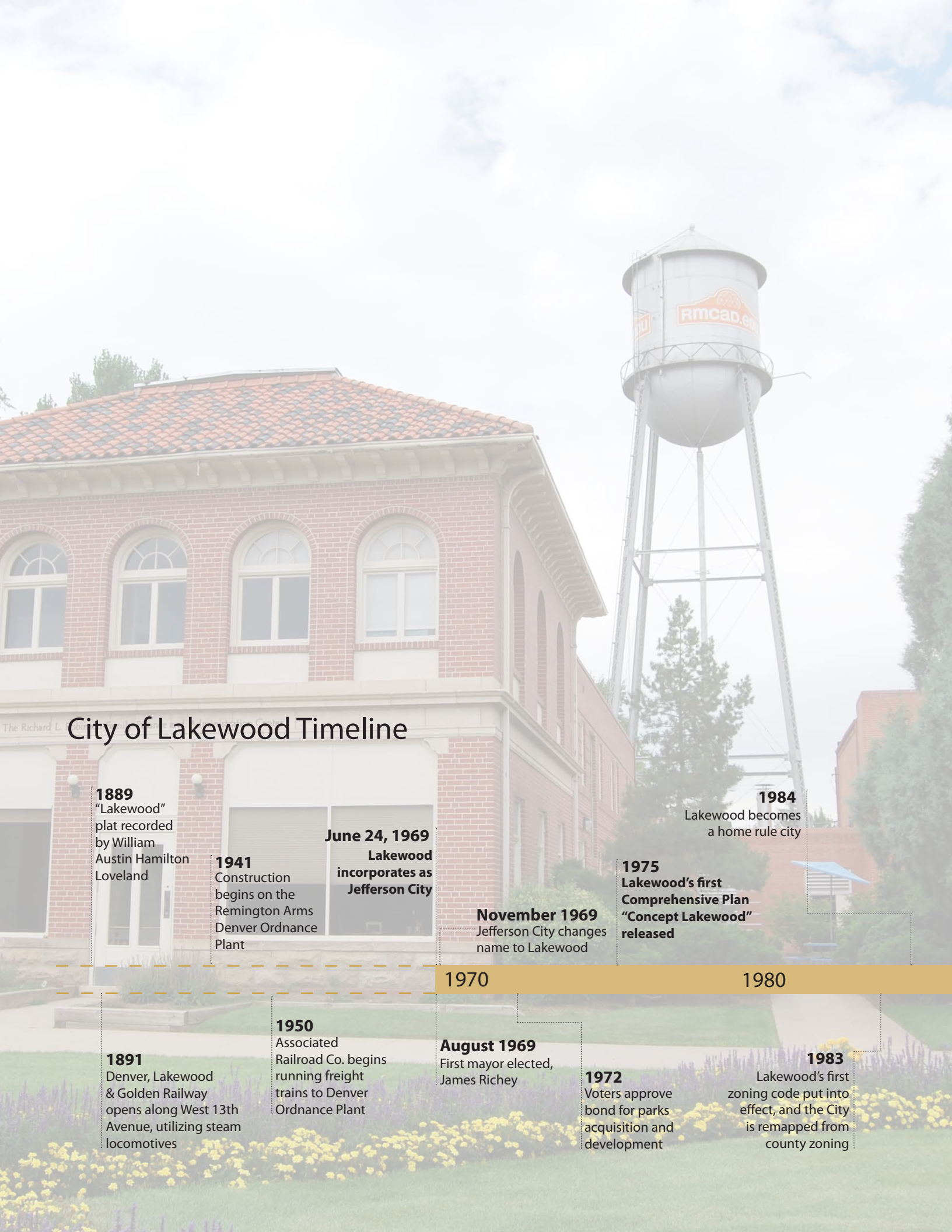




Background

History
Regional Context & Setting
Land Use
Demographics



City of Lakewood Timeline

1889

"Lakewood" plat recorded by William Austin Hamilton Loveland

1941

Construction begins on the Remington Arms Denver Ordnance Plant

June 24, 1969

Lakewood incorporates as Jefferson City

November 1969

Jefferson City changes name to Lakewood

1984

Lakewood becomes a home rule city

1975

Lakewood's first Comprehensive Plan "Concept Lakewood" released

1970

1980

1891

Denver, Lakewood & Golden Railway opens along West 13th Avenue, utilizing steam locomotives

1950

Associated Railroad Co. begins running freight trains to Denver Ordnance Plant

August 1969

First mayor elected, James Richey

1972

Voters approve bond for parks acquisition and development

1983

Lakewood's first zoning code put into effect, and the City is remapped from county zoning

