PLANNING COMMISSION STAFF REPORT

REZONING CASE NO. RZ-18-006  REPORT DATE: February 20, 2019
CASE NAME: 730 Simms Street Rezoning  PC DATE: March 20, 2019

ADDRESS(ES) OF REZONING:  CASE ADDRESS:
730 Simms St.  730 Simms St.
Lakewood, CO 80401  Lakewood, CO 80401

APPLICANT:  PROPERTY OWNER:
Zocalo Community Development, LLC  Silagi Simms, LLC
455 Sherman Street, Ste. 205  101 Hodencamp Road, Ste. 200
Denver, CO 80203  Thousand Oaks, CA 91360

REQUEST:
The request is to rezone the property located at 730 Simms St. from Commercial Regional (C-R) to Mixed-Use Residential Suburban (M-R-S) to allow for multifamily development.

CITY STAFF:
Development Review Planning  Kara Mueller, Senior Planner
Development Review Engineering  Keith Hensel, Project Engineer
Traffic Engineering  John Padon, Manager, Traffic Engineering
Property Management  Spencer Curtis, Right-of-Way Agent
Community Resources  Ross Williams, Parks Planner

STAFF RECOMMENDATION:
That the Planning Commission recommends that the City Council approve Case No. RZ-18-001.

Kara Mueller, Senior Planner  Paul Rice, Manager
Planning – Development Assistance  Planning – Development Assistance

CONTENTS OF THE REPORT:
Report Detail
Attachment A – Aerial Map
Attachment B – Zoning Map
Attachment C – Applicant's Written Description
Attachment D – Conceptual Land Use Plan
Attachment E – Neighborhood Meeting Summary
Attachment F – Resolution
SUMMARY OF REQUEST
The request is to rezone the property at 730 Simms St. from Commercial Regional (C-R) to Mixed-Use Residential Suburban (M-R-S). The applicant is proposing to convert the existing office building into multifamily units with the potential of building an additional condominium building on-site in the future.

The total land area is approximately 6.1 acres. As depicted in Figure 1 below in yellow, the subject property is located east of South Simms Street, south of West 8th Avenue and north of West 6th Avenue in the US Frontage Road Community Activity Area.

![Figure 1](image)

PROCESS – REQUIRED CITY APPROVALS

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

If the rezoning application is approved then there is a required 45-day referendum period. If there is no referendum then the applicant may proceed with a proposal for a major site plan. The future major site plan proposal must meet all City standards.
Plans: All rezoning applications are required to include a Conceptual Land Use Plan. The Conceptual Land Use Plan for this case is included as an attachment to this staff report (Attachment D). The Conceptual Land Use Plan outlines the specific elements that are unique to the site and the plan is intended to supply enough information about the rezoning request for the Planning Commission to make its recommendation and the City Council to make a decision.

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

### ZONING AND LAND USE

<table>
<thead>
<tr>
<th>North</th>
<th>South</th>
<th>East</th>
<th>West</th>
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<tr>
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<td><strong>Commercial Regional (C-R)</strong></td>
<td><strong>Commercial Regional (C-R)</strong></td>
<td><strong>Mixed-Use General Suburban (M-G-S)</strong></td>
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<td><strong>Adjacent Land Uses</strong></td>
<td><strong>Office Building</strong></td>
<td><strong>Vacant Office Building</strong></td>
<td><strong>Retail/Office</strong></td>
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<td><strong>Lakewood Ford Land</strong></td>
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(See Attachment A- Aerial Map and Attachment B- Zoning Map)

**Existing Conditions** – The property currently has an office building that has been vacant for over a decade and is approximately 180,500 square feet in size and 4-stories in height with an associated parking lot. The existing building is built into the topography of the property which slopes from the southeast to the northwest, making the building at its tallest along the Simms Street corridor.

The property to the east also has a vacant office building and a shared drive aisle that provides access from 730 Simms Street to West 8th Avenue. There is a current right-in, right-out movement onto Simms Street that will remain.

**Development History** – The office building has been vacant for over a decade and the site has been underutilized. The applicant is proposing to repurpose the existing structure for multifamily residential use. Future plans may include building a separate stand-alone condominium building on-site.

### AGENCY REVIEW AND NOTIFICATION

Notice of the Planning Commission public hearing for the rezoning request was mailed to 111 tenants and owners of property within 500 feet and to 5 registered neighborhood organizations within a 1/2 mile of the subject property, as required by the Lakewood Zoning Ordinance. The project material was also sent to 7 outside referral agencies for review, as indicated in the table below.

