



City of Lakewood

Planning Department

Civic Center North

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<http://www.lakewood.org>

Lakewood is Colorado's fifth largest city, ideally located on the west side of the Denver metro area and nestled up to the spectacular Rocky Mountains. The population is diverse and growing, attracted by more than 75,000 jobs and a deep selection of housing choices from urban lifestyle flats along the light rail, to expansive large lot executive homes. Lakewood proudly maintains a council/manager form of government. Citizens elect a City Council consisting of a Mayor, elected at-large, and 10 City Council members, two each from the city's five geographical wards. The mayor and the council members assert the policies for the operation of the city government.

Lakewood is the largest city in Jefferson County, a hub for new energy and technology companies and organizations. Our city enjoys more than 150,000 residents and covers 44 square miles. Surrounded by several leading universities and research facilities, Lakewood has one of the most highly educated workforces in the country, with 36 percent of our residents holding a bachelor's degree or higher.

Lakewood is home to the Denver Federal Center with 26 different Federal agencies and 8,000 employees on-site, making it the largest concentration of Federal agencies outside of Washington, D.C. Our city has dedicated more than 7,000 acres to parks and open space, with more than 100 miles of hiking and biking trails. A State Certified 40West Arts District is here. The thoughtful planning and inclusive spirit of Lakewood has led to our being awarded the prestigious national All-America City Award in both 2016 and 2011.

More comprehensive information is available on Lakewood's website: www.Lakewood.Org or by contacting the Lakewood Economic Development Office.

1. Residential Growth Ordinance – How does it work and affect the property?

The Residential Growth Ordinance and other City land use regulations do not apply currently to the property while it is under federal ownership. If and when ownership is transferred, the property would be subject to the Ordinance, however three scenarios would provide additional exemption.

First, the Lakewood City Council has removed the requirement to gather allocations for any residential project providing 20% of the units as affordable for a period of more than 20 years.

Second, the property is exempted from the ordinance if it is declared blighted by City Council, including if an urban renewal area is created. Any urban renewal designation on the property would completely exempt it from the ordinance.

Third, the 2007 official development plan on the property was vested for 25 years. The City has already recognized the right for vested projects to continue without following the requirements of the ordinance or going through the normal allocation process.

2. What would the City like to see happen with this parcel?

The most recent guidance approved by the City on this land is the 2015 Comprehensive Plan. Goal I-GA7 says “Transform the areas along Union Boulevard and along the western portion of the Denver Federal Center into a high-density mixed-use urban corridor in accordance with the Growth Area Land Use Map and transit-oriented development principles.” More information can be found on pages 5-33 through 5-37 of the [Lakewood Comprehensive Plan](#).

3. What incentives does the City offer for developers to tap into for this project?

Economic Development incentives for projects in the City of Lakewood are awarded on a case-by-case basis. Projects must align with City goals and provide additional community amenities, jobs and vibrancy. Each business assistance incentive is developed for the specific project and facilitates desired development, mitigating barriers and creating the strongest public benefit. Potential incentives previously approved in Lakewood, include sales/use tax rebates, business personal property tax rebates, fee reimbursements, and infrastructure assistance. Each business assistance incentive must be approved by the City Manager and City Council.

4. What is the zoning on the property and would changes be entertained by the City?

The current M-C-T zone, adopted in 2012, is the City’s most flexible zoning district with the greatest density permissions, allowing a broad mix of commercial, residential and retail uses. Moreover, any development under the 2007 Official Development Plan would be permitted based on the vested rights.

Both districts are highly flexible, allowing dense multi-family and commercial development. The M-C-T allows buildings between 45’ and 180’, the ODP has no height limits. The M-C-T has no setback requirements and 10% open space, while the ODP has 15’ setbacks and 20% open space.

City staff would be happy to discuss these districts in more detail as well as possible changes to the zoning with potential developers as needed.

5. Who are the primary contacts within the City that a prospective developer may contact with questions, including about the entitlement process?

