FEDERAL CENTER STATION
DFC LAKEWOOD CAMPUS DISPOSAL

THIS DOCUMENT IS FOR ILLUSTRATIVE PURPOSES ONLY
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

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# HYPOTHETICAL DEVELOPMENT
(according to M-C-T)

## Site Area Adjacent to Station
Currently Zoned: M-C-T
Building Height: 45’-180’
Units/Acre: (50-80)

375,000 GSF (~8.6+ acres)
562,500 - 937,500 GSF buildable area
430-688 allowable units

## Site Area 1 Block from Station
Currently Zoned: M-C-T
Building Height: 45’-180’
Units/Acre: (45-70)

420,000 GSF (~9.6+ acres)
420,000 - 735,000 GSF buildable area
432-672 allowable units

## Site Area 2 Block from Station
Currently Zoned: M-C-T
Building Height: 45’-180’
Units/Acre: (30-40)

420,000 GSF (~9.6+ acres)
210,000 - 630,000 GSF buildable area
288-387 allowable units

## 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

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High Density (M-C-T)
Office + Mixed Use

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.

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.
HIGH DENSITY (M-C-T)
OFFICE + MIXED USE

Existing Rail Crossing

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

Green Roof Potential

LOWER DENSITY FURTHER FROM TRANSIT

OPEN PARK POTENTIAL

Existing Light Rail and Bus Park and Ride

HIGHER DENSITY CLOSER TO TRANSIT

OPEN PARK POTENTIAL

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LOW DENSITY (ODP)
OFFICE + MIXED USE

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

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)

NOTE: Pedestrian crossing does not yet exist

Existing Light Rail and Bus Park and Ride

Relocated Stormwater Detention

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

Existing Rail Crossing

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.

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Existing Rail Crossing

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

Green Roof Potential

LOWER DENSITY FURTHER FROM TRANSIT

Higher Density CLOSER TO TRANSIT

Existing Light Rail and Bus Park and Ride

Open Park Potential

LOW DENSITY (ODP)
OFFICE + MIXED USE

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