

Archived
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Oak Street

STATION AREA PLAN



City of Lakewood
480 South Allison Parkway
Civic Center North
Lakewood, CO 80226-3127
www.lakewood.org



City of Lakewood
Adopted November, 2006



THE VISION

The City of Lakewood's overall vision is to transform the area around the light rail station into a mixed-use center, with an emphasis on research and development, and retail opportunities. Development that occurs in the station area is to be urban in form, with building entrances located directly on sidewalks to allow for easy walking access. The station area will be pedestrian-friendly with wide sidewalks and street trees planted to create a pleasant atmosphere. Multi-story office and residential buildings, with ground floor retail will be located in the blocks nearest the station and in redevelopment areas north of Colfax Avenue. The expansion of office, laboratory, and research and development uses south and west of the station will also help create a strong employment base for the area and the City. New development north of the station will provide for new pedestrian and vehicular connections to and from Colfax Avenue.

Acknowledgements

Lakewood Mayor and City Council

Mayor: Stephen A. Burkholder

Ward I: Vicki Stack
Cheryl Wise

Ward IV: Doug Anderson
Ray Elliott

Ward II: Debbie Koop
Bob Murphy

Ward V: Diana Allen
Mike Stevens

Ward III: Sue King
Ed Peterson

Lakewood Planning Commission

Ward I: John Plotkin

Ward IV: William Marino

Ward II: Tracy Sheffield

Ward V: George Brown III

Ward III: Rich Urbanowski

At-Large: Wilmae "Bunny" Malm
Michael Rohr

City of Lakewood Staff

Michael J. Rock, City Manager

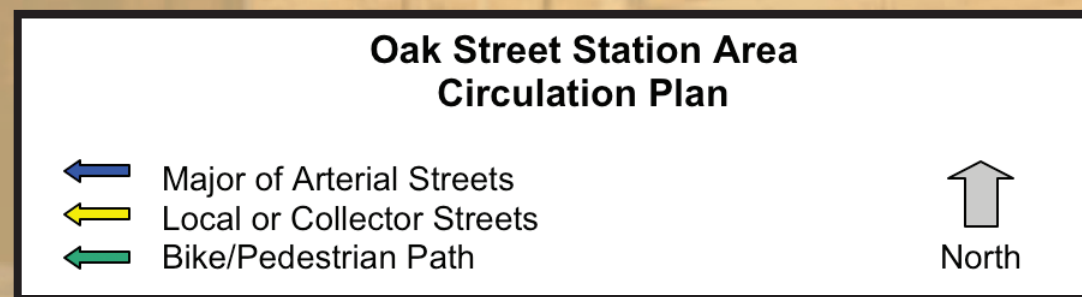
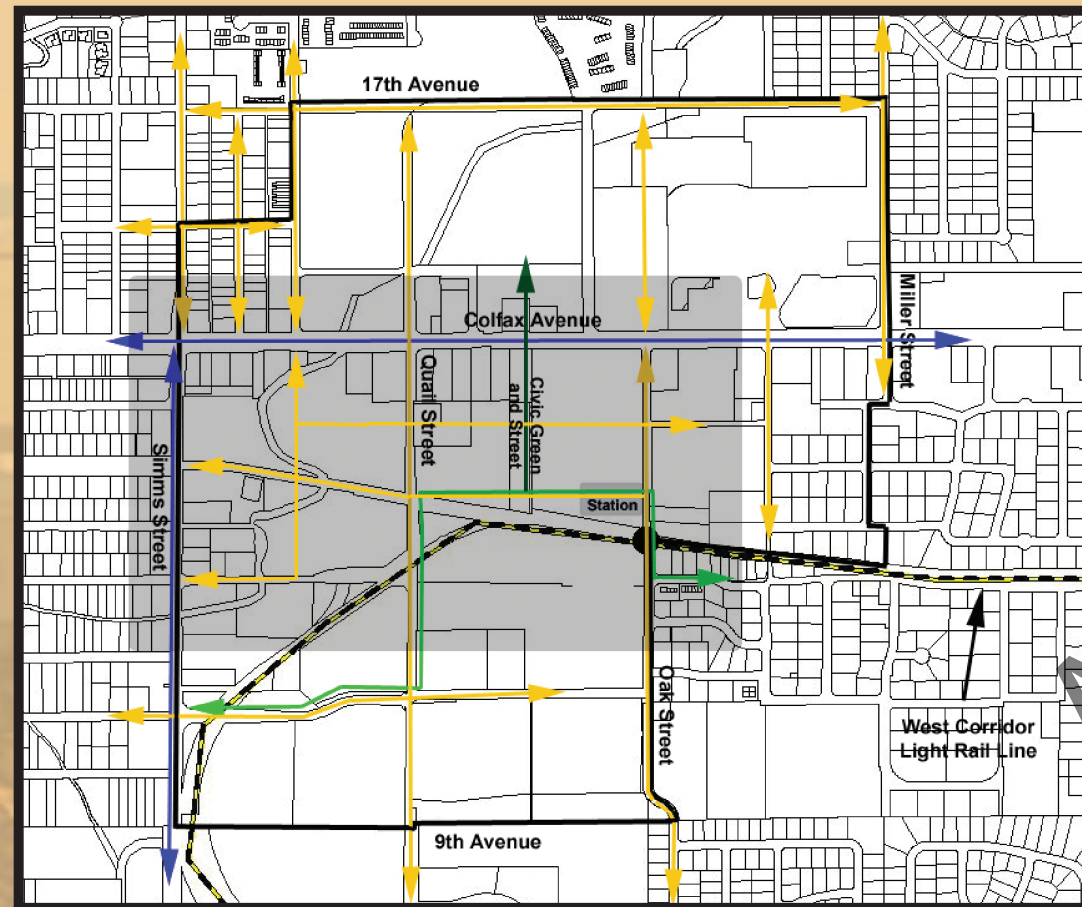
Community Planning and Development