Planning Director Travis Parker, 303-987-7908 or trapar@lakewood.org

6. Will there be residential units set aside for low income housing units and how do you apply for them?

Affordable residential units are encouraged and projects with at least 20% affordable units will not need allocations to receive building permits.

7. Will the City offer any TIF credit for public infrastructure components constructed to support redevelopment of the site?

A tax increment area is not currently in place at the Federal Center, the City is available to discuss the formation of such an area as the property emerges from Federal control.

Lakewood has previously formed four TIF areas and pledged future increment to finance redevelopment projects. TIF areas are administered through the City's Urban Renewal Board, the Lakewood Reinvestment Authority (LRA.)

8. Will the connection of Routt and Quail streets over US 6 be required as part of the development?

A transportation impact analysis will be necessary prior to development and will be based on the proposed development. The transportation impact analysis will establish what transportation improvements will be required and when.

There are limited access routes to the property. 4th Avenue from Union will be the primary route. The Union/4th intersection is near its capacity. If the development of the 59 acres will cause the Union/4th intersection to reach its capacity, the Routt/Quail connection will be required and must be completed as part of the development prior to additional development causing Union/4th to exceed its capacity. A conceptual layout of the connection is attached.

The City is open to funding all or part of this connection through Tax Increment Financing (TIF). City staff will work with the developer on the creation of an Urban Renewal Area to allow for TIF and will advocate for such a solution to the Lakewood City Council.

9. Is the City aware of any Federal or State development incentives that could apply to new development?

Colorado Incentive Programs:

- **Job Growth Incentive Tax Credit:** This program provides a state income tax credit equal to 50% of the Federal Insurance Contributions Act (FICA) paid by the business on the net new job growth for each calendar year in the credit period. This tax credit provides an eight-year state corporate income tax credit to new or existing businesses undertaking job creation projects that are considering Colorado and at least one other state. The JGITC provides a state income tax credit equal to up to 50% of FICA paid by the business on the net new job growth. A new or existing business may receive an eight-year JGITC if it proposes to create new jobs paying at least 100% of the average annual wage of the county where the jobs are locating.
- **Strategic Fund Incentive:** This incentive gives a cash payment to companies that create and maintain new permanent jobs in Colorado for one year. This fund is a performance-based cash incentive program that encourages new and existing



companies to create good-paying jobs and capital investment in Colorado. A business may receive funding of \$2,500 to \$5,000 per job if it proposes to create new jobs in Colorado that are maintained for at least one year and pay at least 100% of the average annual wage of the county where the jobs are locating.

- **Skill Advance Colorado Job Training Grant:** A customized job training program that focuses on companies relocating to or expanding in Colorado and provides funds to net new hires.
- **Enterprise Zone Program:** In designated enterprise zones, businesses are eligible for state income tax credits and sales and use tax exemptions for specific business investments. The program is designed to promote job creation, business growth and development opportunities in areas of the county targeted for economic stimulation. Businesses locating within the Jefferson County Enterprise Zone may be eligible for one or several of the below state income tax credits related to hiring new employees, making investments in equipment, training employees, conducting research and development activities, and much more.
- **Colorado First/Existing Job Training Grant Program (CFEI)** provides new and existing companies relocating or expanding in Colorado with job training grants of up to \$1,200 per new employee (for businesses new to Colorado). CFEI job training grants support customized and technical job skills that improve company competitiveness, employee efficiency and development, and provide resume-building, transferable job skills for Coloradans.

State Sales & Use Tax Exemptions/Refunds:

- Manufacturing Sales & Use Tax Exemption
- Components Used to Produce Energy from Renewable Sources

In-State Tuition for Relocating Employees & Dependents:

- Employees, and their direct dependents, that relocate to Colorado as a result of their employer receive immediate in-state tuition rate benefits.

