



MEMORANDUM

TO: Planning Commission
FROM: Travis Parker, Planning Director
DATE: April 19, 2018
SUBJECT: Lakewood Zoning Amendments – Building and Site Design

In August 2017, the Lakewood Development Dialogue process began with a joint session of Lakewood City Council and Planning Commission. Following that meeting, the Lakewood Development Dialogue portion of LakewoodTogether.org went live the second week of September. Since that time, the site has had over 11,000 visitors and 494 participants have registered. 207 participants have visited the site design pages and 190 have visited the building design pages in that time.

Three public open houses were hosted by Staff and Planning Commission members between September 20 and September 27. Over 70 people attended one or more of the open houses with most providing feedback on one or more areas. At a study session on October 25, the Planning Commission directed staff to examine 23 possible changes to the ordinance.

These possible changes were addressed in six study sessions over three months. Planning Commission met on November 15th to discuss Mixed Use, November 29th to discuss Building Design, December 13th to discuss site design, January 10th to discuss parking and January 24th to discuss housing. Additionally, City Council held a joint study session with the Planning Commission on December 4th to receive an update on the Lakewood Development Dialogue discussion.

In these study sessions, staff presented research on the topic areas, as well as recommendations for possible changes to the ordinance. At the February 14th summary study session staff presented follow-up research findings, and the Planning Commission decided on a series of recommendations to address development topics in Lakewood.

The recommendations that follow are the result of Planning Commission discussion, which was informed by staff research and recommendations. For this topic, staff reviewed architectural and design review in Lakewood, and other metropolitan area jurisdictions. For site design, staff considered approaches from cities across North America, as well as academic research, and in-house experiences. The memo presented for this study session is available on the [Lakewood Development Dialogue webpage](#).

BUILDING DESIGN

Design Review Committee

Planning staff looked at a wide variety of cities and their methods for regulating or encouraging good design. For those communities that attempt to influence building design, there are three main approaches:

1. Formulating unenforceable design guidelines that serve as guidance only
2. Adding specific design requirements in certain zones within the zoning ordinance
3. Creating a design review committee to review certain projects for conformance with design guidelines

The first method is useful for defining the City's vision for design, however guidelines are generally ignored by developers and their architects and so doesn't have a significant impact on design outcomes. Lakewood has created design guidelines in the past, including in the Rooney Valley and the previous Transit Mixed Use zoning.

Lakewood currently uses the second technique, with code sections dealing with design requirements for both residential buildings (Section 17.6.2) and non-residential buildings (Section 17.7.2). Since these are requirements within the zoning code, they are fully enforceable and used to review each new building in the City. However, the primary limitation of regulating design is the difficulty in using measurable objective standards to guide subjective and difficult to measure design elements.

The final method offers a solution to both limitations. Design review committees typically operate in defined areas that warrant a specific character beyond that dictated by the ordinance. These committees are used to review new buildings above a set size threshold (generally area of the building in square feet) for conformance with approved design guidelines. The review is done concurrently with the existing development review process and usually includes a collaborative back and forth discussion with the developer's architect.

Generally, their review and any proposed changes are binding on the development. Lakewood currently has two active design review committees (both called Architectural Control Committees), one in Belmar and one in Denver West. Public comment during the LDD process generally rated these two areas highest for architectural design in Lakewood.

Staff recommended creating a committee that would embody the successful elements of design review committees in the other cities researched. If this recommendation is approved by City Council, staff would take the following steps:

1. Identify a pilot area (staff recommends the Union Corridor)
2. Initiate a public process to review and approve design guidelines for the pilot area
3. Form a five-member design review committee with the following membership:

- a. Three Council-chosen members with building design related backgrounds
 - b. Lakewood urban design staff member
 - c. Development Assistance project planner
4. Amend the zoning ordinance to require design review in the pilot area and initiate design review into the development review process in that area

Recommendation 1: Amendment to Article 2

1. Create a new section in Article 2 that would define and initiate a Design Review Committee

SITE DESIGN

Public Amenities

Lakewood has Open Space and On-Site Amenity standards, the intent of which are to “enhance the overall site layout and ensure that open space is designed as an accessible amenity.”

(17.7.5.1) For sites larger than 2 acres in mixed-use and commercial zone districts, developments must include a plaza space as a portion of the site’s required open space. After several years of application, planning staff have found that more precise details and modified conditions will help to achieve the standards’ intent. In-house experience combined with studies of use of public spaces and plaza will inform amendments to make these spaces more “sit-able” and generally usable by the public.

