



Sheridan Boulevard

STATION AREA PLAN



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 neighborhood center, with a predominately residential focus. Development that occurs in the station area is to be urban in form, with building entrances located directly on side walks 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 residential buildings will be located north and west of the station. Existing lower density residential east of Depew Street and north of 14th Avenue will be preserved and enhanced through infill development. Multi-story commercial buildings, with ground floor retail will be located in the blocks nearest the station, and along Sheridan Boulevard and Colfax Avenue.

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 in Golden. The line and the station are scheduled to open in 2013.
- The station will be located below Sheridan Boulevard. An 800-space parking structure will be constructed adjacent to the station.
- The station is located 1/3 mile from Colfax Avenue.
- Approximately 6,100 people live and 1,100 people work within 1/2 mile of the station (2005 DRCOG estimates).
- The station planning area boundary — 9th Avenue to Colfax Avenue, and Depew Street to Sheridan Boulevard — encompasses approximately 90 acres.



Lakewood Citizen Participation

At a series of fourteen public workshops, 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 Sheridan Boulevard 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 land uses, 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.



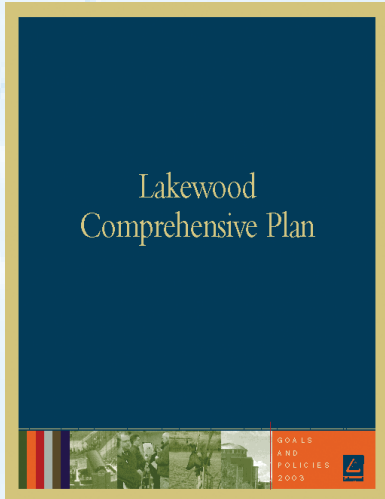
Reflecting the Comprehensive Plan

The Sheridan Boulevard 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 Sheridan Boulevard 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 Sheridan Boulevard Station Area Plan and any other section of the Comprehensive Plan, the Station Area Plan shall supercede the conflicting section.



The Plan

The Sheridan Boulevard Station Area Plan contains five distinct sub-areas. The development characteristics of each are outlined below:

Station Core Sub-Area

The station core sub-area, generally bounded by 9th and 10th Avenues, Sheridan Boulevard, and Benton Street, is intended to contain the most intense development. Projects within this area will include a mix of retail, office, and multi-family residential uses. 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 as part of the project, 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. Building heights in the area will generally range from three to eight 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 will be located on the west side of Sheridan Boulevard and the south side of Colfax Avenue. The boundary of the sub-area will extend one block to the west of Sheridan, and approximately 1/2 block south of Colfax. This sub-area will also provide for mixed-use opportunities, but is primarily intended to be retail and office oriented. These sub-areas will allow for the concentration and densification of commercial uses along Colfax Avenue. All development will be pedestrian-friendly, with streetscapes along Colfax and Sheridan 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.



Higher Density Residential Sub-Area

One area of high density residential is planned in the area west of the station, bounded by 10th and 13th Avenues, Depew Street, and Ames Street. This area will allow for compact residential development directly north and west 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

Two areas of medium density residential are planned. One is in the northwestern portion of the station area, bounded by Benton and Ames Streets, 13th Avenue, and the Commercial sub-area. The second is located west of the Station Core, bounded by 9th and 10th Avenues, Depew Street, and Benton Street. These areas will allow for compact residential development adjacent to the existing lower density residential areas to the west. Small office and retail uses may be integrated into the residential projects. 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.



Lower Density Residential Sub-Area

This sub-area, bounded by Benton and Depew Streets, 13th Avenue, and the Commercial sub-area, is intended to allow for the preservation of the existing lower density neighborhood, while allowing for small-scale redevelopment. New development of single-family detached and attached units will be allowed to a maximum density of 10 units per acre. Building heights will range between one and two stories.



