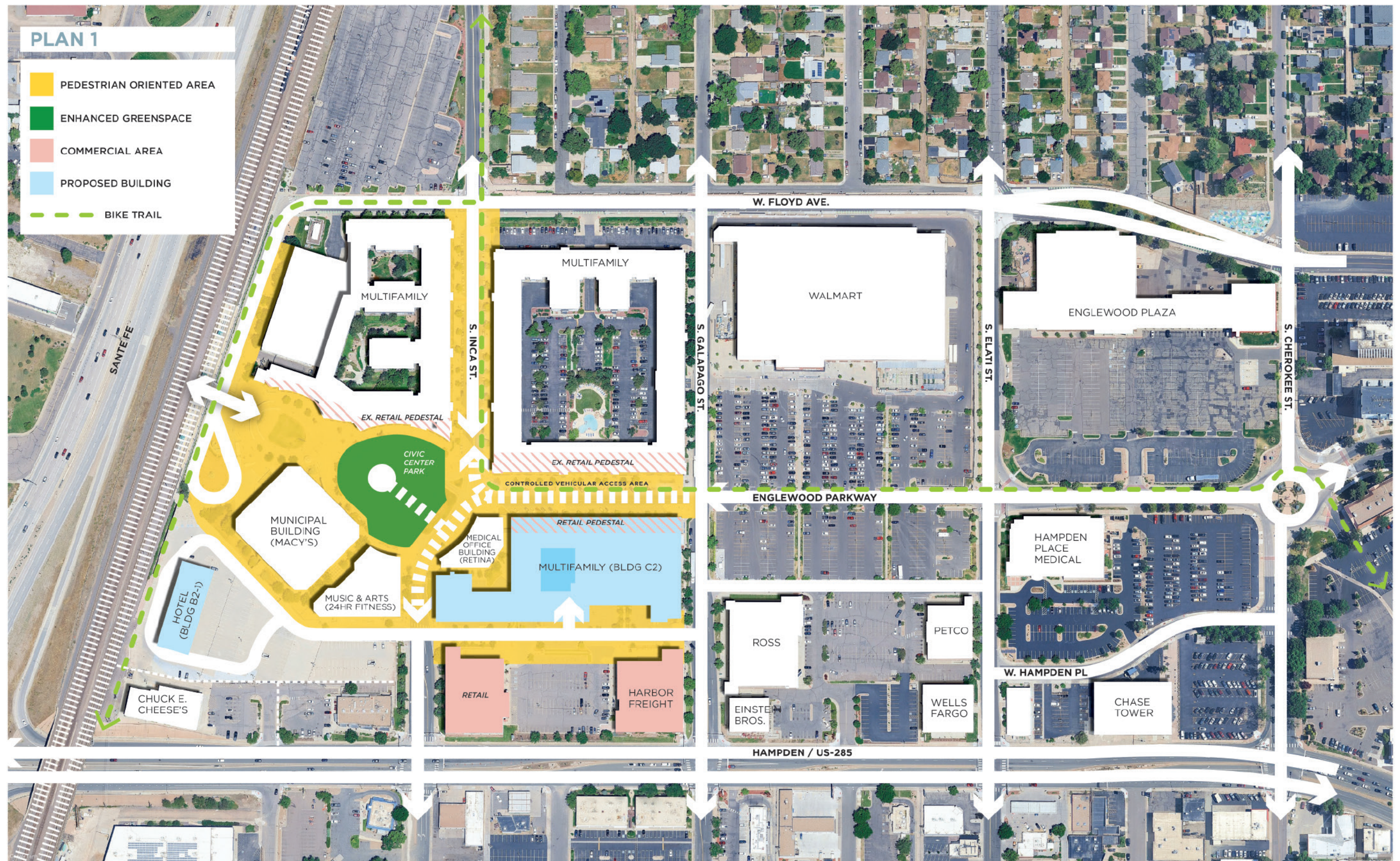




ENGLEWOOD CITY CENTER | CONCEPT PLANS

AUGUST 12, 2026

PLAN 1

SITE SUMMARY						
	C2	B2-1	Macys	Retina	24HrFitness	TOTAL
APT UNIT QTY (TOTAL)	306	N/A	N/A	N/A	N/A	306
HOTEL ROOM QTY (TOTAL)	N/A	125	N/A	N/A	N/A	125
GROSS BLDG SF (excl. GAR)	316,828	87,249	140,000	1,000	1,000	546,077
NRSF (APT UNITS)	260,878	72,000	N/A	N/A	N/A	332,878
EFFICIENCY	82.3%	82.5%	N/A	N/A	N/A	
AVG UNIT SF	852.5	N/A	N/A	N/A	N/A	
AMENITY SF	8,599	3,584	N/A	N/A	N/A	12,183
CORRIDOR SF	45,951	10,125	N/A	N/A	N/A	56,076
VERTICAL CIRCULATION SF	1,400	1,540	N/A	N/A	N/A	2,940
COMMON TOTAL SF	55,950	15,249	N/A	N/A	N/A	71,199
COMMERCIAL/RETAIL SF	7,178	- 0	- 0	- 0	- 0	7,178
OFFICE	- 0	- 0	140,000	1,000	1,000	142,000
GARAGE SF	142,160	76,400	- 0	- 0	- 0	218,560
PARKING (STD)	424	207	0	0	0	631
TOTAL PROPOSED	424	207	0	0	0	631
REQUIRED MF	414	125				539
REQUIRED Commercial	36	- 0	700	5	5	746
TOTAL REQUIRED	450	125	700	5	5	1,285
SPACES/UNIT	1.26	N/A	N/A	N/A	N/A	
SPACES/KEY	N/A	1.65	N/A	N/A	N/A	
SPACES/1000						

PLAN 1

BLDG BREAKDOWN - C2							
TYPE	DESCRIPTION	AVG SF	QTY	NRSF	%	SPACES/UNIT	SPACES
