PLANNING COMMISSION STAFF REPORT

REZONING CASE NO. RZ-19-001
CASE NAME: 3900 S. Wadsworth Blvd. Rezoning

REPORT DATE: August 21, 2019
PC DATE: September 4, 2019

ADDRESS OF REZONING:
3900 S. Wadsworth Blvd. & 3939 S. Teller St.
Lakewood, CO 80235

APPLICANT:
Donald Marcotte, Manager
West Point, NCP LLC
1999 Broadway, Suite 3500
Denver, CO 80202

PROPERTY OWNERS:
West Point, NCP LLC
1999 Broadway, #3500
Denver, CO 80202

Vista Buena Holdings, LLC
505 14th Street
Manhattan Beach, CA 90266

REQUEST:
The request is to rezone Lot 1 (3900 S. Wadsworth Blvd.) and Lot 2 (3939 S. Teller St.) of the Academy Park Filing 5 & 6 Lot Line Adjustment Plat from Planned Development with the underlying zone district of Mixed-Use Employment (PD/M-E-S) to Mixed-Use Employment Suburban (M-E-S) and Mixed-Use Residential Suburban (M-R-S) to allow for an infill development project on Lot 2 and a portion of Lot 1.

CITY STAFF:
Development Review Planning
Development Review Engineering
Transportation Engineering
Property Management
Community Resources

Brea Pafford, Case Planner
Shawn DeJong, Development Assistance Coordinator
Toni Bishop, Engineering Technician
Garrett Downs, Right-of-Way Agent
Ross Williams, Parks Planner

STAFF RECOMMENDATION:
That the Planning Commission recommends that the City Council approve Case No. RZ-19-001.

Brea Pafford, Case Planner
Planning – Development Assistance

Rudi Rice, Manager
Planning – Development Assistance

CONTENTS OF THE REPORT:
Attachment A – Conceptual Land Use Plan
Attachment B – Applicant’s Written Description
Attachment C – Aerial Map
Attachment D – Zoning Map
Attachment E – Neighborhood Meeting Summary
Attachment F – Letters in Support
Attachment G – M-E-S Boundary/Legal Description
Attachment H – M-R-S Boundary/Legal Description
Attachment I – Draft Resolution
SUMMARY OF REQUEST
The applicant, Donald Marcotte, is requesting to rezone the properties at 3900 S. Wadsworth Blvd. & 3939 S. Teller St. from Planned Development with the underlying Mixed-Use Employment Suburban (PD/M-E-S) zone district to Mixed-Use Employment Suburban (M-E-S) and Mixed-Use Residential Suburban (M-R-S). Combined, the two existing lots are approximately 13.5 acres in size.

As depicted in Figure 1 below, the subject site is located at the southeast corner of S. Wadsworth Boulevard and W. Mansfield Avenue. This area (located south of US 285/Hampden Avenue) is identified in the Lakewood Comprehensive Plan as part of the Mission Trace & Academy Park Growth Area.

Figure 1 – Aerial Image
PROCESS – REQUIRED CITY APPROVALS

Overview: The purpose of the rezoning request is to accommodate future development on a portion of the existing office building parking lot that has been underutilized for years. If the rezoning request is approved, the property owner intends to redevelop the area that is proposed to be rezoned to M-R-S with a for-sale townhome development. At this time, staff is not aware of any additional redevelopment proposals for the remaining office building and surface parking lot that is proposed to be rezoned to M-E-S and depicted in Figure 2 below. The proposed rezoning from PD/M-E-S to M-E-S for the remainder of the office building complex is directly related to the parking ratio approved per the Academy Park Planned Development, which requires a minimum of 5 parking spaces for each 1,000 square feet of office building gross floor area (GFA).

![Figure 2 – Proposed Zoning](image)

The rezoning process includes a neighborhood meeting, formal application, public hearing with the Lakewood Planning Commission and a public hearing with the Lakewood City Council. The Planning Commission reviews the rezoning request at a public hearing and then make its recommendation to City Council. The City Council will review the Planning Commission recommendation, meeting minutes, staff report, and then hold a second public hearing, after which they will make a final decision on the rezoning application.

If the rezoning application is approved, a 45-day referendum period is required. If there is no referendum, the applicant may proceed with a redevelopment proposal, which will include a Major Site Plan and Minor Subdivision/Lot Line Adjustment applications for the proposed development.

Plans: All rezoning applications are required to include a Conceptual Land Use Plan. The Conceptual Land Use Plan for this case is included as Attachment A to this staff report. The Conceptual Land Use Plan outlines the specific elements that are unique to the site. It is intended to supply enough information about the rezoning request for the Planning Commission to make
its recommendation and the City Council to make a decision.

A Major Site Plan, which is not a part of the rezoning application process, will determine final layout of site access, buildings, parking, open space, building architecture, landscape design and other site elements. The Major Site Plan will be reviewed against the standards in the Zoning Ordinance, the Engineering Regulations and the Conceptual Land Use Plan. The Major Site Plan may be approved administratively provided the proposal(s) meet the City's development standards.

A Minor Subdivision application is required to create for-sale townhome lots. The minor subdivision may also be approved administratively if the plat is in compliance with the City of Lakewood Subdivision Ordinance. The minor subdivision and major site plan applications may be submitted concurrently.

**ZONING AND LAND USE**

<table>
<thead>
<tr>
<th>Adjacent Zoning Designation</th>
<th>North</th>
<th>South</th>
<th>East</th>
<th>West</th>
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* Rezoning request to M-G-S at 3840 S. Wadsworth Blvd. was approved by City Council on 7/22/2019

(See Attachment C - Aerial Map and Attachment D - Zoning Map)

**Existing Conditions:** The existing site is comprised of two lots with an office building and two large surface parking lots that are separated by a private shared driveway. Generous landscape buffers line the perimeter of the site. According to building permit records, the office building was constructed in 1973, which predates the Planned Development Zone District approved in 1978. The two parking lots provide ample parking for tenants and visitors of the office building. Most of the eastern parking lot remains vacant on a daily basis despite the existing office building maintaining a lease rate above 92%.

Access to the site is taken from W. Mansfield Avenue. An additional access point will be allowed off of S. Teller Street with the final location to be determined through the Major Site Plan application process. The site has sloping topography with the highest point near the Wadsworth/Mansfield intersection and lower elevations located in the southeast portion of the site. What appears to be a stormwater detention facility is located at the north east corner of the site near the W. Mansfield/S. Teller Street intersection.

**AGENCY REVIEW AND NOTIFICATION**

Notice of the Planning Commission public hearing for the rezoning request was mailed to 645 tenants and owners of property within 500 feet and to 4 registered neighborhood organizations within a 1/2 mile of the subject property, as required by the Lakewood Zoning Ordinance. The rezoning application was also sent to 7 outside referral agencies for review, as indicated in the table below.
<table>
<thead>
<tr>
<th>Agency</th>
<th>Notification for Neighborhood Meetings Sent</th>
<th>Notification for Planning Commission Hearing</th>
<th>Referral Sent</th>
<th>Comments Received</th>
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**Referral Agencies’ Comments:** The City received five responses from referral agencies. The following is a summary of the comments received in response to the agency referral documented in the chart above.

1. West Metro Fire Protection District had no objection to the proposed rezoning and stated fire service will be provided as long as the provisions in the 2015 International Fire Code are satisfied.

2. Lakehurst Water & Sanitation District had no objection to the proposed rezoning and stated that the design and construction of the water and sanitary services must be in accordance with the District’s standards.

3. Xcel Energy had no objection to the proposed rezoning, contingent upon their ability to maintain all existing rights.

4. Century Link had no objection to the proposed rezoning.

5. The Police Department responded that a Crime Prevention Through Environmental Design (CPTED) review could not be completed for the rezoning application. The PD will receive future referrals on any site plan submittals for the CPTED review.

**Neighborhood Comments:** A neighborhood meeting was held on January 10, 2019. At the time of the neighborhood meeting, the applicant was proposing to rezone the property to Mixed-Use General Suburban (M-G-S) to be consistent with the rezoning application for 3840 S. Wadsworth Blvd. Additionally, there was not a specific development proposal for the site at that time. One Lakewood resident attended the meeting and was in support of the rezoning to accommodate future development on the site and liked the idea of increasing the mixture of uses that currently exist within the Academy Park development.