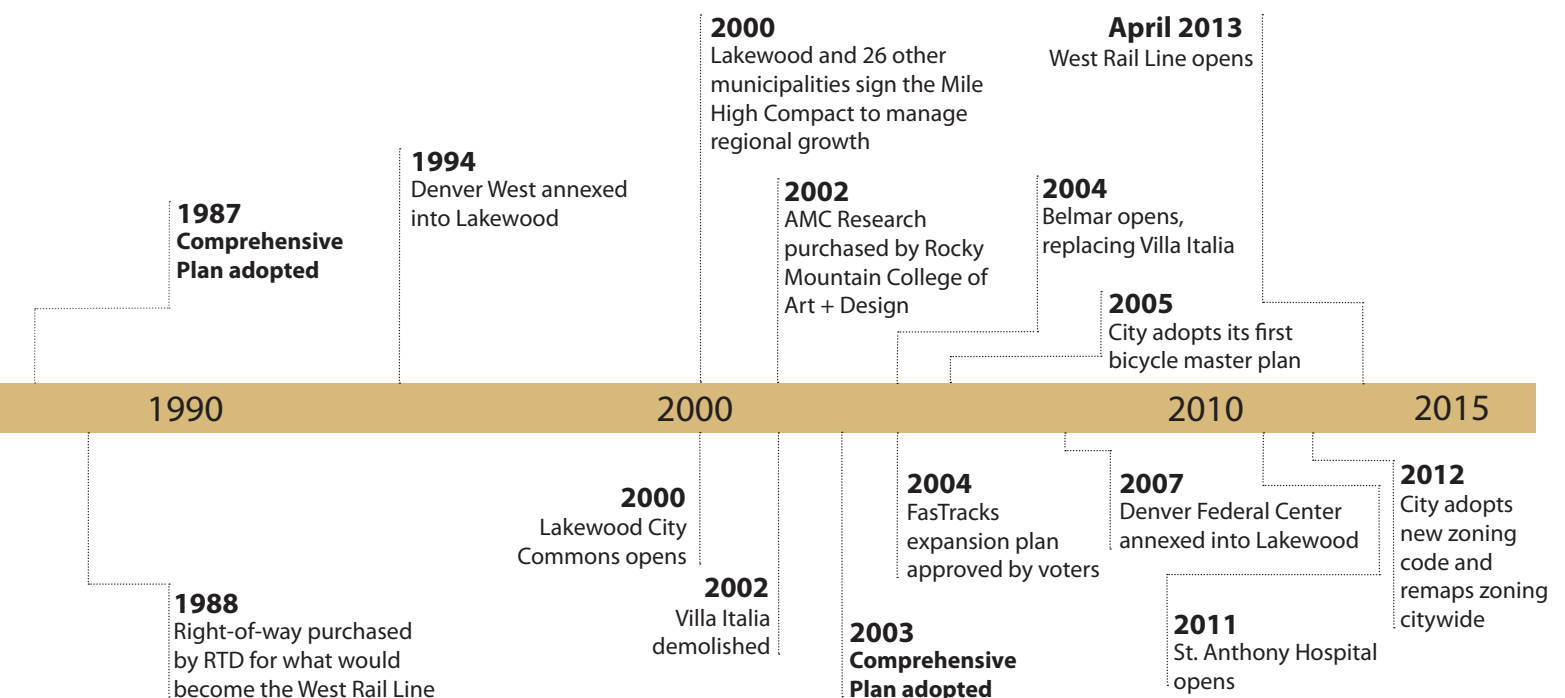
HISTORY

Overview

The earliest settlement in Lakewood can be traced to those looking to profit from the Colorado Gold Rush in the late 1800s. Discovery of gold brought a migration of people to the Denver region, and eventually settlers began establishing communities near the foothills. Small farms, dairies, and orchards supplied the communities in the area and were the origins of Lakewood.

Lakewood's first rail service, developed by William Austin Hamilton Loveland, opened Lakewood to a growing number of visitors in the late 1800s and early 1900s and made it possible for businesses in the area to thrive. The first rail service to Lakewood and Golden from Denver began as the Denver, Lakewood & Golden Railroad (DL&G), which was organized on July 11, 1890. Construction of the railroad was completed on September 20, 1891, and ran along West 13th Avenue. In 1904, the DL&G was purchased by the D&IM Railroad Company and converted from railroad to streetcar. In 1909, the Denver Tramway Company (DTC) purchased the D&IM and converted the streetcar line from steam operation to electric operation. The railway ran as heavy rail to the Denver Ordnance Plant in World War II and ran until the 1970s. The rail right-of-way was purchased by the Regional Transportation District in 1988, which resulted in the development of a 12.1-mile light rail line that opened in 2013.

The first area to be called Lakewood was a 160-acre residential subdivision, which spanned West Colfax Avenue south to West 10th Avenue between what is now Harlan and Teller streets. Lakewood was first recognized by name in Jefferson County, Colorado, on July 1, 1889, when the first subdivision was platted. The Lakewood subdivision was established by William Austin Hamilton Loveland, Miranda Ann Montgomery Loveland, and Charles Clark Welch. The Lovelands envisioned residential development along the DL&G railroad; however, due to the financial troubles of the DL&G and the death of William Loveland in 1894, their development plans were not carried out.



Although the Lakewood subdivision failed to develop as a rail or streetcar suburb as the Lovelands had planned, the West Colfax Avenue subdivisions grew, and by 1910 housing began to be built near West Colfax Avenue. However, little growth occurred in Lakewood until the 1920s.

Lakewood's industrial areas began developing in the early 1920s along the 1300 blocks between Harlan Street and Sheridan Boulevard. The Lakewood Brick and Tile Company, now called the Summit Brick Company, at West 13th Avenue and Harlan Street, Lakewood's longest operating business, opened its doors in 1919 and still stands to this day.

The coast-to-coast US 40 brought visitors to the Colorado Rocky Mountains in the late 1920s. Colfax Avenue is a 26-mile segment of US 40 between east Aurora and west Lakewood. Colfax Avenue began to include businesses to meet travelers' needs, and by the 1940s, West Colfax Avenue in Lakewood had developed to include motels, diners, drive-in restaurants, and car sales lots.

Prior to World War II, Lakewood was primarily a rural and agricultural area. The onset of the war brought the United States ordnance plant to Lakewood in 1941. The area chosen for the plant's construction was the Hayden Ranch area at the foot of Green Mountain. The site became home to the Denver Ordnance Plant, a munitions manufacturing and testing facility. The Remington Arms Company was contracted by the Federal Government to operate the facility. The establishment of the plant brought additional jobs to the area and a considerable growth in population. After the war ended, the Denver Ordnance Plant was converted to government offices between 1947 and 1950. The old plant became known as the Denver Federal Center. The area's population continued to grow and additional housing and services began to develop in response to the growing workforce at the Denver Federal Center.