<table>
<thead>
<tr>
<th>Agency</th>
<th>Notification for Neighborhood Meetings Sent</th>
<th>Notification for Planning Commission Hearing</th>
<th>Referral Sent</th>
<th>Comments Received</th>
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<td>High View Water District</td>
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<td>Daniels Sanitation District</td>
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<td>Century Link</td>
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<td>Comcast Cable</td>
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<td>Lakewood Police Department</td>
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<td>Jefferson County Public Schools</td>
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<td>Eiber Neighborhood Association</td>
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<td>Mountain Crest Townhome Condo Assn.</td>
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<td>Union Corridor Professionals Group</td>
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<tr>
<td>West Colfax Community Association</td>
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**Referral Agencies' Comments** - The City received no objections in response to the case referrals. The following is a summary of the comments received in response to the agency referral documented in the chart above.

1. West Metro Fire Protection District had no objection to the proposed rezoning.
2. Xcel Energy had no objection to the proposed rezoning, contingent upon their ability to maintain all existing rights.
3. Century Link had no objection to the proposed rezoning.
4. The Police Department performed a Crime Prevention Through Environmental Design (CPTED) review and had no concerns with the rezoning and will provide future comments with a development proposal.
5. Jefferson County Public Schools reviewed the information and has no objections to the proposed rezoning and has requested fees-in-lieu of land dedication when this development moves forward.

**Neighborhood Comments** — There were two neighborhood meetings held on July 24, 2018 and July 26, 2018 to introduce the proposal and gather feedback on the rezoning request. The initial zoning request was to zone the property to M-G-U. After feedback from the neighborhood meetings the applicant decided to change the proposal to M-R-S in response to the comments received at the two neighborhood meetings. These comments included choosing a zone district that was more closely tailored to multifamily residential development that eliminated many uses allowed in the M-G-U, required more open space and a lower maximum building height. The M-R-S zone district fulfills these desires.

Neighborhood stakeholders asked questions about the following issues:

- Density, height and open space
- Traffic generation
- Zone district and allowed uses
- Process

The applicant is proposing 210 multifamily units in the existing office building with an average unit size of 900 square feet. These units will be for rent at market rates. The applicant stated that they like the opportunity to breathe new life into the existing building and that repurposing the existing office building will keep costs of construction to a minimum so that units can be
more affordable. The applicant would like to modify the building by cutting an atrium into the center of the building allowing for light to the interior units. The applicant presented an option for a second phase to construct a condominium building with for sale units.

The neighborhood seemed receptive to the proposal to reuse the building for multifamily use and preferred this location over the location of some of the more recent multifamily developments to the south within the Union Corridor.

The applicant also discussed the potential of a roundabout at the West 8th Avenue and Quail Street intersection to aid with access options for this property and 740 Simms Street to the east. This public improvement is not a requirement of the rezoning application; however, they are looking into possibly completing this improvement in the future.

See Attachment E for summaries of the neighborhood meetings.

PROJECT ANALYSIS

Overview - The subject property is currently zoned C-R and does not allow multifamily residential. The proposed M-R-S zone district allows for multifamily residential with a maximum height of 60 feet and requires 25 percent of the site to be open space. The applicant worked with the neighborhood organizations and residents in attendance at the two neighborhood meetings to decide that the M-R-S zone district is appropriate for the site. Those in attendance at the neighborhood meetings desired a zone district that was more closely tailored to the proposed multifamily residential development, required more open space and a lower maximum building height. The applicant is proposing to reuse the existing office building and convert it into for rent multifamily units. A potential future phase may include a for sale condominium building on the property to the south of the existing building. This rezoning request will effectively fulfill the goal of providing higher density residential to aid in the shortage of rental units along major corridors with easy access to public transit.

Comprehensive Plan - The primary document for guiding land use decisions is the Lakewood 2025: Moving Forward Together Comprehensive Plan. The Comprehensive Plan is a long-range plan that looks 10 years into the future. It is a policy document that provides guidance to City Council, Planning Commission, City staff, residents, businesses, and developers to make informed decisions about the current and future needs of the community. The Comprehensive Plan is available on the City's website under the following URL:
http://www.lakewood.org/CommunityPlans/

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

The Comprehensive Plan has a Land Use Vision Map (Map 3-d, page 3-21) that indicates Growth Areas and Neighborhood and Community Activity Areas. The Growth Areas are intended to accommodate the vast majority of the residential and employment growth anticipated for the City. This property is located within the US Frontage Road Community Activity Area. Community Activity areas are planned and zoned for higher density residential and retail growth and intended to accommodate additional employment and retail opportunities on a smaller scale than those found in Growth Areas. The subject property is to the east of the Simms Street major corridor and just north of the West 6th Avenue major corridor and is located
between the Union Boulevard and Federal Center Growth Areas. While the current C-R zoning allows for employment and retail opportunities it does not allow for higher density residential. This location is within approximately 1 mile of two light rail stations that support higher density residential, employment and retail opportunities. The M-R-S district will retain the ability to provide some retail and employment uses, providing the ability to develop a mix of uses, if desired.

