PLANNING COMMISSION REPORT

SPECIAL USE PERMIT CASE NO.: SU-17-001

REPORT DATE: June 26, 2019

CASE NAME: Uhaul Self-Storage
Special Use Permit

PC HEARING DATE: July 17, 2019

ADDRESS OF SPECIAL USE PERMIT REQUEST:
830 Wadsworth Blvd, Lakewood, CO, 80214

APPLICANT: Tavis Larson, Uhaul

REQUEST:
The applicant is requesting a Special Use Permit (SUP) to allow for a mini-warehouse storage use in the Mixed-Use General Urban (M-G-U) zone district. A mini-warehouse storage use is allowed with the approval of a SUP. Per Section 17.2.4.3 of Lakewood’s Zoning Ordinance, the Planning Commission makes final decisions on SUP applications.

CITY STAFF:
Erin Bravo, Planning – Development Assistance
Keith Hensel, Engineering Development Assistance
John Padon, Traffic and Transportation Engineering

STAFF RECOMMENDATION:
Staff recommendation: That the Planning Commission approve Special Use Permit Case No. SU-17-001 to allow a mini-warehouse storage use, subject to the conditions listed in the staff report and Planning Commission resolution.

Erin Bravo, Associate Planner
Planning – Development Assistance

Paul Rice, Manager
Planning – Development Assistance

ATTACHMENTS TO THE REPORT:
Attachment 1 – Vicinity Map
Attachment 2 – Zoning Map
Attachment 3 – Applicant’s Written Description
Attachment 4 – Conceptual Land Use Plan & Renderings
Attachment 5 – Four Neighborhood Meeting Summaries
Attachment 6 – Supplemental Community Feedback
I. SUMMARY OF REQUEST

The applicant is requesting approval of a Special Use Permit (SUP) to allow a mini-warehouse storage use in the Mixed-Use General Suburban (M-G-S) zone district. Approval of the SUP by the Planning Commission will authorize the establishment of a mini-warehouse storage facility at 830 Wadsworth Blvd. SUP approvals are valid for a period of two years and expire if a building permit has not been issued within this time period.

The proposed site for the mini-warehouse storage facility is approximately 1.5 acres in size. The site is owned by Uhaul and currently used for their vehicle rental business. Conceptual plans for the proposed building show a three-story above ground temperature controlled mini-warehouse storage facility with a basement and ground floor commercial space adjacent to Wadsworth Blvd that will be used for the Uhaul Rental business.

If the Special Use Permit is approved, a Major Site Plan application will be reviewed by the Planning Director to ensure that the final design complies with the Lakewood Zoning Ordinance standards, including setbacks, height, architectural design, landscaping, lighting, and any conditional of approval required by Planning Commission.

The Lakewood Zoning Ordinance contains supplemental standards specific to the mini-warehouse storage use listed in Article 4, Section 17.4.3.1.P of the Zoning Ordinance. Where identified as a limited or special use, a mini-warehouse storage facility shall be subject to the following:

1. One accessory dwelling unit for the facility manager or caretaker shall be allowed.

2. Outdoor storage of any kind shall be prohibited.

3. Design Requirements:
   a. If the facility abuts a residential zone district, the building architecture shall be compatible with the residential character of the abutting neighborhood including, but not limited to materials, color, roof pitch, and detailing.
   b. The facility shall be designed so that doors to individual storage units do not face any abutting public street frontage or residential zone district.

4. In multi-storied buildings, mini-warehouse storage facilities that face an arterial or collector street shall have:
   a. Ground floor commercial space for commercial uses other than mini-warehouse storage-units across 60% of the ground floor building façade.
   b. The commercial space shall be built to a minimum depth of 40-feet.
   c. The ground floor shall be built to a minimum height of 14-feet.

5. Ground floor commercial space for sites fronting more than two streets shall be subject to Section 17.4.3.1.P.4 at the discretion of the Director.

The applicant has addressed these supplemental standards on the Conceptual Land Use Plan (Attachment 4). If the SUP is approved, the standards listed in Article 7 will be applied to any Major Site Plan application.
II. PROCESS – REQUIRED CITY APPROVALS

The applicant has followed the procedures for submitting a SUP application as specified in Article 2 of the Lakewood Zoning Ordinance. These procedures include at least one neighborhood meeting, the submittal of an application and a conceptual land use plan, and a public hearing before the Planning Commission.

Section 17.2.4.3 of the Lakewood Municipal Code designates the Planning Commission as the body to hear and decide applications for SUPs. The decision of the Planning Commission is final.

SUP applications are required to include a conceptual land use plan (Attachment 4). The conceptual land use plan is intended to supply enough information about the proposed development for the Planning Commission to make a decision upon the requested use. A detailed review of the proposed development will be completed for compliance with the Zoning Ordinance as part of the Major Site Plan Process. Additionally, if a Major Site Plan is approved, the specific building design will be reviewed by the Building Department for compliance with the Building Code at the time of building permit submittal.

If the SUP is approved, all conditions of the SUP will be verified and documented on the site plan and building plans with each review. Both the Major Site Plan and building permit are reviewed by the City in administrative processes that do not involve public comment unless a Major Variance or Waiver is proposed.

III. ZONING AND LAND USE

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<th>Adjacent Zoning Designation</th>
<th>North</th>
<th>South</th>
<th>West</th>
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<tr>
<td>Restaurant &amp; Multifamily Residential</td>
<td>CDOT owned land, Floodplain</td>
<td>Equipment Sales &amp; Commissary Kitchen</td>
<td>Single-Family Homes and Multifamily Residential</td>
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See Attachment 1 - Vicinity Map and Attachment 2 - Zoning Map.

The proposed project site is one lot, zoned M-G-U. The surrounding properties include Multifamily Apartments, Single-Family Homes, Large Equipment Sales, Restaurant, and Commissary Kitchen uses.

IV. PUBLIC NOTIFICATION, AGENCY REVIEW AND NEIGHBORHOOD COMMENTS

Notices for the neighborhood meetings and for the Planning Commission public hearing were mailed to 120 tenants and owners of property within 300 feet of the subject property and were
mailed to the 5 registered neighborhood organizations located within 1/4-mile of the subject property as required by the Lakewood Zoning Ordinance.

The case materials were sent to outside agencies for review, as indicated in the table below. In response to the referral, staff received written or verbal comments from five agencies: West Metro Fire Protection District, Xcel Energy, Consolidated Mutual Water Company, Lakewood Sewer Utility and the Lakewood Police Department, each indicating that they had no objections to the SUP proposal as long as their standards are met with development.

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<th>Agency</th>
<th>Notification Sent</th>
<th>Referral Sent</th>
<th>Comments Received</th>
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<td>Lakewood Police</td>
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<td>West Metro Fire Protection District</td>
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<td>Property Owners/tenants within 300 feet</td>
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Referral Agency Comments

1. The Lakewood Police had no objections to the SUP proposal at this time and provided some CPTED recommendations.
2. West Metro Fire Department had no comment on the SUP proposal but will have comments if and when a Site Plan proposal is submitted.
3. Xcel Energy stated that there are potential conflicts that will need to be addressed at the time of the Major Site Plan. PSCo owns and operates existing electric distribution facilities within the subject property. The property owner/developer/contractor must contact the Builder’s Call Line at 1-800-628-2121 and complete the application process for any new gas or electric service, or modification to existing facilities including relocation and/or removal.
4. Consolidated Mutual Water had no comment on the proposal.
5. Lakewood Sewer Utility had no objection to the proposal as long as the proposed use can meet the District’s requirements at the time of development.
6. CDOT had no objections to the proposal.
7. Community feedback was provided at the community meetings and via email. I have included the community comments received outside of neighborhood meetings in Attachment 6.

Neighborhood Comments

The Lakewood Zoning Ordinance requires that any applicant requesting a Special Use Permit must convene a neighborhood meeting prior to submitting a formal application. The purpose of this meeting is to provide neighbors and other interested stakeholders with the opportunity to learn more about the proposed SUP and to begin a dialogue between area stakeholders and the project applicant.

A series of neighborhood meetings were held before the July 17, 2019 Planning Commission hearing was scheduled due to proposed changes to the building that were introduced between the first neighborhood meeting and the formal application. The first neighborhood meeting was held to introduce the self-storage use and solicit comments on November 15, 2016. The presentation showed a three-story self-storage facility with a three additional long and narrow roll-up units in the rear. The formal application came in with a 5-6 story building proposed. This change was great enough that Staff required additional meetings with the neighborhood to gather feedback. The following meetings were held to discuss the use and the height of the building that would host the proposed self-storage facility:

- Nov 15, 2016 – proposal for a three-story facility
- April 10th, 2018 – proposal for a five to six-story facility
- June 5th, 2018 – cancelled by Uhaul
- October 16, 2018 – proposal for a four to five-story facility
- May 21, 2019 – proposal for a three-story above-ground facility with a basement level.

As required by the Zoning Ordinance, notices of this neighborhood meeting were mailed to all residents and owners of property within 300 feet of the project site and to all neighborhood organizations within 1/4-mile feet of the project site. All subsequent meetings were also noticed per the requirements of the Lakewood Zoning Ordinance.

A summary of each neighborhood meeting discussion is included with this Staff Report as Attachment 5. Generally, the neighbors expressed they were comfortable with the use as long as the building did not tower over every other building on Wadsworth and especially the single-family homes south of the Uhaul and CDOT properties. The Uhaul site sits on top of a hill therefore neighbors requested no more than 3 stories above ground and sufficient screening in order to support the project.

V. ANALYSIS – SPECIAL USE PERMIT CRITERIA

Article 2 of the Lakewood Zoning Ordinance provides specific review criteria for SUPs.Each review criterion is shown below in bold text and staff’s analysis follows each criterion in standard text. The following is a summary of staff’s analysis.