Because much of Lakewood developed prior to incorporation as a city, Lakewood was, and continues to be, served by numerous water and sewer providers.

Discussions of incorporations occurred often over the decades of development, and several attempts were made to incorporate Lakewood. The city eventually incorporated on June 26, 1969, and was, for a short time, known as Jefferson City. The city was divided into five wards. These wards included Applewood, "old," or central Lakewood, the Alameda and Meadowlark areas, Green Mountain, and the south end of the city that included Bancroft, Cloverdale, and other neighborhoods. At the time of its incorporation, Lakewood already had a population over 90,000, which made Lakewood the largest city by population to be incorporated into the United States at that time. In 1969, the City was approximately 23,360 acres (36.5 square miles) in size.

Following the incorporation of Lakewood, the mayor and city council members were elected. The first mayor of Lakewood was James J. Richey, who had previously served on the Jefferson County R-1 Board of Education and served as chairperson of the Citizens for Incorporation of Lakewood.

In July 1973, new wards were proposed for the City of Lakewood in order to better balance Lakewood's population, which had grown by 28 percent since its incorporation.

The city continued to grow rapidly during the 1970s and 1980s. By the 1990s, the city was approaching build-out and began to focus on the redevelopment of aging retail centers. By the 2000s, the city had seen redevelopment of the Westland Shopping Center; Villa Italia Mall had been transformed into Belmar; and the Denver West area transitioned from car dealerships into a regional retail destination with added construction of office development, a regional retail center, and the Colorado Mills Mall.

Comprehensive Planning in Lakewood

Prior to the City's first plan, the City approved an interim plan in 1970 based on the Jefferson County Plan. The plan, however, failed to meet the City's needs and address its problems because the county plan was completed prior to Lakewood's incorporation. Driven by the need for a plan to address urban growth and encompass City needs, a new plan was developed.

Lakewood's first comprehensive plan, known as "Concept Lakewood," was adopted in 1975. *Concept Lakewood* aimed to support the development of policies and programs in response to municipal problems resulting from rapid urban growth within the city and throughout the metropolitan area. Similar to the goals within this current plan, *Concept Lakewood* addressed actions affecting the community's social, physical, and economic development to ensure the best quality of life for Lakewood residents.

Following the adoption of *Concept Lakewood*, seven district plans were developed that were composed of several neighborhood planning areas. Additionally, individual activity center plans were adopted for the areas of Villa Italia, JCRS, and Westland. Following these long-range planning and implementation efforts, a major amendment to *Concept Lakewood* was adopted in 1977 to address commercial nodes, transportation, and other changes to the original plan.

In 1987 the Lakewood Comprehensive Plan was updated. This plan attempted to address the limitations of *Concept Lakewood* and build upon major planning concepts in the original plan. Major concepts of this plan included Lakewood's identity and image; control of the amount and placement of commercial and multifamily development; quality of development; and neighborhood protection.

In 2003 the Lakewood Comprehensive Plan was again updated. Numerous neighborhood planning and corridor planning efforts took place prior to the 2003 plan. The plan update revised the 1987 plan to include goals and policies that expanded upon Lakewood's strengths; protected community assets; and met future challenges. Major concepts of this plan included community image, identity, design and appearance; community sustainability; land use including residential, neighborhoods, and urban centers; economic development; transportation including major roadways and transit corridors; and parks, recreation, and open space. Numerous neighborhood plans, corridor plans, and special area plans were adopted as amendments to the Comprehensive Plan.

Government

The City of Lakewood is a home rule city with the council-manager form of government. In this form of government, Lakewood residents elect a city council consisting of the mayor and 10 city council members. The mayor is elected at large. The city council has two members from each of the city's five geographical wards. City Council sets policies for the operation of the city government.

The City Council appoints the city manager with administrative responsibility to carry out the council's policies and the day-to-day operations of the City.