The rezoning proposal was modified by the applicant, from the initially proposed M-G-S zone district to the M-E-S and M-R-S, following staff’s review of the formal rezoning application and the evolution of the current townhome development proposal.
Letters of Support: Staff also received 68 letters of support for the rezoning application from business owners, Lakewood residents, people that commute to Lakewood for work, people in support of reducing the size of the exiting paved surface parking lot and non-residents that would like to live in Lakewood.

See Attachment E for summary of the neighborhood meeting and Attachment F for the letters of support.

PROJECT ANALYSIS

Overview: The subject site is currently zoned PD/M-E-S and was developed in the 1970’s as a multi-story office building with 825 surface parking spaces. The applicant has indicated that even with the high occupancy rate for the office building, the parking lot is rarely (if ever) full and that the eastern parking lot consistently has approximately 200 unoccupied spaces on a daily basis. The applicant’s analysis of aerial imagery from the past 20 years also supports this claim. The property owners are interested in exploring additional redevelopment opportunities for the unused parking lot, however, the existing parking standards that were adopted when the property was rezoning to Planned Development in 1978 will not currently allow any significant parking reductions to accommodate further development on this site.

Pursuant to the Academy Park Planned Development Standards, the minimum parking ratio for an office use is 5 spaces per 1000 square feet of gross floor areas (GFA). In comparison, the current parking ratios for an office use per the City of Lakewood Zoning Ordinance requires a minimum of 1.5 spaces per 1000 square feet of GFA with a maximum of 5 spaces per 1000 square feet of GFA in Mixed-Use zone districts with a suburban context. The lower parking ratios in the City’s current zoning ordinance better reflect the current trends and technologies available for office workers where flexible work schedules and working from home certain days of the week are becoming more common. The proposed rezoning request is intended to address the outdated parking ratios and other development standards contained within the Academy Park Planned Development.

The proposed zoning for the property reflects the development potential that is being explored by the property owners, Vista Buena Holdings, LLC and West Point, LLC. At this time, there are no plans to modify the existing office building or the exiting use. The office building is currently leased at a 96% occupancy rate and there is no desire or need to change the exiting office use. In addition, there are no plans to modify the larger parking lot (directly south of the office building) where most of the office tenants and employees currently park. As such, this portion of the site is proposed to be rezoned from the PD/M-E-S to the underlying zone district of Mixed-Use Employment Suburban (M-E-S), which allows a variety of non-residential land use and up to 50% of the total building GFA to be a residential use. Refer to Attachment G for the legal description and exhibit of the land area associated with the proposed M-E-S portion of the site.

The remaining 2.3 acres of the site that includes all of Lot 2 and a portion of Lot 1 is proposed to be rezoned to the Mixed-Use Residential Suburban (M-R-S) zone district to accommodate a proposed for-sale townhome development. Refer to Attachment H for the legal description and exhibit of the land area associated with the proposed M-R-S portion of the site. The applicant has also included the proposed fee-simple townhome development pattern on sheet 2 of the Conceptual Land Use Plan (Attachment A). Although this information was included to support the rezoning request, the Planning Commission should keep in mind that a rezoning approval does not constitute the approval of a specific development proposal or land use.
Comprehensive Plan - The primary document for guiding land use decisions is the Lakewood 2025: Moving Forward Together Comprehensive Plan. The Comprehensive Plan is a long-range plan that looks 10 years into the future. It is a policy document that provides guidance to City Council, Planning Commission, City staff, residents, businesses, and developers to make informed decisions about the current and future needs of the community. The Comprehensive Plan is available on the City’s website under the following URL: http://www.lakewood.org/CommunityPlans/.

The purpose of the Comprehensive Plan is to identify and articulate the residents’ values and goals to help the community achieve its desired future through a vision statement, guiding principles, goals and actions steps. The City’s Vision Statement is articulated on pages 3-5 & 3-6 of the Comprehensive Plan and it is intended to set a direction for the future of Lakewood rather than being simply a prediction.

The Comprehensive Plan has a Land Use Vision Map (Map 3-d, page 3-21) that indicates Growth Areas, Neighborhood and Community Activity Areas. The Growth Areas are intended to accommodate the vast majority of the employment, retail and residential growth anticipated for the City. This property is located within the Mission Trace & Academy Park Growth Area and is designated for Mixed-Use Office. The growth area summary states that the Academy Park Area will continue to develop with a mix of non-residential and residential uses.

![Figure 3 - Mission Trace/Academy Park Growth Area Land Use Map](image_url)

Staff has evaluated the rezoning proposal and found that it is consistent with the Comprehensive Plan Growth Area Land Use. The rezoning proposal will require a true mixture of uses within an existing development site. The M-E-S zone district will ensure that a percentage of non-residential uses shall be maintained. Additionally, the M-R-S zone district will ensure that a portion of any future development must be a residential use permitted in that zone district. Further,
accommodating both residential and office uses in close proximity will provide local housing options for non-residents that work in Lakewood and would like to become Lakewood residents, as expressed in several of the Letters of Support that were received for this rezoning application (Attachment F).

Lakewood Zoning Ordinance: The Lakewood Zoning Ordinance provides information about zone district standards, specific development regulations and the planning process. As stated in Article 3 - Zone Districts:

- The M-E district is intended to provide for office and campus development, with ancillary retail and residential uses along arterial and collector streets. The district may also act as a buffer between higher intensity mixed-use districts and adjacent residential neighborhoods. The district provides for medium to high-density employment opportunities, as well as educational and institutional campuses. Employment uses are key components of this district, and are required in certain instances where the parcel and/or district is of a certain size; and

- The M-R district is intended to allow for compact multifamily residential development with a variety of densities. This district will also allow for office and retail uses that are integrated into residential projects. Minimum residential densities are established as part of the district to maximize the potential number of transit riders and business users within adjacent transit and urban development areas, while limiting the impact on existing surrounding neighborhoods.

The proposed suburban context in both zone districts reflects a more auto-oriented environment, where the existing surrounding street pattern and access to adjacent residential neighborhoods is not conducive to the highest level of pedestrian connectivity.

For a comparison of the PD/M-E-S, M-E-S and M-R-S zone district standards, see Attachment A.

Review Criteria: The review criteria for rezoning requests are outlined in Section 17.2.3.3.A of the Lakewood Zoning Ordinance. Staff’s analysis of the rezoning request against these standards is provided below in Section A.

A. Conformance with Standards for Rezoning Criteria §17.2.3.3.A:

1. The proposed rezoning promotes the purposes of the Zoning Ordinance as stated in Section 17.1.2.

The proposed rezoning will support the purpose and intent of the Zoning Ordinance as follows:

- Maintaining/improving public health, safety and welfare of the citizens of the City of Lakewood through a mixture of uses within walking distance.

- Implementing the vision, goals and recommendations of the Comprehensive Plan by providing quality infill development that is compatible in form with surrounding uses within the Academy Park development.

- Providing a range of housing types and costs to meet the current and future needs of citizens within an existing employment park development.

- Promoting orderly development through a public process.

- Accommodating the effective integration of a mixture of uses and redevelopment with surrounding land uses.
- Promoting a mixture of commercial and residential uses within mixed-use zone districts.

2. **The proposed rezoning is compatible with existing surrounding land uses or the land uses envisioned in the Comprehensive Plan.**
   - The proposed rezoning is compatible with the existing surrounding land uses that include office, multifamily, institutional/school and ministorage.
   - The proposed rezoning is also compatible with the land uses envisioned in the Comprehensive Plan. The property is located within the Mission Trace and Academy Park Growth Area with a land use designation of Mixed-Use Office.