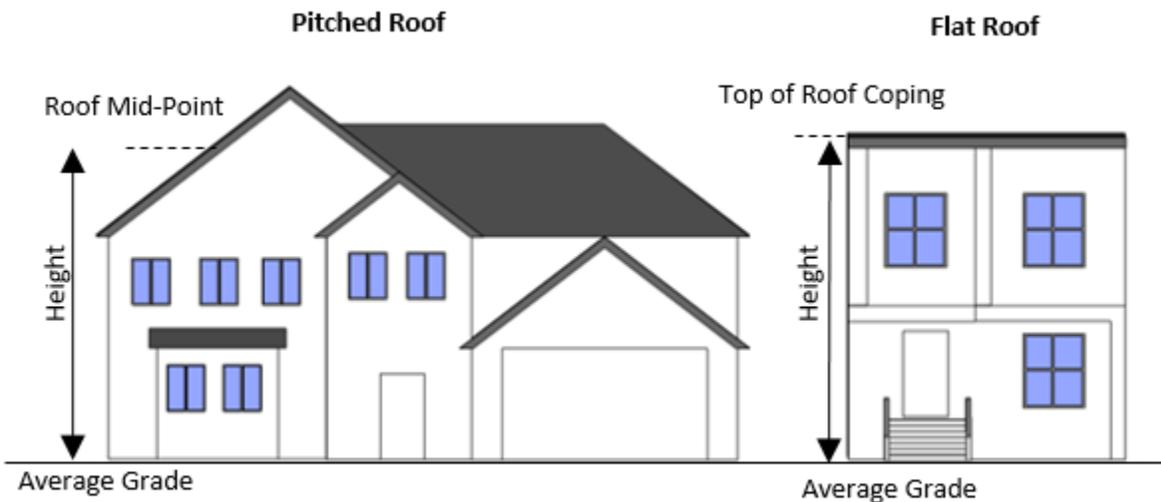
In addition, staff recommends updating standards regarding sidewalks and streetscaping, through cooperation with the Public Works Department. Stronger standards may include required sidewalk construction for any development of more than two single family homes, provision of street trees regardless of right-of-way width, and requiring detached sidewalks on all right-of-way wide enough to permit them (Article 7).

Recommendation 2: Amendments to Article 7, Transportation Engineering Design Standards (TEDS), and the Development Policy Manual

1. Amend **17.7.5.2 Additional Requirement for Mixed-Use and Commercial Zone Districts**: In order to provide enhanced pedestrian amenities on larger sites, plaza space shall be required when a multifamily residential, commercial, or mixed-use development or redevelopment involves a gross site area greater than 2 acres, the following shall apply:
2. Amend 17.7.5.2.1: One linear foot of seating space shall be provided for every ~~250~~ 30 square feet of plaza area and/or public space. The seating requirement may be met by providing benches, chairs, and/or seat-walls. Benches and seat-walls accessible from both sides and 33 inches or greater in depth may count both sides toward seating requirement.
3. Amend 17.7.5.2.C: In addition to the above requirements, plaza spaces must provide at least 2 of the following elements
4. Work with Public Works to amend:
 - a. TEDS to include Urban and Transit street cross sections with specific design standards.
 - b. Development Policy Manual to modify when exactions are required.

Building Height Measurement

The existing code dictates that “Building and structure height shall be measured from average grade to the highest point of the structure; or the coping of a flat roof... or the highest point of the highest gable of a pitched or hipped roof...”. This standard creates a disadvantage for development of buildings with pitched roofs, in that more habitable space may be developed to a taller height if using a flat roof. Staff recommends measuring building height using the mid-point of pitched and hipped roofs to remedy this. The graphic illustration provided below, demonstrates application of this standard on pitched roofs as contrasted with flat roofs.



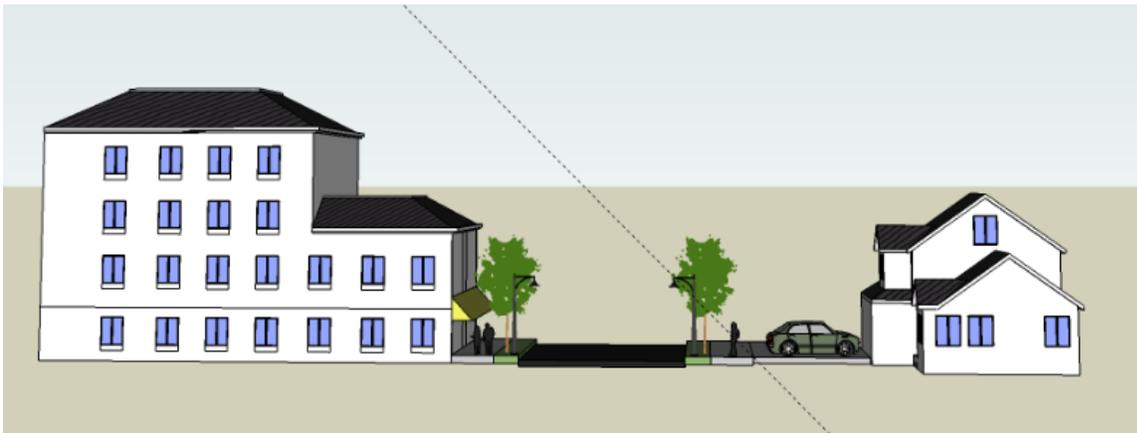
Recommendation 3: Amendment to Article 5