The property is within the West Lakewood Neighborhoods area, which is characterized by predominately smaller lot single-family residential housing with the higher-density housing found in the Union Square neighborhood. This site is well situated to take advantage of the Federal Center transit station development and amenities along the Union corridor. The rezoning request will aid in providing housing within the Union corridor and the City as a whole.

This staff report is being evaluated on the land uses allowed in the proposed M-R-S zone district. The applicant’s intent is to convert the existing office building into multifamily use to decrease the construction cost translating into lower cost rental units. The population to be served and the cost of the rental units is not review criteria. Staff has evaluated this rezoning proposal and potential land uses for the City’s overall population. Please see the applicant’s written description, Attachment C, for how this rezoning proposal meets the goals of the Comprehensive Plan.

Lakewood Zoning Ordinance - The Lakewood Zoning Ordinance provides information about zone district standards, specific development regulations and planning process. As stated in Article 3: Zone Districts, "The M-R district is intended to allow for compact multifamily residential development with a variety of densities. This district will also allow for office and retail uses that are integrated into residential projects. Minimum residential densities are established as part of the district to maximize the potential number of transit riders and business users within adjacent transit and urban development areas, while limiting the impact on existing surrounding neighborhoods". Further the suburban context reflects a more auto-oriented environment, where the existing surrounding street pattern and access to adjacent residential neighborhoods is not conducive to the highest level of pedestrian connectivity.

Development standards vary depending on the zone district and the zone district standards directly affect the use and form of allowable development. For a comparison of the C-R and M-R-S zone district standards, see Attachment D.

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

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

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

   The proposed rezoning will support the purpose and intent of the Zoning Ordinance as follows:
   • The public health, safety and welfare of the citizens of the City of Lakewood will be maintained.
   • Implements the vision, goals and recommendations of the Comprehensive Plan by providing quality infill development that is compatible in form with surrounding uses, while providing housing options for the City’s growing population.
- Is sustainable development in reuse of the existing office building.
- Fills a need for housing for the growing population through providing a market driven housing type and price point to meet the needs of the current and future population of Lakewood.
- Ensures effective integration of residential development with surrounding office land uses.
- Quality site and building design will be met through the development process, including connectivity, design and landscaping.
- Will ensure the economic vitality of the Union and Simms major corridors and Community Activity Areas by promoting compatible development that meets housing needs.

2. The proposed rezoning is compatible with existing surrounding land uses or the land uses envisioned in the Comprehensive Plan.

The proposed rezoning is compatible with the existing surrounding land uses as follows:

- The proposed rezoning is compatible with the existing surrounding land uses in that the form of the buildings are compatible and high density residential is compatible with office and retail uses in the area. A mix of employment, retail and residential will allow 24/7 surveillance of properties.

3. The proposed rezoning meets at least one of the following:

The zoning ordinance requires that one of the following three factors must exist.

i. The proposed rezoning promotes implementation of the Comprehensive Plan.

The proposed rezoning will promote the implementation of Lakewood Comprehensive Plan as follows:

- The demographics of Lakewood illustrate a growing population as evidenced in the Comprehensive Plan. This results in the need for additional housing accommodations throughout the City.
- The proposed rezoning will support the community’s guiding principles, goals and actions steps by:
  - Goal I-CA1 – Maintain the area as a viable community-scale shopping and office district within the US Frontage Road Community Activity Area.
    - Develop tools to encourage property owners to rehabilitate aging building and sites, and redevelop older or inefficient commercial and office building in the activity area. (Goal-CA1, Action Step b).
    - While tools still need to be developed to meet this action step this rezoning proposal allows for the rehabilitation of an inefficient office building and underutilized site into a multifamily development that provides for a mix of uses in this Community Activity Area.
    - Evaluate opportunities to increase the mix of uses in the area. (Goal I-CA1, Action Step b).
  - Rezoning this property to M-R-S will provide the opportunity to introduce residential within this Community Activity Area allowing for a mix of uses in the area while still maintaining a majority of the C-R zoning.
Goal I-CS3 – Enhance commercial and mixed-use districts to create quality working, living, shopping, and dining experiences.

