

# Future Land Use

The Future Land Use Map and nine Future Land Use Categories geographically depict the Vision Elements outlined in Envision Lakewood 2040.

# Future Land Use

The Future Land Use Elements include the Future Land Use Map and nine Future Land Use Categories. The Future Land Use Map (FLUM) is a geographic representation of the Vision Elements (Vision Statement, Guiding Principles, Goals, and Strategies) as they relate directly to land use. It provides a spatial concept for how future development should evolve in Lakewood over the next 15+ years.

The nine future land use categories, shown on the FLUM, represent the desired future land use patterns and typical building forms for each area of the city. The categories are listed below and described in more detail in this section.

- » **Community Hub**
- » **Neighborhood Hub**
- » **Community Corridor**
- » **Neighborhood Corridor**
- » **Low Form Residential**
- » **Mid Form Residential**
- » **Campus**
- » **Production and Innovation**
- » **Parks and Open Space**

The boundaries for each land use category on the FLUM are intentionally fuzzy, rather than being drawn to align with specific parcel boundaries. This provides flexibility and adaptability for future interpretation and implementation. Both the map and the categories were developed and refined based on input from Advisory Group members, Planning Commission, City Council, staff, and consultants.

The four mixed-use and commercial categories, Community Hub, Neighborhood Hub, Community Corridor, and Neighborhood Corridor, provide guidance on the spatial arrangement with the ‘nodal’ Hubs and ‘linear’ Corridors. The scale of the market service areas are also incorporated with the use of Community and Neighborhood. The ‘Community’ Hubs and Corridors are intended to serve the broader community at a regional scale and are well-known destinations, while ‘Neighborhood’ Hubs and Corridors primarily serve the surrounding local residents.

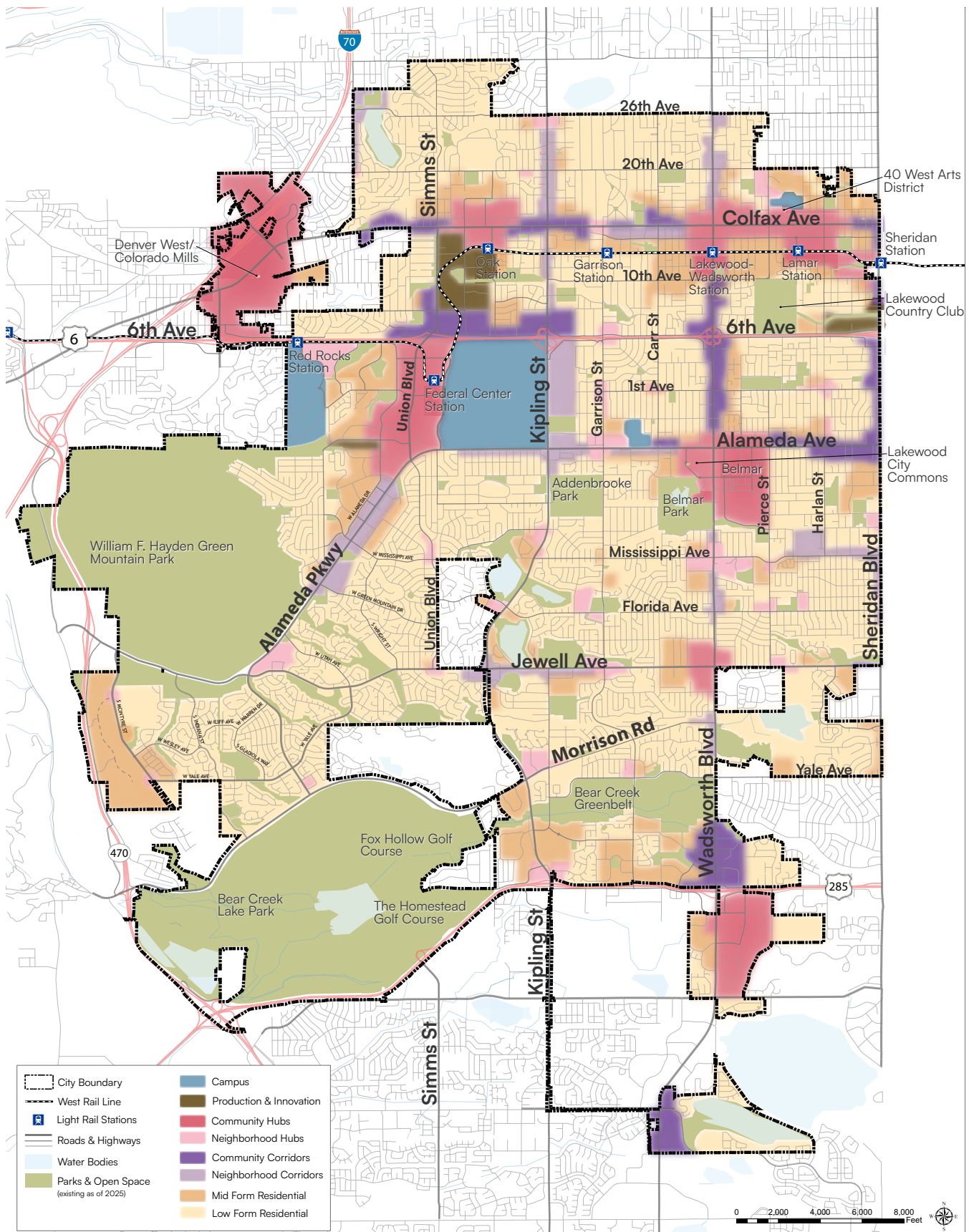
The two residential categories, Low Form Residential and Mid Form Residential, correspond to residential scale and density. These take into account new state laws passed during the time of Plan development and inform updates to the Zoning Code.

