

AGENDA
REGULAR MEETING OF THE CITY COUNCIL
480 S. ALLISON PARKWAY, 80226
CITY OF LAKEWOOD, COLORADO
HYBRID MEETING
SEPTEMBER 25, 2023
7:00 PM

To watch the Council meeting live, please use either one of the following links:

City of Lakewood Website: [Lakewood.org/CouncilVideos](https://lakewood.org/CouncilVideos)

or

Lakewood Speaks: [Lakewoodspeaks.org](https://lakewoodspeaks.org)

How to Connect to Provide Public Comment:

By Computer: <https://lakewood.zoom.us/j/87017960123>

By iPad, iPhone, or Android device on the Zoom App, enter webinar ID: **870 1796 0123**

By Telephone: **720-707-2699**

Webinar ID: **870 1796 0123, #**

Participant ID: **#**

Press *9 to Request to Speak, you will be prompted when to speak.

Press *6 to Unmute

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ITEM 1 – CALL TO ORDER

ITEM 2 – ROLL CALL

ITEM 3 – PLEDGE OF ALLEGIANCE

ITEM 4 – STATEMENT OF CONFLICT OF INTEREST

ITEM 5 – PROCLAMATION – RECOGNIZING OCTOBER 2023 AS NATIONAL CYBER SECURITY AWARENESS MONTH

ITEM 6 – MAYOR'S INSPIRATION AWARDS

ITEM 7 – PUBLIC COMMENT

Anyone who would like to address the Council on any matter other than an agenda item

will be given the opportunity. Speakers should limit their comments to three minutes.

PREVIOUS BUSINESS FROM SEPTEMBER 11, 2023 MEETING

- ITEM 8 – RESOLUTION 2023-49 – APPROVING THE 2024 BUDGET FOR THE ALAMEDA CORRIDOR BUSINESS IMPROVEMENT DISTRICT (BID)**
- ITEM 9 – RESOLUTION 2023-50 – APPROVING THE 2024 OPERATING PLAN FOR THE ALAMEDA CORRIDOR BUSINESS IMPROVEMENT DISTRICT (BID)**
- ITEM 10 – RESOLUTION 2023-51 – APPROVING THE 2024 RE-APPOINTMENT NOMINATION OF ED BOYLE TO THE BOARD OF DIRECTORS FOR THE ALAMEDA CORRIDOR BUSINESS IMPROVEMENT DISTRICT (BID)**
- ITEM 11 – RESOLUTION 2023-52 – APPROVING THE 2024 RE-APPOINTMENT NOMINATION OF PATTY DENNY TO THE BOARD OF DIRECTORS FOR THE ALAMEDA CORRIDOR BUSINESS IMPROVEMENT DISTRICT (BID)**
- ITEM 12 – ORDINANCE O-2023-38 – ADOPTING TITLE 14, CHAPTER 28 OF THE MUNICIPAL CODE OF THE CITY OF LAKEWOOD, COLORADO, IN CONNECTION WITH ESTABLISHING A PUBLIC IMPROVEMENT REIMBURSEMENT PROGRAM TO ALLOW DEVELOPERS OF PRIVATELY FINANCED CONSTRUCTION THE ABILITY TO APPLY FOR AND OBTAIN PARTIAL COST RECOVERY FROM SUBSEQUENT USERS OF THE PUBLIC IMPROVEMENTS**

CONSENT AGENDA ORDINANCES ON FIRST READING

- ITEM 13 – RESOLUTION 2023-53 – AMENDING POLICIES AND PROCEDURES FOR THE HISTORIC PRESERVATION COMMISSION**
- ITEM 14 – RESOLUTION 2023-54 – AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED AT 11050 WEST 20TH AVENUE, FOR OPEN SPACE AND PARK PURPOSES, INCLUDING APPLYING FOR A JEFFERSON COUNTY OPEN SPACE GRANT, AND ACCEPTANCE OF DEEDS THEREFOR**
- ITEM 15 – RESOLUTION 2023-55 – APPROVING THE 2024 BUDGET FOR THE COLFAX CORRIDOR BUSINESS IMPROVEMENT DISTRICT (BID)**
- ITEM 16 – RESOLUTION 2023-56 – APPROVING THE 2024 OPERATING PLAN FOR THE COLFAX CORRIDOR BUSINESS IMPROVEMENT DISTRICT (BID)**

END OF CONSENT AGENDA

**ORDINANCES ON SECOND READING
AND PUBLIC HEARINGS**

ITEM 17 – ORDINANCE O-2023-37 – ADOPTING TITLE 8, CHAPTER 1 OF THE MUNICIPAL CODE OF THE CITY OF LAKEWOOD, COLORADO, TO ALLOW FOR THE USE OF APPROVED FACILITIES AS OVERNIGHT SHELTERS DURING EXTREME WEATHER EVENTS WITHIN THE CITY OF LAKEWOOD, COLORADO

ITEM 18 – ORDINANCE O-2023-39 – ACCEPTING THE DEVOLUTION OF CERTAIN PROPERTY FROM THE COLORADO DEPARTMENT OF TRANSPORTATION TO THE CITY OF LAKEWOOD AND APPROVING AN INTERGOVERNMENTAL AGREEMENT TO EFFECT SUCH PROPERTY DEVOLUTION

ITEM 19 – ORDINANCE O-2023-40 – INCORPORATING CERTAIN REAL PROPERTY INTO MUNICIPAL WARD 1 BOUNDARY FOR THE CITY OF LAKEWOOD, COLORADO

ITEM 20 – GENERAL BUSINESS

ITEM 21 – EXECUTIVE REPORT

A. CITY MANAGER

ITEM 22 – MAYOR AND CITY COUNCIL REPORTS

A. MAYOR

B. COUNCIL MEMBERS BY WARD

ITEM 23 – ADJOURNMENT

PROCLAMATION

Recognizing October 2023 as National Cyber Security Awareness Month

- WHEREAS,** the City of Lakewood acknowledges its pivotal role in identifying, safeguarding against, and responding to cyber threats with potential repercussions for the city, its constituents, and neighboring areas; and
- WHEREAS,** the city's reliance on information systems has grown, supporting critical functions for government services, emergency response, and public safety; and
- WHEREAS,** the escalating threat of malicious cyberattacks endangers internet users and our information infrastructure, resulting in significant financial losses and personal privacy breaches; and
- WHEREAS,** cybersecurity and upholding the safety of the digital landscape is a collective duty where every individual has an essential role to execute; and
- WHEREAS,** as we commemorate the 20th anniversary of Cybersecurity Awareness, we reflect on progress made in security education and awareness and the ongoing need for a secure interconnected world, with city employees serving as our primary defense against cybercrime; and
- WHEREAS,** in alignment with the guidance of the President of the United States and the U.S. Department of Homeland Security, the City of Lakewood recognizes October as National Cyber Security Awareness Month.

NOW, THEREFORE, on behalf of the City Council and the people of the City of Lakewood, I, Adam Paul, Mayor of the City of Lakewood, Colorado, by virtue of the authority vested in me, do hereby recognize

OCTOBER 2023 AS NATIONAL CYBER SECURITY AWARENESS MONTH

GIVEN under my hand and Seal of the City of Lakewood, this 25th day of September 2023.

A handwritten signature in blue ink, appearing to read 'Adam Paul', with a stylized, flowing script.

Adam Paul, Mayor

STAFF MEMO

DATE OF MEETING: SEPTEMBER 25, 2023 / AGENDA ITEM NO. 8

To: Mayor and City Council

From: Robert Smith, Economic Development Director

Subject: **APPROVING THE 2024 BUDGET FOR THE ALAMEDA CORRIDOR BUSINESS IMPROVEMENT DISTRICT (BID)**

SUMMARY STATEMENT: Business Improvement Districts (BIDs) are primarily self-governing entities with significant authority, including the authority to incur debt and impose fees on commercial property owners within the district. However, Title 31 of the Colorado Revised Statutes grants the City oversight authority and requires the City to review and approve each BID's Board of Directors, Annual Budget and Operating Plan. This oversight role is critical to ensuring a positive public perception of BID activities.

BACKGROUND INFORMATION: Business Improvement Districts (BIDs) fill a significant role in Lakewood's vibrancy. Lakewood is home to two BIDs, the Lakewood-West Colfax Business Improvement District and the Alameda Corridor Business Improvement District. BIDs are defined areas where businesses elect to pay an additional tax to fund projects, only within the BID's boundaries. BIDs are governed by an independent board of directors made up of property and business owners in the defined area. The elected board chooses to distribute the funding for appropriate supplemental services above and beyond what Lakewood provides for that area. Services can include street cleaning, additional security, streetscape enhancements, pedestrian connectivity, and marketing.

The Alameda Corridor Business Improvement District runs along Alameda Blvd. from Sheridan Blvd to Carr St. in Lakewood. The boundary of the Alameda BID includes properties as far north as Cedar Ave. and as far south as Ohio Ave. Managed by an Executive Director and governed by a board of local property owners and businesses, the Alameda Corridor BID elects to spend revenue on streetscape improvements and marketing the Alameda Ave. corridor.

The attached 2024 BID Budget, BID Operating Plan and Nominations to the BID Board of Directors have been approved by the BID Board.

BUDGETARY IMPACTS: None. Approving these BID Plans do not affect the City's Budget.

STAFF RECOMMENDATIONS: Staff recommends the City Council approves these four resolutions approving the 2024 Operating Plan and Budget for the Alameda Corridor Business Improvement District and the Re-appointment of Ed Boyle and Patty Denny to the Board of Directors.

ALTERNATIVES:

- The City Council may decide not to approve the resolutions for the 2024 Alameda Corridor Business Improvement District 2024 Budget, 2024 Operating Plan, & re-appointment of nominations to the Board of Directors.
- The City Council may take action to table consideration of these resolutions to a future date certain.

PUBLIC OUTREACH: This item has been promoted through the regular communication channels to be considered by the Lakewood City Council and proper notice of this Council action was given.

The Alameda Corridor Business Improvement District provides public outreach through a variety of channels

including a website, publications, Facebook, & Twitter. The Alameda Corridor BID also holds community meetings and several public events each year. Meetings of the Alameda Corridor BID Board are noticed and open to the public.

NEXT STEPS: None

ATTACHMENTS: 1. Resolution 2023-49
2. Alameda BID Proposed 2024 Budget

REVIEWED BY: Kathleen E. Hodgson, City Manager
Benjamin B. Goldstein, Deputy City Manager
Alison McKenney Brown, City Attorney

2023-49

A RESOLUTION

APPROVING THE 2024 BUDGET FOR THE ALAMEDA CORRIDOR BUSINESS IMPROVEMENT DISTRICT (BID)

WHEREAS, the Board of Directors of the Alameda Corridor Business Improvement District (the "BID") has filed with the City Clerk the BID's 2024 Operating Plan and Budget, attached hereto, and requested that the City Council review and approve these documents; and

WHEREAS, the City Council has reviewed the Alameda Corridor BID 2024 Budget as presented by the BID.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lakewood, Colorado, that:

SECTION 1. The Alameda Corridor BID 2024 Budget for the Alameda Corridor Business Improvement District is hereby approved.

SECTION 2. The City Clerk shall transmit a copy of this Resolution to the Board of Directors of the BID.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

INTRODUCED, READ AND ADOPTED by a vote of _ for and _ against at a hybrid regular meeting of the City Council on September 25, 2023, at 7 o'clock p.m. at Lakewood City Hall, 480 South Allison Parkway, Lakewood, Colorado.

Adam Paul, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenny Brown, City Attorney

**ALAMEDA CORRIDOR
BUSINESS IMPROVEMENT DISTRICT
Jefferson County, Colorado**

Resolution No. 2023-13

**A RESOLUTION APPROVING THE PROPOSED 2024 BUDGET FOR
THE ALAMEDA CORRIDOR BUSINESS IMPROVEMENT DISTRICT**

BE IT RESOLVED by the Board of Directors of the Alameda Corridor Business Improvement District, Jefferson County, Colorado as follows:

Section 1. The Board of Directors reviewed the proposed 2024 Budget for the Alameda Corridor Business Improvement District at their regularly scheduled meeting on August 24, 2023. This meeting was properly posted in accordance with Colorado Law and open to the public.

Section 2. The Board hereby approves and adopts the proposed 2024 Budget and authorizes its submission to the City of Lakewood for approval.

ADOPTED AND APPROVED this 24th day of August, 2023.

**ALAMEDA CORRIDOR
BUSINESS IMPROVEMENT DISTRICT
Jefferson County, Colorado**

By: _____

Ed Boyle, President

ATTEST:

By: _____

Clare Johnson, Secretary

ACBID 2024 BUDGET - 5.72 MILLS

	Actual thru 6/30/2023	2023 Budget	2024 Proposed Budget
Income			
Grant Revenue		10,000.00	460,000.00
Interest - Property Tax		60.00	60.00
Interest-savings/short-term inv	715.87	50.00	100.00
LRA-Lakewood Reinvestment Auth	53,751.90	80,000.00	80,000.00
Miscellaneous Income			3,500.00
Property Taxes	614,788.60	670,000.00	575,000.00
Reimbursements Received			
Specific Ownership Taxes	22,627.17	50,000.00	50,000.00
Total Income	\$ 691,883.54	\$ 810,110.00	\$ 1,168,660.00
Gross Profit	\$ 691,883.54	\$ 810,110.00	\$ 1,168,660.00
Expenses			
Administrative Expenses			
Advertising	1,700.00	0.00	
Audit		5,000.00	5,700.00
Bank Fees	72.45	50.00	50.00
Computer		2,200.00	2,000.00
Computer Supplies		500.00	500.00
Total Computer	\$ -	\$ 2,700.00	\$ 2,500.00
Dues/Subscriptions/Permits	416.50	3,500.00	2,000.00
Education & Training	1,086.44	3,500.00	4,000.00
Legal/Professional Services	2,614.50	2,500.00	3,500.00
Liability & Work Comp Insurance	4,231.02	7,500.00	12,000.00
Miscellaneous		250.00	300.00
Office Supplies/Printing	184.70	600.00	700.00
Postage		100.00	100.00
Rent	8,146.26	16,292.00	16,292.00
Telephone and Internet	1,471.26	3,500.00	3,500.00
Travel & meetings expenses		1,000.00	1,000.00
Board Training		5,000.00	1,000.00
Meeting Expenses	2,678.92	1,000.00	500.00
Total Travel & meetings expenses	\$ 2,678.92	\$ 7,000.00	\$ 2,500.00
Total Administrative Expenses	\$ 22,602.05	\$ 52,492.00	\$ 53,142.00
Grant & contract expense	7,725.00		
Grants - Businesses (deleting 2023)	\$ 7,725.00	\$ -	
Landscaping (deleting 2023)	109,713.68		0.00
Misc expenses (deleted)			
Membership dues - organization	350.00		
Total Misc expenses (deleted)	\$ 350.00	\$ -	\$ -
Other			
LCC Property Tax Reimbursement		12,000.00	12,000.00
Treasurers Fee		4,725.00	4,725.00
Urban Tax/Int	337,029.81	363,000.00	
Total Other	\$ 337,029.81	\$ 379,725.00	\$ 16,725.00
Programs and Initiatives			

Corridor Maintenance		55,000.00	160,000.00
Corridor Safety		20,000.00	25,000.00
Economic Dev - General	15,063.87	25,000.00	15,000.00
Energy Efficiency		12,500.00	15,000.00
Sponsorships	6,150.00	47,500.00	56,500.00
Street Beautification	16,487.74	110,000.00	400,000.00
Total Programs and Initiatives	\$ 37,701.61	\$ 270,000.00	\$ 671,500.00
Services Contract (AGCA)			
Administration	137,000.00	228,000.00	240,000.00
Total Services Contract (AGCA)	\$ 137,000.00	\$ 228,000.00	\$ 240,000.00
Total Expenses	\$ 652,122.15	\$ 930,217.00	\$ 981,367.00
Net Operating Income	\$ 39,761.39	\$ (120,107.00)	\$ 187,293.00

STAFF MEMO

DATE OF MEETING: SEPTEMBER 25, 2023 / AGENDA ITEM NO. 9

To: Mayor and City Council

From: Robert Smith, Economic Development Director

Subject: **APPROVING THE 2024 OPERATING PLAN FOR THE ALAMEDA CORRIDOR BUSINESS IMPROVEMENT DISTRICT (BID)**

SUMMARY STATEMENT: Business Improvement Districts (BIDs) are primarily self-governing entities with significant authority, including the authority to incur debt and impose fees on commercial property owners within the district. However, Title 31 of the Colorado Revised Statutes grants the City oversight authority and requires the City to review and approve each BID's Board of Directors, Annual Budget and Operating Plan. This oversight role is critical to ensuring a positive public perception of BID activities.

BACKGROUND INFORMATION: Business Improvement Districts (BIDs) fill a significant role in Lakewood's vibrancy. Lakewood is home to two BIDs, the Lakewood-West Colfax Business Improvement District and the Alameda Corridor Business Improvement District. BIDs are defined areas where businesses elect to pay an additional tax to fund projects, only within the BID's boundaries. BIDs are governed by an independent board of directors made up of property and business owners in the defined area. The elected board chooses to distribute the funding for appropriate supplemental services above and beyond what Lakewood provides for that area. Services can include street cleaning, additional security, streetscape enhancements, pedestrian connectivity, and marketing.

The Alameda Corridor Business Improvement District runs along Alameda Blvd. from Sheridan Blvd to Carr St. in Lakewood. The boundary of the Alameda BID includes properties as far north as Cedar Ave. and as far south as Ohio Ave. Managed by an Executive Director and governed by a board of local property owners and businesses, the Alameda Corridor BID elects to spend revenue on streetscape improvements and marketing the Alameda Ave. corridor.

The attached 2024 BID Budget, BID Operating Plan and Nominations to the BID Board of Directors have been approved by the BID Board.

BUDGETARY IMPACTS: None. Approving these BID Plans do not affect the City's Budget.

STAFF RECOMMENDATIONS: Staff recommends the City Council approves these four resolutions approving the 2024 Operating Plan and Budget for the Alameda Corridor Business Improvement District and the Re-appointment of Ed Boyle and Patty Denny to the Board of Directors.

ALTERNATIVES:

- The City Council may decide not to approve the resolutions for the 2024 Alameda Corridor Business Improvement District 2024 Budget, 2024 Operating Plan, & re-appointment of nominations to the Board of Directors.
- The City Council may take action to table consideration of these resolutions to a future date certain.

PUBLIC OUTREACH: This item has been promoted through the regular communication channels to be considered by the Lakewood City Council and proper notice of this Council action was given.

The Alameda Corridor Business Improvement District provides public outreach through a variety of channels including a website, publications, Facebook, & Twitter. The Alameda Corridor BID also holds community meetings and several public events each year. Meetings of the Alameda Corridor BID Board are noticed and open to the public.

NEXT STEPS: None

ATTACHMENTS: 1. Resolution 2023-50
2. Alameda BID Proposed 2024 Operating Plan

REVIEWED BY: Kathleen E. Hodgson, City Manager
Benjamin B. Goldstein, Deputy City Manager
Alison McKenney Brown, City Attorney

A RESOLUTION

APPROVING THE 2024 OPERATING PLAN FOR THE ALAMEDA CORRIDOR
BUSINESS IMPROVEMENT DISTRICT (BID)

WHEREAS, the Board of Directors of the Alameda Corridor Business Improvement District (the “BID”) has filed with the City Clerk the BID’s 2024 Operating Plan and Budget, attached hereto, and requested that the City Council review and approve these documents; and

WHEREAS, the City Council has reviewed the Alameda Corridor BID 2024 Operating Plan as presented by the BID.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lakewood, Colorado, that:

SECTION 1. The Alameda Corridor BID 2024 Operating Plan for the Alameda Corridor Business Improvement District is hereby approved.

SECTION 2. The City Clerk shall transmit a copy of this Resolution to the Board of Directors of the BID.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

INTRODUCED, READ AND ADOPTED by a vote of _ for and _ against at a hybrid regular meeting of the City Council on September 25, 2023, at 7 o'clock p.m. at Lakewood City Hall, 480 South Allison Parkway, Lakewood, Colorado.

Adam Paul, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenny Brown, City Attorney

**ALAMEDA CORRIDOR
BUSINESS IMPROVEMENT DISTRICT
Jefferson County, Colorado**

Resolution No. 2023-12

**A RESOLUTION APPROVING THE PROPOSED 2024 OPERATING
PLAN FOR THE ALAMEDA CORRIDOR BUSINESS IMPROVEMENT
DISTRICT**

BE IT RESOLVED by the Board of Directors of the Alameda Corridor Business Improvement District, Jefferson County, Colorado as follows:

Section 1. The Board of Directors reviewed the proposed 2023 Operating Plan for the Alameda Corridor Business Improvement District at their regularly scheduled meeting on August 24, 2023. This meeting was properly posted in accordance with Colorado Law and open to the public.

Section 2. The Board hereby approves and adopts the proposed 2024 ACBID Operating Plan and authorizes its submission to the City of Lakewood for approval.

ADOPTED AND APPROVED this 24th day of August, 2023.

**ALAMEDA CORRIDOR
BUSINESS IMPROVEMENT DISTRICT
Jefferson County, Colorado**

By: _____

Ed Boyle, President

ATTEST:

By: _____

Clare Johnson, Secretary

Alameda Corridor Business Improvement District 2024 OPERATING PLAN

I. INTRODUCTION

The Alameda Corridor Business Improvement District (ACBID) 2024 Operating Plan and Budget:

Pursuant to the Colorado Business Improvement District Act at Section 31-25-1202, Colorado Revised Statutes, ACBID serves the public purposes of promoting the health, safety, prosperity, security and general welfare of the inhabitants of the ACBID service area, the property owners therein, and all the people of the state; will promote the continued vitality of commercial business areas within the City of Lakewood; and will be of special benefit to the property within the boundaries of the district.

Partnership: ACBID works in close partnership with Alameda Connects (AC)

ACBID and AC are two separate organizations working together with similar missions of promoting a vibrant business corridor. AC is a non-profit 501(c) (6) business and community membership organization, with professional staff providing ACBID management services. AC works in close partnership with the City of Lakewood and its various departments.

Boundaries: The ACBID service area is situated along West Alameda Avenue in Lakewood, CO.

The boundaries of the ACBID service area are Denver at Sheridan Boulevard at its eastern edge; with Carr Street at its western edge on the north side and Allison Parkway on the south side.

ACBID Service Area: ACBID primarily promotes the businesses and organizations in its service area.

The ACBID service area includes the core of Downtown Lakewood along West Alameda Avenue at Wadsworth Blvd. The major attractions and community institutions of this core area include:

- Lakewood City Commons, including Civic, Cultural and Heritage Centers, Civic Center Plaza and Lakewood City Commons Shopping Center;
- Belmar;
- Belmar Crossing Shopping Center;
- Village at Belmar;
- Jeffco Public Library Belmar;
- St. Anthony/Centura Neighborhood Health Center;
- Belmar Park;
- Young Americans Center for Financial Education; and

- mindSpark Learning.

East of the core, extending to Sheridan Blvd., the service area includes the major redevelopments of All-Star Ballpark, Gold Crown Foundation Fieldhouse, Red Rocks Church, Metro West Housing Solutions Fifty-Eight Hundred, and Alameda Crossing Shopping Center at Sheridan Blvd.

II. EXECUTIVE SUMMARY

Introduction: The ACBID Board of Directors has identified four, top-priority, long-term major initiatives for its service area:

- Economic Development and Marketing;
- Corridor Beautification;
- Sustainability; and
- Corridor Safety.

Economic Development and Marketing: The ACBID works closely with the City of Lakewood Economic Development Division, property owners, businesses and investors to create a favorable business environment to retain, recruit and grow viable businesses. This is accomplished through economic development initiatives including communication/marketing services, printed and electronic media material demonstrating growth, and business support services. ACBID also promotes the Alameda Corridor with strategic event sponsorships, business grant opportunities, and community partnerships.

A multi-modal transportation system serving all users is vital to economic development. West Alameda Avenue provides a safe corridor for all forms of travel including bicycle, pedestrian, wheelchair, motorized bicycle and transit. In 2024 ACBID will continue to work with the City of Lakewood and other partners to expand transportation choices and mobility as well as foster pedestrian and driver safety along the Alameda Corridor.

Corridor Beautification: West Alameda Avenue, with its wide greenways, accommodates important landscape, public art and monument signage opportunities. Corridor beautification has long been a key priority of civic partners along West Alameda Avenue, which was originally envisioned by the City of Denver as the Grand Parkway to nearby Red Rocks Park and the Denver Mountain Parks system.

In March of 2022 ACBID assumed responsibility for management of maintenance of the extensive landscape improvements built for the Alameda Streetscape Project from Wadsworth Blvd. to Sheridan Blvd. ACBID's goal is sustainable, water wise maintenance of Alameda corridor landscaping.

Additionally, since 2007, major ACBID public art installations have added to the creative landscape in the service area as part of the Arts Along Alameda program. Additionally, in the past five years ACBID has expanded its public art programs to include wall murals, mobile murals, traffic box art wraps and sidewalk history icons.

ACBID public art installations are a major component of the Lakewood Public Art Master Plan (2013). ACBID is now partnering with Lakewood Stormwater Management on a program to enhance stormwater infrastructure with colorful artwork and educate the public on stormwater and the importance of protecting water quality. This project furthers ACBID's established priorities of street beautification and sustainability.

Further, in 2022 ACBID officially launched the *Discover Alameda* trail. *Discover Alameda* brings together all the public art, history and landscape elements on the Alameda Corridor to create a unique user experience with wayfinding signage. ACBID will continue with implementation of Discover Alameda in 2024.

Corridor Safety: ACBID, since its inception, has aligned with and promoted the programs and initiatives of the Lakewood Police Department including Crime Prevention Through Environmental Design (CPTED). In 2023 ACBID launched a Safety/Security Grants program for improvements such as security lighting, surveillance cameras, and fencing. Thus far the program has awarded several grants for business security projects. This program will be expanded in 2024.

In response to increasing retail crime, in April of 2023 ACBID began holding quarterly business crime roundtable meetings for Alameda corridor businesses. The BID's primary goal with these roundtables is to facilitate discussion on crime challenges, concerns, and best practices on retail security. These roundtables will continue in 2024.

Finally, since 2022 ACBID has followed a zero-tolerance policy for graffiti in its service area. ACBID intends to continue this successful policy in 2024.

III. PROGRAMS AND INITIATIVES

A. ECONOMIC DEVELOPMENT AND MARKETING

Introduction:

ACBID continues to work closely with the City of Lakewood Economic Development Division, property owners, businesses and developers to create a favorable business environment to retain, recruit and grow viable businesses through economic development initiatives including:

- Communication/marketing services
- Business outreach and engagement
- Business support services
- Grants programs
- Strategic event sponsorships
- Strategic community partnerships with nonprofits
- Transportation and mobility

The 2024 ACBID operating plan recognizes the continued support of the Belmar District, (Downtown Lakewood); Lakewood City Commons; and continued redevelopment efforts among properties along the Alameda Corridor, including Belmar Crossing and Alameda Crossing Shopping Centers. ACBID will identify and support programs that strengthen the marketing efforts of area merchants.

Additionally, ACBID will continue to search for opportunities to partner with new businesses and developers looking to move into the greater West Alameda Avenue Corridor.

Moreover, ACBID provides support services to aid businesses in navigating the intricacies involved with city permitting and approval processes and offers guidance in determining the feasibility of proposed new business projects.

Economic Development and the Arts:

ACBID supports ongoing promotion of creative industries to enhance economic development opportunities on the Alameda Corridor. Creative industries include the arts, culture and new media.

By design, Downtown Lakewood is home to its Civic, Cultural and Heritage Centers, as well as the Bonfils-Stanton Amphitheatre, Lakewood Civic Center Plaza and The Plaza at Belmar. The Belmar District is recognized worldwide for its superior community design. The district includes the popular Arts on Belmar Arts District; and The Plaza at Belmar, featuring arts and cultural events.

Economic Development and Marketing Programs and Initiatives:

Communication/Marketing Services- ACBID

- Email Newsletters and Social Media- AC/ACBID weekly email marketing newsletters are sent to an expanding list of over 1000 business and community leaders and over 2000 households gathered through extensive ongoing community engagement and outreach. The weekly marketing newsletter promotes corridor events and the district's businesses and organizations by strategically targeting Lakewood residents in outlying neighborhoods to increase customer traffic and business profitably along the corridor.

Partner postings, events and other information are shared daily via Facebook and Instagram, Twitter and LinkedIn. ACBID staff continuously work to improve and expand these social media communications.

- Website and Branding- Alameda Connects and ACBID maintain their separate websites with some shared content. ACBID uses its website to promote the mission and vision of the BID; provide information regarding BID board meetings, board member listings and descriptions of the BID; a map of the service area and BID projects along the corridor. The website also features links on ACBID public art programs with photos of the artwork.

Outreach to Businesses in the ACBID Service Area- Best practices for business improvement districts include regular outreach to businesses and business property owners as well as service area residents. ACBID has developed an expanded outreach plan emphasizing individual written and personal contacts with businesses and business property owners.

Grants Programs- In 2021 ACBID and Alameda Connects jointly expanded their strategic grants programs to invest in businesses and non-profits on the Alameda Corridor. 2024 grants programs will include:

- Alameda Connects Small but Mighty Business Grants and Make a Difference Grants for non-profit organizations and public schools.
- ACBID Grow Grants for transformational improvements to commercial properties on the Alameda Corridor.
- ACBID Fix It Up Reinvestment Grants for businesses located in the Phase I West Alameda Reinvestment Area. Funding for this program is from \$300,000 allocated to the BID by the LRA for blight remediation in 2023.

Strategic Public Event Sponsorships and Promotion- In 2023 ACBID continued and expanded its strategic sponsorship and promotion of public events on the Alameda corridor. Sponsored events for 2024 will include:

- Farmers' Market at Mile-Hi Church
- City of Lakewood Events:
 - Lakewood Earth Day Celebration
 - Lakewood Rockin' Block Party
 - Lakewood Cider Days, Americana Music Stage (New)
 - Mayor's Tree Lighting
 - Lakewood Sounds Exciting Summer Concert Series
 - Summer Bike to Work-Day.
- Belmar Events
 - Monthly Second Friday Community Cruiser Bike Rides in the summer starting and ending in Belmar
 - Belmar concerts and events
 - Blarney on Belmar St. Patrick's Day Festival
 - Locals Live Music series.
- ACBID/Alameda Connects Events
 - Alameda Connects Free Summer Movie in the Park
 - Public Art Dedication Program – Free community, public official, and business dedication ceremonies to promote public art along the corridor
 - Free Haunted History walking tours of Heritage Lakewood in October.
 - Pints and Weird Lakewood History – Informal history talks at a local watering hole in the Alameda Corridor area.

In addition, ACBID actively promotes corridor events through its email newsletters and social media. In 2024 the emphasis will remain on evaluation of strategic event sponsorships to highlight and promote the Alameda Corridor. In addition, ACBID is working in partnership with AC, the City of Lakewood, and other partners to look for opportunities to bring exciting new events to the Alameda Corridor.

Community Partnerships- Collaborative community partnerships are the hallmark of ACBID. The district continues to strengthen its community partnerships and provide support to high quality community development along West Alameda Avenue, with an emphasis in the ACBID service area downtown core and nearby neighborhood centers, from Sheridan Blvd. to Carr St.

ACBID and AC work in close partnership with the City of Lakewood, West Metro Fire Rescue, Jefferson County, Jefferson County Public Schools, Jeffco Schools Foundation, Jeffco Boys and Girls Club, Jeffco Public Libraries, Jeffco Economic Development Council, West Metro Chamber, Metro West Housing Solutions, Young Americans Center for Financial Education, Bicycle Colorado, Jeffco Career Paths Program, Colorado Christian University, Kaiser Permanente and other Denver metro area corporations and non-profit organizations, with an emphasis on promoting local giving partnerships and collaborations.

In 2024 ACBID will continue its strategic financial support for the Jefferson County Boys and Girls Clubs and Young Americans Center for Financial Education. These sponsorships serve the public purposes of helping to reduce crime in the district and surrounding areas, alleviating the effects of poverty, improving educational outcomes for local youth, and developing community leaders for the future.

Transportation and Mobility- A world-class multi-modal transportation system serving all users is vital to economic development. The Alameda Streetscape Project brought new 10-foot-wide concrete multi-use paths to long stretches of Alameda east of Wadsworth, improving the existing trail system. These sidewalks created a safer and more enjoyable experience for all forms of travel including bicycle, pedestrian, wheelchair, motorized, e-bike, and transit.

ACBID continues to support multi-modal transportation on the Alameda Corridor. ACBID supports transportation mobility through the following programs:

- Sponsorship of activities for Lakewood's Bike to Work-Day.
- Sponsorship of summer Second Friday Cruiser bike rides in Belmar to encourage cycling on the Alameda Corridor.
- Installation of bicycle facilities including bike racks at Belmar; a bike repair station at the Alameda public bench area at S. Chase St. and W. Alameda Ave; and a new bike rack and bike repair station at Belmar Crossing Shopping Center.
- Educational outreach on pedestrian and cyclist safety in partnership with the City of Lakewood Traffic Operations.
- Shift in focus of ACBID's Discover Alameda app to use by cyclists.

B. SUSTAINABILITY

Introduction: Sustainability is a core value of ACBID with the long-term vision of transforming Alameda into a sustainable business corridor.

Sustainability Programs and Initiatives Ongoing in 2024:

- *Promotion of Business Energy Audits-* Partnering with the Lakewood Sustainability Division to promote free energy audits from Xcel Energy for all businesses on the Alameda Corridor.
- *Business Energy Grants Program-* Energy efficiency grants program for businesses completing energy audits to help them implement audit recommendations.
- *Promotion of Recycling-* ACBID is committed to making all of its events as close to zero waste as possible with recycling containers donated by Zero Waste Services in 2020.
- *Sponsorship of Lakewood's Earth Day Celebration-* ACBID has been a financial sponsor of Lakewood's Earth Day Celebration since 2017 and will continue as a sponsor in 2024. Additionally, ACBID staff participate as volunteers for Lakewood's Earth Day Celebration.
- *Stormwater Art Program-* Program to enhance stormwater infrastructure with colorful artwork and educate the public on stormwater and the importance of protecting water quality. This project furthers ACBID's established priorities of street beautification and sustainability.

ACBID will continue working on these initiatives and others to promote sustainability on the Alameda Corridor.

C. CORRIDOR BEAUTIFICATION

Introduction: West Alameda Avenue, with its wide greenways, accommodates significant landscape, public art and monument signage opportunities. Corridor beautification has long been a key priority of civic partners along West Alameda Avenue, which was originally envisioned by the City of Denver as the Grand Parkway to nearby Red Rocks Park and the Denver Mountain Parks system situated along the slopes of Mount Evans. Historic West Alameda Avenue and its sister main street, West Colfax Avenue, are Denver's original connections to the Lariat Loop and Mount Evans National Scenic Byways.

Public Art Programs and Initiatives:

Landscape Management: In March of 2022 ACBID assumed responsibility for maintenance of landscaping installed by the Lakewood Reinvestment Authority for

2024 ACBID Operating Plan

the Alameda Streetscape Project. The improvements installed for this project are a key component of ACBID's street beautification program. ACBID is working with its contractor and the City of Lakewood on planning for the sustainable, long-term management of landscape improvements on West Alameda.

Landscaping on the corridor includes a designed mix of trees, planting beds with low water use deciduous shrubs and ornamental grasses along with native grass areas planted with a native grass mix or Blue Grama, Colorado's official state grass. The intention behind the native grass areas is to create a prairie grassland appearance similar to the short grass prairie of Colorado's eastern plains.

ACBID's landscape management includes weekly landscape inspections by staff and bi-weekly meetings with its landscape contractor and City of Lakewood liaison. ACBID also works closely with the Lakewood City Forestry staff to maintain the tree canopy on the corridor.