REGIONAL CONTEXT & SETTING

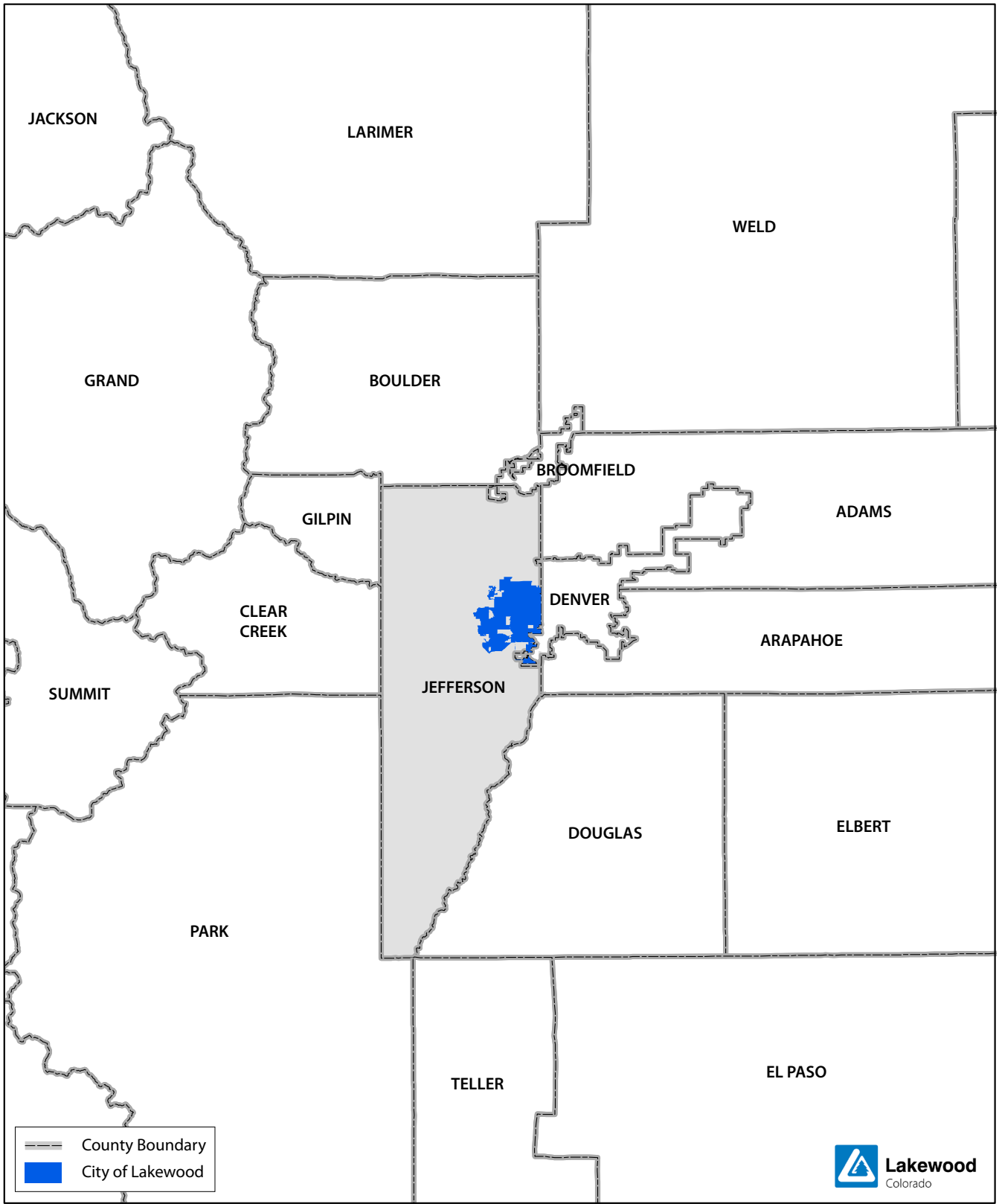
Location & Access

The City of Lakewood is situated at the base of the eastern slopes of the Rocky Mountains. It spans from the high plains into the foothills to the west. The city is located just west of Denver in Jefferson County. The city is made up of primarily suburban and urban lands.

The city is surrounded by Denver to the east, Wheat Ridge and Edgewater to the north, Golden and unincorporated Jefferson County to the west, and unincorporated Jefferson County and Denver to the south (see Map 2-b on page 2-8).

Access to the City from the Denver metropolitan and surrounding areas is made easy by Interstate 70, US 6, and US 285. The C 470 beltway provides connection to the southern metropolitan area. Additional access to Lakewood and the Denver region is provided by light rail service on the West Rail Line, which opened in April 2013. Local and regional bus service is also available throughout the city.