S1	Studio	576	36	20,736	12%	1.00	36.0
			36	20,736	12%	1.00	36
A1	1 Bed_ 1 Bath	708	142	100,536	46%	1.00	142.0
A2	1 Bed_ 1 Bath	817	20	16,340	7%	1.00	20.0
			162	116,876	53%	1.00	162.0
B2	2 Bed_ 2 Bath	1258	19	23,902	6%	2.00	38.0
B1	2 Bed_ 2 Bath	1092	55	60,060	18%	2.00	110.0
B3	2 Bed_ 2 Bath	1156	34	39,304	11%	2.00	68.0
			108	123,266	35%	2.00	216.0
C2 TOTAL		852.5	306	260,878	100%	1.35	414
Common		Area	Qty	Total Area			
	Stair	1400	4	5,600		7,178	36
	RoofAmenityC2	728	1	728			
	CommonC2	8324	4	33,296			
	C2 Retail	7178	1	7,178			
	AmenityC2	7871	1	7,871			
	Common1C2	8455	1	8,455			
	GarC2	142160	1	142,160			
	Total			205,288			

BLDG BREAKDOWN - B2-1							
TYPE	DESCRIPTION	AVG SF	QTY	NRSF	%	SPACES/UNIT	SPACES
H1	Studio	576	30	17,280	24%	1.0	30.0
H2	Studio	576	87	50,112	70%	1.0	87.0
H3	Studio	576	8	4,608	6%	1.0	8.0
					0%		-0
			125	72,000	100%	1.00	125
B2-1 TOTAL		576.0	125	72,000	100%	1.00	125
Common		Area	Qty	Total Area			
	ComfortCommon	1737	5	8,685		- 0	0
	ComfortAmenity	3584	1	3,584			
	Elevator1	100	1	100			
	Stair1	1440	2	2,880			
	GarB2-1	76400	1	76,400			
	Total			91,649			