Existing development may or may not align with the mapped land use categories in the FLUM. Rather, the map illustrates what is envisioned for existing development as well as future infill development, redevelopment, or new development in the area.

While the FLUM defines a conceptual vision for future development across the city, it does not regulate development itself. Development is regulated by the City's Zoning Ordinance, Building and Construction Code, Housing Code, Subdivision Ordinance, Design Standards and Guidelines, and other supporting regulations. Adoption of the Comprehensive Plan does not automatically apply changes to these ordinances and codes that regulate development. However, the FLUM and Plan Vision Elements guide changes to those regulations that will be necessary to achieve the Plan's Vision.

Regulatory changes may come about through proactive efforts by the City to revise these ordinances and codes. Those efforts may be comprehensive (all necessary revisions to align with the FLUM at once) or incremental (addressing revisions to one or more specific sections of the ordinance or code to align with the FLUM). Changes may also come about through rezoning requests from individual property owners or developers. In these cases, City staff and Planning Commission evaluate the requested zoning change against the FLUM to ensure alignment with the Plan's Vision Elements.

## Envision Lakewood 2040 Future Land Use Map





# Community Hubs Future Land Use Category

*A photo collage of images within and outside of Lakewood, including photos selected by Advisory Group members during a Future Land Use workshop. This collage includes photos Belmar and Lamar St as well as other mixed-use areas at the Community Hub scale.*

## Intent

The purpose of the Community Hubs Future Land Use Category is to include:

- » Mixed-use, urban, higher density and intensity activity areas.
- » Regionally-serving destinations that also serve local residents.
- » Typically found at arterial intersections and/or near light rail stations.
- » Highly walkable, with frequent transit service, while still accommodating automobile access.
- » Active and lively places—daytime, evenings, and weekends.
- » Enhanced public plazas and other spaces that incorporate art and other amenities.

## Example Land Uses and Typical Forms

Within the Community Hubs Future Land Use Category, the following land uses and building forms are most common:

- » Vertical and/or horizontal mixed use
- » Mixed Use Buildings: Ground Floor Commercial with
- » Residential or Office above, depending on context
- » Office, Retail, Services, Hospitality
- » Auto oriented uses generally not allowed
- » Gathering spaces for larger events (indoor and outdoor)
- » Live/work
- » Townhomes
- » Multifamily Housing
- » Includes Large Form and High Density Residential with taller building heights

## Land Uses Generally Allowed

The following land uses are typically allowed in each Future Land Use Category, including the Community Hubs Future Land Use Category:

- » Schools
- » Religious institutions
- » Parks, trails, and recreational uses
- » Community Gardens
- » Urban Agriculture, horticulture, and limited animal keeping
- » Drainage, transportation, and utility infrastructure
- » Government/Civic Uses
- » Cultural/creative attractions
- » Renewable Energy Generation
- » Limited and accessory home occupations where residential is allowed
- » Accessory Dwelling Units (ADUs), Attached and Detached

## Lakewood's Community Hubs

The Community Hubs shown on the Future Land Use Map identify areas of Lakewood that are anticipated to be regionally-serving destinations comprised of mixed use, higher density development that results in walkable, urban environments. While all Community Hubs share a variety of characteristics including the potential land uses identified on the previous page, each individual Community Hub is unique. The descriptions that follow identify the distinct characteristics of each Community Hub, which will be used to review potential future projects to ensure compatibility with the desired character of the area.

