

**NEWSSED/ ULC**  
**Housing Colorado**  
**Design Charette**

October 2011

City of  
Lakewood

City of  
Denver

11th Avenue

10th Avenue

RTD

Proposed  
Lakewood  
Town Center

West Line

Sheridan Blvd & W 10th Ave, Denver, CO 80204

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622 ft

W 9th Ave

W 11th Ave

W 10th Ave

W 12th Pl

Ami's St

Sheridan Blvd - Sheridan Blvd

Depew Ct

Flora St

Benton St

Chase St

Depew St

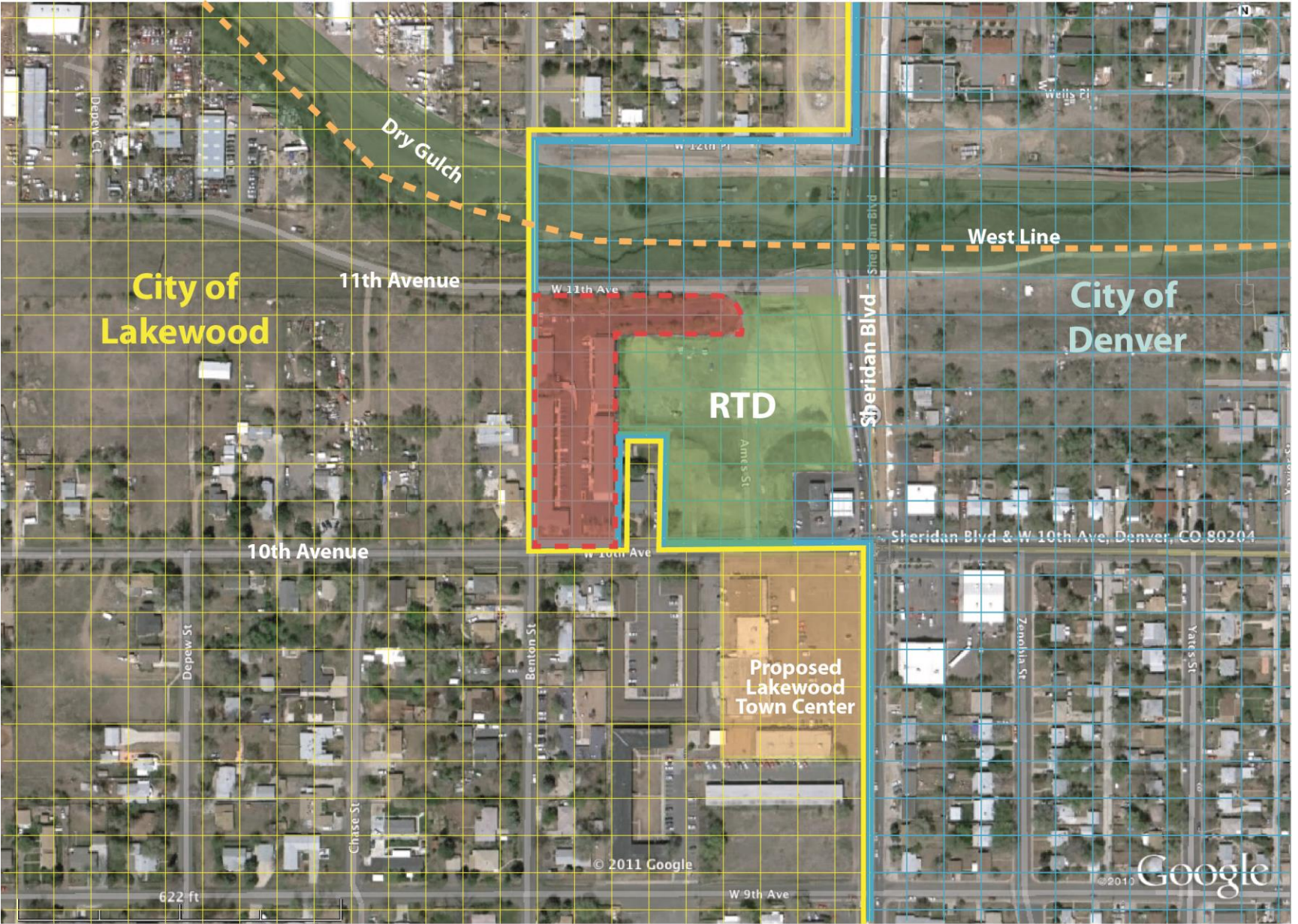
Zenobia St

Yates St

Wells Pl

Verona St

N





# Sheridan Blvd







- Pre-RTD Parking Structure





• West 11<sup>th</sup> & Dry Gulch









