

LAKEWOOD! Zoning Improvement Process

Ward Workshop

Comments and Meeting Notes

The following are the comments received during small group discussions at the workshops conducted throughout the City of Lakewood in January and February 2010. The discussions focused on what people felt was working and not working in terms of residential and commercial land use. The comments are organized by the date of the workshop.

Ward 5 – January 14, 2010

Group 1 – Paul Rice and Mark Doering, Facilitators

Residential

What would you like to change in your neighborhood?

- Walkability should be provided to commercial areas and nodes
- Provide increased pedestrian access to parks
- Like to see a mix of housing types, small/large but should be well done
- Variety is desirable (not Highlands Ranch or Cookie Cutter homes)
- Diversity of interests and population, i.e. Different lifestyles should be accommodated in Lakewood
- Rural atmosphere is important in Lakewood for:
 - Urban Agriculture
 - Providing horse friendly areas and accommodating livestock
- Certain amount of density is important for walkability
- I would like to see more younger people move into existing neighborhoods*
- Minimize barriers between neighborhoods and streetscape – Garrison is an example
- Enforcement of existing regulations should occur
 - Recreational Vehicles/Boats/etc. parking on the street
 - Storage on the street
- Improve walkability in neighborhoods
- More trees on city streets
- Home Occupations are ok if
 - Traffic does not increase
 - Limit use to maintaining residential character
- Should provide more xeriscaping/less grass
- More community gardens are needed in Lakewood
- Incentives should be provide for xeriscape
- Individual interest should be accommodated in front yards
- Continued flexibility with landscape

Accessory Dwelling Units

Should Accessory Dwelling Units be allowed?

- Allow accessory dwelling units
- Accessory dwelling units must be defined if allowed
 - Rental properties could become an issue
 - Require an SUP for ADU's
 - Allow as an use by right with conditions

Urban Agriculture

- Inconsistency between barn size and number of livestock
- Allow Chickens in 2-R or all single-family districts
- Do not allow chickens in 2-R or all single-family districts

Commercial

Identify what is or is not working?

- Identify Commercial Nodes
 - Transition from multi-family areas with density into single-family neighborhoods
- Improved architectural design standards
 - Commercial and Residential development should approach street
 - Building forward design is preferred
- Hampden/Wadsworth commercial area is overbuilt and difficult to access
- Morrison/Kipling area is a nice concept
- Belmar parking can be frustrating
- Love Belmar
- Pedestrian access should be provide in parking lots
 - Green areas should be required in parking areas
- Mixed-use promotes better security
- Buildings should be setback from walks to allow sunshine to pavement
- Parking behind buildings is preferred
- Hospital generates demand for more Residential and Commercial uses
- Northeast Kipling and Jewell Vacant, lots not working well
- Should make better use of grey water in site design*
- Retention offsets should be required with less pavement
- Diversity of densities should be accommodated
- Well designed high density is ok
- Quincy/Wadsworth intersection could add density
- Areas with large parking lots could add more density or commercial space

*This topic is not determined by zoning regulations. City Staff has made note and will pass on the information to the appropriate City Department if applicable.

Group 2 – Roger Wadnal and Sheila Lynch, Facilitators

Residential

What is working?

- Large Lot Size
- Trees & Landscaping
- Parks – O’Kane
- Recreation – Gold crown
- Greenbelts
- Bike lanes
- Can landscape how you want – Corn, xeriscape, etc.
- Belmar – Walkable
- Belmar –
 - Library
 - Roundabouts
- Security and Safety (e.g. Quincy and Wadsworth)
- Ranch style architecture

What could work better?

- Allow neighborhood-scale business (small) closer to residential
- Walkability in neighborhood
- Flexibility with home businesses
- Allow bee keeping in more residential areas
- Write the ordinance clearly, easy to interpret (e.g. side setback flexibility)
- Require clean up of horse property linked to pen size with better & more enforcement
- Allow for change to other uses where residential is not best use
- People should be able to use residential for locally-serving businesses

Where should the city grow?