A. The proposed special use is consistent with the applicable supplemental standards set forth in Article 4 of this Zoning Ordinance.
This criterion is required to be satisfied for Major Site Plan approval. Per Sections 17.2.5.1 and 17.2.6.1 of the Lakewood Zoning Ordinance no variance or waiver may be requested from the Use and Supplemental Standards provided for in Article 4 of this Zoning Ordinance.

B. The proposed special use is consistent with the applicable dimensional and development standards set forth in Article 5 of this Zoning Ordinance.

If the SUP is approved, the site design requirements for the new building must comply with the dimensional and development requirements of Article 5 of the Lakewood Zoning Ordinance.

C. The proposed special use is consistent with the applicable design standards set forth in Articles 6 and 7 of this Zoning Ordinance.

If the SUP is approved, the design requirements for the new building must comply with the design requirements of Article 7 of the Lakewood Zoning Ordinance at the time of the Major Site Plan review.

D. The proposed special use will not substantially impair the appropriate use or development of adjacent property.

A breakdown of the adjacent zoning and land uses is provided in the chart in Section III, page 3, of this report.

The intent of the Use and Supplemental Standards for a mini-warehouse storage use within the M-G-U zone district is to provide additional review elements that assure that this use is compatible with adjacent land uses and that the building is pulled close to and oriented toward Wadsworth Blvd.

The applicant has provided a response to the SUP review criteria and the Use and Supplemental standards for the proposed mini-warehouse storage use in the Written Description (Attachment 3) and with the Conceptual Land Use Plan (Attachment 4). Compliance with Articles 4, 5, 6, & 7, and all other standards of the Lakewood Zoning Ordinance will be reviewed with the Major Site Plan.

The Project proposes a mix of uses including temperature controlled self-storage and business/office space for Uhaul’s vehicle rental business. The ground-floor business/office space will front Wadsworth Blvd in order to help activate the street frontage. The impact of vehicular traffic generated by the Proposed Project is limited, particularly when compared with other uses allowed in the M-G-U zone district along Wadsworth Blvd. The proposed project will not produce excessive noise, odor, dust, or glare. The proposed project is anticipated to include appropriate landscaping and buffering, including a buffer on the south and east sides of the Property, to provide buffering from the neighboring residential areas.

Staff finds that there is not a substantial impairment of the use of the adjacent properties.
VI. FINDINGS OF FACT AND ORDER

Based upon the information and materials provided by the applicant, the feedback from the neighborhood meetings and the staff report, Staff supports the SUP request. Therefore, the City of Lakewood Staff recommends that the Planning Commission find that:

1. Tavis Larson, with Uhaul, is requesting approval of a Special Use Permit to allow for a mini-warehouse storage use; and
2. Notice of the public hearing was sent to the fee owners of the property and residents within 300 feet of the site and registered neighborhood associations within ¼ mile of the site as required by the Lakewood Zoning Ordinance; and
3. Notice of the public hearing was posted on site and published in the newspaper of record, as required by the Lakewood Zoning Ordinance; and
4. The request was reviewed by the appropriate referral agencies; and
5. The proposed mini-warehouse storage use is consistent with the applicable supplemental standards set forth in Article 4 of this Zoning Ordinance; and
6. The proposed mini-warehouse storage use is consistent with the applicable dimensional and development standards set forth in Article 5 of this Zoning Ordinance; and
7. The proposed mini-warehouse storage use is consistent with the applicable design standards set forth in Article 7 of this Zoning Ordinance; and
8. The proposed mini-warehouse storage use will not substantially impair the appropriate use or development of adjacent property.

THEREFORE

The Planning Commission adopts the findings of fact and order as presented in the staff report and APPROVES Case No. SU-17-001 as a Special Use Permit as required under the Zoning Ordinance, with the following conditions:

1. Any new construction shall meet all of the requirements of the Lakewood Zoning Ordinance at the time of a Major Site Plan application.
2. The Special Use Permit is subject to the criteria for revocation based on compliance with the above conditions as listed in Article 2 of the Lakewood Zoning Ordinance, as amended.
3. A Non-Conforming Use Certificate documenting the number of rental vehicles on site is required prior to Major Site Plan approval.
4. An 8-foot fence is provided along the southern property line to the extent that it screens the single-family homes to the south of the CDOT property.

Cc: Case File: SU-17-001
    Tavis Larson
ATTACHMENT 1:

VICINITY MAP

830 WADSWORTH BLVD, LAKEWOOD, COLORADO
ATTACHMENT 2:

ZONING MAP

830 WADSWORTH BLVD, LAKEWOOD, COLORADO
ATTACHMENT 3

APPLICANT’S WRITTEN DESCRIPTION

&

PARKING DEMAND ANALYSIS
Narrative Project Summary
for
Proposed U-Haul Moving & Storage Facility
(830 Wadsworth Boulevard)
Revised 6/14/19

Site Location
830 Wadsworth Boulevard. East of Wadsworth Boulevard between Highland Drive and West 8th Place.

Legal Description
That portion of the Southeast ¼ of Section 2, Township 4 South, Range 69 West of the 6th P.M., Jefferson County, Colorado, described as follows:

Commencing at the Southwest corner of the Northwest ¼ of the Southeast ¼ of said Section 2; Thence North 89 degrees 34.3 minutes East along the South line of the Northwest ¼ of the Southeast ¼ of said Section 2, a distance of 45.00 feet to the true point of beginning; Thence North 00 degrees 30.4 minutes East, parallel to the West line of said Southeast ¼ a distance of 15.28 feet to a point on the southerly line of that tract of land as described in Book 1846 at Page 476 of the Official Records of Jefferson County, Colorado; Thence South 86 degrees 51.9 minutes West along the southerly line of that tract of land as described in said Book 1846 at Page 476 a distance of 5.01 feet to a point 40.00 feet East of the West line of the Southeast ¼ of said Section 2; Thence North 00 degrees 30.4 minutes East parallel to the West line of the Southeast ¼ of said Section 2 a distance of 170.51 feet to a point on the southerly line of said Schaal Subdivision, a subdivision recorded in the Official Records of Jefferson County, Colorado; Thence North 89 degrees of 34.2 minutes East along the southerly line of said Schaal Subdivision a distance of 287.60 feet; Thence continuing North 89 degrees 34.2 minutes East a distance of 99.00 feet to a point 233.00 feet West of the East line of the Southwest ¼ of the Northwest ¼ of the Southeast ¼ of said Section 2; Thence South 00 degrees 31.1 minutes West parallel with said East line a distance of 122.12 feet to a point on the North line of that tract of land described in Book 1846 at Page 476 of the Jefferson County Records; Thence North of 86 degrees 51.9 minutes East along said North line a distance of 33.04 feet to the Northwest corner of the tract of land described in Book 1048 at Page 192;
Thence South 00 degrees 31.1 minutes West a distance of 197.00 feet to the Southeast corner of the West 115.60 feet of the East 315.60 feet of the North 132.00 feet of the Northwest ¼ of the Southwest ¼ of the Southeast ¼ of said Section 2; Thence North 00 degrees 30.4 minutes East parallel to said West line a distance of 132.00 feet to the true point of beginning.

Existing Site – Use, Structures and Company History
The property is occupied by a commercial building which was constructed in 1965. In 1995 AMERCO Real Estate acquired this property and since that time the commercial building has served as an allowed land use of a rental facility offering U-Haul truck and trailer rental / sharing services, retail and propane sales. During these many years of business operation, equipment sharing / rental operations inventory was between 50 to 60 pieces of equipment. Upon approval for the proposal we are currently seeking which includes a SUP for Self-storage, Site Plan Approval, Site Engineering Permits and Building Permits for this redevelopment, our equipment inventory will be reduced to approximately 40 pieces of equipment.

Since 1945, U-Haul has been serving do-it-yourself movers and their households. Like many other successful ventures, the concept for U-Haul was generated out of need. After World War II, there existed the widespread need for do-it-yourself moving equipment that would be available on a one-way, nationwide basis. U-Haul co-founders L.S. “Sam” Shoen and his wife, Anna Mary Carty Shoen, recognized that need and acted upon it. Their visionary approach spread the cost of ownership among many users, facilitating the mobility of the populations of the U.S. and Canada. The covered wagon of the pioneers morphed into orange U-Haul trailers. In the process, an industry was born.

By the end of 1949, it was possible to rent a trailer one way from city to city throughout most of the United States and by 1955 throughout most of Canada. And the rest, as they say, is history.

Today, U-Haul customers’ patronage has enabled the Company to maintain the largest rental fleet in the do-it-yourself moving industry which includes trucks, trailers and towing devices. U-Haul also offers self-storage throughout North America. The Company provides industry leading moving and storage boxes and an extended line of packing supplies to protect customer possessions. U-Haul is the consumer’s number one choice as the largest installer of permanent trailer hitches in the automotive aftermarket. The Company supplies alternative-fuel for vehicles and backyard grills as one of the nation's largest retailers of propane.

General Description of Redevelopment Proposal
In order to better service our customers, U-Haul would like to tear down the existing building and redevelop the site. Our proposal is to design and build a 3 story modern building with basement that meet the City of Lakewood’s standards. This newly designed building will continue to offer moving supplies but the showroom / retail space is proposed to be built along 81’-6” of existing street frontage. This facility will continue to provide propane and the rental equipment that our customers are familiar with. Site redevelopment will implement current
corporate operations of staging rental equipment in a location and fashion that provides the highest level of efficiency that the original site could not provide. The use of climate controlled internal self-storage is also going to be offered at this location and will require a Special Use permit (SUP).

The Colorado Department of Transportation’s road widening on Wadsworth Boulevard has been completed. This section of improvements surrounding the existing U-Haul included a park/pedestrian walkway along with other local traffic adjustments. The completed roadwork not only required taking a sizable portion land of the existing property, but also placed some site design challenges that we believe our team has overcome with our current proposal.