# Analysis Environment





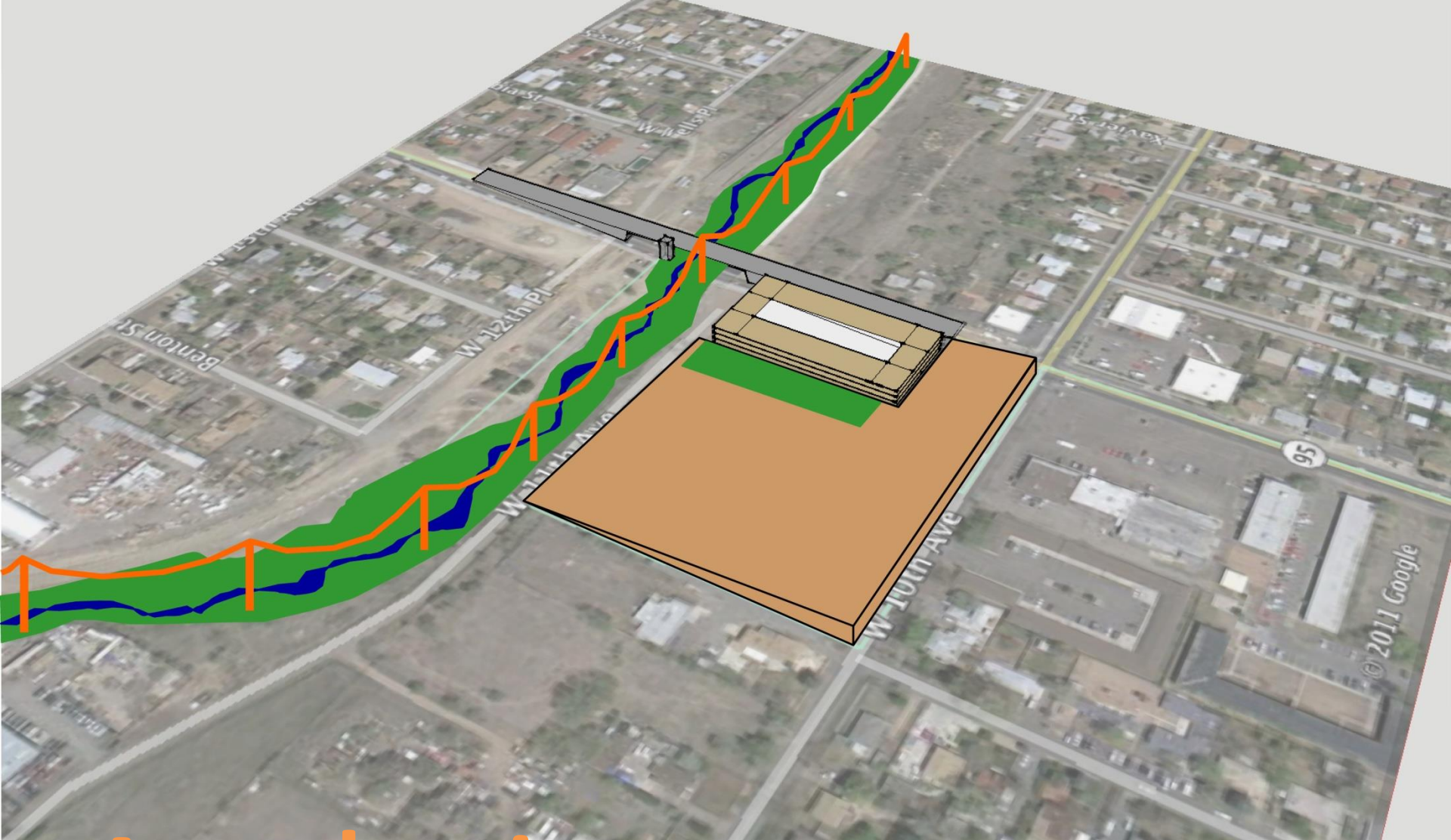
# Analysis Environment





# Analysis Environment





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Analysis Environment





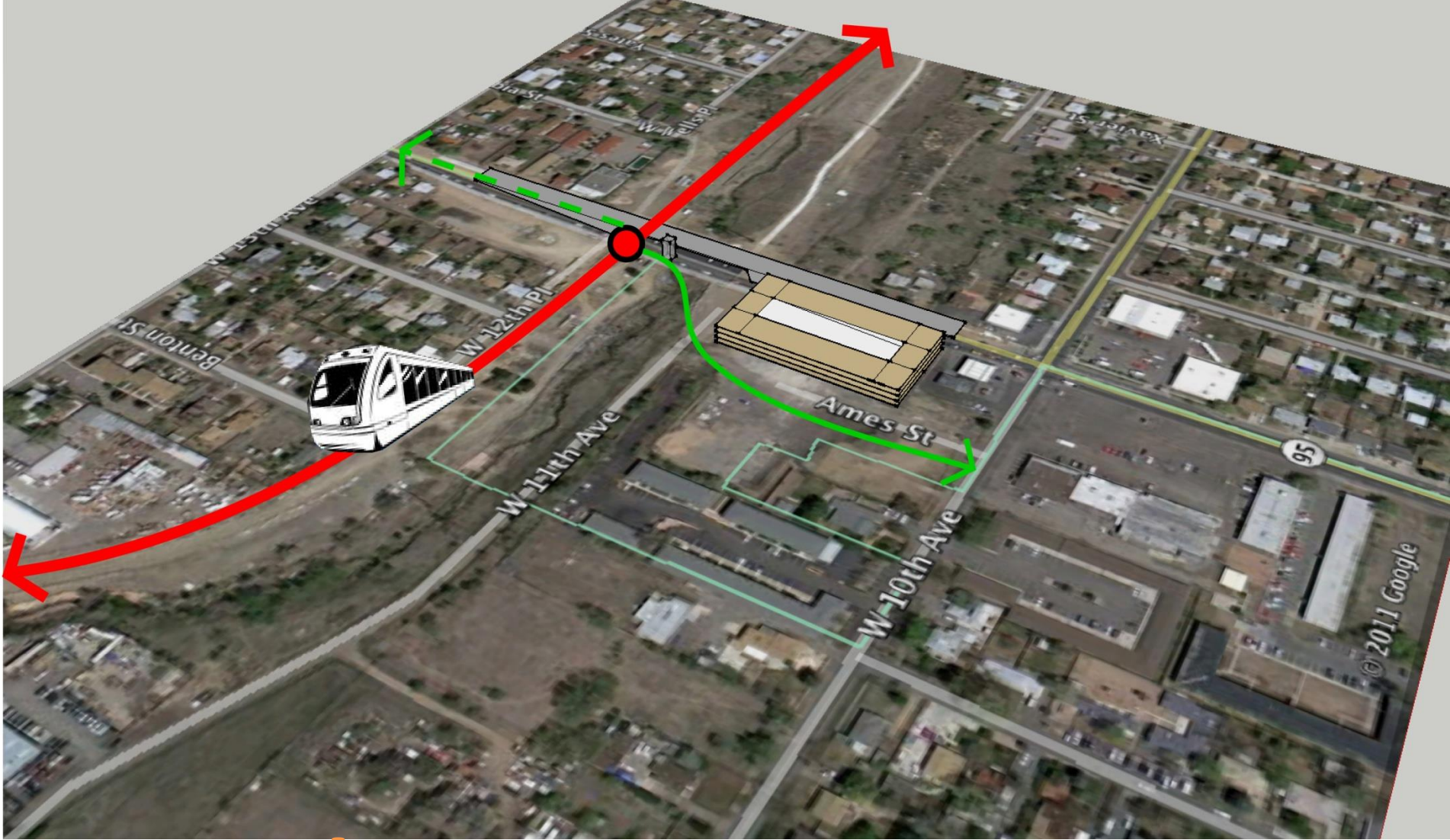
# Analysis Modal





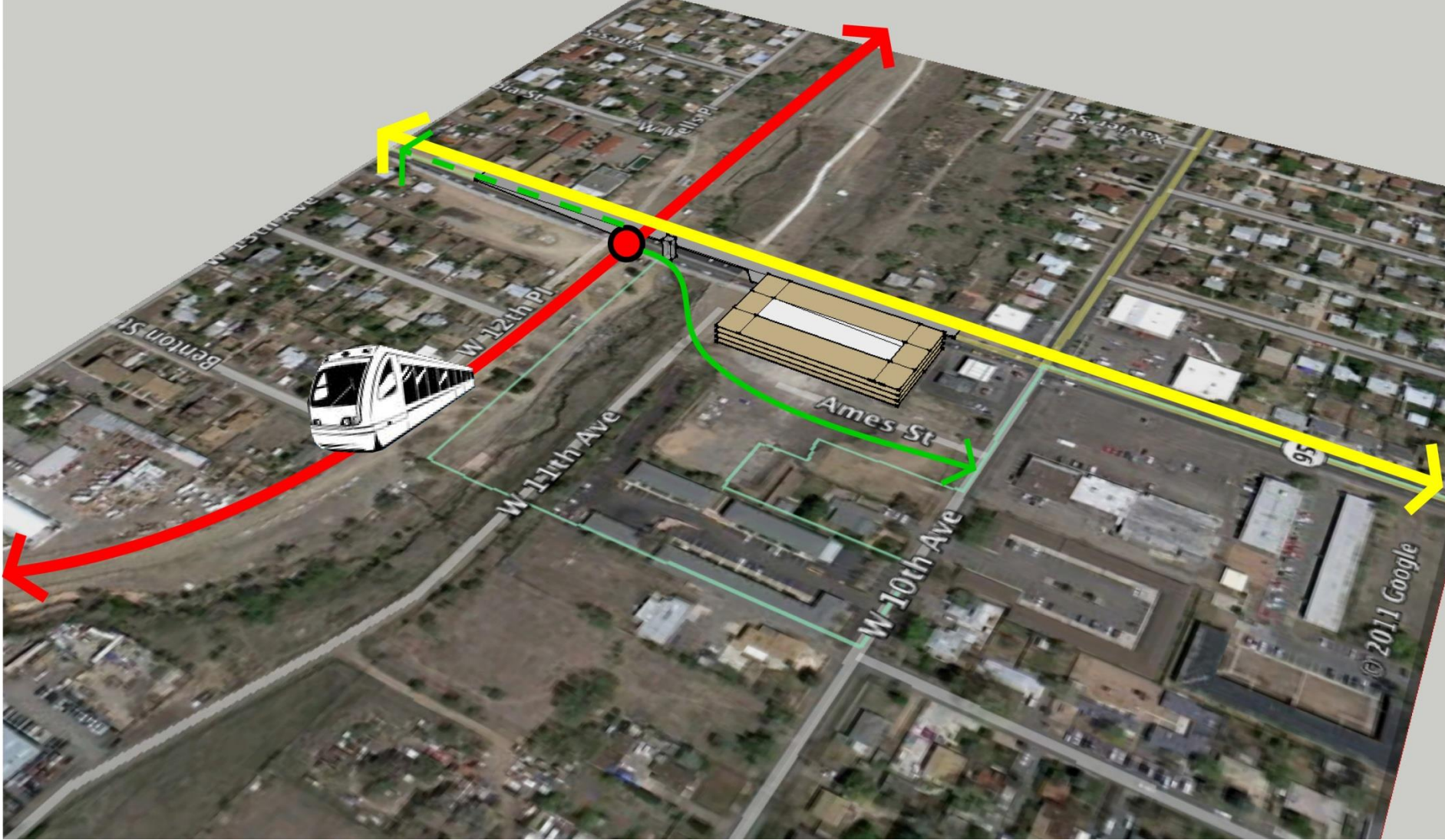