- Mixed-Use (Residential) allowed in commercial districts along corridors
- Encourage redevelopment in existing higher density residential districts
- Allow live/work with appropriate work uses

Commercial

What do you like in a commercial area?

- Walkability
 - Safe walking routes
 - Can walk from residential to commercial
- Diversity of business types
- Sidewalks
- Countdown traffic lights*

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- Lack of pawn shops
- Stability in ownership of shops so you can get to know store owners
- Farmer's market
- 'Clean' areas

What is not working in Lakewood?

- Timing of traffic lights*
- Too many Wal-Marts on Wadsworth*
- Commercial Parking areas
 - Parking behind building can work well
 - Screening of cars from the sidewalks and streets is good
 - More landscaping needed in parking areas
- Buffer between L.S. and parking
- Commercial sites need to be safe for pedestrians
- Trash cans
- Landscaping
- Existing development at Sheridan and Alameda redevelopment
- Existing development at Mississippi and Wadsworth
- Existing development at northwest corner of Jewell and Wadsworth

Land Use vs. Appearance

- Land use less important if within a nice looking building with landscaping
- Mixed-use building 3-4 stories, would fit northeast corner of Alameda/Wadsworth
 - Wadsworth
- 2-Story Mixed-Use Building
 - Can work at an intersection with traffic light
 - Florida and Wadsworth
- Don't Like
 - Commercial property not connected with cross access. Along Alameda and Wadsworth, I have to drive out of a parking lot onto the street to get to the next property.
- Live/Work
 - If architecture works and fits in with the surrounding area.
 - On corners, not mid-block
- 2-Story Live/Work
 - Instead of a strip mall
 - Need trees

Miscellaneous

- Colfax needs attention
- Alameda between Sheridan and Harlan
 - South side – no pedestrian accessibility
 - Landscaping not good

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Group 3 – Rob Smetana and Holly Boehm, Facilitators

Residential

What is working?

- Variety of housing, limit apartment/condos
- Landscaping – trees, etc.
- Rural feel – Larger lots, horses, etc.
- Access to recreation
- Adequate parking – Residential and Commercial
- Close to recreation centers, parks, lakes

What is not working?

- Be careful of horse areas, zoning standards
- Out buildings too big
- Pop-tops should be limited; need architectural standards
- 2, 4-plex development OK
- Kipling/Morrison Rd. area needs improvement

Where are areas of opportunity?

- C-470 corridor, Rooney Valley
- Accessory Dwelling Units OK with some restrictions
- Pedestrian/Bike paths – Connect to existing system
- Bike lanes on roads*
- Limit impacts on open space
- Allow horses, other animals – chickens

Commercial

What do you like in a commercial area?

- Belmar – Mixed-Use, walkable
- Kipling/Jewell and Kipling/Morrison Road
- 16th Street Mall – Trees, landscaping, bus transit
- Colorado Mills mall – Needs to be connected
- Jewell/Garrison – Small scale, local stores
- Small scale development near parks
- Senior housing behind Kohl's

What is not working in Lakewood?

- Northwest corner of Wadsworth/Jewell – Older
 - Gas Station
- Old Kipling/Jewell – Vacant lot

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- Harlan/Alameda

Parking

- Should be hidden/screened with walls
- Need well-marked pedestrian ways through lots
- Parking should be close to shops
- Need mix of parking

Form v. Location of Building/Use

- Need to look at traffic impacts
- Some uses should be restricted
- Integration of uses
- Form can be used to provide buffering

Where Would Live/Work be Appropriate?

- Near Colorado Mills mall
- Jewell/Wadsworth
- Jewell/Kipling (old)
- Geico Building
- Morrison/Kipling
- Northwest corner of Morrison/Wadsworth

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Ward 4 – January 21, 2010

Group 1 – Holly Boehm and Sheila Lynch, Facilitators

Residential

What is working?

- It's Home
- Close to open space

What Could Change?