### Sheridan Station Community Hub

The Sheridan Station hub is located directly north and south of the station area and extends west toward Harlan Street where it joins the 40 West Arts Creative District/Colfax Core Hub. The area is envisioned as a 20-minute neighborhood, with mixed use redevelopment opportunities and strong local and regional transportation options via the trail network and bus and rail transit. The area will benefit from future multi-modal transportation improvements that are identified in the Sheridan Station 20-Minute Neighborhood Implementation Strategy and through regional corridor planning efforts. Opportunities to create a stronger and more cohesive identity for the area through design guidelines and coordinated planning with Denver, Lakewood, CDOT, and RTD will also improve livability in the area.

### 40 West Arts Creative District/Colfax Core Community Hub

The 40 West Arts Creative District/Colfax Core hub is a designated state-certified creative district and planning and development in the area should be done in close collaboration with 40 West Arts. The area is envisioned as a walkable, vibrant, arts and creative business-focused area that serves the local community and is also a regional attraction and destination.

The hub is generally located between Depew and Teller Streets and encompasses the 40 West ArtLine. The area is known for its public art and creative placemaking enhancements, as well as creative businesses and destinations like Casa Bonita, the 40 West Arts HUB, art galleries, theater, the historic Rocky Mountain College of Art + Design campus, and transit-oriented development near Lamar Station. Local, neighborhood-serving businesses in vertical mixed-use buildings, especially along Lamar Street, are envisioned. Flexible standards to encourage adaptive reuse of existing buildings (including motels and industrial brick buildings) and creative urban design should be encouraged. Zoning should be updated to prohibit new auto-oriented uses to help ensure the area develops as a pedestrian-oriented hub. Safe multi-modal connections via transit, biking, and walking are a priority as is activation and enhancement of the limited park and open space in the area.

The adopted *40 West ArtLine Framework Plan* establishes an aspirational long-term vision for the area and provides additional guidance. The 40 West ArtLine Design Standards and Guidelines provide direction for development along the ArtLine route. Design guidelines should also be created for areas of Colfax outside of the ArtLine route in this hub area.

## Lakewood-Wadsworth Station Community Hub

The Lakewood-Wadsworth Station hub is focused on the blocks immediately surrounding the station and extending north across Colfax Avenue. The area will include high-density residential south of the light rail station and mixed-use with transit supportive commercial business to the north. Wadsworth Blvd is a key transportation connector between historic West Colfax Avenue and Downtown Lakewood/Belmar and bisects this hub.

Multi-modal connectivity along and across Wadsworth Blvd and 14th Avenue near the hub is important to achieving the long-term vision. Consideration must also be given to transition in height and scale from the hub core to adjacent residential neighborhoods as the area redevelops. The plaza on the west side of the parking structure is envisioned as a future activation area for events and community gathering space.

## Downtown Lakewood/ Belmar Community Hub

The downtown Lakewood/Belmar hub is the City's primary mixed-use, entertainment, government, and large-scale cultural destination. It will continue to grow as a retail, employment, residential, and visitor destination, with enhanced arts and cultural venues and creative destinations.

In order to continue to accomplish this, the City, partners such as Alameda Connects, and developers, will:

- » Continue to evaluate and implement the recommendations of the Downtown Lakewood Connectivity and Urban Design Plan.
- » Evaluate opportunities to implement improved pedestrian connections across Wadsworth Boulevard.
- » Continue to support and grow art and placemaking efforts including the Discover Alameda Trail and Arts on Belmar.

## Oak Station Community Hub

The Oak Station hub is being transformed into a mixed-use center, with an emphasis on research and development, retail opportunities, and residential redevelopment in accordance with transit-oriented development and walkable neighborhood principles.

In order to fully accomplish this, the City, its partners, and developers, will:

- » Develop a specific plan for the hub that evaluates mixed-use development opportunities for existing underutilized properties and includes design standards and guidelines.
- » Develop a green street, or tree lined parkway, between the rail station and Colfax Avenue, and connecting north of Colfax as well.
- » Develop and implement identity and placemaking elements along Colfax Avenue.
- » Enhance safety and improve the pedestrian experience on Colfax Avenue.
- » Improve multimodal connectivity within the Hub on both sides of Colfax by reconnecting the street grid and creating quality pedestrian and bicycle connections to the light rail station.