U-Haul Moving & Storage facilities serve the do-it-yourself household customer. In a typical day, the proposed facility will be staffed with a general manager and two to three customer service representatives. This U-Haul facility will feature the following services:

- U-Haul climate controlled self-storage used to store furniture, household goods, sporting equipment, or holiday decorations. The majority of our storage customers typically rent a room for a period of two months to one year. Many times, this is prompted by moving to a smaller home, combining households, or clearing away clutter to prepare a home for sale.

- U-Haul moving and storage centers also rent trucks, vans, and trailers for household moving, either in-town or across the country.

- U-Haul retail areas offer a wide array of packing and shipping supplies including boxes, tape, and packing materials as well as a wide variety of hitches and towing accessories, all of which can be installed on-site. Families who tow trailers, boats, or recreational trailers benefit from this invaluable service.

- U-Haul propane allows customers to refill propane tanks instead of exchanging tanks resulting in savings to the customer. U-Haul has one of the largest networks with the most available hours for propane refills/sales, making propane use easy and convenient.

Traffic
A U-Haul Moving and Self-storage facility generates far fewer vehicle trips than most other commercial land uses. Data published in the Institute of Transportation Engineers (ITE) report shows the traffic impacts of self-storage facilities vary depending on the day and times but is consistently lighter than a number of other common development types. As outlined in the traffic matrix exhibit below, A U-Haul Center with 80,000 GFA generates an average of 31 weekday trips and 53 weekend trips. Compared to surrounding properties, a fast food restaurant averaging 3,430 weekend trips, a gas station averaging 2,200 weekend trips and a hotel averaging 901 weekend trips; U-Haul weekend trip generation is significantly lower. The proposed project will not have substantial adverse impacts on vehicle traffic generation; therefore, providing adequate provisions for vehicular loading/unloading and pedestrian safety.
Security
All U-Haul self-storage customers are issued a card-swipe identification card and/or a personalized authorization code which must be used to access to their storage locker. All storage lockers are individually armed with customer provided locks; electronically controlled access areas are provided for after-hours entry. U-Haul has strict policies against the operation of a business from a U-Haul storage locker. These are some of many security policies which protect the customer's belongings and decrease the ability of unauthorized access into the facility.

Other policies promoting customer safety include strict adherence to prohibited storage items including chemicals, flammables, and paints. All U-Haul storage centers are non-smoking facilities.

U-Haul facilities are protected by video surveillance camera and DVR equipment that are monitored 24 hours a day. Security features also include customer call stations (MAX Stations) with directories, 24-hour entrance security zones with monitors and staged entry doors.

Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must have permission to do so, and are assessed an additional fee. U-Haul provides added service and assistance to our customers with disabilities.
Conclusion
Custom site design for every U-Haul Moving & Storage facility assures the facility compliments the community it serves with architectural compatibility and attractive landscaping. Adherence to the community objectives is key to ensuring that U-Haul Moving & Storage facilities are a neighborhood asset in turn creating economic success. Mini-warehouse/Storage is a new use and does not create a concentration of the same type of development in the area. Approval of a SUP for Mini-warehouse/Storage will allow U-Haul to provide the community with a state of the art climate controlled self-storage facility while continuing to provide the same great services the community has come to rely on.

In conclusion, U-Haul would like to request the approval of a SUP for Mini-warehouse/Storage for a proposed 3-story plus basement U-Haul Moving & Storage facility located at 830 Wadsworth Boulevard. U-Haul is excited to grow and expand its services in the City of Lakewood and looks forward to continuing its relationship with the city and surrounding communities. Your consideration of this request is appreciated. Adherence to the special use permit and supplemental review criteria is described below.

Special Use Permit Review Criteria:
A..The proposed special use is consistent with the applicable supplemental standards set forth in Article 4 of Lakewood Zoning Ordinance.
The proposed project is consistent with the applicable Mini-Warehouse Storage Special Use supplemental standards. U-Haul does not intend to provide a residential dwelling unit for a facility caretaker and will not be proposing outdoor storage of goods or customer belongings. All goods/customer belongings will be stored within and enclosed storage unit.

The proposed project will adhere to transition zone requirements in areas adjacent to residential zones. Strict adherence to transition zone requirements ensure the proposed building does not exceed height limitations and proposed architecture will remain compatible with current surrounding residential architecture. Compatibility will be met through materials, color, roof pitch and detailing of the proposed building

B..The proposed special use is consistent with the applicable dimensional and development standards set forth in Article 5 of this zoning Ordinance.
The proposed Mini-warehouse/Storage special use is consistent with the applicable dimensional and development standards set forth in Article 5.

All side and rear setbacks have been measured from property lines as described in Article 5. Front Setbacks will be measured from the back of the ROW to foundation.

The proposed height of the building does not exceed the 90’ maximum height requirement for this zone and will not exceed 41-feet, measured from average grade, per our conversations with Staff and the Neighborhood.
The proposed 3 story storage building is oriented towards Wadsworth Blvd to help create a vibrant and pedestrian friendly development by bringing the building facade to the street within the build to zone requirements. Approximately 55% of the property frontage is occupied by our proposed building and is set back 20'. The northern side setback is 10' (in consideration of existing easement, the southern side setback and rear set back are a distance compliant with the outlined Mixed use dimensional standards.

Per section 17.5.3.4: Height transition to Adjacent Residential Districts When an M zone district abuts an R Zone district where a single-family or duplex structure exists, that area within 125 feet of the zone district boundary must be designed to function and interact appropriately with adjacent land uses located outside of the M district.

Height and design transition zones of this section are complying with the code, as U-Haul is planning to set the building back beyond the 125’ design transition zone to ensure adequate distance from residential and mixed use residential uses to the east, and will create a buffer for mixed use zoning district to the North with the multifamily building(s). U-Haul strives to be an integral and respectful part of the community. The building placement was thoroughly considered and oriented in this fashion to continue to provide the surrounding communities with the privacy they deserve. Special attention will be paid to landscaping to the east to provide an adequate buffer between our proposed uses and the adjacent residential uses. All final design and dimensions will comply with all applicable Lakewood zoning standards.

C..The proposed special use is consistent with the applicable design standards set forth in Articles 6 and 7 of this zoning Ordinance; and

The proposed Self-storage special use is consistent with the applicable design standards set in Article 7 (Institutional, Mixed-Use, Commercial, and Light Industrial Building and Site Design) of this zoning Ordinance.

Building elevations have been designed to reflect U-Haul standards and community input. Final design will be approved via the major Site plan process to ensure compliance with Article 7 of the Lakewood Zoning Ordinance. U-Haul will also take special care to adhere to regulations outlined in sections 17.7.2 Building Design Standards, 17.7.2.2 Materials and Colors, and 17.7.2.3 Exterior Building Elements.

The first-floor façade has been designed to complement pedestrian-scale interest and activity. Materials and colors will be complimentary to surrounding developments while embodying U-Haul’s nation-wide branding. Building Transparency along Wadsworth Blvd. is provided to increase pedestrian interest. Sidewalk connections are proposed from Wadsworth Blvd. to our proposed building location helping to strengthen the pedestrian connection to U-Haul business. 17.7.7: Landscape Design Standards

Any portion of a site not utilized for buildings, structures, parking, driveways, service areas or storage areas shall be considered a landscape area.
U-Haul’s proposed conceptual plan illustrates this requirement to its full extent maximizing the developable area while still providing adequate landscaping to buffer between uses.

Conceptual Landscaping meeting the requirements outline in section 17.7.7.2 Street Tree placement.

U-Haul will adhere to these requirements and will submit a landscape plan as a part of the site plan submittal. The landscape plan will identify proposed plant species and expected growth heights/widths to ensure landscaping does not interfere with vehicular/pedestrian movement or project over sidewalks, paths or trails.

17.7.7.3: Institutional, Mixed-Use, Commercial and Light Industrial Landscape Standards
U-Haul will incorporate the requirements outlined for mixed-use, commercial and light industrial landscape standards in addition to the general landscape requirements outlined in previous sections of the code. And will adhere to requirements outlining trees species, tree and shrub sizes, and general maintenance.

17.7.8: Fence and Wall Design Standards
U-Haul understands the outlined requirements of fences and walls and is currently proposing a 8-foot fence along the southern property line to help buffer the neighbors to the south.

D..The proposed special use is consistent with the Comprehensive Plan and other adopted City plans.
The Mini-Warehouse/Storage special use is consistent with the comprehensive plan based on the overall objectives to promote the community’s vision for the future of Lakewood, and maintain and improve the physical environment of the City. The proposed use will help to support the vision of the city to create pedestrian friendly city transportation cores and improve the surrounding environment by upgrading the current facility and further investing in the community.