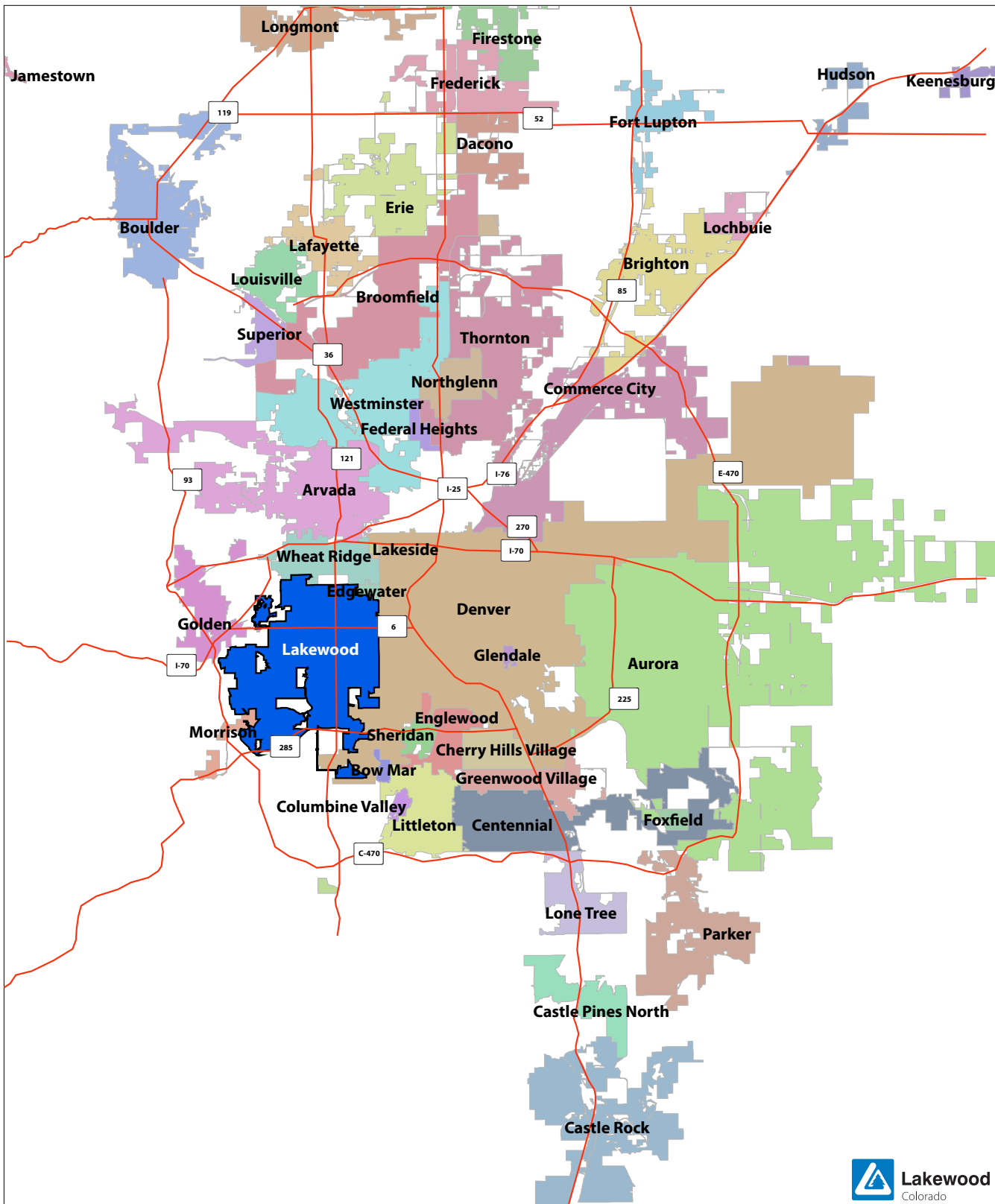




Map 2-a

Jefferson County Context





Map 2-b

Regional Context



LAND USE

Existing Land Use

The City of Lakewood is separated into various zone districts in order to ensure there is a compatibility of land uses; to support efficient and economical use and reuse of land within the city; to encourage uses of land that are functional and design that contributes aesthetically; and to protect the city's existing residences, businesses, and infrastructure in a way that is consistent with this Plan. The zone districts within Lakewood include residential, mixed use, commercial and light industrial, and planned development. These districts include land that has been developed with a variety of uses. The existing land use map aggregates these zone districts into broader categories to show the larger land use patterns within the city. The existing land use map (Map 2-c on page 2-11) shows the land uses as they exist today, but does not necessarily reflect current zoning (see the Lakewood Zoning Ordinance, Title 17 of the Municipal Code for zoning). A brief description of these land use categories is provided below.

Agricultural

Agricultural land uses within Lakewood include the keeping of large or small animals and/or apiaries, community gardens, and horticulture.

Commercial

Commercial land uses include retail businesses that buy and sell goods and services. These areas include lots or parcels containing retail sales, services, hotels and motels, and private recreational services and facilities. Lakewood's commercial zone district includes Commercial-Regional.

Education

Education land uses refer to areas where private or public education institutions are located. In Lakewood, schools are classified by the type of instruction provided and by the student grade level, including K-12 School, Preschool, Vocational, Trade, University, or College.

Hospital

The City of Lakewood has two hospitals within its boundaries: St Anthony Hospital and OrthoColorado Hospital, located directly south of the Federal Center light rail station.

Industrial

The City of Lakewood designates both light industrial and light industrial-research and development areas. Light industrial areas are intended to allow for existing and future light industrial uses that provide employment within the city through production of medical, high technology, environmentally sustainable products as well as warehousing and distribution. Some heavy manufacturing is allowed. Light industrial-research and development areas more specifically foster the development of new and existing research, technology, and light industrial uses in a campus-style setting. Lakewood's industrial zone districts include Light Industrial and Light Industrial-Research and Development.

Mixed Use

Mixed-use areas are intended to provide mixed land uses including a single building containing various types of land uses or a single development with more than one building and use, where multiple land uses are in close proximity. In general, mixed use is an area that is designated for a mix of residential and nonresidential uses. Lakewood's mixed-use zone districts include Mixed-Use-Neighborhood, Mixed-Use-General, Mixed-Use-Core, Mixed-Use-Employment, and Mixed-Use-Residential.

Office

Office land uses include business activities conducting the administration and management of businesses, professional, or enterprise services.

Parks & Open Space

Parks and open space land uses include areas designed and intended for recreational purposes. These areas may be natural or landscaped land. The City of Lakewood Urban and Regional Parks staff manage over 7,100 acres of open space and more than 180 miles of trails for biking, walking, hiking, and horseback riding.

Public Facilities

Public facilities include any City government office or facility.

Religious Institutions

Religious institutions refer to any religious facility including churches, synagogues, temples, mosques, and any other facility used for religious practices or services.