# Analysis Modal





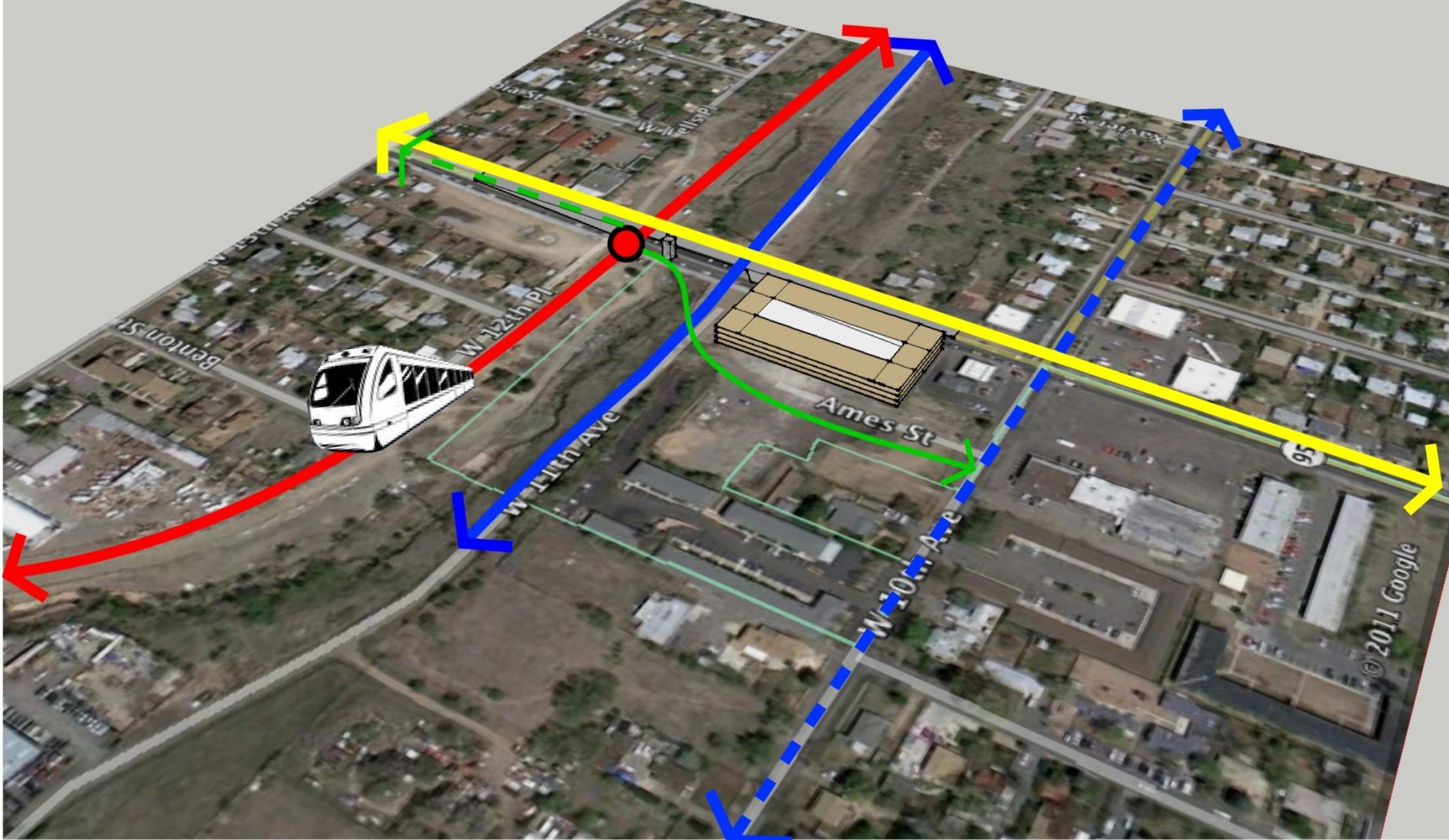
# Analysis Modal





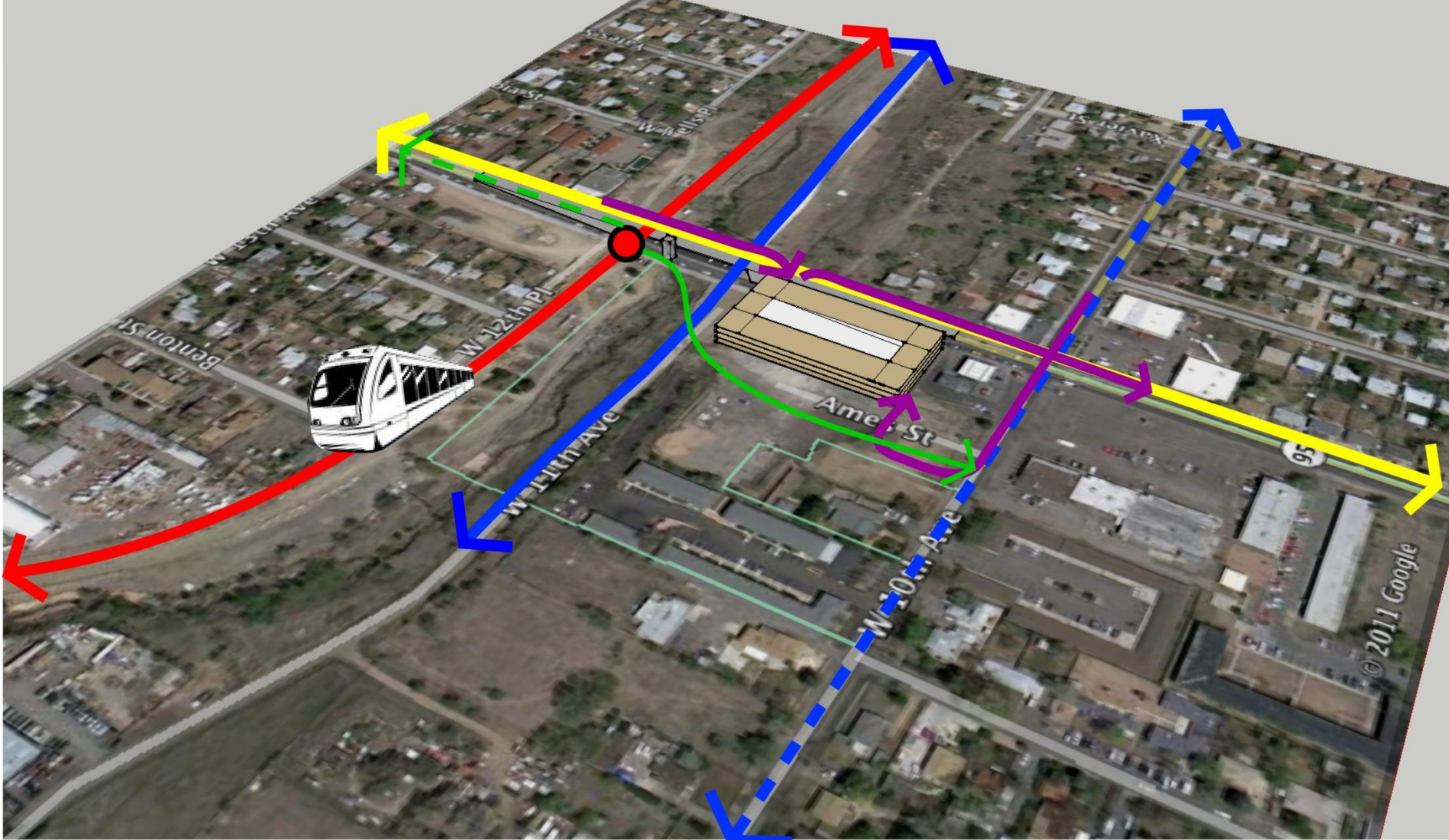
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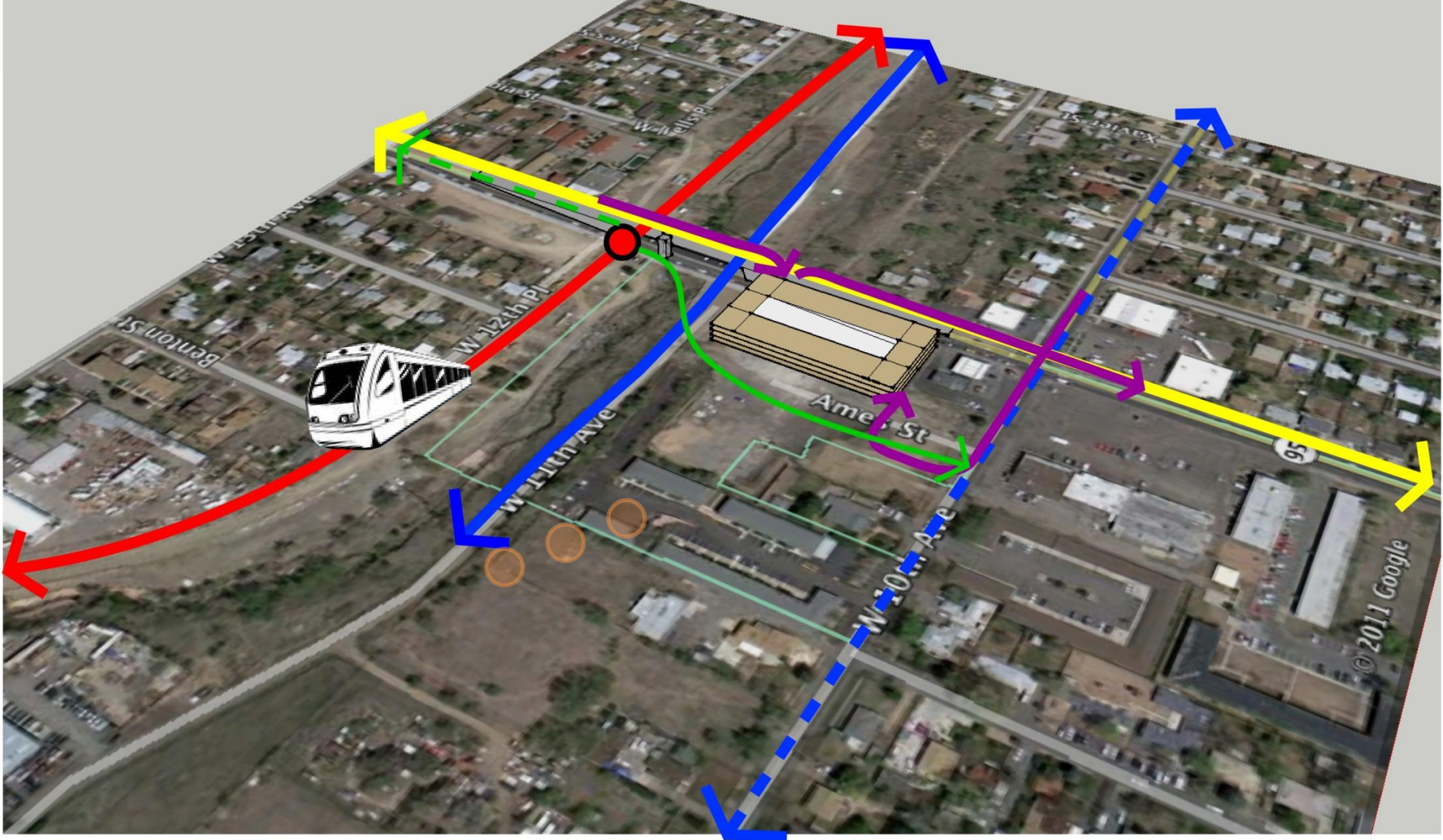
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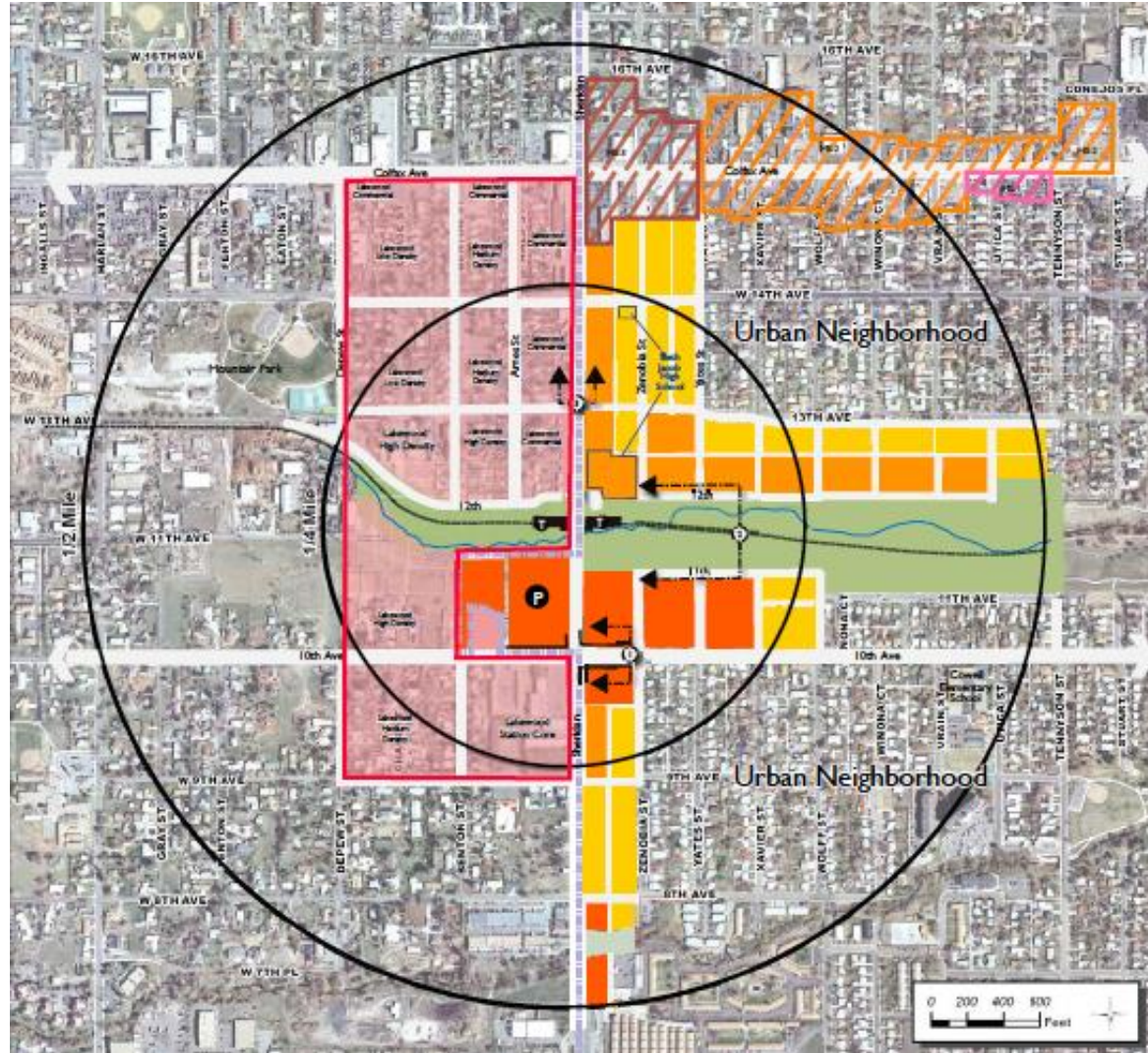