Other Incentive Programs:

- **Lakewood Local Incentives** – Lakewood approves local business assistance programs on a case-by-case basis. Programs are individually developed around serving the public good, facilitating desired uses and mitigating barriers to successful development. The City has an Economic Development Fund. The Lakewood Reinvestment Authority (LRA) administers Urban Renewal initiatives. All programs must be approved by the City Council and/or the LRA Board.
- **Jefferson County Business Personal Property Tax (BPPT)** – Jefferson County realizes the importance of growing its primary employment base to strengthen the local economy. As a benefit to the region's businesses, the county has eliminated its portion of the business personal property tax to show the business community that it values their business and understands that decreasing the overall tax burden will yield more jobs and capital investment. Jefferson County is the first county in Colorado to eliminate its portion of this tax.



- **U.S. Economic Development Administration (EDA)** – The EDA has a variety of programs (Public Works, Economic Adjustment, Planning and Technical Grants) available to assist local projects depending on the types of projects to be developed.

Regional Collaboration:

The staff members of the City of Lakewood Economic Development division are committed to working collaboratively with our partners across the City, Jefferson County, and the state of Colorado. Economic development staff work closely with the five business associations across Lakewood working to create educational and networking opportunities for businesses in these areas. Staff members work with the Jefferson County Economic Development Corporation, the Metro West Chamber, as well as the Business and Workforce center at the county level to ensure that businesses locating in Jefferson County have the resources to succeed. Finally, the staff collaborate with the Office of Economic Development and International Trade as well as the Economic Development Administration to connect businesses to federal incentives and programs as well.

POB 100+00.00

ROUTT ST.

PC 102+12.44

PT 105+44.81

NORTH AVE.

TOE OF FILL

PC 109+44.39

10+00

PT 113+23.46

BRIDGE

US 6

15+00

FRONTAGE RD.

TOE OF FILL


RETAINING WALL

120+00

RETAINING WALLS

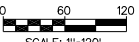
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QUAIL ST.