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:

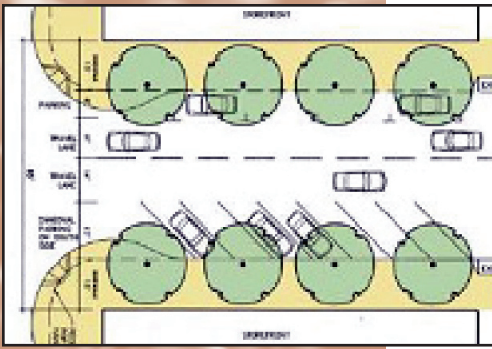


Wide Sidewalks

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 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.

Street Furnishings

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.



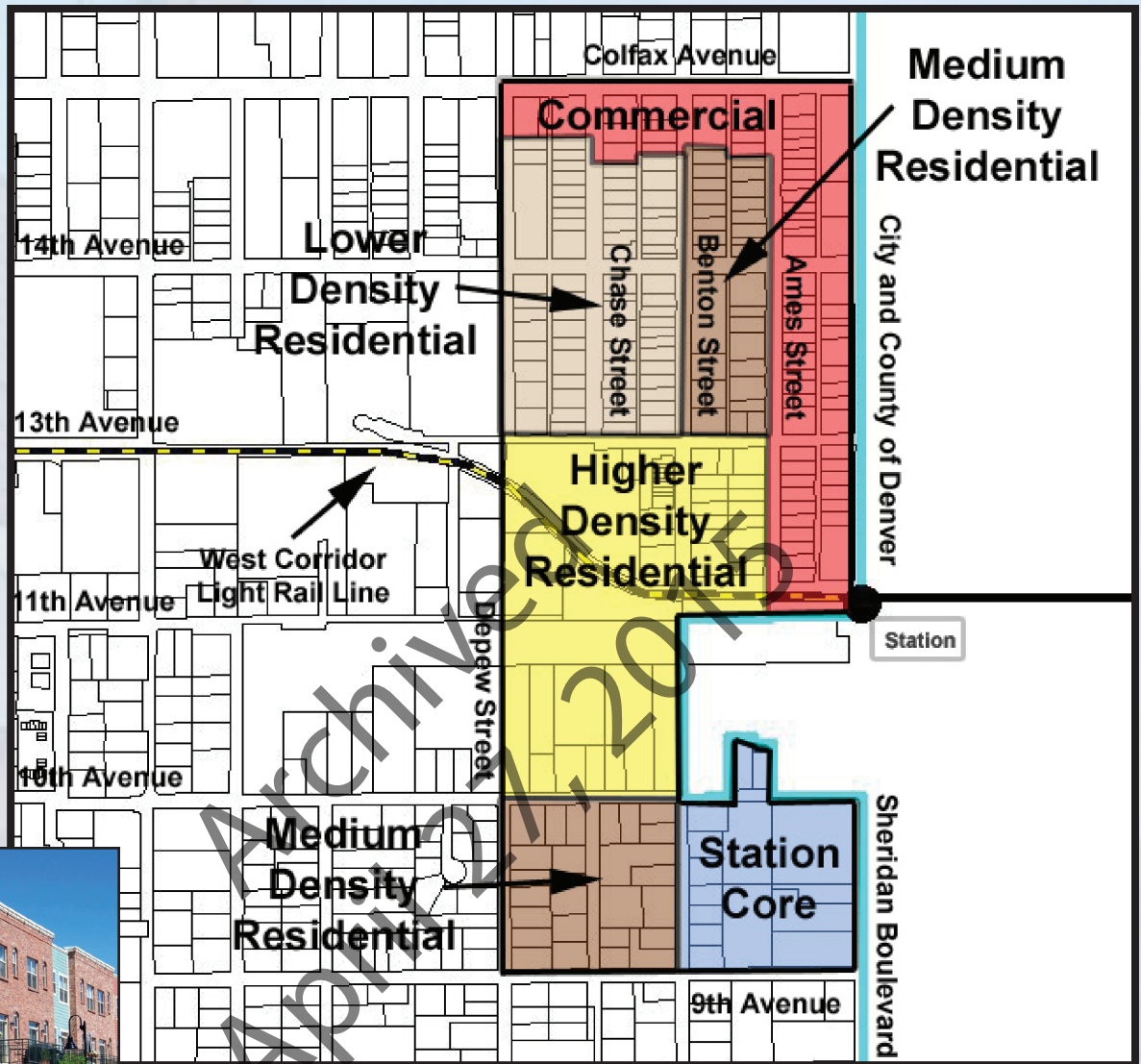
The Plan reflects the community desire for access to the station by alternative transportation modes, and non-vehicular connections to the station area and surrounding neighborhoods:

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.



Sheridan Boulevard 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.

Acknowledgements

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Lakewood Planning Commission

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Ward III: Rich Urbanowski

Ward IV: William Marino

Ward V: George Brown III

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Michael Rohr

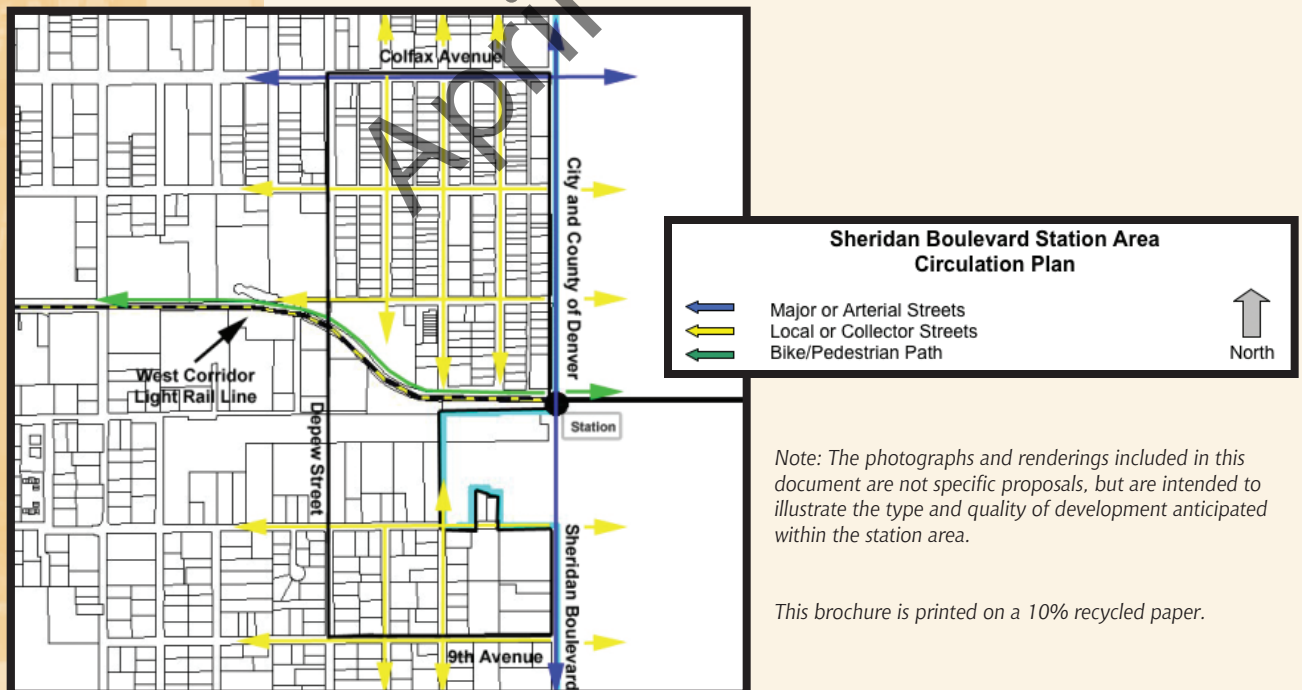
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