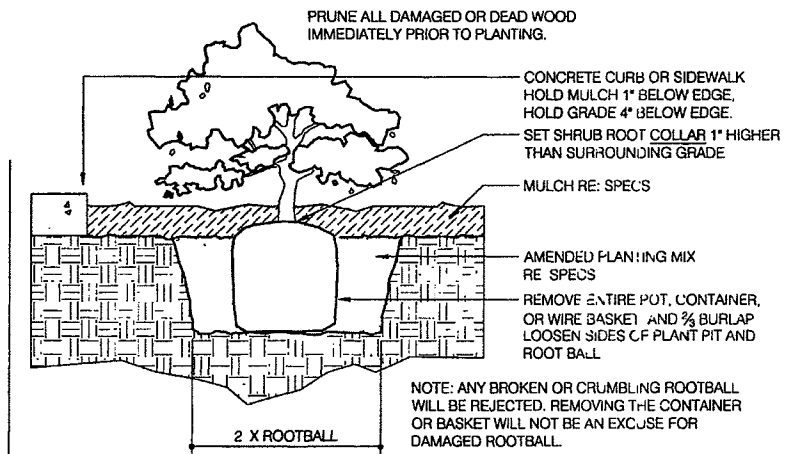
DENVER FEDERAL CENTER OFFICIAL DEVELOPMENT PLAN



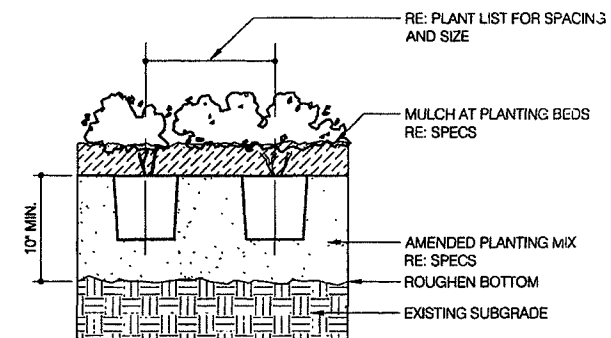
1 DECIDUOUS TREE PLANTING
SCALE: 1/2" = 1'-0"



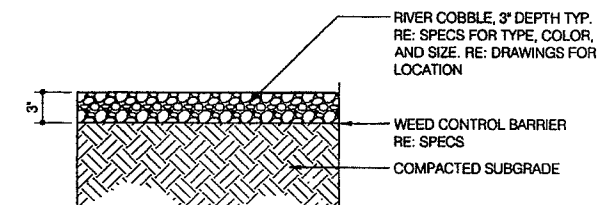
2 EVERGREEN TREE PLANTING
SCALE: 1/2" = 1'-0"



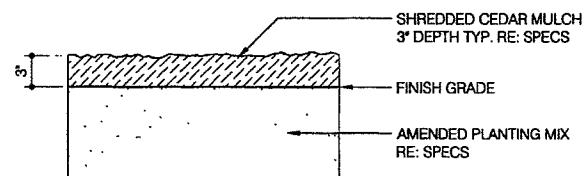
3 SHRUB PLANTING
SCALE: 1 1/2" = 1'-0"



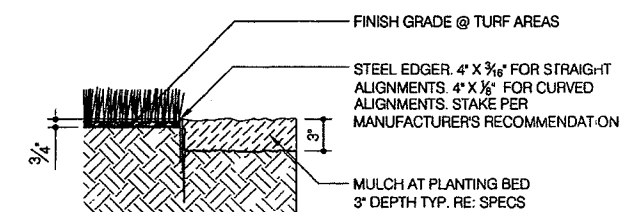
4 PERENNIAL PLANTING
SCALE: 1 1/2" = 1'-0"