## Denver West Community Hub

The Denver West hub, which includes the Colorado Mills shopping mall, will continue to be a primary regional retail and office location, with opportunities for infill residential and redevelopment opportunities, including mixed-income housing. The City and major stakeholders and property owners should work with RTD to evaluate opportunities to better connect the Denver West hub to nearby light rail stations via pedestrian access, public transit and/or shuttles.

## **Union Blvd. and Federal Center Community Hub**

The Union Boulevard/Federal Center hub will provide a significant growth opportunity due to the continued expansion of the St. Anthony Hospital campus and development of necessary medical office buildings, and the growth and potential changes at the Federal Center. Along the Union Boulevard corridor there will be mixed use commercial and office development as well as residential infill and redevelopment.

In order to accomplish this, the City, major stakeholders, and developers, will:

- » Improve pedestrian access from the Federal Center Station to Union Boulevard and surrounding areas, improve pedestrian and bike crossings of Union Boulevard, and implement other recommendations in the Federal Center/ Union Boulevard Corridor Connectivity Plan.
- » Create a more walkable and attractive urban district with strong connections to the Federal Center Station, streetscape improvements, sidewalks, and pedestrian and bicycle connections, lighting, and other recommendations from the Union Boulevard Corridor Urban Design Plan.

## **Jewell and Wadsworth Community Hub**

The Jewell Ave and Wadsworth Blvd hub is a smaller scale community hub that is envisioned as a well-connected mixed-use activity area for southeast Lakewood. To help achieve this, the following multi-modal transportation improvements are needed:

- » Connect the hub to adjacent neighborhoods via pedestrian and bicycle paths.
- » Improve multimodal connectivity within the hub by reconnecting the street grid.
- » Evaluate improvements to multi-modal access across Wadsworth Boulevard and to improve pedestrian and bicycle safety.
- » Evaluate opportunities to improve the pedestrian experience along both Jewell and Wadsworth through the installation of detached sidewalks, tree lawns, and amenity zones.

## **Academy Park Community Hub**

Academy Park provides an opportunity for residential infill and redevelopment of existing underutilized office properties, with enhanced multimodal transportation connections within the hub, across Wadsworth, and to surrounding areas.



## Neighborhood Hubs Future Land Use Category

*A photo collage of images within and outside of Lakewood, including photos selected by Advisory Group members during a Future Land Use workshop. This collage includes photos of small shops and gathering spaces at the Neighborhood Hub scale.*

### Intent

The purpose of the Neighborhood Hubs Future Land Use Category is to include:

- » Smaller-scale commercial and mixed-use activity areas with neighborhood-serving local businesses, as well as a variety of housing types (20-minute neighborhood concept).
- » Accommodates “third places” that offer informal gathering opportunities for residents.
- » Typically found at collector and/or arterial intersections.
- » Prioritizes pedestrian safety and accessibility, transit, and bike access.
- » Minimized presence of on-site surface parking.