- Identify opportunities to work with owners of older commercial and mixed-use properties to reinvigorate projects through reinvestment and redevelopment. (Goal I-CS3, Action Step b).
  - The office building on this site has been vacant for approximately a decade and as such has been underutilized. Office space has the greatest vacancy within the City and rezoning this property to allow for residential use will reinvigorate this site and provide additional residents to utilize the existing office and retail within the corridor area.

Goal L-H1 – Provide an adequate mix of housing to meet the needs of all segments of the community.

- The proposed rezoning will allow for multifamily residential integrated into the existing office and retail uses along the Simms corridor between the Union and Federal Center Growth Areas. This site is also approximately 1 mile from two light rail stations allowing easy access to multimodal transportation options for the proposed multifamily residential use. The M-R-S zone district allows for multifamily residential with the potential of ground floor retail and office uses that are appropriate for low maintenance living and that meet the need for housing within the City of Lakewood.

Goal L-N3 – Strengthen and support Lakewood’s neighborhoods.

- This property is within the Community Development Block Grant (CDBG) area. While this project is not utilizing CDBG block grant funds it is reinvesting in a CDBG target area, which meets the goal of strengthening the area and enhancing the efforts sought by the CDBG block grant.

Goal L-N5 – Promote clean and safe neighborhoods.

- Injecting multifamily residential within this underutilized employment area will enhance the activity within the area deterring crime and placing eyes on the surrounding properties 24/7.

Goal S-EB1 – Increase resource efficiency in buildings.

- The adaptive reuse of the existing building will increase the energy efficiency of the existing building.

ii. There has been a material change in the character of the neighborhood or in the City generally, such that the proposed rezoning would be in the public interest and consistent with the change.

Not applicable.

iii. The property was rezoned in error.

Not applicable.

B. Engineering Analysis. A traffic report was required as part of this rezoning request. The traffic report indicates that the surrounding streets can adequately support the trip generation that could be generated with this proposed rezoning. Further engineering documents will be required with the submittal of a major site plan application.
FINDINGS OF FACT AND ORDER
Based upon the information and materials, the neighborhood meeting, and this staff report, staff supports the rezoning request. Therefore, the City of Lakewood staff recommends that the Planning Commission find that:

A. David Zucker, Zocalo Community Development, LLC, is proposing to rezone from Commercial Regional (C-R) to Mixed-Use Residential Suburban (M-R-S); and

B. Notice of the Public Hearing was provided to the fee owners of property and residents within 500 feet and registered neighborhood organizations within a 1/2 mile as required by the Lakewood Zoning Ordinance; and

C. Notice was published in the official City newspaper at least six days prior to the hearing; and

D. The request was reviewed by the appropriate referral agencies; and

E. The proposed rezoning promotes the purposes of this Zoning Ordinance as stated in Section 17.1.2.; and

F. The proposed rezoning is compatible with existing surrounding land uses or the land uses envisioned in the Comprehensive Plan; and

G. The proposed rezoning promotes the implementation of the Comprehensive Plan; and

AND

The Planning Commission adopts the findings of fact and order, A through G, as presented in this staff report and recommends that the City Council APPROVE Rezoning Case No. RZ-18-006.

cc: Case File- RZ-18-006
David Zucker, Applicant
ATTACHMENT A – AERIAL MAP
NEIGHBORHOOD REFERRAL MEETING SUMMARY

Project: Rezoning of 730 Simms Street

Project Manager: Kara Mueller, Senior Planner

Applicant: David Zucker, Zocalo Community Development, LLC

Owners: Silagi Simms, LLC

Location: 730 Simms Street

Request: Rezone the property from Commercial Regional (C-R) to Mixed-Use General Urban (M-G-U) in order to convert the vacant office building into multifamily residential units.

Date: July 26, 2018

Time: 6:00 – 7:00 p.m.

Location: 730 Simms Street
Lakewood, CO 80401

Neighborhood Groups Notified: Daniels Welchester Neighborhood Association, Eiber Neighborhood Association, Mountain Crest Townhome Condo Association, Union Corridor Professionals Group, and West Colfax Community Association

City Staff: Kara Mueller, Planning – Development Assistance
Paul Rice, Planning – Development Assistance

Residents in attendance: Approximately 15 citizens and 6 applicants were in attendance.

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

Staff opened the meeting with introductions, followed by an explanation of meeting protocol, the neighborhood-meeting format and the rezoning process. Staff discussed the location of the site and zoning. The notice that was mailed out states that the proposal is to rezone from C-R to M-G-U; after reviewing the comments received at the meeting on Tuesday, July 24 the applicant has evaluated their rezoning request and determined that a M-R-S zone district is a better fit. This would eliminate several high
intensity commercial and office use while allowing for the multifamily use with a limited commercial ability at the ground floor level. The M-R-S height limit is a maximum of 60 feet and the open space requirement is a minimum of 25%.