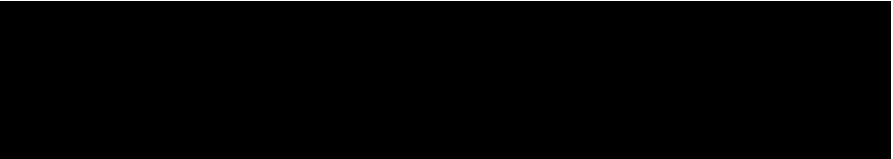
PLAN 1

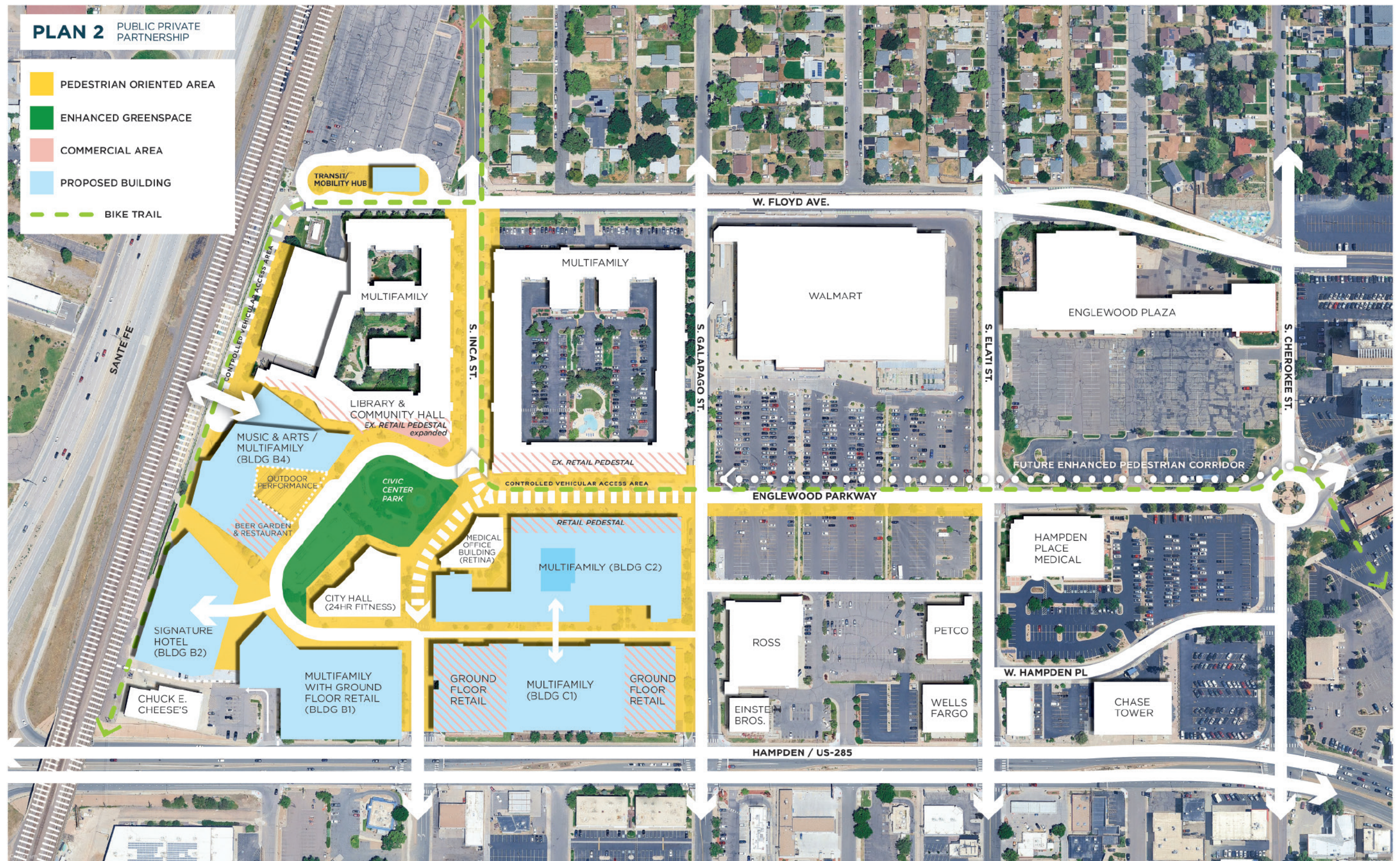
BLDG BREAKDOWN - Retina				
Common		Area	Qty	Total Area
	Retina	1000	1	1,000
	Total			1,000