- Character
 - Looks like an RV park
 - Any RV visible from street
 - Size and quantity
 - Problem also in multi-family areas
 - Not enough areas to park RVs

Where is Increased Density Appropriate?

- In Commercial areas
- Access needs to be adequate to minimize increased traffic on local streets
- Near established bus lines and transit

Are Accessory Dwelling Units (ADU) Appropriate?

- Need more information on how they are regulated
- Depends on size of lot
- Design is important issue
- Height – 2nd story may be an issue

Is Urban Agriculture Appropriate?

- Not opposed, but how would it be regulated?
- How will wildlife react?
- No need for agriculture in any district beyond R1A
- Limit total number of animals

Renewable Energy

- If allowed, can become hazard
- Wind power – may not be appropriate for single-family use because of size needed to generate sufficient power

Commercial

What do you like?

- Old Villa Italia Mall – Openness, waterfalls, ambiance

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- Belmar – Mix of uses, opportunity for people to live near community

Where is mixed-use appropriate?

- Colfax
- Union
- Red Rocks Center – On major bus line
- 13th Avenue Corridor
- Good accessibility off of main streets
- Union corridor – not laid out well
 - Too many shared parking lots
 - Need shared street off of the main street to navigate through commercial areas
- Need good pedestrian walks – Less competition between cars and people
- Need parking spaces that are adequate size
 - Provide bigger spaces on upper floors of parking structure at Belmar
- Why do commercial spaces sit vacant when new commercial is being constructed?
- Do not like access to Colorado Mills.

An off-leash park for small dogs is needed.*

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Ward 3 – January 28, 2010

Group 1 – Holly Boehm and Paul Rice, Facilitators

Residential

- Pop tops create problems for adjacent properties
- Should look at context of house and surrounding properties (i.e. rear setbacks on property adjacent to greenbelt)
- Like houses as they are. Some may look at them as potential for redevelopment
- Like larger lots and diversity
- Predictability is important
- Parking should be addressed
 - Too many campers
 - Too many cars
- Look at parking ratios in each distinct zone district.
- Parking of cars should be on an improved surface.
 - What is improved surface?

Where is Increased Density Appropriate?

- Belmar will hold more densities
- Vacant property on Wadsworth north of Geico could handle mixed use.
- Pierce and Mississippi could increase in density
- Parking can be a problem with increased densities
- A code should mandate parking for every unit
- Make sure sewer and water districts can handle more density
- Wadsworth and Mississippi
- Alameda and Harlan
- Certain areas on Wadsworth

Accessory Dwelling Units

Are Accessory Dwelling Units Appropriate?

- May be increased need for them as we age
- Should be attractively done and integrated
- They should be detached
- Should be considered in the right situation, i.e. lot size and space
- Should be formulas to regulate
- Don't make too restrictive. May be able to go into 2-R zone district.

Commercial

What do you like?

- Belmar

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- Can park car and walk.
- Lots of uses
- It works
- Strip malls do not look good
- Eclectic signage is bad
- Good potential for redevelopment
 - Mississippi and Wadsworth
 - Alameda and Garrison
- City Commons
 - Mix of uses
 - Parking is hidden
 - Pedestrian friendly
 - Does not detract from Belmar park
 - Deceleration lanes are good to turn into shops

Commercial Parking

- Like concept of screened parking
- Need to look at what the use is and where it is appropriate, i.e. Small house on Kipling converted to office.
- Parking lot at King Soopers in Lakewood City Commons difficult to get in and out of
- Consistency in wall materials important. Do not want poor materials.
- Important to see how many cars in parking lot. If too busy, may not go there.
- Should look at parking on individual basis. Flexibility.

Form vs. Use

- Make sure no health/safety impact. May be OK in commercial areas.
- May be an advantage to neighborhood. Can walk to jobs.

Where is Live/Work – Mixed Use Appropriate?

- Work well on Colfax
- Near transit corridors
- Address parking with Live/Work
- Are 7 cars necessary?