## Example Land Uses and Typical Forms

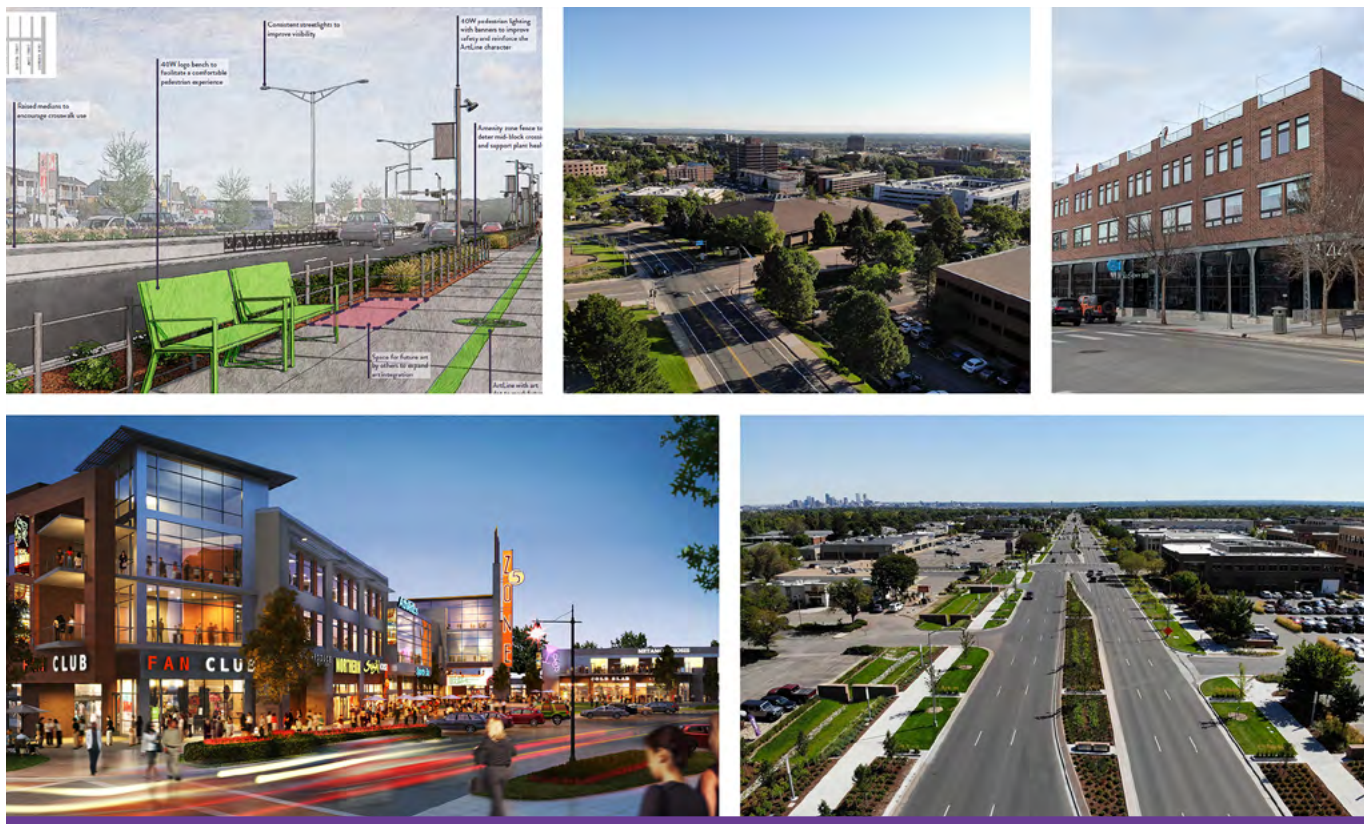
Within the Neighborhood Hubs Future Land Use Category, the following land uses and building forms are most common:

- » Vertical or Horizontal Mixed Use; Ground Floor Commercial with Residential or Office Above, where feasible
- » Lower intensity Office, Retail, Services, Hospitality, Restaurants
- » Auto oriented uses generally not allowed
- » All residential forms including multifamily, live/work, duplexes, triplexes, quadplexes, townhomes

## Land Uses Generally Allowed

The following land uses are typically allowed in each Future Land Use Category, including the Neighborhood Hubs Future Land Use Category:

- » Schools
- » Religious institutions
- » Parks, trails, and recreational uses
- » Community Gardens
- » Urban Agriculture, horticulture, and limited animal keeping
- » Drainage, transportation, and utility infrastructure
- » Government/Civic Uses
- » Cultural/creative attractions
- » Renewable Energy Generation
- » Limited and accessory home occupations where residential is allowed
- » Accessory Dwelling Units (ADUs), Attached and Detached



## Community Corridors Future Land Use Category

*A photo collage of images within and outside of Lakewood, including photos selected by Advisory Group members during a Future Land Use workshop. This collage includes photos of the Colfax, Union, and Alameda corridors as well as other areas at the Community Corridor scale.*

### Intent

The purpose of the Community Corridors Future Land Use Category is to include:

- » Linearly arranged commercial, retail, mixed-use and employment areas with city-serving and broadly accessible businesses and services, that also accommodate small businesses and serve local residents.
- » Spaces designed to be flexible to accommodate businesses responding to changing markets and opportunities.
- » Typically located along highways and arterial roadways.
- » Multimodal access that prioritizes walkability, pedestrian and bicycle access and safety, transit access, and safe connections, while accommodating vehicular traffic flow and access, parking, and the distribution of goods and services.