1. Amend Section 17.5.1.5.A.1 to read “Building and structure height shall be measured from average grade to the highest point of the structure; or the coping of a flat roof the deck line of a mansard roof, or the highest midpoint point of the highest gable of a pitched or hipped roof, or the highest point of any other type of roof (See Figure 17.5.3).”

Height Transitions

Staff reviewed codes from several other communities for examples of height transition standards. The existing Lakewood ordinance requires a 75-foot height transition zone between residential buildings and any portion of a building greater than the residential zone district's maximum height. However, this example does not account for the fact that many residential buildings are well below the 35-foot height maximum throughout single and two-family residential zone districts.

With that in mind, staff recommends adopting a bulk plane limitation that will provide for a more gradual height transition between single and two family residential uses. The bulk plane transition would apply a 45-degree bulk plane line which will limit building height, between single and two-family residential zones and all other zone districts. The graphic illustration provided below, demonstrates application of a bulk plane line between a single-family use and a non-single-family use. This plane would include a provision to allow for two floors to encroach into the bulk plane line when a non-single-family use is adjacent to a residence's side yard, as depicted below.



45-degree bulk-plane from residential property line

Recommendation 4: Amendments to Article 5

1. Amend 17.5.3.5: Height Transition to Adjacent Single and Two Family Residential Districts
 - Where an M zone district a multifamily or non-residential building is constructed adjacent to abuts an R zone district where a single-family or duplex structure exists, the building's design shall be dictated by the following criteria:
 - 17.5.3.5.A - A multi-family or non-residential building located in the M zone district and within 125 feet of the zone district boundary shall be required to demonstrate compatibility with any adjacent residential property through an analysis of building bulk and plane, potential buffering through the use of landscaping or decorative walls, building and parking orientation, and other similar site-specific conditions.

- 17.5.3.5.B - Any portion of a building located in a 45-degree bulk plane from the adjacent single or two-family zone districts residence's lot line the M zone district and within 75 feet of the zone district boundary shall have a maximum height no greater than that of the 45-degree bulk plane. the maximum height allowed in the adjacent residential district (See Figure 17.5.7). Where a front or street side lot line separates the zone districts, the first two floors of the building shall be permitted to encroach into the 45-degree bulk plane. measurement shall be from the right-of-way line opposite the M district site (See Figure 17.5.8)

Step-Back and Build-To Requirements

In order to create a more pedestrian-oriented environment, mixed-use zone districts have low minimum and maximum front set-backs. This brings the buildings to the street edges, and requires parking to be placed behind or to the sides of buildings. To further the goal of creating pedestrian-oriented environments, in the urban and transit contexts, planning staff recommends creating and applying a 'pedestrian perception' bulk plane zone. Staff is proposing that all buildings that are taller than 45 feet in height (approximately 3-4 stories) step-back away from the street edge a minimum of 15 feet to reduce the perception of the size and scale of a building located within the pedestrian zone.

In Wheat Ridge for example, any portion of a building façade that is taller than 75 feet in height must be stepped back away from the street edge. Whereas in the Cherry Creek North area of Denver, bulk plane is generally assessed and based on zone lot width. In Toronto, the height at which step-backs must begin is based on the width of the public right of way on which the building fronts, greater step-backs occur on more narrow streets. Staff recommends creating a step-back requirement for the facades of buildings facing streets or public spaces. The graphic illustration provided below, demonstrates application of a building step-back standards at 45 feet in height.



Step-back at 45 feet

Recommendation 5: Amendment to Article 5

1. Amend 17.5.3.3: Façade Step-back Requirements: Buildings taller than 45 feet—as measured from grade at right-of-way—shall be subject to an upper level step-back for any façade on a front or non-primary front lot line. For these facades, the portion exceeding 45 feet in height must step back at least ten feet from the outer edge of the first story. Step-backs can be made at any height greater than the minimum building story requirement for the zone district. An additional ten feet of step-back shall be required for every additional 30 feet in the height of the building. Allowable encroachments include balconies, terraces, and other uncovered outdoor spaces with open or transparent railings

R-MF Setbacks

Currently, the Residential–Multi Family (R-MF) zone district requires a 25-foot front setback, identical to all other residential districts. However, this front setback does not support the intent of creating medium-density housing types that front onto public streets. For example, if on-street parking is provided in the public right-of-way or on private property, an additional 8-feet is added to the front setback to accommodate this on-street parking.