Arts Along Alameda- Beginning in 2007, ACBID initiated outdoor art streetscape improvements with the Arts Along Alameda program. ACBID financial investments in public art to date total over \$750,000. Under this program, ACBID purchases or commissions sculptures for placement at locations on the Alameda Corridor. This program began with "Flow" – the corridor art entry feature at Sheridan and Alameda. Additional installations as part of Arts Along Alameda are:

- "Actors" - Allison/Alameda median (2009);
- "Aspens and the Moon" - Allison north Civic Center round-a-bout (2009);
- "Joyfully Dancing" - Belmar Library round-a-bout (2010);
- "Rayonism" - Belmar Crossing Shopping Center (2011);
- "A Girls Best Friend" - 7301 W. Alameda – D'Anelli Bridal (2014);
- "Griesal Grasses" - north end of the Civic Center Plaza (2016);
- "Girasoles" (Sunflowers) - Metro West Housing Solutions 5800 (2018);
- "Tree of Life" - Village at Belmar (2018);
- "American Primitive" - Young Americans Center for Financial Education (2018);
- "Eye on the Ball" - All Star Park (2019);
- "Desert Plants" - Belmar Crossing Shopping Center at Saulsbury and Alameda (2019);
- "Arc of Peace" - in front of the Village at Belmar on the northwest corner of Yarrow and Alameda (2019);
- "Steel Dream" – Belmarsh Pond in the far SE corner of Belmar (2021); and
- "Windy Daze" - Belmarsh Pond in the far SE corner of Belmar (2021).

In 2018 ACBID added murals to its arts program including:

- Wall mural on the Belmar Whole Foods parking garage across from Chuy's (2018);
- Wall mural at Panaderia Rodriguez (2018);
- Wall mural at Village Roaster (2018);
- Mobile plywood mural of bison on the east wall of the Belmar Hyatt, (2020);
- Eight mobile murals created for display in Belmar (2020)
- Murals on the back of 8 bus shelters on Alameda (2021)

All of ACBID's public artworks now have a QR code with a link to the name of the artwork, year of installation and name of artist. Some include a short description of the artist's inspiration for the artwork in their own words.

Discover Alameda- Arts and Nature Trail Experience- In 2022 ACBID formally launched *Discover Alameda*. The goals for *Discover Alameda* are three-fold. First, to promote the health of the community by providing opportunities for safe, active, and sustainable transportation and recreation on the Alameda corridor. Second, to advance the economic development goal of drawing more visitors to the corridor to benefit businesses in the service area. Finally, to serve the general welfare of the community by creating an educational resource for outdoor public art, history, and nature education.

Discover Alameda includes both outdoor signage and a smart phone application to allow users to experience the trail. In 2022 ACBID completed design and installation of *Discover Alameda* wayfinding signs on vinyl wraps on the backup electrical boxes at intersections with a map showing attractions and landmarks within a twenty-minute walking radius. The signs also feature a QR code allowing trail users to access the ACBID website for information on ACBID's extensive public artworks collection and sidewalk history icons. Additional signage for Discover Alameda includes digitally printed high pressure laminate signs mounted on existing signposts. The *Discover Alameda* smart phone app launched in 2022 and is available to the public for free download on Google Play and the Apple App Store.

In 2024 Discover Alameda will shift focus to promotion of cycling on the Alameda corridor. ACBID's goal is to make the Alameda corridor the most bike friendly business corridor in the Denver Metro Area with additional bike parking, bike repair stations and maps.

The major elements of *Discover Alameda* include:

- *History on the Alameda Corridor-* The *Discover Alameda* experience includes sandblasted blue sidewalk history icons placed to allow the public to take self-guided history tours and participate in organized bike and walking tours. These Icons and the vinyl box wraps have QR codes with a link to the ACBID website for photos and historical information. ACBID has installed a total of 16 history icons to date with more planned for 2024.
- *Pocket Parks Program-* In 2021 ACBID completed installation of the first pocket park at the Chase Street benches location with new matching benches and trash can, a bike repair station, and inspirational historic nature quotes in the concrete. The purpose of this program is to create pedestrian and cyclist rest and gathering spaces to enhance the *Discover Alameda* experience.

This year ACBID completed a new pocket park at Belmar Crossing Shopping Center featuring new benches, a bike rack, and bike repair station. Additionally, in 2022 ACBID was awarded a \$12,000 AARP Community Challenge Grant to install a new concrete pad with a bench, trash can and ground mural at Metro West 5800. The grant will also fund ground murals for

2024 ACBID Operating Plan

the existing bench areas at Easter Seals and at Pierce and Alameda. Additionally, ACBID will install wood carving art around the Pierce and Alameda pocket park.

- *Traffic Box Art Wraps*- In 2019 ACBID launched a program to wrap city electrical boxes on Alameda with colorful art wraps as part of its *Discover Alameda* vision. ACBID completed the first phase in 2019-2020 with installation of nature themed art wraps on a total of twelve electrical boxes at ten intersections on Alameda from Depew to Garrison. In 2021 ACBID added seven additional box art wraps bringing the total to 19.

ACBID Grow Grants Program- In 2022 ACBID launched its Grow Grants program to facilitate transformational improvements on commercial properties in the Alameda service area. Grow Grants provide funding for projects including facade improvements, outdoor lighting, and wall murals. A total of \$40,000 in Grow Grants were awarded for 2022. ACBID will expand its Grow Grants program in 2024 to increase the pace of major improvements to the appearance of the corridor.

Fix it Up Reinvestment Grants- By intergovernmental agreement in 2023, the LRA paid to ACBID \$300,000 for blight remediation activities within the Phase I West Alameda Reinvestment Area. In 2023 ACBID launched its Fix it Up Reinvestment grant program designed to improve blighted properties. This program will continue through 2024.

New Street Beautification Programs for 2024

- *Stormwater Infrastructure Art*- ACBID is partnering with Lakewood Public Works in a pilot program to add water themed artwork to storm drains and manholes on the Alameda corridor. This program is intended to enhance stormwater infrastructure with colorful artwork and educate the public on stormwater and the importance of protecting water quality.

D. CORRIDOR SAFETY

Introduction: As the West Metro Denver region continues to grow, corridor safety remains of paramount importance to ACBID, AC, the Lakewood Police Department (LPD), City of Lakewood and its partners. Long-term partnerships with LPD and other safety minded partners provide a continuous pathway for making public safety improvements throughout the West Alameda Corridor. Crime trends such as graffiti, retail, and auto theft continue to be cyclical and fluid in nature, necessitating flexibility and adaptability in response. As conditions change and evolve, ACBID will continue to work with its partners on new initiatives to improve safety on the West Alameda Corridor now and in the future.

Corridor Safety Programs:

Public Safety Updates at Monthly AC Community Meetings- Updates from the Lakewood Police Department and West Metro Fire and Rescue are a mainstay of the

2024 ACBID Operating Plan

AC Community Meetings held on the first Wednesdays in January-June and September-November. These updates include valuable information and tips on crime trends, crime prevention and safety for businesses and the public.

(CPTED) Grants Program- In 2021, ACBID launched a pilot CPTED grants program to facilitate crime prevention in key areas on the corridor.

Quarterly Business Crime Roundtables- In 2023 ACBID began holding quarterly business crime roundtables for corridor businesses with representatives from the Lakewood Police Department and Jefferson County District Attorney’s office. Our goals are to give businesses an opportunity to discuss their challenges and concerns and share best practices for crime prevention. These quarterly roundtables will continue in 2024.

Zero Tolerance Graffiti Removal Policy- In response to an increase in graffiti in early 2022 ACBID adopted a zero tolerance approach to graffiti. All graffiti on ACBID artworks, benches and other structures is removed immediately by ACBID staff or contractors. Graffiti on other public property and private property is reported the same day through Request Lakewood. This approach so far has reduced graffiti by 75-80% in the ACBID service area.

IV. SUMMARY

ACBID will work with our community to confront challenges while moving forward with planned projects for corridor improvement. ACBID will continue its street beautification, economic development, sustainability, and public safety initiatives in 2024 and beyond.

V. CORRIDOR MANAGEMENT

The Colorado Business Improvement District Act provides for the establishment of the ACBID board of directors, which is responsible for submitting the ACBID annual operating plan and budget for review by the Lakewood City Council.

The current ACBID directors are:

Director	Term
Ed Boyle – <i>Belmar Crossing Shp Ctr</i>	3 years-07/01/23-6/30/26
Max De La Bruyere – <i>Alameda Crossing Shp Ctr</i>	3 years-07/01/22-6/30/25
Sonya Estes- <i>Runner’s Roost</i>	3 years-07/01/21-6/30/24
Patty Denny – <i>Telluride Truffle</i>	3 years-07/01/23-6/30/26
Phillip D. Shapiro- <i>Village at Belmar</i>	3 years-07/01/22-6/30/25
Ryan Williams – <i>Lakewood City Commons</i>	3 years-07/01/22-6/30/25
Heidi Westlund– <i>Belmar/Bridge 33 Capital</i>	3 years-07/01/22-06/30/25

Additional duties and responsibilities include:

- Ensure compliance by preparing and filing annual ACBID budget according to state legal requirements;
- Ensure compliance with other state laws;
- Contract for management services with the Alameda Connects for day-to-day services as outlined in the ACBID Operating plan; and
- Provide direction and coordination in carrying out ACBID-funded improvements and services.

STAFF MEMO

DATE OF MEETING: SEPTEMBER 25, 2023 / AGENDA ITEM NO. 10

To: Mayor and City Council

From: Robert Smith, Economic Development Director

Subject: **APPROVING THE 2024 RE-APPOINTMENT NOMINATION OF ED BOYLE TO THE BOARD OF DIRECTORS FOR THE ALAMEDA CORRIDOR BUSINESS IMPROVEMENT DISTRICT (BID)**

SUMMARY STATEMENT: Business Improvement Districts (BIDs) are primarily self-governing entities with significant authority, including the authority to incur debt and impose fees on commercial property owners within the district. However, Title 31 of the Colorado Revised Statutes grants the City oversight authority and requires the City to review and approve each BID's Board of Directors, Annual Budget and Operating Plan. This oversight role is critical to ensuring a positive public perception of BID activities.

BACKGROUND INFORMATION: Business Improvement Districts (BIDs) fill a significant role in Lakewood's vibrancy. Lakewood is home to two BIDs, the Lakewood-West Colfax Business Improvement District and the Alameda Corridor Business Improvement District. BIDs are defined areas where businesses elect to pay an additional tax to fund projects, only within the BID's boundaries. BIDs are governed by an independent board of directors made up of property and business owners in the defined area. The elected board chooses to distribute the funding for appropriate supplemental services above and beyond what Lakewood provides for that area. Services can include street cleaning, additional security, streetscape enhancements, pedestrian connectivity, and marketing.

The Alameda Corridor Business Improvement District runs along Alameda Blvd. from Sheridan Blvd to Carr St. in Lakewood. The boundary of the Alameda BID includes properties as far north as Cedar Ave. and as far south as Ohio Ave. Managed by an Executive Director and governed by a board of local property owners and businesses, the Alameda Corridor BID elects to spend revenue on streetscape improvements and marketing the Alameda Ave. corridor.

The attached 2024 BID Budget, BID Operating Plan and Nominations to the BID Board of Directors have been approved by the BID Board.

BUDGETARY IMPACTS: None. Approving these BID Plans do not affect the City's Budget.

STAFF RECOMMENDATIONS: Staff recommends the City Council approves these four resolutions approving the 2024 Operating Plan and Budget for the Alameda Corridor Business Improvement District and the Re-appointment of Ed Boyle and Patty Denny to the Board of Directors.

ALTERNATIVES:

- The City Council may decide not to approve the resolutions for the 2024 Alameda Corridor Business Improvement District 2024 Budget, 2024 Operating Plan, & re-appointment of nominations to the Board of Directors.

- The City Council may take action to table consideration of these resolutions to a future date certain.

PUBLIC OUTREACH: This item has been promoted through the regular communication channels to be considered by the Lakewood City Council and proper notice of this Council action was given.

The Alameda Corridor Business Improvement District provides public outreach through a variety of channels including a website, publications, Facebook, & Twitter. The Alameda Corridor BID also holds community meetings and several public events each year. Meetings of the Alameda Corridor BID Board are noticed and open to the public.

NEXT STEPS: None

ATTACHMENTS: 1. Resolution 2023-51
2. BID Resolution 2023-5 Reappointing Ed Boyle

REVIEWED BY: Kathleen E. Hodgson, City Manager
Benjamin B. Goldstein, Deputy City Manager
Alison McKenney Brown, City Attorney

A RESOLUTION

APPROVING THE 2024 RE-APPOINTMENT NOMINATION OF ED BOYLE TO THE BOARD OF DIRECTORS FOR THE ALAMEDA CORRIDOR BUSINESS IMPROVEMENT DISTRICT (BID)

WHEREAS, the Board of Directors of the Alameda Corridor Business Improvement District (the "BID") has filed with the City Clerk the BID's re-appointment nominations for BID board of directors, attached hereto, and requested that the City Council review and approve these nominations; and

WHEREAS, the City Council has reviewed the Alameda Corridor BID Re-Appointment Nominations as presented to them by the BID.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lakewood, Colorado, that:

SECTION 1. The 2024 Re-appointment of Ed Boyle to the Board of Directors for the Alameda Corridor Business Improvement District is hereby approved.

SECTION 2. The City Clerk shall transmit a copy of this Resolution to the Board of Directors of the BID.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

INTRODUCED, READ AND ADOPTED by a vote of _ for and _ against at a hybrid regular meeting of the City Council on September 25, 2023, at 7 o'clock p.m. at Lakewood City Hall, 480 South Allison Parkway, Lakewood, Colorado.

Adam Paul, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenny Brown, City Attorney

**ALAMEDA CORRIDOR
BUSINESS IMPROVEMENT DISTRICT
Jefferson County, Colorado**

Resolution No. 2023-5

**A RESOLUTION APPROVING THE NOMINATION OF ED BOYLE FOR
RE-APPOINTMENT TO THE BOARD OF DIRECTORS OF THE
ALAMEDA CORRIDOR BUSINESS IMPROVEMENT DISTRICT**

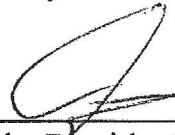
BE IT RESOLVED by the Board of Directors of the Alameda Corridor Business Improvement District, Jefferson County, Colorado as follows:

Section 1. At a meeting of the Board of Directors held on May 25, 2023, the board voted to submit the nomination of Ed Boyle of Belmar Crossing Shopping Center to the Lakewood City Council for re-appointment to the Board of Directors.

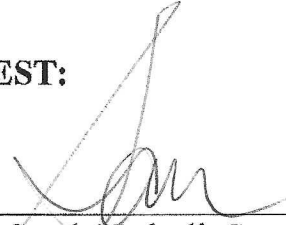
Section 2. The Board of Directors of the Alameda Corridor Business Improvement District hereby nominates Ed Boyle for re-appointment to the board for a three-year term running through June 30, 2026, and authorizes the submission of this nomination to the Lakewood City Council for approval.

ADOPTED AND APPROVED this 25th day of May 2023.

**ALAMEDA CORRIDOR
BUSINESS IMPROVEMENT DISTRICT
Jefferson County, Colorado**

By: 
Ed Boyle, President

ATTEST:

By: 
Sarah Hadsall, Secretary

STAFF MEMO

DATE OF MEETING: SEPTEMBER 25, 2023 / AGENDA ITEM NO. 11

To: Mayor and City Council

From: Robert Smith, Economic Development Director

Subject: **APPROVING THE 2024 RE-APPOINTMENT NOMINATION OF PATTY DENNY TO THE BOARD OF DIRECTORS FOR THE ALAMEDA CORRIDOR BUSINESS IMPROVEMENT DISTRICT (BID)**

SUMMARY STATEMENT: Business Improvement Districts (BIDs) are primarily self-governing entities with significant authority, including the authority to incur debt and impose fees on commercial property owners within the district. However, Title 31 of the Colorado Revised Statutes grants the City oversight authority and requires the City to review and approve each BID's Board of Directors, Annual Budget and Operating Plan.

This oversight role is critical to ensuring a positive public perception of BID activities.

BACKGROUND INFORMATION: Business Improvement Districts (BIDs) fill a significant role in Lakewood's vibrancy. Lakewood is home to two BIDs, the Lakewood-West Colfax Business Improvement District and the Alameda Corridor Business Improvement District. BIDs are defined areas where businesses elect to pay an additional tax to fund projects only within the BID's boundaries. BIDs are governed by an independent board of directors made up of property and business owners in the defined area. The elected board chooses to distribute the funding for appropriate supplemental services above and beyond what Lakewood provides for that area. Services can include street cleaning, additional security, streetscape enhancements, pedestrian connectivity, and marketing.

The Alameda Corridor Business Improvement District runs along Alameda Blvd. from Sheridan Blvd to Carr St. in Lakewood. The boundary of the Alameda BID includes properties as far north as Cedar Ave. and as far south as Ohio Ave. Managed by an Executive Director and governed by a board of local property owners and businesses, the Alameda Corridor BID elects to spend revenue on streetscape improvements and marketing the Alameda Ave. corridor.

The attached 2024 BID Budget, BID Operating Plan and Nominations to the BID Board of Directors have been approved by the BID Board.

BUDGETARY IMPACTS: None. Approving these BID Plans do not affect the City's budget.

STAFF RECOMMENDATIONS: Staff recommends the City Council approves these four resolutions approving the 2024 Operating Plan and Budget for the Alameda Corridor Business Improvement District and the Re-appointment of Ed Boyle and Patty Denny to the Board of Directors.

ALTERNATIVES: • The City Council may decide not to approve the resolutions for the 2024 Alameda Corridor Business Improvement District 2024 Budget, 2024 Operating Plan, & re-appointment of nominations to the Board of Directors.

• The City Council may take action to table consideration of these resolutions to a future date certain.

PUBLIC OUTREACH: This item has been promoted through the regular communication channels to be considered by the Lakewood City Council and proper notice of this Council action was given.

Additionally, the Alameda Corridor Business Improvement District provides public outreach through a variety of channels, including a website, publications, Facebook, & Twitter. The Alameda Corridor BID also holds community meetings and several public events each year. Meetings of the Alameda Corridor BID Board are noticed and open to the public.

NEXT STEPS: None

ATTACHMENTS: 1. Resolution 2023-52
2. BID Resolution 2023-6 Reappointing Patty Denny

REVIEWED BY: Kathleen E. Hodgson, City Manager
Benjamin B. Goldstein, Deputy City Manager
Alison McKenney Brown, City Attorney

A RESOLUTION

APPROVING THE 2024 RE-APPOINTMENT NOMINATION OF PATTY DENNY TO THE BOARD OF DIRECTORS FOR THE ALAMEDA CORRIDOR BUSINESS IMPROVEMENT DISTRICT (BID)

WHEREAS, the Board of Directors of the Alameda Corridor Business Improvement District (the "BID") has filed with the City Clerk the BID's re-appointment nominations for BID board of directors, attached hereto, and requested that the City Council review and approve these nominations; and

WHEREAS, the City Council has reviewed the Alameda Corridor BID Re-Appointment Nominations as presented to them by the BID.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lakewood, Colorado, that:

SECTION 1. The 2024 Re-appointment of Patty Denny to the Board of Directors for the Alameda Corridor Business Improvement District is hereby approved.

SECTION 2. The City Clerk shall transmit a copy of this Resolution to the Board of Directors of the BID.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

INTRODUCED, READ AND ADOPTED by a vote of _ for and _ against at a hybrid regular meeting of the City Council on September 25, 2023, at 7 o'clock p.m. at Lakewood City Hall, 480 South Allison Parkway, Lakewood, Colorado.

Adam Paul, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenny Brown, City Attorney

**ALAMEDA CORRIDOR
BUSINESS IMPROVEMENT DISTRICT
Jefferson County, Colorado**

Resolution No. 2023-6

**A RESOLUTION APPROVING THE NOMINATION OF PATTY DENNY
FOR RE-APPOINTMENT TO THE BOARD OF DIRECTORS OF THE
ALAMEDA CORRIDOR BUSINESS IMPROVEMENT DISTRICT**

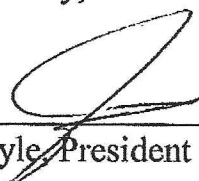
BE IT RESOLVED by the Board of Directors of the Alameda Corridor Business Improvement District, Jefferson County, Colorado as follows:

Section 1. At a meeting of the Board of Directors held on May 25, 2023, the board voted to submit the nomination of Patty Denny of Telluride Truffle to the Lakewood City Council for re-appointment to the Board of Directors.

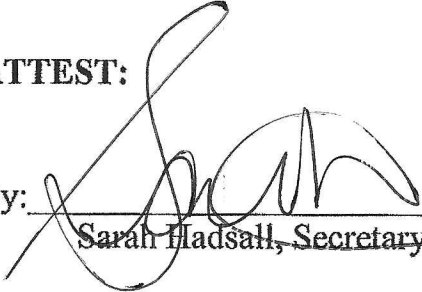
Section 2. The Board of Directors of the Alameda Corridor Business Improvement District hereby nominates Patty Denny for re-appointment to the board for a three-year term running through June 30, 2026, and authorizes the submission of this nomination to the City of Lakewood for approval.

ADOPTED AND APPROVED this 25th day of May 2023.

**ALAMEDA CORRIDOR
BUSINESS IMPROVEMENT DISTRICT
Jefferson County, Colorado**

By: 
Ed Boyle, President

ATTEST:

By: 
Sarah Hadsall, Secretary

STAFF MEMO

DATE OF MEETING: SEPTEMBER 25, 2023 / AGENDA ITEM NO. 12

To: Mayor and City Council

From: Max Kirschbaum, Public Works Director

Subject: **ADOPTING TITLE 14, CHAPTER 28 OF THE MUNICIPAL CODE OF THE CITY OF LAKEWOOD, COLORADO, IN CONNECTION WITH ESTABLISHING A PUBLIC IMPROVEMENT REIMBURSEMENT PROGRAM TO ALLOW DEVELOPERS OF PRIVATELY FINANCED CONSTRUCTION THE ABILITY TO APPLY FOR AND OBTAIN PARTIAL COST RECOVERY FROM SUBSEQUENT USERS OF THE PUBLIC IMPROVEMENTS**

SUMMARY STATEMENT: The Lakewood Municipal Code is proposed to be revised to provide a mechanism for private developers (initial development) to potentially receive reimbursement from future development (subsequent development) that may directly benefit from use of public infrastructure that was completely funded, constructed, and dedicated by the initial developer.

BACKGROUND INFORMATION: In certain circumstances, private developers of an initial development within an area must install significant public improvements to support a proposed project or to mitigate impacts to adjacent developments. These improvements often extend well beyond the property limits of the project and must be completely funded and constructed by the initial development in an area, sometimes at substantial cost. Once constructed and accepted these improvements are dedicated to the city for public use. Once dedicated to public use subsequent development is allowed to utilize these public improvements generally without fees or contribution to the original construction cost solely borne by the initial development.

The proposed process to request and obtain a reimbursement agreement is intended to be integrated into the standard development process to ensure that critical information and documentation regarding infrastructure costs are timely and accurate. The initial developer is responsible for providing all supporting information needed to establish the area within which future development would be required to provide reimbursement to the initial development (reimbursement area) and other elements of the agreement to the satisfaction of the City.

The language within the agreement contains two provisions to protect individual property owners from undue financial burden resulting from the reimbursement agreement. The first provision sets a ten-year limitation on the obligation for subsequent developments/individual property owners to be liable for reimbursement costs to the initial developer. Simply stated, if an individual property within a reimbursement area does not initiate a development process within ten years of the date of the reimbursement agreement they will not be required to contribute to the cost of the initial improvements. The second provision allows a property within the reimbursement area that does initiate a development process within the applicable ten year period to appeal the requirement to contribute to the cost of the initial improvements if the development will not connect to or take benefit from the initial improvements.

There is currently no program offered by the City of Lakewood that allows an initial developer to be reimbursed for extensive public improvements that may then be utilized by future development. This ordinance does not guarantee that a developer who completes a reimbursement agreement will recover any portion of the original

infrastructure cost.

BUDGETARY IMPACTS: No budgetary impact are anticipated.

STAFF RECOMMENDATIONS: Staff recommends adoption of the ordinance.

ALTERNATIVES:

PUBLIC OUTREACH: This item has been promoted through the regular communication channels to be considered by the Lakewood City Council.

NEXT STEPS: City staff will share the policy with owners of potential projects and identify projects in progress that may wish to consider initiating the application process.

ATTACHMENTS: 1. Ordinance O-2023-38

REVIEWED BY: Kathleen E. Hodgson, City Manager
Benjamin B. Goldstein, Deputy City Manager
Alison McKenney Brown, City Attorney

AN ORDINANCE

ADOPTING TITLE 14, CHAPTER 28 OF THE MUNICIPAL CODE OF THE CITY OF LAKEWOOD, COLORADO, IN CONNECTION WITH ESTABLISHING A PUBLIC IMPROVEMENT REIMBURSEMENT PROGRAM TO ALLOW DEVELOPERS OF PRIVATELY FINANCED CONSTRUCTION THE ABILITY TO APPLY FOR AND OBTAIN PARTIAL COST RECOVERY FROM SUBSEQUENT USERS OF THE PUBLIC IMPROVEMENTS

WHEREAS, the City of Lakewood is a home rule municipality organized under Article XX of the Colorado Constitution and the authority of the Home Rule Charter for the City of Lakewood (Charter);

WHEREAS, Sections 1.2 and 2.1 of the Charter vests all municipal legislative powers in the City Council, and authorizes the City Council to establish those laws necessary and proper to provide for the safety, preserve the health, promote the prosperity, and improve the morals, order, comfort, and convince of such municipality and the inhabitants thereof;

WHEREAS, the City Council desires to create a developer reimbursement program that allows developers of privately financed construction of public infrastructure to obtain partial cost recovery from later users of the public improvement(s) who receive special benefit from those public improvement(s) but did not contribute to the initial capital costs;

WHEREAS, approval of this Ordinance on first reading is intended only to confirm that the City Council desires to comply with the Lakewood Municipal Code by setting a public hearing to provide City staff and the public an opportunity to present evidence and testimony regarding the proposal; and

WHEREAS, approval of this Ordinance on first reading does not constitute a representation that the City Council, or any member of the City Council, supports, approves, rejects or denies the proposal.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lakewood, Colorado, that:

SECTION 1. Chapter 14.28 of the Lakewood Municipal Code shall be adopted as follows:

14.28.010 Purpose

The purpose of this Public Improvement Reimbursement Agreement program is to define the rules and regulations for the developers of privately financed construction of public water, sewer, storm sewer, and street system improvements to obtain partial cost recovery from later users of the Public Improvement(s) who receive special benefit from those Public Improvement(s) but did not contribute to the initial capital costs thereof.

14.28.020 Definitions

As used in this Chapter, the following terms are defined as follows:

City Engineer means the City Engineer for Development Services.

Connection means a physical connection of any kind to the City infrastructure, except that connection of an existing property entrance to new street infrastructure constructed by an Initial Developer that is eligible for reimbursement shall not be considered a connection for the purposes of reimbursement until such time as the property use changes or improvements to the entrance are required as a result of development of the property as determined by the Director or designee.

Connector means a party seeking to connect to the City infrastructure and who benefits from the infrastructure constructed by an Initial Developer that is eligible for the reimbursement procedure set forth in this section under criteria established by the City.

Construction Costs means all reasonable costs, as approved by the City Engineer, incurred directly and solely for the design and construction of Reimbursable Infrastructure and includes the total direct Construction Costs for the Reimbursable Infrastructure, all as detailed in a sworn affidavit of the Initial Developer.

Director means the Director of Public Works Department or designee.

Initial Developer means the party constructing or contracting for construction of Public Improvements required by the City to provide service to a development.

Initial Development means the development of the property for which the Reimbursable Infrastructure is constructed.

Public Improvements means those rights-of-way, easements, access rights, and physical improvements which, upon formal acceptance by the City, shall become the responsibility of the City for ownership and/or maintenance and repair, unless otherwise provided. which upon acceptance by the City, are intended to be for the use of and enjoyment of the public

Reimbursement Area means the geographical area approved by the City Engineer within the City that includes those properties identified as being specially benefitted by the Public Improvements completed by the Initial Developer.

Reimbursable Infrastructure means those Public Improvements identified by the City Engineer as eligible for reimbursement under this Chapter.

14.28.030 Agreement

- A. The owner of any property in the City who installs and dedicates qualified Public Improvements to be owned and maintained by the City may apply for the identification of a Reimbursement Area within which reimbursement of a portion of the costs of the Public Improvement(s) will be required from the owners of property specially benefited by the improvements. Construction cost or portions thereof may be recovered by the Initial Developer pursuant to the reimbursement procedure described in this section. This does not apply to fee in lieu of payment agreements.
- B. The total cost of design and construction of any required Public Improvement(s) shall be the responsibility of the Initial Developer whose development necessitates the initial installation of the Public Improvements as required by the City.
- C. The City Engineer is authorized to adopt administrative rules and regulations as needed to in order to carry out the intent of this Chapter.
- D. Applicants for the Public Improvement Reimbursement Agreements program must comply with all City ordinances and regulations to be eligible for reimbursement agreements. All Public Improvement(s) must be designed in accordance with the current editions of the City of Lakewood Engineering Regulations, Construction Specifications and Design Standards, the City of Lakewood Transportation Engineering Standards, and the City of Lakewood Storm Drainage Criteria Manual, as amended from time to time, the City's current infrastructure master plans, or based on other design requirements as otherwise determined by the City Engineer.
- E. The City Engineer may require the applicant to submit certified statements by a state of Colorado licensed professional engineers and/or contractors registered in the City of Lakewood containing information relevant to the application including, but not limited to, itemization of projected or actual cost of Public Improvement(s), property ownership records, plans, exhibits, or specifications.
- F. The City shall not be a connector or party subject to inclusion in a Reimbursement Area simply by receiving a public benefit from any improvement. However, if the City is the owner of a lot subject to development within the Reimbursement Area, and desires to connect to infrastructure that is the subject of a reimbursement agreement, the City may agree to be included as a connector subject to reimbursement payments.
- G. The applicant is solely responsible for the completeness and accuracy of all applications and required documents and must comply with the requirements of this agreement and all other applicable City ordinances.

14.28.040 Improvements Subject to Reimbursement

A Public Improvement Reimbursement Agreement application shall be accepted for consideration for reimbursement if it contains the following Public Improvement(s):

- A. Public water system extensions and sanitary sewer where such extension provides new mains intended to be owned and operated by the City in locations where no mainlines are available at the time of the formal submittal;
- B. Public storm collectors and outfalls including manholes, inlets located beyond the property frontage, headwalls or end sections, culverts, and major channel improvements;
- C. Public streets or portions thereof including curb and gutter, asphalt pavement, concrete pavement, pavement striping, sidewalks, pedestrian/bike paths, traffic signals, streetlights, acceleration and deceleration lanes; or
- D. Other improvements, at the discretion of the City Engineer, which upon acceptance by the City, are intended to be for the use of and enjoyment of the public.

14.28.050 Excluded Improvement(s)

A Public Improvement Reimbursement Agreement application shall not be accepted for consideration if it contains the following Public Improvement(s):

- A. Asphalt required as part of street widening along the frontage of the initial property being developed including the asphalt transitions in front of abutting properties;
- B. Curb, gutter, and sidewalk along the frontages of initial property being developed;
- C. All improvements used to meet the City of Lakewood's Enhanced Development Menu criteria;
- D. Storm sewer inlets that are located along the frontage of the initial property being developed and are connected to an existing storm sewer collector pipe;
- E. Any improvements associated with a required detention or water quality facility; or
- F. Infrastructure systems that are included in any metropolitan or other special district that assesses fees to residents or collects any supplemental tax from residents.

14.28.060 Application for Establishment of Public Improvement Reimbursement Agreement

- A. At the time of the initial submittal of the Site Plan and Engineering Drawings, the developer may file an application with the City Engineer to form a reimbursable area in order to obtain partial cost recovery from later users of the Public Improvement(s) required by the City and included in the initial submittal of the engineering drawings.

- B. The application shall be made using the form created by the City of Lakewood and shall include the following supplemental information:
1. Payment of the non-refundable application fee set in accordance with 14.01.060.
 2. An exhibit depicting the infrastructure suitable for inclusion in the reimbursement agreement as determined by the City Engineer. The exhibit shall be presented on 11x17 sized paper and shall clearly show all proposed reimbursable Public Improvements included in the request to scale.
 3. An itemized list of the improvements for inclusion in the reimbursement agreement with descriptions and quantities.
 4. An ownership map acceptable to the City, showing all the properties specially benefited by the proposed reimbursement agreement. This exhibit on 11 x 17 sized paper shall clearly show the proposed Reimbursement Area to be established to scale with streets and addresses.
 5. A list of the names, mailing addresses of the property owners, and the tax ownership identification numbers for the properties within the boundaries of the proposed reimbursement agreement area, accompanied by a written ownership and encumbrance report from a title company or similar document acceptable to the City Engineer evidencing proof of ownership of all property subject to the reimbursement agreement.
- C. Concurrent with the Site Plan and Engineering Drawing review, the City Engineer shall conduct a review of the complete application. Incomplete applications will not be reviewed. The Initial Developer will be notified in writing if the Public Improvement qualifies as Reimbursable Infrastructure and whether the application is approved. In the event the City Engineer does not approve the application, the City Engineer shall notify the Initial Developer thereof in writing explaining the bases for such determination. The Initial Developer may thereafter submit modified application materials for further review or file an appeal in accordance with this Chapter.
- D. Applications will be reviewed based on the criteria set forth in the administrative rules and regulations adopted by the City Engineer. Acceptance or denial of the application by the City Engineer must be determined prior to approval of the Site Plan and Engineering Drawings.
- E. The applicant may appeal the decision of the City Engineer prior to acceptance of the Site Plan and Engineering Drawings. An appeal of the City Engineer's decision must be made in writing to the Director of Public Works and include the reason for the appeal and all relevant documentation that the applicant wishes to be considered by

the Director. The Director shall have fourteen (14) days to provide a written decision regarding the application. The Director's decision shall be final and subject to judicial review by a court of competent jurisdiction.

14.28.070 Estimated Construction Cost

- A. Upon approval of the Site Plan and Engineering Drawings the Initial Developer must provide the following construction cost information:
1. A report acceptable to the City Engineer detailing the estimated construction cost and the resulting reimbursement amount proposed to be assessed to each property within the approved Reimbursement Area. The report shall include all calculations substantiating the initial costs based on the approved Engineering Drawings and the approved reimbursable Public Improvements and Reimbursable Area.
 2. The report must include a minimum of three independent construction bids for the reimbursable Public Improvement(s). The bids shall be submitted in similar format and include an itemized unit price, quantities, and the total estimated cost for the improvements. Regardless of which contractor is selected by the Initial Developer, the lowest responsible bidder's itemized unit price schedule of values will be used to calculate the reimbursable amounts for each property.
 3. Notwithstanding the above, if the Initial Developer is unable to obtain three independent construction bids as required, the Initial Developer may request a waiver of this requirement from the City Engineer. In this event, the Initial Developer shall provide documentation to the City Engineer of the extenuating circumstances that preclude obtaining three independent bids. The City Engineer shall have the sole discretion to determine if the documentation of the extenuating circumstances is sufficient to waive the requirement for three independent bids.
 4. A notarized affidavit from the Initial Developer attesting to the estimated construction cost and to the fact that the work was bid to at least three independent contractors. The affidavit shall be supported with complete documentation, including copies of all vendor, consultant, and contractor bids, proposals, invoices and other relevant documents to support the validity of the construction cost. In the event the requirement for three independent bids was waived by the City Engineer, the affidavit will describe the bidding process that was used. The Initial Developer shall attest that all information contained in the application is true and correct.