Sign Code

- Look at signs on commercial properties
- Clean up signage on strip malls.

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Group 2 – Rob Smetana and Sheila Lynch, Facilitators

Residential

What is working?

- Mixed use of Belmar
- Nice, Quiet
- Horse properties (west of Belmar Park)
- Mix of horse/non-horse properties
- 1-R lots
- Park connectivity
- Ability to walk to many services
- Consistency of residential
- Small-scale retail (located at major intersections)
- Clothes lines
- Gardening
- Enforcement only if necessary
- Good large parks

What is not working?

- Need to preserve solar access.
- Single-family landscape requirements create obstacles for achieving good solar access
- Landscape requirement (50% living coverage)
- Horse property that may be too small (clean-up)
- Parking issues with apartments, in single-family dwelling areas
 - Need adequate parking
- Parking at parks. Not enough (Kipling/Alameda)
- Non-conforming lots (make conforming)
- Lot coverage

Growth Opportunities

- Existing apartment complexes that could be redeveloped (high vacancy)
- More of the smaller lots with alley access
- Manage density transition
- Accessory dwelling units – explore options.
 - Should fit in the context with neighborhood.

Urban Agriculture

- Based on lot size (Bees / Chickens)
- Size of animal/Size of lot (open area)
- Allowed number by lot size
- Fees for enforcement?*

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Commercial

What works well?

- Monterey, CA. Narrow streets, limited building height, trees, etc.
- Tampa, FL – Crossroads mall
- Kansas City – Country Club Plaza, screened parking
- Belmar

What is not working well?

- Belmar – No department store*, narrow streets
- Parking
 - More landscaping
 - Solar opportunities
 - Screening of parking is important
 - Include pedestrian walkways

Form vs. Use

- Traffic issues/access
- Good as buffer to residential
- Transition to residential important

Live/Work

- In Commercial areas OK.
- Off-street parking?
- Context is important
- Limited

Commercial Area that are not working

- Southwest Alameda and Kipling (also other 3 corners) – access issues
- 26th and Kipling – Good for live/work (good for redevelopment)
- Southwest corner of 6th and Garrison (Office)
- Old Geico Building
- Kipling and Morrison

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Ward 1 – February 2, 2010

Group 1 – Sheila Lynch, Facilitator

Residential

What is working?

- Consistency in style of development
- Proximity to core city
- Dark skies
- Quiet
- Agricultural opportunities

What is not working?

- Light pollution from Home Depot on Alameda
- Highway noise*
- Conflict between solar exposure and landscaping
- No regulations for ensuring solar access
- Noise from adjacent commercial
- Enforcement of noise ordinances*
- Too many trash trucks on streets*

Areas of Opportunity or Growth

- Open Space at Federal Center is valuable
- ADUs in R-1A okay
- Need adequate space for ADU
- Need to consider how to handle parking for ADU
- ADUs can change the character of neighborhood
- If ADUs were narrowly defined, may be okay in some areas.
- ADUs may be appropriate along corridors that can accommodate increase in traffic

Urban Agriculture

- Must define livestock better
- Lot area is an important factor
- Roosters are too noisy
- Agricultural animals attract rodents, rodents attract predators – coyotes
- Encourage growing vegetables
- Encourage honey bees because they are not aggressive
- Encourage rooftop gardens

Commercial

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What do you like?

- European cities with good transit – Their design reflects their history of good transit and multi-modal uses
 - Less than 10” curb – bikes/wheels can cross
 - The West does not know how to do transit
- Geared toward walking and biking
- Northwest Colfax and Wadsworth – done right
- Belmar
 - Variety of shops
 - Skating rink
 - Streets too narrow
- Commercial with storefronts and parking in back
- Farmer’s Market
 - Better access to fresh vegetables and fruit
 - Near neighborhoods
- Costco
- Like the scale of Englewood City Center
- Variety of restaurants more independently owned
- Revitalization of older structures (residential) for commercial development
- Keep small lots to attract independently-owned

What is not working?