Since the front setback is measured from the edge of public improvements, when the public improvements are moved back into the site to provide for on-street parking, then the setback moves back into the site as well. Staff recommends changing the front setback to a 10-foot minimum and 25-foot maximum, to allow for on-street parking as it still contributes to separation of the buildings from traffic-flow and creates a more pedestrian friendly environment.



25-foot front setback applied with and without on-street parking

Recommendation 6: Amendment to Article 5

1. Amend Table 17.5.1, setbacks in R-MF to provide a minimum 10-foot minimum and 25-foot maximum setback to provide space for on-street parking and maintain the pedestrian environment.

M-R Site-Content Standards

The Mixed Use Residential zone districts are “intended to allow for compact multi-family residential development with varying densities as well as office and retail uses.” In addition to multi-family land uses, the M-R zone districts allow for other office and commercial based upon the building’s gross floor area. Any development within a M-R zone district must have a residential component and then between 20 to 30 percent of the overall development may be dedicated to another land use such as office or commercial uses.

The M-R district does not require another non-residential use; however, the intent of this provision was to allow for neighborhood serving uses such as a coffee shop, dry cleaner, or other use that directly serves the neighborhood. As currently stated in the zoning ordinance the use table does not fully describe the uses allowed, nor does it properly emphasize the requirement that non-residential uses are allowed only as a portion of a residential building. Staff recommends amending zoning-ordinance tables to clarify the accessory nature of non-residential-district land uses.

Recommendation 7: Amendments to Articles 4 and 5

1. Amend M-R description and the use table (Table 17.4.1) to clarify allowed land uses. The following uses will be changed from P (Permitted) to A (Accessory) or L (Limited) on the table:
 - a. Club, Lodge, or Service Organization (A)
 - b. Day Care Facility, Child or Adult (A)
 - c. Fitness or Athletic Facility, Private (A)
 - d. Gallery or Studio (A)
 - e. Office (A)
 - f. Stand Alone Parking, Surface (L)
 - g. Personal Service (A)
 - h. Restaurant (A)
 - i. Retail (A)
2. Amend 17.5.3.7.E: The following shall apply to all M-R zones:
 1. All buildings located adjacent to an arterial street may contain leasable non-residential commercial and/or office space on the ground floor adjacent to the arterial street. However, the amount of commercial and/or office space shall not exceed 30 percent of the total building gross floor area (See Figure 17.5.13).
 2. For buildings located adjacent to collector or local streets, the amount of non-residential commercial and/or office commercial and/or office space shall not exceed 20 percent of the total building gross floor area (See Figure 17.5.13).

Solar Gardens

Staff has identified potential conflicts with allowing large scale solar garden facilities as permitted uses on properties in Lakewood. Existing standards are unclear as to how they would be applied to a solar garden and may conflict with the placement of required landscaping and site improvement. The proposed amendment will allow solar garden facilities to be approved by the Planning Commission with public review through the Special Use Permit process.

The City of Lakewood's Zoning Ordinance currently allows for the following solar facility uses:

1. Solar Collection Systems
 - A fixed device or structure, or part of a device or structure, which is used primarily to transform solar energy into thermal, chemical or electrical energy.
 - Allowed in all zone districts as an accessory use

2. Solar Gardens
 - A free-standing solar electric generation facility with a nameplate rating of two megawatts or less where the beneficial use of the electricity generated by the facility belongs to the subscribers to the community solar garden.
 - Allowed in the C-R, L-I, and LI-RD zone districts as a permitted use; prohibited in all other zone districts

Although the City has three zone districts where solar gardens are allowed as a use by right, there is not one stand-alone solar garden in Lakewood. There are numerous solar collection systems in the City, such as those on top of the parking garage in Belmar, ground facilities at the Denver Federal Center and those on top of homeowners' roofs.

The City of Lakewood's Sustainability Plan identifies a goal to generate 45 percent of municipal, residential, commercial, and industrial energy from renewable sources by 2025. In order to reach this target, residents and businesses need the opportunity to subscribe to community shared solar projects. Without access to a solar garden in the City, residents and businesses are limited to subscribing to solar gardens outside of the City.

A solar garden development proposal for the C-R, L-I, or LI-RD zone districts would require a major site plan review and all the applicable zoning standards would apply as they would for a typical commercial development in these zone districts. However, many of these standards are not applicable to a solar development. The landscape design standards (Section 17.7.7.3) require one tree and three shrubs for every 550 square feet of landscaped area. This standard would adversely affect a solar garden development due to the potential shading of the solar collectors. The police department has also raised concerns about screening requirements and the inability to see into the development. Currently, fence standards allow for a privacy fence in the side and rear yards of a property, which make it difficult to prohibit privacy fencing around a solar garden development.