## Example Land Uses and Typical Forms

Within the Community Corridors Future Land Use Category, the following land uses and building forms are most common:

- » Vertical or Horizontal Mixed Use; Ground Floor Commercial with Residential or Office Above, where feasible
- » Higher intensity Office, Retail, Services, Hospitality
- » Allows auto-oriented uses, lite manufacturing, storage, etc. within design guidelines and limitations, especially in the suburban context
- » All residential forms including multifamily, live/work, duplexes, triplexes, quadplexes, townhomes (residential uses currently not allowed in CR zone)

## Land Uses Generally Allowed

The following land uses are typically allowed in each Future Land Use Category, including the Community Corridors Future Land Use Category:

- » Schools
- » Religious institutions
- » Parks, trails, and recreational uses
- » Community Gardens
- » Urban Agriculture, horticulture, and limited animal keeping
- » Drainage, transportation, and utility infrastructure
- » Government/Civic Uses
- » Cultural/creative attractions
- » Renewable Energy Generation
- » Limited and accessory home occupations where residential is allowed
- » Accessory Dwelling Units (ADUs), Attached and Detached



## Neighborhood Corridors Future Land Use Category

*A photo collage of images within and outside of Lakewood, including photos selected by Advisory Group members during a Future Land Use workshop. This collage includes photos of smaller shops and pedestrian oriented areas at the Neighborhood Corridor scale.*

### Intent

The purpose of the Neighborhood Corridors Future Land Use Category is to include:

- » Linearly arranged smaller-scale, lower-intensity commercial and mixed-use areas with local neighborhood-serving businesses that may also provide a variety of housing.
- » Typically found along collector or arterial roadways in or near residential neighborhoods.
- » Multimodal access and connections to adjacent neighborhoods that prioritizes walkability, pedestrian and bicycle access and safety and safe connections, while accommodating vehicular access.

## Example Land Uses and Typical Forms

Within the Neighborhood Corridors Future Land Use Category, the following land uses and building forms are most common:

- » Vertical or Horizontal Mixed Use; Ground Floor Commercial with Residential or Office Above, where feasible
- » Allows limited auto-oriented uses
- » Small/Mid-Scale and lower intensity Office, Retail, Services, Hospitality, Restaurants
- » All residential forms including multifamily, live/work, duplexes, triplexes, quadplexes, townhomes

## Land Uses Generally Allowed

The following land uses are typically allowed in each Future Land Use Category, including the Neighborhood Corridors Future Land Use Category:

- » Schools
- » Religious institutions
- » Parks, trails, and recreational uses
- » Community Gardens
- » Urban Agriculture, horticulture, and limited animal keeping
- » Drainage, transportation, and utility infrastructure
- » Government/Civic Uses
- » Cultural/creative attractions
- » Renewable Energy Generation
- » Limited and accessory home occupations where residential is allowed
- » Accessory Dwelling Units (ADUs), Attached and Detached



## Low Form Residential Future Land Use Category

A photo collage of images within and outside of Lakewood, including photos selected by Advisory Group members during a Future Land Use workshop. This collage includes photos of Low-Form Residential buildings such as single-family homes, duplexes, ADUs, and cottage court style communities.

### Intent

The purpose of the Low Form Residential Future Land Use Category is to include:

- » Primarily residential neighborhoods with limited home occupation uses.
- » Generally, maintain existing, low-scale residential context, while modestly increasing housing choice that is compatible.
- » Provides vehicular, pedestrian, and bicycle connections to nearby Neighborhood Hubs and Corridors generally via the local and collector street, sidewalk, and bikeway network.

## Example Land Uses and Typical Forms

Within the Low Form Residential Future Land Use Category, the following land uses and building forms are most common:

- » Single-Dwelling Unit
- » Patio homes
- » Cottage Cluster
- » Duplexes
- » Tandem homes
- » Limit Overall Size; No Limit on number of Units
- » Mobile Homes in designated areas

## Land Uses Generally Allowed

The following land uses are typically allowed in each Future Land Use Category, including the Low Form Residential Future Land Use Category:

- » Schools
- » Religious institutions
- » Parks, trails, and recreational uses
- » Community Gardens
- » Urban Agriculture, horticulture, and limited animal keeping
- » Drainage, transportation, and utility infrastructure
- » Government/Civic Uses
- » Cultural/creative attractions
- » Renewable Energy Generation
- » Limited and accessory home occupations where residential is allowed
- » Accessory Dwelling Units (ADUs), Attached and Detached



## Mid Form Residential Future Land Use Category

*A photo collage of images within and outside of Lakewood, including photos selected by Advisory Group members during a Future Land Use workshop. This collage includes photos of Mid-Form Residential buildings such as town homes, apartments, and other mid-form residential buildings.*

### Intent

The purpose of the Mid Form Residential Future Land Use Category is to include:

- » Primarily residential neighborhoods that allow a wide range of housing types with limited complementary non-residential uses.
- » Medium in scale, with emphasis placed on compatibility near adjacent lower-scale residential development and provides a scale transition between lower and higher density residential areas, corridors, and hubs.
- » Provides vehicular, transit, pedestrian, and bicycle connections to nearby Neighborhood Hubs and Corridors generally via the local and collector street, sidewalk, and bikeway network.