Zocalo was established in 2005 and is approximately 13 years old. The applicant presented some projects that they have developed in the Denver Metropolitan Area.

The applicant stated that they have the site and the approximately 178,000 square foot building under contract. The applicant likes the site for many reasons including the amount of parking, the opportunity to breathe new life into the existing building and the ability to keep the cost of construction down so that the units can be more affordable than new build units, providing housing for the working class.

The applicant is proposing 210 multifamily for rent units in the existing building with an average unit size of 900 square feet. They want to cut an atrium into the center of the building allowing for light to the interior units. The applicant presented an option for a second phase to construct a condo building with for sale units. The applicant concluded by reaffirming their intent to work with the neighbors throughout the process.

**Topics of Discussion:**

Questions from residents began around 6:25 p.m.

Q1: Where is the M-R-S zone district located today?

A1: There is a lot of M-R-S along West Colfax Avenue. The differences between the ‘S’ and ‘U’ contexts are required proximity to the street, height and open space requirements. The ‘S’ or suburban context lowers the height, allows for more open space and the existing building will meet the setback standards.

The applicant reiterated that the M-R-S will keep the height reasonable, which is less than what is currently allowed in the C-R zone district, and the open space will be a minimum of 25%.

Q2: What is the height of a 5-story building?

A2: The existing building is approximately 52 feet now and will be approximately 60 feet with new story.

Q3: I am glad with this zoning change. Will 60 feet allow what you are planning?

A3: Yes, we may also setback the 5th floor to soften the building façade and overall mass.

Comment: I would be supportive of a variance if a few feet over. The M-R-S zone district is a better proposal.
The applicant changed the subject to traffic to discuss some future options for circulation, including a legal U-turn at West 8th Avenue and Simms Street or a round-about at West 8th Avenue and Quail Street. While this is not part of the rezoning application, I want to start the discussion early. There was concern at the last meeting about school buses and semi-trucks accessing the proposed round-about and if a round-about comes to fruition it will be constructed with plenty of room to accommodate these large vehicles.

Comment: U-turn is not a good option. However, the round-about may work.

Comment: Traffic to the north at Oak Street Station will also be coming south bound on Quail Street. If a traffic study is required, it should consider development in this area.

Applicant: We will check to see if the traffic study includes this traffic.

Comment: Quail Street should be built to handle this traffic.

Comment: Roundabout is a fantastic solution. This office building has been vacant for 12 years and is an eye-sore. The office use would produce twice the traffic as the multifamily. This is a good proposal.

Q4: When will you develop the second phase?

A4: Phase II is not a guarantee. However, we want to share this option of future development on the property with you to provide a mix of owner and rental occupied units.

Q5: Why not make the existing building into condos?

A5: 210 units is too many for sale units. We would end up competing with potential for sale units within the building toward the end of the project.

Comment: Great use, like 60-foot restriction on height and challenge you to take advantage of the 25% open space requirement and make it stunning and inviting. I do not like the legal U-turn option at West 8th Avenue and Simms Street.

Applicant: I want to make the project inviting with good landscaping and design.

Comment: Great project, still have some concerns with traffic congestion. It would be good to provide education for new tenants on traffic patterns in the area and the law.

Comment: The existing building should not affect the existing drainage and the parking on this site is adequate. This is an appropriate location for this use. We appreciate your consideration and outreach with the neighborhood. Think this is a great project.

Q6: Who is the client/income level you are advertising for?
A6: On average a one bedroom unit in the market today leases for $1,600 and with the benefit of reuse of the existing building the construction cost will be approximately 20% less and this will allow those with a $50,000 salary such as teachers, police and workforce to rent.

Q7: Are you the owner/developer?

A7: We have the property under contract with the goal of purchasing in the fall to develop and own long term. We will own the building and manage it.

Comment: One problem you won't have here that the Beacon Apartments have is noise complaints from the shooting range, Bristle Cone. You are in a quiet area.

Comment: Can we see the design of the building before it is developed?

Applicant: Will share the design throughout the process. Landscaping and design will make the project.

Staff: Does proposing the zoning to be M-R-U work with everyone present?

Group response: Yes.

Comment: Thank you for working with us; you’ve been good to work with.

Closing: Ms. Mueller and the applicants thanked everyone for coming out to participate. The next step for the applicant will be to submit a formal application to rezone. As a reminder, this is a public process with two public hearings and you can contact me with any comments or questions.