In an effort to increase the opportunity for solar garden development and to apply zoning standards that support the function of solar gardens in different zone districts, staff researched best practices, reviewed existing Lakewood standards, and compared other jurisdictions' solar garden standards.

Staff recommends allowing solar gardens, as redefined in Article 13, as a limited use in the C-R, L-I, and LI-RD zone districts and as a special use in all other districts. Proposals for solar gardens in zone districts that allow them as a limited use would be subject to specific standards outlined in the revised supplemental standards in Article 4. In zone districts that require a Special Use Permit, the special use conditions of approval would be at the discretion of the Planning Commission.

Recommendation 8: Amendment to Article 4, 5, 6, 7, and 13

1. Amend Table 17.4.1: Use Table, to permit solar garden as a limited use in CR, LI, and LI-RD and as a special use in all other zone districts
2. Add supplemental standards regarding solar gardens as a special use in Section 17.4.3.1.DD
3. Add standards for utilities and solar garden perimeter fencing in Section 17.6.6.2.I.
4. Amend Table 17.7.4 Fence and Wall Standards to differentiate between front, side and rear yard requirements for fencing solar gardens.
5. Amend solar garden definition - **Solar Garden**: A free-standing solar electric generation facility with a nameplate rating of two megawatts or less where the beneficial use of the electricity generated by the facility belongs to the subscribers to the community solar garden.

ENHANCED DEVELOPMENT MENU

[Lakewood Development Dialogue – Recommendation for an Enhanced Development Menu](#)

As part of the Lakewood Development Dialogue, Lakewood Planning Commission requested that City staff review site design standards for new development to assess opportunities to advance community sustainability goals. In response, staff researched a variety of additional site design standards and policy mechanisms that would result in development projects that support the natural environment, public health, self-sufficiency, and community cohesion while providing direct benefits to adjacent properties and neighborhoods.

Because specific types of enhanced development features and services may not be an appropriate fit for every site, staff recommends creating an Enhanced Development Menu of standards with corresponding point values from which applicable developments would be required to achieve a minimum number of points. The Menu would also provide a mechanism to pilot innovative development standards that advance community goals and can be easily modified over time to add new items and adjust existing items.

[Trends and Key Considerations](#)

The menu approach has been used in both private and public settings. Third-party certifications, such as LEED (Leadership in Energy and Environmental Design) and the Sustainability Sites Initiative, require applicants to earn points across basic areas, such as transportation, water efficiency, materials, and energy. Certain practices and standards are weighted higher than others due to their cost, impact on the environment and community. Based on the number of points achieved, a project earns a rating level.

Similarly, municipalities can require applicants to achieve a certain number of points from a sustainable development menu in order to receive plan approval. The City of Golden, Colorado requires all development applications to include a Sustainability Menu submission form and documentation demonstrating the required number of points have been achieved. The City of Yonkers, New York requires all development applications to submit a green development checklist, but only requires developments in a certain district to actually comply with the green development standards.

Based on these trends and existing City standards, staff considered the following to develop the proposed menu:

- **Applicable projects** – Which developments (size, use) are required to achieve points from the menu
- **Existing requirements** – Existing City standards (building codes, zoning ordinance, etc.) and their interaction with the menu items
- **Menu items** – Which standards will be included on the menu based on best practices, community goals, cost, difficulty, and staff capacity
- **Menu points** – Allocation of points to each item based on its impact on community goals, cost, and staff demand

- **Documentation and process** – Required documentation of each item and its place in City administrative processes
- **Support** – Resources (incentives, guides, etc.) provided by the City to aid compliance
- **Enforcement and risks** – Enforcement mechanisms to ensure standards are maintained during subsequent phases of the development
- **Risks** – Potential burden on staff, potential for developers to do bare minimum, potential cost (too much or too little)

Future Items to Consider

There is significant potential to expand the enhanced development menu to include a wider range of amenities, features, and services. Staff recommends reviewing the menu on a regular basis to refine the existing options, allocation of points, and to expand the scope of the menu. Future menu items may include:

- Energy benchmarking
- Habitat protection
- Transit passes
- Community participation
- Affordable housing
- Workforce restricted housing
- Adaptable units

Enhanced Development Menu – Overview & Analysis

The following two tables provide 1) an overview of the proposed menu items with a short description of each and 2) an analysis of the menu items, which informed which items were chosen and how points were allocated.