E..The proposed special use will not substantially impair the appropriate use or development of adjacent property.
The proposed Mini-Warehouse/ Storage special use a positive addition to the rental use currently permitted at the existing U-Haul facility. Allowing Mini-Warehouse/Storage as a special use will allow U-Haul to continue to invest in the community that has been supporting U-Haul. The approval of this special use request expands needed services to the surrounding community while providing a use that does not impair adjacent developments with unsightly development.
Supplemental Standards:
A.. One accessory dwelling use for the facility manager or caretaker shall be allowed.
\textit{U-Haul acknowledges that one accessory dwelling use for the facility manager/caretaker is permitted but is not proposed as a part of the current project request.}

B.. Outdoor storage of any kind shall be prohibited
\textit{All storage of goods and customer household items will be within storage units. There is no proposed storage of customer RV/boat storage as a part of the current project request.}

C.. Design Requirements:
\textbf{a.} If the facility abuts a residential zone district, the building architecture shall be compatible with the residential character of the abutting neighborhood including, but not limited to materials, color, roof pitch, and detailing.
\textit{Building materials and colors will compliment abutting residential architecture.}

\textbf{b.} The facility shall be designed so that doors to individual storage units do not face any abutting public street frontage or residential zone district.
\textit{The proposed project has been and will be designed so doors to individual storage units do not face any abutting public street frontage or residential zone district.}

\textbf{c.} In multi-storied buildings, mini-warehouse storage facilities that face an arterial or collector street shall have:
\textbf{a.} Ground floor commercial space for commercial uses other than mini-warehouse storage-units across at least 60% of the ground floor building façade.
\textit{Please see updated Conceptual Land Use plan for details/location of the designated 60\% commercial area. This area is located in the proposed project along the portion of the building fronting Wadsworth Blvd and will be used by the U-Haul Rental & Fuel portion of the business.}

\textbf{b.} The commercial space shall be built to a minimum depth of 40-feet
\textit{The commercial space will be built to a minimum depth of 40-feet.}

\textbf{c.} The ground floor shall be building to a minimum height of 14-feet
\textit{The minimum height of the first floor will be 14-feet.}

\textbf{d.} Ground floor commercial space for sites fronting more than two street shall be subject to Section 17.4.3.1.P.4 at the discretion of the Director.
\textit{This requirement is not applicable to the proposed project.}

Thank you for your consideration;

Tavis Larson
Marketing Company President
U-Haul of West Central Colorado
June 14, 2019

Ms. Erin Bravo

Re; U-Haul Moving and Self-Storage Center – Lakewood, CO
830 Wadsworth Blvd.

Dear Ms. Bravo

AMERCO Real Estate has conducted a parking demand study for the proposed Moving and Self-Storage Center located at 830 Wadsworth Blvd., Lakewood, CO. The reason for this parking study is to illustrate and document that a U-Haul Moving & Self-Storage facility generates far less traffic than other commercial uses that would be allowed at this location. This letter presents our methodology and an alternatives demand solutions utilizing both 10th Edition of ITE (International Transportation Engineers) and comparable U-Haul Center traffic data.

PROJECT DESCRIPTION:
The project proposes a Moving and Self-Storage facility on the property located at 830 Wadsworth Blvd., Lakewood, CO. The proposed project will be constructing a new 70,062 gross square foot, 3 story plus a basement building to be used for Self-Storage, Showroom and Retail area. The retail / showroom gross floor area will be 3,264 square feet with the balance of this building used for internal climate-controlled personnel self-storage with a gross floor area of 66,798 square feet.

U-Haul is an American Moving and Personal Storage rental company that has been in operations since 1945. With over 1,850 locations around the US and Canada, our facilities offer equipment rental composed of truck, vans, trailers and provide personnel self-storage lockers for weekly or monthly rental. We also rent portable storage lockers call UBoxes on a monthly basis. Standard hours of operations are 7am to 7pm Monday to Thursday, 7am to 8pm Friday / Saturday and Sunday 9am to 5pm. All centers will provide CSR’s “Customer Service Reps. to assist with customer needs. The amount of CSR’s will be based on the level of occupancy. The higher the occupancy, the increase to CSR service reps. The Lakewood center is proposed to provide 5 to 15 CSR’s

TRAFFIC REQUIREMENTS:
U-Haul Center of Lakewood is proposing a modern interior climate-controlled personnel self-storage facilities. This style of self-storage is very different than the typical mini-warehouses. The exterior access mini-warehouse type of storage is setup for small businesses who could drive up to their units, some daily and need parking spaces for their vehicle throughout the day. This type of storage use is not being offered at the 830 Wadsworth location in Lakewood. Individual businesses are not allowed to operate within these facilities.
The storage use for the 830 Wadsworth location in Lakewood is designed for internal self-storage units that are all contained within the multi-story building, with all customers entering the building at the same entry point. Our records of customer entries indicate that the majority of self-storage customers only visit their locker once or twice a year. Whereas, we have the history that indicates the individual mini-warehouse storage customer visits their exterior access lockers on a much higher rate. Sometimes daily and generating a much higher level of traffic.

**TRAFFIC METHODOLOGY:**
There are different methods for evaluating “Traffic Demands” for a site. One could simply use ITE codes and data to make their findings, but one needs to be careful since not all uses fit exactly into the description categories as provide which results in placing a higher or lower amount of traffic than this site might actually generate.

Below is the traffic demand comparison for U-Haul Center of Lakewood using the Common Trip Generation Rates (PM Peak Hour) per the 10th Edition of ITE and the traffic demand using data from similar size U-Haul’s from around the country. Note: U-Haul facilities do not have a peak hour demand. Customers visit our locations throughout various hours of each day.

*ITE Trip Generation for U-Haul Self-Storage of Lakewood:*
With Self-Storage not having a ITE Land Use Classification, we are required to use Land Use Code 151 and Trip / Unit of 0.26 for Mini-Warehouse with gross building floor area of 66,798 SF

AM Trip Rate = 0.10 trips per 1,000 Sq. Ft. GFA  
PM Trip Rate = 0.17 trips per 1,000 Sq. Ft. GFA  
Daily Trip Rate = 1.51 trips per 1,000 Sq. Ft. GFA  
AM trips = 66.80 x 0.10 = 7 trips  
PM trips = 66.80 x 0.17 = 11 trips  
Daily trips = 66.8 x 1.51 = 101 trips

*ITE Trip Generation for U-Haul Retail – Equipment Rental of Lakewood:*
The proposed Retail Use with accessory equipment rentals needs to standalone to best analyze trip generation. The best use from ITE is Land Use Code 812 Building material and Lumber Store as it is a retail base with a “do it yourself clientele” looking for specialty items. The square footage allocated to this use is 3,264 square feet.

AM Trip Rate = 1.57 trips per 1,000 Sq. Ft. GFA  
PM Trip Rate = 2.06 trips per 1,000 Sq. Ft. GFA  
Daily Trip Rate = 18.05 trips per 1,000 Sq. Ft. GFA  
AM trips = 3.26 x 1.57 = 5 trips  
PM trips = 3.26 x 2.06 = 7 trips  
Daily trips = 3.26 x 18.05 = 59 trips

*Total Daily Traffic Demand using ITE = 160 daily trip (Self-storage plus Rentals)*

**Alternate Methodology:**
When comparing similar size U-Haul Centers around the US and Canada using daily transaction receipts, daily customer rental schedules and customer daily entries counts into centers from our access control systems. Traffic Demands are as follows
Retail Customer Daily Trips = 30  
Self-Storage Daily Trips = 14  

*Daily Trips using actual U-Haul Center Data = 44 (Self-Storage plus Rentals)*
CONCLUSION:
Based on this Traffic Demand study, it can be concluded that current ITE requirements do not correctly represent the Land Use for “Internal Climate Control Self-Storage” and such you will find a disparity in traffic demands. It is true that 156 daily trips when compared to other commercial uses is quite low, but higher than a true U-Haul Moving & Self-Storage facility of comparable size that only generates 44 daily combined trip for self-storage and rentals.

Using the alternate method of collecting traffic counts or actual traffic counts from similar size U-Haul Centers provides a much better way to analyze the daily impact and potential impacts this use will have on surrounding street and roads. We believe that our plan with traffic generation counts truly represent the traffic demand and will not provide community conflicts from U-Haul Moving & Self-Storage of Lakewood, CO.

Thank you

Tavis Larson
Marketing Company President
U-Haul of West Central Colorado
ATTACHMENT 4

APPLICANT’S
CONCEPTUAL LAND USE PLAN
&
RENDERINGS
**Zoning Map**

- **830 Wadsworth Blvd**
- **Lakewood, CO 80214**
- **Property Address:**
  - **Lot Size:** 46,130 SF / 1.01 acres
  - **Zone:** M-G-U (Mixed Use - General - Urban)
  - **Lot Size:**
    - **Area within 125 feet of zone M-G-U:**
      - 0' - 20': 0' or 5'*
      - 20' - 50': 0' or 5'*
      - 50' - 75': 0' (min), 85' (max)
  - **Height Limit:**
    - 66,130 SF / 1.51 acres
    - 15% minimum open space requirement
    - Building Area Proposed:
      - Maximum Non-Residential Building Footprint: 70,062 GSF
      - 17,288 GSF proposed
  - **Setbacks (Principal structures):**
    - 116'-11" required, 126'-0" provided
    - 13 spaces required, 13 spaces provided
  - **Screening:** 42" high screen required, can be a wall, hedge or shrubs, or a combination of both.
    - 22'-0" (20'-0" + 2'-0" PUTCD easement)
  - **Rating:**
    - 4th Floor: 17,348 gsf
    - 5th Floor: 14,146 gsf
    - **Retail= 1sp / 1,000sf ;  in an Urban Context 4sp / 1,000sf**
    - **Warehouse/Storage= .25sp / 1,000sf**
  - **Parking:**
    - Max. parking capacity:
      - 13 spaces required, 13 spaces provided
      - 17 spaces required, 17 spaces provided
    - **Additional Standards:**
      - 40' high screen required, can be a wall, fence, or hedge, or a combination of both.
    - **Review criteria for Special Use Permit - Section 17.2.4.2**
  - **Design Requirements:**
    - 66,130 x 15% = 9,920 sf required, 90', or 35' within 75' of zone R-1-12, proposing ±40'-10".
    - 126'-0" x 60% = 75.6' required, 81.6' provided
    - 178'-0" x 55% = 98'-0" required, 126'-0" provided
    - 1st Floor - Lower Level - 2nd Floor - 3rd Floor - 4th Floor - 5th Floor -
    - **Green Acres, Amended**
    - **Legend:**
      - Residential Structures
      - Commercial Structures
      - Accessory Housing
      - Mixed Use Structures
      - Open Space / Landscaping
      - Dwelling Units
      - Parking
      - Building Perimeter
  - **Design Transition:**
  - **Open Space / Landscaping:**
  - **Retail:** 1sp / 1,000sf ; in an Urban Context 4sp / 1,000sf
  - **Warehouse/Storage:** .25sp / 1,000sf
  - **Supplemental Standards – Mini Warehouse Storage: - Section 17.4.3.1.P**
    - Where identified as a limited or special use, a mini-warehouse storage facility shall be subject to the following:
      - **5. Ground floor commercial space for sites fronting more than two streets shall be subject to Section 17.4.3.1.P.4 at the discretion of the Director.**
      - **Retail= 1sp / 1,000sf ; in an Urban Context 4sp / 1,000sf**
      - **Warehouse/Storage= .25sp / 1,000sf**
  - **Building Area Proposed - Maximum Non-Residential Building Footprint:** 70,062 gsf
  - **Open Space:**
    - **66,798 / 1,000 = 66.7**
    - 66.7 x .25 = 16.7
    - 13 spaces required, 13 spaces provided
North Elevation

