

Lakewood Citizens Planning Academy

Comprehensive Plan Activity

Please consider the following questions as you review the attached development proposal:

- 1) Are the proposed uses consistent with the existing Zoning?
- 2) What zoning would be required to implement the desired land uses?
- 3) Would the *proposed* uses be consistent with the Comprehensive Plan?
 - a) What policies in the Comprehensive Plan apply to this location and use?
 - b) Is the proposed use consistent with these policies?
 - c) What goals, objectives and actions would this rezoning and development help achieve?
- 4) What are the implications of a rezoning on surrounding land uses?
- 5) Does the comprehensive Plan provide any guidance as to how the new zoning and/or the use of the property should be allocated?

Please see the City of Lakewood Comprehensive Plan on the City's website at:
<http://www.lakewood.org/CommunityPlans/>



**Community Development, Inc.
100 Main St.
Lakewood, CO 80226**

August 30, 2018

Lakewood Planning Department
480 South Allison Parkway
Lakewood, CO 80226

Re: Development Proposal

Dear Planner,

Please accept the following project description and conceptual site plan as required for the Preplanning Application. Community Development, Inc. proposes the first of a multiple phase development for 6150 W. 13th Ave. The first phase of the proposed development is for a single 110 unit, 4 story residential building and associated site improvements. We anticipate that the final build-out will include approximately 175 units. As shown in the attached proposed site plan, the phase 1 building will be oriented east-west along and adjacent to 13th Avenue. Of the 110 residential units, the building will be designed to allow for a total of five live / work units, which will be placed at the west end of the building.

The developer is committed to building a high quality project which will incorporate a high level of sustainability. Project features include:

- The building has been designed in an east – west orientation to take maximum advantage of solar energy capturing and shading technology.
- The project is located on a local, state, federal, or ASTM E1903-97 qualified brownfield site. The developer is currently in the process of cleaning the site.
- The site and building is located within 400' of a light rail station encouraging residents to use public transportation instead of automobiles.
- In order to encourage energy sensitive behavior, individual or sub-meters will be installed to monitor electrical consumption in all dwelling units.
- The development will be designed to accommodate installation of PV panels in the future.
- The main entry to the building will be oriented off of a large community courtyard, which is internal to the site and the courtyard will overlook and connect to the dry gulch to the south via a pedestrian path, and encourage use of this natural amenity.
- Parking will be internal to the site and screened from view.
- The project will meet the guidelines of the Energy Star Multifamily High-Rise program.
- The project will meet the guidelines of the 2011 Enterprise Green Communities program.

We look forward to working with the City of Lakewood on this great project. Please provide us with guidance regarding the approval process for this project.

Sincerely,
Community Development, Inc.

SITE PLAN

WEST 13TH AVE

SITE INFORMATION

ZONING: PD (PLANNED DEVELOPMENT)

SITE AREA: 232,776 SQ.FT. (5.34 ACRES)

DENSITY (MAX 33 DU / ACRE): 110 UNITS - (21 DU / ACRE)

