



July 31, 2019

Ms. Brea Pafford
City of Lakewood
Planning and Development
470 S. Allison Parkway
Lakewood, CO 80226

**RE: 3900 S. Wadsworth Boulevard & 3939 S. Teller St. Rezoning
Academy Park Filing No. 5 & 6 Lot 1 and Lot 2, Block 1**

Dear Ms. Pafford,

Please see the attached land development rezoning application package for the proposed the rezoning for the above-referenced property. The current owner, VBH WP, LLC , is requesting a rezoning of the 13.5 acre parcel comprised of Lot 1 (11.99 ac.) and Lot 2 (1.51) currently under the Academy Park Planned Development (PD) zoning ,with underlying Mixed-Employment-Suburban (MES) zoning. The applicant is seeking to rezone the office complex parcel within Lot 1 to MES as its sole zoning, while Lot 2 and a small portion Lot 1 would be rezoned to Mixed-Residential-Suburban (M-R-S). The PD established for Academy Park in 1979 included more than 27 properties for various allowed uses under the PD zoning criteria such as schools, medical buildings, hotels and office complexes. The purpose of the rezoning is due to the excessive number of parking stalls required under the PD zoning requirements for office complexes, which requires 5 parking stalls for every 1000 square feet (SF) of gross floor area (GFA), resulting in more than 200 vacant parking spaces consistently unused over the last 20 years. Given today's modern modes of transportation and advanced computer technologies, including telecommuting, public transportation, and rideshare, the applicant seeks to establish a lower parking requirement allowable on the MES zoning criteria ranging from 1.5 stalls to 5 stalls per 1000 SF GFA (maximum), enable more effective use of the vacant parking lot primarily in Lot 2 and a portion of Lot 1. The 175,000 SF office complex has an estimated GFA of 154,004 SF (after 10% reduction for accessory uses such as elevator shafts, maintenance rooms, etc.), requiring 770 parking spaces based on 5 stalls per 1000 SF. The office complex has a total of 825 parking stalls and tends to occupy no more than 600 parking spaces on a regular basis. The building is typically at 90-92% occupancy, and currently leased at 96% occupancy as of July 2019.

Rezoning to MES will allow the applicant to update the parking space requirements to more effectively establish what is truly needed for the office complex under today's conditions, freeing-up approximately 2.3 acres for redevelopment in this growth area in City of Lakewood. As part of this rezoning application, the 2.3-acre parcel would be rezoned to Mixed Residential (M-R-S) zoning which has many similar criteria as

Mr. Cutler
Riverside Terrace
Case No. PBG-19-01 & WS-19-01 11661 W. 44th Avenue
May 15, 2019

compared to MES, but the MRS allows for a residential component such as single-family attached dwelling units, which is the desired use for this parcel. A Conceptual Land Use Plan (CLUP) has been prepared to present the rezoning concept for the Lots 1 and 2 and identifies a Lot Line Adjustment to create a 2.3 acre-parcel intended for redevelopment as luxury townhomes. MRS zoning also allows other uses as well, but the intension is for the single-family attached dwelling unit as presented in the CLUP accompanying this rezoning application. Both the MES and MRS zonings promote a true mixed-use of office and residential uses, where office workers and business executives can live and work and shop within the neighborhood community. Other benefits include to creation of more open space (green space), pedestrian connectivity, and improved neighborhood aesthetics with impressive architectural design of the proposed townhome buildings.

Please see accompanying rezoning package and supporting information for the Lot 1 and Lot 2, Block 1 Academy Park property. We look forward to your review and consideration of our applicant's rezoning request.

Respectfully Submitted,

Dewberry | J3



Donna Barrentine, P.E.
Project Manager