5 COBBLE MULCH
SCALE: 1 1/2" = 1'-0"



6 WOOD MULCH
SCALE: 1 1/2" = 1'-0"

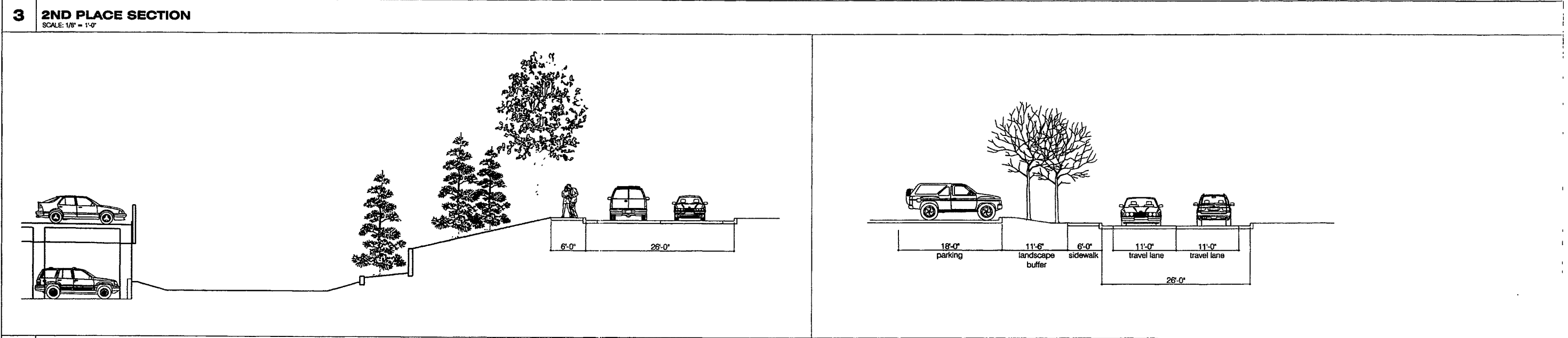
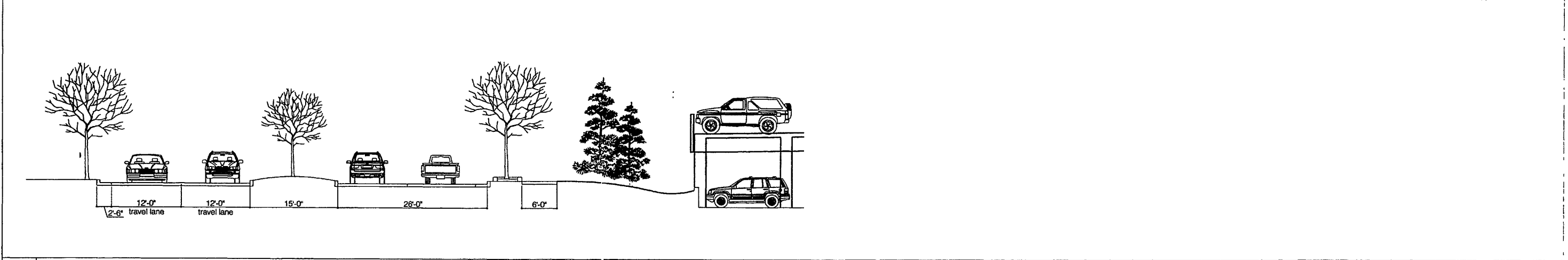
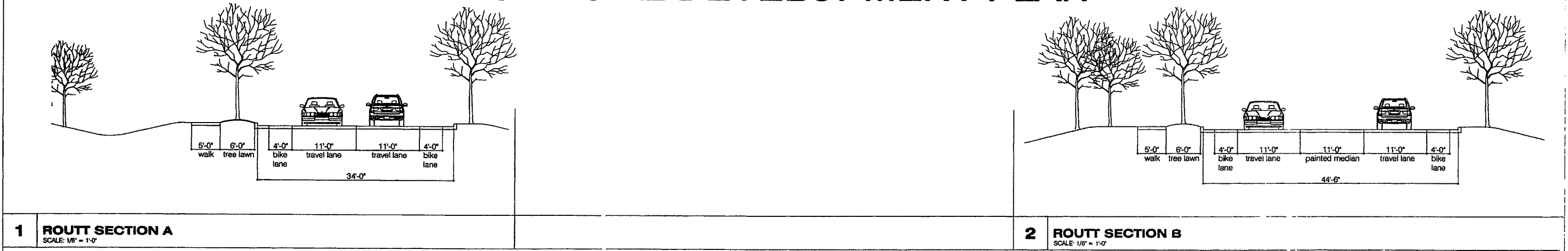