BLDG BREAKDOWN - 24HrFitness				
Common		Area	Qty	Total Area
	24HrFitness	1000	1	1,000
	Total			1,000

BLDG BREAKDOWN - Macys				
Common		Area	Qty	Total Area
	Macys	140000	1	140,000
	Total			140,000

CONCEPT PLANS





CONCEPT PLANS

PLAN 2

PUBLIC PRIVATE
PARTNERSHIP

SITE SUMMARY								
	C1	C2	B1	B2-2	B4	Retina	24HrFitness	TOTAL
APT UNIT QTY (TOTAL)	337	306	434	N/A	100	N/A	N/A	1,177
HOTEL ROOM QTY (TOTAL)	N/A	N/A	N/A	184	N/A	N/A	N/A	184
GROSS BLDG SF (excl. GAR)	351,693	316,828	457,963	120,888	67,255	1,000	1,000	1,316,627
NRSF (APT UNITS)	288,058	260,878	370,696	106,644	67,255	N/A	N/A	1,093,531
EFFICIENCY	81.9%	82.3%	80.9%	88.2%	N/A	N/A	N/A	
AVG UNIT SF	854.7	852.5	854.1	N/A	N/A	N/A	N/A	
AMENITY SF	12,140	8,599	11,718	11,440	3,000	N/A	N/A	46,897
CORRIDOR SF	38,665	45,951	72,189	12,704	65,755	N/A	N/A	235,264
VERTICAL CIRCULATION SF	1,400	1,400	3,360	1,540	1,400	N/A	N/A	9,100
COMMON TOTAL SF	52,205	55,950	87,267	14,244	67,155	N/A	N/A	276,821
COMMERCIAL/RETAIL SF	19,430	7,178	12,800	- 0	13,800	- 0	- 0	53,208
MUSIC/ARTS	0	- 0	- 0	- 0	50,500	- 0	- 0	50,500
OFFICE	0	- 0	- 0	- 0	- 0	1,000	1,000	2,000
GARAGE SF	261,000	142,160	241,950	79,560	- 0	- 0	- 0	724,670
PARKING (STD)	695	424	618	239	0	0	0	1,976
TOTAL PROPOSED	695	424	618	239	0	0	0	1,976
REQUIRED MF	452	414	586	184	160			1,796
REQUIRED Commercial	97	36	64	- 0	268	5	5	475
TOTAL REQUIRED	549	450	650	184	428	5	5	2,271
SPACES/UNIT	1.77	1.26	1.27	N/A	(2.67)	N/A	N/A	
SPACES/KEY	N/A	N/A	N/A	1.29	N/A	N/A	N/A	
SPACES/1000								

BLDG BREAKDOWN - Retina				
Common		Area	Qty	Total Area
	Retina	1000	1	1,000
	Total			1,000

BLDG BREAKDOWN - 24HrFitness				
Common		Area	Qty	Total Area
	24HrFitness	1000	1	1,000
	Total			1,000

PLAN 2

PUBLIC PRIVATE
PARTNERSHIP

BLDG BREAKDOWN - C1							
TYPE	DESCRIPTION	AVG SF	QTY	NRSF	%	SPACES/UNIT	SPACES
S1	Studio	576	25	14,400	7%	1.00	25.0
			25	14,400	7%	1.00	25
A1	1 Bed_1 Bath	708	167	118,236	50%	1.00	167.0
A2	1 Bed_1 Bath	817	30	24,510	9%	1.00	30.0
			197	142,746	58%	1.00	197.0
B3	2 Bed_2 Bath	1156	47	54,332	14%	2.00	94.0
B1	2 Bed_2 Bath	1092	54	58,968	16%	2.00	108.0
B2	2 Bed_2 Bath	1258	14	17,612	4%	2.00	28.0
			115	130,912	34%	2.00	230.0
C1 TOTAL		854.7	337	288,058	100%	1.34	452
Common		Area	Qty	Total Area			
	Stair#2	1400	3	4,200		19,430	97
	CommonC1	7173	5	35,865			
	RoofAmenityC1	1034	1	1,034			
	AmenityC1	6352	1	6,352			
	GarC1	261000	1	261,000			
	RetailC1	19,430	1	19,430			
	AmenityC1	4,754	1	4,754			
	Total			332,635			