- Kipling and Colfax
 - Access – provide more alternative access
- Northwest Wadsworth and 1st Avenue – access is better
- Will more development bring more light? Need better regulations for lighting
- Loss of department stores

Parking

- Picture of Target Store with large parking area
 - Too much asphalt
 - Cheap solution
 - Lack of landscape
 - Need to think about ice accumulation under trees
 - Need balance with landscaping and parking
 - Landscape exterior to provide better visuals
 - Screen walls help with buffer
 - Need balance between walls and landscaping
 - Allow for sitting areas in commercial areas

Use vs. Form

- What kind of traffic does the use generate? Trucks?
- Use existing standards for industrial uses

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Group 2 – Paul Rice and Andrea Rand, Facilitators

Residential

- There is sensitivity to past zoning cases at 13th/14th which should stay more residential
- Less traffic into residential areas is desired
- Location and type of multi-family housing should transition from commercial areas
- Property owners should be required to perform up-keep

Where may increased density be appropriate?

- Where does water and services come from with growth
- Why accommodate growth?
- The density examples too dense for Lakewood
- Need more good neighborhood parks, especially with density
- Parking can be an issue – need a plan to accommodate parking
- Areas for infill density – old Target site
- Need good public transportation to housing/density
- Need good public transportation access
- Need easy access to South Table Mountain and links to commercial/colleges/schools
- Need a better mix of uses
- Accessory dwelling units
 - Good use, just make sure lot size fits use
 - How to handle extra cars?
 - What if owner leaves?
 - Vancouver allows now because of high demand
 - Worry about misuse
- Mixed Use
 - Efficient use of space
 - Helps preserve open space
 - Provide for walkable neighborhoods
 - Density requirements for loss of commercial space (Santa Barbara)
 - Water catchment systems for residential irrigation*
 - Grey water*

Urban Agriculture

- Should allow for keeping chickens (2-R) single family areas
- Rooster exclusion if you keep chickens
- OK, not in front yard.
- Community Garden!
 - Fresh food
 - Neighborhood building
 - Provides space for those that don't have on their property
 - Definition of open space

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- How would the City be involved?
- Lots of vacant/abandoned lots to be used for gardens
- Encourage in dense areas to provide gardens
-

Q. Would you trade for increased density if some land given for community garden?

- Would not want to see increased height.
- Link density and parking. Allow density high without increasing parking.
 - Not good when not adequate parking
- Uses should be looked at contextually for various areas (Neighborhood Zoning/Plan)
- PRESENTATION – Telluride Condo Complex
 - RV/Trailer Parking
 - 433-500 Wright Street – 14+ on street
 - No time limit to park on street
 - Feels like a storage yard
- Grocery carts on 14th and Wadsworth a are problem

STAFF: City initiative April 4/12 to City Council. New policy to address RV

Commercial

What do you like in a commercial area?

- Like maintained centers
 - Safeway/King Soopers on W. Alameda not maintained, need to power wash and keep clean
- Union area “sprawl” and W. Alameda – does not look well planned
- Set maintenance standards
- Bike/Pedestrian access is terrible
 - Lacks sidewalks
- Like Belmar
 - Maintained
 - Accessible
 - Too dense, but looks nice
 - Downtown Golden: Compact, well kept; has public art.
 - Belmar night traffic and policing problems?
 - Access into Lakewood High backs on to Kipling St, problem

Parking – Q: Front/Behind?

- There are too many vacant commercial properties and car lots
- Like parking behind the buildings (e.g. Ventura, CA)
- More walkable street feel
- Store on street edge and parking center of lot has a nice feel

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- Should have patios in front of stores. Social areas. Developments should be horseshoe shaped to hide parking
- Farmers Market good mixed use.
- RTD bus routes – need more loops to make system usable*

Building Form vs. Use

- Make sure materials don't look cheap
- Require quality materials
- Denver West office buildings look nice
- 32nd Highlands nice. Adds character
- Northwest corner of Kipling and 26th has for redevelopment potential
- Minimize stone requirements on façade.