Meeting Adjourned at 7:00 p.m.
NEIGHBORHOOD REFERRAL MEETING SUMMARY

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Staff opened the meeting with introductions, followed by an explanation of meeting protocol, the neighborhood-meeting format and the rezoning process. Staff discussed the location of the site and zoning.

The applicant presented their rezoning request from C-R to M-G-U. The applicant stated that they have been in contact with representatives from the surrounding neighborhood
organizations and understood that there was a neighborhood meeting of interest scheduled in Jefferson County that would affect attendance at the meeting this evening and that an additional neighborhood meeting has been scheduled for this Thursday, July 26, 2018.

Zocalo was established in 2005 and is approximately 13 years old. The applicant presented some projects that they have developed in the Denver Metropolitan Area.

The applicant stated that they have the site and the approximately 178,000 square foot building under contract. The applicant likes the site for many reasons including the amount of parking, the opportunity to breathe new life into the existing building and the ability to keep the cost of construction down so that the units can be more affordable than new build units, providing housing for the working class.

The applicant is proposing 210 multifamily for rent units in the existing building with an average unit size of 900 square feet. They want to cut an atrium in to the center of the building allowing for light to the interior units. The applicant presented an option for a second phase to construct a condo building with for sale units. The applicant concluded by reaffirming their intent to work with the neighbors throughout the process.

**Topics of Discussion:**

Questions from residents began around 6:25 p.m.

Q1: I own the building to the east; how does this site work with existing shared drives and parking?

A1: We will need to evaluate the parking and access as part of the development and will work with you closely.

The eastern property owner explained that the right-in/right-out on Simms Street and the access to West 8th Avenue (not being able to make a left movement) is an issue. Can this access be fixed?

The applicant stated that they met with RTD and a representative of the City’s Transportation Engineering Division to discuss the potential of a legal U-turn at West 8th Avenue and Simms Street and the possibility of two left turn lanes from west bound on West 8th Avenue onto Simms St. A left turn from the shared drive onto West 8th Avenue is currently not possible given the existing median at the light rail crossing of West 8th Avenue. However, the potential of a round-about at West 8th Avenue and Quail Street could allow for tenants of the sites to take a right from the private drive onto West 8th Avenue and turnaround heading westbound to the signalized light at West 8th Avenue and Simms Street.

Q2: How will the roundabout effect the Jeffco School buses and semi-trucks that frequent the intersection of West 8th Avenue and Quail Street?
A2: The round-about will be constructed to be large enough to meet the turn radius necessary for these type of vehicles.

The applicant stated that the potential round-about is conceptual at this time and welcomes any thoughts on the proposal to aid in traffic circulation. This improvement is not part of the rezoning request.

Q3: Who is the target market?

A3: Since this is a reuse of an existing building the cost of construction will be anywhere from 20-40% less, which allows this cost savings to be reflected in the rental prices. Our desire is for this to be a more affordable rental product than the new build buildings south of here along Union Boulevard. This would allow for teachers, firefighters and others to be able to rent that may otherwise be priced out of the market.

Q4: How many condos are proposed in the second phase?

A4: Approximately 60 units.

Q5: Are you planning a deed restriction for this property? The City does not enforce private deed restrictions. The reason I ask is that the M-G-U appears to be the wrong district, if all you are proposing is multifamily and condos. Many other uses are allowed in the M-G-U zone district that may not be desired. Additionally, the M-G-U zone district has a height allowance of 90 feet and a low open space requirement. Why not R-MF, which requires 30% open space. You can request an additional floor by constructing to LEED GOLD standards or providing some affordable housing units. Or, rezone to a PD to specify zoning requirements?

A5: The concern over height and open space is similar to those reflected in the minutes from the neighborhood meeting with the last zoning request. We will look at the zone district to see if R-MF or another district is better suited for our proposal in terms of use, limited height and open space.

Q6: Will there be storage for the tenants?

A6: Yes.

Comment: I live in Daniels Gardens and am concerned with open space. The last 8 years traffic has increased and the grocery stores are overcrowded. I can’t get anywhere anymore and am on the verge of moving. There are too many multifamily units in the area.

Q8: Will some of these units qualify for affordable housing?

A8: No, we are aiming for $50,000 income to qualify.

Q9: Is affordable housing required?
A9: Affordable housing is not required by code.

**Closing:** Ms. Mueller and the applicants thanked everyone for coming out to participate. There will be an additional meeting this Thursday, July 26 to discuss this rezoning request. As a reminder, this is a public process with two public hearings and you can contact me with any comments or questions.