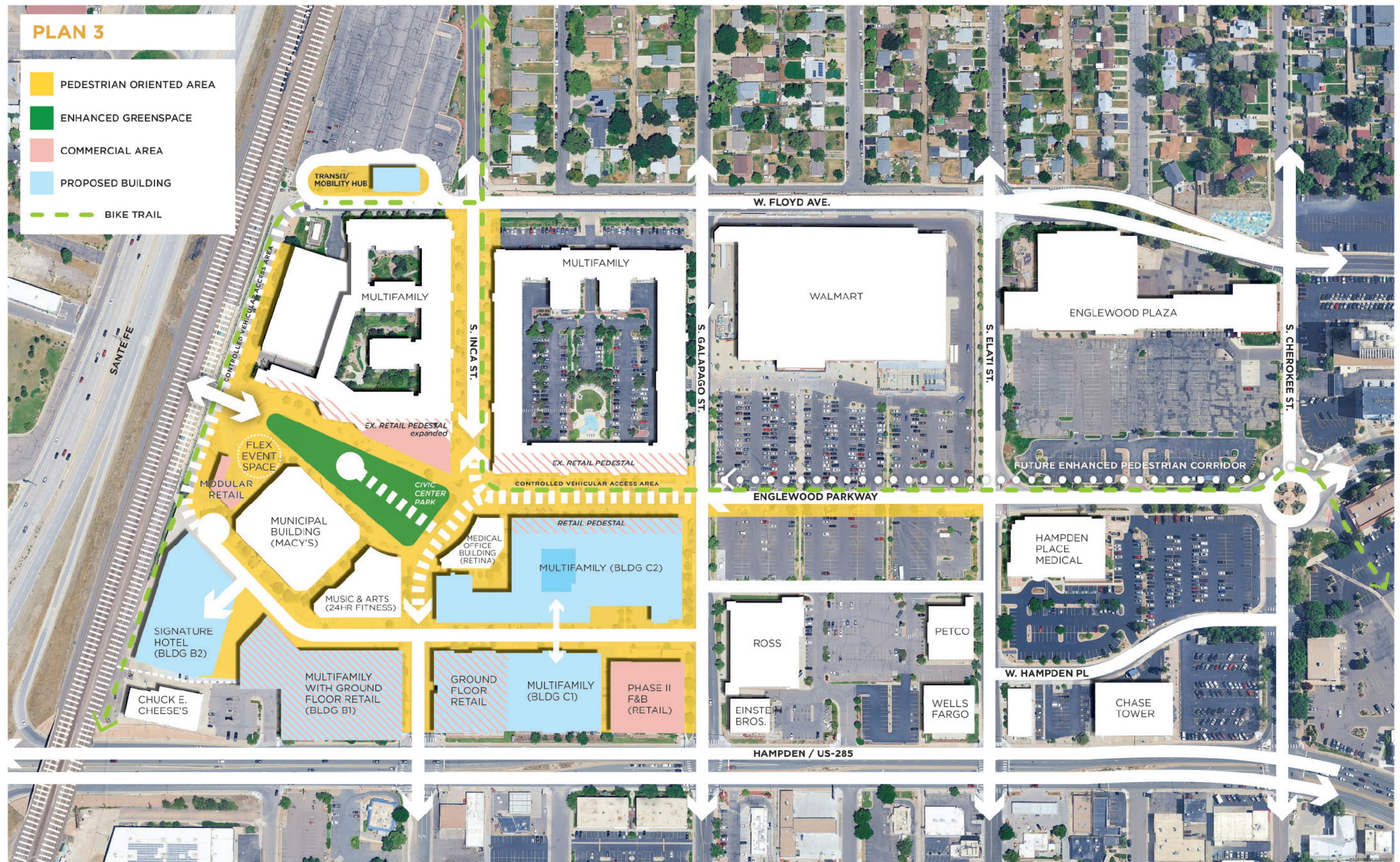
BLDG BREAKDOWN - B1							
TYPE	DESCRIPTION	AVG SF	QTY	NRSF	%	SPACES/UNIT	SPACES
S1	Studio	576	70	40,320	16%	1.00	70.0
			70	40,320	16%	1.00	70
A1	1 Bed_1 Bath	708	168	118,944	39%	1.00	168.0
A2	1 Bed_1 Bath	817	44	35,948	10%	1.00	44.0
			212	154,892	49%	1.00	212.0
B3	2 Bed_2 Bath	1156	81	93,636	19%	2.00	162.0
B2	2 Bed_2 Bath	1258	26	32,708	6%	2.00	52.0
B1	2 Bed_2 Bath	1092	45	49,140	10%	2.00	90.0
			152	175,484	35%	2.00	304.0
B1 TOTAL		854.1	434	370,696	100%	1.35	586
Common		Area	Qty	Total Area			
	StairB1	3360	4	13,440		12,800	64
	Aff-Common	6901	9	62,109			
	Aff-Amenity	6155	1	6,155			
	GarB1	241950	1	241,950			
	Aff-Amenity1	5563	1	5,563			
	Affordable Retail	12800	1	12,800			
	Total			342,017			