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Group 3 – Holly Boehm and Roger Wadnal, Facilitators

Residential

What is working?

- Improvements to properties done properly
- Quiet and well maintained properties
- Sense of community
 - Eclectic character

Areas of opportunity

- Colfax – Opportunity for high density residential/mixed use

Urban Agriculture

- Regulations for clean-up – not adequate
- Chickens – limited
- Enforcement issues through courts
- Deal with wildlife issues; may increase
- Look at permit system for chickens, etc.*

Accessory Dwelling Units (ADU)

- Needs regulation
- For family members

Commercial

Where are Areas of Opportunity?

- Northeast Alameda and Wadsworth – Potential for mixed use
- 20th and Youngfield area – Potential for retail, mixed use
- Kipling St, North of Colfax – Underutilized

Parking

- Pedestrian friendly
- Safe for user
- “Mask” parking – better uses

What are Commercial Areas You Like?

- Pearl Street in Boulder, CO
 - Pedestrian friendly
 - Local shops
- Warf area in San Francisco, CA
 - Walkable
 - Transit
- Downtown Denver
 - Make walking the easiest choice, not automobile

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- Consolidate parking (i.e. parking garage) to encourage walking
- Encourage structured parking
- Need bike parking
- Need “Safe” bike lanes
- Meadowlark Center

What is not working?

- JCRS – Vacant and run down
- Target – Westland area
- Colfax-Simms to Kipling
- Overhead utilities (also in Residential)

Form v. Use

- Argonaut in Denver: Like building at street
- Business needs to be identifiable, Creative signage
- Control signage
 - Be clear about what is being requested – Drawings
- Regulate LED signs
- Lighting is an issue – minimize impacts

Ward 2 – February 4, 2010

Group 1 – Holly Boehm, Facilitator

Commercial

What do you like in a commercial area?

- Northwest Denver – 44th and Tennyson, 38th and Lowell
- Mix of Commercial
 - Density
- Walkable

Where are Opportunities?

- Colfax and Wadsworth
- Jewell and Wadsworth

Where is a commercial area that works?

- Belmar
- Palm Springs
 - Comfortable
 - Stores on Street
- Need pedestrian bridges
- Englewood – Light Rail Station
- Olde Town Arvada
 - Good Uses
 - Neighborhood Scale
- Wal-Mart – Has businesses in front

What is not working in Lakewood?

- JCRS – connect to RMCAD
- Mixing in Appropriate Way
- Colfax Advisory Committee's Work
 - Look at and try to incorporate for entire City

Mixed Use – Where is it appropriate?

- Throughout City
- Kipling and Alameda
- Along corridors like 1st, 20th (not like Wadsworth)
- Different Architecture
- Respect existing/older buildings

Residential

What is working?

- Big lots

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- Quiet
- Yards
- Parks/Proximity
- Nearby Commercial

What is not working?

- Too many cars
- Subdivisions in neighborhood – More Strict*
- View Shed/Sunlight is important
- No architectural standards for new construction
- Scrapes for bigger buildings
- Maintain local street, protect against larger streets

Areas of Opportunity and Growth

- Wadsworth and Sheridan
- Alameda and Mississippi
- Hampden
- Former Target site
- Redevelop existing multi-family

Are Accessory Dwelling Units Appropriate?

- Need to Look
 - Limits
 - Sizes
 - Functionality

Is Urban Agriculture Appropriate?

- Positive for Every Residential

Example of good integration: The group home in the Glens neighborhood

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Group 2 – Rob Smetana and Roger Wadnal, Facilitators

Commercial

What do you like in a commercial area?

- Home Depot, Creekside – Improvements
- Alameda and Sheridan – New bank, art in median
- Belmar
- RMCA – Architecture

What is not working in Lakewood?