STUCCO WITH 3/4" REVEALS AS SHOWN

CHANGE IN MATERIALS TO PROVIDE VISUAL SEPARATION TO THE ELEVATION

MBCI Light Stone

MBCI CF PANELING

MBCI Light Stone

MBCI Light Stone

MBCI Light Stone

MBCI Light Stone

MBCI Natural Patina

SW Ultras White

SW 6182 Ethereal White

SW 7707 Copper Wire

MBCI PBU

Ethereal White (SW6182)

MBCI Natural Patina

MBCI Almond

MBCI Light Stone

MBCI Light Stone

P12 Yellow Stone (SW)

P11 August Moon (SW)

Aquarium (SW6767)

Copper Wire (SW7707)

MBCI Ash Gray

MBCI Light Stone

MBCI Light Stone

SW 7707 Copper Wire

WINDOW FENESTRATION TO REPLICATE RETAIL LOOK

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ATTACHMENT 5

NEIGHBORHOOD MEETING SUMMARIES:

November, 15 2016
April, 10 2018
October 16, 2018
May 21, 2019
Neighborhood Meeting Notes - 11.15.2016

Location – Community Room, Lakewood Cultural Center

13 Attendees:

Bruce Sanders
Floyd Zamboni
Gail Straud
Amanda Evans
Deanne Holland
Unnamed resident
Nathan Finn
Cherish Edwards

3 Uhaul Representatives

Erin Bravo - Lakewood Planning
Paul Rice - Lakewood Planning

6:07 PM – Meeting Begins

Erin Bravo (Planner) welcomed the neighbors and introduced the purpose of the meeting, to discuss Uhauls proposal and request for a Special Use Permit that would allow for a Mini-warehouse storage facility at 830 Wadsworth Blvd. The Planner explained the zoning, why a Special Use Permit is required for this use, what supplemental standards will apply to the project, and the overall process for an SUP.

Attendee – I own the 6-plex next door and have lost tenants due to the Uhaul vans, I would prefer to have fewer vehicles stored on site.

Planner Response – Uhaul will present their proposal and they will address the vehicles currently on site vs what will be proposed one developed (if the SUP is approved)

Tavis Larson with Uhaul (Applicant) then presented a proposal showing a 3-4 story building adjacent to Wadsworth with continued vehicle rental services. The applicant presented reasons as to why Uhaul is making this request, stating that it is a model that is working elsewhere and that their customers are asking for this service. In order to provide their customers with a service that is in demand, they want to redevelop the site to improve the look of the site and the services provided.

Applicant described moving the truck storage on site to be behind the building.

Attendee – are you moving your vehicle storage behind big daddy’s pizza?

Applicant – no, just moving where they are located on site, there will be a smaller area behind the proposed building where we will store the rental vehicles.
Uhaul is trying to improve the property with a 3 story building with additional drive up units that are approximately 10 feet tall.

Attendee – will it be a modern building?

Applicant – yes, with improved landscaping

Attendee – how will the 3-story building meet the residential design requirement?

Applicant – the only part of the site that required the design transition is from the east and the storage facility will be located out of that design transition zone. To the south, the property is separated from the single family residential by the newly acquired CDOT property which is beyond the design transition.

Attendee – How do we know it will meet all the design standards?

Staff – The project, if approved with an SUP, will need to meet all applicable standards of the Lakewood Zoning Ordinance, including Article 7, which are the design standards for commercial developments. The SUP process is strictly about use.

Attendee – So there is another process?

Staff – Yes

Attendee – have you done studies on property values surrounding this use?

Staff – The city does not require property value studies as there are a number of externalities that can affect property values.

Attendee – Lakewood have a master plan, is this what Lakewood wanted in this area. Do we know what the building will look like? We live southeast of the site.

Applicant – The use is allowed and we are here to talk about the use and its appropriateness here. The building is not completely designed because it still has to meet corporate standards but will also need to meet all standards of the Lakewood Zoning Ordinance.

Attendee- The lighting proposed will have a bad affect on the surrounding neighbors.

Applicant – The 3-story building will be enclosed mini-storage, no access to external units are proposed except in the rear of the property. We will keep lighting contained to the site so it doesn’t impact neighbors.

Attendee – how big are all the other mini-warehouse storage facilities?

Staff – they all vary in size but most are three stories above ground, some have basements.

Attendee – what are your hours of operation?

Applicant – Generally, 7am to 7pm. The self storage will not generate additional traffic volume.
Attendee – Will you continue to have rental trucks?

Applicant – yes but we will have fewer trucks for rent.

Attendee – so what is in the middle of the site?

Applicant – open space, more retail along Wadsworth Blvd and vehicle storage.

Attendee – will you provide a fence?

Applicant – yes, we will keep the one we have

Attendee – what will you do to maintain the high standards of the neighborhood?

Applicant – invest in the site and clean up the site. We already pick up garbage that collects on the CDOT property.

Attendee – Have you looked at other locations as examples? Are there any examples of places similar to what you’re proposing?

Applicant – yes, there are a number of these being built around Colorado. The newest one is in highlands ranch.

Attendee – When will you be submitting a formal application?

Applicant – After the holidays (Thanksgiving/Christmas/New Years)

Staff – summary of feedback is that you want lighting that provides security on the site but that doesn’t impact the surrounding neighbors. You want natural colors with lots of landscaping, more glass on Wadsworth than on the south side that faces the single family homes, no metal, and limited signage on the southern façade.

Staff concluded with next steps, which include a formal application and then a public hearing in from of Planning Commission which will require notification.

7:02
Uhaul Special Use Permit (SUP) Request

Neighborhood Meeting Notes 4/10/2018

Location: Lakewood Library, 10200 W 20th Ave, Lakewood, CO

13 Attendees:

Kathi Hasford
Maddie Nichols
Paul Ditson
Jonathon Spitze
Nathan Finn
Tiffany Finn
Bruce Sanders
Carol Lofaro
Mike Oniel
Erin Bravo, Planner
Paul Rice, Planning
Tavis Larson, Uhaul
Will W, Consultant for Uhaul

6:03 Start time

Erin Bravo (Planner) Welcomed attendees to the meeting, provided an intro to the site, request for a Special Use Permit, city process, and review criteria.

Planner explained that this was the second neighborhood meeting. Staff required a second meeting due to the changes in the proposal which originally included a 3-story building that was revised to a 6-story building, and amount of time between the last neighborhood meeting on November 15, 2016 and the scheduled Planning Commission of June 7, 2018.

Tavis Larson from Uhaul (Applicant) presented a very brief presentation about what Uhaul is now being proposing. He mentioned a 6-story building that will generate 100 trips every three days. The applicant did not put together renderings for this meeting but noted that most of the self storage facilities Uhaul is building have the distinct orange accents on earth tone buildings with glass and masonry.

Question and answer portion of the meeting opened around 6:25.

Q: Neighbor who lives on 9th, ½ block away from the site, asked what benefit will the use bring to the community?
A: They will be serving the 200,000 people who are within the services area. Much of the demand for storage is from people moving to smaller homes.

Q: But how will it benefit me, as a neighbor. What are the long-term economics?
A: The population is growing at a high rate and people are looking for affordable options. So they are moving from their larger homes to smaller ones or are moving to the metro area but cant afford to buy a home so they need a place to store their belongings in the mean time.
Q: What are the benefits of a 6-story building and how did you decide to double it since the last meeting? What does 6-stories look like from the south where it is at a lower elevation? From the north is shouldn’t be too drastic, but from the south where residential is, it will look like 8-stories. That’s way too high.

A: It was an economic decision. The MGU zone district allows for a 90 foot tall building and we are within that maximum height with a approx. 76 foot tall building.

Q: Are any of the self storage facilities that were approve 6-stories?

A: (Planner) No, they are all 3-4 stories.

Q: how tall is the Fricky Building? It would be really helpful to know and to have some site and area context as to how this will all look.

P: Yes, renderings would certainly help and we can ask Uhaul to provide this information before the public hearing. We have a new public input forum in Lakewood called Lakewood Speaks. It provides residents the opportunity to see items going in front of Planning Commission two weeks ahead of the hearing. It includes Staff and applicant presentations, so you can make comments online instead of or in addition to coming to the public hearing.

Q: Will you be fencing the site?

A: Not unless we have to. But we plan to remove the chain link.

C: This height change comes at quite a shock, and we were prepared to come and talk about the design of it, but 6-stories is just too high. We were ready to support the 3-story option but we will not support the 6-story.

Q: It looks like you are adding 25 feet of parking to the site on the east which will be even closer to my property. I am concerned about the big trucks parking there and how they will be screened. Also, will you be changing the grades?

A: No additional parking area is going to be created, we are using what already exists.

C: As the neighbor who lives right there, I disagree. You are showing an expanded parking area.

A: No, it’s the same. (debated this for a bit). Conceptual Land Use Plan didn't seem to be clear.