Meeting Adjourned at 6:50 p.m.
Located just north of the West 6th Avenue interchange with Simms Street/Union Boulevard, the rezoning application for 730 Simms St. seeks to change current Commercial Regional (C-R) zoning to Mixed-Use Residential Suburban (M-R-S) zoning. The parcel to be rezoned is approximately 6.07 acres, containing surface parking and a 180,000 square foot vacant office building. The proposed rezoning is intended to allow for the renovation of the existing vacant office building into a multi-family, for lease apartment building with units ranging from studio to two bedroom configurations. A second phase of the redevelopment will consist of a for sale condominium project at the southwest corner of the property. Site redevelopment will accommodate the parking requirements for the proposed residential uses.

The proposed rezoning promotes the purpose of the Zoning Ordinance and goals of the Comprehensive Plan on several levels. The subject property is located at the convergence of a Neighborhood Activity Area and Community Activity Area and is adjacent to a Growth Area. Rezoning to M-R-S facilitates a land use that will support the transition between these activity areas. The M-R-S zone district will allow for the rehabilitation of a vacant, aging office building and site into an efficient multi-family development aimed at meeting the housing needs of the community. The rezoning of this underutilized parcel to M-R-S is a sustainable solution aimed at creating a quality living experience and enhancing the mix of uses at the convergence of various zoning and development areas.

**SITE OPPORTUNITIES & CONSTRAINTS:**

- The site is located approximately 1 mile from the W-line Oak Street and Federal Center lightrail stations.
- The structure is generally obsolete as an office building, based on the fact that it has not been leased in over ten years. As it currently stands, the structure is an eyesore in the community.
- The structure can be reused and adapted to fill housing needs in Lakewood.
- The location is ideal based on its access to public transportation, W. 6th Avenue and strong employment.
- The location is a challenge due to the right-in, right-out condition onto Simms St., however an easement with 740 Simms St. allows alternative egress directly onto W. 8th Avenue.
- The parking lot is in poor condition. Renovation of the site will improve the parking lot as well as the landscaping.
- Opportunity to add a 5th floor to the building to provide a critical mass of units to aid in making the per unit cost lower and more attainable. The additional floor will also enhance the profile of the building, softening the current building elevations.
- The parcel is large enough to allow for a variety of housing types, leading with rental units in the rehabilitated office building and the potential of a condominium building in future phases.

**BUILDING SETBACK:**

<table>
<thead>
<tr>
<th></th>
<th>(C-R) - EXISTING</th>
<th>(M-R-S) - PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>Minimum: 15 feet</td>
<td>10 feet</td>
</tr>
<tr>
<td></td>
<td>Maximum: None</td>
<td>140 feet</td>
</tr>
<tr>
<td>Side</td>
<td>Minimum: 5 feet</td>
<td>5 feet</td>
</tr>
<tr>
<td>Rear</td>
<td>Minimum: 5 feet</td>
<td>10 feet</td>
</tr>
</tbody>
</table>

**OPEN SPACE REQ:**

Minimum: 20%  
Minimum: 25%

**BUILD-TO-ZONE REQ:**

None  
None  

**HEIGHT REQ:**

Minimum: None  
Minimum: None  

Maximum: 90 feet  
Maximum: 60 feet

**M-R-S ZONE DISTRICT STANDARDS**

Mixed-Use Residential Suburban

The M-R-S district is intended to allow for compact multifamily residential development with varying densities as well as office and retail uses generally along local and minor collector streets. The Suburban context reflects a more auto-oriented environment, and allows for a limited amount of parking to be provided between adjacent public streets and the development.
C-R PERMITTED LAND USES:
- Group Residential Facility
- Animal Care
- Bar
- Club, Lodge, or Service Organization
- Contractor Shop
- Day Care Facility, Child or Adult
- Emergency Medical Facility
- Entertainment Facility, Indoor/Outdoor
- Fitness or Athletic Facility, Private
- Gallery or Studio
- Hotel
- Manufacturing, Light
- Mortuary
- Motel
- Motor Vehicle Rental
- Motor Vehicle Sales, Indoor/Outdoor
- Personal Services
- Plant Nursery
- Restaurant
- Retail
- Rental, Service, or Repair of Large Items
- Vehicle Dispatch Facility
- Community Building
- Convention or Exposition Center
- Hospital
- Park
- Religious Institution
- School, Public or Private
- School, Vocational or Trade
- Solar Garden
- Horticulture
- Transportation Facility, Public
- University or College
- Utility Facility, Minor
- Wireless Communications Facility
- Stealth
- New Freestanding Structure ≤ 60 ft. in Height
- Motor Vehicle Service
- Car Wash
- Fueling Station
- Office
- Parking, Stand-Alone, Structured