- 14th – Issues with shopping carts off site
- Belmar – No department store, lack of signage (directional)
- Creekside Building orientation
- City Commons – Drive lanes not clear, pedestrian conflicts
- Vacant big boxes
- No grocery in ward
- DAV area off Alameda – area for multi-family development
- Live/Work along Colfax
- Larger Buildings at Light Rail Stations
- Property control important/Need to keep clean
- Easy In/Out access – Northwest 1st and Wadsworth an issue
 - Also Northwest corner of Wadsworth and Alameda
- Encourage good landscaping in parking areas
- Encourage/allow solar in commercial areas
- Need adequate pedestrian crossings of major streets, countdown timers good.
- Issues with crossing at Sheridan and 1st
- Consider pedestrian refuges
- Mixed Use Development
 - 26th and Kipling
- Southwest side of Sheridan and Colfax – narrow sidewalks
- Small-scale/limited impact commercial
 - May be OK in neighborhoods
- Allow artists (and similar) to sell out of home (limited)

Residential

- Ability to sell some produce from home
- Allow horses to remain, large animals
- Number should be related to size of animal
- Need to clean up after horses, change waste removal requirements (7 days)

Increased Density

- In TMU areas

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- Amenities a must with higher densities
- Accessory Dwelling Units may be OK in certain areas
- Setback flexibility
- More parks/pocket parks
- Look at front yard landscape requirements, Xeriscaping should be encouraged
- Front yard gardens
- Tree requirement versus solar
- Need solar access requirements
- Allow bees

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Group 3 – Sheila Lynch and Paul Rice, Facilitators

Commercial

What do you like in a commercial area?

- Colfax Central is a good example. Walkable, near transit.
- Antique Mall – Blue Sky was good – independents, scale, variety, affordability of products, character
- Belmar – Activity on street, variety of activity, city-like
- Cherry Creek Mall would be nice in Lakewood
 - Well-kept
 - Walker friendly because indoors-no ice
- New buildings at Colfax and Wadsworth Wal-Mart are an improvement
 - Flood management on-site seem overdone

What is not working?

- Auto dominated streets – don't
- Wal-Mart at Colfax and Wadsworth was a disappointment. Wanted more commercial diversity.
- Belmar – needs more green space.
- Not enough variety of shops*
- Sustainable small businesses
 - Too transient now. New businesses come and go.
 - City could develop ways to encourage property owners to make property more attractive (incentives).
- Do we have too many commercial areas? Can we fill all the existing commercial zoned properties?
- Key to success for small business is greater density – more people

Commercial Parking

- Need to start thinking about how to accommodate alternative modes. How/Where do you put bikes, etc.
- Safe walkways important
- Not solid walls – use landscaping
 - North side street more ice
- Need to think about type of vegetation to prevent the creation of vegetation walls that block views
- Low impact development

Live/Work Opportunities?

- Near transit – Old Target site
- Senior/living important near transit
- Transition from Colfax

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- As an opportunity in more suburban areas
- More renewable energy use. Ex) Lighting with solar and wind on pole
- Height of building relate to street – stepped back
- Community Center/Gathering place
 - Share food/community kitchen for events

Use vs. Form

- Landscaping important
- What are the impacts?
- Need some space between street and building
- Good example – Consolidated Mutual
- Buildings closer to street not only goal – must be friendly

Residential

- Urban Agriculture
 - Provide flexibility
 - Horse manure policy does not encourage composting because must remove manure from property
 - Need compost dump area in north part of the City.
 - Standard for livestock does not apply well to alpaca.
 - Allowance for horses by district but there are size requirements. Why not just use size requirement and allow in other districts?
 - Lakewood culture is about keeping horses.
 - City needs to provide consistency with where horses are allowed.
 - Large animals okay
 - Depends on lot area
 - Chickens okay
 - 1-R

Accessory Dwelling Units (ADU)

- Great idea
- More we can increase density in suburbs is good idea
- Provides options
 - Aging population, economic times
- Density – could be achieved in TMU and CMU without doing ADUs
- I bought my house knowing that neighbor could not have rental in backyard/garage. Adding ADUs would change this expectation.
- Create areas with consistent density. Areas should not be hodge-podge with various densities.
- Old Target site good for condos, greater density.