# Analysis Modal





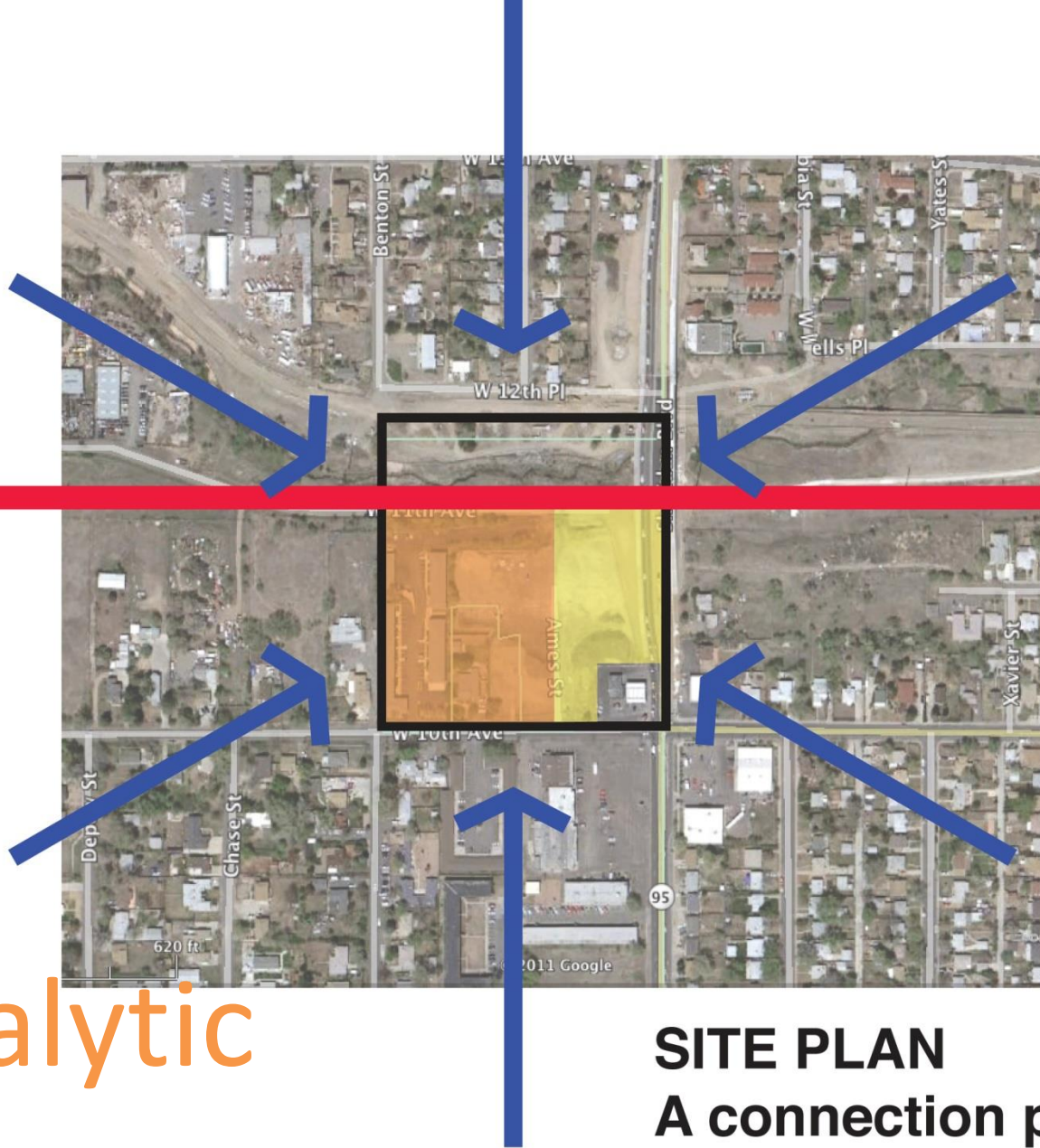




Denver and Lakewood helped to facilitate sustainable, high quality infill and redevelopment projects near the West Corridor stations through rezoning and the creation of Station Area Plans. The visions for Denver and Lakewood are compatible with an Urban Center of higher density residential, commercial and office uses with strong multi-modal connections. Lakewood Gulch is envisioned to be a transit corridor active with bicycles and pedestrians, with the trail network from Downtown Denver to the foothills.