Residential

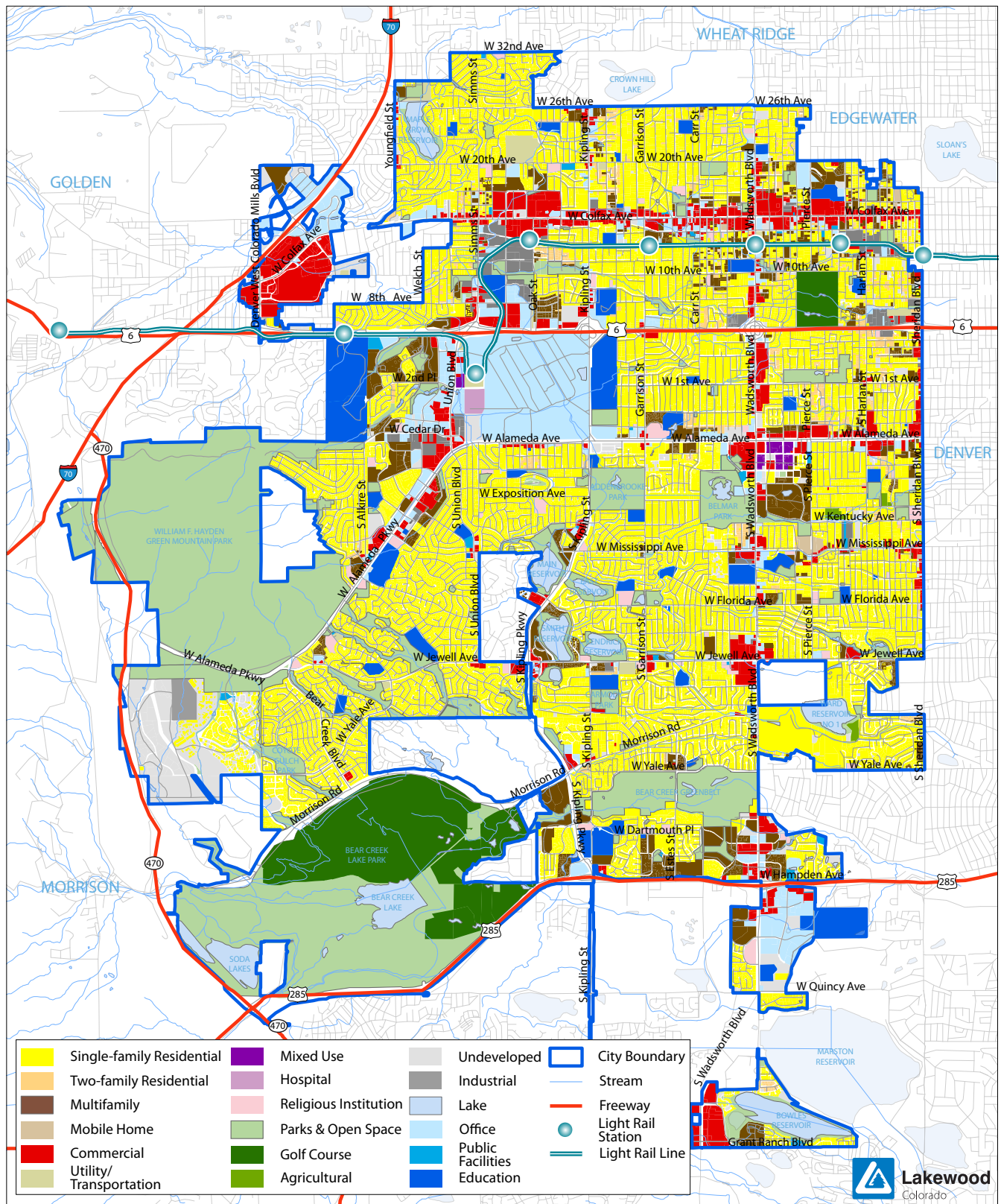
Residential land uses within the city include single -family, two-family, multifamily and mobile home. Residential land use signifies that housing is the primary use within these designated areas.

Transportation

Transportation land uses within the city include areas dedicated for the vehicle or light rail. These areas include existing streets, rights-of-way, rail lines, and other transportation facilities.

Utility

Land used for utilities are areas dedicated for public or private utilities. These may include, but are not limited to, cable, electric, gas, wireless facilities, pipelines, utility lines, water and wastewater facilities, substations, and telephone utilities.



Map 2-c

Existing Land Use

0 0.5 1 2 3 Miles

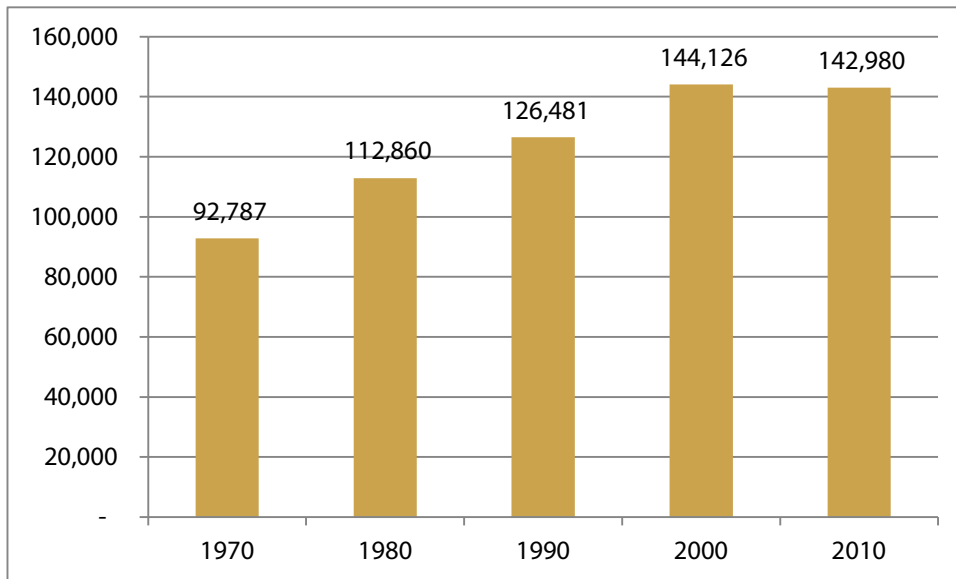


DEMOGRAPHICS

Population & Demographics

The City of Lakewood's demographics reflect the city's growth and direction. The City of Lakewood is the fifth largest city in Colorado by population. Currently, Lakewood has a total population of approximately 147,214 according to the 2013 U.S. Census Bureau population estimates. The land area of Lakewood is 42.21 square miles. The City will continue to face challenges and opportunities accompanying a growing population and changing demographics.

Figure 2-a: City of Lakewood Population, 1970-2010



Source: U.S. Census Bureau

Table 2-a: Housing Characteristics, 2013	
Units in Structure	
Total housing units	64,392
1-unit, detached	31,611
1-unit, attached	6,276
2 units	1,208
3 or 4 units	2,841
5 to 9 units	6,235
10 to 19 units	7,257
20 or more units	8,447
Mobile home	481

Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

Lakewood had a total of 64,392 housing units as of 2013. Most of these housing structures were built between 1969 and 1980. The greatest number of Lakewood residents live in single-family housing units.

The City's average household size of 2.27 is smaller than both Jefferson County and Colorado (2.42 and 2.49 respectively).