PLAN 2

PUBLIC PRIVATE
PARTNERSHIP

BLDG BREAKDOWN - C2							
TYPE	DESCRIPTION	AVG SF	QTY	NRSF	%	SPACES/UNIT	SPACES
S1	Studio	576	36	20,736	12%	1.00	36.0
			36	20,736	12%	1.00	36
A1	1 Bed_1 Bath	708	142	100,536	46%	1.00	142.0
A2	1 Bed_1 Bath	817	20	16,340	7%	1.00	20.0
			162	116,876	53%	1.00	162.0
B2	2 Bed_2 Bath	1258	19	23,902	6%	2.00	38.0
B1	2 Bed_2 Bath	1092	55	60,060	18%	2.00	110.0
B3	2 Bed_2 Bath	1156	34	39,304	11%	2.00	68.0
			108	123,266	35%	2.00	216.0
C2 TOTAL		852.5	306	260,878	100%	1.35	414
Common		Area	Qty	Total Area			
	Stair	1400	4	5,600		7,178	36
	RoofAmenityC2	728	1	728			
	CommonC2	8324	4	33,296			
	C2 Retail	7178	1	7,178			
	AmenityC2	7871	1	7,871			
	Common1C2	8455	1	8,455			
	GarC2	142160	1	142,160			
	Total			205,288			

BLDG BREAKDOWN - B4							
TYPE	DESCRIPTION	AVG SF	QTY	NRSF	%	SPACES/UNIT	SPACES
A1	1 Bed_1 Bath	708	50	35,400	27%	1.0	50.0
			50	35,400	50.0%	1.00	50.0
B1	2 Bed_2 Bath	1092	20	21,840	11%	2.0	40.0
B3	2 Bed_2 Bath	1156	15	17,340	8%	2.0	30.0
B2	2 Bed_2 Bath	1258	5	6,290	3%	2.0	10.0
			40	45,470	40.0%	2.00	80.0
C1	3 Bed_2 Bath	1284	10	12,840	5%	3.00	30.0
			10	12,840	10.0%	3.00	30.0
B4 TOTAL		937.1	100	93,710	100.0%	1.60	160
Common		Area	Qty	Total Area			
	StairB4	1400	2	2,800		53,500	268
	AffVenue-Common	2171	5	10,855			
	AffVenue-Music	53500	1	53,500			
	B4 Commercial	13800	1	13,800			
	Swallow Hill Program	43500	1	43,500			
	Cafe	10000	1	10,000			
	Total			134,455			