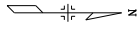


LAKEWOOD

FELSBERG
HOLT &
ULLEVIG

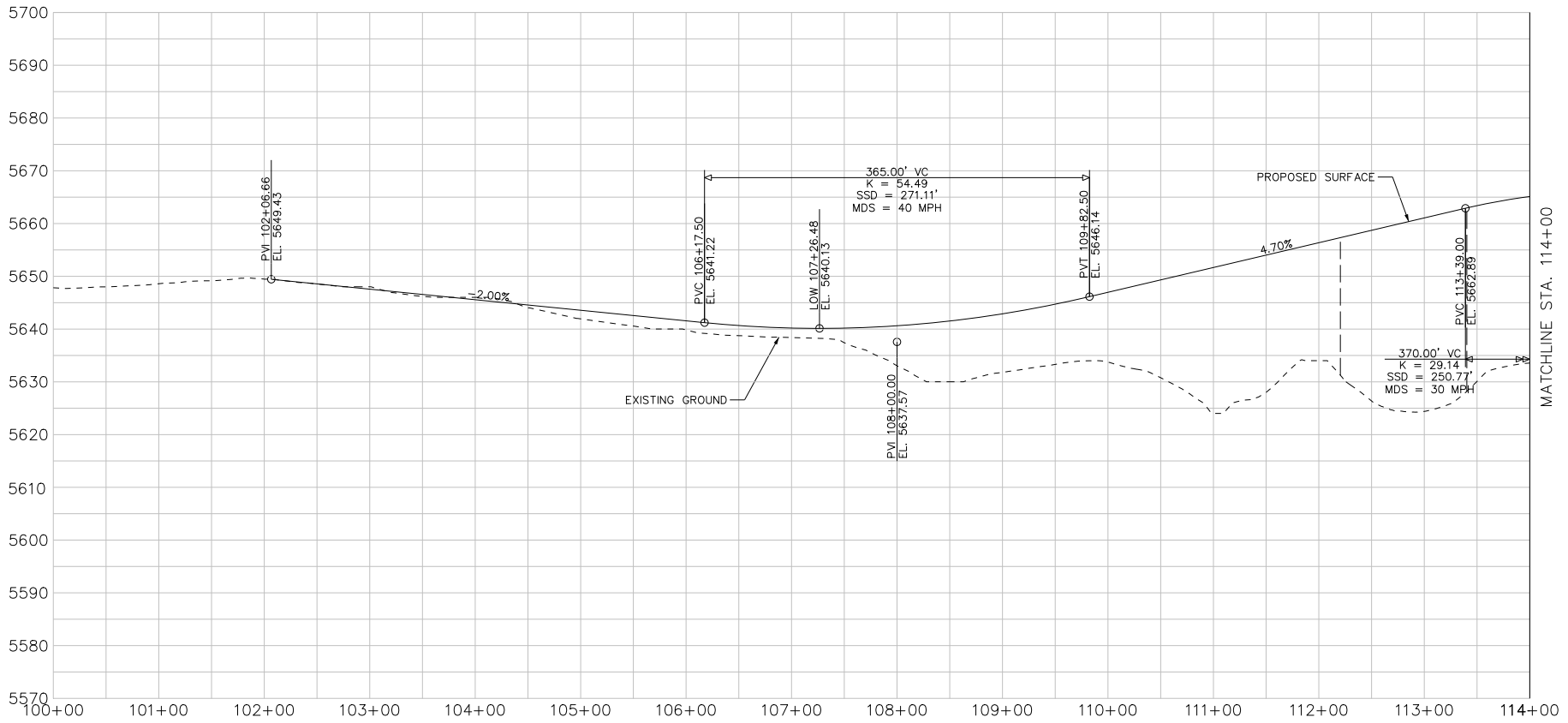


SCALE: 1"=120'