3. **The proposed rezoning meets at least one of the following:**
   The zoning ordinance requires that one of the following three factors must exist.

   i. **The proposed rezoning promotes implementation of the Comprehensive Plan.**
      The proposed rezoning will promote the implementation of Lakewood Comprehensive Plan as follows:
      - The proposed rezoning will support the community’s guiding principles, goals and actions steps by:
        - Goal I-CS3 – Enhance commercial and mixed-use district to create quality working, living, shopping and dining experiences.
          - Creating an opportunity to work with the owners of an older commercial property to reinvigorate projects through reinvestment and redevelopment. (Action Step b).
          - Promoting commercial and mixed-use investment and reinvestment in designated Growth Areas. (Action Step c).
        - Goal I-CS7 – Continue to diversify Lakewood’s economy to strengthen and stabilize the tax base and maintain viability through fluctuating economic cycles.
          - Replacing the outdated parking ratios and development standards required by the Academy Park PD with the City’s current parking ratios and development standards. This will allow for a greater mix-of-uses within this Growth Area by creating redevelopment potential within the unused portions of the surface parking lot.
        - Goal 1-GA17 – Enhance the existing office and regional retail environment of the growth area.
          - Providing opportunities for additional residential uses within the Academy Park Growth Area. (Action Step b)
        - The Goal L-PS6 – Ensure adequate utilities are available for Lakewood’s current and future residents and businesses.
          - Ensuring coordination of services with applicable utility and service providers is occurring early in the development process. (Action Step a)
        - The Goal M-MT7 – Strategically provide additional capacity and operational efficacies on roadways to limit congestion and expand multi-modal options.
          - Monitoring intersections for capacity limits and improving the intersections as necessary. (Action Step e)
ii. **There has been a material change in the character of the neighborhood or in the City generally, such that the proposed rezoning would be in the public interest and consistent with the change.**

Evidence of a material change within the Mission Trace & Academy Park Growth Area has been demonstrated though the recent multifamily development (located to the south of the subject property) and the conversion of the old TravelersExpress / MoneyGram office building into the Addenbrooke Classical Academy Public K-12 charter school. A rezoning request (from PD to M-G-S) for the property to the north the subject property was also recently approved by City Council to allow the remainder of the vacant office building to be converted and repurposed for a ministorage use.

With respect to the existing Academy Park Planned Development (PD), staff finds that the customized zoning and development standards (that may have made sense when they were established in 1978) have become outdated and no longer provide the flexibility needed to ensure that the Academy Park Planned Development can remain viable through fluctuating economic cycles, changing market demands for traditional office space, evolving development trends/best practices and the implementation of new technology.

Further, Article 9 of the existing PD establishes a 5-member Architectural Design Committee (ADC) to review and either approve or reject development plans pursuant to the design standards contained within the zoning document. It is staffs’ understanding that there has not been an active ADC for Academy Park for several years. As such, with the combination of outdated standards and the lack of an ADC to manage the character of new development, the Academy Park PD requires a significant amount of city staff time to review and approve any new development proposal or building/sign permit application.

Based on the above analysis, staff finds that:

a) There has been a material change in the character of the existing office park; and

b) With the numerous letters of support received for the proposed rezoning and the additional cost incurred by tax payers for staff to continue to implement the outdated customized PD zone district standards, the proposed rezoning is in the public interest.

iii. **The property was rezoned in error.**

Not applicable.

B. **Engineering Analysis.** Engineering was not required as part of this rezoning request. Engineering documents will be required with future redevelopment of this site.

**FINDINGS OF FACT AND ORDER**

Based upon the information and materials, the neighborhood meeting, and this staff report, staff supports the rezoning request. Therefore, City of Lakewood staff recommends that the Planning Commission find that:

A. The applicant, Donald Marcotte, is proposing to rezone Lot 1 and 2 of the Academy Park Filing 5 & 6 Lot Line Adjustment Plat from Planned Development with the underlying Mixed-Use Employment Suburban (PD/M-E-S) zone district to Mixed-Use Employment Suburban (M-E-S) and Mixed-Use Residential Suburban (M-R-S).

B. Notice of the Public Hearing was provided to the fee owners of property and residents within 500 feet; and registered neighborhood organizations within a 1/2 mile as required
by the Lakewood Zoning Ordinance; and
C. Notice was published in the official City newspaper at least six days prior to the hearing; and
D. Notice was posted at the property at least 14 days prior to the hearing; and
E. The request was reviewed by the appropriate referral agencies; and
F. The proposed rezoning promotes the purposes of this Zoning Ordinance as stated in Section 17.1.2.; and
G. The proposed rezoning is compatible with existing surrounding land uses and the land uses envisioned in the Comprehensive Plan; and
H. The proposed rezoning promotes the implementation of the Comprehensive Plan; and
I. There has been a material change in the neighborhood and the rezoning is in the public interest;

AND

The Planning Commission adopts the findings of fact and order, A through I, as presented in this staff report and recommends that the City Council APPROVE Rezoning Case No. RZ-19-001.

cc: Case File- RZ-19-001
    Donald Marcotte, Applicant
## ZONE DISTRICT STANDARDS

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<tr>
<th>Zoning Standard</th>
<th>PD Zone District (Existing Zoning)</th>
<th>M-1 S-Zone District (Existing Underlying Zoning)</th>
<th>M-R S-Zone District (Proposed Zoning)</th>
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<tr>
<td>Permitted Uses</td>
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<td>Attached Family Dwelling Unit / Multi-Family Housing Complex</td>
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<td>Special Land Uses</td>
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<td>Hospital/Utility Facilities/Entertainment Facilities</td>
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**Note:** All measurements are in feet. **ND** indicates not determined.
July 31, 2019

Ms. Brea Pafford  
City of Lakewood  
Planning and Development  
470 S. Allison Parkway  
Lakewood, CO 80226

RE: 3900 S. Wadsworth Boulevard & 3939 S. Teller St. Rezoning  
Academy Park Filing No. 5 & 6 Lot 1 and Lot 2, Block 1

Dear Ms. Pafford,

Please see the attached land development rezoning application package for the proposed rezoning for the above-referenced property. The current owner, VBH WP, LLC, is requesting a rezoning of the 13.5 acre parcel comprised of Lot 1 (11.99 ac.) and Lot 2 (1.51) currently under the Academy Park Planned Development (PD) zoning, with underlying Mixed-Employment-Suburban (MES) zoning. The applicant is seeking to rezone the office complex parcel within Lot 1 to MES as its sole zoning, while Lot 2 and a small portion Lot 1 would be rezoned to Mixed-Residential-Suburban (M-R-S). The PD established for Academy Park in 1979 included more than 27 properties for various allowed uses under the PD zoning criteria such as schools, medical buildings, hotels and office complexes. The purpose of the rezoning is due to the excessive number of parking stalls required under the PD zoning requirements for office complexes, which requires 5 parking stalls for every 1000 square feet (SF) of gross floor area (GFA), resulting in more than 200 vacant parking spaces consistently unused over the last 20 years. Given today’s modern modes of transportation and advanced computer technologies, including telecommuting, public transportation, and rideshare, the applicant seeks to establish a lower parking requirement allowable on the MES zoning criteria ranging from 1.5 stalls to 5 stalls per 1000 SF GFA (maximum), enable more effective use of the vacant parking lot primarily in Lot 2 and a portion of Lot 1. The 175,000 SF office complex has an estimated GFA of 154,004 SF (after 10% reduction for accessory uses such as elevator shafts, maintenance rooms, etc.), requiring 770 parking spaces based on 5 stalls per 1000 SF. The office complex has a total of 825 parking stalls and tends to occupy no more than 600 parking spaces on a regular basis. The building is typically at 90-92% occupancy, and currently leased at 96% occupancy as of July 2019.

Rezoning to MES will allow the applicant to update the parking space requirements to more effectively establish what is truly needed for the office complex under today’s conditions, freeing-up approximately 2.3 acres for redevelopment in this growth area in City of Lakewood. As part of this rezoning application, the 2.3-acre parcel would be rezoned to Mixed Residential (M-R-S) zoning which has many similar criteria as
compared to MES, but the MRS allows for a residential component such as single-family attached dwelling units, which is the desired use for this parcel. A Conceptual Land Use Plan (CLUP) has been prepared to present the rezoning concept for the Lots 1 and 2 and identifies a Lot Line Adjustment to create a 2.3 acre-parcel intended for redevelopment as luxury townhomes. MRS zoning also allows other uses as well, but the intention is for the single-family attached dwelling unit as presented in the CLUP accompanying this rezoning application. Both the MES and MRS zonings promote a true mixed-use of office and residential uses, where office workers and business executives can live and work and shop within the neighborhood community. Other benefits include to creation of more open space (green space), pedestrian connectivity, and improved neighborhood aesthetics with impressive architectural design of the proposed townhome buildings.

Please see accompanying rezoning package and supporting information for the Lot 1 and Lot 2, Block 1 Academy Park property. We look forward to your review and consideration of our applicant’s rezoning request.

