

NEIGHBORHOOD MEETING SUMMARY

Case No.:	ZP-17-076
Project Manager:	Stephen Wilson, Principal Planner
Applicant:	Eric Blase, Studio 646 Architecture, on behalf of the property owner Anthony Brocato.
Property Addresses:	6600 W 13 th Ave. & 1275 Newland St., Lakewood, CO 80214
Request:	To rezone the properties from Small Lot Residential (R-1-6) and to Mixed-Use Residential Urban (M-R-U).
Date	March 17, 2018
Meeting Location:	Mountair Christian Church 1390 Benton Street Lakewood, CO
Neighborhood Groups Notified:	Capistrano Court HOA Country Club Condos HOA Luckland Vista HOA Two Creeks Neighborhood Organization West Colfax Community Association
City Staff:	Stephen Wilson, Planning-Development Assistance Brea Pafford, Planning-Development Assistance
Residents in Attendance:	A total of 10 residents attended the neighborhood meeting and 2 members of the applicant team were in attendance.

This is a summary of the neighborhood referral meeting. It is not inclusive of all the details, but rather a summary of the main points discussed at the meeting.

Introduction by planner Stephen Wilson, City of Lakewood

1. City staff is here is answer questions.
2. The applicant is following the City process:
 - a. The applicant has submitted a Preplanning Application and received preliminary comments from the City. A formal application may be submitted after the neighborhood meeting.
 - b. Today's neighborhood meeting is required and part of the process defined in the City of Lakewood zoning ordinance.
 - c. Planning helps create communities that offer better choices for where and how people live. Planning helps communities to envision their future. It helps them find the right balance of new development and essential services, environmental protection and innovative changes.
 - d. Introduction of applicant

Applicant's presentation

1. Eric Blase, Studio 646 Architecture
2. Review of existing zoning
3. Review of site characteristics
4. Review of proposed zoning
5. Maximum height allowed on property due to height transition zone
6. Height transition from multifamily residential to the east
7. Applicant's history of working in the neighborhood
8. Plan to build high quality, for-sale, townhomes

Topics of discussion: Residents in attendance at the meeting raised questions around the following issues:

1. Type of units, cost and affordability
2. Construction and timing
3. Public Improvements
4. Process

Questions (Q), Answers (A) and Comments (C)

Q: Attendee – Was there asbestos abatement in the existing building?

A: Blase – Yes, it was taken away.

Q: Attendee – How do we know there isn't residual?

A: Blase – Abatement is regulated (by the state) and it had to be tested.

Q: Attendee – What is the price point of the units?

C: Blase – \$450-500 k and the units will be 1,600 – 2,000 square feet. We want to keep the character of the neighborhood.

Q: Attendee – There is an ice problem on 13th and we need sidewalks. The new 5-story building creates a sheet of ice because there is no sun.

A: Blase – There has been no investment in the property and it's a dump. We plan to invest. We can speak to the design of the site. If we come back again, we'll show more specifics. We could show shadow studies.

C: Wilson – Provided a review of the process: Preplanning → Neighborhood Meeting → Formal Application → Notification → Public Hearing with Planning Commission → Notification → Public Hearing with City Council → Site Plan & Plat Applications → Construction.

Q: Maddie Nichols/TCNO resident – Sidewalks have been a big issue. Sheridan will have them on the west side as well as new development.

C: Attendee – The apartment building put in sidewalks but they don't connect.

C: Attendee – A major complaint is the lack of lighting on local streets.

C: Wilson – Sidewalks and lighting are required with new development. When there isn't new development, it is difficult to install new sidewalks across existing properties. In cases where the City does sidewalk projects, the sidewalks are often built across private property which requires permission and sometimes compensation to property owners. And if residents don't want a public sidewalk across or in front of their properties, sometimes the City can't force the private property owner to participate.

Q: Attendee – What building code will be used?

A: Blase – We will build to the 2015 building code and the units will be solar ready.

Q: Attendee – With solar charging stations?

A: Blase – Yes, they may be required. Our goal is to keep talking with you regarding the project. I'm committed to working with you guys.

C: Blase – We think a buffer of home owners keeping an eye out is a good think and townhomes would create a buffer between the single family homes to the west and the multifamily residential to the east.

C Blase – Anthony Brocato, not here this evening due to surgery, spends time with neighbors and wants to add character.

C: Attendee – Could there be suggestions on exterior design of buildings?

A: Blase – Yes.

Q: Attendee – We want to make it so there won't be headlights shining in our yards.

A: Blase – The townhomes will be a buffer and the property will be maintained with an HOA. Currently, one structure has been taken down and only the front house remains.

Q: Attendee – Would you be willing to work with the NORG on exterior design?

A: Blase – Yes.

C: Attendee – The City is leaning toward high density housing due to the light rail.

Q: Attendee – Can the rezoning include a large area?

A: Wilson – The rezoning could include a larger area but you will either need to start your own application or approach the applicant to be included-in on his current proposal. The City will not expand this current proposal without a specific application from each property owner.

Closing/Next Steps:

Staff provided an explanation of the quasi-judicial rezoning process and explained that if they received a notice in the mail for the neighborhood meeting, they would also receive a notice for the Public Hearing at Planning Commission and City Council. The meeting concluded at approximately 11:45 a.m.

Cc: Case File ZP-17-076