	Menu Item		Overview
Energy, Water, & the Built Environment	1	Energy efficient outdoor lighting	Use outdoor lighting fixtures and bulbs that are ENERGY STAR or equivalent.
	2	Passive solar design	Construct building to be elongated on an east-west axis, with south facing windows that receive sunlight between the hours of 9:00 A.M. and 3:00 P.M. (sun exposure) during the heating season. This shall be coupled with the use of awnings or other shade structures on the east and west facing windows, appropriate use of glazing, use of daylighting, and other passive solar design techniques to reduce energy demand, including building envelope design.

	3	Urban heat island reduction	Use any combination of the following measures to reduce urban heat island effects for roof and hardscaped area: ENERGY STAR-compliant roofing; a “green” (vegetated) roof; reflective materials with minimum SRI (solar reflective index) of 29; open-grid pavement; or trees with a caliper size of 3” or greater.
	4	Renewable electric energy - offsite	Procure renewable energy from off-site sources for electricity use.
	5	Renewable electric energy - onsite	Provide on-site renewable energy generation for electricity use.
	6	Hydrozones	Using a City-approved plant list, select plants appropriate to the climate and group them in hydrozones, according to water need for efficient landscape irrigation.
	7	Water budgeting	Provide landscape designs that demonstrate they meet or fall below Denver Water benchmark of 12 gallons per square foot of pervious area annually (GPSF).
Zero Waste	8	Recycling and composting enclosures	Designate space for recycling and composting collection (or other applicable waste stream) based on the building use
	9	Recycling and composting contracts	Contract for recycling and composting collection (or other applicable waste stream) based on the building use and management
Transportation	10	Multimodal transportation assessment	Identify available pedestrian, bicycle, and transit connections to the site in order to inform wayfinding, connectivity with the existing transportation network, and other infrastructure improvements.
	11	Bike amenities	Provide bike amenities that are available to the community (fix-it stations with air pumps, bicycle vending machines, bicycle parking cover, designated space for dockless bike share parking).
	12	Car share	Designate car share parking spaces and contract with a car share service provider.
	13	Unbundled parking	Provide parking spaces that are rented or sold separately, rather than automatically included with the rent or purchase price of a residential or commercial unit.
	14	EV public parking spaces	Install publicly available EV charging infrastructure and designated spaces.
	15	Transit station improvements	Improve adjacent transit stations (shelters, seating, wayfinding) in coordination with the City's multimodal transportation planning efforts.
Community Cohesion	16	Social connection amenities	Provide amenities, above existing zoning standards, that support community interaction and are accessible by the general public (little free libraries, community bulletin boards, yard games, neighborhood meeting space, exercise equipment, play equipment or equivalent).
	17	Public art	Work with the City of Lakewood's Arts Programming Curator and Comprehensive Planning and Research staff (and the local

			business improvement district if relevant) to issue a call for public art on the site.
	18	On-site food production	Provide community-serving food plots for vegetable gardens and fruit trees to foster local food production.
Other	19	LEED Gold	Achieve LEED Gold certification.
	20	Open Option	Optional opportunity for creative placemaking or innovation in support of the enhanced development menu intent. Subject to Planning Director and/or Planning Commission approval.

Table 2: Menu Analysis

TOTAL POINTS REQUIRED (projects = 20,000-50,000 sq. ft.): 35

TOTAL POINTS REQUIRED (projects = > 50,000 sq. ft.): 50

Estimated Additional Staff Time

- *Low = Easily integrated into existing processes*
- *Medium = Requires additional hours of staff review, multi-step processes, and/or a verification process*
- *High = Significant additional staff review, coordination across multiple departments or organizations, multi-step review processes and/or a verification process*

	MENU ITEM	COST (% of building cost)	ROI	STAFF TIME	POINTS
1	Energy efficient outdoor lighting	Minimal	Yes	Low	2
2	Passive solar design	Minimal	Yes	Med	3
3	Urban heat island reduction	Varies	Yes	Med	5-15
4	Renewable electric energy – offsite (50%)	0.7%	Yes	Med	10-25
5	Renewable electric energy – onsite (50%)	1.3%	Yes	High	20-35
6	Hydrozones	Minimal	Yes	Med	3
7	Water budgeting	Minimal	Yes	Med	5
8	Recycling and composting enclosures	0.3%	-	Low	5
9	Recycling and composting contracts	0.2%	-	Med	10
10	Multimodal transportation assessment	Minimal	-	Low	2
11	Bike amenities	0.05%	-	Low	2-5
12	Car share	Varies	-	Med	5
13	Unbundled parking	Minimal	-	Low	5
14	EV public parking spaces	0.1%	-	Low	3/10
15	Transit station improvements	0.3%	-	High	5
16	Social connection amenities	0.5%	-	Med	10-20
17	Public art	0.5%	-	High	10-20

18	On-site food production	0.9%	-	Low	15
19	LEED Gold	7%	Yes	High	50
20	Open Option	Varies	-	High	2-50

**Additional analysis detail is available and will be provided upon request by staff*

Recommendation 9: New Article 14

ARTICLE 14: ENHANCED DEVELOPMENT MENU

17.14.1: General

Section 17.14.1.1: Purpose and Intent

The Enhanced Development Menu (Menu) is intended to promote development that supports the community goals identified in the Lakewood Comprehensive Plan and Sustainability Plan while also minimizing impacts and providing direct benefits to adjacent properties and neighborhoods. This will help the community as a whole realize benefits from new development.