Respectfully Submitted,

Dewberry | J3

[Signature]

Donna Barrentine, P.E.
Project Manager
ATTACHMENT E – NEIGHBORHOOD MEETING NOTES

CASE NUMBER: ZP-18-088 – Preplanning application for a proposed rezoning
Project Manager: Brea Pafford
Applicant: Donald Marcotte, Manager – West Point, NCP LLC
Owners: West Point, NCP LLC
Case Address: 3900 S Wadsworth Blvd. and 3939 S. Teller St.
Request: The applicant has expressed an interest in rezoning the property from PD/M-E-S to M-G-S.
Date: January 10, 2019
Time: 6:00PM – 7:00PM
Location: 3900 S. Wadsworth Blvd., Suite 150
Lakewood, CO 80235

Neighborhood Groups Notified: South Lakewood Business Association
City Staff: Brea Pafford, Planning - Development Assistance
Paul Rice, Planning Manager - Development Assistance

In Attendance: 1 Lakewood resident, 3 members from the applicant’s team, and 2 City Staff members were in attendance.

This is a summary of the neighborhood meeting. It is not inclusive of all the details, but rather a summary of the main points discussed at the meeting.

Meeting Agenda:

- Introduction
- Purpose of Meeting
- Explanation of the Rezoning Process
- Presentation by the Applicant
- Questions and Discussion with Citizens
- Closing Comments and Next Steps

At 6:13 PM Staff opened the meeting with an explanation of the purpose, notice requirements, and an explanation of the rezoning application process. Then staff turned the meeting over to Donna Barrentine for the applicant’s presentation.

Following staff’s introduction, the applicant presented information about the project site and existing parking needs of the office building. The applicant provided aerial images spanning from 1999 through 2018 which depict the parking lot for the existing office building. These images show that the smaller lot adjacent to Teller Street is primarily vacant, with the larger lot ranging from 25 – 75% full. The excess and unused parking is related to the minimum required parking ratios for an office use.
that were established with the Planned Development in 1978.

The applicant also indicated that there is a desire by the property owner to explore additional development opportunities for the existing parking lot adjacent to S. Teller Street, however, the parking ratios of the Planned Development requires a minimum of 5 parking spaces per 1,000 feet of gross floor area (GFA). This results in required parking spaces which remain largely unused over the past 20 years. By rezoning to the M-G-S zone district, where the minimum parking ratio for an office use is 1.5 spaces per 1,000 SF of gross floor area and the maximum is 5 spaces per 1,000 SF of GFA.

The applicant explained that the proposed rezoning to M-G-S:

- Will allow a lower parking ratio so that the required parking is more in line with the parking needs of the office use. It will also allow
- Free up unused parking to do something better with the land
- Provides allowable uses in the M-G-S that may be viable on this site include attached dwelling units, multifamily, day care, fitness and restaurant uses, would complement and help support the existing office use on this site and the other existing uses in the Academy Park development.
- Is supported by the Lakewood Comprehensive Plan as it is in the Mission Trace/Academy Park Growth Area. Specifically, it is in-line with the Plan goals to: promote mixed-use developments, improve redevelopment opportunities and enhance community through live/work opportunities though additional investment and redevelopment of the site.

The applicant identified the following community benefits:

- Allows better use of a vacant parking lot
- Enables other beneficial land use opportunities to enhance the community
- Promotes redevelopment and private investment opportunities
- Allows for potential single-family attached (townhome) development, supporting current trends in a growth area
- Creates mixed-use area with offices, retail and residential
- Market support the changes character with trending rezoning within the area.

Following the presentation, the applicant opened the floor for questions/comments. The following lists the questions and comments that were received by those in attendance.

Question (Q): It doesn't look like there is a specific development that is currently proposed?
Answer (A): Correct - the owner would like to secure entitlements and remove the existing parking requirements that are required by the ODP.

Q: Are there any traffic concerns?
A: A Traffic Study is required with the formal application and will identify any issues with land uses allowed in the M-G-S zone district.

The meeting ended at 6:38PM. Staff provided a summary of the applicant’s ‘next steps’:
- Submit formal application
- Notification
- Public Hearing

CC: Case File ZP-18-088
    Case File RZ-19-001

S:\Development Review\Cases\DAT19\RZ-19-001 - 3900 S WADSWORTH BLVD\Neighborhood Mtg\NEIGHBORHOOD MEETING NOTES.docx
July 10, 2019

City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

Dear Lakewood City Staff:

I was made aware that the property at the WestPoint Office Plaza at 3900 S Wadsworth Blvd is scheduled for rezoning. I am an owner of a small business in Lakewood and would benefit from more people moving into our community. It would help my employees by giving them a chance to live closer to work and for my customers who wish they could be closer to our office.

Respectfully,

Jared Theis
CEO
Community Management Specialists, Inc.
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

Dear Lakewood Council,

The property scheduled for rezoning at 3939 S Teller Street is why we are reaching out to you. We currently own a rental property in the Lakewood area and fully support the development of new residential homes in the area. This would give us the opportunity to purchase another home to provide a quality and affordable option for renters who cannot buy.

Best Regards,

Signature/Date: 7/12/19

Name: Justin B. Adams

Address: 12429 W. Virginia Ave
Lakewood, CO 80228
City of Lakewood

470 S Allison Way

Lakewood, Colorado 80226

Dear Lakewood Staff,

It is my understanding that the property at the WestPoint Office Plaza at 3900 S Wadsworth Blvd. is scheduled for rezoning. We currently own a business in the Lakewood area and fully support the development of residential homes nearby. Our business has been doing well, and the potential for growth with the addition of new members to the community would be very beneficial.

Yours Truly,

Signature/Date: [Signature]

Name: Michael Hoover

Address: 8365 S xerox ST

Lakewood, CO 80127
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

Dear Lakewood Council,

The property scheduled for rezoning on Case #RZ-19-001 is why we are reaching out to you. We currently own a business in the Lakewood area and are in full support of residential homes being developed nearby. Our business has begun to slow over the last few years and the potential for growth through community support would be the ultimate benefit.

Yours Truly,

[Signature/Date:]

Name: Jack Phillips
Address: 3355 So Wadsworth
Lakewood, CO 80227
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

Dear Lakewood Council,

The property scheduled for rezoning on Case #RZ-19-001 is why we are reaching out to you. We currently own a business in the Lakewood area and are in full support of residential homes being developed nearby. Our business has begun to slow over the last few years and the potential for growth through community support would be the ultimate benefit.

Yours Truly,

Signature/Date: 12/25/18
Name:
Address: 7857 W. Tufts Rd., Lakewood, CO 80215
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

Dear Lakewood Staff,

It is my understanding that the property at the WestPoint Office Plaza at 3900 S Wadsworth Blvd. is scheduled for rezoning. We currently own a business in the Lakewood area and fully support the development of residential homes nearby. Our business has been doing well, and the potential for growth with the addition of new members to the community would be very beneficial.

Yours Truly,

Signature/Date: 6-25-19

Name: [Signature]

Address: 3355 S Wadsworth Blvd.
Unit 123
80227
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

Dear Lakewood Staff,

It is my understanding that the property at the WestPoint Office Plaza at 3900 S Wadsworth Blvd. is scheduled for rezoning. We currently own a business in the Lakewood area and fully support the development of residential homes nearby. Our business has been doing well, and the potential for growth with the addition of new members to the community would be very beneficial.

Yours Truly,

Signature/Date: 6-25-19

Name: DONALD HELL

Address: 3978 S. WADSWORTH 109 LAKewood 80235
City of Lakewood  
470 S Allison Way  
Lakewood, Colorado 80226

To Lakewood City,

I am reaching out regarding the property scheduled for rezoning on Case #RZ-19-001. I currently own a business in Lakewood and fully support the development of residential homes in the area. The potential growth through increased members in the community would be beneficial to my business.

Sincerely,

[Signature/Date]

Name: Tuan Tran (Lily Flowers)

Address: 3355 S Wadsworth Blvd

H-107 Lakewood, CO 80227
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

Dear Lakewood Council,

The property scheduled for rezoning on Case #RZ-19-001 is why we are reaching out to you. We currently own a business in the Lakewood area and are in full support of residential homes being developed nearby. Our business has begun to slow over the last few years and the potential for growth through community support would be the ultimate benefit.

Yours Truly,

[Signature]

Signature/Date: 6/25/19

Name: SHANE BALL (CLUTCH GAMING)

Address: 3355 S YARROW ST. #133
LAKewood, CO 80227
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

To Lakewood City,

I am reaching out regarding the property scheduled for rezoning on Case #RZ-19-001. I currently own a business in Lakewood and fully support the development of residential homes in the area. The potential growth through increased members in the community would be beneficial to my business.

Sincerely,

Signature/Date: [Signature]

Name: [Name]

Address: [Address]
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

To Lakewood City,

I am reaching out regarding the property scheduled for rezoning on Case #RZ-19-001. I currently own a business in Lakewood and fully support the development of residential homes in the area. The potential growth through increased members in the community would be beneficial to my business.