5. The report must include calculations that clearly identify how the estimated construction cost is to be allocated to the properties within the Reimbursement Area. A separate sheet(s) shall be included for each property showing the location of the property relative to the initial property to be developed, the approved reimbursable Public Improvement(s), the limits of the Reimbursement Area, the total estimated cost, and the estimated cost for that property.
 6. Draft copies of the notice required in Section 14.28.080(A) to be sent to each property owner.
- B. The City Engineer shall complete a review of the estimated construction cost report and provide a written approval or rejection of the estimated Construction Costs. If the City Engineer needs additional information, written comments shall be provided to the Initial Developer. The Initial Developer may thereafter submit modifications until accepted by the City Engineer.
- C. If the Initial Developer disputes the City Engineer's determination regarding the estimated reimbursable Construction Costs, or chooses not to submit modifications, they may appeal such determination as set forth in Section 14.28.140 of this section.

14.28.080 Determination of Pro Rata Shares

- A. Properties within a Reimbursement Area shall be assessed in such a manner as to equitably apportion the cost among all properties specially benefitted by the improvement, but no property shall be assessed an amount greater than the special benefit received by it. In the absence of unusual circumstances requiring a different method, Public Improvements shall be subject to reimbursement on the basis of front footage for streets, sidewalks and trails and on the basis of acres served in the case of water main, sewer main and storm drainage improvements.
- B. The cost to be apportioned within a Reimbursement Area shall be the reasonable cost of installing the improvement, but not including the cost of any part or portion which solely benefits the Initial Developer, such as curb cuts or main connections to serve its property. Engineering costs, not to exceed five percent (5%) of Construction Costs, may be included with the cost allocations. Reimbursable Construction Costs shall be based on the lowest responsible bid of three bids obtained by the Initial Developer.
- C. Except as hereinafter limited, the phrase "special benefit" shall mean only the benefit conferred upon a property, which is greater or different in kind, from that conferred upon properties in the City as a whole by a Public Improvement. Among the factors to be considered in determining the existence of a special benefit are:
1. Improvement in safety or convenience of access;
 2. Improved drainage;

3. Alleviation of health or sanitation hazards;
4. Adaptability of the property to a superior or more profitable use;
5. Improved availability of public water or sewer service to the property; and
6. In the case of undeveloped property, the installation of an improvement which would otherwise be required upon development of the property. When a party must extend an improvement, such as a water or sewer main, in order to make lateral connection to its property, the pre-existing portion of the improvement shall not be deemed to specially benefit that portion of its property served by the extension.

14.28.090 Reimbursement Area Hearing

- A. Upon approval by the City Engineer of the estimated construction cost report, the City shall set a hearing date no less than thirty-five (35) days from the approval and notify the Initial Developer. The Initial Developer shall send by first class U.S. mail, at least twenty-one (21) days before the hearing date, a notice to each of the owners of each property that is situated within the proposed Reimbursement Area boundary, together with a copy of the proposed reimbursement agreement, the individual property summary sheet, letter of explanation and a copy of this code section. The notice shall advise the property owners of the hearing date, time and location and their right to appear at the hearing to contest the Reimbursement Area, the reimbursement agreement, or both.
- B. Hearing Process. The Director shall conduct the hearing on the matter. The burden of proof to establish that the request for reimbursement for construction cost is reasonable and necessary shall be on the Initial Developer. If the Initial Developer establishes that the request for reimbursement is reasonable and necessary, the burden of proof to establish disqualification for reimbursement shall shift to the owner(s) of property identified as being within the Reimbursement Area. Following the hearing, the Director shall render, within thirty (30) days, a written decision and provide copies of the decision to all parties. The Director's decision is final and subject to judicial review by a court of competent jurisdiction.

14.28.100 Establishing the Final Construction Cost

- A. Prior to acceptance of Public Improvements, the Initial Developer must provide the following final construction cost information:
 1. A report acceptable to the City Engineer detailing the final construction cost and the resulting reimbursement amount to be assessed to each property within the approved Reimbursement Area. The report shall include all

calculations substantiating the final costs based on the actual construction cost incurred for construction of the approved reimbursable Public Improvements. For purposes of calculating the assessed reimbursement amount, the total reimbursable amount shall not exceed one hundred fifteen percent (115%) of the estimated Construction Costs determined in Section 14.28.070.

2. A notarized affidavit from the Initial Developer attesting to the final construction cost. The affidavit shall be supported with complete documentation, including copies of all vendor, consultant, and contractor invoices, change orders, pay applications and other relevant documents to support the validity of the final construction cost. The complete cost of all Public Improvement(s) subject to reimbursement must be tracked separately from other costs associated with the project.
 3. The report must include calculations that clearly identify how the final construction cost is to be allocated amongst the initial property, and all properties within the approved Reimbursement Area. A separate sheet(s) shall be included for each property showing the location of the property relative to the initial property to be developed, the approved reimbursable improvement(s), the limits of the Reimbursement Area, the total final cost, and the final cost for that property.
 4. The report must also include a draft letter notifying the property owners within the Reimbursement Area of the completion of the Public Improvements and the final cost to be recorded as required in 14.28.90(C).
- B. The City Engineer shall complete a review of the final construction cost report and provide a written notice of approval or rejection. If the City Engineer needs additional information, written comments shall be provided to the Initial Developer. The Initial Developer may thereafter submit modifications until accepted by the City Engineer.
- C. When the final construction cost is approved, a notice of the existence of the Reimbursement Area shall be recorded by the Initial Developer against the properties in the Reimbursement Area in the office of the County Clerk and Recorder in the county in which the properties are located. The Initial Developer shall send by first class U.S. mail a maximum of twenty-one (21) days after the approval of the final cost and allocation, a notice to each of the owners of each property that is situated within the proposed Reimbursement Area boundary, a copy of the recorded reimbursement agreement, the individual property summary sheet, and a copy of this code section.

14.28.110 Reimbursement Payments

- A. A Connector included within a Reimbursement Area may in such Connector's discretion pay the reimbursement at any time after it has been allocated but shall not

be required to do so until the first of the following to occur: execution of a Public Improvement agreement or similar document; subdivision of the property; issuance of a building permit for the property; or at the time of connection to the Public Improvement.

1. In the event that a Connector included within a Reimbursement Area initiates an action, other than a direct connection to the Public Improvement, that would otherwise trigger a requirement for payment, but the Connector does not immediately benefit from the initial improvement, the Connector may request deferral of the payment in writing from the Director prior to applying for any permits. A decision by the Director to defer payment shall not void the Connectors' obligation triggered by additional actions or change the original term of the obligation.
 2. Deferral of payment for an individual Connector shall not change the reimbursement amount for any other Connector included within the Reimbursement Area.
- B. A Connector included within a Reimbursement Area shall make reimbursement payments directly to the Initial Developer, in good and verifiable funds. Upon making the reimbursement payment, the Connector making the payment and the Initial Developer shall both sign and provide to the City Engineer an acknowledgement of payment showing that the Connector and Initial Developer agree that reimbursement has been made.
- C. No property will be permitted to connect to infrastructure constructed pursuant to this section or to any other part of the City's infrastructure until the obligations associated with such property under any reimbursement agreements have been paid in full or have been deferred.
- D. In no event shall the actual amount reimbursed to the Initial Developer exceed the reimbursable Construction Costs.

14.28.120 Responsibilities of Initial Developer

After the recordation of the reimbursement agreement, it shall be the responsibility of the Initial Developer (and the party's successor(s)-in-interest) to keep the City informed of its current address. Failure to comply with the Initial Developer's responsibilities shall constitute abandonment of all rights of reimbursement and shall be grounds for termination of the reimbursement agreement.

14.28.130 Termination of Reimbursement Areas

- A. The reimbursement agreement shall terminate upon the earlier to occur of the following: payment of the full amount of reimbursable Construction Costs, or ten (10) years from the date of execution.
- B. Upon full payment of reimbursement or expiration of the reimbursement term, whichever occurs first, the City will, upon request, issue a written release to the owner of property included within a Reimbursement Area.

14.28.140 Dispute, Administrative Appeal

- A. In the event the Initial Developer disputes the City Engineer's determination of estimated or actual reimbursable Construction Costs or the qualification of the improvement as Reimbursable Infrastructure, the Initial Developer may submit a written appeal to the Director detailing why the Initial Developer disputes the City Engineer's determination.
- B. Upon receipt of a written appeal hereunder, the Director shall review the written appeal to determine whether the written appeal contains reasonably sufficient information to overturn the City Engineer's determination regarding estimated or actual reimbursable Construction Costs, as applicable. If the Director concludes there is not reasonably sufficient information, the Director shall notify the Initial Developer within twenty-one (21) calendar days after receipt of the written appeal, including identifying the nature of the required additional information to the extent reasonably possible. The Initial Developer shall provide the required additional information within fifteen (15) calendar days after the date of the notice. Failure to provide the required additional information within such time period shall render the appeal abandoned, and the Initial Developer shall be deemed to have accepted the City Engineer's determination of estimated or actual reimbursable Construction Costs.
- C. If the Director concludes that the written appeal is sufficient, with or without required additional information, as applicable, the Director shall investigate and provide to the Initial Developer a written decision within thirty (30) calendar days after receipt of the written application or, if the written application required additional information, within thirty (30) calendar days after receipt of such additional information.
- D. The Director's decision shall be final for the purposes of further appeals, which shall be to a court of competent jurisdiction.

14.28.150 Limitation of City's Duty and Liability

- A. The Initial Developer shall defend and indemnify the City for, and hold the City harmless from, any suit, claim, or action that is or may be brought by any person against the City as a result of the reimbursement agreement entered into pursuant to this Chapter. In the event the City incurs costs as the result of any litigation or dispute in administering this Chapter, the Initial Developer shall reimburse the City for these costs within ten (10) days of the City sending notification. In the event the Initial

Developer fails to reimburse these costs upon written request by the City Attorney or designee, the City will have no further obligations to the Initial Developer and any reimbursement agreements with the Initial Developer will be considered terminated. Notwithstanding the foregoing, the City is not limited to these remedies.

- B. In the event a court invalidates the reimbursement agreement, the City will have no further obligations to the Initial Developer and the reimbursement agreement with the Initial Developer will be considered terminated unless the court order provides otherwise. If the Initial Developer has received reimbursement payments under a reimbursement agreement that a court invalidates, then the Initial Developer shall return the reimbursement funds, plus the applicable collection fee paid by the Connector, to the Connector unless the court order provides otherwise. If a court invalidates the reimbursement agreement, the City will not be obligated to refund the application fee to the Initial Developer.
- C. The Initial Developer shall cooperate with the City in the implementation of the agreement including, but not limited to, providing such information as the City may deem necessary to perform its functions under the agreement.
- D. Failure of the Initial Developer to comply with any of the material provisions of the reimbursement agreement shall constitute abandonment of all rights to reimbursement.
- E. Nothing in this section shall prevent the Initial Developer from pursuing any other legal action against a property owner for failure to pay.

SECTION 2. This Ordinance shall take effect thirty (30) days after final publication. Upon its effective date, there will be a grace period of an additional thirty (30) days for active or in progress developments or redevelopments to apply for partial reimbursement of any public improvement(s) in accordance with the provisions of this Ordinance.

SECTION 3. If any provision of this Ordinance should be found by a court of competent jurisdiction to be invalid, such invalidity shall not affect the remaining portions or applications of this Ordinance that can be given effect without the invalid portion, provided that such remaining portions or application of this Ordinance are not determined by the court to be inoperable.

I hereby attest and certify that the within and foregoing ordinance was introduced and read on first reading at a hybrid regular meeting of the Lakewood City Council on the 11th day of September 2023; published by title in the Denver Post and in full on the City of Lakewood's website, www.lakewood.org, on the 14th day of September, 2023; set for public hearing to be held on the 25th day of September, 2023, read, finally passed and adopted by the City Council on the 25th day of September, 2023 and, signed by the Mayor on the ___ day of September, 2023.

Adam Paul, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

STAFF MEMO

DATE OF MEETING: SEPTEMBER 25, 2023 / AGENDA ITEM NO. 13

To: Mayor and City Council
From: Travis Parker, Planning Director
Subject: **Amending Policies and Procedures for the Historic Preservation Commission**

SUMMARY STATEMENT:

The Lakewood Municipal Code requires City Council to approve amendments to policies and procedures for the HPC pursuant to Article 17.11.2.5(J) of the Zoning Ordinance. City Council initially approved HPC's existing Policies and Procedures on December 12, 2022. Policies and procedures are sometimes also referred to as rules and regulations, or as by-laws.

The HPC has had a few vacant positions over the past year preventing it from performing City business at times due to a lack of a quorum. In addition, the HPC has unique recurring projects that do not necessitate the entirety of the Commission. Examples of such groups include: 'May Historic Preservation Month,' 'Morse Park Survey Next Steps,' (grant work) and 'Outreach.' In spring of this year, the Commission was told that creation or continuation of any ad hoc committees is required to be approved by the City Council and incorporated into the HPC's Policies and Procedures. At the request of City staff and the HPC, the attorney assigned to the Planning Department drafted an appropriate amendment to HPC's Policies and Procedures that would authorize the Commission to create ad hoc committees.

BACKGROUND INFORMATION:

HPC Action

At the July 18, 2023 meeting of the HPC, the HPC moved to recommend to City Council adoption of the proposed amendment to the Policies and Procedures, and the motion was approved unanimously subject to two minor changes proposed by Commissioners at the meeting.

Consistency with Adopted Plans

Consistency with the Comprehensive Plan

- The Comprehensive Plan includes Goal L-HP2: Maintain Certified Local Government status.
- Action Step L-HP2.a. states: "Ensure a qualified Historic Preservation Commission is maintained and receives ongoing training and support."

Approval of the amendment to HPC's Policies and Procedures will help provide ongoing support to the work of the HPC, by allowing the creation of ad hoc committees.

Consistency with the Historic Preservation Plan

The Lakewood Historic Preservation Plan was initially adopted as an amendment to the Comprehensive Plan in October 2012. The Historic Preservation Plan was included as an amendment to the current Comprehensive Plan when it was adopted on April 27, 2015.

The Plan includes Policy 5.4: Provide strong support for establishing a Historic Preservation Commission.

- Action 5.4.2 states that the City should: “Provide technical and administrative support to the Historic Preservation Commission.

Allowing the Commission to create ad-hoc committees will help the City provide support to the work of the Commission.

Consistency with the Zoning Ordinance

The current Historic Preservation Ordinance (Article 11 of the zoning ordinance) was adopted as part of the amendment to the Zoning Ordinance effective December 10, 2012.

- Article 17.11.2.5, Historic Preservation Commission Powers and Duties, specifies that City Council has authority to adopt and amend by-laws, operating policies, and procedures.

Approval of the amendment to the Policies and Procedures is consistent with the relevant goals and action steps of the Comprehensive Plan and the Historic Preservation Plan, and with the Zoning Ordinance.

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS:

That City Council approve the proposed amendment to the Policies and Procedures for the HPC.

ALTERNATIVES: Do not approve the amendment to the Policies and Procedures.

PUBLIC OUTREACH:

The July 18, 2022 meeting of the HPC was open to the public. There was no public comment received.

NEXT STEPS: None

ATTACHMENTS: 1. Resolution 2023-53
2. Policies and Procedures Amendment to Section 2.5-Ad Hoc Committees

REVIEWED BY: Kathleen E. Hodgson, City Manager
Benjamin B. Goldstein, Deputy City Manager
Alison McKenney Brown, City Attorney

A RESOLUTION

AMENDING POLICIES AND PROCEDURES FOR THE HISTORIC PRESERVATION COMMISSION

WHEREAS, Title 17, Article 11.2.5.J of the Lakewood Municipal Code permits the Historic Preservation Commission to draft and recommend for adoption by the City Council any amendment to operating policies and other rules of procedure;

WHEREAS, the Historic Preservation Commission has drafted amendments to its operating policies and rules of procedure (“Policies and Procedures”);

WHEREAS, amending its Policies and Procedures will help maintain Certified Local Government (CLG) status for said Commission, and is consistent with the Comprehensive Plan, the Historic Preservation Plan, and the Zoning Ordinance;

WHEREAS, the Historical Preservation Commission conducted a public hearing on July 18, 2023, and voted to recommend that City Council adopt these amended Policies and Procedures;

WHEREAS, on September 25, 2023, the City Council reviewed the proposed amendment to the Policies and Procedures as presented by the Historic Preservation Commission in accordance with the Lakewood Municipal Code and the standard procedures of that body; and

WHEREAS, the City Council hereby finds and determines that amending the Policies and Procedures as presented by the Historic Preservation Commission is in the best interests of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lakewood, Colorado, that:

SECTION 1. The amended Policies and Procedures for the Historic Preservation Commission, as presented to the City Council and dated September 25, 2023, are hereby approved.

SECTION 2. The Mayor and City Clerk are hereby authorized and directed to execute and attest, respectively, their signatures on this Resolution and the amended Policies and Procedures as evidence of the approval and adoption of the same on behalf of the City Council.

SECTION 3. This Resolution shall become effective immediately upon adoption.

INTRODUCED, READ, AND ADOPTED by a vote of _ for and _ against at a regular hybrid meeting of the Lakewood City Council on September 25, 2023, at 7 o'clock p.m. at the Lakewood Civic Center, 480 S. Allison Parkway, Lakewood, Colorado.

Adam Paul, Mayor

ATTEST:

Jay Robb, City Clerk

Approved as to form:

Alison McKenney Brown, City Attorney

CITY OF LAKEWOOD
POLICIES AND PROCEDURES GOVERNING
THE HISTORIC PRESERVATION COMMISSION

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CITY OF LAKEWOOD
POLICIES AND PROCEDURES
GOVERNING
THE HISTORIC PRESERVATION COMMISSION

ARTICLE 1

GENERAL PROVISIONS

Section 1.1 Applicable Law

The Historic Preservation Commission (“the Commission”) shall be governed by the City of Lakewood (“City”) home rule charter, the Lakewood Municipal Code, City ordinances, applicable State Law, and these Policies and Procedures, (collectively referred to hereinafter as “Applicable Law”).

Section 1.2 Powers of the Commission

The powers of the Commission are those set forth in the Lakewood Municipal Code (“LMC”) Title 17, Article 11 (the “Historic Preservation Ordinance”), and generally consist of the power to designate, preserve, protect, enhance, and perpetuate those structures, sites and districts which reflect outstanding elements of the City’s cultural, artistic, social, economic, political, architectural, historic, or other heritage.

Section 1.3 General Duties

Upon taking office, all members of the Commission (hereinafter, each a “Commissioner”) shall familiarize themselves with Applicable Law and all information provided pertaining to applications presented for review to the Commission, and while in office, shall maintain such knowledge and keep themselves apprised of all amendments and additions to any of the foregoing. Commissioners shall make a good faith effort to attend every Commission meeting.

ARTICLE 2

MEMBERSHIP AND OFFICERS

Section 2.1 Appointment and Membership

In accordance with the LMC, the Commission shall consist of seven voting members. At least two of the Commissioners shall be residents of the City of Lakewood.

Section 2.2 Advising Candidates During the Selection Process

The Commission encourages the City Council Screening Committee to advise candidates applying for appointment to the Commission of the estimated time commitment required for service on the Commission, including regular attendance at meetings, review of staff reports and other materials, and of the need for Commissioners to be familiar with these Policies and Procedures. The Commission further encourages the City Council Screening Committee to ask each candidate during their interview to agree to meet these obligations if appointed. Each candidate shall receive a copy of these Policies and Procedures upon receipt of their appointment or upon their adoption.

Section 2.3 Officers

At the first regular meeting of any calendar year or at a date determined by the Commission, the Commission shall elect a Chair and a Vice-Chair. The term of each officer shall be one year. Notwithstanding the foregoing, Commissioners' appointed terms shall not be modified by this section.

- a. The Chair shall preside over all Commission meetings and decide points of order when appropriate.
- b. The Vice-Chair shall preside over Commission meetings when the Chair is not present. In case of vacancy in the office of Chair, the Vice-Chair shall succeed the Chair and serve the unexpired term as Chair. A new Vice-Chair shall be selected at the next regular session of the Commission.
- c. The Chair or, in the Chair's absence, the Vice-Chair, shall conduct the hearing in accordance with local ordinances and these Policies and Procedures. The officers are voting members and are accorded the same rights and privileges accorded other Commissioners.

Section 2.4 Secretary

Pursuant to the Historic Preservation Ordinance, the City will designate a City staff member as "Secretary to the ... Commission" (the Secretary). The Secretary shall perform the duties assigned to them within such Article 11, shall attend all Commission meetings and hearings, shall take and prepare minutes of such meetings, showing the vote of each Commissioner upon every question, and shall administer oaths to those who testify during public hearings. The Secretary shall be the custodian of the Commission's records and shall conduct official correspondence, send out all notices, compile records, and maintain the Commission's files.

Section 2.5 Ad Hoc Committees

Ad hoc committees may be formed by a majority vote of the Commission to carry out the powers and duties of the Commission as set forth in LMC Title 17, Article 11. Any ad hoc

committee established pursuant to these Policies and Procedures is of a temporary nature and is intended to address a specific project.

- a. Ad hoc committees shall have at least two members.
- b. Ad hoc committees shall only meet during Regular or Special Meetings scheduled pursuant to Article 3.
- c. Once an assigned project has been completed, the ad hoc committee automatically dissolves unless the Commission assigns additional projects to the committee.

Section 2.6 Terms of Office

The term of each Commissioner shall be as specified in section 17.11.2.3 of the LMC.

Section 2.7 Compensation

Each Commissioner will be reimbursed for actual expenses incurred in the exercise of Commission duties. Such expenses shall be documented to the Secretary.

Section 2.8 Removals for Cause

Upon presentation of written charges and after a hearing thereon, any Commissioner may be removed for cause by the City Council, as set forth in City Council Resolution 2008-40. Failure to attend regular meetings on a consistent basis may be considered a cause for removal.

Section 2.9 Vacancies

A vacancy shall exist when any Commissioner dies, resigns, is removed for cause, is not reappointed, or becomes an elected official or an employee of the City. The City Council shall appoint a Commissioner to fill the unexpired term of the Commissioner whose place has become vacant.

ARTICLE 3

MEETINGS AND HEARINGS

Section 3.1 Regular Meetings

Regular meetings of the Commission shall be held at 6:30 p.m. on the third Tuesday of alternating months at the Lakewood Civic Center, except as otherwise designated by the Commission. The Commission shall not meet more often than once in a given week. The Commission shall meet only for the purposes set forth in these Policies and Procedures, but shall not meet for the sole purpose of electing officers.

Section 3.2 Special Meetings

Special meetings may be called by the Chair and at least two Commissioners, or at the request of a majority of Commissioners. No special meeting shall be called with less than 48 hours' notice to all Commissioners, either by personal service or by leaving the notice at the Commissioner's place of residence as set forth in the City's records. Special meetings are open to the public and shall be held at 6:30 p.m., on a Tuesday, unless otherwise agreed to by a majority of the Commissioners, subject to staff and facility availability.

Section 3.3 Study Sessions

Study sessions are informal meetings during which general historic preservation topics are discussed which contribute to the continuing education and training of Commissioners. Study sessions are open to the public and may be held at 6:30 p.m. on the third Tuesday of the month at the Lakewood Civic Center, except as otherwise designated by the Commission.

Section 3.4 Continued Hearings

Any public hearing may be continued to a date certain, and such continuance shall not require additional public notice.

Section 3.5 Meeting Cancellation

If no business is scheduled before the Commission, the City may cancel a meeting after consulting with the Chair and by giving notice to all Commissioners at least two hours before the time set for the hearing.

Section 3.6 Quorum

A quorum of the Commission shall consist of four Commissioners. An affirmative vote of a majority of the Commissioners present is required to approve any matter before the Commission. In the event a quorum is not present at a Commission meeting, the Chair, or any Commissioner if no officers are present, shall declare a lack of a quorum and adjourn the meeting, and all matters on the agenda matter shall be rescheduled.

Section 3.7 Order of Business at Meetings

Unless changed by a majority vote of all Commissioners present, the order of business at a meeting shall be as follows:

- a. Call to Order
- b. Roll Call of Commissioners
- c. Approval of Minutes
- d. Public Hearing Applications
- e. Other Business
- f. Adjournment

Section 3.8 Public Hearings

- a. The Commission shall hold a public hearing on all applications as required by Title 17, Article 11, of the LMC.
- b. At each meeting prior to the public hearing, the Chair shall explain to those present the order of business at a public hearing. The Chair shall also inform them as to the requirements of the law and what must be proven for the application to be approved.
- c. Those who testify at any public hearing shall be sworn in by the Secretary. Prior to any individual giving testimony, the Chair shall instruct the Secretary to administer the oath.
- d. The order of business for each application at a public hearing shall be as follows:
 - 1. The Chair announces the application;
 - 2. The applicant presents the application;
 - 3. City staff presents the staff report;
 - 4. Persons wishing to comment upon the application may speak;
 - 5. The Commission may question the applicant, interested persons, and staff;
 - 6. The Chair closes the public hearing and invites Commissioner discussion of the application;
 - 7. The Commission makes findings and votes to approve, approve with modifications, or deny the application using the form of a resolution; and
 - 8. The Chair states the outcome of the vote.
- e. Any materials presented to the Commission during the public hearing must be identified and entered into the record as an exhibit.

Section 3.9 Meeting Minutes

The Commission shall keep minutes of its regular and special meetings and records of its examinations and all official actions, all of which shall be filed in the offices of the City once approved, and shall be public record.

Section 3.10 Motions

After a motion is moved and seconded, the Chair shall restate the motion and ask for discussion from the Commissioners. After all Commissioners have had an opportunity to speak, the Chair shall instruct the Secretary to conduct a roll call vote. No Commissioner may abstain from voting unless recused due to a conflict of interest.

ARTICLE 4

COMMISSIONER CONDUCT

Section 4.1 Right of Floor

No person shall speak unless recognized by the Chair in accordance with Robert's Rules of Order.

Section 4.2 Conflict of Interest

No Commissioner shall participate in any application before the Commission in which they have a financial interest or will be directly affected by the decision. Commissioners may voluntarily recuse themselves because of a conflict of interest, following disclosure on the record of the nature of the conflict. Upon being recused from a matter pending before the Commission set for quasi-judicial hearing, the Commissioner shall remove themselves from the official seating of the Commission to avoid any perception of seeking to influence other Commissioners but need not remove themselves from the room.

Section 4.3 Commissioners May Not Appear Before the Commission

No Commissioner may appear before the Commission as an applicant, proponent, opponent, interested party, witness, or representative in any matter upon which the Commission is to make a decision or recommendation.

Section 4.4 Decorum and Order

The Chair shall preserve decorum and decide all questions of order before the Commission. All meetings of the Commission shall be in accordance with Robert's Rules of Order.

Recommended for approval this 18th day of July, 2023.

Poppie Gullett, Chair
Historic Preservation Commission

Approved by City Council this 25th day of September, 2023.

Jay Robb, City Clerk

Adam Paul, Mayor

STAFF MEMO

DATE OF MEETING: SEPTEMBER 25, 2023 / AGENDA ITEM NO. 14

To: Mayor and City Council

From: Kathleen Newland, Director of Community Resources

Subject: **AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED AT 11050 WEST 20TH AVENUE, FOR OPEN SPACE AND PARK PURPOSES, INCLUDING APPLYING FOR A JEFFERSON COUNTY OPEN SPACE GRANT, AND ACCEPTANCE OF DEEDS THEREFOR**

SUMMARY STATEMENT:

A resolution declaring the intent to purchase 9.06 acres of land at 11050 W. 20th Ave. for municipal, drainage, open space and park purposes.

BACKGROUND INFORMATION:

In the early 1960's, the Jefferson County branch of the YMCA opened at 11050 W. 20th Ave. on property they had purchased. They had limited funding and primarily improved the northern portion of the property.

In 1972, the City of Lakewood (the "City") entered into a lease agreement with the YMCA to develop a neighborhood park on the southern portion of the YMCA property. The City used Land and Water Conservation Funds to develop a park with ballfields, tennis courts, a playground, a picnic shelter and restrooms. The lease was renewed in 1986 after some additions were made to the YMCA building. In 2004, the YMCA closed its doors and put the land and building on the market to be sold. The City had a first right of refusal to purchase the property but was unable to secure funds to complete the transaction. In 2005, the property was sold to the Denver Water Department with plans for a storage facility. Since 2005, Denver Water changed its plans and indicated that the entire property could be declared surplus. One condition of the transaction is that the property is to be used for park and open space purposes.

In 2018, the City entered into a 10-year lease agreement with Denver Water to improve and open .8 acres of the site along Quail St. to the public for park uses. The City built a new playground for the neighborhood following a public engagement process.

In 2023, the City now has sufficient funding to acquire the entire 9.06 acres of land. The City seeks to acquire the property and temporarily transfer the property to Jefferson County in exchange for Jefferson County transferring the property back to the City along with matching funds up to twenty-five percent (25%) of the purchase price of the property.

BUDGETARY IMPACTS:

The City Council has allocated a portion of the TABOR refund recaptures for the acquisition and improvement of parks and open space properties. These funds will be used to provide the City's portion of the acquisition funding. In addition, the Department of Community Resources anticipates the proposed acquisition is a strong candidate for matching funds from the Jefferson County Open Space ("JCOS") Land Conservation Program

Grant that will fund up to twenty-five percent (25%) of the acquisition cost.

Specific plans for the property will be established after public involvement, although some of the 1972 improvements may still be salvageable. On-going maintenance will be comparable to other vacant park properties.

STAFF RECOMMENDATIONS:

The Department of Community Resources recommends adoption of the Resolution to support this request to apply for JCOS funds and approve the acquisition of property located at 11050 W. 20th Ave. for municipal, drainage, open space and park purposes, and authorize the necessary transactions.

ALTERNATIVES:

The City can elect not to purchase the property. The property is zoned Mixed Use Employment Suburban (M-E-S). The current owner (Denver Water) could develop or sell the property as is.

PUBLIC OUTREACH:

This item has been promoted through the regular communication channels to be considered by the Lakewood City Council. No specific public outreach has been conducted regarding the acquisition of property. If approved, additional public engagement would commence following the acquisition to determine the appropriate use of the site.

NEXT STEPS: Upon adoption of the Resolution, the City will apply for the JCOS Land Conservation Grant and proceed with the acquisition of the property. Community Resources staff will order new signage for the park and update the city website, maps and other park materials when appropriate.

ATTACHMENTS:

1. Resolution 2023-54
2. Exhibit A - Legal Description

REVIEWED BY: Kathleen E. Hodgson, City Manager
Benjamin B. Goldstein, Deputy City Manager
Alison McKenney Brown, City Attorney

A RESOLUTION

AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED AT 11050 WEST 20TH AVENUE, FOR OPEN SPACE AND PARK PURPOSES, INCLUDING APPLYING FOR A JEFFERSON COUNTY OPEN SPACE GRANT, AND ACCEPTANCE OF DEEDS THEREFOR

WHEREAS, the City of Lakewood (the “City”) desires to purchase approximately 9.06 acres of land generally located in the northwest quarter of the northeast quarter of the southwest quarter of Section 33, Township 3 South, Range 69 West of the 6th P.M., City of Lakewood, County of Jefferson, State of Colorado, and as more particularly described in Exhibit A attached hereto (the “Property”), for the purpose of preserving the Property for open space and park purposes;

WHEREAS, the City will acquire the Property in accordance with the terms of a Purchase and Sale Agreement between the City and the City and County of Denver, by and through its Board of Water Commissioners, (the “Purchase Agreement”);

WHEREAS, the City has funds available in the TABOR Fund for park and open space acquisitions and improvements, and the City Council desires to authorize expenditures therefrom to purchase the Property;

WHEREAS, the purchase of the Property for municipal and park purposes aligns with one of the City’s goals to purchase land for park property in areas of the City that are lacking park space;

WHEREAS, the purchase price for the Property is not to exceed Five Million, Five Hundred and Forty Thousand dollars (\$5,540,000);

WHEREAS, City staff has performed a “due diligence” inspection of the Property that includes a title commitment, survey, and environmental reports; and the City Attorney’s Office will review and approve the final Purchase Agreement as to form;

WHEREAS, the City desires to request assistance in the purchase of the property from the Jefferson County Land Conservation Grant Program; and

WHEREAS, the City Council hereby finds and determines that authorizing the purchase of the Property using funds from the TABOR Fund for municipal and park and open space acquisition is and shall be in the best interest of the residents of the City.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Lakewood, Colorado, that:

SECTION 1. The City of Lakewood hereby declares its intent to purchase the Property in fee simple for municipal open space and park purposes.

SECTION 2. The purchase of the Property will serve a public purpose and further the health and welfare of the residents of the City.

SECTION 3. The City Council hereby authorizes the expenditure of up to Five Million, Five Hundred and Forty Thousand dollars (\$5,540,000) from the TABOR Fund for fiscal year 2023 for the purchase of the Property.

SECTION 4. The City's Chief Financial Officer is hereby authorized and directed to pay amounts not to exceed Five Million, Five Hundred and Forty Thousand dollars (\$5,540,000) for the acquisition of the Property upon receipt of appropriate documentation.

SECTION 5. The City Manager or designee is hereby authorized to execute the Purchase Agreement and all other documents necessary to facilitate or complete the acquisition of the Property, following review and approval of all such documents by the City Attorney's Office.

SECTION 6. The City Council hereby authorizes the City Manager or designee to execute all documents necessary to finalize grant funding and other agreements related to the acquisition of the Property, including all necessary intergovernmental agreements, following review and approval of all such documents by the City Attorney's Office.

SECTION 7. The City Manager or designee is hereby authorized to accept the instruments of conveyance of the property interests purchased pursuant to this Resolution, to temporarily convey such property interests to Jefferson County for purpose of imposing an open space reverter clause, and to accept the instruments of conveyance from Jefferson County.

SECTION 8. This Resolution shall become effective immediately upon adoption.

INTRODUCED, READ AND ADOPTED, by a vote of __ for and __ against, at a hybrid regular meeting of the Lakewood City Council held on September 25, 2023, at 7 o'clock p.m.

Adam Paul, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

Legal Description

11050 West 20th Avenue

A parcel of land lying in the Northwest One-Quarter (NW¼) of the Northeast One-Quarter (NE¼) of the Southwest One-Quarter (SW¼) of Section 33, Township 3 South, Range 69 West of the 6th Principal Meridian, City of Lakewood, County of Jefferson, State of Colorado, being more particularly described as follow:

All of said NW¼ NE¼ SW¼, EXCEPT the North 30 feet lying in West 20th Avenue, EXCEPT the West 25 feet lying in Quail Street described in that instrument recorded in Book 704 at Page 2, at Reception No. 51495653 of the records of the Jefferson County Clerk and Recorder, EXCEPT West 18th Avenue as shown and dedicated by the plat of QUAIL STREET SUBDIVISION, recorded in Plat Book 27 at Page 21, at Reception No. 65133363, of said records, said parcel containing an area of 394,857 square feet or 9.06 acres, more or less.



STAFF MEMO

DATE OF MEETING: SEPTEMBER 25, 2023 / AGENDA ITEM NO. 15

To: Mayor and City Council

From: Robert Smith, Economic Development Director

Subject: **APPROVING THE 2024 BUDGET FOR THE COLFAX CORRIDOR BUSINESS IMPROVEMENT DISTRICT (BID)**

SUMMARY STATEMENT: Business Improvement Districts (BIDs) are primarily self-governing entities with significant authority, including the authority to incur debt and impose fees on commercial property owners within the district. However, Title 31 of the Colorado Revised Statutes grants the City oversight authority and requires the City to review and approve each BID's Budget on an annual basis. This oversight role is critical to ensuring a positive public perception of BID activities.

