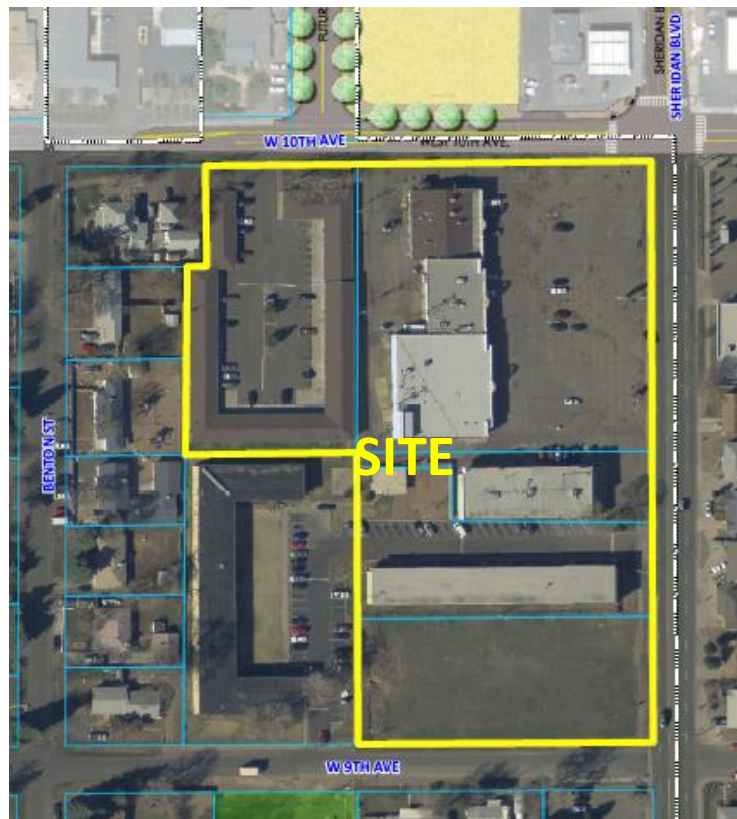


CPA - Hands-on Site Planning Exercise

September 26, 2019

An experienced commercial and multifamily housing developer has been working on acquiring the properties at the southwest corner of West 10th Avenue and Sheridan Boulevard. The developer plans to redevelop the site to improve upon what they see as an under-utilized commercial shopping center, two aging apartment buildings and a vacant lot. They would like to rebuild on the site with an innovative design that will last for the next 90 years. They wish to provide a new destination in the City of Lakewood, near transit, where residents will want to live, work and shop. Also, a critical aspect of the development is to maximize the return on their investment.



They have spent the last several years negotiating the purchases of the properties. Because of the current economic state, they have just completed an agreement on the last property that they need for this development. The final piece was to provide EZ Pawn with a new store on the site with a minimum of 10 parking spaces to replace their existing store.

The four properties at the southwest corner of 10th Avenue and Sheridan Boulevard that comprise the site are currently zoned Community Commercial (3-C), Higher Density Residential (5-R) and Office (OF). The properties have been consolidated by the developer and are being planned to be rezoned to a new zone district to allow a mix of land uses on the entire site that are not currently allowed under the existing zone districts.

The developer contacted the City of Lakewood to discuss options about the rezoning of the properties. After filing a Preplanning Application to get feedback from the City, the City made a recommendation to rezone the property to the Mixed Use - Core - Transit (M-C-T) zone district.

The developer has approached your design firm to develop the site under the M-C-T zoning regulations. The developer's desired land uses are listed on the following page and the M-C-T zoning regulations are provided on a separate handout. The City will use

the M-C-T zone district regulations to review the site plans that subsequent builders will submit for all developments on the site. Use the criteria listed on the next page to develop your firm's design proposal for the properties at 10th and Sheridan. The design proposal will be used for the developer's public hearing presentation to Planning Commission and City Council for the proposed rezoning request.

Several other competing design firms (made up of your fellow students) have been given this same proposal, so achieving the identified amounts of each item on the list below will help your firm get the project. However, if your design results in a better development without reaching all of the goals, the developer may consider your alternative. The developer will choose the design firm with the best design for the site and that will result in several years of lucrative design work for your firm.

10th & Sheridan Proposed Development Program

Property Size:	5.46 Acres (237,874 square feet)
Residential Units:	200 multifamily units with 225 parking spaces (1.125 space/unit) Avg. apartment size in Metro Denver Metro: 841 SF 1200 SF/unit accounts for elevators, lobby's, common rooms, etc.
Commercial Space:	40,000 square feet with 200 parking spaces
Existing Pawn Shop:	7,000 square feet must be provided on the final site plan
Maximum Building Height:	120'
Minimum Open Space:	23,787 square feet (10% of site; or area that is approximately 150' X 150')
Innovative uses/materials:	Examples: solar/wind energy facilities; living landscape walls, roof-top amenity areas; use grey water for irrigation, etc.

The existing conditions of the site are:

Retail:	25,500 square feet in two building groups
Multifamily:	Tiffany Square: 18 residential units (18,000 square feet in 1 building) Keri Lynn: 30 residential units (17,200 square feet in 1 building)
Parking:	Approximately 250 total parking spaces in three lots and one loading lane for the retail facilities.