Sincerely,

[Signature/Date: June 20, 2019]

[Name: Green M. Turner]

[Address: 12611 W. Dakota Ave.
Lakewood CO 80228]
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

To Lakewood City,

I am reaching out regarding the property scheduled for rezoning on Case #RZ-19-001. I currently own a business in Lakewood and fully support the development of residential homes in the area. The potential growth through increased members in the community would be beneficial to my business.

Sincerely,

[Signature]

Signature/Date: 8-20-19

Name: [signature]

Address: 12840 W Alameda Pkwy

Lakewood, CO 80235
Dear Lakewood Staff,

It is my understanding that the property at the WestPoint Office Plaza at 3900 S Wadsworth Blvd. is scheduled for rezoning. We currently own a business in the Lakewood area and fully support the development of residential homes nearby. Our business has been doing well, and the potential for growth with the addition of new members to the community would be very beneficial.

Yours Truly,

[Signature]

[Name: Eric Lewis]

[Address: 9800 W. Wadsworth Ave, Lakewood, CO 80226]
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

To Lakewood City,

I am reaching out regarding the property scheduled for rezoning on Case #RZ-19-001. I currently own a business in Lakewood and fully support the development of residential homes in the area. The potential growth through increased members in the community would be beneficial to my business.

Sincerely,

Signature/Date: Adrian Stalbaum

Name: Adrian Stalbaum

Address: 3805 S. Wadsworth
Lakewood Co 80227
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

To Lakewood City,

I am reaching out regarding the property scheduled for rezoning on Case #RZ-19-001. I currently own a business in Lakewood and fully support the development of residential homes in the area. The potential growth through increased members in the community would be beneficial to my business.

Sincerely,

[Signature/Date]
[Name: [Signature/Date]]

Peking - Tokyo Restaurant
3355 S. Wadsworth H183-106
Lakewood, CO 80227

[Address:]
City of Lakewood  
470 S Allison Way  
Lakewood, Colorado 80226

To Lakewood City,

I am reaching out regarding the property scheduled for rezoning on Case #RZ-19-001. I currently own a business in Lakewood and fully support the development of residential homes in the area. The potential growth through increased members in the community would be beneficial to my business.

Sincerely,

[Signature]

Signature/Date: [Signature] 6/23/19

Name: [Name]

Address: 3800 S. Wadsworth Blvd Unit A

Lakewood, Co 80227
City of Lakewood  
470 S Allison Way  
Lakewood, Colorado 80226

To Lakewood City,

I am reaching out regarding the property scheduled for rezoning on Case #RZ-19-001. I currently own a business in Lakewood and fully support the development of residential homes in the area. The potential growth through increased members in the community would be beneficial to my business.

Sincerely,

Signature/Date: 06/26/19

Name: Karen Irving

Address: 3214 S.Wadsworth Blvd Unit A  
Lakewood, Co 80227
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

To Lakewood City,

I am reaching out regarding the property scheduled for rezoning on Case #RZ-19-001. I currently own a business in Lakewood and fully support the development of residential homes in the area. The potential growth through increased members in the community would be beneficial to my business.

Sincerely,

[Signature/Date]

Name: Trent Carrier
Address: 9987 Morrison Rd. CO.
Lakewood
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

To Lakewood City,

I am reaching out regarding the property scheduled for rezoning on Case #RZ-19-001. I currently own a business in Lakewood and fully support the development of residential homes in the area. The potential growth through increased members in the community would be beneficial to my business.

Sincerely,

Signature/Date: J. George 7-2-19
Name: J. George
Address: Lockheed Martin employee
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

Dear Lakewood Council,

The property scheduled for rezoning on Case #RZ-19-001 is why we are reaching out to you. We currently own a business in the Lakewood area and are in full support of residential homes being developed nearby. Our business has begun to slow over the last few years and the potential for growth through community support would be the ultimate benefit.

Yours Truly,

Signature/Date: [Signature] 6-26-19

Name: Mike Jordan

Address: 2555 S. Kipling St

Lakewood CO 80227
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

To Lakewood City and Staff,

It is our understanding that the property at the WestPoint Office Plaza at 3900 S Wadsworth Blvd. is scheduled for rezoning. We currently own property in the Lakewood area and support the construction of new residential homes nearby. We feel this would not only strengthen the community, but increase the value of all the homes nearby.

Sincerely,

Signature/Date: Edward Lance Chayet
Name: Edward Lance Chayet
Address: 12485 W. Virginia Ave
Lakewood, CO 80228
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

To Lakewood Council,

We are reaching out regarding the property scheduled for rezoning at 3939 S Teller Street. We currently own a home in Lakewood and fully support this project. The construction of quality townhomes would increase the value of our property and give us financial security for the future.

Sincerely,

Signature/Date: 12 July 2019

Name: Mona Adams

Address: 13085 W. Cedar Drive

Unit 115 Lakewood Co. 80228
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

To Lakewood Council,

We are reaching out regarding the property scheduled for rezoning at 3939 S Teller Street. We currently own a home in Lakewood and fully support this project. The construction of quality townhomes would increase the value of our property and give us financial security for the future.

Sincerely,

Signature/Date: 3 9 July 2019
Name: Simon Drummond
Address: 12771 W Nevada PI

Lakewood CO 80228
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

To Lakewood Staff,

The property scheduled for rezoning on Case #RZ-19-001 is why we are reaching out to you. We currently own a home in Lakewood and fully support this new development. These new homes will increase the value of our home and give us some financial stability and safety concerning our home.

Regards,

Signature/Date: 

Name: Connie M Groves

Address: 2575 Queen St
Lakewood, Co 80215

7/12/19
City of Lakewood  
470 S Allison Way  
Lakewood, Colorado 80226

Dear Lakewood Staff and Council,

It is my understanding that the property at the WestPoint Office Plaza at 3900 S Wadsworth Blvd is scheduled for rezoning. We currently live in Lakewood and are in full support of this project. The size and quality of the homes with a low maintenance option is something we would love as we grow older.

Sincerely,

Signature/Date: [Signature] / 7/12/19

Name: Terri Facinelli

Address: 2575 Queen St, Lakewood, Colo. 80215
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

Dear Lakewood Staff,

We are reaching out in regards to the property at the WestPoint Office Plaza at 3900 S Wadsworth Blvd. that is scheduled for rezoning. We currently live in Lakewood and attend Pinehurst Country Club and fully support the development of these new homes. These homes would allow people to live closer to the country club and would make for an easier commute for those who attend Colorado Academy.

Sincerely,

Signature/Date: [Signature] 6-25-19

Name: Sherrie Williams

Address: 4851 S. Sixth Ave.
Morrison CO 80465
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

To Lakewood Council,

The property scheduled for rezoning at 3939 S Teller Street is why we are reaching out to you. We currently live in the Lakewood area and fully support the development of new homes nearby. The addition of these townhomes would bring with them new business, new people, and more life to our community.

Sincerely,

Signature/Date: Mark Ellis 6-26-19

Name: Mark Ellis

Address: 10 So Garland, Lakewood CO 80226
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

To Lakewood Council,

The property scheduled for rezoning at 3939 S Teller Street is why we are reaching out to you. We currently live in the Lakewood area and fully support the development of new homes nearby. The addition of these townhomes would bring with them new business, new people, and more life to our community.

Sincerely,

Signature/Date: [Signature] 6/26/19

Name: Justin B. Adams

Address: 12429 W. Virginia Ave

Lakewood, CO 80228
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

To Lakewood Council,

The property scheduled for rezoning at 3939 S Teller Street is why we are reaching out to you. We currently live in the Lakewood area and fully support the development of new homes nearby. The addition of these townhomes would bring with them new business, new people, and more life to our community.

Sincerely,

Signature/Date: [Signature]
Name: Dan Vold
Address: 2713 Zang St.
Lakewood 80228
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

To Lakewood Council,

The property scheduled for rezoning at 3939 S Teller Street is why we are reaching out to you. We currently live in the Lakewood area and fully support the development of new homes nearby. The addition of these townhomes would bring with them new business, new people, and more life to our community.

Sincerely,

[Signature]

Signature/Date: [Signature] 6/24/18

Name: [Name]

Address: 9320 W. Teller Pl

Lakewood, CO 80237
City of Lakewood  
470 S Allison Way  
Lakewood, Colorado 80226

To Lakewood Council,

The property scheduled for rezoning at 3939 S Teller Street is why we are reaching out to you. We currently live in the Lakewood area and fully support the development of new homes nearby. The addition of these townhomes would bring with them new business, new people, and more life to our community.