BACKGROUND INFORMATION: Business Improvement Districts (BIDs) fill a significant role in Lakewood's vibrancy. Lakewood is home to two BIDs, the Lakewood-West Colfax Business Improvement District and the Alameda Corridor Business Improvement District. BIDs are defined areas where businesses elect to pay an additional tax to fund projects, only within the BIDs boundaries. BIDs are governed by an independent board of directors made up of property and business owners in the defined area. The elected board chooses to distribute the funding for appropriate supplemental services above and beyond what Lakewood provides for that area. Services can include street cleaning, additional security, streetscape enhancements, pedestrian connectivity, and marketing.

The Lakewood-West Colfax Business Improvement District runs along W. Colfax Ave. from Sheridan Blvd to Welch St. in Lakewood. The boundary of the Lakewood-West Colfax BID includes properties as far north as W 18th Ave and as far south as W. 14th Ave.

Managed by an Executive Director and governed by a board of local property owners and businesses, the Lakewood-West Colfax BID elects to spend revenue on district advocacy, district identity, improvements and marketing the W. Colfax Ave. corridor.

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: Staff Recommends Council moves and votes in favor of a resolution approving the 2024 Lakewood-West Colfax Business Improvement District Budget

ALTERNATIVES:

- Council moves and votes to not approve the resolution approving the 2024 Lakewood-West Colfax Business Improvement District Budget.
- Council moves and approves to table the Resolution to a date certain.

PUBLIC OUTREACH: This item has been promoted through the regular communication channels to be considered by the Lakewood City Council.

The Lakewood-West Colfax Business Improvement District provides public outreach through a variety of channels including a website, publications, Facebook, & Twitter. The Lakewood-West Colfax BID also holds community meetings and several public events each year.

NEXT STEPS: None

ATTACHMENTS: 1. Resolution 2023-55
2. 2024 Lakewood-West Colfax BID Operating Plan Budget

REVIEWED BY: Kathleen E. Hodgson, City Manager
Benjamin B. Goldstein, Deputy City Manager
Alison McKenney Brown, City Attorney

A RESOLUTION

APPROVING THE 2024 BUDGET FOR THE COLFAX CORRIDOR BUSINESS IMPROVEMENT DISTRICT (BID)

WHEREAS, the Board of Directors of the Colfax Corridor Business Improvement District (the "BID") has filed with the City Clerk the BID's 2024 Operating Plan and Budget, attached hereto, and requested that the City Council review and approve these documents; and

WHEREAS, the City Council has reviewed the Colfax Corridor BID 2024 Budget as presented by the BID.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lakewood, Colorado, that:

SECTION 1. The Colfax Corridor BID 2024 Budget for the Colfax Corridor Business Improvement District is hereby approved.

SECTION 2. The City Clerk shall transmit a copy of this Resolution to the Board of Directors of the BID.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

INTRODUCED, READ AND ADOPTED by a vote of _ for and _ against at a hybrid regular meeting of the City Council on September 25, 2023, at 7 o'clock p.m. at Lakewood City Hall, 480 South Allison Parkway, Lakewood, Colorado.

Adam Paul, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenny Brown, City Attorney



LAKESWOOD-WEST COLFAX BUSINESS IMPROVEMENT DISTRICT PROPOSED OPERATING PLAN & BUDGET 2024

CORRIDOR CONTEXT

Colfax Avenue has been at the epicenter of cultural and entrepreneurial activity in the metro area for 150+ years. Colfax Avenue—U.S. 40—part of the old coast-to-coast “Victory” Highway from Atlantic City to San Francisco—was supplanted by the modern interstate system but was never forgotten by the legions who have experienced its unique culture and character. Colfax Avenue—Main Street Colorado.

Colfax earned its reputation as the nation’s longest continuous commercial thoroughfare—and the glitter and grit that comes with it. Though connected by history and geography to stretches of the avenue in Denver and Aurora, West Colfax is a clearly delineated segment. And the Lakewood section of the historic avenue—along with its businesses and neighborhoods— has a story to tell that’s all its own.

U.S. Route 40, historic West Colfax—the Gateway to the Rockies—was *the* place to be in the 40s, 50s, and 60s. The West Colfax story is as captivating as any in the country. It comes with its own lore—rich in character and creativity. Along West Colfax, mid-century buildings and multi-generational businesses continue to embody the Colfax culture, a carryover from the 1950s car culture and America’s love of the open road. Colfax speaks to the “Americana” in all of us. Its heritage and heart—the neon and neighborhoods, the diners and dance halls, the motels, and motorcycles, and now the galleries and gathering places—that’s what keeps it relevant today.

As Lakewood’s historic heart, the West Colfax Corridor has seen both high and low times. As we progress through the new millennium’s third decade, West Colfax is re-emerging from years of economic challenges, and artists and entrepreneurs are the vanguard rallying behind both traditional and creative enterprises. Energized by a number of factors, including the corridor’s 40 West Arts District, the ArtLine, and the West Colfax Community Association, the renaissance is happening right before our eyes.

While still in its early stages, the West Colfax transformation is taking place across the economic spectrum: two of the corridor’s largest private employers have new and expanded headquarters buildings (Terumo BCT and FirstBank) and Broad Street acquired and has transformed the old

JCRS Shopping Center (now Lamar Station Plaza) that's home to Casa Bonita (now with exciting new ownership), and Broad Street has recently purchased the east side of the center and plans to marshal it through a similar transformation. Ownership of Rocky Mountain College of Art + Design (RMCAD) continued to invest in their celebrated campus—listed on the National Registry of Historic Places—and has announced higher than expected enrollment for the fall semester. Meanwhile, Benchmark Theatre is trying to build on the momentum created by the EDGE Theater by taking over The E Project and continuing to produce high-quality live dramatic productions. In the past few years, topnotch galleries such as Pirate Contemporary Art, Next Gallery, Edge Gallery, CORE New Art Space, and Kanon Collective have moved into 40 West Arts District, and three new developments in the corridor, West Line Flats, West Line Village, and The Brickyard at Lamar Station have seen strong market acceptance, bringing our community much needed new housing stock, both for-sale and rental, as well as approximately 2,500 additional residential units in different stages of development along the W Line, which brings our commercial corridor the new residents that local businesses need to succeed and grow. (And more are on the way as well.)

All this is supported by an active and engaged community . . . the energy and advocacy from West Colfax Community Association (WCCA) and local neighborhood associations, the momentum of 40 West Arts District as a magnet for creative enterprises and new visitors, and the anticipated ongoing commitment from the City to sustain the revitalization with both forward-looking policies, staff resources, and strategic capital investment.

Among the catalysts for this new investment, the long-awaited opening of light rail arrived in April 2013, triggering young families and millennials to notice the area—because of light rail, because of the arts district, because its relative affordability (compared to the rest of the metro area) . . . and because it was a community on a positive trajectory.

2018 saw the culmination of a significant two-year community collaboration—the completion and launch of the first phase of the 40 West ArtLine. The ArtLine, a four-mile walking and biking art experience that connects three parks in the area and includes 70+ art installations along the route. And this is just the beginning. Funded in part through a grant from the National Endowment for the Arts (NEA) awarded jointly to the City of Lakewood and 40 West Arts District (with matching funds from the BID), the ArtLine is a major milestone that has already distinguished Lakewood's oldest commercial corridor in local media and throughout the real estate community. The ArtLine, an asset for local residents and a destination for visitors seeking a unique outdoor art experience, will continue to grow, add experiences, and attract visitors and new businesses to the corridor. The collaboration required to attain such a grant—the largest NEA grant ever received by the City and the largest award given to any organization in the state of Colorado in 2016—is a testament to the energy and commitment of the City and its partnership with all the local West Colfax-based organizations.

In 2019, we've seen both continued progress and some setbacks to our ongoing momentum in the district. Positive accomplishments included a host of new businesses (including four new restaurants/eateries) and new housing options in our corridor (both for rent and for-sale), the 5th Annual West Colfax Lately Luncheon, the 5th Annual Colfax ArtFest, the commemorative 5th edition

of West Colfax Lately Magazine, the Business of the Arts Award presented to the City and 40 West Arts for the ArtLine, the DCI Governor’s Award presented to the City for Best Use of Public Space for the ArtLine, and Westword naming 40 West Arts District “Best Metro Area Arts District.” (Please see more information on Milestones & Accomplishments in the Appendix.)

Challenges for our district include multiple buildings and parcels in transition, such as the closure of a number of retail stores in the district, particularly those in the Westland Center. More broadly, the passage of Lakewood 200 (14.27), a growth limitation regulation, caps housing unit growth to 1% (which includes a lottery system to allocate building permits) and requires City Council approval for residential developments of greater than 40 units. While key residential projects, such as The Brickhouse at Lamar Station and West Line Village, were able to proceed, the new growth limitation regulation has already caused a number of investors to abandon proposed investments in Lakewood’s West Colfax corridor due to the lack of development predictability and the disincentive for attracting more “heads & beds” to the area to support local retail, services, restaurants, and other entertainment and amenities.

As everyone is well aware, 2020 brought unprecedented challenges. By the end of Q1, we were amid a global Covid-19 pandemic and the ensuing deep and growing economic meltdown. The BID redeployment available funds to help small business and actively participated in the Lakewood Economic Recovery Task Force and the collective efforts to support Lakewood businesses. West Colfax small businesses—particularly independent retailer, restaurants, and creative venues—were hit hard. Some have closed; many are trying to adapt, and our West Colfax organizations are rallying support by providing reliable, actionable information and by aggressively promoting a “buy local” campaign. But the longer the pandemic restrictions go on and the deeper economic spiral, the more West Colfax, its businesses, and its residents, will suffer. Simply put, West Colfax needs more revitalization funds, more human services support, more capital investment in infrastructure, and more customers for existing businesses.

2021 saw glimmers of hope on the horizon, but the delta variant caused a fourth wave and disrupted an early of economic recovery. We remain hopeful that vaccines will maintain their effectiveness, and vaccination rates will continue to rise, so our economy can continue to improve.

However, 2021 was not without major milestones—one was in the beginning stages of the implementation of the West Colfax Pedestrian Safety Project, enabled by a CDOT \$10M grant, plus city matching funds. A major game-changer for this area in need of improved infrastructure!

After years of collaboration among city departments and community stakeholders, the Denver Regional Council of Governments (DRCOG) awarded a \$10 million grant to the City of Lakewood to implement West Colfax Avenue safety and beautification improvements. The City pledged the required matching funds, making this a major investment in the future of this historic corridor. This project, part of State of Colorado’s Safer Main Streets Initiative, is over budget and now divided into two phases; stakeholders are committed to completing all project elements.

While the City and its consultants are amid of launching a sustained public process to seek input from residents and local business to further define the project, implementation is anticipated to involve as array of exciting improvements, such as wide-ranging infrastructure and technology improvements to enhance safety, the addition of more lighting, landscaping, public art, and other placemaking elements to buffer sidewalks from vehicular traffic flow, construction of bus pull-outs for safer vehicle interaction, faster unloading of patron, and brighter, more attractive waiting areas, and more directional and informational signs for pedestrians and motorists. According to city officials, the work associated with Phase 1 of this grant project is anticipated to be substantially complete by mid-to-late 2024 and Phase 2 by the end of 2025. The BID's role is to the support the city staff and their consultants with the ongoing community outreach efforts.

Also in 2021, as planned, we wrapped up our ten-month-long review of the West Colfax VISION 2040 Action Plan. The BID team of Yoshida and Marino first formed a core team to discuss the process and then a rolled out a plan that involved recruiting West Colfax Ambassadors to serve on a review committee. This collection of people was called the Vision Implementation Group or (the VIG for short). More than two dozen ambassadors signed up to participate in a ten-month review process, with the following stated purpose:

*The **Vision Implementation Group** exists to provide an inclusive community forum to integrate input, distill ideas, isolate priorities, marshal resources, and report status on the focus areas in the West Colfax Vision 2040 Action Plan.*

As stated prior, the purpose in convening this group was to ensure that the Vision 2040 plan remains current, by revisiting priorities for the subsequent 5-year period and to allow the document to continue to serve its original purpose.

Starting in August 2020, amid a global pandemic, this 2020-2021 Vision Group met monthly via Zoom and rated the importance of every goal in the original plan. And they collaborated on priorities for the next 5 years, with an emphasis on activating revitalization strategies along the West end of the corridor. The schedule and all the activities of this endeavor (including Ambassadors' homework) is captured on the landing page for the West Colfax Ambassadors at <https://bid.westcolfax.org/2040>. Key Focus Areas for the Plan Review were the following:

- Conduct performance & importance ratings of the existing section of the plan.
- Add new Guiding Principles section to the Table of Contents.
- Add New Goals and Action Step that address new priorities in new ways.
- Work with partners with a 360-degree view of the corridor to activate emerging opportunities in the targeted nodes of activity, particularly targeting the corridor's west end.
- Promote land uses and land use policies that align with our community's vision
- Help neighborhood associations, residents, property owners, and business operators to advocate for desired land use outcomes
- Renew efforts around historical preservation to capture the quintessential Colfax character for posterity

One more highlight of early 2021 saw a long-wished-for dream come true. After years of searching and planning, the Lakewood-West Colfax BID teamed up with [40 West Arts](#) and other partners to purchase the building at 6501 W. Colfax Ave. While it needed much work, it signals that 40 West Arts and its creative partners have reached a milestone for its long-term sustainability as a Creative District—a building that they own and call home.

The purchase of this building gives us so much more control of our own destiny. Having this facility will help us better serve our community and help other local nonprofits as well. With the many delays associated with the pandemic, it took more than a year to get this deal closed. We could not have arrived here without the help and support of many. We're grateful to our partners at the City of Lakewood and our friends at Broad Street Realty and FirstBank.

After the planned yearlong construction effort for the adaptive reuse to reactivate the building, the renovated facility is slated to serve as the headquarters of 40 West Arts District (and its gallery), the [West Colfax Community Association](#) and the new location of its mainstay monthly community meetings, and the main office for the Lakewood-West Colfax BID. And that's not all: Now that the improvements are completed, the building houses several other district galleries that were also looking for a more sustainable location, and a number of other local nonprofits, civic groups, and neighborhood organizations, and potentially additional creative retail and someday a food use (someday) as well. Our goal is to make this building a “must-see” arts and culture destination and a vibrant community hub on West Colfax!

Despite the ongoing public health, economic, and regulatory challenges, our hope is to continue to build on the creative energy from 40 West Arts, 40 West ArtLine, and RMCAD as well as the quirky history that makes West Colfax iconic. Despite the impact of the pandemic, we still believe, if we continue our efforts and work together, that Lakewood's West Colfax corridor can create forward momentum, as it is still well positioned as the next significant area for potential investment and redevelopment in the metro area.

In 2022, coming out of two operational years of a pandemic and the related economic upheavals, progress on some projects slowed down or were delayed. The publication of *West Colfax Lately* magazine was suspended for a year to preserve funds and planning for the next Colfax ArtFest was delayed indefinitely. However, a significant milestone worthy of celebration made 2022 a banner year—the June 3rd opening and dedication celebration of the district-owned building at 6501 W. Colfax Ave., providing our art district venues and community/civic nonprofits a stable and affordable home into the future—a major milestone and a dream come true! This is a tribute to all who help us with the capital campaign to raise \$900,000+ to renovate a blighted building in the corridor—there are many to thank, including the State of Colorado and its Colorado Community Revitalization Grant, the City of Lakewood, the Lakewood Reinvestment Authority, The Community First Foundation, The Gate Family Foundation, and the many business and individual contributors who believed in our vision enough to help us achieve this milestone.

We all know that West Colfax is still in transition. There is still major work to do. The economic

inequities of our country are evident in our community. Worsening conditions has increased homelessness and the prevalence of encampments and trash heaps. The need for more human services is profound here. The Action Center is being called on to serve even more families than at the peak of the pandemic.

As vocal advocates for this community, we have been working with the city of Lakewood on these and other issues since our inception. We want to be part of the solution, but as a group of small, local, civic / non-profit organizations, we lack the capacity to make a sustained impact—but we are trying! We help organize efforts to clean up the corridor, support free art programming through 40 West Arts and the ArtLine, conduct fundraiser for our local schools and nonprofits, raised money and collected food for the Action Center, and planned and hosted the first-ever FREE 40 West Summer Youth Camp at our newly renovated Hub building.

But we are under no illusion that all is rosy along West Colfax—as mentioned prior, much more work needs to be done! We understand these issues are complicated and multifaceted with no quick fixes, but we (together) must do more. We are working on new program with a local partner that could bring direct resources to our unhoused populations to provide services, training, and opportunities for low-barrier-to-entry employment right here in our community. Those of us who live and work in this community engage with our unhoused residents often, and we do what we can. We’ve been raising funds to support an ongoing work program, It’s far from perfect—but we are trying to do what we can to make a difference!

Together in 2022-23, we have made progress—and there are great things on the horizon: a reopened Casa Bonita is generating excitement and drawing new visitors to the corridor again, the West Colfax Safety and Streetscaping Project is scheduled to break ground later this year, a new state-of-art Porsche dealership on Colfax by Prestige Imports is under contraction, multiple new TOD multifamily community near the W Line are nearing completion, and significant redevelopment opportunities at 10th & Sheridan, the Summit Brickyard, and Westland Center are in the early stages of planning. We are close to the tipping point. Since the inception of 40 West Arts and its certification as a Colorado Creative District in 2014, there has been a 300% increase in creative enterprises and related jobs in this area and more 200,000 visitors to our creative venues during that same timeframe. Our shared vision for West Colfax is in reach—if we can move forward with the funding, focus, and collaboration needed to address these issues together.

West Colfax is the convergence of a rich history and an innovative future. It is a creative community that embodies a freedom-loving lifestyle, the energy of American entrepreneurialism, and the historic soul of Lakewood’s past. How do we leverage the nostalgia of the past, the energy of the present, and package it for the future? The answer is continued collaboration. With sustained, integrated efforts among the City of Lakewood, our West Colfax-based organizations—the Lakewood-West Colfax BID, the West Colfax Community Association, and 40 West Arts—and active businesses and neighborhoods, West Colfax can continue the renaissance and tell the world about the experiences and opportunities in Lakewood’s historic commercial corridor . . . about a community rising up to celebrate the glory of the past and the glitter still to come.

PLAN APPROACH - BACKGROUND & FRAMEWORK

The Lakewood-West Colfax Business Improvement District (BID) was formed in 2011 following a two-year, grass-roots campaign that included scores of community meetings, dozens of presentations to civic groups, and a successful petition process and special election. With the results of the Nov. 1, 2011, special election (81% approval), the Lakewood-West Colfax BID was established under Colorado State Revised Statutes.

It is a tribute to the West Colfax community, its property and business, as well as supporting neighborhood and civic organizations, who together demonstrated their belief in and commitment to the corridor by investing time and resources in the effort to form the BID and help shape its vision. The West Colfax Community Association (WCCA), 40 West Arts (40W), Rocky Mountain College of Art & Design (RMCAD), numerous local business and property owners and a broad range of other neighborhood groups and involved citizens played an integral role in the successful effort to form the Lakewood-West Colfax BID. With the BID as a unifying voice, a predictable funding source, and an operational platform, these groups are working together to manifest the vision embodied first in the West Colfax Avenue Action Plan (adopted Jan. 2006) and the West Colfax Vision 2040 Action Plan (adopted Sept. 2015 & updated in 2021).

The BID is working to energize Lakewood's historic West Colfax corridor by focusing on the following general activities for investment and advocacy:

1. Support for awareness programs, special events, and other economic development activities to increase knowledge and appreciation of West Colfax businesses and attract more and new customers to the area
2. Advocacy and support for capital improvements, i.e., streetscapes, median enhancements, pedestrian amenities and other maintenance, safety, and beautification programs to create a revitalized identity
3. Funding for programs and/or incentives to attract new creative enterprises to the area as well as initiatives for local businesses to encourage clean-up and frontage improvements
4. Financial and operational support for Lakewood's State-Certified Creative District (40 West Arts) and other entities that improve the business climate, promote economic vibrancy, create memorable experiences, and enhance the quality of life in the district
5. An active, unified voice for the business and property owners that will allow the district to attract public and private grants, thus bringing additional dollars for programs and improvements to the corridor

These general activity areas all appear in the West Colfax Avenue Action Plan, published in 2006, align with the results of the 2011 survey of corridor property and business owners, and are referenced and updated in the adopted West Colfax Vision 2040 Action Plan.

The following pages provide more detail on the BID Operating Plan for 2024. This year builds on programs and activities funded and approved in the 2022-23 plans. The BID Board may amend programs in subsequent years within the categories authorized by state law and within the context of the approved annual operating plan and budget. Programs and budgets are subject to approval by the BID Board of Directors and annual review by the local jurisdiction, designated as the Lakewood City Council. The BID budget projections are based on information derived from the current fiscal year and the most recent guidance and/or Preliminary Assessed Valuation (PAV) projections from Jefferson County.

GENERAL BID PROGRAMMING OVERVIEW

Programs and activities fall into three broad categories: 1) Economic development support and district awareness; 2) District image and identity; and 3) Program management and related communications. Please note, however, that specific programs don't always fit in a single category. Please see BID OPERATIONS: 2023 Themes, Goals, and Focus Areas for details beginning on page 11. An exploration of specific programming that spans these general themes and categories is provided therein.

Economic Development Support and District Awareness—A variety of initiatives are proposed to enhance the overall image and marketability of the Lakewood-West Colfax Corridor and to create a favorable business climate to recruit, retain and grow businesses and new development. The BID Board of Directors will set annual priorities for economic development projects. Options include:

Business Attraction Programs will assist brokers and property owners to attract new businesses and development along the Lakewood-West Colfax Corridor. Business and developer attraction program options include periodic meetings, tours, seminars and conferences for brokers, developers, investors, property owners and tenants for the district and connecting interested parties with the resources and people who encourage, support, or facilitate development and redevelopment opportunities. Also, as part of both business attraction and identity programs and its commitment to overall advocacy for the West Colfax Corridor, the BID will continue to support the efforts of the West Colfax Community Association, 40 West Arts District, and other entities aligned with the objectives of this plan. NOTE: The BID programs outlined herein are, in and of themselves, incentives for businesses to locate within the district.

Business Support Programs will help businesses stay, grow, and flourish within the Lakewood-West Colfax District. The BID will support efforts and programs for businesses that help promote collaboration among businesses and other corridor organizations for such initiatives as web awareness, promotions, media relations, social media, and special events. Our web resources (westcolfax.org,

gowestcolfax.org, and 40WestArts.org), our social media platforms (Facebook, Twitter, YouTube, Instagram), and email newsletters are the cornerstones of our business support and outreach efforts. (These have been particularly useful in sharing information about the pandemic and local, state, and federal business relief/recovery resources.) The BID, in collaboration with our partners in Lakewood’s Economic Development Department, can also provide liaison services to aid businesses and developers in navigating through the jurisdictional development review and permitting process.

Community Engagement Programs will promote the district and the businesses and destinations along the Lakewood-West Colfax Corridor. Options include collaborative planning efforts and cross-marketing activities among organizations and businesses to promote the area as well as establishing an informative and entertaining periodical to circulate within the corridor and throughout the neighborhoods, along with a digital version as e-news to promote the corridor within the district and outside the region to attract more and new customers and more and new investment to the area.

Stakeholder Communications will seek to keep stakeholders informed and involved through e-newsletters and community meetings—primarily through its partner organizations, such as WCCA and 40 West Arts—regarding activities within the district and the programs spearheaded or supported by the BID.

Special Events and Activities, unique to the area, will help to attract interest and pull new customers to the area. The BID will continue its efforts to support and promote corridor events, including arts, music, and other cultural activities, automotive and motorcycle events, restaurant and history tours, business openings, and other themed activities and events to create more energy and excitement about the area and give more people reasons to visit (and in some cases rediscover) Lakewood’s West Colfax corridor.

District Identity—In order to create a greater sense that Lakewood’s historic West Colfax Corridor is a unique, cohesive commercial district, the following initiatives are recommended:

Visual Identity Programs, developed in collaboration with the City of Lakewood and aligned with overall community planning efforts, are intended to promote the overall economic vitality and attractiveness of the area, and augment a sense of visual identity for Lakewood-West Colfax Corridor. Visual identity concepts include:

- Gateway signs and/or treatments
- Street furniture and amenities / Bus stop improvements
- Streetscape and landscape design and implementation

- Seasonal banners and decorations (as possible)
- Special projects in the corridor to help define and promote the district
- Traditional and non-traditional public art programs
- Ongoing maintenance of target areas (as budget permits)

Safety and Security initiatives, including such programs as proactive code enforcement, periodic safety audits, and promoting CPTED compliance, to improve patrons' peace of mind and public perception.

Capital Improvements such as the 40 West ArtLine, other public art, park development and enhancements, streetscapes, pedestrian amenities, and sidewalk and curb improvements. By working with the City of Lakewood to advocate for capital improvement priorities and by seeking and supporting grants, the BID can help work toward the implementation of such improvements. With BID Board approval, the BID can issue bonds to pay for capital improvements, but due to the high upfront costs associated with bonding, the BID has opted not to pursue this path. BID funds can also be used to match and leverage funds from other sources.

Program Management and Communications—To continue the momentum created by the multi-year, grassroots campaign to form the business improvement district and the subsequent broad-based effort to establish, develop, and scale a state-certified creative district, the BID take an active role in advocacy for the corridor through activities such as the following:

Active Involvement, including board representation and related volunteer service in the planning and implementation of BID-supported organizations, programs, services, and events.

Economic Development Coordination and information exchange with this Department at the City of Lakewood, as a consistent and conscious effort to fully leverage and integrate efforts to achieve the greatest impact.

Additional Coordinated Efforts with a litany of organization, including the City of Lakewood, the City of Edgewater, the City/County of Denver, Denver's West Colfax BID, Jeffco EDC, West Metro Chamber of Commerce, Jefferson County, Colorado's OEDIT, Colorado Creative Industries, Colorado Department of Tourism (and other state agencies), plus local organizations such as The Action Center, WCCA, 40 West Arts, RMCAD, Red Rocks Community College, Lakewood Arts, The Creativity Lab of Colorado, Metro West Housing Solutions, other programming partners, neighborhood organizations, real estate professionals, and the development community—all highlight and support revitalization efforts, historic preservation opportunities, and the successful redevelopment of targeted properties within the district.

Additional coordinated efforts with public and private agencies to support **“green” business practices** that lead to energy and resource conservation and greater sustainability for the district.

Following Issues and Advocating for Policies that positively impact the Lakewood-West Colfax Corridor in both the short- and long-term.

Seeking and Supporting Grants and Other External Funding that will extend the BID’s capabilities and its partner organizations with added funds for projects, programming, and improvements within the district.

BID OPERATIONS: 2024 MAIN THEMES

Service Impact

- Civic & Neighborhood Organization Support (free meeting space, technical assistance, micro-grants programs); Homeless Population (direct outreach, showers, lockers, services, food support, jobs, & art programming)
- Corridor Identity & Clean up (wayfinding, clean-up events/services, shopping cart corrals, participant recognition)
- Local Youth/Senior Support (accessibility, free on-site programming, free transportation to events)

Community Engagement

- Neighborhood & Local Nonprofits Support (free meeting space, outreach/social media support, advocacy campaigns, micro-grants programs)
- Local After-School Programs (working on art programming, internships, tutoring, school supplies, fund-raising support)

Economic, Social, and Environmental Sustainability

- Sustainability Advocacy (amplify city/county/state programs, DEI advocacy, local seminars, and resources, serve as a model, micro-grants)
- Sustainable Leadership Practices (commitment to innovation, equitable stewardship, succession planning)

BID OPERATIONS: 2024 GENERAL GOALS & OBJECTIVES

Service Impact

GOAL: *Leverage our new building for greater impact to serve our community*

- Provide free meeting space for civic, community, local nonprofits group
- Contribute to the human needs of our community (*safe parking initiative, lockers,*

- laundry, showers/bathrooms, computer use, employment opportunities)
- Explore partnerships to provide for services for unhoused population and innovative ways for transitional or workforce housing

Community Engagement

GOAL: *Collaborate to manifest our vision/mission in the corridor*

- Expand partnerships to address key issues & focus areas: 2040 Plan/Westland/Brickyard Redevelopment/LSP/ArtLine Land Use Framework)
- Continue to offer forums for accurate information sharing to spur collaboration
- Work to create more gathering people spaces in corridor nodes (*parks/plaza and performances spaces*)
- Be a force for advocacy and continued investment for partners and the whole corridor

Economic, Social, Environmental Sustainability

GOAL: *Enhance corridor vitality through sustainable practices*

- Continue to evaluate and evolve our sustainable stewardship
- Embrace innovation to achieve goals (*West Colfax Safety Project/Housing/Homeless Population*)
- Mindfully deploy resources in an equitable and inclusive way
- Strive to be a role model in how we honor and respect each other and the environment; be a positive force for good!

BID OPERATIONS: 2024 FOCUS AREAS

As mentioned prior, this section drills deeper into the categories and programmatic options outlined above and provides more specificity on focus areas and programs planned for next year. Building on our 2023 programs, below are the top initiatives for 2024, including a brief descriptive statement or purpose, and a metrics for each.

Background:

The first two Focus Areas outlined below are 40 West Arts and West Colfax Community Association (WCCA). These two Focus Areas, both significant areas of resource investment for the BID, each have their own boards and their own strategic plans. The BID chief executive and a staff member from the City of Lakewood also serve on these boards to ensure strategic continuity and integration of efforts. The BID has provided leadership and operational support for 40 West Arts since its formation in 2011 and during its filing and designation as a 501(c)3 tax-exempt entity in 2012. The BID also provides leadership and operational support for the West Colfax Community Association (WCCA), a 501(c)6 business/community association. WCCA, by unanimous vote of its Board, transitioned its operational administration to the BID platform in 2013. Thereafter, with BID support, its board began to implement a strategic planning process to align its goals and programs with those of the BID and its corridor partners. The BID now provides leadership and

operational support for both entities, creating a synergistic environment in which WCCA implements business-related programming and 40 West Arts implements arts and culture programming, supported by the funding mechanism and operational infrastructure of the BID—all for the benefit of Lakewood’s West Colfax Corridor.

THEME: SERVICE

“Leadership through Service—modeling the way!”

1. Maintain operational platform and financial support for WCCA business & community programs (track and report dashboard metrics - financials, membership, attendance, impact funding, & volunteerism] to boards and at WCCA community meeting)
2. Maintain operational platform and financial support for 40 West Arts programming (track and report dashboard metrics - financials, membership, programming events, visitorship, & volunteerism] to the boards and at WCCA community meeting)
3. Continue to operationalize our 6501 W. Colfax Ave property and explore future option for the property to serve our community (metrics - ensure the building is accessible for use for other local nonprofits and civic and neighborhood groups (if space is available); maintain >90% occupancy for 2024 and beyond)
4. Support and expand a pilot work program for our unhoused residents with Bayaud Enterprises to provide direct outreach, services, training, and low-barrier-to-entry employment that helps clean-up the corridor (BID-led pilot completed in Q4-2022 and then was maintained by the city in 2023; we are advocating for this high-impact program to be continued by the city in 2024)
5. In partnership with Bayaud Enterprise, establish and promote an opt-in service for West Colfax business and property owners to subscribe for regularly scheduled services, such as parking lot clean-up, graffiti removal, and gathering and returning shopping carts (launch offering in Q1/2-2024)
6. Support West Colfax beautification west of Kipling (metric – at least 3 mural art installations in 2023 (accomplished); continue program in 2024)
7. Support the West Colfax Safety Project (participate as team members throughout the City-led project and report progress to the boards and at WCCA meetings)

THEME: COMMUNITY ENGAGEMENT

“Working Together—Anything is Possible!”

8. Continue implementation of the VISION 2040 Plan and Track/Report Progress (metrics– track and report progress to the board and at community meetings)
 - Advocate for progress on North Dry Gulch Improvement
 - Advocate for better safety/security on RTD’s W Line (invite RTD to speak at WCCA and follow up with letter writing campaign; report on progress to the board and at WCCA meetings)
 - Build/Expand relationships with Artesia for Westland redevelopment, the Casa Bonita team, and the Trailbreak Partners for 10th & Sheridan redevelopment, and Riverpoint Partners for Brickyard redevelopment, and

QuikTrip for Pierce & Colfax redevelopment (metric - report on progress to the board and at WCCA meetings)

- Continue collaborative business attraction activities with Lakewood Economic Development (metric – hold quarterly meetings with Lakewood Economic Development staff; report on progress to the board and at WCCA meetings)
- Continue to support the ArtLine and other place-making initiatives (metric - report on progress to the board and at WCCA meetings)
- Continue identity and IGA maintenance programs (metric - report on progress to the board and at WCCA meetings)
- Continue outbound communication platforms (web presence, monthly newsletters, and social media (metric - report on metric/progress to the board and at WCCA meetings)

THEME: SUSTAINABILITY

“By shaping change today—we can change the world of tomorrow!”

9. Take step to make our building more sustainable as model for the community and promote sustainability initiatives throughout the corridor (metric – install EV Charging Station by Q-1, 2023 (accomplished) and conduct energy new audit in Q1-2024 and enact as recommendations as budget with allow)
10. Put in place at the board level a formal process for leadership succession.

BID BUDGET

2024 (like 2023) was a return to typical BID financial operations, after the excitement and trepidation of the acquisition of the “Hub” building at 6501 W. Colfax Ave. and the associated major capital campaigns conducted jointly by the BID and 40 West Arts to fund the purchase and renovation. Other than adjustments for inflation, 2024 is much more typical. The projected 2024 BID revenue from its 5.0 mill levy on commercial property is estimated to be \$325,000. The BID projects additional revenue of approximately \$445,110 from pass-thru master leases, intra-organizational payments, and various sponsorships, grants and IGAs, thus bringing total projected 2024 revenue to \$770,110. At this time (mid Aug. 2023), we have not received from Jefferson County an official final assessed valuation of the commercial properties in the BID catchment area, which dictates our mill levy revenue. Based on available guidance, we are projecting the final assessment amount very near this estimate.

Revenue may also be augmented through other public and private grant opportunities, pursued collaboratively with WCCA and/or 40 West Arts. While several grants are pending, these monies are not included in the budget, as they are earmarked for specific projects and in most cases (such an NPP grant), do not flow through the BID budget, thus are not administered by the BID. Expenses are projected to be approximately \$768,450. Revenue and expenses are based on the available information at this time. Please see more details in the 2024 Proposed

Operating Budget on page 18 and further analysis in the Appendix on page 22.

Bonds: The BID is authorized to issue bonds at the discretion of the BID Board of Directors. While the Board is investigating options for leveraging the BID's perpetual revenue stream to accelerate targeted improvements, no plan is in place for a bond issue in the near future due to the high upfront costs.

Fees, Charges and Other Revenues: Although the current budget and operating plan do not contemplate imposing rates and charges for services furnished or performed, the BID is authorized to impose and collect reasonable fees and charges for specific services as determined by the BID Board of Directors. There are no plans at this time to impose any additional fees and charges beyond the annual BID assessment approved by the special election in 2011. The BID will be authorized to collect and spend other revenues as well, such as any funds received through grants, gifts, receipts from contracts and enterprises, specific ownership taxes, and interest earnings (if any).

Assessment Methodology: Under Colorado statutes, business improvement districts are permitted to generate revenues through several methods, including charges for services rendered by the District, fees, taxes, special assessments, or a combination of any of these. In order to allocate the costs of the services to be furnished by the BID in a way that most closely reflects the benefits conferred upon the businesses and commercial properties in the BID, the BID shall be authorized to determine, impose, and collect a mill levy based upon the assessed value of commercial properties located in the District.

The administration of the assessment and collection of the mill levy is provided by Jefferson County. The mill levy method of assessment is intended to equitably address the intended benefits to the Lakewood-West Colfax Corridor by improving the overall value of the commercial property in the District through enhanced identity and image, economic development initiatives, and advocacy for positive change along the historic corridor.

