

From: forrest@realtyone-co.com
To: [Stephen Wilson](#)
Subject: Anthony Brocato
Date: Thursday, September 28, 2017 11:52:08 AM

Regarding his proposed townhomes on 13th Ave., the Two Creeks Neighborhood Association Board listened to his associate present the overall plan and had a few questions but no problem with him moving forward.

Forrest Scruggs
Section 2 Leader
Two Creeks

From: [Diana Brown-Evens](#)
To: [Stephen Wilson](#)
Subject: FW: Development dialogue
Date: Friday, September 29, 2017 9:22:56 AM
Attachments: [image001.png](#)
[image002.png](#)

Diana Brown-Evens

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From: Katherine Hasfjord [mailto:e.hasfjord@comcast.net]
Sent: Friday, September 29, 2017 9:19 AM
To: planning <planning@lakewoodco.org>
Subject: Development dialogue

There is a proposed development at 6600 W. 13th Avenue. After talking with Stephen Wilson, I would like to add something to the development concerns. This development would be for town houses. The property is zoned for residential properties. This property is across the street from West Line Flats.

In our discussion, there is a missing link for developments from high density to residential and that is for town houses (small lots). This type of development would be a good transition from apartments to single family residences. I do not believe there is a transition like this.

There is a development - Meadow Creek - on 6th Avenue access and around Harlan. I wonder if something like this could be built, on a smaller scale, as a buffer between single family houses and high rises. In order to this 13th Avenue development to proceed, they need to go for a zoning change. That change would be to an MRU zoning - way too much leeway for the developer. There is nothing in-between. There needs to be something in-between these two.

Kathi Hasfjord

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