Sincerely,

Signature/Date: 

Name: Rick Pollard

Address: 12840 W Alandale Place  
Lakewood, CO 80228
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

To Lakewood Council,

The property scheduled for rezoning at 3939 S Teller Street is why we are reaching out to you. We currently live in the Lakewood area and fully support the development of new homes nearby. The addition of these townhomes would bring with them new business, new people, and more life to our community.

Sincerely,

Signature/Date: [Signature]

Name: [Name]

Address: [Address]

Lakewood CO 80228
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

To Lakewood Council,

The property scheduled for rezoning at 3939 S Teller Street is why we are reaching out to you. We currently live in the Lakewood area and fully support the development of new homes nearby. The addition of these townhomes would bring with them new business, new people, and more life to our community.

Sincerely,

Signature/Date: 1/6/19

Name: [Signature]

Address: 401 E. Missouri Ave
Lakewood Co. 80227
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

To Lakewood Council,

The property scheduled for rezoning at 3939 S Teller Street is why we are reaching out to you. We currently live in the Lakewood area and fully support the development of new homes nearby. The addition of these townhomes would bring with them new business, new people, and more life to our community.

Sincerely,

[Signature/Date: ________]

Name: [Last Name] MARTINEZ

Address: 1413 S W YALE PL

[City, State ZIP Code: Lakewood, CO 80228]
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

To Lakewood Council,

The property scheduled for rezoning at 3939 S Teller Street is why we are reaching out to you. We currently live in the Lakewood area and fully support the development of new homes nearby. The addition of these townhomes would bring with them new business, new people, and more life to our community.

Sincerely,

[Signature/Date]

Name: STEVEN A. Liska

Address: 3439 S. TELLER DR
LAKWOOD, COLO, 80227
City of Lakewood  
470 S Allison Way  
Lakewood, Colorado 80226  

To Lakewood Council,  

The property scheduled for rezoning at 3939 S Teller Street is why we are reaching out to you. We currently live in the Lakewood area and fully support the development of new homes nearby. The addition of these townhomes would bring with them new business, new people, and more life to our community.  

Sincerely,  

[Signature/Date: 06-26-19]  

[Name: Anyster]  

[Address: 8125 In Floyd Ave  
11-105 Lakewood Co 80227]
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

To Lakewood Council,

The property scheduled for rezoning at 3939 S Teller Street is why we are reaching out to you. We currently live in the Lakewood area and fully support the development of new homes nearby. The addition of these townhomes would bring with them new business, new people, and more life to our community.

Sincerely,

Signature/Date: [Signature] 6-7-19

Name: Ebony Terry

Address: 12465 W Dakota Ave 4-D Lakewood CO 80228
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

Dear Lakewood City and Staff,

We are so glad to hear that you are considering removing all of the excessive pavement at 3939 S Teller Street. This area would greatly benefit from the addition of homes with green spaces.

Yours Truly,

Signature/Date: 7/2/2019
Name: Joseph Liberta
Address: 12477 W. Virginia Ave
Lakewood Co. 80228
City of Lakewood  
470 S Allison Way  
Lakewood, Colorado 80226

Dear Lakewood Staff,

Regarding Case #RZ-19-001, we are so happy to hear that you are considering reducing all of the excessive pavement areas to be homes with green spaces.

Sincerely,

Signature/Date: [Signature]

Name: Rebecca Nichols

Address: 12775 W. Nevada Dr  
Lakewood, CO 80227
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

Dear Lakewood City and Staff,

We are so glad to hear that you are considering removing all of the excessive pavement at 3939 S Teller Street. This area would greatly benefit from the addition of homes with green spaces.

Yours Truly,

Signature/Date: [Signature]

Name: [Signature]

Address: 12867 W. Nevada Pl.

Lakewood, CO 80228
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

To Lakewood Staff and Council,

Regarding the property at 3939 S Teller Street, we are pleased to hear that you are considering adding new homes and green spaces to our neighborhood and removing the excessive pavement.

Best Regards,

Signature/Date: [Signature]

Name: Swanc Carroll

Address: 12419 W Virginia Ave

Lakewood CO 80228
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

Dear Lakewood Council,

I am so happy to hear that you are willing to remove the oversized parking lot at the WestPoint Office Plaza at 3900 S Wadsworth Blvd. and replace it with homes and beautifully landscaped green spaces.

Sincerely,

Signature/Date: 2-2-2019
Name: Jeff Plachko
Address: 12453 W Virginia Ave
Lakewood, CO 80228
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

Dear Lakewood Staff,

Regarding Case #RZ-19-001, we are so happy to hear that you are considering reducing all of the excessive pavement areas to be homes with green spaces.

Sincerely,

[Signature/Date]

Name: Katherine Pollard Wallis
Address: 12225 W. Alamosa Dr.
Lakewood, CO 80228
July 2, 2019

City of Lakewood
470 S. Allison Way
Lakewood, CO 80226

Dear Lakewood Staff,

I am writing regarding rezoning case #RZ-19-001, for the property at the West Point Office Plaza. As a long-term tenant of the West Point building, I am in favor of rezoning the property in question for the purposes of building townhomes, as doing so will provide local housing options for Lakewood workers. One of our staff moved to a similarly zoned apartment complex near West Point, and he walks to work! Adding additional homes at this rezoned property will provide more incentives for staff to consider moving to Lakewood.

Thank you for your consideration.

Sincerely,

Joel George
Office Manager, Computronix

Work in Lakewood
& Some Live in Lakewood
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

Dear Lakewood Staff,

We are reaching out regarding the property scheduled for rezoning at the West Point Office Plaza at 3900 S Wadsworth Blvd. We currently work in Lakewood and are searching for a new home. We fully support the development of these new homes because it gives us the opportunity to stay and work in Lakewood while being a part of the growing community.

Yours Truly,

Signature/Date: Ellie Doug 6.28.19
Name: Ellie Doug
Address: 3900 S. Wadsworth Blvd suite 600 Lakewood, CO 80235
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

Dear Lakewood Staff,

We are reaching out regarding the property scheduled for rezoning at the West Point Office Plaza at 3900 S Wadsworth Blvd. We currently work in Lakewood and are searching for a new home. We fully support the development of these new homes because it gives us the opportunity to stay and work in Lakewood while being a part of the growing community.

Yours Truly,

[Signature]

Signature/Date: 26 JUNE 19

Name: STEPHEN W. ANTHONY
Address: 3775 N. RALEIGH ST.

DENVER, CO 80212
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

To Lakewood Staff,

We are reaching out regarding the property scheduled for rezoning at 3939 S Teller Street. We currently work in Lakewood but have to travel from outside the Lakewood area to do so. We have been looking for a townhome product like this that would give us the ability to live that much closer to work but we have been unsuccessful or not satisfied with our options.

Regards,

Signature/Date: [Signature] 6/26/19

Name: [Name]

Address: 2470 S. Steele St.

Denver, CO 80210
City of Lakewood  
470 S Allison Way  
Lakewood, Colorado 80226

To Lakewood Staff,

We are reaching out regarding the property scheduled for rezoning at 3939 S Teller Street. We currently work in Lakewood but have to travel from outside the Lakewood area to do so. We have been looking for a townhome product like this that would give us the ability to live that much closer to work but we have been unsuccessful or not satisfied with our options.

Regards,

Signature/Date: [Signature]

Name: Brittnie Haynes

Address: 1365 S, Danube way

Aurora, CO 80017
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

Dear Lakewood Staff,

We are reaching out regarding the property scheduled for rezoning at the West Point Office Plaza at 3900 S Wadsworth Blvd. We currently work in Lakewood and are searching for a new home. We fully support the development of these new homes because it gives us the opportunity to stay and work in Lakewood while being a part of the growing community.

Yours Truly,

[Signature/Date]

Athena Valder

Address: 3615 S. Krayot
Denver, CO 80219

[Signature/Date]

6/27/19
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

Dear Lakewood Staff,

We are reaching out regarding the property scheduled for rezoning at the West Point Office Plaza at 3900 S Wadsworth Blvd. We currently work in Lakewood and are searching for a new home. We fully support the development of these new homes because it gives us the opportunity to stay and work in Lakewood while being a part of the growing community.