BID GOVERNANCE AND PROGRAM MANAGEMENT

The Lakewood-West Colfax BID is managed by a chief executive with governance and strategic direction through a Board of Directors. The Board of Directors will consist of a minimum of five (5) electors (property owners or leaseholders in the District service area), all of whom shall be voting members of the Board, plus a non-voting ex officio board seat filled by the BID's chief executive. NOTE: The BID currently has six (6) voting board members plus the non-voting ex officio member. At least 80 percent of the Board seats shall consist of tenants or owners (or their representatives) of real property within the District. At least one Board member shall be an elector located in the following geographic segments of the District:

- East of Welch and west of Miller (Wright)

- East of Kipling and west of Garrison (Rockley and West)
- East of Garrison and west of Pierce (Enger and Yoshida)
- East of Pierce and west of Sheridan (Yockey)

The Board consists of both large and small property owners or tenants and represents a diverse mix of property-use types. The BID Board has the following responsibilities:

- Participate in the preparation, review and filing of the annual BID operating plans and budgets in accordance with state legal requirements and ensure compliance with other state laws governing business improvement districts
- Support and guide the BID's chief executive in developing and implementing strategies and programs that further the purpose of the BID
- Provide governance for BID-funded improvements, programs, and services
- Serve as a resource to the community and an ambassador for the Lakewood-West Colfax Corridor and help share the vision of the district throughout the community

The current members of the Board of Directors of the Lakewood-West Colfax Business Improvement District are as follows:

Gloria Enger – Enger Enterprises (Real Estate & Property Management)

1530 Teller Street 80214 *(Term through 2026)*

Nina Rockley – Rockley Music (Retailer, Music Education, & Family Foundation/Event Center) 8555 W. Colfax Ave., 80215 *(currently on leave-term through 2024)*

Scott West – Prestige Imports (Luxury Auto Sales and Service)

9210 W. Colfax Ave., 80215 *(Term through 2026)*

Stu Wright – FirstBank (Banking & Financial Services)

12345 W. Colfax Ave. 80215 *(Term through 2025)*

Kevin Yoshida – Ideate Design (Architecture & Urban Design)

1615 Reed Street., 80214 1600 *(Term through 2026)*

Tom Yockey – Broad Street (Real Estate Brokerage, Investments, & Property Mgmt.)

6701 W. Colfax Ave. 80214 *(Term through 2025)*

William Marino – Ex Officio member (non-voting), LWCBID Chief Executive / Board

Secretary & Fiscal Agent for the building at 6501 W. Colfax Ave. 80214 *(Term through 2026)*

From inception in 2011, BID board member terms have been staggered to allow for new members to join the board as needed, while maintaining strategic and operational continuity. The current slate of Board members was renewed in 2022. Board members shall serve until qualified successors are appointed. With this plan, we are reaffirming the terms of our current slate of BID board members—and also recommending the approval of an additional member of BID Board to serve a four term: RCMAD President Brent Fitch (RCMAD is a significant and active property owner in the district).

CITY SERVICES

BID services will be *in addition to* any City services currently provided along the Lakewood-West Colfax Corridor.

BID TERM

The Lakewood-West Colfax BID term is established as a perpetual business improvement district. It is recommended that the BID Board conduct a review after a minimum of five (5) full years of operational funding (completed in 2021; next review in 2026). The review will allow for appropriate adjustments, if any, to the BID boundary/service area, assessment methodology, services and/or programming.

LAKESWOOD-WEST COLFAX IMPROVEMENT DISTRICT MAP

(The BID footprint / service area is completely within the City of Lakewood. All residential properties are excluded from a BID by Colorado Revised Statutes.)

Please see Appendix for District Map

Please see also "Budget Snapshot & Analysis" in the Appendix on page 22.

LAKEWOOD-WEST COLFAX BUSINESS IMPROVEMENT DISTRICT Proposed Budget - 2024			
	2022 Actual	2023 Estimated	2024 Projected
BEGINNING FUNDS AVAILABLE/GRANTS	\$56,860	\$107,360	\$55,560
REVENUE			
Property taxes (BID mill levy)	328,956	320,000	325,000
Specific ownership taxes	0	0	0
Special Assess. - Principal	0	0	0
Special Assess. - Interest	0	0	0
Special Assess. - Collection fee	0	0	0
Interest income	0	0	0
Other monies: rents, grants, IGAs, etc.	1,143,150	451,000	445,110
Total revenue	1,472,106	771,000	770,110
Total funds available	1,528,966	878,360	825,670
EXPENDITURES			
General Administration/Overhead			
Adm./Support Services/Prog. Mgmt.	2,532	12,000	12,000
Office/Facility/Utilities/Supplies	22,845	28,000	29,000
Professional Services/fees	5,654	24,000	20,000
Insurances	3,448	12,000	13,000
District/Corridor Programs			
Programming Direct Support	36,851	65,000	30,000
Projects-Maintenace/Identity/EcDev	49,888	65,000	25,000
Program Personnel / Mgmt Services	180,243	201,000	211,000
Affiliated Rents/CAM (Galleries / Studios)	197,050	220,000	244,000
Acquisition Costs (for building)	0	11,000	0
Real Estate/Building Loan Debt Service	109,200	65,000	92,650
Building Improvements/Services	813,895	75,000	73,800
Treasurer fee - Property taxes (1.5%)	0	4,800	4,875
Treasurer fee - Special Assess.	0	0	0
Contingency/Reserve/Other Expenses	0	40,000	13,125
Total expenditures	1,421,606	822,800	768,450
ENDING FUNDS AVAILABLE	\$107,360	\$55,560	\$57,220
Funds Available - Restricted	0	0	0
Funds Available - Unrestricted	0	0	0
TOTAL FUNDS AVAILABLE	\$107,360	\$55,560	\$57,220

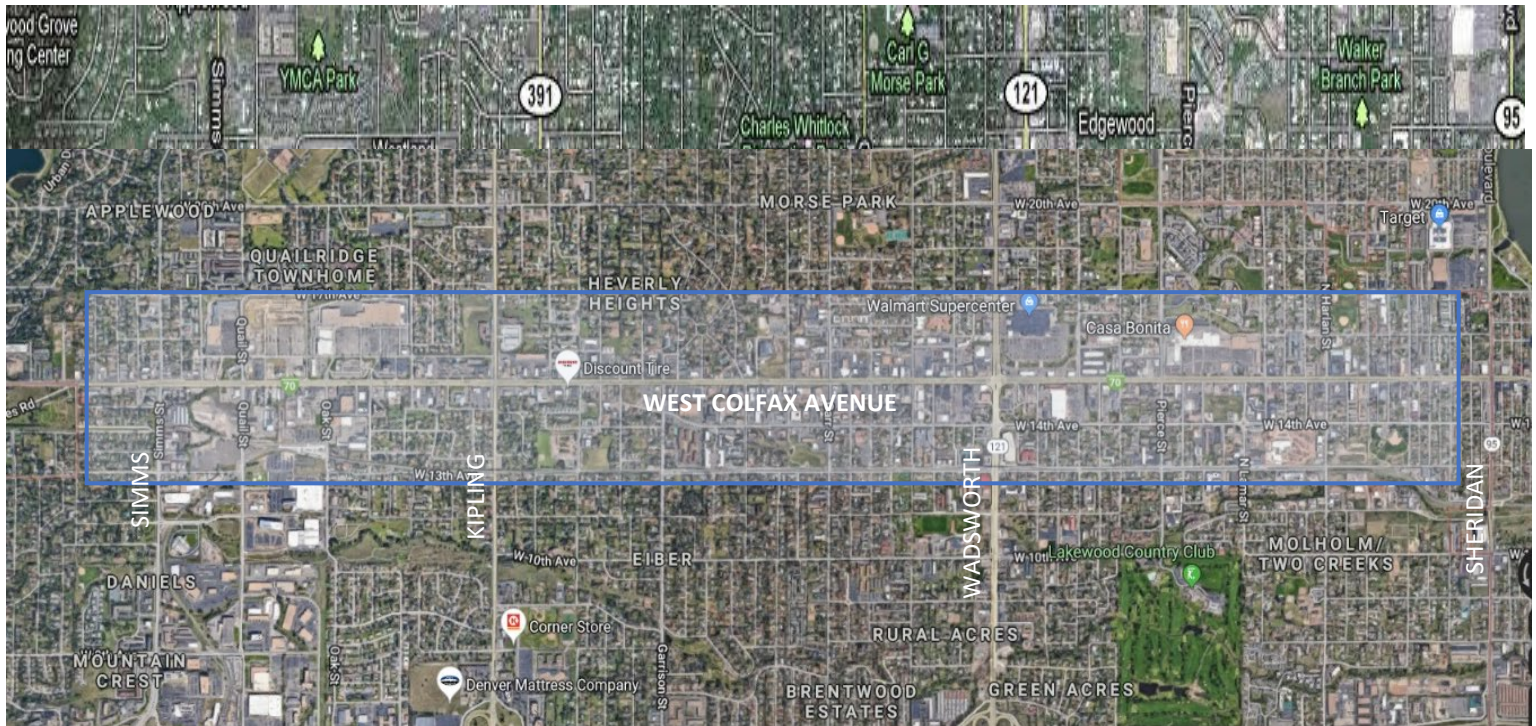
Lakewood-West Colfax BID Operating Plan and Budget - 2024

Appendix

1. District Map – General Services Area
2. Recommended Additional Resources
3. 2024 Budget Snapshot & Analysis
4. Overview of Three Key West Colfax Organizations
5. Snapshot of Programming by Organization
6. Key Accomplishments / Milestones to Date
7. Comments from Community Members/Stakeholder Compiled During Five-Year Review

District Map – General Service Area

While the actual BID footprint is not always contiguous, the BID service area is contiguous, only includes commercial properties, and extends for 4.11 miles along West Colfax (and its major intersections) from Depew Street on the East to Welch Street on the West.



Recommended Additional Resources

- See the entire updated West Colfax Vision 2040 Action Plan [HERE](#).
- Excerpt from *West Colfax Lately* Magazine: “Dare to Dream: West Colfax Charts a Course for 2040” Click [HERE](#) for a link to the story
- Excerpts from *West Colfax Lately* Magazine (2021):
Photo Essay: 40 West Arts Celebrates 10 Years - [HERE](#)
We Asked: What’s Next for West Colfax – [HERE](#)
- For the full 2020 edition of *West Colfax Lately*, click [HERE](#).
- For the full 2021 edition of *West Colfax Lately*, click [HERE](#).
- For the full 2023 edition of *West Colfax Lately*, click [HERE](#). (Coming in Oct. 2023)
- For the West Colfax Ambassadors Schedule of Session for VISION 2040 Plan Review and their session Homework Assignment, click [HERE](#).
- See the results of the 2021 update to the VISION 2040 Plan [HERE](#) (links at the bottom of the page under Review Summary Info.

2024 Budget Snapshots & Analysis

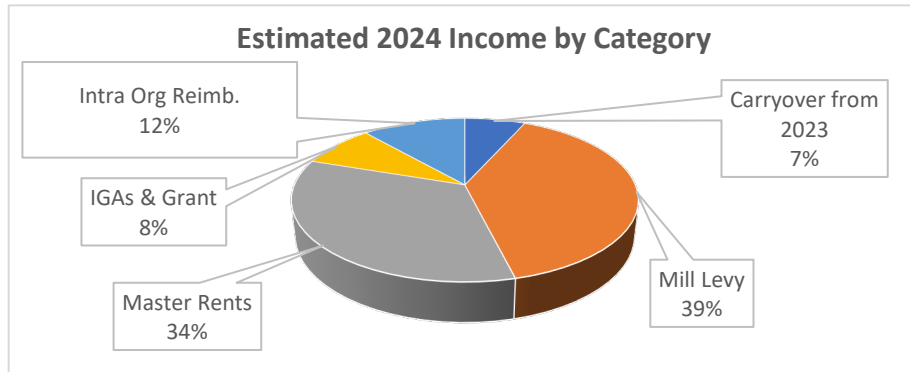
(Please see Proposed 2024 Budget Table on page 18.)

Projected 2024 Income: \$770,110

Projected 2024 Expenses: \$768,450

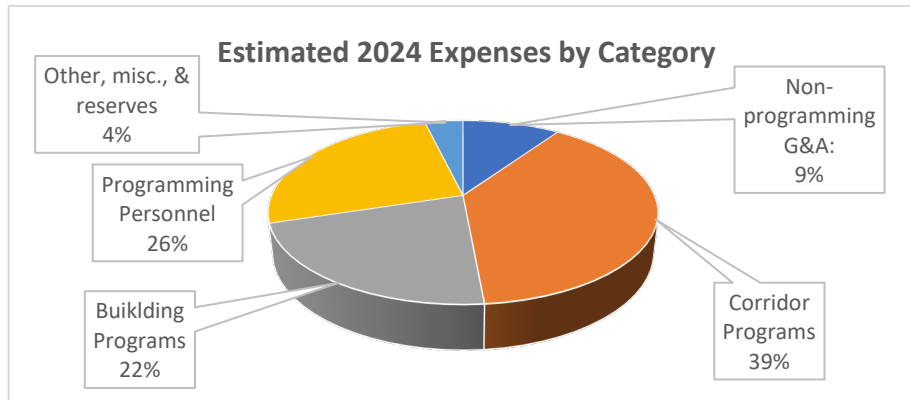
Estimated Income breakdown:

	Category Total	Percentage of Total
Carryover from 2023:	\$ 55,560	7%
Mill Levy:	\$325,000	39%
Master Rents	\$280,948	34%
IGAs & Grants	\$ 69,000	8%
Intra-org Reimbursement	\$ 95,162	12%



Estimated Expenses breakdown:

	Category Total	Percentage of Total
Non-programming/G&A:	\$ 74,000	7%
All Programming Exp. (\$665,450)	see breakdown below	
Corridor Programs	\$299,000	39%
Building Programs	\$166,450	22%
Program Personnel	\$200,000	26%
Other, Misc, & Reserve	\$ 29,000	4%



Three Local Organizations

Working Together to ENERGIZE Historic West Colfax



WCCA
West Colfax Community Association

West Colfax Community Association (WCCA), a 501(c)6 nonprofit, is a coalition of citizens, business owners, community leaders, and local organizations working together to foster and sustain an engaged community and the economic vitality of the West Colfax corridor. WCCA exists to serve the West Colfax Community—its businesses, residents, and partners—by providing reliable community information, a forum for community dialogue, and a unified voice for community advocacy to help support the quality of life and economic vibrancy of our historic corridor.



40 West Arts, one of only 30 state-certified Creative Districts in Colorado, is a 501(c)3 nonprofit focused on delivering direct, positive impact to help catalyze the resurgence of the West Colfax Corridor—the historic heart of Lakewood—through the energy of arts and culture and the inspiration of creative enterprises. The 40 West Arts mission is to enrich the community and enhance the creative, cultural, and economic vitality of historic West Colfax by creating community arts spaces and community arts events and by supporting creative enterprises and activities in the district.



Lakewood-West Colfax Business Improvement District, formed by petition and special election in 2011, represents the corridor in conversations about business, development, and investment opportunities; coordinates efforts among local organizations with a common vision for West Colfax, advocates for economic development and capital investment in the district, provides a stable entity for grants, intergovernmental agreements, and other funding; delivers direct support and maintenance for local public spaces, and serves as the operational platform for WCCA, 40 West Arts, and other entities with shared objectives.



2022 Programming Snapshot

WCCA Programs/Activities

1. Monthly Community Meetings
2. Scheduled Membership Activities
3. Direct Business Outreach
4. Direct Neighborhood Outreach
5. Volunteer/Membership Management
6. Staffing Support
7. Colfax Marathon Clean-up
8. "Barn-raising" Beautifications Program
9. West Colfax Passport Program
10. Micro Grant Program
11. 40 West Arts Program support
12. West Colfax Lately Magazine
13. West Colfax Lately Luncheon
14. Colfax Art Festival support
15. WCCA Web/eNews/Social Media Management

40W Programs/Activities

1. Gallery Exhibitions
2. Art Walks with free activities
3. 40 West Connects! Program and related grant reporting
4. Creative District Programming Support
5. Creative District Venue Support
6. Creative District Event Support
7. Artist in Residency Program
8. 40W Advisory Council
9. 40W ArtLine & Place-making Collaboration
10. Colfax Art Festival (suspended)
11. Craft & Craft Makers Experience Events
12. Gallery Staffing
13. Volunteer/Membership Management
14. 40 West Arts Web/eNews/ Social Media Management

BID Corridor Programs/Activities

1. Grant & IGA Administration and Reporting
2. Enterprise Zone Administration & Reporting
3. Grant Match Commitments
4. Business Attraction Incentive & Support Program
5. Monitoring progress of 2040Vision Plan
6. Developer/Broker Outreach
7. Community/Partner/Media Relations
8. Grant Research/Writing
9. District Advocacy / Capital Improvements
10. Regulatory & Compliance
11. City Economic Development Collaboration / Program Integration
12. Fund-raising and operational Support for 40W and Events
13. Budgeting, HR, Payroll
- Administration, and ongoing Strategic Planning for 40W & WCCA
14. Technology Infrastructure/Real Estate/Facilities Management/ Corridor Maintenance Support
15. BID Operations/Financial Mgmt.
16. General Administration for WCCA and 40 West Arts
17. ArtLine and Place-making Program Support
18. West Colfax Lately Magazine Program Management
19. Creativity Lab Support
20. Content/Technology Support for Web & Social Media Platforms

Key Accomplishments/Milestones for the Corridor since Inception through August 2023

2009-2011

- The community rallies behind a two-year grass-roots campaign, spearheaded by two local business leaders and former Lakewood Planning Commissioners, Bill Marino and Bunny Malm, to form a Lakewood-based West Colfax business improvement district; this was a top recommendation of the community generated and City adopted West Colfax Action Plan (2006)

2011

- BID Petition drive is complete and special election is set for Nov. 2011
- After a series of City-led meetings, the BID Committee assumes leadership for the formation of a new arts district along West Colfax
- 40 West Arts is formed and files for 501(c)3 status
- 40 West Arts is designated a Contribution Project by Jefferson County in the West Colfax Enterprise Zone
- BID campaign wins approval with 80+% of the vote and the Lakewood-West Colfax BID is established

2012

- 40 West Urban Design & Mobility Plan adopted as amendment to City of Lakewood Comprehensive Plan
- Corridor awarded Global Green USA Grant
- 40 West Arts received Colorado Creative Industries Grant and the designation as an “Emerging Creative District” by the State of Colorado
- Along with the City of Lakewood, the Corridor is awarded DRCOG’s Gold Level Award for Planning with Vision
- CDOT awards \$900,000 funding for Lamar Street connectivity and streetscape improvements and roundabout based on 40W Urban Design Plan and City Public Works application
- 40 West is awarded 501(c)3 status
- 40 West opened 40W Gallery on Teller Street and holds first juried exhibition during INSPIRE Week
- Corridor organizations contributed to the successful EPA Brownfield Grant for the Colfax Corridor
- 40 West Arts re-certified as an approved Contribution Project for the West Colfax Enterprise Zone
- BID awarded SIPA grant for web resources
- Sales Tax in the West Colfax Corridor: 2010 thru 2012 – up 7.3% (\$8,654,430 in 2010 to \$9,294,029 in 2012)

2013

- BID and 40 West facilitated The Edge Theater move into the creative district
- Corridor organizations awarded NPP grant for public art installation in 14th & Lamar roundabout; BID provided \$7250 matching funds
- Corridor organizations supported and produced, along with Alameda Gateway, the annual State

- of the City event, raising more than \$7,000 for Lakewood-based charities
- BID supported ULI TAP study of Oak Street Station area
- BID led the reorganization and operational transition of the West Colfax Community Association
- BID supported ULI Developers Tour of West Colfax Corridor
- All three local organizations supported light rail opening with multiple events at the Sheridan, Lamar, and Wadsworth stations
- Corridor selected as a Study Area by Artspace and schedule formal feasibility visits
- Corridor organizations contributed to the six-month effort to arrive at a City-wide Public Art Master Plan, published in June
- 40 West Arts filed district annual report and successfully qualifies for year-two CCI Creative District grant
- BID provided additional funding for public art in Lamar/14th roundabout to increase the scale of the installation
- Corridor received commitment from Colorado Guides Association to conduct a FAM Tour—a tour of tour guides to West Colfax in March 2014
- Artspace Feasibility Study conducted (report issued in Oct. recommends Market Demand Survey)
- BID and local organizations helped to facilitate the establishment of a West Colfax Vision Group to update the West Colfax Action Plan
- Corridor is awarded State Historical Fund Grant (\$50K with \$12,500 matching funds from the BID) for an historic resource survey of West Colfax structures more than 50-years-old
- Corridor selected as panelist/presenter for DRCOG Symposium “The Last Mile” and “Attracting/Retaining Creative Enterprises”
- BID organized and arranged funding for the 40W-RMCAD Artist in Residence Program at Lamar Station Crossing in partnership with RMCAD and Metro West Housing Solutions

2014

- BID provided financial and logistic support for ULI TAP at Sheridan Station
- Faye Crowe Architect and Fine Artist moved studio to 40 West Arts District
- WCCA and 40 West awarded a \$35,000 Neighborhood Participation Grant to fund the design, development, and installation of a series of historical interpretive signs telling the entrepreneurial history of West Colfax. The series of six large interpretive signs will be installed at Lakewood-Wadsworth Light Rail Station through a partnership with RTD (Installation scheduled for Aug. 2015)
- Corridor conducted first-ever FAM Tour of West Colfax with RMGA
- Corridor organizations expanded the West Colfax Vision Group and set schedule with City staff to have a new plan in less than one year
- In partnership with the City, the Corridor launched Market Demand Survey Campaign for Artspace Project
- BID, WCCA, 40W, along with Alameda Gateway, supported and produced the annual State of the City event, raising more than \$8,000 for Lakewood-based charities
- BID arranged and conducted an 11-stop State Senate Tour of West Colfax with Sen. Andy Kerr
- BID collaborated with commercial brokerage and City of Lakewood to help complete the sale of 191,000 sf of JCRS Shopping Center to Broad Street Realty
- Corridor conducted successful Kickstarter campaign for gallery renovation, totaling \$12,000,

and completes first phase of improvements

- The Abo Group, a sustainable architecture and urban design firm, relocated to the corridor, purchasing the historic Lakewood Lanes building
- The City and Corridor dedicated Lonnie Hanzon's "Lakewood Legacy Trees" public art installation at Lamar Station
- Corridor collaborated with Broad Street on new name for center: Lamar Station Plaza
- Casa Bonita and Planet Fitness signed long-term anchor leases at Lamar Station Crossing
- Field work began with a dozen volunteers for West Colfax Historic Resource Survey
- 40 West Arts achieved full state certification as an official Creative District—one of only 12 in the state of Colorado (at this time)
- 40 West Arts receives both \$20K CCI Grant and Boettcher Foundation Grant for creative districts
- City launched Developer/Broker Outreach initiative called "Embrace the Fax" campaign
- Corridor participated in West Colfax Tour with Senator Bennet on the W Line
- 40 West/BID selected by Colorado Creative Industries as "Best Practice Model" for organizational structure, a model for future creative district candidates
- 40 West approved by Community First Foundation to have 40 West Arts included in Colorado Gives Day program
- Corridor announced to community the plan to hold the first annual West Colfax MuralFest in 40 West Arts District in August 2015
- Corridor selected by Colorado Creative Industries as host for creative district new candidate convening
- BID served as facilitating entity for federal funds for the "Hear the Train a Humming" mural by Bobby Magee Lopez at Lamar Station
- 40 West Arts and BID commit funding for new mural at The Action Center
- 40 West Place-making Implementation Task Force kicks off with goal to complete first phase of work by summer 2015
- 40 West Arts collaborated with the City of Lakewood, with funds provided by RTD, to engage local artists to design and install location-specific art wraps on more than 30 light rail electrical boxes along the W Line to highlight elements of the community and bring color to the corridor
- Funded by the BID and produced by 40 West Arts creatives, the Corridor partnered with RMPBS CH12 to create and air a video series to showcase local public art and artist
- Partnered with Sprout City Farms and the City of Lakewood to add a community mural at Mountair Park, supported by 40 West's Artist in Residence with funding from the BID
- Sales Tax in the West Colfax Corridor: 2012 thru 2014 – up 11.5% (\$9,294,029 in 2012 to \$10,366,792 in 2014)

2015

- The community celebrated the unveiling of the following public art projects:
 - a \$15,000 Active Staircase Art Project by 40 West artist Laura Phelps Rogers at Lamar Station Crossing (Funding provided by a grant written by Metro West Housing from Colorado Health Foundation)
 - a \$42,000 public art installation, entitled "Connected" by Colorado artist Christopher Weed in the new roundabout at 14th and Lamar St. (Funding secured by a NPP grant through the City of Lakewood)
 - a \$7,500 mural by 40 West artist Martha Pinkard at The Action Center (donated to The

Action Center by 40 West Arts, WCCA, and the Lakewood-W. Colfax BID)

- Corridor partners fully funded the 40 West Artist in Residency Program for second consecutive year
- The Abo Group (architecture & urban planning firm) and 40 West Arts District partnered to open Gallery 8025, a new innovative sculpture venue in the district, at 8025 W. Colfax in the circa 1950 Lakewood Lanes building
- The Lakewood-W. Colfax BID and 40 West Arts, with support from Lakewood's Economic Development Department, partnered to launch *West Colfax Lately Magazine* (in print and online), a new, creative publication showcasing the people, places, and activities creating the momentum for the renaissance occurring in the West Colfax Creative Corridor
- FirstBank began construction on its 120,000 square-foot expansion at its headquarters on West Colfax
- Terumo BCT opened its new, 130,000 square-foot global headquarters near Oak Street Station
- 40 West Arts was selected as presenter on community revitalization initiatives and the impact of arts and culture for CCI Creative District Summit in Ft. Collins
- Golden Music Center opened at 10395 W. Colfax, a new flagship location, revitalizing a classic mid-century building that had been slated for demolition and adding its rich musical programming and its multi-million-dollar strings collection to the corridor (collection includes violins that are more than 300 years old)
- BID successfully negotiated a new home for Lakewood Arts Council, Lakewood's oldest arts organization (25+ years), moving its community gallery and arts center to 40 West in Lamar Station Plaza (next door to Casa Bonita) . . .and with it bringing its robust art class programming and slate of exhibitions—its grand opening on March 28th attracted 500+ people and resulted in the highest single-day art sales in the organization's 25-year history
- Colorado Business Committee for the Arts (CBCA) recognized the leadership of the BID / 40 West Arts for its influence and vision for the West Colfax Creative Corridor with its John Madden Jr. Leadership Award at its 30th annual awards luncheon
- After a successful Feasibility Study, an extraordinarily strong Market Demand Survey, and an in-depth Council Study Session at 40 West Gallery, City Council unanimously approved investing in a pre-development contract with Artspace to bring a catalytic artist live/work project to Lakewood's 40 West Arts District
- West Colfax mainstay, Colorado Frame & Art Restoration opened its striking new building on West Colfax across from its old location
- Historic Veldkamp's Flowers & Gifts completed a multi-million-dollar renovation at its headquarters location on West Colfax
- Denver's *Westword* conducted a series of reader surveys for its Best of 2015 edition– The EDGE Theatre won Best Suburban Theater and 40 West Arts District had two first place finishes for Best New Public Art for “Connected” by Christopher Weed and “Hear the Train A Humming” mural by Bobby MaGee Lopez (both tied for 1st place)
- Andy Sprenger, owner of 40 West Creative Enterprise, Sweet Bloom Coffee Roaster & Gallery, was featured on the March cover of Barista Magazine for his accomplishments as an award-winning coffee roaster
- Iconic Mexican restaurant and entertainment destination Casa Bonita was awarded an historic designation and bronze plaque from the Lakewood Historical Society
- West Line Flats, a 155-unit, market rate multi-family project, one-block from the Lamar light rail station filed plans and intends to break ground in August/September 2015

- A new brewery, The WestFax Brewing Company (named for a combination of West Colfax and 40 West Arts), signed a new lease at Lamar Station Plaza and will locate next to the Lakewood Arts Council gallery. Build-out is underway and is expected to take six months
- Other new arrivals of note include: The West End Theater and Arts Center—another new gallery and a new 50-seat theater by 40 West artist Sophia Rose at 9393 W. Colfax, Studio Nova at 6464 W 14th Ave.—a new venue for media and events for the inspired life, Collective Yoga Studio at 1492 Ammons (½ block south of W. Colfax and across from historic Lakewood Grill), and a new music venue, called Misfits (formerly Shark’s Saloon) opened at 11475 W. Colfax
- The West Colfax Community Association, in partnership with the BID and 40 West Arts, held the first West Colfax Lately Annual Award Luncheon on April 30th. Featuring the comedy of Naughty Pierre as the emcee, this event celebrates the beginning stages of the renaissance of our historic corridor and will honor our Legacy Award Winner Nina Rockley of Rockley Music (in business on W. Colfax since 1946) and two Momentum Award Winners (Rocky Mountain College of Art + Design and The Abo Group)
- 40 West Arts partner Rocky Mountain College of Art + Design achieved its highest enrollment—online and on campus—in the college’s history, eclipsing 1000 student enrollment for the first time
- As part of “Embrace the Fax” campaign, a campaign developed and implemented by the City of Lakewood, the Corridor hosted The West Colfax Developers Conference for 80+ developers, brokers, and investors, to showcase West Colfax momentum
- Corridor organizations celebrated the completion of the field work for West Colfax Historic Resource Survey with the first-ever West Colfax Historic Preservation Symposium, during which 50+ attendees heard from experts and historians about what we learned during this 18-month community project and more about the history of Colfax Avenue and preservation efforts in the corridor
- Work is about to conclude on two long-range, community-wide initiatives led by 40 West, WCCA, and the Lakewood-W. Colfax BID in partnership with the City of Lakewood:
 - The West Colfax Vision Group is a forum that connects community leaders and business innovators to collaborate on a compelling vision for the West Colfax Corridor and to work together on a plan that will help catalyze that future vision. The group is preparing to present its 2040 plan for West Colfax designed to capture the goals of the West Colfax Creative Corridor for the next generation and provide a working plan for the BID and other supporting organizations
 - The 40 West Arts Place-making Implementation Task Force is working to implement the strategies outlined in the 40 West Urban Design & Mobility Concept Plan (adopted by the City in 2012). The implementation of this plan will provide gateway and way-finding signage, public art, streetscape and pedestrian amenities, and tactical urbanism throughout the district to dramatically improve our “sense of place.” The implementation plan is scheduled to be published in August
- Corridor organizations partnered with the City of Lakewood to provide financial and operational support for a summer camp program for children at Mountair Park, providing weekly art programming for students, delivered by 40 West’s Artist in Residence
 - Corridor organizations, as part of the \$50,000 grant from the State Historical Fund to inventory structures in the corridor that are more than 50 years old and document architectural characteristics and land use for archival purpose, plan to complete the survey and corresponding report by September 2015; Corridor organizations plan to write another SHF grant to support the vision for next steps: to create public-facing materials to showcase the history and heritage of West Colfax

- Corridor organizations planned and conducted the first-ever West Colfax MuralFest—a FREE one-day celebration of arts and culture unveiling seven new murals, accompanied by 30+ arts vendors, 5 food trucks, 3 live bands . . . and fun-filled activities for the whole family; the event attracted approximately 2200 attendees and marked another significant milestone for the West Colfax community
- Corridor organizations worked together to open 40W Studios – both a professional workspace for up to 20 artists and a compelling destination during district art walks
- Corridor organizations worked together to plan and deliver Riot IV – a Speak-easy Sing-along with dueling pianos at the Elks Lodge – to a sold-out crowd
- After a year of collaborative community planning, the City Council adopted the West Colfax Vision 2040 Action Plan in September 2015
- The BID worked directly with its partners and the City to facilitate a \$1.45 investment of Lakewood Reinvestment Authority funds in public improvements and place-making at and around Lamar Station Plaza, including the dedication of a public park on the property
- In an effort to implement the 2012 40 West Urban Design and Mobility Plan, Corridor organizations worked with the City to complete the 40 West Place-making Implementation Plan, adopted by City Council in December 2015
- Sales Tax in the West Colfax Corridor: 2012 thru 2015 – up 18.7% (\$9,294,029 in 2012 to \$11,035,336 in 2015)

2016

- For the second year in a row, Colorado Business Committee for the Arts (CBCA) recognized the leadership of the City and BID for the progress along the West Colfax Creative Corridor with its John Madden Jr. Leadership Award
- The 2nd Annual West Colfax Lately Luncheon was another huge success! This MUST-ATTEND event featured the comedy of Naughty Pierre and celebrated the ongoing renaissance of our historic West Colfax Corridor. We announced two West Colfax MOMENTUM Award winners (Broad Street and Kris & Bob Autobee) and this year's West Colfax LEGEND Award recipient: the incomparable Joe Margotte, owner of Chicago Style Beef and Dogs.
- The Lakewood-W. Colfax BID, along with 40 West Arts District, rolled out a new collaborative, community-focused cultural program, Live at Light Rail! This program delivered 15 free musical performances during the summer months to the Lakewood-Wadsworth Light Rail Station.
The BID's investment in 40 West Arts continues to deliver positive returns. The momentum continues at 40 West Arts, [at the time] one of only 18 certified creative districts in Colorado. The nonprofit organization has seen significant statewide recognition and incremental growth in galleries and activities, accompanied by a doubling of creative enterprises and patronage, while contributing to the corridor's positive economic trajectory—a more than 11% increase in sales tax revenues.
- Our key strategic partner, Rocky Mountain College of Art + Design (RMCAD) has grown its on-campus and online enrollment to more than 1100 students. But enrollment doesn't tell the whole story. RMCAD has established deep community connections through the Artist in Residence Program, its Visiting Artist, Scholar, & Designer Program, FARMCAD markets on its historic campus, an ever-growing commitment to volunteerism, and a new degree program that hits the sweet spot: a Bachelor's in Business of Creative Industries.
- Estimates for new residential development range from 1500-2,000 units in the W Line corridor,

including WestLink at Oak Station, Zephyr Street Apartments, luxury townhomes at Mountain on 10th Avenue, the hip-and-cool West Line Flats a block from the Lamar Station, 40 West Residences at Colfax and Gray, the next phase of Lamar Station Crossing, and other projects, such as West Line Village, in various stages of planning, all bringing the “heads and beds” that drive new investment in additional retail consumer amenities.