ROUTT-QUAIL FLAP GRANT EXHIBIT
04-24-13
PLAN SHEET 1 OF 1

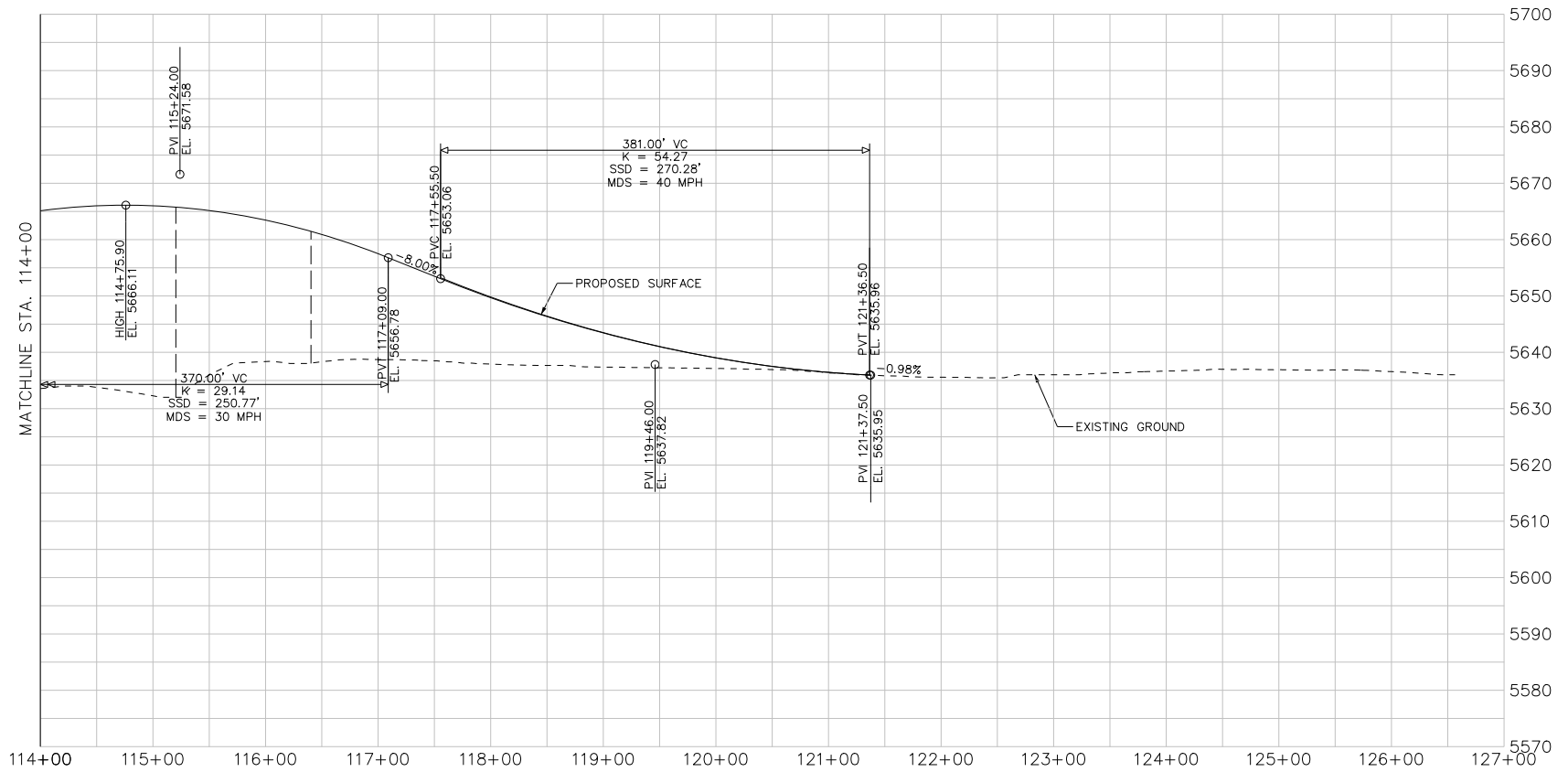




1"=100' H
1"=20' V

ROUTT-QUAIL FLAP GRANT EXHIBIT
04-24-13
PROFILE SHEET 1 OF 2

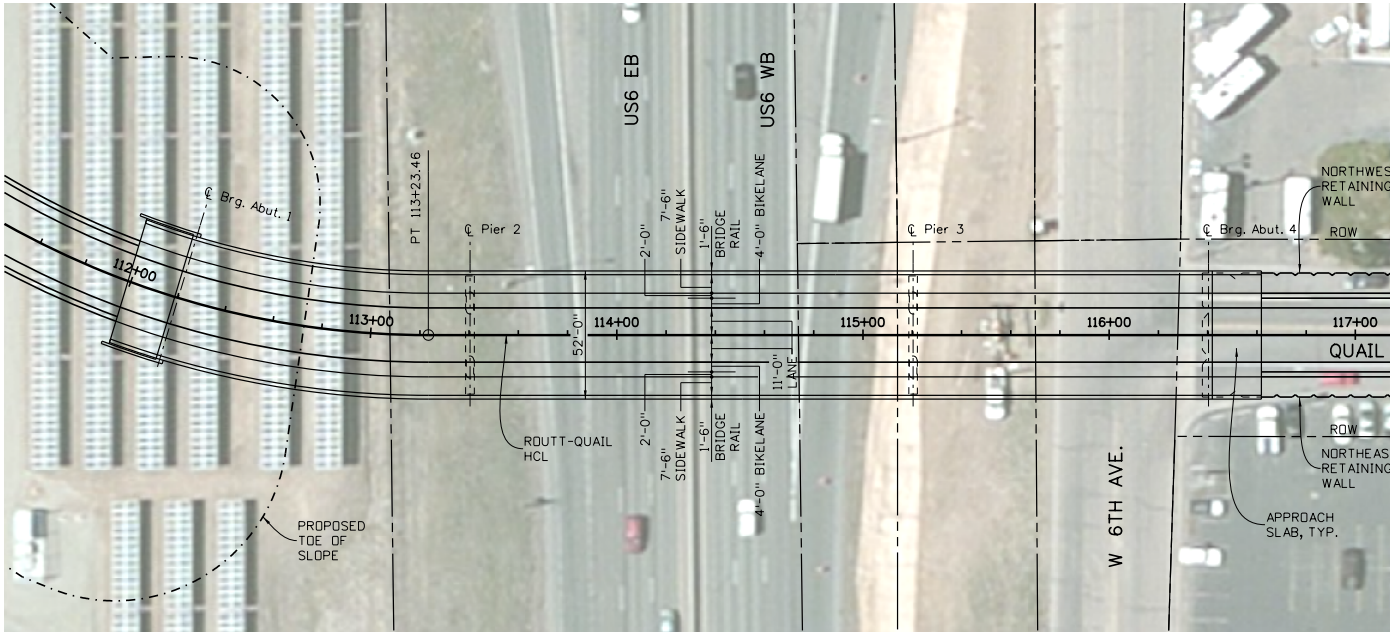




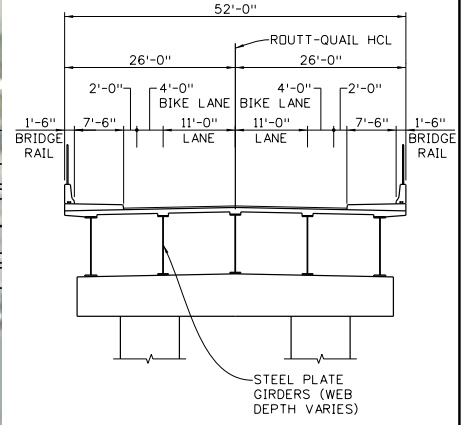
1"=100' H
 1"=20' V

ROUTT-QUAIL FLAP GRANT EXHIBIT
 04-24-13