Planner: When a site plan is under review, we will look at the grades, parking requirements, screening, etc. Screening is required for outdoor storage (Uhaul trucks) at a minimum of 6-feet in height. The grading ordinance does not allow grading within 10 feet of a property line, so we will take a look at all these items if and when we get a formal proposal in with all the information Planning and Engineering need to review the project.
Q: Will the site go through the same process if they were to sell and a different redevelopment be proposed?
P: Pointing to the Zone District Summary sheet, everything listed as a use by right would go through the Site Plan process, which is administrative and therefore, not the same as the Special Use process. Any use that is listed under the Special Use category would go through the same process as the self-storage facility.

Q: So they could go up to 90 feet without a public hearing?
P: Yes

C: But most of these uses wouldn’t call for a 90-foot building, they would probably max out at 2-3 stories at the most. I am OK with 3-stories.

Q: Wireless facilities are allowed but says anything over 60-feet requires a special use. Is that true for any use?
P: No, just for wireless towers.

Q: Is the landscaping shown approvable?
A: The landscaping has not been reviewed but would need to meet all landscaping standards before a formal site plan will be approved.

Q: the existing use is a non-conforming use, correct? So now they get to add another use that is a Special use? Seems they are getting the best of both worlds.
P: The proposal is actually reducing the Non-conformity, by reducing the number of rental trucks and outdoor storage. Just like any site, they are allowed to add uses to a site, since it’s a mixed use district. There are restrictions about expanding non-conformities, but we allow them to be reduced. And the particular use they are proposing to add to the site does require a special use, which is why were here tonight.

Q: Is there a requirement to screen the trucks.
A: Yes, even though the trucks are moving, it is considered outdoor storage and screening will be required.

Q: Can you dig down and make units underground or put parking underground?
Applicant Consultant: putting anything underground is extremely cost prohibitive.

C: If this SUP gets approved, we, the neighbors ask that we are involved and you meet with us to discuss site design features. We ask for continued meetings so we know how it will look.

C: We hope Uhaul is receptive to our requests and that you know how important height and good quality materials is to our support

C: Paul Ditson stated that – Eiber reluctantly endorsed 2 self-storage facilities on Colfax Ave. Big Boxes are difficult to repurpose and reuse. Although this is not in the
Eiber neighborhood, Eiber will not support any more in the Eiber neighborhood. And as reference, immediate neighbors felt like renderings helped make the community more comfortable.

C: From two creeks representatives – communication is key, it’s a big deal. Communicate how you feel about the 3-story vs 6 story. I would have concerns about a 6-story building on this site and I would also be interested in getting confirmation that we can continue this dialogue.

C: Can we have another meeting in our neighborhood, with more neighbors, to see some updated renderings that show building height with the single family to the south, the quality of materials, etc?

P: Yes, we can schedule another meeting. And we will make sure it is scheduled in the near future, at a site in the community (mount air church is often used by this community for events) but we need to give the applicant enough time to pull the following together:

- Renderings that show scale/building height/floor height and stories
- Screening/Landscaping
- Quality of materials
- Highlight any change to the proposal
- Economic analysis/Market study – why 6 and not 3
- Information that shows how tall & how many stories are in the following buildings: the Frickey, JeffCo Realty Building, and the Westland building

We will work on getting another meeting date on the agenda and will send notice just like today’s meeting but will highlight what content will be included in the meeting. Please talk with neighbors as well. We hope Uhaul continues to work with you and I encourage you to take Tavis’ information, as well as mine.

Once we schedule the next neighborhood meeting, we will look at Planning Commission dates and let you know when it will be on the Planning Commission’s schedule.

Meeting concluded at 7:27PM.
Neighborhood Meeting Notes - 10.16.2018

Location: Community Room, Lakewood Cultural Center

35 Attendees:

Beverly Cameron
Rosa Fitzgerald
Michael Turner
Dan Chilcoat
Tiffany Finn
Jacob Labure
Dona Chilcoat
Tom Shields
Victoria Duncan
Coral Coppod
David Eckman
Tony Salas
Kathi Hasfjord
Maddie Nichols
Paul Ditson
Mike O'Neil
Chad Grell
Bonnie Valentine
Claudia Holler
Cherish Edwards
Kenny Edwards
Phillip Schmidt
Charles Davis
Diana Palek
Jonathon Spitze
Bruce Saunder
Nathan Finn
Dennis Pfitzer
Kim English

4 Uhaul Representatives

Erin Bravo - Lakewood Planning
Paul Rice - Lakewood Planning

6:05 PM – Meeting Begins

Erin Bravo (Planner) welcomed the neighbors and introduced the purpose of the meeting, to discuss Uhauls updated proposal and request for a Special Use Permit that would allow for a Mini-warehouse storage facility at 830 Wadsworth Blvd. The Planner explained the zoning, why a Special Use Permit is required for this use, what supplemental standards will apply to the project, and the overall process for an SUP. Staff explained that this meeting is required to discuss UHAULs updated
proposal for a 3-6 story self storage facility with a hope to get feedback and support for their proposal.

Attendee – The neighbors are very concerned that you want to put up a 5 story facility. The original proposal was for three stories and then magically increased to 5 or 6 which is not appropriate and won't be supported by the neighborhood. There are increased U turns on highland drive and more traffic in the neighborhood with the CDOT medians that went in. We would like to see a traffic study and building design. Why do you need such a large building?

Applicant - A number of trees were removed from the CDOT site, which is directly south of our property. We have decided to replant a number of trees on our property which are already installed. We need the volume of storage units to pay for construction costs. There is 34% excess capacity for self-storage within 2 miles of this site. We want to make this happen and want to work with the neighborhood. But we also need to be able to afford the construction.

Attendee – how many units will you have?

Applicant – we haven’t figured that out yet, likely somewhere between 600-800 units.

Attendee – Why can't you build a larger 3 story facility and use up more site and no do the vehicle rental instead of going up 2-3 more stories where the building will town over all the surrounding land uses?

Applicant – Uhaul has been renting vehicles to the community since the 90s we do not want to stop providing that service to the community. Again, a taller building is what makes this project feasible.

We were looking around the area and have used Belmar design and color schematics as an inspiration.

Attendee – I appreciate you trying to match Belmar, but the building is just too big for the site and location.

Attendee – Sounds like you just want to build a giant ugly warehouse, which is not compatible with the surrounding neighborhood. We are not Belmar and you shouldn't try to match Belmar

Applicant – We plan to use natural materials you all requested in the last meeting and the building will be located outside of the design transition zone. As close to Wadsworth as possible.

Attendee –The northern apartment will still be in the dark.

Applicant – We are designing to the City Standards and trying to pull the building as close as possible to Wadsworth and away from the single family homes to the South. Please remember, a 90-foot office building would be allowed on this site and reviewed only by staff without any neighborhood meetings, and we are a lot lower than 90-feet. We have planted trees, are happy to do an 8-foot fence is that is desired, and will provide a traffic analysis.

Attendee – We would prefer an office use. Highland Drive and Wadsworth are all accident prone. Access is terrible to this site and now trucks are trying to drive through the neighborhoods and always get lost.
Applicant – We have no control over CDOTs decisions to put in medians and do the road improvements, we cant do anything about that.

Attendee – We strongly request that Staff does not support the SUP at this point, with a design over 3 stories.

Staff – to summarize what we heard today, it sounds like the majority of you oppose the 5-6 story option but would be willing to support a 3 story building. An 8-foot fence is an option to provide screening and UHAUL has already planted a number of trees to replace the ones removed on the CDOT property to also help buffer the development. Neutral colors are also desired, and no metal. There are concerns about traffic in the neighborhoods and generally coming north and south on Wadsworth and off of 6th Avenue.

Staff concluded with next steps, which may include another neighborhood meeting to show final design decisions before moving forward with a Planning Commission hearing. The applicant and neighbors are welcome to have additional conversation outside of the required neighborhood meetings but another notification will be sent when the next steps are determined. If the proposal is different than what is shown today we will hold another neighborhood meeting.

7:07 PM
Neighborhood Meeting Notes - 5.21.2019

Location: Mountair Christian Church, Lakewood CO

20 Attendees:

Michael Turner  
Tiffany Finn  
Nathan Finn  
Mike ONeill  
Maddie Nichols  
Kathi Hasjford  
Susan Pilcher  
Bonnie Valentine  
Jonathon Spitze  
Jeff Boyd  
Jessica Woodruff  
Deb Tuseh  
Ruben Rodriguez  
Chris David  
Alli Lowe

3 Uhaul Representatives

Erin Bravo - Lakewood Planning Staff  
Kara Mueller - Lakewood Planning Staff

6:07 PM – Meeting Begins

Erin Bravo (Planner) welcomed the neighbors and introduced the purpose of the meeting, to discuss Uhauls revised proposal for a 3story above ground, 1 story below ground self-storage facility via a Special Use Permit at 830 Wadsworth Blvd. Staff explained the M-G-S zoning, why a Special Use Permit is required for this use, how the project has evolved, that Uhaul has been working to address neighborhood concerns, and that a date has been sent for Planning Commission, July 17th, 2019.

Staff highlighted how much the neighbors and Uhaul have been working together and how pleased we are with the response and participation. Staff presented the option to use LAkewoodspeaks.org if they are interested in participating online, and cannot make it to or prefer not to speak at the Planning Commission hearing.

Applicant – Uhaul wants to be a good neighbor and has listened to the neighbors throughout this process. Because of the feedback received, they are proposing a 41-foot tall building with three levels above ground and one level in the basement for the self-storage use. The building footprint hasn’t changed, the landscaping has been enhanced through the planting of trees to provide more screening, and UHAUL has been continuing to picking up trash CDOT refuses to do so.

Attendee – Will the propane stay?
Applicant – On site yes. In its current location? Its undecided.

Attendee – Will you be providing a fence or screening on the southeast corner of the site?

Applicant – We are happy to work with you on that. We are open to it.