- Major investments at Lamar Station Plaza in the heart of the arts district is a real game-changer—a key transformation for the corridor! This classic (but rundown) 1950s retail center on West Colfax is home to the iconic Mexican-themed entertainment complex Casa Bonita, plus new tenants, such as WestFax Brewing Company, Planet Fitness, Lakewood Arts Gallery, and Gallery of Everything, which makes the plaza a key destination for the burgeoning 40 West Arts scene. Since its 2015 purchase of the plaza, Broad Street has invested millions in site improvements—and a public-private partnership with the City of Lakewood and the Lakewood Reinvestment Authority resulted in a variety of public improvements and a new public park on site that will host district and other community activities.
- As referenced prior, signature companies, such as FirstBank and Terumo BCT, built and opened new headquarters, collectively investing more than \$100M and this investment is now bringing hundreds of new jobs to the corridor. Prestige Imports, on West Colfax since 1984, is also continuing to evaluate its plans for a major expansion of its Audi and Porsche dealerships. In addition, longtime entrepreneurial mainstays, including Rockley Music, the Bettmanns of Colorado Frame and Art Restoration, and Veldkamp’s Flowers and Gifts, spent millions in dollars and effort to build or upgrade their West Colfax-based businesses. All this is on top of the City of Lakewood’s ongoing capital investments in the corridor, including improvements at light rail stations and along West Colfax, Lamar, and Pierce Streets.
- 2015 marked the first-ever West Colfax MuralFest, a one-day celebration of the arts, with live bands, 30+ art booths, food trucks, the unveiling of new murals, and fun activities for the whole family. The first installment attracted artists from throughout Colorado and across the nation, drawing more than 2000 people; the second iteration, just held on August 20th this year was bigger and better than the first, attracting an estimated 4500 people to the new venue at Lamar Station Plaza.
- Since the beginning of 2015, the district has now unveiled 20 new public art installations (sculptures and murals). *Westword* Magazine honored both Bobby Magee Lopez’s “Hear the Train A Humming” mural and Christopher Weed’s “Connected” sculpture as “Best of” for New Public Art Installation in 2015, joining other noteworthy installations, such as Martha Pinkard’s “Stardust” mural at The Action Center and Lonnie Hanzon’s “Lakewood Legacy Trees” at Lamar Light Rail Station.
- The EDGE Theater, led by Rick and Patty Yaconis, has broken new ground in local theater, staging more Denver-area and regional premieres than any other suburban theater—and in doing so, garnering a long list of recognition, including “Best Actor” and “Season of the Year” from *Westword*, while more than doubling ticket sales since moving into the district.
- Following the approval of the new, more flexible, mixed-use oriented Lakewood Zoning Ordinance, the City embarked on a forward-thinking path of comprehensive community planning that paved the way for revitalization. Milestone planning efforts included the 40 West Arts Urban Design and Mobility Plan, the new West Colfax 2040 Vision Plan, and the 40 West Arts Place-making Implementation Plan. These plans played integral roles in the formation and growth of the district and the ability to secure meaningful grants, such as those awarded from

the EPA, CDOT, Colorado Creative Industries, the Boettcher Foundation, the State Historical Fund, Xcel Energy Foundation, and most recently, the National Endowment of the Arts (NEA) “Our Town” Grant.

- New business activity in the last two years has outpaced the previous four years combined. In addition to activity already mentioned that brought nearly 1000 new jobs to the corridor, the district has welcomed the arrival of 40 West Studios, Lakewood Arts Gallery, Gallery of Everything, Red Herring Art Supply, Guiry’s Paint & Art Supply, C2 Gallery and C-Squared Studios, Hyperspace Video Arcade, Wings Stop and a host of other businesses too numerous to list and others still in the works, such as a Ross store, a Dutch Brothers Coffee, and two new restaurants.
- The corridor organizations celebrated the release of the 2nd Edition of *West Colfax Lately* Magazine, an annual publication supported by local business and Lakewood Economic Development, to showcase the people, places, and progress of the historic West Colfax community.
- Corridor organizations worked together to plan and deliver Riot V – an immersive entertainment experience, including an authentic four-course Italian meal, a gallery transformed into classic trattoria, live arias from Italian operas, and an Arthur Miller play (A View from the Bridge) about an Italian immigrant family in New York—all to a sold-out crowd
- On the horizon, there’s still a great deal to look forward to—here are just a few highlights (excerpts from “Quintessentially Colfax!” 2nd Edition of *West Colfax Lately*:
 - 40 West Arts Loop: “It’s quite an honor to receive the National Endowment for the Arts (NEA) Our Town Grant,” reflects Alexis Moore, principal planner with the City of Lakewood and member of the 40 West Arts District Board. “We’re excited to work with the community to implement the arts loop vision they first identified several years ago when planning for the area. This grant will help us design a unique artistic experience, develop a local amenity for walking and biking, and advance place-making in a way that adds to the economic vibrancy of the district.” With the NEA Our Town Grant, the largest award in Colorado in 2016 and the largest ever for Lakewood, the City and 40 West Arts are amid a two-year process to create the first phase of an arts loop envisioned as a continuous and distinctly designed pedestrian and bicycle route circling 40 West Arts District, connecting people to unique art experiences along the way, in parks, and other public and private spaces.
 - The Creativity Lab of Colorado: “With all that’s happening here, the west-side needs an entity focused on creative ventures, and that’s the core purpose of The Creativity Lab,” says Bill Marino, a West Colfax advocate who heads up the local BID and a co-founder of the Lab. “Teaming up with Colorado Creative Industries and RMCAD is a natural. Together with our community partners, we believe we can have a significant impact on existing creative enterprises and new creative start-ups.”
 - Artspace: “Affordable housing and workspace for artists and artisans is a key factor in keeping creatives in a district,” explains Kevin Yoshida, Lakewood-based architect and urban planner, who designed the Artspace project in Loveland, Colorado. “Simply put—you can’t have a creative district without creatives. Artspace solves this problem in a long-term, sustainable way and helps catalyze economic activity as well.” After successful feasibility and market demand studies and a unanimous vote of City Council in April of 2015, Artspace, a national nonprofit provider of artist creative space with 40+ projects across the country, is working with the City of Lakewood to finalize a site

for a proposed 40-50 live/work units as well as flexible gallery and gathering space, creating a perpetually affordable artist enclave for the district.

- Creative District Gateway Monuments: “I’ve seen the model and drawings,” says Kevin Crehan, the landscape architect and principal at Solara Designs who designed the new park at Lamar Station Plaza. “They’re works of art—18’ foot sculptures that communicate creative energy and serve as dynamic entry features. They say, ‘something cool is happening here!’” Lakewood-West Colfax Business Improvement District, in collaboration with the City, WCCA and 40 West Arts, is funding the creation and installation of these large 40 West Arts gateway monuments in the median on West Colfax, heralding the arrival of commuters from east and west—a key step in implementing the comprehensive strategies outlined in the place-making plan.

2017

- The completion of Lamar Station Plaza’s public improvements, including branded pedestrian amenities and kiosk, the public walkway that will serve as an east- west connector of the ArtLine, the public gathering space with shade sails called Momentum Park, and the installation of district-branded and seasonal banners.
- The completion of a number of place-making and connectivity improvements along Pierce and Lamar streets (detached sidewalks, pedestrian amenities) and artistically branded wraps on traffic signal boxes along West Colfax intersections in the arts district core.
- The BID contributed funds to two new community impact programs delivered through West Colfax Community Association, the WCCA Business Beautification Program and the WCCA Micro Grant Program. The programs supported Mint & Serif Coffee House, Rockley Music, and the Krystie Rose Millich art project for the 40 West ArtLine.
- The BID provided help, support and/or committed matching funds for grant awards from the Boettcher Foundation, Colorado Creative Industries, the National Endowment for the Arts, the State Historical Fund, and the Xcel Energy Foundation.
- Celebrated one-year anniversaries for Gallery of Everything, Red Herring Art Supply, WestFax Brewing, 40 West Studios, C2 Gallery, Pure Colorado Pro Kitchen & Event Center, WingStop, The Creativity Lab of Colorado, and the new headquarters for both Terumo BCT and FirstBank.
- Celebrated two-year anniversary for 40 West Farmers Market, Container Collective Yoga and Bikes, Planet Fitness, Lakewood Arts Council, Sweet Bloom Coffee Roasters, the new building for Colorado Frame & Art Restoration, and Veldkamp’s Flowers & Garden Center renovation and expansion.
- After more than two years of planning, the BID funded the design and fabrication of the 40 West Arts Creative District Entry Monuments, installed in the medians along West Colfax in April 2017 on the east and west ends of the arts district core.
- In collaboration with the City, the BID supported the significant progress made with the 40 West ArtLine (formerly the Arts Loop), a project funded in part by a National Endowment for the Arts grant awarded to the City of Lakewood and 40 West Arts to create a four-mile walking and biking art experience that connects three parks in the district.
- The 3rd Annual West Colfax Lately Luncheon was a great success—this time with entertainment from Jonny “Colfax” Barber! This MUST-ATTEND event celebrated the ongoing renaissance of our historic corridor. We announced two West Colfax MOMENTUM Award winners

(WestFax Brewing Company and Planet Fitness), and this year's West Colfax LEGEND Award recipients were Maddie Nichols and Kathi Hasfjord, who have advocated for the community for more than 40 years!

- Lakewood's ongoing collaborative work with residents, businesses, and West Colfax-based organizations to transform the West Colfax corridor and to benefit from the W line has earned it the first-ever Impact Award given in the "Inspire" category by the Urban Land Institute of Colorado. The Impact Award is like the Oscars™ for land-use, planning and development work, and it recognizes outstanding projects, related programs, and visionaries in urban development. The first-ever "Inspire" category recognized the project that has inspired the community and has a lasting impact in the public realm.
- The BID business attraction initiatives helped to engage, support, and/or promote a number of new businesses, including Miracle Street Gallery, West Line Flats, BPL Plasma, Lechuga's Italian Restaurant, Pirate Contemporary Art, NEXT Gallery, Mint & Serif Coffee House, Hyperspace Vintage Video Game Arcade, and Reed Art & Imaging.
- With support from the BID, the corridor organizations celebrated the release of the 3rd Edition of *West Colfax Lately* Magazine, an annual publication supported by local business and Lakewood Economic Development, to showcase the people, places, and progress of the historic West Colfax community.
- The corridor celebrated the grand opening of the corridor's first 100% market rate multi-family residential project in decades, West Line Flats, by Momentum Development, located on 13th Avenue near the Lamar Light Rail Station. Within two months more than a third of the 155 units were leased, and it's projected to be fully leased in less than nine months from its grand opening.
- Corridor organizations planned and conducted the 3rd annual West Colfax MuralFest—a FREE one-day celebration of arts and culture unveiling new murals, accompanied by 30+ arts vendors, food trucks, 3 live bands . . . and fun-filled activities for the whole family that attracted thousands of attendees to the revitalized Lamar Station Plaza, the venue on West Colfax for the annual festival.
- The West Colfax Corridor was selected as a destination site by Smart Growth America for a tour by a five-city delegation (Charlotte, Columbia, Akron, Macon, and Wichita) as part of its "Amazing Places Forum" in 2017.
- What's on the horizon: the opening of Ross Dress for Less at Lamar Station Plaza, ground-breaking for Dutch Brothers Coffee also at Lamar Station Plaza, the expansion of Hyperspace Video Gallery, the grand opening of Archway's 40 West Residences, additional place-making progress in the corridor, the ribbon-cutting of the first phase of the 40 West ArtLine in June 2018, and a final site selection for an Artspace live/work project in the West Colfax corridor.

2018

- The BID business attraction and support initiatives helped to engage, support, and/or promote a number of new businesses, recently re-located businesses, business expansions, and new developments, including Edge Gallery, Next Gallery, Pirate Contemporary Arts, West Line Flats, West Line Village, BPCP Colfax 1, Hyperspace Vintage Video Gallery, Reed Art & Imaging, Lamar Stations Plaza, Dutch Bros, Benchmark Theatre, Landt-MaKenna Galleries, R Design, Pasternack's, The Colfax Museum, 40W Studios, and Rocky Mountain College of Art + Design.
- Supported the completion of additional branded signal/electrical boxes in 40 West Arts District

core.

- Supported the design and installation of banners on light poles along ArtLine and at Lamar Station Plaza
- Advocated for the completion of place-making/connectivity capital improvements along Pierce and Lamar streets (detached sidewalks, landscaping, pedestrian amenities/lighting etc.) and entered into an IGA for future maintenance of elements of these improvements.
- The BID provided help, support and/or committed matching funds for grant awards (or pending grant applications) from Colorado Creative Industries, the National Endowment for the Arts, the State Historical Fund, and the Xcel Energy Foundation.
- The West Colfax Corridor and 40 West Arts was selected as a destination site by the Creative Placemaking Leadership Summit (held at DU) for a mobile tour and workshop for its transformational accomplishments in the community.
- Supported 40W Studios Community Garden project in partnership with the nonprofit Jovial Concepts.
- In March, West Metro Chamber recognized the BID's leadership with the Steve Burkholder Diamond Legacy Award for the positive impact the service, leadership and programming have had on the community.
- For the 5th year in a row, provided funding and fund-raising support for 40 West Artist in Residence Program and 40 West Connects! Programming.
- Contributed funds to new community impact programs delivered through West Colfax Community Association, the WCCA Business Beautification Program and the WCCA Micro Grant Program. The programs supported Mint & Serif Coffee House, Rockley Music, the Krystie Rose Millich art project for the 40 West ArtLine, The ArtLine, Pasternack's and Guido's Nickel.
- Supported the Creativity Lab's video pilot program which provided five Lakewood businesses with video production services for web and social media use.
- In *Westword's* "Best of" issue Lakewood's 40 West Arts District was named 2018's "Best Suburban Arts District." 40 West Arts has gained significant attention due to its family friendly art walks, its free arts programming, and its popular co-op galleries.
- The BID supported 40 West Arts application for SCFD funding, resulting in 40 West becoming the first-ever creative district to qualify for ongoing SCFD funding.
- The State of Colorado selected the corridor's Creativity Lab to support its state-wide Creative District Program, bringing additional attention to the accomplishments along West Colfax and the positive impact of 40 West Arts.
- Along with community partners, launched the 40 West ArtLine with a block party that drew more than 3,000 people to the district in conjunction with a First Friday art walk on June 1st. This four-mile walking and biking art route in the heart of 40 West Arts District features ground murals, fence art, interactive sound sculptures, and large-scale park art installations. This free outdoor art experience lets you #exploreartoutside! 40 West Arts extends a HUGE thank you to its partners: the National Endowment of the Arts, City of Lakewood, ArtLine Champions, art selection committee, local neighborhood associations, WCCA, the Lakewood-W. Colfax BID, and everyone who helped to make this dream a reality. BID contribution: \$25,000 plus staff resources.
- Corridor organizations planned and conducted the 4th annual West Colfax MuralFest—a FREE one-day celebration of arts and culture unveiling new murals, accompanied by arts vendors,

food trucks, live music . . . and fun-filled activities for the whole family that attracted thousands of attendees to the revitalized Lamar Station Plaza.

- With support from the BID, the corridor organizations celebrated the release of the 4th Edition of *West Colfax Lately* Magazine, an annual publication supported by local business and Lakewood Economic Development, to showcase the people, places, and progress of the historic West Colfax community.
- The 4th Annual West Colfax Lately Luncheon was a great success—this time with entertainment from Benchmark Theatre delivering an SNL-like Weekend Update—Colfax Edition to the delight of the crowd! This MUST-ATTEND event celebrated the ongoing renaissance of our historic corridor. We announced two West Colfax MOMENTUM Award winners (Jeff & Jamie Temple of West Line Flats and Dan Lundin of Banner Signs) and this year’s West Colfax LEGEND Award recipient was the Honorable Steve Burkholder, who as Lakewood Mayor sparked the revitalization of West Colfax by convening a Blue-Ribbon Committee to produce and publish the first West Colfax Action Plan.
- Broad Street Realty acquired the east side of Lamar Station Plaza, positioning it for a similar revitalization and transformation as the west side (already owned by Broad Street).
- Supporters gathered with the Mayor and other local dignitaries to celebrate the announcement of The Colfax Museum’s relocation to West Colfax at a July 6th First Friday Pop-up Event.
- City of Lakewood announced that the West Colfax Community Association was a 2018 winner of the Mayor’s Inspiration Award.
- The Americans for the Arts recognized the BID’s leadership in the community. Americans for the Arts, a national nonprofit with a 55-year legacy of advocating for the arts awarded the BID leadership the 2018 Michael Newton Award for Leadership. This award recognizes achievements of individuals and organizations committed to enriching their communities through the arts. The award was presented at the organization's national convention on June 16. This award showcases the cohesiveness of our community. It's a tribute to all who have worked to champion the renaissance of West Colfax and the impact of 40 West Arts, including volunteers, community partners and team members.
- What’s on the horizon: 40 West Arts RIOT VII (Sept. 29th)—a “Pop-up” gala celebrating arts & culture with numerous “Pop-up” art experiences; aesthetic improvements to the east side of Lamar Station Plaza, following a similar color scheme as the west side along with addition lease signings for the available space—including a new food/ice cream venue slated to open by late 2018 or early 2019 next to Cricket; a formalized program in 2019 to target and attract independent restaurant operators to the district and provide ongoing promotional support to help their ramp-up; additional plans for the ArtLine including new art installations in 2019; the stabilization of Pasternack’s retail hub and subsequent lease up with creative retail outlets, potentially enabling The Colfax Museum storage area to begin to scale its operation (subject to roof and flood mitigation); a multi-phased community collaboration to improve the aesthetic and function of the city-owned remnant property at the southwest corner of W. Colfax and Wadsworth with a goal of creating an iconic visual queue that welcomes passers-by to Lakewood’s historic West Colfax Corridor; ground-breaking for a significant new residential project at 13th and Lamar, and the completion of a number of residential projects along the west end of the district at and near Oak Street Station.

2019

- Supported by the Lakewood-West Colfax BID, Kanon Gallery, CORE New Art Space, and Handsome Little Devils all move to the West Colfax Corridor to participate in the ongoing

momentum created by 40 West Arts District.

- Next iterations of corridor annual events, including the sold-out 5th Annual West Colfax Lately Luncheon at Lakewood Country Club and the two-day extravaganza of the 5th Annual Colfax ArtFest held at Lamar Station Plaza
- 40 West Arts, through its partnership with Metro West Housing Solutions and the Lakewood-West Colfax BID, named its fifth Artist in Residence, Janelle Sowers, who will serve the West Colfax community by delivering arts classes to youth and seniors for the next year in return for a live/work unit at Lamar Station Crossing
- Supported by funding partners, including Xcel Energy Foundation, Community First Foundation, and the Lakewood-W. Colfax BID, five new murals were added to community, including the most recent large mural on Harlan Street entitled “Take Time” by DAAS, an accomplished muralist from Jacksonville, Fla.
- Published the 5th edition of West Colfax Lately magazine celebrating West Colfax and the City of Lakewood’s 50th Anniversary with historical content and a commemorative cover illustration
- West Colfax Lately magazine achieved its highest circulation numbers in its five-year history, distributing 33,000 copies throughout the Lakewood community
- WCCA delivers a 2019 Business Beautification Project by painting the Action Center’s shelter on West Colfax
- The City and 40 West Arts received CBCA’s Business of the Arts Award presented for the 40 West ArtLine
- The City received the DCI Governor’s Award presented for Best Use of Public Space for the 40 West ArtLine
- 40 West Arts and the ArtLine selected to exhibit for three months at Denver International Airport
- 40 West Arts, in collaboration with the LWCBID, partner with Colorado Mills to showcase local artists within the mall—a program that is now growing and will continue into 2020
- The owners of Lamar Stations Plaza announced four new restaurants coming to the retail center in 2019 and early 2020: CiCi’s Pizza and Salad Bar, a Pacific Island-themed seafood boil eatery, a new flavored ice and ice cream treat shop, and a family-owned Honduran restaurant
- Westword Magazine named 40 West Arts District “Best Metro Area Art District” for 2019 and selected Colfax ArtFest selected as Top 10 Best Summer Festivals in Colorado.
- Lakewood Country Club, a member of WCCA, announced that its Charity Event Committee selected 40 West Arts as a nonprofit beneficiary of its annual charity gala slated for Oct. 5th, 2019
- 5280 Magazine selects 40 West ArtLine as a 2019 “Top of the Town” pick.
- The West Colfax community celebrated all things arts & culture on August 2nd and 3rd for the 2019 Colfax ArtFest. The event included a VIP Party on Friday and live performances, outdoor games, food, vendors, trolley tours, mini murals, a car show and more on Saturday.
- WCCA completes Business Beautification Program for The Action Center. Volunteers painted a new building for The Action Center and presents them with a \$500 check.
- Banner Signs & Decals completes the installation of enormous mural on retaining wall at West Line Village themed after the history of Two Creeks neighborhood.
- 40 West Arts District hosts RIOT VIII: Colfax Curiosities featuring an accordion dance duo, a street magician a busker, a silent auction and so much more at Prestige Imports.

- Roger Wadnal from Lakewood’s Comprehensive Planning & Research Division announces plans for the refurbished Colfax Entry Features at Colfax & Sheridan.
- Indy Street Flats from Metro West Housing Solutions celebrated their grand opening on Friday, December 13th, 2019. Over 150 attendees viewed the buildings’ offices, community murals, and model rooms.

2020

- 40 West hosts its fifth annual Community Summit with 50+ people in attendance an event that is equal parts networking session, happy hour with friends, and a chance to give feedback to the district.
- Riverpoint Partners CEO Reid Davis and his partners at CentrePoint Properties invested \$100,000 in new murals at Lamar Station Apartments, located at 1450 Lamar Street along the 40 West ArtLine.
- WCCA pivots to be the first community meeting to go fully virtual in light of COVID-19 via ZOOM meeting.
- Donations from WCCA members raise the funds needed to purchase of jerseys for Jefferson High School’s boys’ and girls’ basketball teams.
- Buying local art is critical to supporting artisans, small businesses, the arts district, and our community. During our May Virtual First Friday on Friday May 1st from 6-9pm if you buy at least \$40 worth of local artwork, merchandise, certificates for classes/workshops, etc. we will match your minimum \$40 purchase (no maximum) with a \$40 donation to that artist/organization.
- WCCA, The Lakewood-W. Colfax BID launches Small Business Support Fund to provide short-term help to creative enterprises and small impacted by the COVID-19 virus. In conjunction with this fund, the BID and its partners mounted a campaign to raise additional dollars for the fund in order to help more business owners. 40+ businesses received support
- The Lakewood-W. Colfax BID launches resource page for families, small businesses, and creative enterprises to access resources local and national for funding and safety information.
- 40 West Arts District celebrated its first-ever virtual First Friday on April 3rd. The event, designed to support our local artists, creatives, galleries, and community kicked off at 6pm with an hour-long Watch Party hosted on Facebook, reaching more than 2,000 people.
- Rocky Mountain Ukulele Orchestra begins offering free Ukulele classes to support arts & creativity as folks move to Stay At Home.
- WCCA & the Lakewood-W. Colfax BID support Lakewood Economic Developments build out of their new Restaurant/Retail Services Map to provide citizens with information on how to support local businesses from the safety of home.
- WCCA hosts a series of panel discusses for COVID-19 Business Relief
- Metro West Housing Solutions (MWHS), a nonprofit developer and manager of affordable apartment communities, announces the agency was awarded Low Income Housing Tax Credits (LIHTC) for Lamar Station Crossing (LSC) Phase II, a continuation of their successful Lamar Station Crossing campus located in the 40 West Art District, less than a block from RTD’s W Line Light Rail.
- Along with other community partners, the BID and WCCA help the City of Lakewood plan and execute the Economic Recovery Task Force and the associated relief funds.
- The 40 West ArtLine hosts successful Chalk the ArtLine challenge, featuring local chalk art drawings.

- Hammered & Hung launch West Colfax Farmers Market at Lamar Station Plaza, featuring local artists & vendors.
- Artist Katy Casper & crew complete first set of 12 murals at Lamar Station Apartments entitled *Wild Urban Medicine*, the largest mural project in the history of 40 West Arts District and a colorful addition to the corridor along this central spine of the ArtLine that connects Lamar light rail station to amenities along Colfax Avenue including Lamar Station Plaza.
- In conjunction with district partners, Hammer & Hung has launches its "R&R on the ArtLine Installation Project." Featuring custom designed and painted Adirondack Chairs by local artists & community members featured along the ArtLine.
- West Colfax welcome Yabby Hut to Lamar Station Plaza (next to WestFax Brewing Co.), a family owned, seafood restaurant with a twist of the bayside theme and traditional Philippines way of eating.
- The 6th edition of West Colfax Lately Magazine is released (circulation 30,000) with a COVID-19 lens on this 2020 issue.
- 40 West Arts hosts virtual artist takeover for First Friday, featuring art from around the world collected by artist Adrienne DeLoe and her *Pandemic Self Portraits*.
- 40 West Arts launches Facebook community group to create a sense of place online during the time of COVID-19.
- With the support of the BID and other partners, 40 West Arts and the City of Lakewood are awarded a national AARP grant (\$9,000) for community programming and art installation along ArtLine.
- The City of Edgewater welcomes an extension of the ArtLine green line around its new civic center and commits resources to future art installations at Walker Branch Park, connecting two cities to this community amenity.

2021

- Launched the two new programs: 1) West Colfax Passport Program campaign to support local retailers and restaurants; and 2) WCCA Connects! that supports local neighborhood organizations with website, e-newsletter, and social media training
- Celebrated 40 West Art District's 10-year anniversary with a community celebration of 40 West Champions at Mint & Serif Coffee House
- Capital Campaign for Building Renovation raised more than \$350,000, including grants from the Gates Family Foundation, The Community Foundation, and the Lakewood Reinvestment Authority
- With the support of the city, the BID, and grant funders many arts installation and murals along the ArtLine were refreshed and new two new murals were added

2022

- In January, we learned that we would receive a \$600,000 Colorado Community Revitalization Grant that help us reach our \$1M goal for the building renovation
- As part of a Community First Foundation "Helping Each Other Thrive" Grant, 40 West Arts and its partners developed an Equity in the Arts Committee to bring diversity of perspectives in choosing major art installation projects throughout the corridor

- March marked the return of Colfax Art Crawls to the district; Approx. 1,500 people attended the event at district creative venues.
- In May, all the galleries that were displaced by the sale of the Pasternack building moved into the newly renovated 6501 W. Colfax Ave building—transforming the old vacant Drumstick building into a vibrant, new arts destination in Lakewood
- On June 3rd, 2022, we dedicated the building at 6501 W. Colfax Ave. (now called The HUB at 40 West Arts) in a Grand Opening Celebration that included remarks from three Lakewood Mayors and state officials. More than 2,000 attended the festivities of the evening (See press release herein on page 47.)
- After years of the delay (caused by pandemic and budget constraints) that unappealing, dusty (or muddy) remnant of land on the southwest corner of W. Colfax & Wadsworth Blvd. was totally transformed into a beautiful Sculpture Walk. Installed on Aug. 5th, the large, 28-ft. tall sculpture, entitled “Evertrees” designed by Nestor Fedak anchored the space and marked the completion of this phase of the project. More sculptures will be added in the future. With funds from a Lakewood NPP grant, support from Lakewood Economic Development, Pioneer, Designsapaces Colorado, WCCA and the Lakewood-West Colfax BID, this space is now an appealing “people place” that our community can be proud of. During several weekends (in June & July), 30+ volunteers braved the Colorado sun and moved over 20 tons of cobble stone and dirt to build the infrastructure for the Sculpture Walk planters and plant the vegetations in the planting areas. The project was managed (and designed) by City Landscape Architect Nestor Fedak. Kudos Nestor!

2023 (January through August 2023)

- With post-pandemic restrictions lifted—we re-launched our signature Colfax Art Crawls—more than 2,000 visitors attended in March and June.
- Colorado Mills renewed its commitment to participate in the 40 West Arts-led “Curated at the Mills” Art Program in 2023 and 2024.
- The aforementioned program has led to another milestone: the new ownership group at Belmar reaching out to our West Colfax-based organizations to start a similar strategic partnership with 40 West Arts to help them curate artwork throughout Downtown Lakewood.
- The new owners/management of Casa Bonita finally reopened the fully restored, beloved, and iconic destination restaurant in late May—and the new team are engaged with the local district.
- With the support of Denver Bronco funded grant from the City, we planned and hosted the first-ever FREE Summer Youth Camps for our underserved locals, capping off the first full year of operations of our new building.

For more, please see **Corridor Context** on pages 1-6 for more narrative on recent milestone and accomplishments.

Community Member/Stakeholder Comments
(compiled during BID five-year review process)

“The LWCBID greeted me and my company with open arms from day 1 and has been a huge advocate in supporting us and all that we do. We are extremely lucky to be part of such a great community of people and businesses that strive to better the place we live and work. I’m often asked by other breweries how we were able to cultivate such a positive and collaborative relationship with our local community organizations, and I have to respond by saying: We were lucky. Everything was already in place when we joined the community. We just had to embrace it!”

Anthony Martuscello, Owner
WestFax Brewing Company
WCCA & 40W Member

“I have worked in Lakewood since 1988 and have traveled the West Colfax corridor almost daily since 1980. I am continually struck by the evolving nature of the corridor, particularly since the opening of the W light rail line. I know the Lakewood West Colfax Business Improvement District has been an important part of implementing a vision for our community that embraces appropriate economic development, but with a keen eye to maintaining the rich heritage of Colfax Avenue that is a treasure to be part of.”

Ron Seigneur, Managing Partner
Seigneur Gustafson LLP
WCCA Board Member (past chair)

“I was introduced to the LWCBID and its partnership with 40 West Arts and WCCA in 2011. LWCBID’s passion, commitment, leadership development, mentoring, coaching, and physical work is yielding an ROI worthy of public pride and praise. After 30 plus years of watching West Colfax deteriorate, the corridor is coming alive, even prompting me to name my business after 40 West. I’ve lived in Lakewood for 44 years and am overwhelmed with pride and joy seeing 40 West Arts and West Colfax come alive in large part due to the leadership of the LWCBID.”

Todd Lansing, Resident
40 West Financial LLC
WCCA Board Member (current chair)

“Living right off West Colfax for 30+ years, I’ve witnessed the resurgence of the corridor—primarily since the formation of the Lakewood-West Colfax Business Improvement District. Prior to the BID, very little, if any, development happened. Since the BID’s formation, the money (public and private) invested in the corridor has been significant. Once neglected shopping centers are now vibrant economic drivers via businesses and community-inspired activities. This would not have been possible without the collaboration of the BID, the City, and the community.”

Cindy Baroway

Owner, Office Evolution
WCCA Board Member (past chair)

“I have been a board member of the West Colfax Community Association for many years—long before the Lakewood-West Colfax BID. The “old” WCCA board was working on making improvements for the corridor, but our impact was limited due to money and the knowledge about how to reach out to businesses, acquire grants, etc. Since the inception of the LWCBID and the work that Bill Marino and so many others have done, the changes to this corridor are striking. This area (West Colfax and the neighborhoods around the corridor) is becoming a destination spot again. The LWCBID provided the leadership our community needed. It is so much fun to see this happening, and it is so much fun to be a participant in the positive changes that have and are occurring in this area. It is wonderful to meet and see so many talented people who work together to make all of this happen.”

Kathi Hasfjord

WCCA Board Member / Secretary
Two Creeks Board Member / Secretary

“As one of the primary funders for 40 West Arts District, the Lakewood-W. Colfax BID (LWCBID) is critical to our success and growth. The LWCBID understands the role arts and creativity play in a robust and diverse economic movement and sees the impact 40 West Arts has on visitorship to the corridor and accompanying sales to local businesses. Additionally, the LWCBID has been instrumental in taking the lead on attracting new galleries and creative businesses to the district. We are grateful for our relationship and truly could not do what we do without the leadership provided by the LWCBID.”

Liz Black, Executive Director

40 West Arts District
Two Creeks Resident

“When I first entered my artwork in the 40 West Art Gallery and had to find the gallery, I wasn't impressed by the building or the location. Four years later, the gallery and the area has improved curb appeal and the quality of art displayed is higher. I also have been involved with Next Co-op Gallery, Gallery of Everything, Lakewood Arts Council and Edge Gallery while expanding my role within the arts district. With the continued momentum provided by the BID, 40 West Arts District is becoming a destination for all types of aesthetic experiences.”

Carolyn Berry, Artist
Former 40 West Arts Board
Local Artist

“The LWCBID has been a tremendous transformational force in the West Colfax Corridor. Through its partnerships with businesses and other organizations on West Colfax, the LWCBID has successfully created a like-minded community of advocates that have transformed a once dormant part of our city into a vibrant and emerging economic area.”

Katja Walton, Resident
40 West Arts Board
Lakewood Resident

“The support from the City and the BID for the arts, housing and ensuring that we received light rail stops at in the district has put this area on a positive trajectory toward the goal of building a diverse and vibrant community. The investments in the ArtLine and 40 West Arts District are perfect examples; both give people who live and work here a reason to get out of their cars and rediscover what the area has to offer, and just as importantly, build loyalty with local businesses. This energy that has been building over the last few years has translated into clients willing to take more risks in making investments in the area and insisting that we hold business meeting at local venues in the corridor. While there is a considerable amount of work to be done, the momentum for a vibrant and diverse community would not exist without the vision, predictable funding, and perspiration from the BID.”

David Rein, Attorney
Erickson Kernell LP
40 West Arts Board

“I am writing this in recognition of the many positive programs and efforts that are funded by the Lakewood-West Colfax BID. As an owner of Lamar Station Plaza (LSP), a critical commercial property in Lakewood's West Colfax corridor, I can attest to the many positive impacts that the BID efforts have had on our

property and others in the area. Arts programs and events like the Colfax Arts Festival (formerly MuralFest), the ArtLine Placemaking Initiative and First Fridays provide important pedestrian traffic that greatly contribute to the patronage and success of the commercial businesses at LSP. These activities and the sense of community that it helps create have also assisted us in attracting new businesses to our retail center that have helped define a new image for the corridor. I fully expect that future efforts of the BID will continue to assist our efforts at LSP, bringing new businesses and new customers that will continue to rejuvenate and build the identity and support the vibrancy of the West Colfax community.”

Thomas Yockey, Founder/Board Member

Broad Street Realty and Investment
WCCA & 40W Member/BID Board Member

“The LWCBID is a wonderful organization. They introduced us to other businesses in the district—and we were immediately welcomed. What a great way to get to know the other businesspeople! Bill Marino invited us to be a part of MuralFest—and through this, we ended up painting a mural our building—“The Lakewood Lion.” This iconic mural has become a defining feature of our apartment community. The whole process was made easy by the Lakewood-W. Colfax BID and 40 West Arts.

Jeff Temple

Investor/Founder, West Line Flats Apartments
WCCA Member

STAFF MEMO

DATE OF MEETING: SEPTEMBER 25, 2023 / AGENDA ITEM NO. 16

To: Mayor and City Council

From: Robert Smith, Economic Development Director

Subject: **APPROVING THE 2024 OPERATING PLAN FOR THE COLFAX CORRIDOR
BUSINESS IMPROVEMENT DISTRICT (BID)**

SUMMARY STATEMENT: Business Improvement Districts (BIDs) are primarily self-governing entities with significant authority, including the authority to incur debt and impose fees on commercial property owners within the district. However, Title 31 of the Colorado Revised Statutes grants the City oversight authority and requires the City to review and approve each BID's Operating Plan on an annual basis. This oversight role is critical to ensuring a positive public perception of BID activities.

BACKGROUND INFORMATION: Business Improvement Districts (BIDs) fill a significant role in Lakewood's vibrancy. Lakewood is home to two BIDs, the Lakewood-West Colfax Business Improvement District and the Alameda Corridor Business Improvement District. BIDs are defined areas where businesses elect to pay an additional tax to fund projects, only within the BIDs boundaries. BIDs are governed by an independent board of directors made up of property and business owners in the defined area. The elected board chooses to distribute the funding for appropriate supplemental services above and beyond what Lakewood provides for that area. Services can include street cleaning, additional security, streetscape enhancements, pedestrian connectivity, and marketing.

The Lakewood-West Colfax Business Improvement District runs along W. Colfax Ave. from Sheridan Blvd to Welch St. in Lakewood. The boundary of the Lakewood-West Colfax BID includes properties as far north as W 18th Ave and as far south as W. 14th Ave.

Managed by an Executive Director and governed by a board of local property owners and businesses, the Lakewood-West Colfax BID elects to spend revenue on district advocacy, district identity, improvements and marketing the W. Colfax Ave. corridor.

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: Staff Recommends Council moves and votes in favor of a resolution approving the 2024 Lakewood-West Colfax Business Improvement District Operating Plan.

ALTERNATIVES: • Council moves and votes to not approve a resolution approving the 2024 Lakewood-West Colfax Business Improvement District Operating Plan.

- Council moves and approves tabling the Resolution to a future date certain.

PUBLIC OUTREACH: This item has been promoted through the regular communication channels to be considered by the Lakewood City Council. Additionally, this item has been promoted through the regular communication channels to be considered by the Lakewood City Council. The Lakewood-West Colfax Business Improvement District provides public outreach through a variety of channels including a website, publications, Facebook, & Twitter. The Lakewood-West Colfax BID also holds community meetings and

several public events each year.