**West Line**



**Train**

**Catalytic**

**SITE PLAN**

**A connection point for the larger community**



# Encourage the larger community to interact with the site development



People to and from the train station

Cars in and out

© 2011 Google



**The gulch is an amenity.**

**The site will engage the natural environment -  
A river walk.**





# An urban street grid

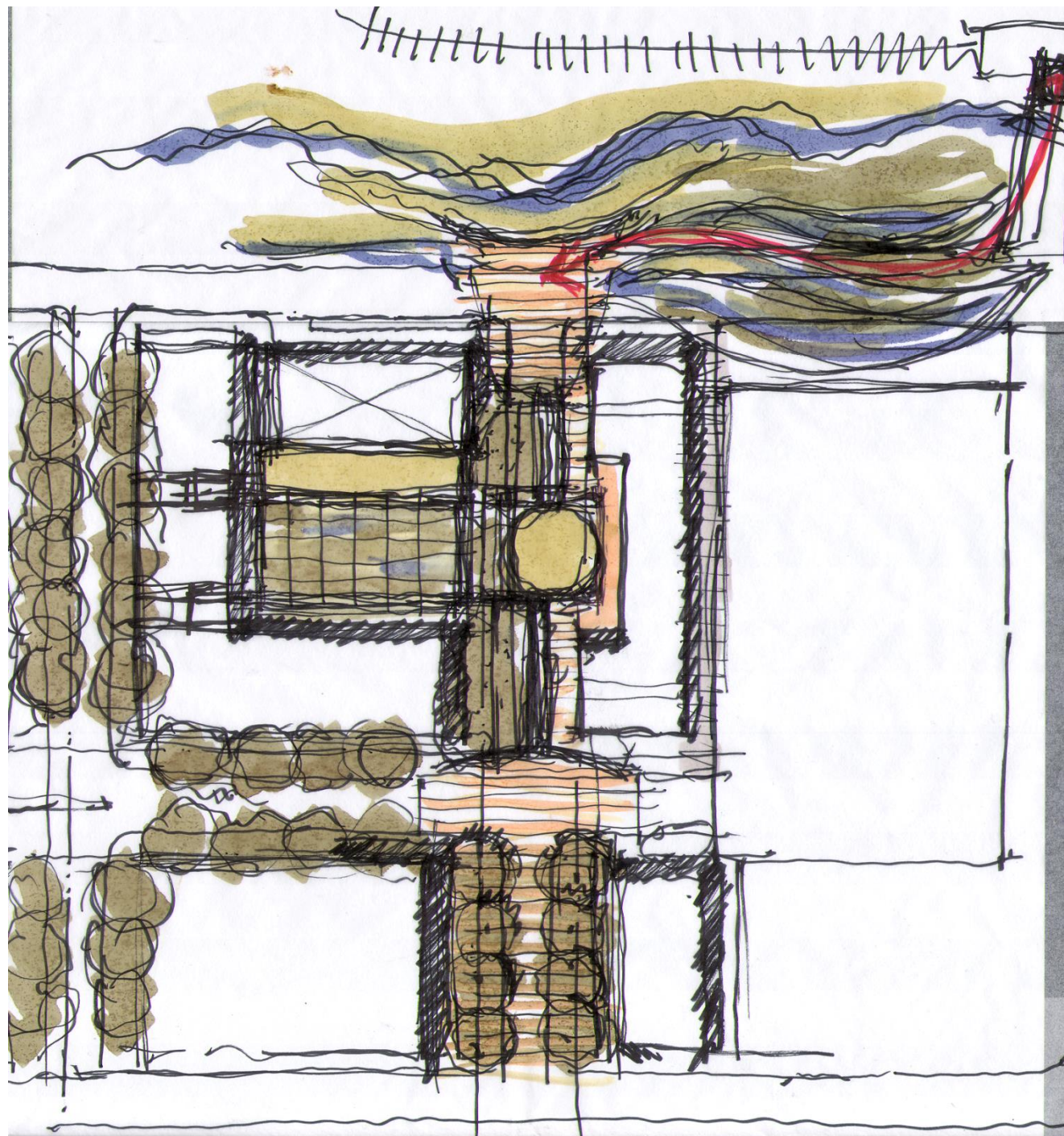




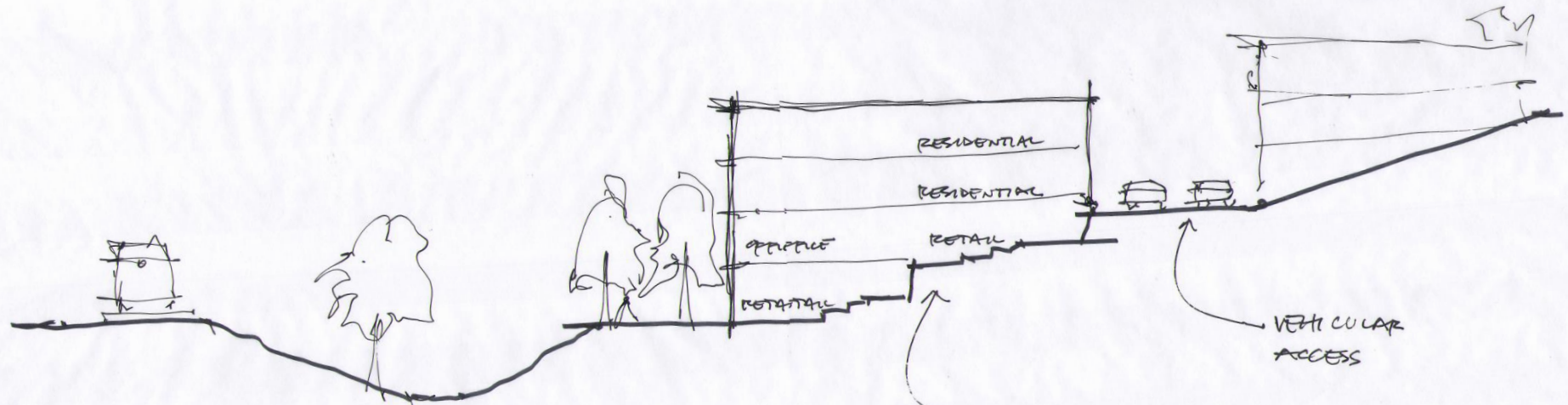