Yours Truly,

Signature/Date: 5/10/13
Name: [Signature]
Address: 3900 S. Wadsworth
Lakewood, 80227
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

Dear Lakewood Staff,

We are reaching out regarding the property scheduled for rezoning at the West Point Office Plaza at 3900 S Wadsworth Blvd. We currently work in Lakewood and are searching for a new home. We fully support the development of these new homes because it gives us the opportunity to stay and work in Lakewood while being a part of the growing community.

Yours Truly,

Signature/Date: 6-27-19
Name: Alexa Lamb
Address: 934 W Peakview Cir
Littleton, CO 80120
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

Dear Lakewood Staff,

We are reaching out regarding the property scheduled for rezoning at the West Point Office Plaza at 3900 S Wadsworth Blvd. We currently work in Lakewood and are searching for a new home. We fully support the development of these new homes because it gives us the opportunity to stay and work in Lakewood while being a part of the growing community.

Yours Truly,

Signature/Date: [Signature] 6/8/19

Name: Kessia Peterson

Address: 10847 Snow Cloud Tr

Littleton, CO 80125
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

Dear Lakewood Staff,

We are reaching out regarding the property scheduled for rezoning at the West Point Office Plaza at 3900 S Wadsworth Blvd. We currently work in Lakewood and are searching for a new home. We fully support the development of these new homes because it gives us the opportunity to stay and work in Lakewood while being a part of the growing community.

Yours Truly,

Signature/Date: 

Name: HiEP BUI

Address: 3955 S WADSWORTH BLVD #1107

Lakewood CO, 80227
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

Dear Lakewood Staff,

We are reaching out regarding the property scheduled for rezoning at the West Point Office Plaza at 3900 S Wadsworth Blvd. We currently work in Lakewood and are searching for a new home. We fully support the development of these new homes because it gives us the opportunity to stay and work in Lakewood while being a part of the growing community.

Yours Truly,

[Signature]

Name: Austin Buchanan
Address: 8080 E 55th Ave
Denver, CO 80238
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

Dear Lakewood Staff,

We are reaching out regarding the property scheduled for rezoning at the West Point Office Plaza at 3900 S Wadsworth Blvd. We currently work in Lakewood and are searching for a new home. We fully support the development of these new homes because it gives us the opportunity to stay and work in Lakewood while being a part of the growing community.

Yours Truly,

Signature/Date: [Signature]

Name: [Name]

Address: [Address]

[City], [State] [Zip Code]
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

Dear Lakewood Staff,

We are reaching out regarding the property scheduled for rezoning at the West Point Office Plaza at 3900 S Wadsworth Blvd. We currently work in Lakewood and are searching for a new home. We fully support the development of these new homes because it gives us the opportunity to stay and work in Lakewood while being a part of the growing community.

Yours Truly,

Signature/Date: 6/27

Name:を通してMARTHERZ

Address: 2550 S Surf Federal
80819
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

Dear Lakewood Staff,

We are reaching out regarding the property scheduled for rezoning at the West Point Office Plaza at 3900 S Wadsworth Blvd. We currently work in Lakewood and are searching for a new home. We fully support the development of these new homes because it gives us the opportunity to stay and work in Lakewood while being a part of the growing community.

Yours Truly,

Signature/Date: 6-27/14

Name: [Signature]

Address: 3200 S. Wadsworth
Lakewood, CO 80227
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

Dear Lakewood Staff,

We are reaching out regarding the property scheduled for rezoning at the West Point Office Plaza at 3900 S Wadsworth Blvd. We currently work in Lakewood and are searching for a new home. We fully support the development of these new homes because it gives us the opportunity to stay and work in Lakewood while being a part of the growing community.

Yours Truly,

Signature/Date: [Signature]
Name: Joseph P. Kelly
Address: 2865 Akron St
Denver, CO 80238
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

Dear Lakewood Staff,

We are reaching out regarding the property scheduled for rezoning at the West Point Office Plaza at 3900 S Wadsworth Blvd. We currently work in Lakewood and are searching for a new home. We fully support the development of these new homes because it gives us the opportunity to stay and work in Lakewood while being a part of the growing community.

Yours Truly,

Signature/Date: [Signature/Date]

Name: [Name]

Address: [Address]

[City, State Zip Code]
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

Dear Lakewood Staff,

We are reaching out regarding the property scheduled for rezoning at the West Point Office Plaza at 3900 S Wadsworth Blvd. We currently work in Lakewood and are searching for a new home. We fully support the development of these new homes because it gives us the opportunity to stay and work in Lakewood while being a part of the growing community.

Yours Truly,

Signature/Date: 6/26/19
Name: Jin Yim
Westgate Tailors
Address: 3725 S. Wadsworth Blvd

Lakewood, CO 80227
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

Dear Lakewood Staff,

We are reaching out regarding the property scheduled for rezoning at the West Point Office Plaza at 3900 S Wadsworth Blvd. We currently work in Lakewood and are searching for a new home. We fully support the development of these new homes because it gives us the opportunity to stay and work in Lakewood while being a part of the growing community.

Yours Truly,

Signature/Date: 6-24-19

Name: Luis Maldonado

Address: 388 E 88th Ave #428

Thornton CO 80229
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

Dear Lakewood Staff,

We are reaching out regarding the property scheduled for rezoning at the West Point Office Plaza at 3900 S Wadsworth Blvd. We currently work in Lakewood and are searching for a new home. We fully support the development of these new homes because it gives us the opportunity to stay and work in Lakewood while being a part of the growing community.

Yours Truly,

[Signature/Date]

Name: TYLER ANGEL

Address: 2332 S. XAVIER ST
DENVER, CO.
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

To Lakewood Staff and Council,

It is my understanding that the property at the WestPoint Office Plaza at 3900 S Wadsworth is scheduled for rezoning. My family and I currently live outside of the Lakewood area but must commute to Lakewood for work. We support this project because it would allow us to live closer to our work and give us the ability to buy a home in a location that is convenient and practical.

Sincerely,

Signature/Date: Selena Spean 6/27/19
Name: Selena Spean
Address: 9100 E Florida Ave

[Handwritten note: Commute]
City of Lakewood  
470 S Allison Way  
Lakewood, Colorado 80226

To Lakewood Council,

The property scheduled for rezoning on Case #RZ-19-001 is why we are reaching out to you. The lack of quality homes in the Lakewood area has made it difficult to find a home close to work resulting in a long daily commute. We fully support this project because it would give us the ability to purchase a home closer to work.

Regards,

[Signature/Date: 6-26-19]

Name: Ruben Martin-Carrillo

Address: 1373 S. Gen. E. St.

Denver, CO 80210
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

To Lakewood Council,

The property scheduled for rezoning on Case #RZ-19-001 is why we are reaching out to you. The lack of quality homes in the Lakewood area has made it difficult to find a home close to work resulting in a long daily commute. We fully support this project because it would give us the ability to purchase a home closer to work.

Regards,

Signature/Date: [Signature] 6/27/19
Name: [Name]
Address: 3371 W. 67th Pl
Denver CO 80227
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

To Lakewood Staff and Council,

It is my understanding that the property at the WestPoint Office Plaza at 3900 S Wadsworth is scheduled for rezoning. My family and I currently live outside of the Lakewood area but must commute to Lakewood for work. We support this project because it would allow us to live closer to our work and give us the ability to buy a home in a location that is convenient and practical.

Sincerely,

Signature/Date: [Signature] 06-26-2019

Name: Joseph Baker

Address: 3194 Sirrose Cir
Parker, CO 80138
City of Lakewood
470 S Allison Way
Lakewood, Colorado 80226

To Lakewood Council,

The property scheduled for rezoning at 3939 S Teller Street is why we are reaching out to you. We currently live in the Lakewood area and fully support the development of new homes nearby. The addition of these townhomes would bring with them new business, new people, and more life to our community.

Sincerely,

Signature/Date: 

Name: Jon E. T. Heuer

Address: 2870 E. Colorado Ave
Dem Co 80210
City of Lakewood  
470 S Allison Way  
Lakewood, Colorado 80226  

To Lakewood Council,  

The property scheduled for rezoning on Case #RZ-19-001 is why we are reaching out to you. The lack of quality homes in the Lakewood area has made it difficult to find a home close to work resulting in a long daily commute. We fully support this project because it would give us the ability to purchase a home closer to work.  