NEXT STEPS: None

ATTACHMENTS: 1. Resolution 2023-56
2. 2024 Lakewood-West Colfax BID Operating Plan and Budget

REVIEWED BY: Kathleen E. Hodgson, City Manager
Benjamin B. Goldstein, Deputy City Manager
Alison McKenney Brown, City Attorney

A RESOLUTION

APPROVING THE 2024 OPERATING PLAN FOR THE COLFAX CORRIDOR
BUSINESS IMPROVEMENT DISTRICT (BID)

WHEREAS, the Board of Directors of the Colfax Corridor Business Improvement District (the "BID") has filed with the City Clerk the BID's 2024 Operating Plan and Budget, attached hereto, and requested that the City Council review and approve these documents; and

WHEREAS, the City Council has reviewed the Colfax Corridor BID 2024 Operating Plan as presented by the BID.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lakewood, Colorado, that:

SECTION 1. The Colfax Corridor BID 2024 Operating Plan for the Colfax Corridor Business Improvement District is hereby approved.

SECTION 2. The City Clerk shall transmit a copy of this Resolution to the Board of Directors of the BID.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

INTRODUCED, READ AND ADOPTED by a vote of _ for and _ against at a hybrid regular meeting of the City Council on September 25, 2023, at 7 o'clock p.m. at Lakewood City Hall, 480 South Allison Parkway, Lakewood, Colorado.

Adam Paul, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenny Brown, City Attorney



LAKESWOOD-WEST COLFAX BUSINESS IMPROVEMENT DISTRICT PROPOSED OPERATING PLAN & BUDGET 2024

CORRIDOR CONTEXT

Colfax Avenue has been at the epicenter of cultural and entrepreneurial activity in the metro area for 150+ years. Colfax Avenue—U.S. 40—part of the old coast-to-coast “Victory” Highway from Atlantic City to San Francisco—was supplanted by the modern interstate system but was never forgotten by the legions who have experienced its unique culture and character. Colfax Avenue—Main Street Colorado.

Colfax earned its reputation as the nation’s longest continuous commercial thoroughfare—and the glitter and grit that comes with it. Though connected by history and geography to stretches of the avenue in Denver and Aurora, West Colfax is a clearly delineated segment. And the Lakewood section of the historic avenue—along with its businesses and neighborhoods— has a story to tell that’s all its own.

U.S. Route 40, historic West Colfax—the Gateway to the Rockies—was *the* place to be in the 40s, 50s, and 60s. The West Colfax story is as captivating as any in the country. It comes with its own lore—rich in character and creativity. Along West Colfax, mid-century buildings and multi-generational businesses continue to embody the Colfax culture, a carryover from the 1950s car culture and America’s love of the open road. Colfax speaks to the “Americana” in all of us. Its heritage and heart—the neon and neighborhoods, the diners and dance halls, the motels, and motorcycles, and now the galleries and gathering places—that’s what keeps it relevant today.

As Lakewood’s historic heart, the West Colfax Corridor has seen both high and low times. As we progress through the new millennium’s third decade, West Colfax is re-emerging from years of economic challenges, and artists and entrepreneurs are the vanguard rallying behind both traditional and creative enterprises. Energized by a number of factors, including the corridor’s 40 West Arts District, the ArtLine, and the West Colfax Community Association, the renaissance is happening right before our eyes.

While still in its early stages, the West Colfax transformation is taking place across the economic spectrum: two of the corridor’s largest private employers have new and expanded headquarters buildings (Terumo BCT and FirstBank) and Broad Street acquired and has transformed the old

JCRS Shopping Center (now Lamar Station Plaza) that's home to Casa Bonita (now with exciting new ownership), and Broad Street has recently purchased the east side of the center and plans to marshal it through a similar transformation. Ownership of Rocky Mountain College of Art + Design (RMCAD) continued to invest in their celebrated campus—listed on the National Registry of Historic Places—and has announced higher than expected enrollment for the fall semester. Meanwhile, Benchmark Theatre is trying to build on the momentum created by the EDGE Theater by taking over The E Project and continuing to produce high-quality live dramatic productions. In the past few years, topnotch galleries such as Pirate Contemporary Art, Next Gallery, Edge Gallery, CORE New Art Space, and Kanon Collective have moved into 40 West Arts District, and three new developments in the corridor, West Line Flats, West Line Village, and The Brickyard at Lamar Station have seen strong market acceptance, bringing our community much needed new housing stock, both for-sale and rental, as well as approximately 2,500 additional residential units in different stages of development along the W Line, which brings our commercial corridor the new residents that local businesses need to succeed and grow. (And more are on the way as well.)

All this is supported by an active and engaged community . . . the energy and advocacy from West Colfax Community Association (WCCA) and local neighborhood associations, the momentum of 40 West Arts District as a magnet for creative enterprises and new visitors, and the anticipated ongoing commitment from the City to sustain the revitalization with both forward-looking policies, staff resources, and strategic capital investment.

Among the catalysts for this new investment, the long-awaited opening of light rail arrived in April 2013, triggering young families and millennials to notice the area—because of light rail, because of the arts district, because its relative affordability (compared to the rest of the metro area) . . . and because it was a community on a positive trajectory.

2018 saw the culmination of a significant two-year community collaboration—the completion and launch of the first phase of the 40 West ArtLine. The ArtLine, a four-mile walking and biking art experience that connects three parks in the area and includes 70+ art installations along the route. And this is just the beginning. Funded in part through a grant from the National Endowment for the Arts (NEA) awarded jointly to the City of Lakewood and 40 West Arts District (with matching funds from the BID), the ArtLine is a major milestone that has already distinguished Lakewood's oldest commercial corridor in local media and throughout the real estate community. The ArtLine, an asset for local residents and a destination for visitors seeking a unique outdoor art experience, will continue to grow, add experiences, and attract visitors and new businesses to the corridor. The collaboration required to attain such a grant—the largest NEA grant ever received by the City and the largest award given to any organization in the state of Colorado in 2016—is a testament to the energy and commitment of the City and its partnership with all the local West Colfax-based organizations.

In 2019, we've seen both continued progress and some setbacks to our ongoing momentum in the district. Positive accomplishments included a host of new businesses (including four new restaurants/eateries) and new housing options in our corridor (both for rent and for-sale), the 5th Annual West Colfax Lately Luncheon, the 5th Annual Colfax ArtFest, the commemorative 5th edition

of West Colfax Lately Magazine, the Business of the Arts Award presented to the City and 40 West Arts for the ArtLine, the DCI Governor’s Award presented to the City for Best Use of Public Space for the ArtLine, and Westword naming 40 West Arts District “Best Metro Area Arts District.” (Please see more information on Milestones & Accomplishments in the Appendix.)

Challenges for our district include multiple buildings and parcels in transition, such as the closure of a number of retail stores in the district, particularly those in the Westland Center. More broadly, the passage of Lakewood 200 (14.27), a growth limitation regulation, caps housing unit growth to 1% (which includes a lottery system to allocate building permits) and requires City Council approval for residential developments of greater than 40 units. While key residential projects, such as The Brickhouse at Lamar Station and West Line Village, were able to proceed, the new growth limitation regulation has already caused a number of investors to abandon proposed investments in Lakewood’s West Colfax corridor due to the lack of development predictability and the disincentive for attracting more “heads & beds” to the area to support local retail, services, restaurants, and other entertainment and amenities.

As everyone is well aware, 2020 brought unprecedented challenges. By the end of Q1, we were amid a global Covid-19 pandemic and the ensuing deep and growing economic meltdown. The BID redeployment available funds to help small business and actively participated in the Lakewood Economic Recovery Task Force and the collective efforts to support Lakewood businesses. West Colfax small businesses—particularly independent retailer, restaurants, and creative venues—were hit hard. Some have closed; many are trying to adapt, and our West Colfax organizations are rallying support by providing reliable, actionable information and by aggressively promoting a “buy local” campaign. But the longer the pandemic restrictions go on and the deeper economic spiral, the more West Colfax, its businesses, and its residents, will suffer. Simply put, West Colfax needs more revitalization funds, more human services support, more capital investment in infrastructure, and more customers for existing businesses.

2021 saw glimmers of hope on the horizon, but the delta variant caused a fourth wave and disrupted an early of economic recovery. We remain hopeful that vaccines will maintain their effectiveness, and vaccination rates will continue to rise, so our economy can continue to improve.

However, 2021 was not without major milestones—one was in the beginning stages of the implementation of the West Colfax Pedestrian Safety Project, enabled by a CDOT \$10M grant, plus city matching funds. A major game-changer for this area in need of improved infrastructure!

After years of collaboration among city departments and community stakeholders, the Denver Regional Council of Governments (DRCOG) awarded a \$10 million grant to the City of Lakewood to implement West Colfax Avenue safety and beautification improvements. The City pledged the required matching funds, making this a major investment in the future of this historic corridor. This project, part of State of Colorado’s Safer Main Streets Initiative, is over budget and now divided into two phases; stakeholders are committed to completing all project elements.

While the City and its consultants are amid of launching a sustained public process to seek input from residents and local business to further define the project, implementation is anticipated to involve as array of exciting improvements, such as wide-ranging infrastructure and technology improvements to enhance safety, the addition of more lighting, landscaping, public art, and other placemaking elements to buffer sidewalks from vehicular traffic flow, construction of bus pull-outs for safer vehicle interaction, faster unloading of patron, and brighter, more attractive waiting areas, and more directional and informational signs for pedestrians and motorists. According to city officials, the work associated with Phase 1 of this grant project is anticipated to be substantially complete by mid-to-late 2024 and Phase 2 by the end of 2025. The BID's role is to the support the city staff and their consultants with the ongoing community outreach efforts.

Also in 2021, as planned, we wrapped up our ten-month-long review of the West Colfax VISION 2040 Action Plan. The BID team of Yoshida and Marino first formed a core team to discuss the process and then a rolled out a plan that involved recruiting West Colfax Ambassadors to serve on a review committee. This collection of people was called the Vision Implementation Group or (the VIG for short). More than two dozen ambassadors signed up to participate in a ten-month review process, with the following stated purpose:

*The **Vision Implementation Group** exists to provide an inclusive community forum to integrate input, distill ideas, isolate priorities, marshal resources, and report status on the focus areas in the West Colfax Vision 2040 Action Plan.*

As stated prior, the purpose in convening this group was to ensure that the Vision 2040 plan remains current, by revisiting priorities for the subsequent 5-year period and to allow the document to continue to serve its original purpose.

Starting in August 2020, amid a global pandemic, this 2020-2021 Vision Group met monthly via Zoom and rated the importance of every goal in the original plan. And they collaborated on priorities for the next 5 years, with an emphasis on activating revitalization strategies along the West end of the corridor. The schedule and all the activities of this endeavor (including Ambassadors' homework) is captured on the landing page for the West Colfax Ambassadors at <https://bid.westcolfax.org/2040>. Key Focus Areas for the Plan Review were the following:

- Conduct performance & importance ratings of the existing section of the plan.
- Add new Guiding Principles section to the Table of Contents.
- Add New Goals and Action Step that address new priorities in new ways.
- Work with partners with a 360-degree view of the corridor to activate emerging opportunities in the targeted nodes of activity, particularly targeting the corridor's west end.
- Promote land uses and land use policies that align with our community's vision
- Help neighborhood associations, residents, property owners, and business operators to advocate for desired land use outcomes
- Renew efforts around historical preservation to capture the quintessential Colfax character for posterity

One more highlight of early 2021 saw a long-wished-for dream come true. After years of searching and planning, the Lakewood-West Colfax BID teamed up with [40 West Arts](#) and other partners to purchase the building at 6501 W. Colfax Ave. While it needed much work, it signals that 40 West Arts and its creative partners have reached a milestone for its long-term sustainability as a Creative District—a building that they own and call home.

The purchase of this building gives us so much more control of our own destiny. Having this facility will help us better serve our community and help other local nonprofits as well. With the many delays associated with the pandemic, it took more than a year to get this deal closed. We could not have arrived here without the help and support of many. We're grateful to our partners at the City of Lakewood and our friends at Broad Street Realty and FirstBank.

After the planned yearlong construction effort for the adaptive reuse to reactivate the building, the renovated facility is slated to serve as the headquarters of 40 West Arts District (and its gallery), the [West Colfax Community Association](#) and the new location of its mainstay monthly community meetings, and the main office for the Lakewood-West Colfax BID. And that's not all: Now that the improvements are completed, the building houses several other district galleries that were also looking for a more sustainable location, and a number of other local nonprofits, civic groups, and neighborhood organizations, and potentially additional creative retail and someday a food use (someday) as well. Our goal is to make this building a “must-see” arts and culture destination and a vibrant community hub on West Colfax!

Despite the ongoing public health, economic, and regulatory challenges, our hope is to continue to build on the creative energy from 40 West Arts, 40 West ArtLine, and RMCAD as well as the quirky history that makes West Colfax iconic. Despite the impact of the pandemic, we still believe, if we continue our efforts and work together, that Lakewood's West Colfax corridor can create forward momentum, as it is still well positioned as the next significant area for potential investment and redevelopment in the metro area.

In 2022, coming out of two operational years of a pandemic and the related economic upheavals, progress on some projects slowed down or were delayed. The publication of *West Colfax Lately* magazine was suspended for a year to preserve funds and planning for the next Colfax ArtFest was delayed indefinitely. However, a significant milestone worthy of celebration made 2022 a banner year—the June 3rd opening and dedication celebration of the district-owned building at 6501 W. Colfax Ave., providing our art district venues and community/civic nonprofits a stable and affordable home into the future—a major milestone and a dream come true! This is a tribute to all who help us with the capital campaign to raise \$900,000+ to renovate a blighted building in the corridor—there are many to thank, including the State of Colorado and its Colorado Community Revitalization Grant, the City of Lakewood, the Lakewood Reinvestment Authority, The Community First Foundation, The Gate Family Foundation, and the many business and individual contributors who believed in our vision enough to help us achieve this milestone.

We all know that West Colfax is still in transition. There is still major work to do. The economic

inequities of our country are evident in our community. Worsening conditions has increased homelessness and the prevalence of encampments and trash heaps. The need for more human services is profound here. The Action Center is being called on to serve even more families than at the peak of the pandemic.

As vocal advocates for this community, we have been working with the city of Lakewood on these and other issues since our inception. We want to be part of the solution, but as a group of small, local, civic / non-profit organizations, we lack the capacity to make a sustained impact—but we are trying! We help organize efforts to clean up the corridor, support free art programming through 40 West Arts and the ArtLine, conduct fundraiser for our local schools and nonprofits, raised money and collected food for the Action Center, and planned and hosted the first-ever FREE 40 West Summer Youth Camp at our newly renovated Hub building.

But we are under no illusion that all is rosy along West Colfax—as mentioned prior, much more work needs to be done! We understand these issues are complicated and multifaceted with no quick fixes, but we (together) must do more. We are working on new program with a local partner that could bring direct resources to our unhoused populations to provide services, training, and opportunities for low-barrier-to-entry employment right here in our community. Those of us who live and work in this community engage with our unhoused residents often, and we do what we can. We’ve been raising funds to support an ongoing work program, It’s far from perfect—but we are trying to do what we can to make a difference!

Together in 2022-23, we have made progress—and there are great things on the horizon: a reopened Casa Bonita is generating excitement and drawing new visitors to the corridor again, the West Colfax Safety and Streetscaping Project is scheduled to break ground later this year, a new state-of-art Porsche dealership on Colfax by Prestige Imports is under contraction, multiple new TOD multifamily community near the W Line are nearing completion, and significant redevelopment opportunities at 10th & Sheridan, the Summit Brickyard, and Westland Center are in the early stages of planning. We are close to the tipping point. Since the inception of 40 West Arts and its certification as a Colorado Creative District in 2014, there has been a 300% increase in creative enterprises and related jobs in this area and more 200,000 visitors to our creative venues during that same timeframe. Our shared vision for West Colfax is in reach—if we can move forward with the funding, focus, and collaboration needed to address these issues together.

West Colfax is the convergence of a rich history and an innovative future. It is a creative community that embodies a freedom-loving lifestyle, the energy of American entrepreneurialism, and the historic soul of Lakewood’s past. How do we leverage the nostalgia of the past, the energy of the present, and package it for the future? The answer is continued collaboration. With sustained, integrated efforts among the City of Lakewood, our West Colfax-based organizations—the Lakewood-West Colfax BID, the West Colfax Community Association, and 40 West Arts—and active businesses and neighborhoods, West Colfax can continue the renaissance and tell the world about the experiences and opportunities in Lakewood’s historic commercial corridor . . . about a community rising up to celebrate the glory of the past and the glitter still to come.

PLAN APPROACH - BACKGROUND & FRAMEWORK

The Lakewood-West Colfax Business Improvement District (BID) was formed in 2011 following a two-year, grass-roots campaign that included scores of community meetings, dozens of presentations to civic groups, and a successful petition process and special election. With the results of the Nov. 1, 2011, special election (81% approval), the Lakewood-West Colfax BID was established under Colorado State Revised Statutes.

It is a tribute to the West Colfax community, its property and business, as well as supporting neighborhood and civic organizations, who together demonstrated their belief in and commitment to the corridor by investing time and resources in the effort to form the BID and help shape its vision. The West Colfax Community Association (WCCA), 40 West Arts (40W), Rocky Mountain College of Art & Design (RMCAD), numerous local business and property owners and a broad range of other neighborhood groups and involved citizens played an integral role in the successful effort to form the Lakewood-West Colfax BID. With the BID as a unifying voice, a predictable funding source, and an operational platform, these groups are working together to manifest the vision embodied first in the West Colfax Avenue Action Plan (adopted Jan. 2006) and the West Colfax Vision 2040 Action Plan (adopted Sept. 2015 & updated in 2021).

The BID is working to energize Lakewood's historic West Colfax corridor by focusing on the following general activities for investment and advocacy:

1. Support for awareness programs, special events, and other economic development activities to increase knowledge and appreciation of West Colfax businesses and attract more and new customers to the area
2. Advocacy and support for capital improvements, i.e., streetscapes, median enhancements, pedestrian amenities and other maintenance, safety, and beautification programs to create a revitalized identity
3. Funding for programs and/or incentives to attract new creative enterprises to the area as well as initiatives for local businesses to encourage clean-up and frontage improvements
4. Financial and operational support for Lakewood's State-Certified Creative District (40 West Arts) and other entities that improve the business climate, promote economic vibrancy, create memorable experiences, and enhance the quality of life in the district
5. An active, unified voice for the business and property owners that will allow the district to attract public and private grants, thus bringing additional dollars for programs and improvements to the corridor

These general activity areas all appear in the West Colfax Avenue Action Plan, published in 2006, align with the results of the 2011 survey of corridor property and business owners, and are referenced and updated in the adopted West Colfax Vision 2040 Action Plan.

The following pages provide more detail on the BID Operating Plan for 2024. This year builds on programs and activities funded and approved in the 2022-23 plans. The BID Board may amend programs in subsequent years within the categories authorized by state law and within the context of the approved annual operating plan and budget. Programs and budgets are subject to approval by the BID Board of Directors and annual review by the local jurisdiction, designated as the Lakewood City Council. The BID budget projections are based on information derived from the current fiscal year and the most recent guidance and/or Preliminary Assessed Valuation (PAV) projections from Jefferson County.

GENERAL BID PROGRAMMING OVERVIEW

Programs and activities fall into three broad categories: 1) Economic development support and district awareness; 2) District image and identity; and 3) Program management and related communications. Please note, however, that specific programs don't always fit in a single category. Please see BID OPERATIONS: 2023 Themes, Goals, and Focus Areas for details beginning on page 11. An exploration of specific programming that spans these general themes and categories is provided therein.

Economic Development Support and District Awareness—A variety of initiatives are proposed to enhance the overall image and marketability of the Lakewood-West Colfax Corridor and to create a favorable business climate to recruit, retain and grow businesses and new development. The BID Board of Directors will set annual priorities for economic development projects. Options include:

Business Attraction Programs will assist brokers and property owners to attract new businesses and development along the Lakewood-West Colfax Corridor. Business and developer attraction program options include periodic meetings, tours, seminars and conferences for brokers, developers, investors, property owners and tenants for the district and connecting interested parties with the resources and people who encourage, support, or facilitate development and redevelopment opportunities. Also, as part of both business attraction and identity programs and its commitment to overall advocacy for the West Colfax Corridor, the BID will continue to support the efforts of the West Colfax Community Association, 40 West Arts District, and other entities aligned with the objectives of this plan. NOTE: The BID programs outlined herein are, in and of themselves, incentives for businesses to locate within the district.

Business Support Programs will help businesses stay, grow, and flourish within the Lakewood-West Colfax District. The BID will support efforts and programs for businesses that help promote collaboration among businesses and other corridor organizations for such initiatives as web awareness, promotions, media relations, social media, and special events. Our web resources (westcolfax.org,

gowestcolfax.org, and 40WestArts.org), our social media platforms (Facebook, Twitter, YouTube, Instagram), and email newsletters are the cornerstones of our business support and outreach efforts. (These have been particularly useful in sharing information about the pandemic and local, state, and federal business relief/recovery resources.) The BID, in collaboration with our partners in Lakewood’s Economic Development Department, can also provide liaison services to aid businesses and developers in navigating through the jurisdictional development review and permitting process.

Community Engagement Programs will promote the district and the businesses and destinations along the Lakewood-West Colfax Corridor. Options include collaborative planning efforts and cross-marketing activities among organizations and businesses to promote the area as well as establishing an informative and entertaining periodical to circulate within the corridor and throughout the neighborhoods, along with a digital version as e-news to promote the corridor within the district and outside the region to attract more and new customers and more and new investment to the area.

Stakeholder Communications will seek to keep stakeholders informed and involved through e-newsletters and community meetings—primarily through its partner organizations, such as WCCA and 40 West Arts—regarding activities within the district and the programs spearheaded or supported by the BID.

Special Events and Activities, unique to the area, will help to attract interest and pull new customers to the area. The BID will continue its efforts to support and promote corridor events, including arts, music, and other cultural activities, automotive and motorcycle events, restaurant and history tours, business openings, and other themed activities and events to create more energy and excitement about the area and give more people reasons to visit (and in some cases rediscover) Lakewood’s West Colfax corridor.

District Identity—In order to create a greater sense that Lakewood’s historic West Colfax Corridor is a unique, cohesive commercial district, the following initiatives are recommended:

Visual Identity Programs, developed in collaboration with the City of Lakewood and aligned with overall community planning efforts, are intended to promote the overall economic vitality and attractiveness of the area, and augment a sense of visual identity for Lakewood-West Colfax Corridor. Visual identity concepts include:

- Gateway signs and/or treatments
- Street furniture and amenities / Bus stop improvements
- Streetscape and landscape design and implementation

- Seasonal banners and decorations (as possible)
- Special projects in the corridor to help define and promote the district
- Traditional and non-traditional public art programs
- Ongoing maintenance of target areas (as budget permits)

Safety and Security initiatives, including such programs as proactive code enforcement, periodic safety audits, and promoting CPTED compliance, to improve patrons' peace of mind and public perception.

Capital Improvements such as the 40 West ArtLine, other public art, park development and enhancements, streetscapes, pedestrian amenities, and sidewalk and curb improvements. By working with the City of Lakewood to advocate for capital improvement priorities and by seeking and supporting grants, the BID can help work toward the implementation of such improvements. With BID Board approval, the BID can issue bonds to pay for capital improvements, but due to the high upfront costs associated with bonding, the BID has opted not to pursue this path. BID funds can also be used to match and leverage funds from other sources.

Program Management and Communications—To continue the momentum created by the multi-year, grassroots campaign to form the business improvement district and the subsequent broad-based effort to establish, develop, and scale a state-certified creative district, the BID take an active role in advocacy for the corridor through activities such as the following:

Active Involvement, including board representation and related volunteer service in the planning and implementation of BID-supported organizations, programs, services, and events.

Economic Development Coordination and information exchange with this Department at the City of Lakewood, as a consistent and conscious effort to fully leverage and integrate efforts to achieve the greatest impact.

Additional Coordinated Efforts with a litany of organization, including the City of Lakewood, the City of Edgewater, the City/County of Denver, Denver's West Colfax BID, Jeffco EDC, West Metro Chamber of Commerce, Jefferson County, Colorado's OEDIT, Colorado Creative Industries, Colorado Department of Tourism (and other state agencies), plus local organizations such as The Action Center, WCCA, 40 West Arts, RMCAD, Red Rocks Community College, Lakewood Arts, The Creativity Lab of Colorado, Metro West Housing Solutions, other programming partners, neighborhood organizations, real estate professionals, and the development community—all highlight and support revitalization efforts, historic preservation opportunities, and the successful redevelopment of targeted properties within the district.

Additional coordinated efforts with public and private agencies to support **“green” business practices** that lead to energy and resource conservation and greater sustainability for the district.

Following Issues and Advocating for Policies that positively impact the Lakewood-West Colfax Corridor in both the short- and long-term.

Seeking and Supporting Grants and Other External Funding that will extend the BID’s capabilities and its partner organizations with added funds for projects, programming, and improvements within the district.

BID OPERATIONS: 2024 MAIN THEMES

Service Impact

- Civic & Neighborhood Organization Support (free meeting space, technical assistance, micro-grants programs); Homeless Population (direct outreach, showers, lockers, services, food support, jobs, & art programming)
- Corridor Identity & Clean up (wayfinding, clean-up events/services, shopping cart corrals, participant recognition)
- Local Youth/Senior Support (accessibility, free on-site programming, free transportation to events)

Community Engagement

- Neighborhood & Local Nonprofits Support (free meeting space, outreach/social media support, advocacy campaigns, micro-grants programs)
- Local After-School Programs (working on art programming, internships, tutoring, school supplies, fund-raising support)

Economic, Social, and Environmental Sustainability

- Sustainability Advocacy (amplify city/county/state programs, DEI advocacy, local seminars, and resources, serve as a model, micro-grants)
- Sustainable Leadership Practices (commitment to innovation, equitable stewardship, succession planning)

BID OPERATIONS: 2024 GENERAL GOALS & OBJECTIVES

Service Impact

GOAL: *Leverage our new building for greater impact to serve our community*

- Provide free meeting space for civic, community, local nonprofits group
- Contribute to the human needs of our community (*safe parking initiative, lockers,*

- laundry, showers/bathrooms, computer use, employment opportunities)
- Explore partnerships to provide for services for unhoused population and innovative ways for transitional or workforce housing

Community Engagement

GOAL: *Collaborate to manifest our vision/mission in the corridor*

- Expand partnerships to address key issues & focus areas: 2040 Plan/Westland/Brickyard Redevelopment/LSP/ArtLine Land Use Framework)
- Continue to offer forums for accurate information sharing to spur collaboration
- Work to create more gathering people spaces in corridor nodes (*parks/plaza and performances spaces*)
- Be a force for advocacy and continued investment for partners and the whole corridor

Economic, Social, Environmental Sustainability

GOAL: *Enhance corridor vitality through sustainable practices*

- Continue to evaluate and evolve our sustainable stewardship
- Embrace innovation to achieve goals (*West Colfax Safety Project/Housing/Homeless Population*)
- Mindfully deploy resources in an equitable and inclusive way
- Strive to be a role model in how we honor and respect each other and the environment; be a positive force for good!

BID OPERATIONS: 2024 FOCUS AREAS

As mentioned prior, this section drills deeper into the categories and programmatic options outlined above and provides more specificity on focus areas and programs planned for next year. Building on our 2023 programs, below are the top initiatives for 2024, including a brief descriptive statement or purpose, and a metrics for each.

Background:

The first two Focus Areas outlined below are 40 West Arts and West Colfax Community Association (WCCA). These two Focus Areas, both significant areas of resource investment for the BID, each have their own boards and their own strategic plans. The BID chief executive and a staff member from the City of Lakewood also serve on these boards to ensure strategic continuity and integration of efforts. The BID has provided leadership and operational support for 40 West Arts since its formation in 2011 and during its filing and designation as a 501(c)3 tax-exempt entity in 2012. The BID also provides leadership and operational support for the West Colfax Community Association (WCCA), a 501(c)6 business/community association. WCCA, by unanimous vote of its Board, transitioned its operational administration to the BID platform in 2013. Thereafter, with BID support, its board began to implement a strategic planning process to align its goals and programs with those of the BID and its corridor partners. The BID now provides leadership and

operational support for both entities, creating a synergistic environment in which WCCA implements business-related programming and 40 West Arts implements arts and culture programming, supported by the funding mechanism and operational infrastructure of the BID—all for the benefit of Lakewood’s West Colfax Corridor.

THEME: SERVICE

“Leadership through Service—modeling the way!”

1. Maintain operational platform and financial support for WCCA business & community programs (track and report dashboard metrics - financials, membership, attendance, impact funding, & volunteerism] to boards and at WCCA community meeting)
2. Maintain operational platform and financial support for 40 West Arts programming (track and report dashboard metrics - financials, membership, programming events, visitorship, & volunteerism] to the boards and at WCCA community meeting)
3. Continue to operationalize our 6501 W. Colfax Ave property and explore future option for the property to serve our community (metrics - ensure the building is accessible for use for other local nonprofits and civic and neighborhood groups (if space is available); maintain >90% occupancy for 2024 and beyond)
4. Support and expand a pilot work program for our unhoused residents with Bayaud Enterprises to provide direct outreach, services, training, and low-barrier-to-entry employment that helps clean-up the corridor (BID-led pilot completed in Q4-2022 and then was maintained by the city in 2023; we are advocating for this high-impact program to be continued by the city in 2024)
5. In partnership with Bayaud Enterprise, establish and promote an opt-in service for West Colfax business and property owners to subscribe for regularly scheduled services, such as parking lot clean-up, graffiti removal, and gathering and returning shopping carts (launch offering in Q1/2-2024)
6. Support West Colfax beautification west of Kipling (metric – at least 3 mural art installations in 2023 (accomplished); continue program in 2024)
7. Support the West Colfax Safety Project (participate as team members throughout the City-led project and report progress to the boards and at WCCA meetings)

THEME: COMMUNITY ENGAGEMENT

“Working Together—Anything is Possible!”

8. Continue implementation of the VISION 2040 Plan and Track/Report Progress (metrics– track and report progress to the board and at community meetings)
 - Advocate for progress on North Dry Gulch Improvement
 - Advocate for better safety/security on RTD’s W Line (invite RTD to speak at WCCA and follow up with letter writing campaign; report on progress to the board and at WCCA meetings)
 - Build/Expand relationships with Artesia for Westland redevelopment, the Casa Bonita team, and the Trailbreak Partners for 10th & Sheridan redevelopment, and Riverpoint Partners for Brickyard redevelopment, and

QuikTrip for Pierce & Colfax redevelopment (metric - report on progress to the board and at WCCA meetings)

- Continue collaborative business attraction activities with Lakewood Economic Development (metric – hold quarterly meetings with Lakewood Economic Development staff; report on progress to the board and at WCCA meetings)
- Continue to support the ArtLine and other place-making initiatives (metric - report on progress to the board and at WCCA meetings)
- Continue identity and IGA maintenance programs (metric - report on progress to the board and at WCCA meetings)
- Continue outbound communication platforms (web presence, monthly newsletters, and social media (metric - report on metric/progress to the board and at WCCA meetings)

THEME: SUSTAINABILITY

“By shaping change today—we can change the world of tomorrow!”

9. Take step to make our building more sustainable as model for the community and promote sustainability initiatives throughout the corridor (metric – install EV Charging Station by Q-1, 2023 (accomplished) and conduct energy new audit in Q1-2024 and enact as recommendations as budget with allow)
10. Put in place at the board level a formal process for leadership succession.

BID BUDGET

2024 (like 2023) was a return to typical BID financial operations, after the excitement and trepidation of the acquisition of the “Hub” building at 6501 W. Colfax Ave. and the associated major capital campaigns conducted jointly by the BID and 40 West Arts to fund the purchase and renovation. Other than adjustments for inflation, 2024 is much more typical. The projected 2024 BID revenue from its 5.0 mill levy on commercial property is estimated to be \$325,000. The BID projects additional revenue of approximately \$445,110 from pass-thru master leases, intra-organizational payments, and various sponsorships, grants and IGAs, thus bringing total projected 2024 revenue to \$770,110. At this time (mid Aug. 2023), we have not received from Jefferson County an official final assessed valuation of the commercial properties in the BID catchment area, which dictates our mill levy revenue. Based on available guidance, we are projecting the final assessment amount very near this estimate.

Revenue may also be augmented through other public and private grant opportunities, pursued collaboratively with WCCA and/or 40 West Arts. While several grants are pending, these monies are not included in the budget, as they are earmarked for specific projects and in most cases (such an NPP grant), do not flow through the BID budget, thus are not administered by the BID. Expenses are projected to be approximately \$768,450. Revenue and expenses are based on the available information at this time. Please see more details in the 2024 Proposed

Operating Budget on page 18 and further analysis in the Appendix on page 22.

Bonds: The BID is authorized to issue bonds at the discretion of the BID Board of Directors. While the Board is investigating options for leveraging the BID's perpetual revenue stream to accelerate targeted improvements, no plan is in place for a bond issue in the near future due to the high upfront costs.

Fees, Charges and Other Revenues: Although the current budget and operating plan do not contemplate imposing rates and charges for services furnished or performed, the BID is authorized to impose and collect reasonable fees and charges for specific services as determined by the BID Board of Directors. There are no plans at this time to impose any additional fees and charges beyond the annual BID assessment approved by the special election in 2011. The BID will be authorized to collect and spend other revenues as well, such as any funds received through grants, gifts, receipts from contracts and enterprises, specific ownership taxes, and interest earnings (if any).

Assessment Methodology: Under Colorado statutes, business improvement districts are permitted to generate revenues through several methods, including charges for services rendered by the District, fees, taxes, special assessments, or a combination of any of these. In order to allocate the costs of the services to be furnished by the BID in a way that most closely reflects the benefits conferred upon the businesses and commercial properties in the BID, the BID shall be authorized to determine, impose, and collect a mill levy based upon the assessed value of commercial properties located in the District.

The administration of the assessment and collection of the mill levy is provided by Jefferson County. The mill levy method of assessment is intended to equitably address the intended benefits to the Lakewood-West Colfax Corridor by improving the overall value of the commercial property in the District through enhanced identity and image, economic development initiatives, and advocacy for positive change along the historic corridor.

BID GOVERNANCE AND PROGRAM MANAGEMENT

The Lakewood-West Colfax BID is managed by a chief executive with governance and strategic direction through a Board of Directors. The Board of Directors will consist of a minimum of five (5) electors (property owners or leaseholders in the District service area), all of whom shall be voting members of the Board, plus a non-voting ex officio board seat filled by the BID's chief executive. NOTE: The BID currently has six (6) voting board members plus the non-voting ex officio member. At least 80 percent of the Board seats shall consist of tenants or owners (or their representatives) of real property within the District. At least one Board member shall be an elector located in the following geographic segments of the District:

- East of Welch and west of Miller (Wright)

- East of Kipling and west of Garrison (Rockley and West)
- East of Garrison and west of Pierce (Enger and Yoshida)
- East of Pierce and west of Sheridan (Yockey)

The Board consists of both large and small property owners or tenants and represents a diverse mix of property-use types. The BID Board has the following responsibilities:

- Participate in the preparation, review and filing of the annual BID operating plans and budgets in accordance with state legal requirements and ensure compliance with other state laws governing business improvement districts
- Support and guide the BID's chief executive in developing and implementing strategies and programs that further the purpose of the BID
- Provide governance for BID-funded improvements, programs, and services
- Serve as a resource to the community and an ambassador for the Lakewood-West Colfax Corridor and help share the vision of the district throughout the community

The current members of the Board of Directors of the Lakewood-West Colfax Business Improvement District are as follows:

Gloria Enger – Enger Enterprises (Real Estate & Property Management)

1530 Teller Street 80214 *(Term through 2026)*

Nina Rockley – Rockley Music (Retailer, Music Education, & Family Foundation/Event Center) 8555 W. Colfax Ave., 80215 *(currently on leave-term through 2024)*

Scott West – Prestige Imports (Luxury Auto Sales and Service)

9210 W. Colfax Ave., 80215 *(Term through 2026)*

Stu Wright – FirstBank (Banking & Financial Services)

12345 W. Colfax Ave. 80215 *(Term through 2025)*

Kevin Yoshida – Ideate Design (Architecture & Urban Design)

1615 Reed Street., 80214 1600 *(Term through 2026)*

Tom Yockey – Broad Street (Real Estate Brokerage, Investments, & Property Mgmt.)