# Pedestrian friendly green streets











FASTTRACKS

RIPARIAN

ESPLANADE /  
ORCHARD

STEPPED  
UPPER  
PEDESTRIAN  
ROAD

VEHICULAR  
ACCESS





# Master Site Plan



11<sup>th</sup> Ave

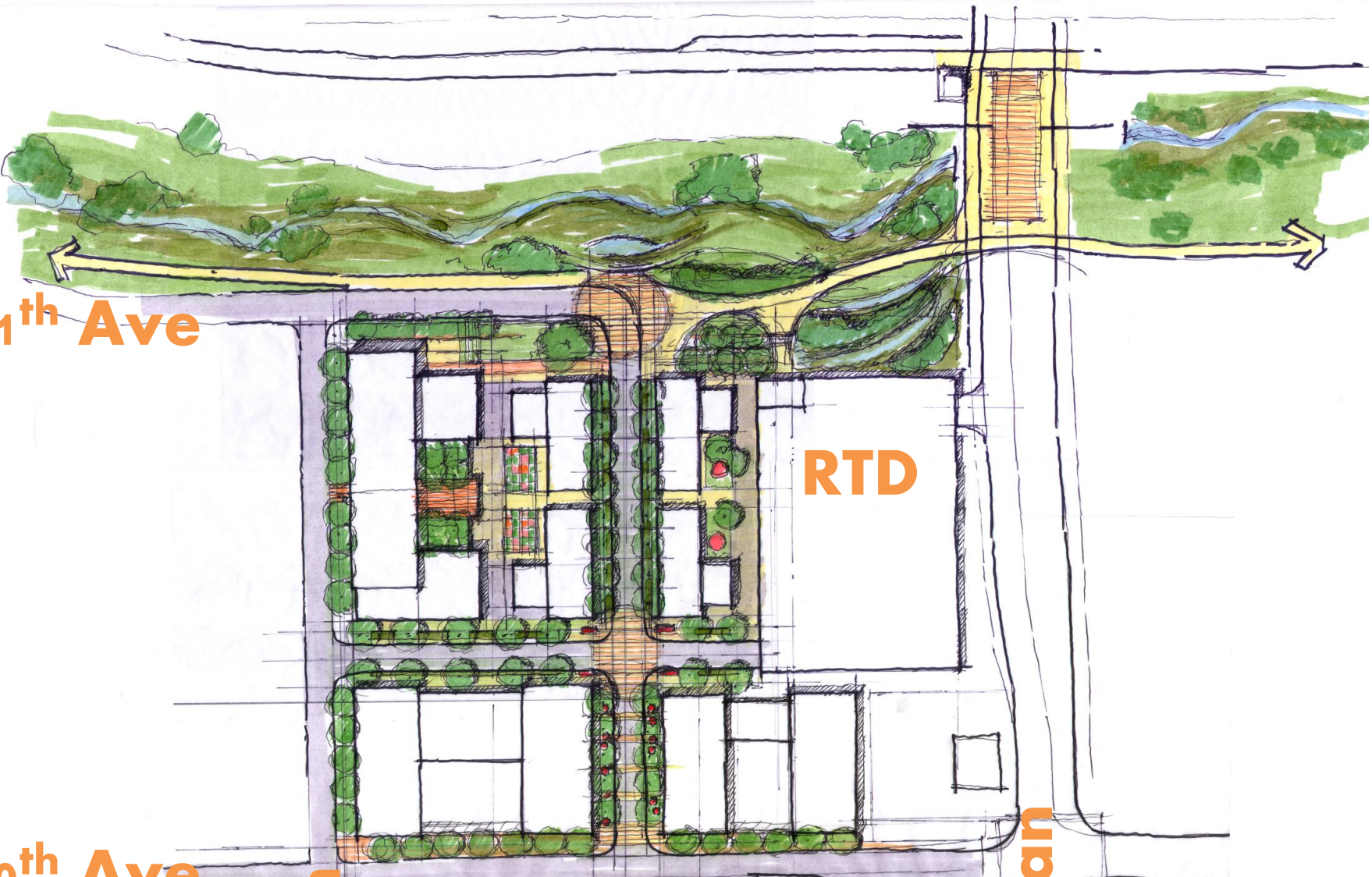
10<sup>th</sup> Ave

Benton

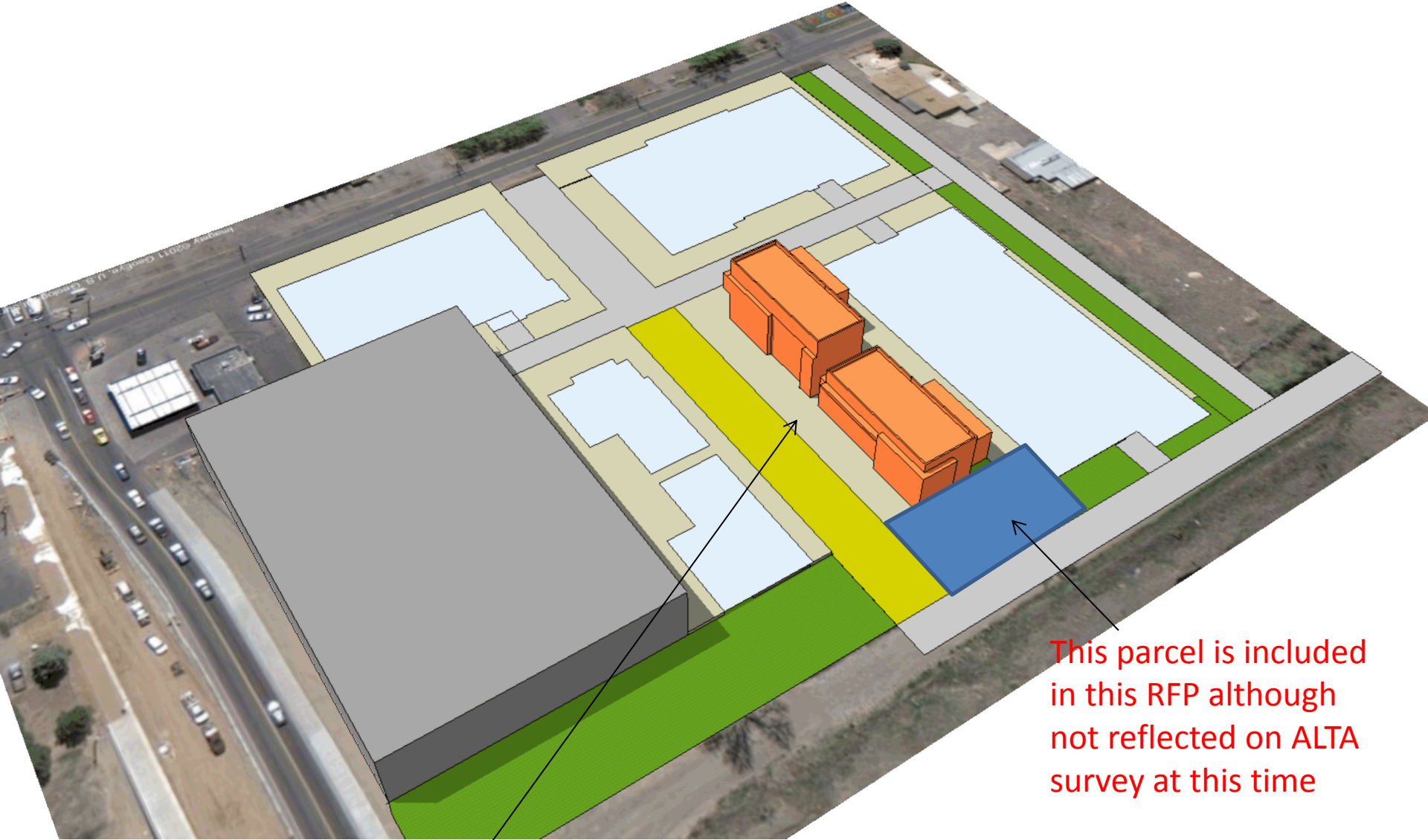
Ames

Sheridan

RTD



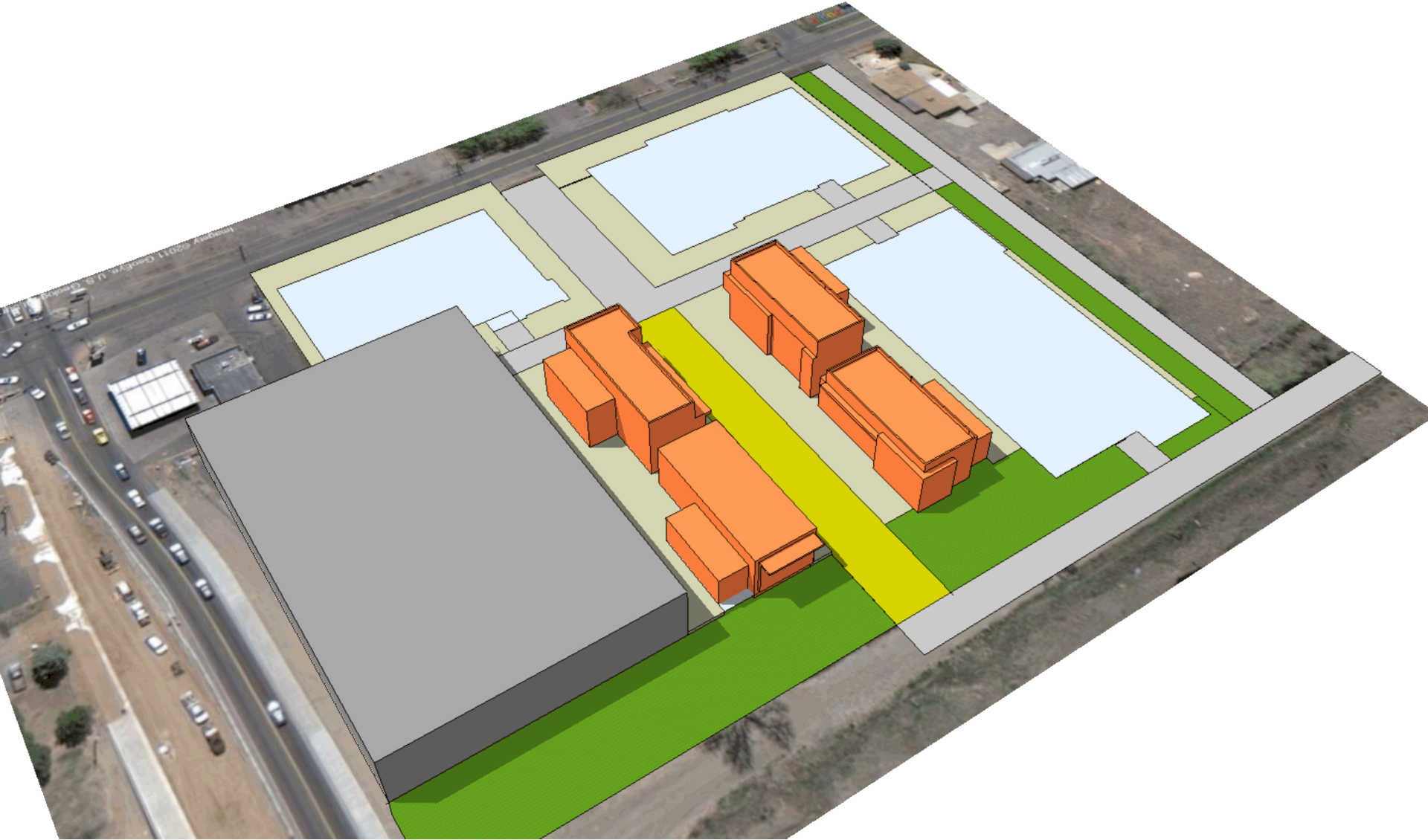




This parcel is included in this RFP although not reflected on ALTA survey at this time