7 STEEL EDGER
SCALE: 1 1/2" = 1'-0"

LANDSCAPE DETAILS

Reception # 2007108296

DENVER FEDERAL CENTER OFFICIAL DEVELOPMENT PLAN



4 WEST DRIVE SECTION SCALE: 1/8" = 1'-0"
5 SOUTH DRIVE SECTION SCALE: 1/8" = 1'-0"

LANDSCAPE DETAILS



R \$56.00

D \$0.00

ORD

2007108297

09/20/2007 10:05:33 AM 11 Page(s)

Jefferson County, Colorado

CERTIFICATION

6
56

STATE OF COLORADO)
)
 COUNTY OF JEFFERSON)
)
 CITY OF LAKEWOOD)

I, Margy Greer, City Clerk of the City of Lakewood, Colorado, do hereby certify that the attached is a true and correct copy of Ordinance O-2007-25, ESTABLISHING VESTED PROPERTY RIGHTS PURSUANT TO ARTICLE 18 OF THE LAKEWOOD ZONING ORDINANCE FOR THE PROPERTY KNOWN AS THE DENVER FEDERAL CENTER, LOCATED IN THE EAST ONE-HALF OF THE EAST ONE- HALF OF THE EAST ONE-HALF OF SECTION 8, SECTION 9, AND THE WEST ONE-HALF OF THE WEST ONE-HALF OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO as the same remains on file in the Office of the City Clerks Office.

1-11

WITNESS my hand and seal of said City of Lakewood, Colorado, this 11th day of September, 2007.

Margy Greer
 Margy Greer, City Clerk
 City of Lakewood, Colorado



O-2007-25

AN ORDINANCE

ESTABLISHING VESTED PROPERTY RIGHTS PURSUANT TO ARTICLE 18 OF THE LAKEWOOD ZONING ORDINANCE FOR THE PROPERTY KNOWN AS THE DENVER FEDERAL CENTER, LOCATED IN THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF SECTION 8, SECTION 9, AND THE WEST ONE-HALF OF THE WEST ONE-HALF OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO.

WHEREAS, pursuant to Ordinance O-2007-23, the City Council of the City of Lakewood (the "City") has annexed certain property known as the Denver Federal Center; and,

WHEREAS, pursuant to Ordinance O-2007-24, the City Council of the City has zoned the Denver Federal Center property as a Planned Development Zone District by approving the Denver Federal Center Official Development Plan; and,

WHEREAS, the Denver Federal Center Official Development Plan describes the land uses, development standards, and the design and development regulations relating to the development and use of the Denver Federal Center; and,

WHEREAS, the Denver Federal Center Official Development Plan is a Site Specific Development Plan for the purpose of establishing vested property rights pursuant to Article 18 of the Lakewood Zoning Code and C.R.S. 24-68-101 *et seq.*; and,

WHEREAS, the United States of America, acting by and through the Administrator of General Services, Catholic Health Initiatives Colorado, and the Regional Transportation District desire to enter into a Development Agreement with the City, substantially in the form attached hereto as Exhibit A, for the establishment of vested property rights; and,

WHEREAS, the notice and public hearing provisions necessary to consider the establishment of vested property rights as set forth in Article 18 of the Lakewood Zoning Ordinance have been fully satisfied.

NOW, THEREFORE, BE IT ORDAINED By The City Council Of The City Of Lakewood, Colorado, that:

SECTION 1. The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the City Council.