Residential

What is working?

*This topic is not determined by zoning regulations. City Staff has made note and will pass on the information to the appropriate City Department if applicable.

- I Like my neighborhood
- Small houses
- Big lots
- Big trees – fruit trees Colfax/Youngfield
- Great park
- Open space areas – max
- Convenient transportation

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Ward 4 Second – February 13, 2010

Group 1 – Sheila Lynch, Facilitator

Residential

What is working?

- Open Space Upkeep
- Open Space near Hutchison Elementary – No upkeep since mid 80's
- Citizens need to upkeep, why not others
- Like the open space
- Streets less crowded (+)
- City better kept
- Less density (+)
- Keep legacy areas respectful of the past (Rooney Valley)
- Incorporate historical significance
- Preservation of views
- Maintain open feel to southwest area of area
 - Parks, Schools
- Revitalize existing developed areas – ex.) Stevinson's Chevrolet Lot along W Colfax Corridor
- Equalize number of housing units and commercial density among wards

Accessory Dwelling (ADU)

- Appropriate on larger lots
- Not too much traffic to one
- Concern about rentals*
- Concern about increase of parking demand
- W. Virginia Dr – Parking problem. Used as a group home and there is always parking congestion
- Exterior of unit – needs to be same quality as house

Urban Agriculture

- No expansion into other use
- Gardens appropriate mostly in backyard
- Animal waste is a concern – needs to be investigated
- Need more bees for cherry trees
- Allergic to bees and do not have problem with others keeping bees
- Not supportive
- Allergic and do not want more bees

Commercial

What do you like in a commercial area?

- Concentration of Commercial, Limits driving
- Parts of Belmar Area/Lakewood City Commons

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- Library, Whole Foods, Park
- Not too dense, has natural area
- But rarely buy anything in Belmar
- Streets dark because of building height
- Miss the variety of shops that were at Villa Italia*
- Parking structure at mills, avoids sea of parking

Parking

- More amenities cost money
- Amenities can take space
- Could use structured parking to use less space
- Screen walls good idea with some parking in front of stores
- Streetscape – need vegetation and maintenance of tree lawn

Live/Work

- On Colfax
- Major corridors
- Focus on commercial first
- Commercial should go in where there is currently commercial
- Don't change residential for commercial

Uses

- Along major commercial corridors

*This topic is not determined by zoning regulations. City Staff has made note and will pass on the information to the appropriate City Department if applicable.

Group 2 – Paul Rice, Facilitator

Urban Agriculture

What do you think of the concept for urban agriculture?

- Would support allowing chickens/no roosters in residential areas
- Would support allow the keeping of bees and small animals like rabbits and goats
- Concerns with spreading Bird Flu if chickens are kept in unsanitary conditions
- Fruiting shrubs and trees could be planted in city parks and provide benefits similar to Community Gardens i.e. Gleaning Orchards
- Would support Co-op type gardens
- Public Community Gardens should be permitted
- Should support a community orchard concept
- Rabbits/chickens/goats/gardens/orchards should be permitted on residential properties
- If keeping bees – design and care should be considered
- Bees should not be allowed where they might conflict with children

Residential

What do you like or dislike in your neighborhood?

- Having sidewalks in a neighborhood is a plus
- Wind Energy/Solar should be permitted but regulated based on size
- Green roof should be encouraged
- RV – Parking in yards or side yards should be regulated
- SE corner of Alameda and Kipling would make a nice urban garden
- Fly over for emergency vehicles from 6th Avenue to St Anthony Hospital should be built
- There should be more open space in the Rooney Valley and designated public park in Rooney Valley Master Plan
- More dog parks are needed in Lakewood

Accessory Dwelling Units (ADU)

Are Accessory Dwelling Units Appropriate?

- ADU's are not a black/white issue; It depends on how and where you do it
- ADU's should be regulated based on the number of residents and lot size in single family areas

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