Rebecca Clark, Community Planning and Development Director
Roger Wadnal, Comprehensive Planning and Research Manager
Rob Smetana, Principal Planner

Thank you to the many other City of Lakewood staff members that provided valuable assistance and served as technical advisors throughout the station area planning process.

Note: The photographs and renderings included in this document are not specific proposals, but are intended to illustrate the type and quality of development anticipated within the station area.

This brochure is printed on a 10% recycled paper.



Station Area Highlights

- The station will be located on the first light rail line to be built as part of the FasTracks project, approved by Denver metro area voters in 2004.
- The station is located on the 12.1-mile West Corridor line that will connect Union Station in downtown Denver and the Jefferson County Government complex. The line and the station are scheduled to open in 2013.
- The at-grade station will be located at the north end of the Lakewood Technology Center, and will initially have a surface parking lot with 200 spaces. A potential expansion of the surface lot to the north may include 200 additional spaces.
- The station is located 1/4 mile from Colfax Avenue.
- Approximately 1,200 people live and 4,100 people work within 1/2 mile of the station (2005 DRCOG estimates).
- The station planning area boundary — 9th Avenue to 17th Avenue, and Simms Street to Oak Street/Miller Street — encompasses approximately 240 acres.



Lakewood Citizen Participation

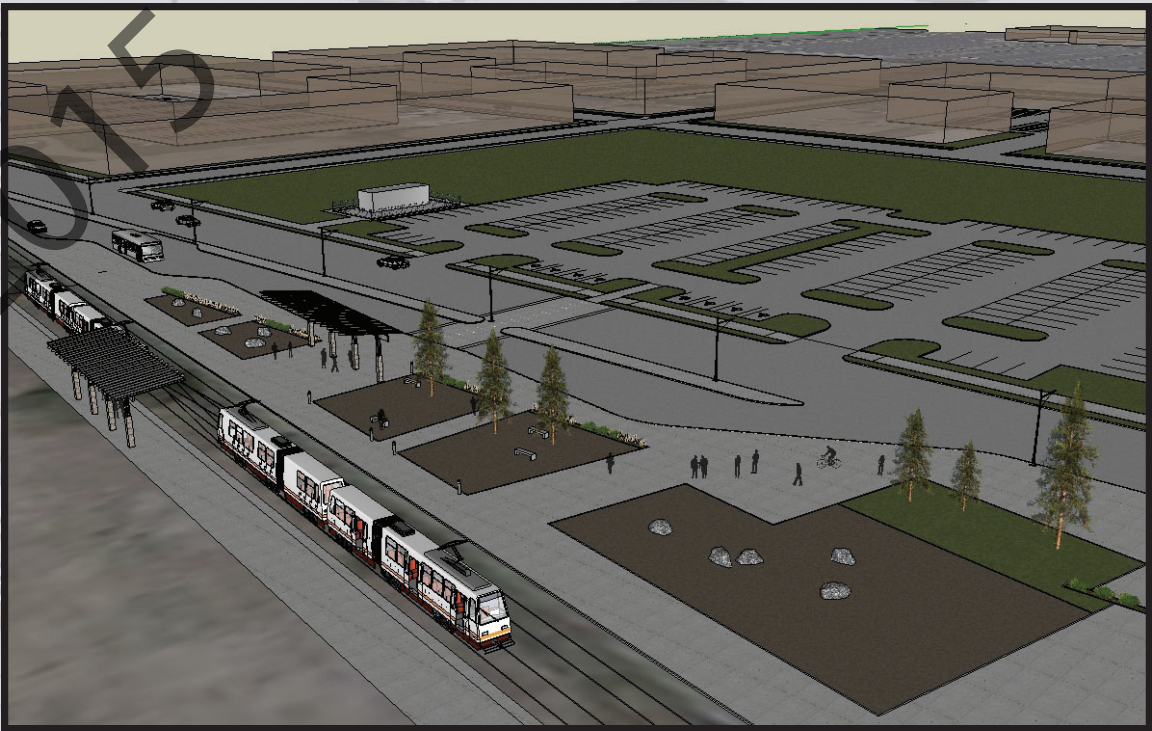
At a series of fourteen public workshops during late 2005 and early 2006, the citizens of Lakewood provided valuable information and ideas, which serve as the basis for the station area plans. Three of these workshops focused exclusively on the Oak Street station area. The community participants included property owners, interested citizens, business owners, developers, RTD representatives, and public officials. The participants expressed views on a number of topics, including parking, urban design, building height, density, traffic congestion, pedestrian and bicycle circulation, station parking facilities, area amenities, lighting, and transitions between new development and existing residential neighborhoods. The views of the community participants have been incorporated into the vision statement and this station area plan.

As part of the public process, a property owner forum was also held to solicit input from those most directly affected by the station area plan.



The citizen participation effort culminated with an open house in August of 2006, during which the community has able to provide comments regarding this final station area plan.

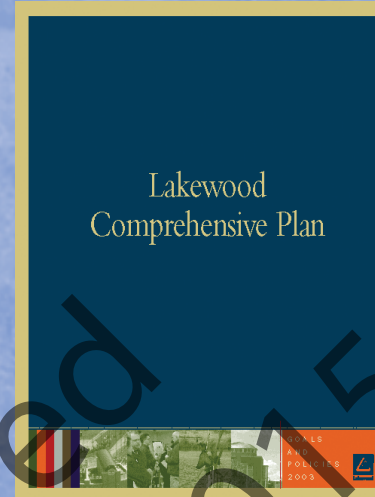
In total, over 430 individuals attended one or more of the public meetings.