## Example Land Uses and Typical Forms

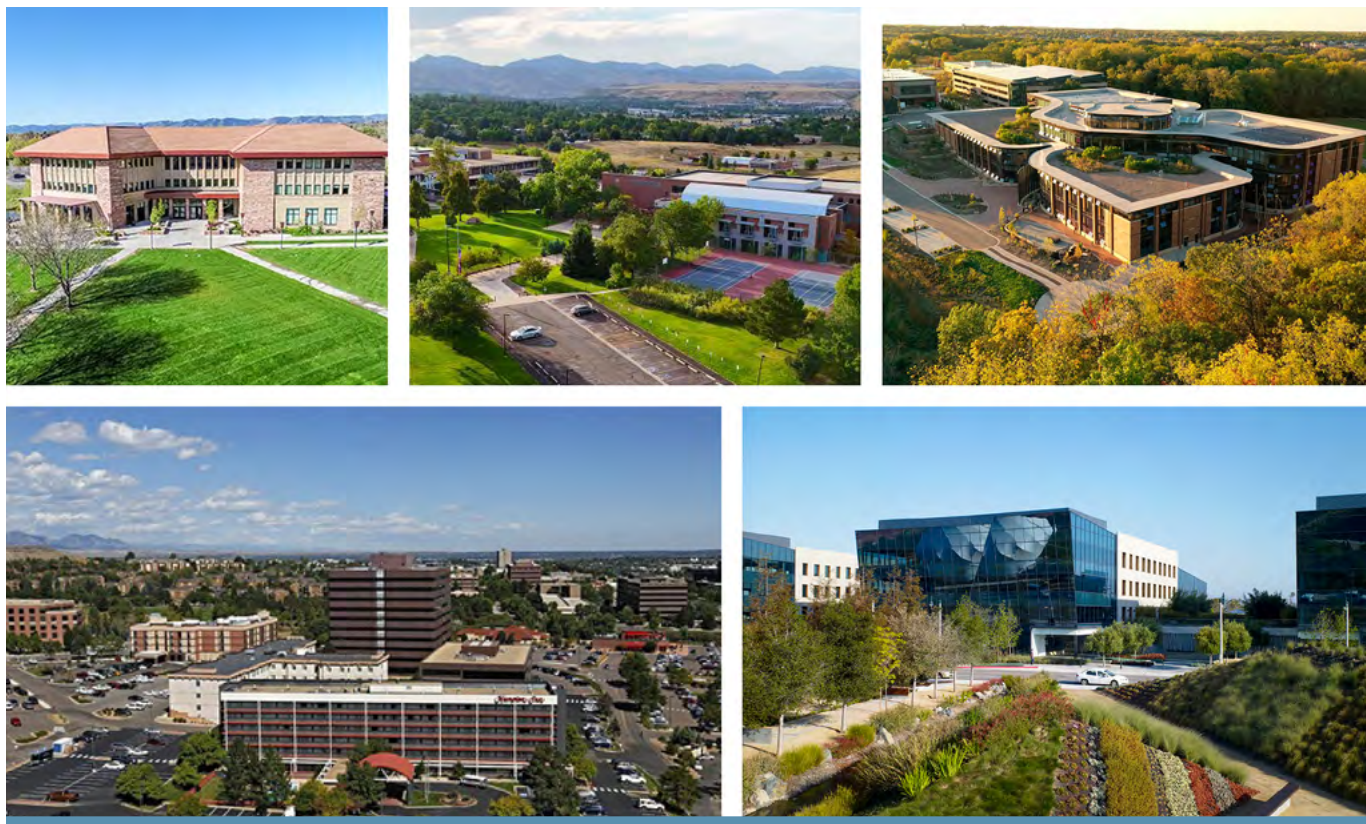
Within the Mid Form Residential Future Land Use Category, the following land uses and building forms are most common:

- » Single-Dwelling Unit
- » Patio homes
- » Cottage Cluster
- » Tandem homes
- » Duplexes, Triplexes, Quadplexes
- » Townhomes
- » Rowhomes
- » Multifamily housing
- » Accessory/ancillary commercial uses

## Land Uses Generally Allowed

The following land uses are typically allowed in each Future Land Use Category, including the Mid Form Residential Future Land Use Category:

- » Schools
- » Religious institutions
- » Parks, trails, and recreational uses
- » Community Gardens
- » Urban Agriculture, horticulture, and limited animal keeping
- » Drainage, transportation, and utility infrastructure
- » Government/Civic Uses
- » Cultural/creative attractions
- » Renewable Energy Generation
- » Limited and accessory home occupations where residential is allowed
- » Accessory Dwelling Units (ADUs), Attached and Detached



## Campus Future Land Use Category

### Intent

The purpose of the Campus Future Land Use Category is to include:

- » Focus is on a single or multiple complementary uses in a cohesively designed setting, such as higher education, government, healthcare, and business.
- » Multimodal access, while accommodating site-specific transportation needs.