Section 17.14.1.2: Applicability

The Menu shall be applied only to developments with buildings with a gross square footage of more than 20,000 sq. ft. Developments with buildings between 20,000 and 50,000 sq. ft. (cumulative square footage of all buildings on site) must achieve 35 points from the Menu. Developments with buildings greater than 50,000 sq. ft. must achieve 50 points from the Menu.

Section 17.14.1.3: Menu

Refer to the Lakewood Enhanced Development Menu. All proposed points are subject to review for alignment with existing City plans and site-specific availability.

TABLE 17.14.1: ENHANCED DEVELOPMENT MENU

TOTAL POINTS REQUIRED (projects = 20,000-50,000 sq. ft.): 3:5
 TOTAL POINTS REQUIRED (projects = > 50,000 sq. ft.): 50

	MENU ITEM	DESCRIPTION	Documentation Required	Points	Scoring Notes	
Energy, Water, & the Built Environment	1	Energy efficient outdoor lighting	Use outdoor lighting fixtures and bulbs that are ENERGY STAR or equivalent.	Provide product specifications that can be verified at www.energystar.gov/productfinder .	2	
	2	Passive solar design	Construct building to be elongated on an east-west axis, with south facing windows that receive sunlight between the hours of 9:00 A.M. and 3:00 P.M. (sun exposure) during the heating season. This shall be coupled with the use of awnings or other shade structures on the east and west facing windows, appropriate use of glazing, use of daylighting, and other passive solar design techniques to reduce energy demand, including building envelope design.	Demonstrate by using solar path diagram and narrative, identifying and describing how design will achieve a minimum of 50% south facing window area and placement of other passive solar techniques employed.	3	
	3	Urban heat island reduction	Use any combination of the following measures to reduce urban heat island effects for roof and hardscaped area: ENERGY STAR-compliant roofing; a "green" (vegetated) roof; reflective materials with minimum SRI (solar reflective index) of 29; open- grid pavement; or trees with a caliper size of 3" or greater.	Provide product specifications or list selected vegetation. Demonstrate coverage of a minimum of 50% of combined total sq. footage of the roof and hardscaped area with selected measures.	5-15	5 points for 50% of hardscaped area covered by measures. Additional 3 points per additional 5% up to 20 points
	4	Renewable electric energy - offsite	Procure renewable energy from off-site sources for electricity use.	1) Demonstrate the projected energy use of the site and calculate the percentage of that will be offset by renewable sources (minimum 25% required). 2) Provide documentation of ownership or a signed lease agreement for a period of at least 15 years.	10-25	10 points for 25% of energy use offset by renewable sources. Additional 1 point per additional 5% up to 25 points.
	5	Renewable electric energy - onsite	Provide on-site renewable energy generation for electricity use.	1) Demonstrate the projected energy use of the site and calculate the percentage of that will be offset by renewable sources (minimum 25% required). 2) Provide documentation of ownership or a signed lease agreement for a period of at least 15 years.	20-35	20 points for 25% of energy use offset by renewable sources. Additional 1 points per additional 5% up to 35 points
	6	Hydrozones	Using a City-approved plant list, select plants appropriate to the climate and group them in hydrozones, according to water need for efficient landscape irrigation.	On the landscape plan, indicate hydrozones, selected plants, and specific water requirements (routine irrigation every 2-4 days or limited irrigation only during dry spells).	3	
	7	Water budgeting	Provide landscape designs that demonstrate they meet or fall below Denver Water benchmark of 12 gallons per square foot of pervious area annually (GPSF).	Demonstrate the projected outdoor water use of the site.	5	
Zero Waste	8	Recycling and composting enclosures	Designate space for recycling and composting collection (or other applicable waste stream) based on the building use	On the site plan, indicate location and dimensions of dumpster enclosures for a minimum of three waste streams (e.g., trash, recycling, compost). If applicable, indicate waste infrastructure internal to the building (e.g., trash and recycling chutes).	5	
	9	Recycling and composting contracts	Contract for recycling and composting collection (or other applicable waste stream) based on the building use and management	Provide documentation of a 2-year minimum contract for a minimum of trash, recycling, and compost pick-up services. Alternative waste stream services can be submitted if applicant demonstrates sufficient volumes.	10	
Transp	10	Multimodal transportation assessment	Identify available pedestrian, bicycle, and transit connections to the site in order to inform wayfinding, connectivity with the existing transportation network, and other infrastructure improvements.	Provide a separate plan sheet indicating multimodal connections within a 0.5-mile radius for suburban and urban contexts and a 0.2-mile radius for transit contexts.	2	