Staff – If an 8-foot fence is being proposed, the applicant will need to include the fence as a condition of the SUP approval. 6 feet is the max fence height in Lakewood.

Attendee – What are the 3 satellite buildings on the rear of the property?

Applicant – Those are actually no longer proposed, they need to be removed from the plan. They were originally proposed as roll up units but we have decided not to propose those on site.

Attendee – 41-feet will still block all the sun from my apartment building on the northern boundary of the Uhaul site.

Applicant – We are designing to the City Standards and trying to pull the building as close as possible to Wadsworth and away from the single family homes to the South which impact the location of the building on the site. We are bringing the building down 15-feet from our last proposal so we are doing what we can.

Attendee – That answer didn’t answer this concern.

Applicant – Other uses could be 60-90 feet tall and we are doing the best we can to address as many comments as possible.

Attendee – Can it be farther away? What is the setback?

Applicant – The setback is 5-feet but we are proposing a 10-foot setback on the northern property line due to Xcel energy lines.

Attendee – How many vehicles are they allowed to have on site?

Staff – We have not yet received vehicle counts from UHAUL for how many vehicles they are rented on site currently. We have suggested the do a Non-conforming use certificate to document their current fleet but that has not yet been complete. It seems based on the new building and required parking for the use, by design they will not be able to store the same number of rental vehicles but we hope to have accurate numbers by the Planning Commission hearing.

Attendee – We have a number of access concerns about access to and from Wadsworth. We are already getting uhaul trucks in our neighborhood and that is a problem.

Applicant – Uhaul will not have as many rental trucks on site and all of the rental vehicles will be moved to the rear of the lot.

Attendee – How many units are you now proposing?

Applicant - 623
Attendee – I want fencing to block the visual, we’ve have at least 10-15 trucks in the neighborhood getting lost last month.

Applicant – Can you do a traffic study before and after development

Staff – Uhaul has provided some traffic counts but someone from the City Transportation Department will be at the hearing to address traffic questions and concerns. Staff did pass along your request or more stop signs in the neighborhood and our transportation department has confirmed that too many stop signs is actually more hazardous but they would be willing to lay some counters if that is desirable before and after construction.

Attendee – Before and after construction is essential to understanding the impacts, the last traffic study in the area was completed 5 years ago and with the CDOT changes,

Applicant – We have run some traffic generation counts using the ITE model and Uhaul with Self storage is only on track to generate 44 daily trips, whereas a fast-food joint would be more like 156 trips per day or a gas station that would generate above 1000.

Attendee – will you move if you don’t get the SUP?

Applicant – no, we will hold the property

Attendee – so the other uses really shouldn’t come into play here since its uhaul vehicle rental or self storage with vehicle rental that will ultimately be on site.

Applicant – Our current daily trips for other self storage sites is 46. 60% of our self storage customers are business owners.

Attendee – Is that huge sign shown on the south allowed?

Staff – NO, I already asked them to remove that graphic for Planning Commission. IN the MGU Zone district, you are only allowed 200 sf max wall signage. That sign is over 600 which is not allowed.

Attendee – will the units be accessible 24 hours a day?

Applicant – yes, the self storage units will be accessible 24 hours a day but all units are accessible only through a secure and locked gate.

Attendee – Would you be willing to direct traffic from your site away from the neighborhood?

Applicant – We currently have a right only sign on the property but may be able to provide directions online and with paperwork to help with any other confusion.

Attendee – Are you providing any other retail on site?

Applicant – The only other use on site will be the uhaul vehicle rental office space and retail space for boxes, packing, etc.

Attendee – If you are open 24 hours a day/u7 days a week, what will the lighting be like?
Applicant – According to the City, all external lights must be fully shielded and downcast. We want to provide sufficient lighting to keep the site secure but nothing that will go onto neighbors property. If this is approved, we will have to provide a photometric plan to the City with our Site Plan review to ensure it meets code.

Attendee – will you have a caretaker living on site?

Applicant – no, this will be an unmanned location with 24 hour high security access

Attendee – will there be floodlights?

Applicant – no, flood lights are not allowed.

Attendee – Who controls the lighting along Wadsworth for pedestrians.

Applicant – The City controls anything in the right of way, but we can add lighting if needed on our property as long as it meets code.

Attendee – What about internal illumination

Staff – we have heard a lot about not having a large windows on the southern façade so we will have to analyze the elevations with he major site plan. We do have a 360 degree architecture requirement but that can be achieve by other consistencies on facades other than windows if that is something that is clearly not wanted by neighbors.

Attendee – Can you plant trees on the property line?

Applicant – yes and we have, they will just take some time to mature into what CDOT removed.

Attendee – Does the wall sign include the freestanding signage?

Applicant - No

Staff – UHAUL had that sign before all of the CDOT improvements and they were allowed to put it back on their site after CDOT removed it from their newly acquired ROW. UHAUL can keep that sign in that location as long as they don’t change the sign structure, as it is currently a non conforming sign. Wall signs are calculated separate from freestanding signs but you are only allowed one freestanding sign per frontage.

Attendee – Will you be charging for parking? How do you track overnight parking? Is the parking lot gated?

Applicant – We are expecting maybe 8-10 cars a day max that will stay overnight. Most people don’t leave their cars when they rent vehicles but the parking lot isn’t tracked more than we know what cars are familiar, just like any other parking lot that doesn’t require a ticket and is open to the public. If a random car shows up, we will tow it away.

Attendee – Where will the large trucks be parked?

Applicant – Mostly in the back of the lot. Front parking spaces will be for the retail portion of the building and that’s also where the handicap spaces will be located.
Attendee – When you’re under construction, how do we know if you will be making sure there is dust mitigation.

Applicant – The City requires we take measures to reduce our impacts with grading and erosion control plans and traffic plans if anything will interfere with traffic patterns.

Attendee – Will you be changing the height of the proposed building again?

Applicant – No, we are proposing a 3 story above ground and one basement level self storage facility to Planning Commission on July 17th. We have heard you want neutral colors, a set height of 41 feet, and although the design must meet all zoning code standards, we will do our best to build a building that satisfies what we have heard in these meetings.

Staff – If there are any significant changes that were represented in these renderings, such as a stark white metal building, we will ensure those changes go back in front of Planning Commission, which would also be a public hearing, to review the updated building materials.

Attendee – will there be strong fuel smells and exhaust?

Applicant – gas is expensive, we do not allow people to idol in our trucks on the property for extended periods of time.

No additional comments.

Staff thanked everyone for their participation and for working through a process that seems to have resulted in collaboration and a compromise that gives everyone a little something they could get comfortable with. Reminder about Lakewoodspeaks.org and the Planning Commission hearing on July 17th.

7:03 PM – meeting closed
Hi Tavis and Yvette –

So we’ve had time to talk with numerous neighbors and our Two Creeks Neighborhood Association (TCNA) board and share the preliminary renderings you provided us with.

The overall design and look of the proposed building has been well received! Those that comment on it say that it’s better than they thought it would look, it’s better than an orange or white stucco or metal “big box” and seems to fit with new construction that we’ve seen go in around Lakewood recently. Everyone likes the use of more neutral or “natural” colors that we usually see around and Lakewood and everyone likes the surrounding trees and privacy fencing for screening as well. Tony Salas (on Highland Dr. next door to us) would like to request a rock waterfall display be installed out the back of the U-Haul property that he will be able to see from his backyard. (Hey, can’t blame us for trying...)

That said, we’d like to re-focus this discussion on the fact that this is not an issue of how tall of a storage facility U-Haul can build at that location, it’s an issue of an application for a Special Use Permit (SUP) to allow the development of a mini-warehouse storage facility in an area zoned M-G-U.

The consensus with the more local residents that surround that U-Haul property is that we would support the development of a 3-story storage structure in the style that’s been proposed in your preliminary renderings, in more neutral or natural colors, with trees planted along the south side and 8 ft. privacy fencing around the back end of the U-Haul property for screening as discussed.

Reasons for supporting a 3-story plan being:

-When first indicating interest for the SUP, U-Haul originally proposed a 3-story storage structure and received no opposition to that plan. U-Haul started to get opposition to this development when it tried to change the size of the building to 6-stories. Surrounding residents feel like the change to 6-stories was a drastic departure from the originally proposed 3-story structure and that U-Haul was trying to “sneak in” the 6-story plan at the last public meeting back in April of this year. As you know from the meeting, the 6-story plan was not well received. At that time, we all thought we were going in to talk about the originally proposed 3-story plan.

-Attached are pictures of a few other storage facilities that have gone in around Lakewood in the past 2-3 years. They are all 3-stories. They all abut residential neighborhoods. It seems it would be highly irregular for the City of Lakewood to recommend putting in a storage facility taller than 3-stories at that location, which is mostly surrounded single and 2-story, single-family homes and to the north east of the U-Haul property a couple of 3-story apartment buildings. The design requirements in Lakewood city ordinance state that a new storage facility development that abuts a residential zone district has to be compatible with the residential character of the surrounding neighborhood.

-The fact that U-Haul would get the truck and trailer rental part of their business grandfathered-in at the subject location along with the SUP for a storage facility seems to us that U-Haul would not be inclined to try to sell this property. That is a special arrangement that would not be allowed at any other, newly developed property as current
ordinances clearly define a storage facility and a vehicle rental facility as two separate businesses. Any storage facility at that location, in addition to the truck and trailer rental business, means more in-and-out traffic. We've already noticed an uptick in U-Haul trucks making u-turns at Highland Dr. or driving through our neighborhood from 10th or 9th down Vance to Highland Dr. because they missed the turn or can’t make a left turn across Wadsworth anymore. We want traffic mitigated as much as possible.

-Re-development of the stretch of Wadsworth from the lightrail down to 6th Ave. is bound to happen, we know that and most surrounding property owners are not opposed to re-development. However, these first developments set the tone and precedent for what that will be allowed in the future.