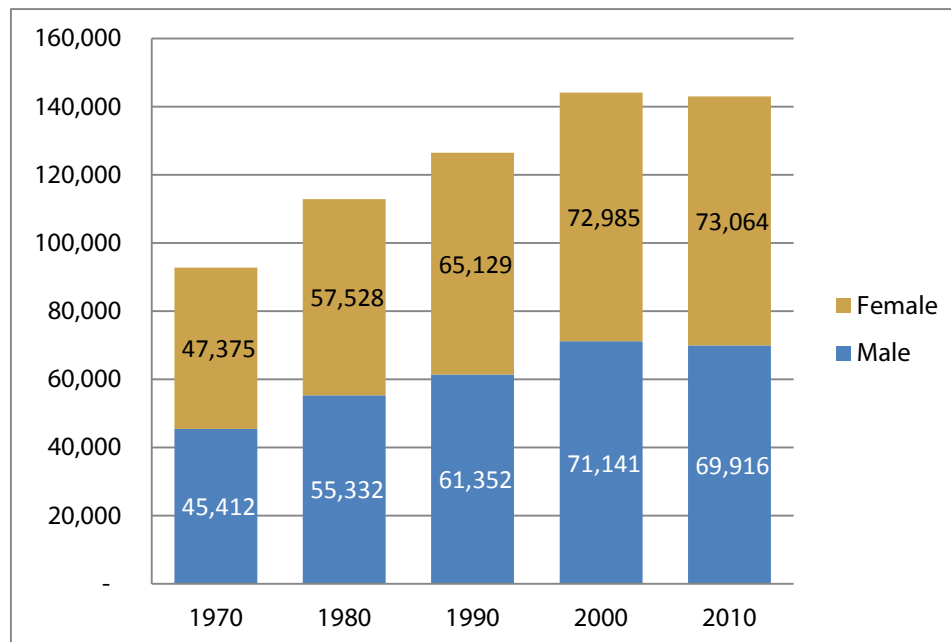
Table 2-b: Demographics Comparison

	City of Lakewood	Jefferson County	Colorado
Population*	142,980	534,543	5,029,196
Median Household Income**	\$56,492	\$68,984	\$58,433
Persons Below Poverty Level**	12.8%	8.6%	13.2%
Median Age**	38.8	40.4	36.1
No. of Housing Units**	64,392	230,487	2,222,782
Owner Occupied	36,007	155,022	1,292,645
Renter Occupied	25,327	64,540	684,946
Vacant	3,058	10,925	245,191
Average Household Size*	2.27	2.42	2.49

*U.S. Census Bureau, 2010 Census

**U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

Lakewood's median household income, \$56,492, is slightly below that of Colorado, and it is significantly lower than that of Jefferson County (\$58,433 and \$68,984, respectively). The percentage of persons below poverty level is almost 13 percent in Lakewood.

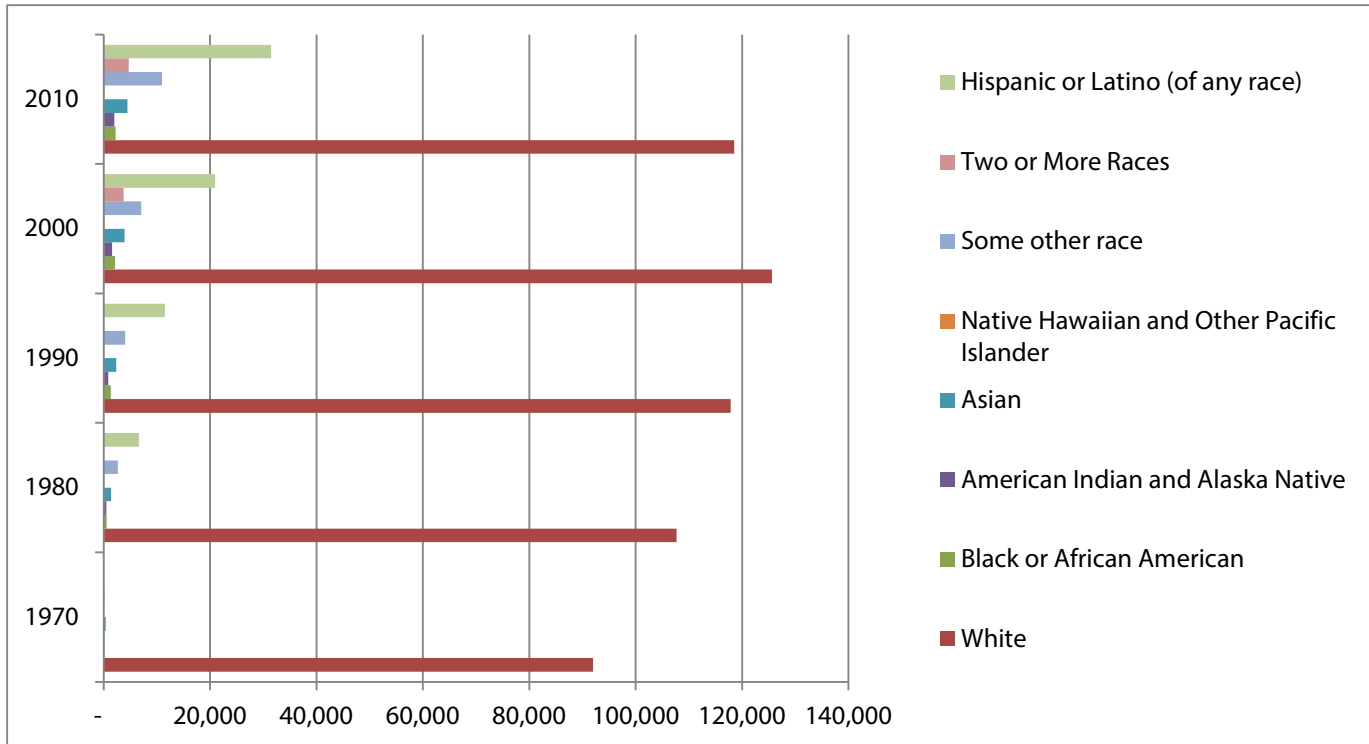
Figure 2-b: City of Lakewood Population & Gender, 1970-2010

Lakewood's population is split relatively evenly between females and males, yet the female population has remained somewhat larger than the male population since the City's incorporation.