	11	Bike amenities	Provide bike amenities that are available to the community (fix-it stations with air pumps, bicycle vending machines, bicycle parking cover, designated space for dockless bike share parking).	Indicate bike amenities on site plan and provide product specification sheets and a maintenance plan. Must provide a minimum of 2 amenities.	2-5	1 point per amenity
	12	Car share	Designate car share parking spaces and contract with a car share service provider.	Indicate car share parking spaces and signage on site plan and provide documentation of 2-year minimum contract with a car share service provider. Must provide spaces equivalent to at least 2% of parking space minimum, in addition to the parking minimum.	5	
	13	Unbundled parking	Provide parking spaces that are rented or sold separately, rather than automatically included with the rent or purchase price of a residential or commercial unit.	Provide an affidavit stating that parking spaces will be rented or sold separately.	5	
	14	EV public parking spaces	Install publicly available EV charging infrastructure and designated spaces.	Indicate designated EV spaces on site plan and provide EV charging infrastructure product specification sheets. Must provide spaces in addition to the parking minimum. Additional points for fast charging stations.	3/10	3 points for Level 2 charging infrastructure and 10 points for DCFC charging infrastructure.
	15	Transit station improvements	Improve adjacent transit stations (shelters, seating, wayfinding) in coordination with the City's multimodal transportation planning efforts.	Indicate transit improvements on site plan and provide product specification sheets and a maintenance plan.	5	
Community Cohesion	16	Social connection amenities	Provide amenities, above existing zoning standards, that support community interaction and are accessible by the general public (little free libraries, community bulletin boards, neighborhood meeting space, exercise equipment, play equipment or equivalent).	Indicate amenities on site plan and provide product specification sheets and provide a maintenance plan and evidence that amenities are easily accessible by the general public. Total amenity cost (production and installation) must be a minimum of 0.5% of the project valuation.	10-20	10 points per 0.5% of project valuation up to 20 points
	17	Public art	Work with the City of Lakewood's Arts Programming Curator and Comprehensive Planning and Research staff (and the local business improvement district if relevant) to issue a call for public art on the site.	The art must be accessible/viewable from the public realm. Indicate art piece(s) on site plan and provide product specification sheets and commission of art. Total art cost (production and installation) must be a minimum of 1% of the project valuation.	10-20	10 points per 0.5% of the project valuation up to 20 points
	18	On-site food production	Provide community-serving food plots for vegetable gardens and fruit trees to foster local food production.	On landscape plan, indicate location, size, and number of garden plots, fruit trees, etc. and provide evidence that garden plots are easily accessible, of appropriate slope, and contain appropriate soil for food production, adequate sunlight and an available water source (exempt from water budget). Provide food plots on site for a minimum of 10% of multifamily units (or commercial equivalent). Combined area of plots must equal a minimum of 20 sq. ft. each per unit.	15	
Other	19	LEED Gold	Achieve LEED Gold certification.	Provide documentation of a LEED AP on the project team, LEED registration, pre-certification process completion, and final LEED GOLD certificate.	50	
	20	Open Option	Provide enhanced amenities that are above requirements and approved by the Planning Director or Planning Commission	Submit a proposal including a description, cost estimate, alignment with City goals and policies, points proposed and any documentation necessary to substantiate the claimed benefits.	2-50	2-14 points may be approved by the Planning Director, projects requesting 15 or more points must be approved by Planning Commission

This memo is the third and final public hearing related to the Lakewood Development Dialogue process. This memo specifically addresses issues identified site and building design. With memo content in mind, staff has included the findings of fact below for Planning Commission to consider.

FINDINGS OF FACT AND ORDER

The Planning Commission finds that:

- A. The proposed amendments to the Zoning Ordinance are necessary based upon staff's review and evaluation of the adopted Zoning Ordinance; and
- B. Amendment of the proposed Zoning Ordinance is consistent with and will implement the goals of the City's Comprehensive Plan; and
- C. Amendment of the proposed Zoning Ordinance promotes the health, safety or welfare of the inhabitants of the City and the purposes of this Ordinance; and
- D. Amendment of the proposed Zoning Ordinance is in the public interest.

That the Planning Commission adopt the findings of fact and order, A through D, as presented for Case No. OA-17-002 and that the Planning Commission ADOPT the amended Lakewood Zoning Ordinance and recommend that the City Council APPROVE the amended Lakewood Zoning Ordinance.