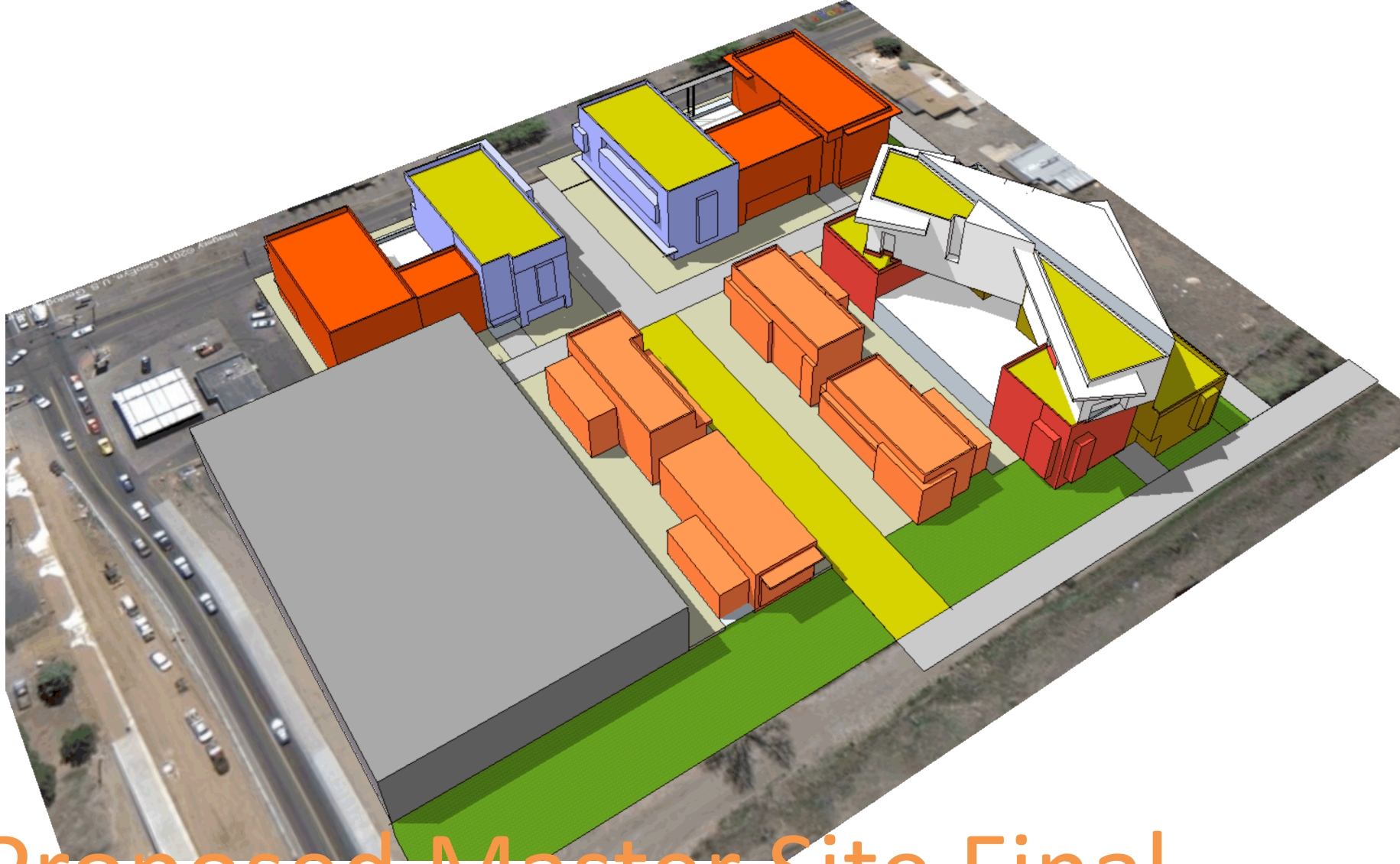
# Phase 1A (SW view) – RFP subject





Phase 1B (future)



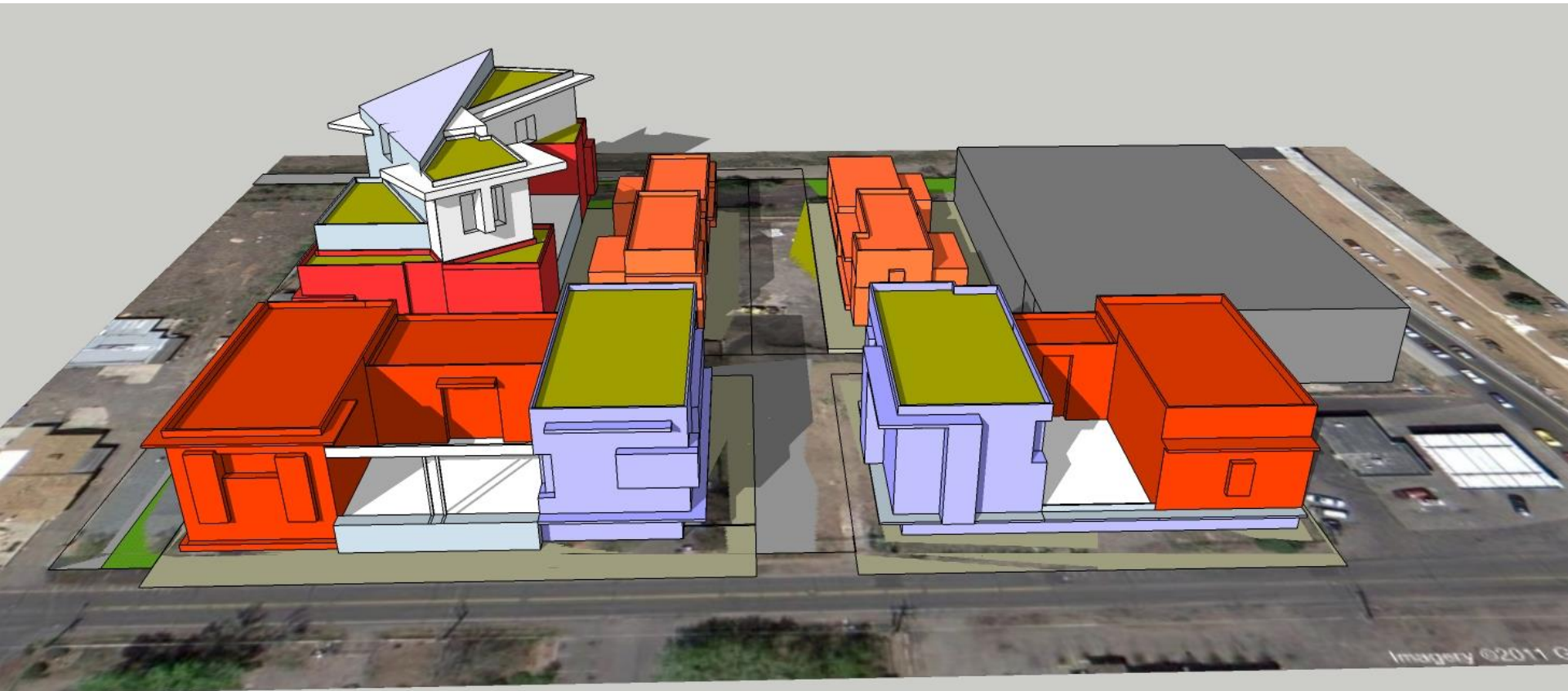


Proposed Master Site Final  
Buildout (view to the SW)



View to the Northwest





Proposed Master Site at  
Buildout - View to the North