C-R SPECIAL LAND USES:
- Shelter
- Crematory
- Storage, Outdoor
- Correctional Institution
- Utility Facility, Major
- Temporary Use, Long-Term
- Wind-Powered Electric Generator, Freestanding
- Wireless Communications Facility > 60 feet in Height

C-R LIMITED LAND USES:
- Adult Business
- Medical Marijuana Business
- Mini-Warehouse or Storage
- Motor Vehicle Service, Major/Minor
- Parking, Stand-Alone, Surface
- Pawnbroker
- Apairies
- Accessory Dwelling Unit
- Community Garden
- Temporary Use, Short-Term

M-R-S PERMITTED LAND USES:
- Attached Dwelling Unit
- Multi-Family
- Group Home (1-8 Client Residents)
- Group Residential Facility
- Club, Lodge, or Service Organization
- Day Care Facility, Adult or Child
- Fitness or Athletic Facility, Private
- Gallery or Studio
- Office
- Personal Service
- Restaurant
- Retail
- Community Building
- Park
- Religious Institution
- School, Public or Private
- Transportation Facility, Public
- University or College
- Utility Facility, Minor
- Horticulture
- Home Business, Major
- Wireless Communications Facility
- Stealth
- New Freestanding Structure ≤ 60 ft. in Height

M-R-S LIMITED LAND USES:
- Accessory Dwelling Unit
- Contractor Shop
- Parking, Stand-Alone, Surface
- Animals, Small
- Apairies
- Community Garden
- Temporary Use, Short-Term

M-R-S SPECIAL LAND USES:
- Animal Care
- Entertainment Facility, Indoor
- Utility Facility, Major
- Temporary Use, Long-Term
- Wind-Powered Electric Generator, Freestanding
- Wireless Communications Facility, > 60 ft. in Height
730 SIMMS REZONING
CONCEPTUAL LAND USE PLAN
LOT 1, BLOCK 1, ARSENAULT SUBDIVISION,
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO

EXISTING ZONING: C-R
PROPOSED ZONING: M-R-S

LEGEND

- NEIGHBORHOOD ACTIVITY AREA
- US 6 FRONTAGE RD. COMMUNITY ACTIVITY AREA
- UNION BLVD. & FEDERAL CENTER GROWTH AREA

PROJECT SITE

FEDERAL CENTER STATION
0.9 MILES TO PROJECT SITE

OAK STATION
1.1 M TO PROJECT SITE

CONCEPTUAL LAND USE PLAN
730 Simms St. Rezoning
RZ-18-006
Sheet 3 of 4
730 Simms Apartments will consist of 218 apartments through the adaptive re-use of an existing office building, vacant for twelve years, in the center of Lakewood’s employment center. 730 Simms will include 10 studio, 165 one-bedroom, and 43 two-bedroom apartments. The apartments will be larger than typical, new-construction units, averaging as follows: studios will average 531 square feet; one-bedrooms will average 648 square feet; and two-bedrooms will average 933 square feet.

The project goals include: activation of a long-vacant office building; providing housing options in a key employment area while creating a secondary benefit of reducing vehicle miles travelled due to its central location; reduction in the number of car trips from the prior office use; addition and enhancement of green space on site; and adding interest to a currently bland 1970s structure.

As part of the planned redevelopment, the development team is requesting a rezoning from C-R Commercial Regional to M-R-S Mixed-Use Residential Suburban. This rezoning request will allow for the new multifamily use, which is not allowed under the current zoning, decrease the maximum height allowed on site and increase the amount of required open space.

730 Simms is located less than a mile from both the Federal Center and Oak Street Light Rail stations on the W Line and within 200 feet of multiple RTD bus stops offering service for three bus routes. Reflecting the surge in arts in Lakewood, the property will contribute two areas of the building to musical performance and practice space and visual art space. Residents will be able to use performance and painting studios for no cost. The goal of this program is to continue to expand on Lakewood’s cultural and arts scene by creating housing and a gathering place for artists and musicians.

In-unit amenities include central air conditioning, blinds, coat closets, walk-in closets, dishwashers, and microwaves. Community amenities include on-site management, laundry facilities on each floor, work/lounge space on floors two through five, bicycle storage, fitness center, rooftop terrace and intercom entry system. Acknowledging the burgeoning arts in Lakewood, the building will also offer hard-to-find music studio space for performing artists and studio space for visual artists, all of which will be free for resident use. 730 Simms is located within a half mile of a neighborhood park and two miles from a recreation center. Nearby services include nearly adjacent restaurants, a grocery store, childcare center, and a major hospital system. There are four public schools all within just over a mile, including Lakewood High School, two elementary schools and a middle school.