CONCEPT PLANS

PLAN 3

SITE SUMMARY									
	C1	C2	B1	B2-2	Macys	Retina	24HrFitness	Retail	TOTAL
APT UNIT QTY (TOTAL)	337	306	434	N/A	N/A	N/A	N/A	N/A	1,077
HOTEL ROOM QTY (TOTAL)	N/A	N/A	N/A	184	N/A	N/A	N/A	N/A	184
GROSS BLDG SF (excl. GAR)	351,693	316,828	457,963	120,888	140,000	1,000	1,000	13,000	1,402,372
NRSF (APT UNITS)	288,058	260,878	370,696	106,644	N/A	N/A	N/A	N/A	1,026,276
EFFICIENCY	81.9%	82.3%	80.9%	88.2%	N/A	N/A	N/A	N/A	
AVG UNIT SF	854.7	852.5	854.1	N/A	N/A	N/A	N/A	N/A	
AMENITY SF	12,140	8,599	11,718	11,440	N/A	N/A	N/A	N/A	43,897
CORRIDOR SF	38,665	45,951	72,189	12,704	N/A	N/A	N/A	N/A	169,509
VERTICAL CIRCULATION SF	1,400	1,400	3,360	1,540	N/A	N/A	N/A	N/A	7,700
COMMON TOTAL SF	52,205	55,950	87,267	14,244	N/A	N/A	N/A	N/A	209,665
COMMERCIAL/RETAIL SF	19,430	7,178	12,800	- 0	- 0	- 0	- 0	13,000	52,408
OFFICE	0	- 0	- 0	- 0	140,000	1,000	1,000	- 0	142,000
GARAGE SF	261,000	142,160	241,950	79,560	- 0	- 0	- 0	- 0	724,670
PARKING (STD)	695	424	618	239	0	0	0	0	1,976
TOTAL PROPOSED	695	424	618	239	0	0	0	0	1,976
REQUIRED MF	452	414	586	184					1,636
REQUIRED Commercial	97	36	64	- 0	700	5	5	65	972
TOTAL REQUIRED	549	450	650	184	700	5	5	65	2,608
SPACES/UNIT	1.77	1.26	1.27	N/A	N/A	N/A	N/A	N/A	
SPACES/KEY	N/A	N/A	N/A	1.29	N/A	N/A	N/A	N/A	
SPACES/1000									

BLDG BREAKDOWN - Retina				
Common		Area	Qty	Total Area
	Retina	1000	1	1,000
	Total			1,000

BLDG BREAKDOWN - 24HrFitness				
Common		Area	Qty	Total Area
	24HrFitness	1000	1	1,000
	Total			1,000

BLDG BREAKDOWN - Macys				
Common		Area	Qty	Total Area
	Macys	140000	1	140,000
	Total			140,000

BLDG BREAKDOWN - Retail				
Common		Area	Qty	Total Area
	ExpRetail3	13000	1	13,000
	Total			13,000

PLAN 3

BLDG BREAKDOWN - C1							
TYPE	DESCRIPTION	AVG SF	QTY	NRSF	%	SPACES/UNIT	SPACES
S1	Studio	576	25	14,400	7%	1.00	25.0
			25	14,400	7%	1.00	25
A1	1 Bed_1 Bath	708	167	118,236	50%	1.00	167.0
A2	1 Bed_1 Bath	817	30	24,510	9%	1.00	30.0
			197	142,746	58%	1.00	197.0
B3	2 Bed_2 Bath	1156	47	54,332	14%	2.00	94.0
B1	2 Bed_2 Bath	1092	54	58,968	16%	2.00	108.0
B2	2 Bed_2 Bath	1258	14	17,612	4%	2.00	28.0
			115	130,912	34%	2.00	230.0
C1 TOTAL		854.7	337	288,058	100%	1.34	452
Common		Area	Qty	Total Area			
	Stair#2	1400	3	4,200		19,430	97
	CommonC1	7173	5	35,865			
	RoofAmenityC1	1034	1	1,034			
	AmenityC1	6352	1	6,352			
	GarC1	261000	1	261,000			
	RetailC1	19,430	1	19,430			
	AmenityC1	4,754	1	4,754			
	Total			332,635			