 PROFILE SHEET 2 OF 2

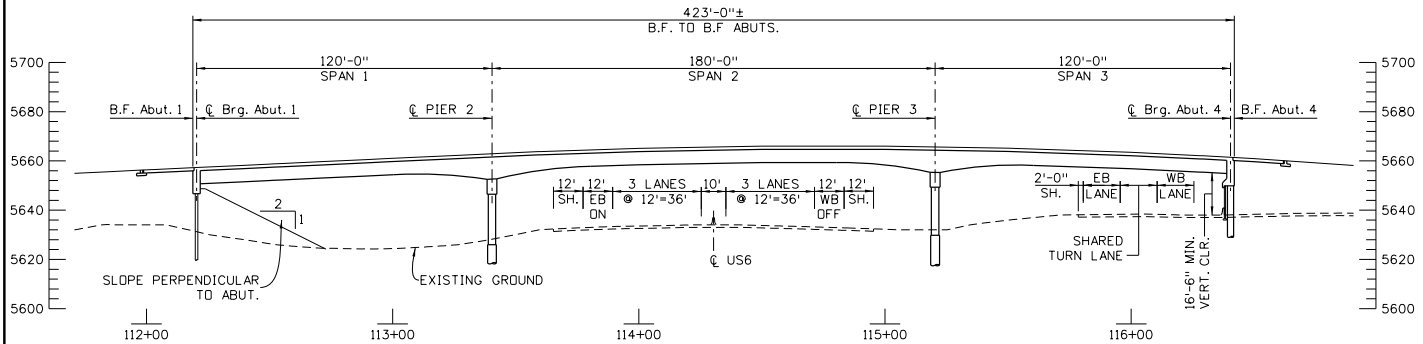




PLAN



TYPICAL SECTION AT PIER



SECTION
(AT ROUTT-QUAIL HCL)

ROUTT-QUAIL OVER US6
BRIDGE GENERAL LAYOUT

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CDDT-PDFDrOfQuality_VB.apk19 CDDT-Pentable.tbl
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