**Oak Street Station Platform
Perspective Looking Northwest**



**Oak Street Station Area
Station and Bus Transfer
Area Detail**



Reflecting the Comprehensive Plan

The Oak Street Station Area Plan builds upon the goals and policies developed as part of the City's Comprehensive Plan. The Comprehensive Plan is a key document that guides the development and redevelopment of the City. The Comprehensive Plan is important to the citizens of Lakewood because it provides a framework for all land use decisions made by the City. The Oak Street Station Area Plan reflects the intent of the Comprehensive Plan in the following ways (Plan sections are identified in parentheses):

The Station Area Plan:

- Will further strengthen Lakewood's image and identity with an emphasis on livability and vitality; ensure the development of projects with a high quality of design; create a framework for the development of a sustainable neighborhood as part of the community where shopping, jobs, recreation and schools are accessible by multiple modes of transportation, creating an opportunity for people to live where they work; and allow for the development of a community that promotes the convenience of mass transit, including light rail and other alternatives to the single occupant vehicle. (Community Sustainability).
- Will further the goal of directing the City's development within well defined urban growth boundaries (General Land Use).
- Will help ensure that new development within the boundary interacts well with the character of adjoining neighborhoods; and help the City meet the housing needs of all segments of the community (Residential).
- Will help strengthen the surrounding neighborhoods (Neighborhoods).
- Will provide for compact land use patterns and the development of a mixed use center; facilitate the development of high quality infill and redevelopment projects; and create a center that promotes alternative modes of transportation (Urban Centers).
- Will provide for sustainable economic development; and help create a positive business climate (Economic Development).
- Will provide for an integrated land use and transportation system; promote transportation alternatives to the automobile; and promote a transportation system than enhances the diverse land uses within the community (Transportation).

Note: If a conflict exists between the Oak Street Station Area Plan and any other section of the Comprehensive Plan, the Station Area Plan shall supercede the conflicting section.

The Plan

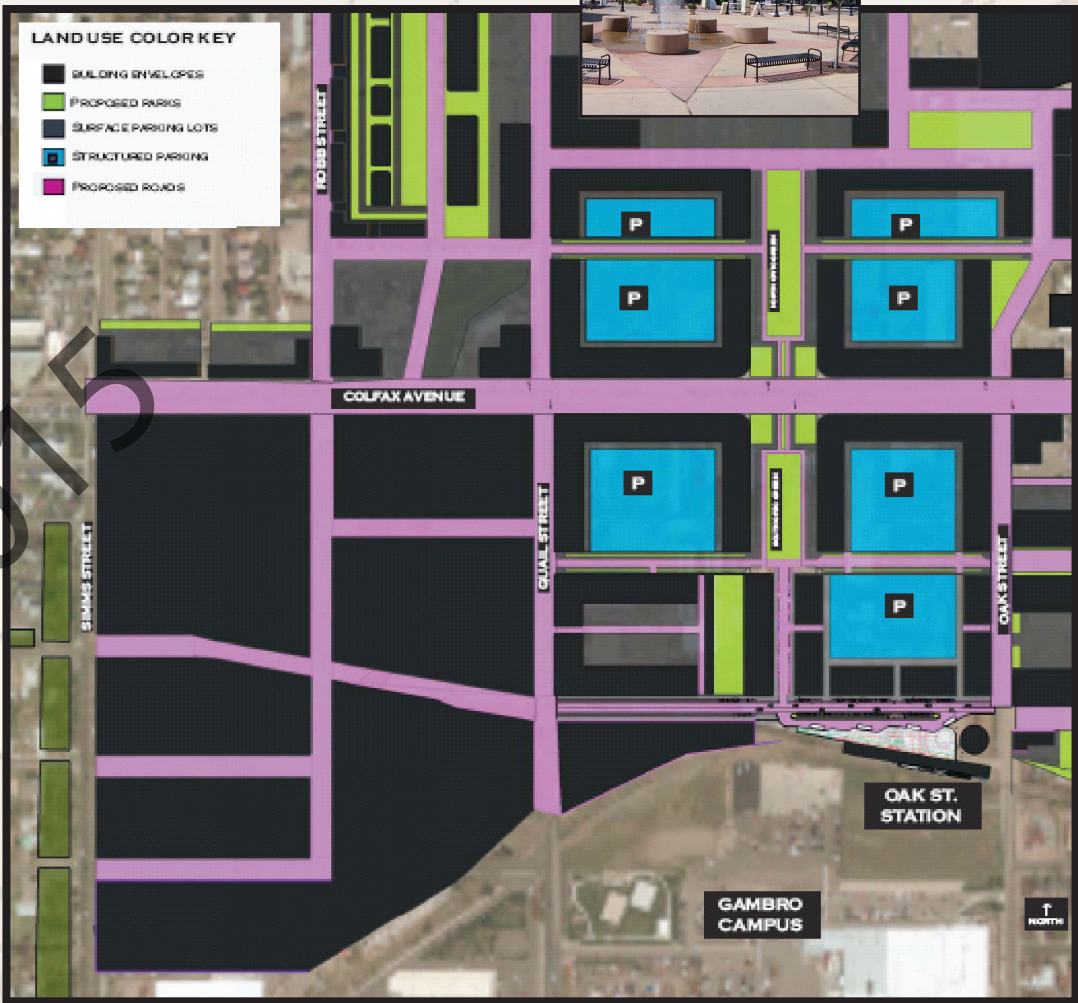
The Oak Street Station Area Plan contains five distinct sub-areas. The development characteristics of each are outlined below and identified on the sub-area plan map:



Station Core Sub-Area
The station core sub-area, generally bounded by the light rail line on the south, Colfax and 16th Avenues on the north, Quail Street on the west, and Nelson Street on the east, is intended to contain the most intense development. Projects within this area will include a mix of retail, office, and multi-family residential uses. Transit parking facilities will also be located within this sub-area. All development will be pedestrian-friendly, with streetscapes that encourage outdoor activities, such as restaurant patios. All development will also be required to provide open space on the private property, such as courtyards or plazas to be used by residents and tenants. Wide sidewalks, with buildings located directly adjacent to the walks, will be provided in these areas. A pedestrian “main street” connecting the station platform to the area north of Colfax is planned as part of this sub-area. Building heights in the area will generally range from three to six stories. Minimum residential densities of 35 units per acre and a minimum floor area ratio of 0.65:1 will dictate the compact nature of this area.

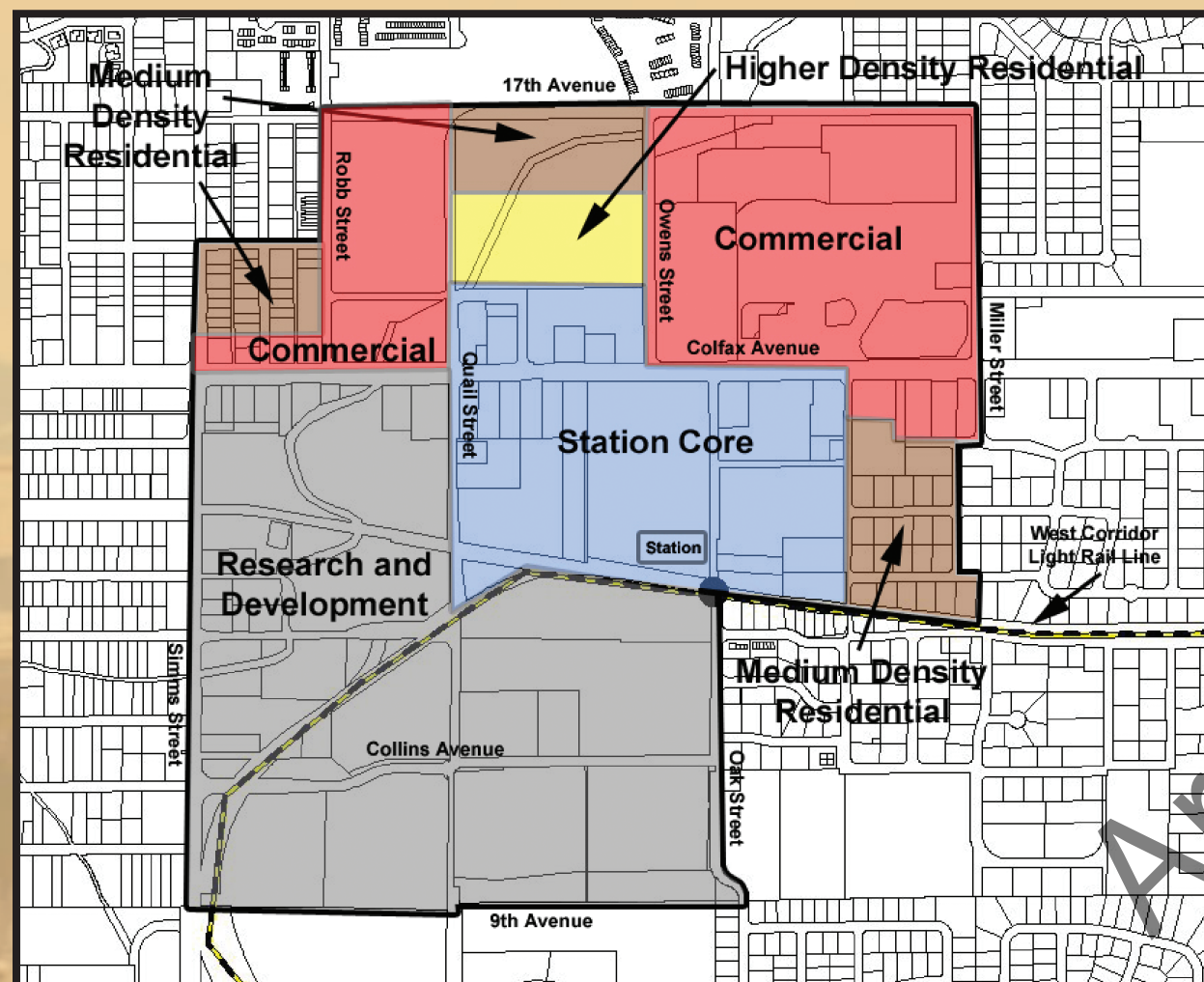


Commercial Sub-Area
The commercial sub-area, surrounds the Station Core sub-area and is generally bounded by 14th and 17th Avenues, Ammons Street, and Saulsbury Street, will also provide for mixed-use opportunities, but is primarily intended to be retail and office oriented. This sub-area will allow for the concentration and densification of commercial uses along Colfax Avenue and Wadsworth Boulevard. All development will be pedestrian-friendly, with streetscapes along Colfax and Wadsworth redesigned to encourage outdoor activities. Buildings will be oriented towards the primary streets, with main entries from the streets, and parking facilities located to the side or behind buildings. Building heights in the area will generally range from two to six stories. Any residential development in the area will have a minimum density of 25 units per acre. A minimum floor area ratio of 0.50:1 will encourage higher density projects



Oak Street Station Area
Circulation Plan





Oak Street Station Plan Transit Mixed Use District Sub-Areas

Adopted - November 13, 2006

Note: These Station Plan maps and Transit Mixed-Use District maps in the Lakewood Zoning Ordinance may differ.



Higher Density Residential Sub-Area

A small area of higher density residential, extending approximately 1/2 block north of 16th Avenue between Quail and Owens Streets, will allow for compact residential development directly north of the Station Core sub-area. This sub-area will also allow for office and retail uses to be integrated into residential projects.

Development in these areas will continue the pedestrian-friendly environment extending from the light rail station.

Building heights in these areas will generally range from three to six stories. Minimum residential densities in the sub-area will be 30 units per acre.