SECTION 2. The City Council further makes the findings set forth in the Development Agreement with the United States of America, acting by and through the

Administrator of General Services, Catholic Health Initiatives Colorado, and the Regional Transportation District and approves the execution and delivery of the Development Agreement to provide for the establishment of vested property rights for the property described in the Denver Federal Center Official Development Plan.

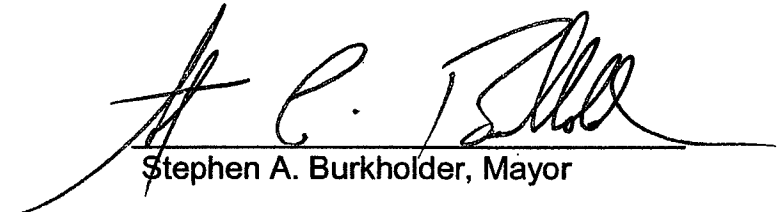
SECTION 3. City Council finds that the development of the Denver Federal Center as set forth in the Denver Federal Center Official Development Plan, which is a Site Specific Development Plan, is entitled to vested property rights for a period of twenty-five years from the effective date of the Development Agreement. Said vested property rights are appropriate in light of all relevant circumstances, including, but not limited to, the size and phasing of the development, economic factors, and market conditions. 3

SECTION 4. This ordinance shall take effect thirty (30) days after final publication.

I hereby attest and certify that the within and foregoing ordinance was introduced and read on first reading at a regular meeting of the Lakewood City Council on the 25th day of June, 2007; published by title in the Rocky Mountain News and in full on the City of Lakewood's website, www.lakewood.org, on the 28th day of June, 2007; set for public hearing on the 9th day of July, 2007, read, finally passed and adopted by the City Council on the 9th day of July, 2007, and, signed and approved by the Mayor on the 10th day of July, 2007.



ATTEST:


Stephen A. Burkholder, Mayor


Margy Green, City Clerk

APPROVED AS TO FORM:


Paul Kennebeck, Acting City Attorney

EXHIBIT A
DEVELOPMENT AGREEMENT

4

DEVELOPMENT AGREEMENT

BETWEEN

THE CITY OF LAKEWOOD, COLORADO,

THE UNITED STATES OF AMERICA,
ACTING BY AND THROUGH
THE ADMINISTRATOR OF GENERAL SERVICES,
CATHOLIC HEALTH INITIATIVES COLORADO,

AND

REGIONAL TRANSPORTATION DISTRICT

Dated: _____, 2007

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this "Agreement") is made and entered into this ____ day of _____, 2007, by and between the CITY OF LAKEWOOD, COLORADO, a municipal corporation and home rule city of the State of Colorado (hereinafter referred to as the "City"), the UNITED STATES OF AMERICA, acting by and through the Administrator of General Services and authorized representatives (hereinafter referred to as "GSA" or "Federal Government"), CATHOLIC HEALTH INITIATIVES COLORADO, a Colorado non-profit corporation (hereinafter referred to as "St. Anthony Hospitals"), and the REGIONAL TRANSPORTATION DISTRICT, a special district within the State of Colorado (hereinafter referred to as "RTD"), collectively referred to herein as the "Parties" and each individually as a "Party."

RECITALS

A. The City is a municipal corporation existing under its home rule charter and the laws of the State of Colorado.

B. Pursuant to Article 18 of the Lakewood Zoning Ordinance, the City Council has approved the Official Development Plan for the Denver Federal Center as a Site Specific Development Plan.

C. Pursuant to Section 17-18-7 of the Lakewood Zoning Ordinance, and based on the findings contained in this Agreement, in conjunction with the approval of such Site Specific Development Plan, GSA, St. Anthony Hospitals and RTD desire to enter into this Agreement to implement the provisions of Article 68 of Title 24, Colorado Revised Statutes, as amended, so that such Site Specific Development Plan shall be vested for a period of twenty-five (25) years.