BLDG BREAKDOWN - B1							
TYPE	DESCRIPTION	AVG SF	QTY	NRSF	%	SPACES/UNIT	SPACES
S1	Studio	576	70	40,320	16%	1.00	70.0
			70	40,320	16%	1.00	70
A1	1 Bed_1 Bath	708	168	118,944	39%	1.00	168.0
A2	1 Bed_1 Bath	817	44	35,948	10%	1.00	44.0
			212	154,892	49%	1.00	212.0
B3	2 Bed_2 Bath	1156	81	93,636	19%	2.00	162.0
B2	2 Bed_2 Bath	1258	26	32,708	6%	2.00	52.0
B1	2 Bed_2 Bath	1092	45	49,140	10%	2.00	90.0
			152	175,484	35%	2.00	304.0
B1 TOTAL		854.1	434	370,696	100%	1.35	586
Common		Area	Qty	Total Area			
	StairB1	3360	4	13,440		12,800	64
	Aff-Common	6901	9	62,109			
	Aff-Amenity	6155	1	6,155			
	GarB1	241950	1	241,950			
	Aff-Amenity1	5563	1	5,563			
	Affordable Retail	12800	1	12,800			
	Total			342,017			

PLAN 3

BLDG BREAKDOWN - C2							
TYPE	DESCRIPTION	AVG SF	QTY	NRSF	%	SPACES/UNIT	SPACES
S1	Studio	576	36	20,736	12%	1.00	36.0
			36	20,736	12%	1.00	36
A1	1 Bed_1 Bath	708	142	100,536	46%	1.00	142.0
A2	1 Bed_1 Bath	817	20	16,340	7%	1.00	20.0
			162	116,876	53%	1.00	162.0
B2	2 Bed_2 Bath	1258	19	23,902	6%	2.00	38.0
B1	2 Bed_2 Bath	1092	55	60,060	18%	2.00	110.0
B3	2 Bed_2 Bath	1156	34	39,304	11%	2.00	68.0
			108	123,266	35%	2.00	216.0
C2 TOTAL		852.5	306	260,878	100%	1.35	414
Common		Area	Qty	Total Area			
	Stair	1400	4	5,600		7,178	36
	RoofAmenityC2	728	1	728			
	CommonC2	8324	4	33,296			
	C2 Retail	7178	1	7,178			
	AmenityC2	7871	1	7,871			
	Common1C2	8455	1	8,455			
	GarC2	142160	1	142,160			
	Total			205,288			

BLDG BREAKDOWN - B4							
TYPE	DESCRIPTION	AVG SF	QTY	NRSF	%	SPACES/UNIT	SPACES
A1	1 Bed_1 Bath	708	50	35,400	27%	1.0	50.0
			50	35,400	50.0%	1.00	50.0
B1	2 Bed_2 Bath	1092	20	21,840	11%	2.0	40.0
B3	2 Bed_2 Bath	1156	15	17,340	8%	2.0	30.0
B2	2 Bed_2 Bath	1258	5	6,290	3%	2.0	10.0
			40	45,470	40.0%	2.00	80.0
C1	3 Bed_2 Bath	1284	10	12,840	5%	3.00	30.0
			10	12,840	10.0%	3.00	30.0
B4 TOTAL		937.1	100	93,710	100.0%	1.60	160
Common		Area	Qty	Total Area			
	StairB4	1400	2	2,800		53,500	268
	AffVenue-Common	2171	5	10,855			
	AffVenue-Music	53500	1	53,500			
	B4 Commercial	13800	1	13,800			
	Swallow Hill Program	43500	1	43,500			
	Cafe	10000	1	10,000			
	Total			134,455			

CONCEPT PLANS