I had a lengthy discussion with TCNA at the last association meeting about this and the board took a unanimous vote to support a 3-story plan. Again, in the style that’s been proposed in your preliminary renderings, in more neutral or natural colors, with trees planted along the south side and 8 ft. privacy fencing around the back end of the U-Haul property for screening as discussed.

Please know that there is still a faction of property owners that do not want a storage facility development there at all, citing the usual reasons:
-Storage facilities tend to support a more transient type of resident, someone renting rather than buying a property and settling into a neighborhood.
-“Big boxes”, eyesore buildings.
-Take up valuable land in dense, growing areas.
-They don’t really add any real value to a neighborhood.
-Storage facility buildings are not easily converted or re-developed into other types of buildings, such as an office building.

I have reached out to Paul Ditson, the president of the Eiber Neighborhood Association, and have not heard anything back from him since May. At that time, he said that Eiber was on record as not wanting any more storage facilities at all. As far as I know, that has not changed.

So, that’s all I have for now... I would have liked to get back to you sooner but sometimes doing the community outreach and getting feedback from neighbors takes some time... We look forward to your response or seeing you at the next public meeting.

Thanks, Tiffany
Good morning – so we had our small neighbor meeting about this last night and everyone’s OK with the 3 stories above/1 story below plan, of course provided that the building is an attractive finish, in neutral colors. Which I know I’ve re-iterated many, many times… but since U-Haul substantially changed the look and design of the building from what they showed us last August to the actual public meeting in November and they’re not sharing with us what the new plan is, we’re not very trusting of them right now.

Other items of concern:

Traffic control: While we understand that a storage facility generally does not generate a lot of daily in-and-out traffic, a storage facility of this size with at least 50 rental trucks and trailers that does not have a parking lot that is easily accessible from Wadsworth, we expect to see an uptick in traffic through our neighborhood. Since Wadsworth was re-done in that area and medians were installed, we see a number of U-Haul drivers through our neighborhood trying to either turn around or somehow get back out to north-bound Wadsworth to make a right turn into U-Haul’s parking lot. On the attached map we’ve identified the streets where trucks come through and we’d like to have stop signs installed to at least help slow-down the added traffic. A few intersections through our neighborhood are already 3 or 4-way stops; the ones identified on the attached map are not. I know that the speed drivers drive at is not necessarily U-Haul’s responsibility, however, the added traffic their business will generate is. If you can imagine, a driver is in an unfamiliar neighborhood, they’re in a bit of a hurry, driving a big truck and looking at the map on their phones to figure out how to get back out to Wadsworth. We see it all the time… Again, a storage facility of this size and the fact that their parking lot is no longer easily accessible from the west side of Wadsworth, we expect to see more traffic through our neighborhood.

Fencing around the south and east side of the property: We’d like a closed-slat, wood fence, at least 8 feet high (preferably 10ft if that’s possible), or an 8ft wall finished in the same material as the building to help screen and provide a bit of sound barrier to the trucks that will be parked towards the back of their lot. No chain-link fence.

Lighting: Downward facing lighting, nothing that faces out to surrounding homes. Currently many of their lights are flood-light style and are pointed out toward homes. Signage out on the Wadsworth (west) side of the building.

So, those are the big sticking points right now from Green Acres’ corner of the world… Erin, if you could give me a ring to discuss for a moment, I’d appreciate it, 720-984-7037.

Thanks, Tiffany
From: Erin Bravo <EriBra@lakewood.org>  
Sent: Wednesday, May 15, 2019 3:26 PM  
To: Tiffany Finn <Tiffany.finn@npfnetworks.com>  
Subject: RE: U-Haul Storage Facility Update

Hello Tiffany,

I have not received anything. You could try and reach out to David, as he has been working on this as well.

David Pollock, Principal Planner / Development Manager
AMERCO Real Estate Company / U-Haul International
2727 N Central Ave. 5N, Phoenix, Az 85004
Off; 602 263-6502    Cell: 602 300-0565

Hope this helps!

Erin

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From: Tiffany Finn [mailto:Tiffany.finn@npfnetworks.com]  
Sent: Wednesday, May 15, 2019 3:23 PM  
To: Erin Bravo <EriBra@lakewood.org>  
Subject: RE: U-Haul Storage Facility Update

Hi Erin – I’ve tried calling and emailing Tavis but I’m not hearing back from him...did you by chance receive any new renderings from him? Our immediate neighbors here are having a small meeting this evening and they all want to see the new plans to discuss... Thanks for your help.

Thanks, Tiffany

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From: Tiffany Finn  
Sent: Thursday, May 9, 2019 10:45 AM  
To: Erin Bravo <EriBra@lakewood.org>
Subject: RE: U-Haul Storage Facility Update

Thanks, I will reach out to Tavis and see if he will provide me with them. If not, I’ll get back in touch with you next week to see if you have them yet... Thanks!

Thanks, Tiffany

From: Erin Bravo <EriBra@lakewood.org>
Sent: Thursday, May 9, 2019 10:42 AM
To: Tiffany Finn <Tiffany.finn@npfnetworks.com>
Subject: RE: U-Haul Storage Facility Update

Hello Tiffany,

I have not received them. I saw them in a meeting. You can reach out to Uhaul and request them or wait until I get them in as a part of their proposal and I can send them out. Up to you.

Thanks!

Erin

From: Tiffany Finn [mailto:Tiffany.finn@npfnetworks.com]
Sent: Thursday, May 9, 2019 9:59 AM
To: Erin Bravo <EriBra@lakewood.org>
Subject: RE: U-Haul Storage Facility Update

Thanks Erin – is it possible for you to share the plans that you’ve seen with me and their intended finish colors? The sooner we have those, the sooner we as a neighborhood can discuss and come to the public meeting in agreement.

Thanks, Tiffany

From: Erin Bravo <EriBra@lakewood.org>
Sent: Wednesday, May 8, 2019 3:17 PM
Hello Tiffany,

Yes, that is correct. Uhaul will be showing the neighbors the plans at this meeting on the 21st and then we will be heading to Planning Commission in July. Its a three level above ground and one level below ground building with neutral colors. They have addressed a number of items that concerned the neighbors, including height and color, and it looks much closer to what was shown originally. This will be our final neighborhood meeting before Planning Commission makes a final decision. Hope to see you there!

All the best,

Erin Bravo

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Hi Erin – I see that U-Haul has scheduled a public meeting for 5/21 and I’m wondering if you’ve seen an actual plans yet and the intended finish?

Thanks, Tiffany

Hi Erin – just checking in to see if U-Haul has submitted new plans or if they’ve been in contact with you about a public meeting? I’ve let some people know about the 3 stories above/1 story below ides and it’s getting mixed feedback… Some think U-Haul’s just being greedy and are completely against it, some are fine with it as it keeps what surrounding residents will actually see from their homes to 3 stories (about 35’).

Some have expressed concern or interest in U-Haul being so close to the flood plane and the effect of going underground with that much concrete might have on flooding.
Everyone agrees that whatever it becomes should be finished in stone, brick, more natural colors, NOT a big white box with orange trim.

Trucks driving through our neighborhood and making U-turns at Highland Dr. and Wadsworth to access U-Haul’s parking lot is still an issue. One idea that has been floated has been allowing the 3 stories above/1 story below idea to proceed (if it gets approved by their corporate office), but limiting the number of trucks and trailers they can rent out from that location to whatever current zoning would allow for just to help cut-down on in-and-out traffic. Your thoughts on that?

Thanks, Tiffany

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From: Erin Bravo <EriBra@lakewood.org>
Sent: Monday, April 1, 2019 9:55 AM
To: Tiffany Finn <Tiffany.finn@npfnetworks.com>
Subject: Re: U-Haul Storage Facility Update

Hello Tiffany,

Tavis reached out early Feb to let me know they are planning to resubmit with a four floor building - three stories above ground and a one story underground but I haven't seen any of the documents. I guess they are still working with Corp. to get approval. I will let you know if and when I see anything and of course, there will be one final neighborhood meeting before the SUP goes in front of Planning Commission, which is also a public hearing. I will keep you posted.

Thanks,

Erin Bravo

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From: Tiffany Finn <Tiffany.finn@npfnetworks.com>
Sent: Monday, April 1, 2019 9:50 AM
To: Erin Bravo
Subject: RE: U-Haul Storage Facility Update

Hi Erin – Just wondering if there’s been any word or new renderings from U-Haul? I attended the Two Creeks Neighborhood Organization meeting 3/16 and the sentiment is the same – the neighborhood would be OK with 3 stories (about 35’) and finished in more natural, Lakewood-like colors, brick, etc.
Hello Tiffany,

It's starting off well, thank you. Hope yours is as well! I received a call from Tavis a few weeks ago letting me know that I should be seeing a rendering of the new proposal sometime in March or April. Once I see it and feel the changes are reflective of what was discussed, I will schedule another neighborhood meeting so you all can see their proposal before it goes to Planning Commission. I will keep you updated once I receive the plans.

All the best,

Erin Bravo

Hi Erin – hope you’re having a good start to 2019! At our last Two Creeks neighborhood meeting people were wondering if there’d been any changes in the U-Haul property wanting to convert to a storage facility – any changes, have they contacted you for another public meeting?

Thanks, Tiffany
Hi Erin--I was at the meeting last night. Thank you so much for hosting the meeting. I didn't say anything, but I wanted to "second" the comments about the building height (we would not be opposed to 3 stories) and the design of the building. Regarding the design, I think it's unfortunate that it resembles Belmar buildings. Our neighborhood is not Belmar. Also, the problems folks mentioned regarding the traffic patterns (and the U-turns) are very real, and very unfortunate. Again, thank you for hosting the meeting. I think all the neighbors really appreciated it. Best, Kim

Kim English
7227 W. 8th Ave
Lakewood, CO 80214