Medium Density Residential Sub-Area

Three areas of medium density residential are planned. One is in the northwestern portion of the station area, located north of Colfax Avenue, and east of Simms Street. The second is located east of the Station Core, west of Miller Street, and north of the light rail line. The third area is located south of 17th Avenue between Quail and Owens Streets. These areas will allow for compact residential development adjacent to the existing lower density residential areas to the north, east, and west of the station area. These sub-areas will also allow for small office and retail uses to be integrated into residential projects. However, the sub-areas are primarily intended for single-family attached and multi-family residential development although single-family detached units are also allowed. Densities will range between 5 and 25 units per acre. Building heights in the sub-areas will generally range from two to four stories. Lower densities and building heights will be required adjacent to existing residential properties outside the station area boundary.





Research and Development Sub-Area

This sub-area, generally located north of 9th Avenue and south of Colfax Avenue, between Oak and Simms Streets, is intended to allow existing research and technology users to continue the development of a high quality employment center adjacent to the light rail station. The sub-area encourages campus development that is transit-supportive in design. Building heights in the area will generally range from one to four stories. A minimum floor area ration of 0.35:1 will be applied to any new development in the area.

The Plan reflects the community desire for development of pedestrian-friendly streetscapes within the station area that incorporate the following types of urban design elements:

Wide Sidewalks

Sidewalks along major public streets and private streets that intersect with major public streets should be a minimum of 17 feet in width and include trees in grates or planters at the edge of the street. Sidewalks along local and collector streets should be a minimum of five feet in width and separated from the street by a six-foot wide tree lawn. Uses on the ground floor of buildings are encouraged to use some of the sidewalk space along major streets for outdoor seating and gathering spaces. Street types are identified on the circulation plan map.

Open Space

All development within the station area should be required to provide open space for the enjoyment of residents and users. Open space areas associated with office or retail development are encouraged to be located adjacent to streets so that the space can be enjoyed by the general public and well as employees. Open space associated with residential projects is encouraged to be adjacent to or visible from public streets.

On-street Parking

On-street parking is encouraged wherever allowed by the City or the Colorado Department of Transportation. Parallel and angled parking design is appropriate. On-street parking provides a buffer zone between pedestrian on the sidewalk and the vehicles moving in the travel lanes. On-street parking also provides easy short-term access to street-front retail spaces.

Civic Green Street and Station Access

A street, with a wide landscaped median, connecting between the Oak Street access road near the light rail station and 16th Avenue north of Colfax should be created to provide a strong, pedestrian-friendly north-south connection through the Station Core. The connection would not only provide significant green spaces for public amenities and event locations, but would also allow for additional retail development perpendicular to Colfax Avenue as part of mixed-use projects. The desired location of the civic street is identified on the circulation plan map. The station access road, located north of the platform, will provide a two-way connection through the area and provide for street frontage development directly north of the station.

On-street Parking

Street furnishings, such as benches, pedestrian-scale lighting, and trash receptacles should be provided along all public and private streets within the station area. Additionally, flower boxes and planters should be provided to add color to the streetscape. Banners that advertise community or station area events, or simply reflect the seasons, should be allowed on street light poles. Way-finding signage should also be encouraged within the station area. Similar elements should be associated with the RTD light rail station platform as well.

The Plan reflects the community desire for access to the station by alternative transportation modes, and non-vehicular connections to the station area and surrounding neighborhoods:

Bike and Pedestrian Path

A bike and pedestrian path should be provided along the light rail corridor to provide connections between the various portions of the station area, and adjacent neighborhoods, to the station platform. The bike and pedestrian path should also provide a continuous connection to other stations along the West Corridor Light Rail Line. The conceptual location for the path is indicated on the circulation plan map.

Bike Parking

All public and private development within the station area should include bicycle parking facilities. The parking options could include racks or storage boxes located convenient to building entrances, or private indoor parking facilities.