MINIMUM OPEN SPACE: 25%

PARKING / DRIVE AISLES: 44,877 SF

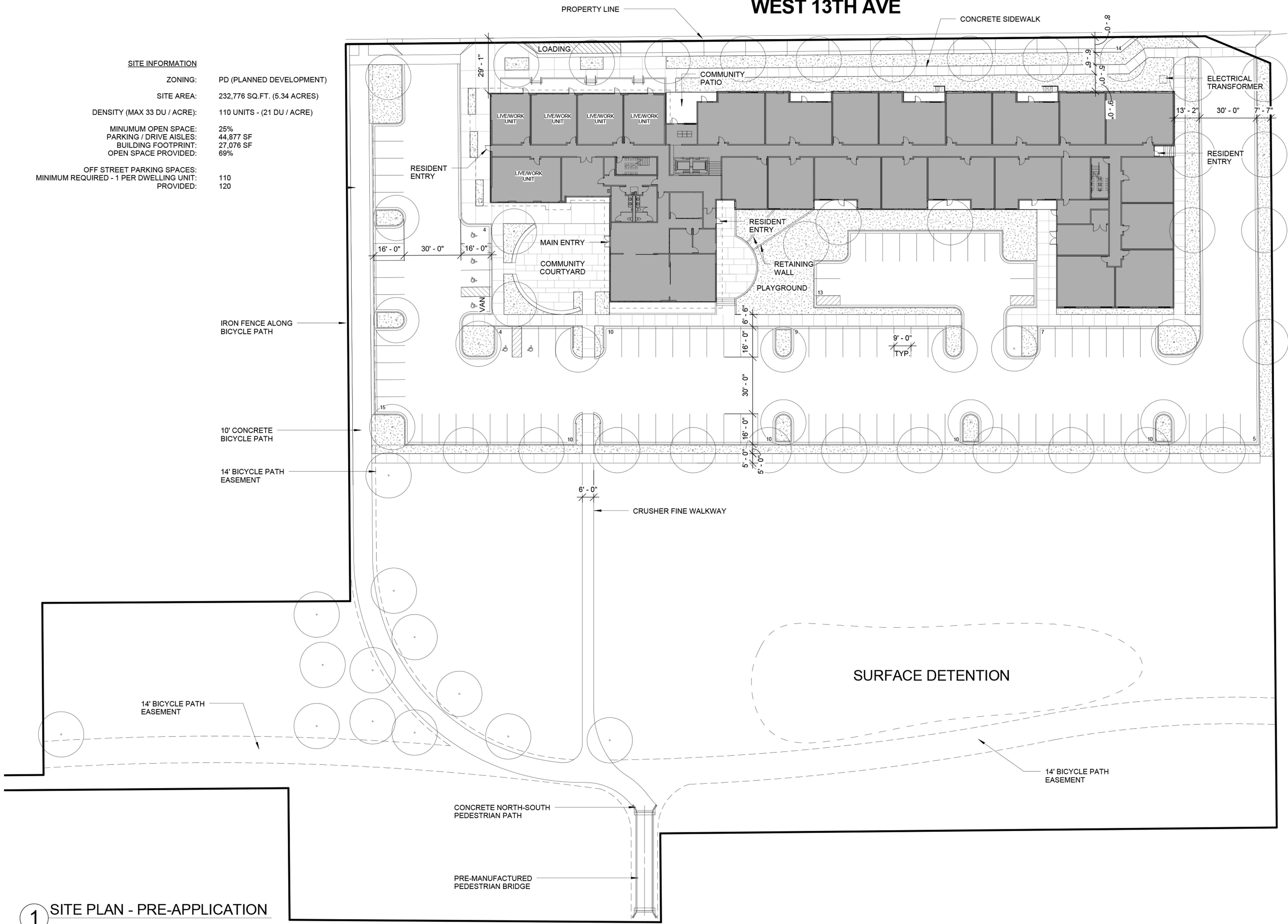
BUILDING FOOTPRINT: 27,076 SF

OPEN SPACE PROVIDED: 69%

OFF STREET PARKING SPACES: 110

MINIMUM REQUIRED - 1 PER DWELLING UNIT: 120

PROVIDED:



COMMUNITY DEVELOPMENT, INC.

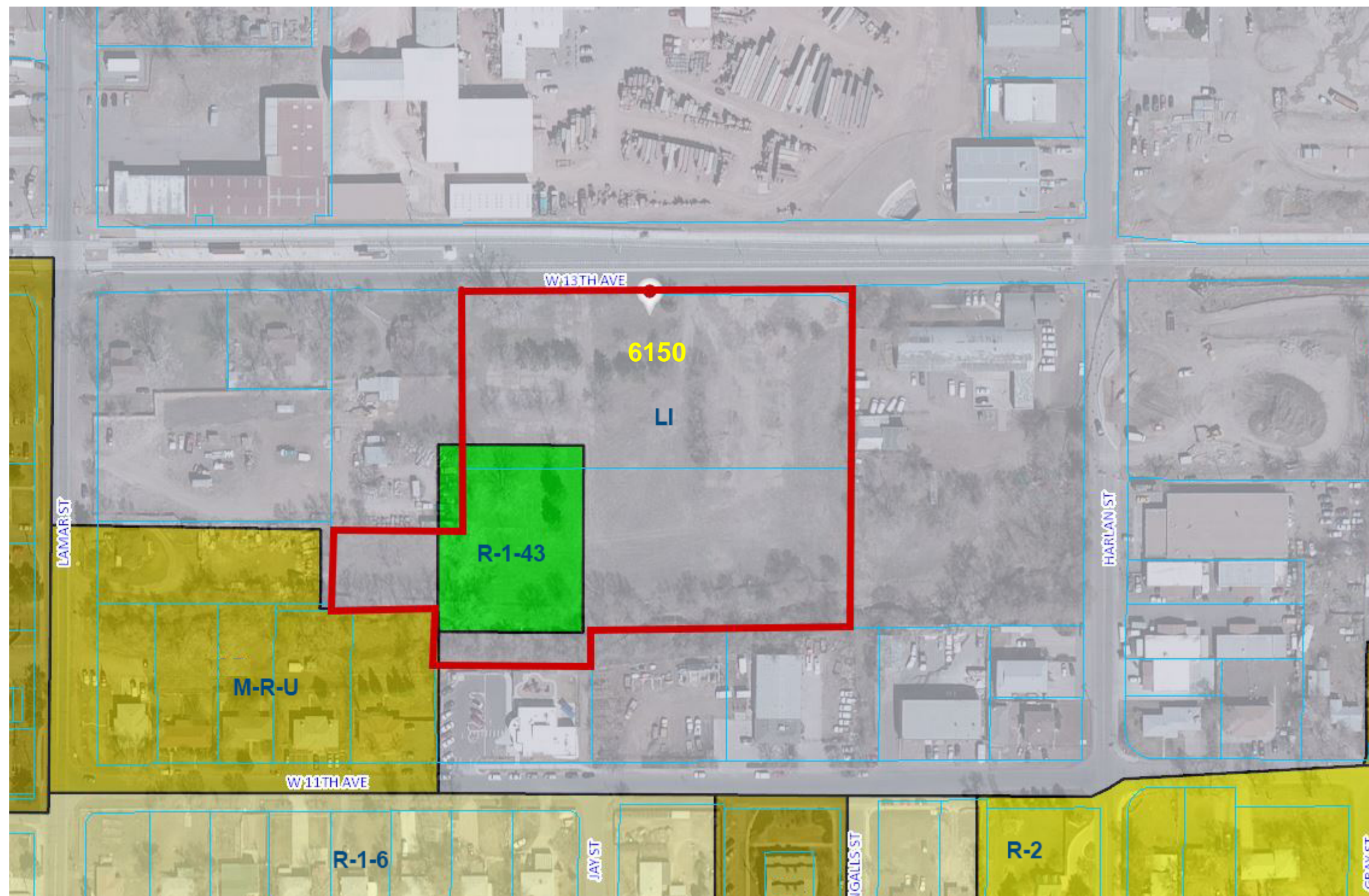
PRE-APPLICATION SUBMITTAL

SITE PLAN
A1

6150 W 13TH AVE



Aerial Photograph



Zoning Map