*A photo collage of images within and outside of Lakewood, including photos selected by Advisory Group members during a Future Land Use workshop. This collage includes existing Campuses in Lakewood such as the Federal Center, Red Rocks Community College, and Colorado Christian University.*

## Example Land Uses and Typical Forms

Within the Campus Future Land Use Category, the following land uses and building forms are most common:

- » Office, Services (e.g., healthcare)
- » Research and Development
- » Tech
- » Higher Education
- » Government/Civic Uses
- » Complementary uses for campus residents/employees/visitors
- » Form is cohesively designed

## Land Uses Generally Allowed

The following land uses are typically allowed in each Future Land Use Category, including the Campus Future Land Use Category:

- » Schools
- » Religious institutions
- » Parks, trails, and recreational uses
- » Community Gardens
- » Urban Agriculture, horticulture, and limited animal keeping
- » Drainage, transportation, and utility infrastructure
- » Government/Civic Uses
- » Cultural/creative attractions
- » Renewable Energy Generation
- » Limited and accessory home occupations where residential is allowed
- » Accessory Dwelling Units (ADUs), Attached and Detached



# Innovation and Production Future Land Use Category

*A photo collage of images within and outside of Lakewood, including photos selected by Advisory Group members during a Future Land Use workshop. This collage includes existing Innovation and Production areas in Lakewood such as Lakewood Brick Company.*

## Intent

The purpose of the Innovation and Production Future Land Use Category is to include:

- » Facilities for production, manufacturing, technical innovation, storage and distribution for goods and services.
- » Strengthen and diversify Lakewood's economic base and provide employment opportunities.
- » Accessible to truck and freight vehicles via major transportation routes.

## Example Land Uses and Typical Forms

Within the Innovation and Production Future Land Use Category, the following land uses and building forms are most common:

- » Office
- » Research and Development
- » Warehouse, storage, and distribution
- » Maker spaces/light industrial uses
- » Some auto-oriented uses
- » Residential uses generally not permitted

## Land Uses Generally Allowed

The following land uses are typically allowed in each Future Land Use Category, including the Innovation and Production Future Land Use Category:

- » Schools
- » Religious institutions
- » Parks, trails, and recreational uses
- » Community Gardens
- » Urban Agriculture, horticulture, and limited animal keeping
- » Drainage, transportation, and utility infrastructure
- » Government/Civic Uses
- » Cultural/creative attractions
- » Renewable Energy Generation
- » Limited and accessory home occupations where residential is allowed
- » Accessory Dwelling Units (ADUs), Attached and Detached



## Parks and Open Space Future Land Use Category

*A photo collage of parks within Lakewood, including photos selected by Advisory Group members during a Future Land Use workshop. This collage includes Union Ridge, Big Soda Lake, Peak View Park, and more.*

### Intent

The purpose of the Parks and Open Space Future Land Use Category is to include:

- » Public land preserved for conservation and natural habitat
- » Recreation facilities that provide community benefit
- » Locally accessible, neighborhood and regionally serving parks, trails, and facilities
- » Multimodal vehicular, transit, pedestrian, and bicycle access generally via street, sidewalk, paths and the bikeway network

## Example Land Uses and Typical Forms

Within the Parks and Open Space Future Land Use Category, the following land uses and building forms are most common:

- » Community and Neighborhood Parks
- » Recreation Centers
- » Golf Courses
- » Sports Facilities
- » Natural Habitat, Conservation land, Wetlands and Waterways

## Land Uses Generally Allowed

The following land uses are typically allowed in each Future Land Use Category, including the Parks and Open Space Future Land Use Category:

- » Schools
- » Religious institutions
- » Parks, trails, and recreational uses
- » Community Gardens
- » Urban Agriculture, horticulture, and limited animal keeping
- » Drainage, transportation, and utility infrastructure
- » Government/Civic Uses
- » Cultural/creative attractions
- » Renewable Energy Generation
- » Limited and accessory home occupations where residential is allowed
- » Accessory Dwelling Units (ADUs), Attached and Detached