D. The Parties to this Agreement agree with the findings, terms, and conditions contained in this Agreement.

ARTICLE 1
FINDINGS

1.1. The City Council hereby finds that:

a. The proposed development of the Denver Federal Center as more specifically described in the Denver Federal Center Official Development Plan will be phased over a number of years, and the timing of such development is dependent upon economic conditions, market conditions, and the ability of the Federal Government to complete the master planning and development processes in accordance with the mission of the Federal Government; and

b. The development of a transit-oriented development project in conjunction with the development of intermodal transit facilities by the RTD and the development of a new

medical hospital and related health care facilities by St. Anthony Hospitals will be of sufficient scope and size that phasing of such development will occur over a number of years.

1.2. Therefore, the City Council finds that vesting of the Denver Federal Center Official Development Plan for a period of twenty-five (25) years from the date of this Agreement is warranted in light of such circumstances.

ARTICLE 2
AGREEMENT

In consideration of the foregoing premises, the findings and agreements contained herein, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

2.1. The City Council of the City of Lakewood has approved a Site Specific Development Plan for property known as the Denver Federal Center. The Site Specific Development Plan is the Denver Federal Center Official Development Plan approved by the City Council pursuant to Ordinance No. _____.

2.2. Pursuant to Ordinance No. _____ and this Agreement, for a period of twenty-five (25) years from the date of this Agreement, there is established a vested property right to develop the property described in the Denver Federal Center Official Development Plan in the manner set forth therein.

2.3. This Agreement is entered into in accordance with the provisions of Article 18 of the Lakewood Zoning Ordinance and Colorado Revised Statutes Article 68, Title 24, as amended.

[Signature Page Follows on Next Page]

IN WITNESS WHEREOF, the Parties hereto have caused their duly authorized officials to place their hands and seals upon this Agreement as of the day and year first above-stated.

Approved for Legal Sufficiency:

By: _____
Leigh Ann Bunetta
Regional Counsel
General Services Administration
Rocky Mountain Region

UNITED STATES OF AMERICA,
acting by and through the Administrator of
General Services

By: _____
Scott Arney
Acting Regional Administrator
General Services Administration
Rocky Mountain Region

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Attest:

By: _____
Margy Greer
City Clerk

CITY OF LAKEWOOD, COLORADO

By: _____
Michael J. Rock
City Manager

Approval:

By: _____
Rebecca P. Clark
Director of Community Planning
and Development

By: _____
Lawrence R. Dorr
Director of Finance

Approved as to Form:

By: _____
Paul F. Kennebeck
Interim City Attorney

ST. ANTHONY HOSPITALS:

CATHOLIC HEALTH INITIATIVES
COLORADO

By: _____
Name: _____
Title: _____

RTD:

REGIONAL TRANSPORTATION
DISTRICT

By: _____
Name: _____
Title: _____

a

STATE OF TEXAS)
) ss.
COUNTY OF TARRANT)

Acknowledged before me this ____ day of _____, 2007 by Scott Arney,
Acting Regional Administrator, General Services Administration, Rocky Mountain Region, on
behalf of the United States of America.

Witness my hand and official seal.

[SEAL]

Notary Public

My Commission Expires: _____

STATE OF COLORADO)
) ss.
COUNTY OF JEFFERSON)

Acknowledged before me this ____ day of _____, 2007 by Michael J.
Rock, City Manager of the City of Lakewood, Colorado.

Witness my hand and official seal.

[SEAL]

Notary Public

My Commission Expires: _____

STATE OF _____)
) ss.
COUNTY OF _____)

Acknowledged before me this ____ day of _____, 2007 by
_____ as _____ of Catholic Health Initiatives
Colorado, a Colorado non-profit corporation.

Witness my hand and official seal.

[SEAL]

Notary Public

My Commission Expires: _____

10

STATE OF _____)
) ss.
COUNTY OF _____)

Acknowledged before me this ____ day of _____, 2007 by
_____ as _____ of the Regional Transportation
District, a special district within the State of Colorado.

Witness my hand and official seal.

[SEAL]

Notary Public

My Commission Expires: _____

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