Source: U.S. Census Bureau

The City's Hispanic/Latino population is by far the fastest growing population in both Lakewood and Jefferson County. Lakewood has a total Hispanic/Latino population of 31,467, and Jefferson County has a total Hispanic/Latino population of 76,445. Lakewood's Hispanic/Latino population is currently 22 percent of its total population.

Figure 2-c: City of Lakewood Race & Ethnicity, 1970-2010*

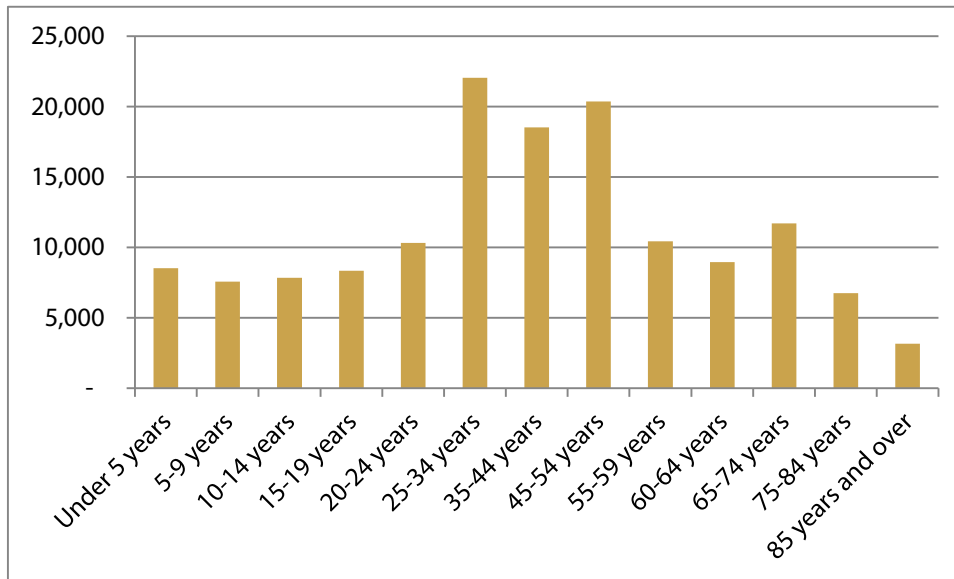


Source: U.S. Census Bureau

*The graph above does not demonstrate a complete picture of race and ethnicity in Lakewood between 1970 and 1990 because the range of survey choices for race was not as comprehensive then as it is today. For example, the 1970 census included the choice of White, African American/Black, or other races, including Indian, Japanese, Chinese, and Filipino, to describe one's race. Therefore, the information in the graph above does not show that various races were lacking in the population necessarily, but rather, these races were not identified comprehensively during the 1970 and 1980 census.

Lakewood's population is made up of a diverse mix of ages but is relatively evenly distributed. Approximately half of Lakewood's population is under the age of 40 and the other half is 40 and older. By and large, Lakewood has an aging population. Lakewood's median age has increased from 26.9 in 1970 to 38.8 in 2013.

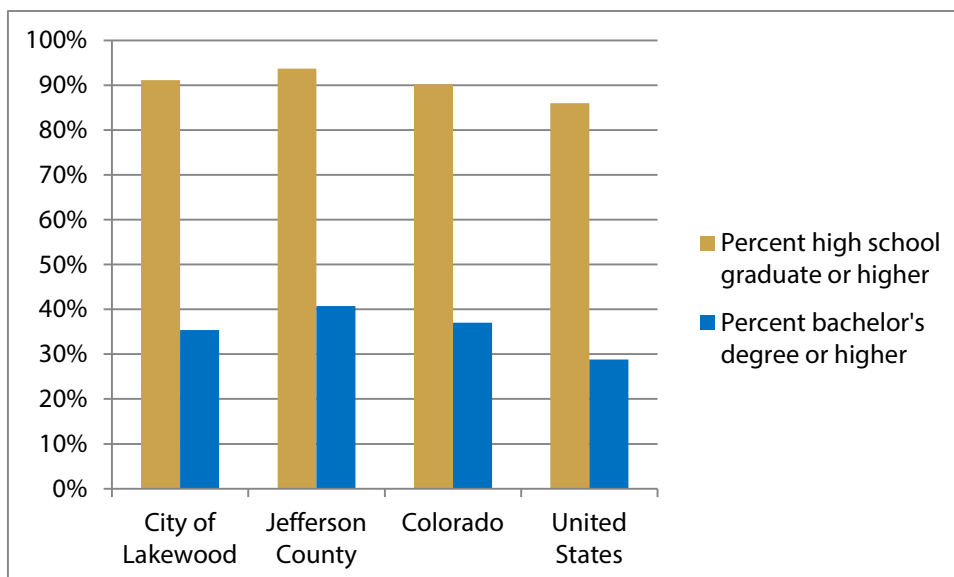
Figure 2-d: City of Lakewood Age Distribution, 2013



Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

Lakewood residents have a higher educational attainment than both the state and the nation. Approximately 91 percent of Lakewood residents achieved a high school education or higher. In the United States and Colorado, 86 percent and 90 percent of the population has achieved a high school education or higher, respectively.

Figure 2-e: Educational Attainment Comparison, 2013



Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

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