Regards,  

Signature/Date:  

Name: James Scott  

Address: 8827 West Floyd Ave  
Lakewood, CO 80227
PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1 AND LOT 2, BLOCK 1, ACADEMY PARK FILING NO. 5 & 6 LOT LINE ADJUSTMENT NO. 1 PLAT, IN THE CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO, PER THE PLAT RECORDED JANUARY 16, 2015 AT RECEPTION NO. 201504585, IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF JEFFERSON, STATE OF COLORADO, LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 1, FROM WHICH THE SOUTH LINE OF SAID LOT 2 BEARS SOUTH 89°34'47" WEST, WITH ALL BEARINGS CONTAINED HERIN BEING REFERENCED TO SAID SOUTH LINE;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°34'47" WEST, A DISTANCE OF 304.93 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID BLOCK 1, SOUTH 89°33'11" WEST, A DISTANCE OF 532.63 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, SAID POINT ALSO BEING ALONG THE EAST RIGHT OF WAY LINE OF SOUTH WADSWORTH BOULEVARD;

THENCE ALONG THE WEST, NORTHERLY AND EAST LINES OF SAID LOT 1, BLOCK 1 THE FOLLOWING 13 COURSES:

1) NORTH 00°04'56" EAST, A DISTANCE OF 724.38 FEET;
2) NORTH 63°11'24" EAST, A DISTANCE OF 33.68 FEET;
3) NORTH 88°27'44" EAST, A DISTANCE OF 121.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY;
4) THENCE ALONG SAID TANGENT CURVE, HAVING A RADIUS OF 232.12 FEET, THROUGH A CENTRAL ANGLE OF 18°47'21", AN ARC DISTANCE OF 76.12 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY;
5) THENCE ALONG SAID REVERSE CURVE, HAVING A RADIUS OF 232.12 FEET, THROUGH A CENTRAL ANGLE OF 18°53'56", AN ARC DISTANCE OF 76.56 FEET;
6) THENCE NORTH 89°33'11" EAST, A DISTANCE OF 232.92 FEET;
7) THENCE SOUTH 00°14'12" WEST, A DISTANCE OF 299.79 FEET;
8) THENCE NORTH 89°34'19" EAST, A DISTANCE OF 263.69 FEET;
9) THENCE NORTH 00°13'26" EAST, A DISTANCE OF 271.70 FEET TO THE BEGINNING OF A NON-TANGENT CURVE SOUTHWESTERLY, FROM WHICH A RADIAL LINE BEARS SOUTH 13°17'01" WEST;
10) THENCE ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 985.85 FEET, THROUGH A CENTRAL ANGLE OF 00°23'18", AN ARC DISTANCE OF 6.68 FEET;
11) THENCE SOUTH 76°20'49" EAST, A DISTANCE OF 136.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY;
12) THENCE ALONG SAID TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 89°46'01", AN ARC DISTANCE OF 39.17 FEET;
13) THENCE SOUTH 13°39'35" WEST, A DISTANCE OF 307.76 FEET

THENCE SOUTH 89°34'47" WEST, A DISTANCE OF 213.57 FEET;
THENCE SOUTH 00°13'18" WEST, A DISTANCE OF 66.72 FEET;
THENCE SOUTH 89°34'47" WEST, A DISTANCE OF 25.61 FEET;
THENCE SOUTH 00°13’18”, A DISTANCE OF 70.17 FEET;
THENCE SOUTH 89°34’47” WEST, A DISTANCE OF 110.40 FEET;
THENCE SOUTH 00°13’17” WEST, A DISTANCE OF 238.25 FEET TO THE POINT OF BEGINNING.

CONTAINS 487,318 SQUARE FEET OR 11.187 ACRES, MORE OR LESS.

AS SHOWN ON THE EXHIBIT ATTACHED HERETO, MADE A PART HEREOF.

JESUS A. LUGO, PLS 38081
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND BEHALF OF ALTURA LAND CONSULTANTS, LLC
6950 SOUTH TUCSON WAY, UNIT C
CENTENNIAL, COLORADO  80112
PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1 AND LOT 2, BLOCK 1, ACADEMY PARK FILING NO. 5 & 6 LOT LINE ADJUSTMENT NO. 1 PLAT, IN THE CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO, PER THE PLAT RECORDED JANUARY 16, 2015 AT RECEIPT NO. 2015004585, IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF JEFFERSON, STATE OF COLORADO, LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 1, FROM WHICH THE SOUTH LINE OF SAID BLOCK 1 BEARS SOUTH 89°34'47" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED TO SAID SOUTH LINE;

THENCE ALONG SAID SOUTH LINE OF BLOCK 1, SOUTH 89°34'47" WEST, A DISTANCE OF 304.93 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°13'17" EAST, A DISTANCE OF 238.25 FEET;

THENCE NORTH 89°34'47" EAST, A DISTANCE OF 110.40 FEET;

THENCE NORTH 00°13'18" EAST, A DISTANCE OF 25.61 FEET;

THENCE NORTH 00°13'18" EAST, A DISTANCE OF 66.72 FEET;

THENCE NORTH 89°34'47" EAST, A DISTANCE OF 213.57 FEET TO THE EASTERLY LINE OF SAID BLOCK 1, ACADEMY PARK FILING NO. 5 & 6 LOT LINE ADJUSTMENT NO. 1 PLAT;

THENCE ALONG SAID EASTERLY LINE OF BLOCK 1 THE FOLLOWING TWO (2) COURSES:

1) SOUTH 13°39'35" WEST, A DISTANCE OF 171.07 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 510.00 FEET;

2) SOUTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 23°40'59", AN ARC LENGTH OF 210.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 1 AND THE POINT OF BEGINNING.

CONTAINS 100,668 SQUARE FEET OR 2.311 ACRES, MORE OR LESS.

AS SHOWN ON THE EXHIBIT ATTACHED HERETO, MADE A PART HEREOF.

8/20/19

JESUS A. LUGO, PLS 38081
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND BEHALF OF ALTURA LAND CONSULTANTS, LLC
6950 SOUTH TUCSON WAY, UNIT C
CENTENNIAL, COLORADO 80112

SHEET 1 OF 2
APACMY PARK PLANNED DEVELOPMENT

DEALERSHIP PLANNED DEVELOPMENT

1. Site Description and Purpose

The purpose of this development is to provide space for a variety of dealerships to be established in the area. The site is located on a major thoroughfare and is adjacent to a large retail shopping center. The site is well-suited for the establishment of various dealerships, including automotive and home appliance dealerships. The site is zoned for commercial use and is accessible by major highways.

2. Development Features

The development features a mix of single-story and multi-story buildings, designed to accommodate a variety of dealerships. The buildings are designed to be energy-efficient and environmentally friendly. The site also includes ample parking space for customers and employees. The development is designed to be accessible to people with disabilities.

3. Site Planning

The site plan is designed to maximize the use of space while ensuring a comfortable and convenient environment for customers. The site plan includes landscaping to create a pleasant atmosphere. The buildings are arranged in a way that allows for efficient use of space and easy access to the buildings.

4. Site Development

The development will be built in phases, with the first phase consisting of a few dealerships. The subsequent phases will be developed as demand increases. The development will be completed within five years from the date of approval.

5. Site Maintenance

The site will be maintained in accordance with local regulations and best practices. The site will be kept clean and well-maintained to ensure a pleasant environment for customers.

6. Site Security

The site will be secured with appropriate security measures to prevent vandalism and theft. The site will be equipped with video surveillance cameras and security personnel will be on duty.

7. Site Relationships

The site will be well-integrated with the surrounding community, with ample access to public transportation and other services. The site will be pedestrian-friendly and will include sidewalks and crosswalks.

8. Site Utilities

The site will be connected to all necessary utilities, including water, electricity, and sewage. The site will be designed to be self-sufficient in terms of energy and water usage.

9. Site Access

The site will be accessible by major highways and will have adequate parking space. The site is located in a well-traveled area, ensuring easy access for customers.

10. Site Sustainability

The development will be designed to be sustainable, with features such as energy-efficient lighting, water-saving fixtures, and recycled materials. The development will be registered with LEED, the leading environmental certification program.

11. Site Financing

The site will be financed through a combination of private and public funding sources. The development will be marketed to potential investors and developers.

12. Site Regulations

The site is subject to various regulations, including zoning, building codes, and environmental regulations. The development will comply with all applicable regulations.

13. Site Approval

The site has been approved by all necessary authorities, including the city planning commission and the state environmental agency.

14. Site Completion

The site is scheduled to be completed within five years from the date of approval.

15. Site Contact Information

For further information, please contact the project manager at (123) 456-7890.