6701 W. Colfax Ave. 80214 *(Term through 2025)*

William Marino – Ex Officio member (non-voting), LWCBID Chief Executive / Board

Secretary & Fiscal Agent for the building at 6501 W. Colfax Ave. 80214 *(Term through 2026)*

From inception in 2011, BID board member terms have been staggered to allow for new members to join the board as needed, while maintaining strategic and operational continuity. The current slate of Board members was renewed in 2022. Board members shall serve until qualified successors are appointed. With this plan, we are reaffirming the terms of our current slate of BID board members—and also recommending the approval of an additional member of BID Board to serve a four term: RCMAD President Brent Fitch (RCMAD is a significant and active property owner in the district).

CITY SERVICES

BID services will be *in addition to* any City services currently provided along the Lakewood-West Colfax Corridor.

BID TERM

The Lakewood-West Colfax BID term is established as a perpetual business improvement district. It is recommended that the BID Board conduct a review after a minimum of five (5) full years of operational funding (completed in 2021; next review in 2026). The review will allow for appropriate adjustments, if any, to the BID boundary/service area, assessment methodology, services and/or programming.

LAKEWOOD-WEST COLFAX IMPROVEMENT DISTRICT MAP

(The BID footprint / service area is completely within the City of Lakewood. All residential properties are excluded from a BID by Colorado Revised Statutes.)

Please see Appendix for District Map

Please see also "Budget Snapshot & Analysis" in the Appendix on page 22.

LAKEWOOD-WEST COLFAX BUSINESS IMPROVEMENT DISTRICT Proposed Budget - 2024			
	2022 Actual	2023 Estimated	2024 Projected
BEGINNING FUNDS AVAILABLE/GRANTS	\$56,860	\$107,360	\$55,560
REVENUE			
Property taxes (BID mill levy)	328,956	320,000	325,000
Specific ownership taxes	0	0	0
Special Assess. - Principal	0	0	0
Special Assess. - Interest	0	0	0
Special Assess. - Collection fee	0	0	0
Interest income	0	0	0
Other monies: rents, grants, IGAs, etc.	1,143,150	451,000	445,110
Total revenue	1,472,106	771,000	770,110
Total funds available	1,528,966	878,360	825,670
EXPENDITURES			
General Administration/Overhead			
Adm./Support Services/Prog. Mgmt.	2,532	12,000	12,000
Office/Facility/Utilities/Supplies	22,845	28,000	29,000
Professional Services/fees	5,654	24,000	20,000
Insurances	3,448	12,000	13,000
District/Corridor Programs			
Programming Direct Support	36,851	65,000	30,000
Projects-Maintenace/Identity/EcDev	49,888	65,000	25,000
Program Personnel / Mgmt Services	180,243	201,000	211,000
Affiliated Rents/CAM (Galleries / Studios)	197,050	220,000	244,000
Acquisition Costs (for building)	0	11,000	0
Real Estate/Building Loan Debt Service	109,200	65,000	92,650
Building Improvements/Services	813,895	75,000	73,800
Treasurer fee - Property taxes (1.5%)	0	4,800	4,875
Treasurer fee - Special Assess.	0	0	0
Contingency/Reserve/Other Expenses	0	40,000	13,125
Total expenditures	1,421,606	822,800	768,450
ENDING FUNDS AVAILABLE	\$107,360	\$55,560	\$57,220
Funds Available - Restricted	0	0	0
Funds Available - Unrestricted	0	0	0
TOTAL FUNDS AVAILABLE	\$107,360	\$55,560	\$57,220

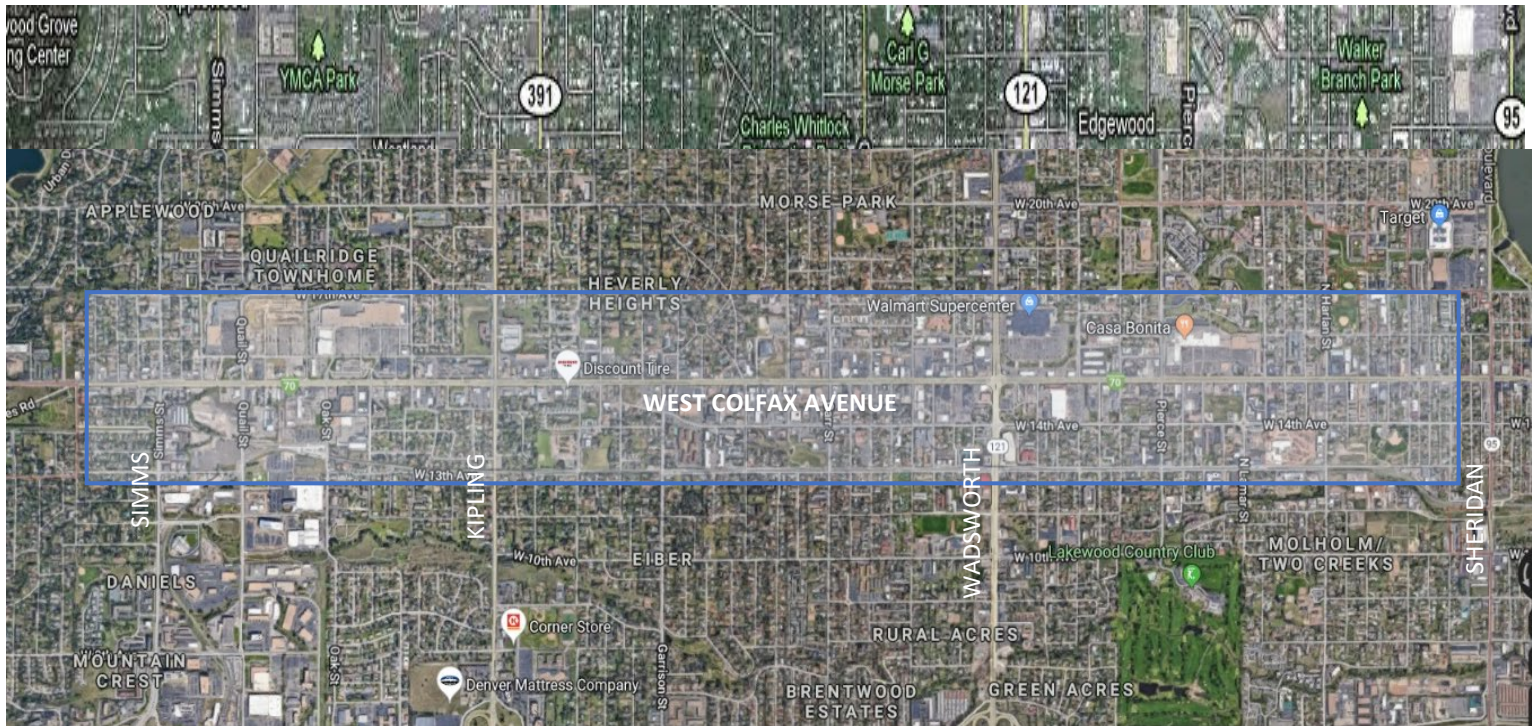
Lakewood-West Colfax BID Operating Plan and Budget - 2024

Appendix

1. District Map – General Services Area
2. Recommended Additional Resources
3. 2024 Budget Snapshot & Analysis
4. Overview of Three Key West Colfax Organizations
5. Snapshot of Programming by Organization
6. Key Accomplishments / Milestones to Date
7. Comments from Community Members/Stakeholder Compiled During Five-Year Review

District Map – General Service Area

While the actual BID footprint is not always contiguous, the BID service area is contiguous, only includes commercial properties, and extends for 4.11 miles along West Colfax (and its major intersections) from Depew Street on the East to Welch Street on the West.



Recommended Additional Resources

- See the entire updated West Colfax Vision 2040 Action Plan [HERE](#).
- Excerpt from *West Colfax Lately* Magazine: “Dare to Dream: West Colfax Charts a Course for 2040” Click [HERE](#) for a link to the story
- Excerpts from *West Colfax Lately* Magazine (2021):
Photo Essay: 40 West Arts Celebrates 10 Years - [HERE](#)
We Asked: What’s Next for West Colfax – [HERE](#)
- For the full 2020 edition of *West Colfax Lately*, click [HERE](#).
- For the full 2021 edition of *West Colfax Lately*, click [HERE](#).
- For the full 2023 edition of *West Colfax Lately*, click [HERE](#). (Coming in Oct. 2023)
- For the West Colfax Ambassadors Schedule of Session for VISION 2040 Plan Review and their session Homework Assignment, click [HERE](#).
- See the results of the 2021 update to the VISION 2040 Plan [HERE](#) (links at the bottom of the page under Review Summary Info.

2024 Budget Snapshots & Analysis

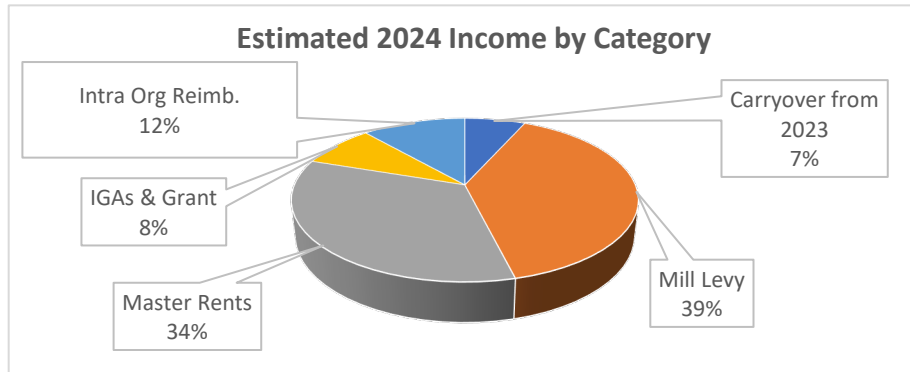
(Please see Proposed 2024 Budget Table on page 18.)

Projected 2024 Income: \$770,110

Projected 2024 Expenses: \$768.450

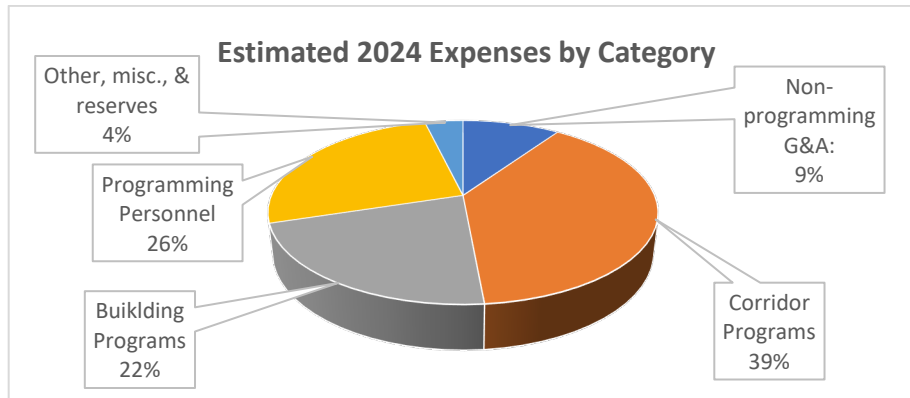
Estimated Income breakdown:

	Category Total	Percentage of Total
Carryover from 2023:	\$ 55,560	7%
Mill Levy:	\$325,000	39%
Master Rents	\$280,948	34%
IGAs & Grants	\$ 69,000	8%
Intra-org Reimbursement	\$ 95,162	12%



Estimated Expenses breakdown:

	Category Total	Percentage of Total
Non-programming/G&A:	\$ 74,000	7%
All Programming Exp. (\$665,450)	see breakdown below	
Corridor Programs	\$299,000	39%
Building Programs	\$166.450	22%
Program Personnel	\$200,000	26%
Other, Misc, & Reserve	\$ 29,000	4%



Three Local Organizations

Working Together to ENERGIZE Historic West Colfax



WCCA
West Colfax Community Association

West Colfax Community Association (WCCA), a 501(c)6 nonprofit, is a coalition of citizens, business owners, community leaders, and local organizations working together to foster and sustain an engaged community and the economic vitality of the West Colfax corridor. WCCA exists to serve the West Colfax Community—its businesses, residents, and partners—by providing reliable community information, a forum for community dialogue, and a unified voice for community advocacy to help support the quality of life and economic vibrancy of our historic corridor.



40 West Arts, one of only 30 state-certified Creative Districts in Colorado, is a 501(c)3 nonprofit focused on delivering direct, positive impact to help catalyze the resurgence of the West Colfax Corridor—the historic heart of Lakewood—through the energy of arts and culture and the inspiration of creative enterprises. The 40 West Arts mission is to enrich the community and enhance the creative, cultural, and economic vitality of historic West Colfax by creating community arts spaces and community arts events and by supporting creative enterprises and activities in the district.



Lakewood-West Colfax Business Improvement District, formed by petition and special election in 2011, represents the corridor in conversations about business, development, and investment opportunities; coordinates efforts among local organizations with a common vision for West Colfax, advocates for economic development and capital investment in the district, provides a stable entity for grants, intergovernmental agreements, and other funding; delivers direct support and maintenance for local public spaces, and serves as the operational platform for WCCA, 40 West Arts, and other entities with shared objectives.



2022 Programming Snapshot

WCCA Programs/Activities

1. Monthly Community Meetings
2. Scheduled Membership Activities
3. Direct Business Outreach
4. Direct Neighborhood Outreach
5. Volunteer/Membership Management
6. Staffing Support
7. Colfax Marathon Clean-up
8. "Barn-raising" Beautifications Program
9. West Colfax Passport Program
10. Micro Grant Program
11. 40 West Arts Program support
12. West Colfax Lately Magazine
13. West Colfax Lately Luncheon
14. Colfax Art Festival support
15. WCCA Web/eNews/Social Media Management

40W Programs/Activities

1. Gallery Exhibitions
2. Art Walks with free activities
3. 40 West Connects! Program and related grant reporting
4. Creative District Programming Support
5. Creative District Venue Support
6. Creative District Event Support
7. Artist in Residency Program
8. 40W Advisory Council
9. 40W ArtLine & Place-making Collaboration
10. Colfax Art Festival (suspended)
11. Craft & Craft Makers Experience Events
12. Gallery Staffing
13. Volunteer/Membership Management
14. 40 West Arts Web/eNews/ Social Media Management

BID Corridor Programs/Activities

1. Grant & IGA Administration and Reporting
2. Enterprise Zone Administration & Reporting
3. Grant Match Commitments
4. Business Attraction Incentive & Support Program
5. Monitoring progress of 2040Vision Plan
6. Developer/Broker Outreach
7. Community/Partner/Media Relations
8. Grant Research/Writing
9. District Advocacy / Capital Improvements
10. Regulatory & Compliance
11. City Economic Development Collaboration / Program Integration
12. Fund-raising and operational Support for 40W and Events
13. Budgeting, HR, Payroll
- Administration, and ongoing Strategic Planning for 40W & WCCA
14. Technology Infrastructure/Real Estate/Facilities Management/ Corridor Maintenance Support
15. BID Operations/Financial Mgmt.
16. General Administration for WCCA and 40 West Arts
17. ArtLine and Place-making Program Support
18. West Colfax Lately Magazine Program Management
19. Creativity Lab Support
20. Content/Technology Support for Web & Social Media Platforms

Key Accomplishments/Milestones for the Corridor since Inception through August 2023

2009-2011

- The community rallies behind a two-year grass-roots campaign, spearheaded by two local business leaders and former Lakewood Planning Commissioners, Bill Marino and Bunny Malm, to form a Lakewood-based West Colfax business improvement district; this was a top recommendation of the community generated and City adopted West Colfax Action Plan (2006)

2011

- BID Petition drive is complete and special election is set for Nov. 2011
- After a series of City-led meetings, the BID Committee assumes leadership for the formation of a new arts district along West Colfax
- 40 West Arts is formed and files for 501(c)3 status
- 40 West Arts is designated a Contribution Project by Jefferson County in the West Colfax Enterprise Zone
- BID campaign wins approval with 80+% of the vote and the Lakewood-West Colfax BID is established

2012

- 40 West Urban Design & Mobility Plan adopted as amendment to City of Lakewood Comprehensive Plan
- Corridor awarded Global Green USA Grant
- 40 West Arts received Colorado Creative Industries Grant and the designation as an “Emerging Creative District” by the State of Colorado
- Along with the City of Lakewood, the Corridor is awarded DRCOG’s Gold Level Award for Planning with Vision
- CDOT awards \$900,000 funding for Lamar Street connectivity and streetscape improvements and roundabout based on 40W Urban Design Plan and City Public Works application
- 40 West is awarded 501(c)3 status
- 40 West opened 40W Gallery on Teller Street and holds first juried exhibition during INSPIRE Week
- Corridor organizations contributed to the successful EPA Brownfield Grant for the Colfax Corridor
- 40 West Arts re-certified as an approved Contribution Project for the West Colfax Enterprise Zone
- BID awarded SIPA grant for web resources
- Sales Tax in the West Colfax Corridor: 2010 thru 2012 – up 7.3% (\$8,654,430 in 2010 to \$9,294,029 in 2012)

2013

- BID and 40 West facilitated The Edge Theater move into the creative district
- Corridor organizations awarded NPP grant for public art installation in 14th & Lamar roundabout; BID provided \$7250 matching funds
- Corridor organizations supported and produced, along with Alameda Gateway, the annual State

- of the City event, raising more than \$7,000 for Lakewood-based charities
- BID supported ULI TAP study of Oak Street Station area
- BID led the reorganization and operational transition of the West Colfax Community Association
- BID supported ULI Developers Tour of West Colfax Corridor
- All three local organizations supported light rail opening with multiple events at the Sheridan, Lamar, and Wadsworth stations
- Corridor selected as a Study Area by Artspace and schedule formal feasibility visits
- Corridor organizations contributed to the six-month effort to arrive at a City-wide Public Art Master Plan, published in June
- 40 West Arts filed district annual report and successfully qualifies for year-two CCI Creative District grant
- BID provided additional funding for public art in Lamar/14th roundabout to increase the scale of the installation
- Corridor received commitment from Colorado Guides Association to conduct a FAM Tour—a tour of tour guides to West Colfax in March 2014
- Artspace Feasibility Study conducted (report issued in Oct. recommends Market Demand Survey)
- BID and local organizations helped to facilitate the establishment of a West Colfax Vision Group to update the West Colfax Action Plan
- Corridor is awarded State Historical Fund Grant (\$50K with \$12,500 matching funds from the BID) for an historic resource survey of West Colfax structures more than 50-years-old
- Corridor selected as panelist/presenter for DRCOG Symposium “The Last Mile” and “Attracting/Retaining Creative Enterprises”
- BID organized and arranged funding for the 40W-RMCAD Artist in Residence Program at Lamar Station Crossing in partnership with RMCAD and Metro West Housing Solutions

2014

- BID provided financial and logistic support for ULI TAP at Sheridan Station
- Faye Crowe Architect and Fine Artist moved studio to 40 West Arts District
- WCCA and 40 West awarded a \$35,000 Neighborhood Participation Grant to fund the design, development, and installation of a series of historical interpretive signs telling the entrepreneurial history of West Colfax. The series of six large interpretive signs will be installed at Lakewood-Wadsworth Light Rail Station through a partnership with RTD (Installation scheduled for Aug. 2015)
- Corridor conducted first-ever FAM Tour of West Colfax with RMGA
- Corridor organizations expanded the West Colfax Vision Group and set schedule with City staff to have a new plan in less than one year
- In partnership with the City, the Corridor launched Market Demand Survey Campaign for Artspace Project
- BID, WCCA, 40W, along with Alameda Gateway, supported and produced the annual State of the City event, raising more than \$8,000 for Lakewood-based charities
- BID arranged and conducted an 11-stop State Senate Tour of West Colfax with Sen. Andy Kerr
- BID collaborated with commercial brokerage and City of Lakewood to help complete the sale of 191,000 sf of JCRS Shopping Center to Broad Street Realty
- Corridor conducted successful Kickstarter campaign for gallery renovation, totaling \$12,000,

and completes first phase of improvements

- The Abo Group, a sustainable architecture and urban design firm, relocated to the corridor, purchasing the historic Lakewood Lanes building
- The City and Corridor dedicated Lonnie Hanzon's "Lakewood Legacy Trees" public art installation at Lamar Station
- Corridor collaborated with Broad Street on new name for center: Lamar Station Plaza
- Casa Bonita and Planet Fitness signed long-term anchor leases at Lamar Station Crossing
- Field work began with a dozen volunteers for West Colfax Historic Resource Survey
- 40 West Arts achieved full state certification as an official Creative District—one of only 12 in the state of Colorado (at this time)
- 40 West Arts receives both \$20K CCI Grant and Boettcher Foundation Grant for creative districts
- City launched Developer/Broker Outreach initiative called "Embrace the Fax" campaign
- Corridor participated in West Colfax Tour with Senator Bennet on the W Line
- 40 West/BID selected by Colorado Creative Industries as "Best Practice Model" for organizational structure, a model for future creative district candidates
- 40 West approved by Community First Foundation to have 40 West Arts included in Colorado Gives Day program
- Corridor announced to community the plan to hold the first annual West Colfax MuralFest in 40 West Arts District in August 2015
- Corridor selected by Colorado Creative Industries as host for creative district new candidate convening
- BID served as facilitating entity for federal funds for the "Hear the Train a Humming" mural by Bobby Magee Lopez at Lamar Station
- 40 West Arts and BID commit funding for new mural at The Action Center
- 40 West Place-making Implementation Task Force kicks off with goal to complete first phase of work by summer 2015
- 40 West Arts collaborated with the City of Lakewood, with funds provided by RTD, to engage local artists to design and install location-specific art wraps on more than 30 light rail electrical boxes along the W Line to highlight elements of the community and bring color to the corridor
- Funded by the BID and produced by 40 West Arts creatives, the Corridor partnered with RMPBS CH12 to create and air a video series to showcase local public art and artist
- Partnered with Sprout City Farms and the City of Lakewood to add a community mural at Mountair Park, supported by 40 West's Artist in Residence with funding from the BID
- Sales Tax in the West Colfax Corridor: 2012 thru 2014 – up 11.5% (\$9,294,029 in 2012 to \$10,366,792 in 2014)

2015

- The community celebrated the unveiling of the following public art projects:
 - a \$15,000 Active Staircase Art Project by 40 West artist Laura Phelps Rogers at Lamar Station Crossing (Funding provided by a grant written by Metro West Housing from Colorado Health Foundation)
 - a \$42,000 public art installation, entitled "Connected" by Colorado artist Christopher Weed in the new roundabout at 14th and Lamar St. (Funding secured by a NPP grant through the City of Lakewood)
 - a \$7,500 mural by 40 West artist Martha Pinkard at The Action Center (donated to The

Action Center by 40 West Arts, WCCA, and the Lakewood-W. Colfax BID)

- Corridor partners fully funded the 40 West Artist in Residency Program for second consecutive year
- The Abo Group (architecture & urban planning firm) and 40 West Arts District partnered to open Gallery 8025, a new innovative sculpture venue in the district, at 8025 W. Colfax in the circa 1950 Lakewood Lanes building
- The Lakewood-W. Colfax BID and 40 West Arts, with support from Lakewood's Economic Development Department, partnered to launch *West Colfax Lately Magazine* (in print and online), a new, creative publication showcasing the people, places, and activities creating the momentum for the renaissance occurring in the West Colfax Creative Corridor
- FirstBank began construction on its 120,000 square-foot expansion at its headquarters on West Colfax
- Terumo BCT opened its new, 130,000 square-foot global headquarters near Oak Street Station
- 40 West Arts was selected as presenter on community revitalization initiatives and the impact of arts and culture for CCI Creative District Summit in Ft. Collins
- Golden Music Center opened at 10395 W. Colfax, a new flagship location, revitalizing a classic mid-century building that had been slated for demolition and adding its rich musical programming and its multi-million-dollar strings collection to the corridor (collection includes violins that are more than 300 years old)
- BID successfully negotiated a new home for Lakewood Arts Council, Lakewood's oldest arts organization (25+ years), moving its community gallery and arts center to 40 West in Lamar Station Plaza (next door to Casa Bonita) . . .and with it bringing its robust art class programming and slate of exhibitions—its grand opening on March 28th attracted 500+ people and resulted in the highest single-day art sales in the organization's 25-year history
- Colorado Business Committee for the Arts (CBCA) recognized the leadership of the BID / 40 West Arts for its influence and vision for the West Colfax Creative Corridor with its John Madden Jr. Leadership Award at its 30th annual awards luncheon
- After a successful Feasibility Study, an extraordinarily strong Market Demand Survey, and an in-depth Council Study Session at 40 West Gallery, City Council unanimously approved investing in a pre-development contract with Artspace to bring a catalytic artist live/work project to Lakewood's 40 West Arts District
- West Colfax mainstay, Colorado Frame & Art Restoration opened its striking new building on West Colfax across from its old location
- Historic Veldkamp's Flowers & Gifts completed a multi-million-dollar renovation at its headquarters location on West Colfax
- Denver's *Westword* conducted a series of reader surveys for its Best of 2015 edition— The EDGE Theatre won Best Suburban Theater and 40 West Arts District had two first place finishes for Best New Public Art for "Connected" by Christopher Weed and "Hear the Train A Humming" mural by Bobby MaGee Lopez (both tied for 1st place)
- Andy Sprenger, owner of 40 West Creative Enterprise, Sweet Bloom Coffee Roaster & Gallery, was featured on the March cover of Barista Magazine for his accomplishments as an award-winning coffee roaster
- Iconic Mexican restaurant and entertainment destination Casa Bonita was awarded an historic designation and bronze plaque from the Lakewood Historical Society
- West Line Flats, a 155-unit, market rate multi-family project, one-block from the Lamar light rail station filed plans and intends to break ground in August/September 2015

- A new brewery, The WestFax Brewing Company (named for a combination of West Colfax and 40 West Arts), signed a new lease at Lamar Station Plaza and will locate next to the Lakewood Arts Council gallery. Build-out is underway and is expected to take six months
- Other new arrivals of note include: The West End Theater and Arts Center—another new gallery and a new 50-seat theater by 40 West artist Sophia Rose at 9393 W. Colfax, Studio Nova at 6464 W 14th Ave.—a new venue for media and events for the inspired life, Collective Yoga Studio at 1492 Ammons (½ block south of W. Colfax and across from historic Lakewood Grill), and a new music venue, called Misfits (formerly Shark’s Saloon) opened at 11475 W. Colfax
- The West Colfax Community Association, in partnership with the BID and 40 West Arts, held the first West Colfax Lately Annual Award Luncheon on April 30th. Featuring the comedy of Naughty Pierre as the emcee, this event celebrates the beginning stages of the renaissance of our historic corridor and will honor our Legacy Award Winner Nina Rockley of Rockley Music (in business on W. Colfax since 1946) and two Momentum Award Winners (Rocky Mountain College of Art + Design and The Abo Group)
- 40 West Arts partner Rocky Mountain College of Art + Design achieved its highest enrollment—online and on campus—in the college’s history, eclipsing 1000 student enrollment for the first time
- As part of “Embrace the Fax” campaign, a campaign developed and implemented by the City of Lakewood, the Corridor hosted The West Colfax Developers Conference for 80+ developers, brokers, and investors, to showcase West Colfax momentum
- Corridor organizations celebrated the completion of the field work for West Colfax Historic Resource Survey with the first-ever West Colfax Historic Preservation Symposium, during which 50+ attendees heard from experts and historians about what we learned during this 18-month community project and more about the history of Colfax Avenue and preservation efforts in the corridor
- Work is about to conclude on two long-range, community-wide initiatives led by 40 West, WCCA, and the Lakewood-W. Colfax BID in partnership with the City of Lakewood:
 - The West Colfax Vision Group is a forum that connects community leaders and business innovators to collaborate on a compelling vision for the West Colfax Corridor and to work together on a plan that will help catalyze that future vision. The group is preparing to present its 2040 plan for West Colfax designed to capture the goals of the West Colfax Creative Corridor for the next generation and provide a working plan for the BID and other supporting organizations
 - The 40 West Arts Place-making Implementation Task Force is working to implement the strategies outlined in the 40 West Urban Design & Mobility Concept Plan (adopted by the City in 2012). The implementation of this plan will provide gateway and way-finding signage, public art, streetscape and pedestrian amenities, and tactical urbanism throughout the district to dramatically improve our “sense of place.” The implementation plan is scheduled to be published in August
- Corridor organizations partnered with the City of Lakewood to provide financial and operational support for a summer camp program for children at Mountair Park, providing weekly art programming for students, delivered by 40 West’s Artist in Residence
 - Corridor organizations, as part of the \$50,000 grant from the State Historical Fund to inventory structures in the corridor that are more than 50 years old and document architectural characteristics and land use for archival purpose, plan to complete the survey and corresponding report by September 2015; Corridor organizations plan to write another SHF grant to support the vision for next steps: to create public-facing materials to showcase the history and heritage of West Colfax

- Corridor organizations planned and conducted the first-ever West Colfax MuralFest—a FREE one-day celebration of arts and culture unveiling seven new murals, accompanied by 30+ arts vendors, 5 food trucks, 3 live bands . . . and fun-filled activities for the whole family; the event attracted approximately 2200 attendees and marked another significant milestone for the West Colfax community
- Corridor organizations worked together to open 40W Studios – both a professional workspace for up to 20 artists and a compelling destination during district art walks
- Corridor organizations worked together to plan and deliver Riot IV – a Speak-easy Sing-along with dueling pianos at the Elks Lodge – to a sold-out crowd
- After a year of collaborative community planning, the City Council adopted the West Colfax Vision 2040 Action Plan in September 2015
- The BID worked directly with its partners and the City to facilitate a \$1.45 investment of Lakewood Reinvestment Authority funds in public improvements and place-making at and around Lamar Station Plaza, including the dedication of a public park on the property
- In an effort to implement the 2012 40 West Urban Design and Mobility Plan, Corridor organizations worked with the City to complete the 40 West Place-making Implementation Plan, adopted by City Council in December 2015
- Sales Tax in the West Colfax Corridor: 2012 thru 2015 – up 18.7% (\$9,294,029 in 2012 to \$11,035,336 in 2015)

2016

- For the second year in a row, Colorado Business Committee for the Arts (CBCA) recognized the leadership of the City and BID for the progress along the West Colfax Creative Corridor with its John Madden Jr. Leadership Award
- The 2nd Annual West Colfax Lately Luncheon was another huge success! This MUST-ATTEND event featured the comedy of Naughty Pierre and celebrated the ongoing renaissance of our historic West Colfax Corridor. We announced two West Colfax MOMENTUM Award winners (Broad Street and Kris & Bob Autobee) and this year's West Colfax LEGEND Award recipient: the incomparable Joe Margotte, owner of Chicago Style Beef and Dogs.
- The Lakewood-W. Colfax BID, along with 40 West Arts District, rolled out a new collaborative, community-focused cultural program, Live at Light Rail! This program delivered 15 free musical performances during the summer months to the Lakewood-Wadsworth Light Rail Station.
The BID's investment in 40 West Arts continues to deliver positive returns. The momentum continues at 40 West Arts, [at the time] one of only 18 certified creative districts in Colorado. The nonprofit organization has seen significant statewide recognition and incremental growth in galleries and activities, accompanied by a doubling of creative enterprises and patronage, while contributing to the corridor's positive economic trajectory—a more than 11% increase in sales tax revenues.
- Our key strategic partner, Rocky Mountain College of Art + Design (RMCAD) has grown its on-campus and online enrollment to more than 1100 students. But enrollment doesn't tell the whole story. RMCAD has established deep community connections through the Artist in Residence Program, its Visiting Artist, Scholar, & Designer Program, FARMCAD markets on its historic campus, an ever-growing commitment to volunteerism, and a new degree program that hits the sweet spot: a Bachelor's in Business of Creative Industries.
- Estimates for new residential development range from 1500-2,000 units in the W Line corridor,

including WestLink at Oak Station, Zephyr Street Apartments, luxury townhomes at Mountain on 10th Avenue, the hip-and-cool West Line Flats a block from the Lamar Station, 40 West Residences at Colfax and Gray, the next phase of Lamar Station Crossing, and other projects, such as West Line Village, in various stages of planning, all bringing the “heads and beds” that drive new investment in additional retail consumer amenities.

- Major investments at Lamar Station Plaza in the heart of the arts district is a real game-changer—a key transformation for the corridor! This classic (but rundown) 1950s retail center on West Colfax is home to the iconic Mexican-themed entertainment complex Casa Bonita, plus new tenants, such as WestFax Brewing Company, Planet Fitness, Lakewood Arts Gallery, and Gallery of Everything, which makes the plaza a key destination for the burgeoning 40 West Arts scene. Since its 2015 purchase of the plaza, Broad Street has invested millions in site improvements—and a public-private partnership with the City of Lakewood and the Lakewood Reinvestment Authority resulted in a variety of public improvements and a new public park on site that will host district and other community activities.
- As referenced prior, signature companies, such as FirstBank and Terumo BCT, built and opened new headquarters, collectively investing more than \$100M and this investment is now bringing hundreds of new jobs to the corridor. Prestige Imports, on West Colfax since 1984, is also continuing to evaluate its plans for a major expansion of its Audi and Porsche dealerships. In addition, longtime entrepreneurial mainstays, including Rockley Music, the Bettmanns of Colorado Frame and Art Restoration, and Veldkamp’s Flowers and Gifts, spent millions in dollars and effort to build or upgrade their West Colfax-based businesses. All this is on top of the City of Lakewood’s ongoing capital investments in the corridor, including improvements at light rail stations and along West Colfax, Lamar, and Pierce Streets.
- 2015 marked the first-ever West Colfax MuralFest, a one-day celebration of the arts, with live bands, 30+ art booths, food trucks, the unveiling of new murals, and fun activities for the whole family. The first installment attracted artists from throughout Colorado and across the nation, drawing more than 2000 people; the second iteration, just held on August 20th this year was bigger and better than the first, attracting an estimated 4500 people to the new venue at Lamar Station Plaza.
- Since the beginning of 2015, the district has now unveiled 20 new public art installations (sculptures and murals). *Westword* Magazine honored both Bobby Magee Lopez’s “Hear the Train A Humming” mural and Christopher Weed’s “Connected” sculpture as “Best of” for New Public Art Installation in 2015, joining other noteworthy installations, such as Martha Pinkard’s “Stardust” mural at The Action Center and Lonnie Hanzon’s “Lakewood Legacy Trees” at Lamar Light Rail Station.
- The EDGE Theater, led by Rick and Patty Yaconis, has broken new ground in local theater, staging more Denver-area and regional premieres than any other suburban theater—and in doing so, garnering a long list of recognition, including “Best Actor” and “Season of the Year” from *Westword*, while more than doubling ticket sales since moving into the district.
- Following the approval of the new, more flexible, mixed-use oriented Lakewood Zoning Ordinance, the City embarked on a forward-thinking path of comprehensive community planning that paved the way for revitalization. Milestone planning efforts included the 40 West Arts Urban Design and Mobility Plan, the new West Colfax 2040 Vision Plan, and the 40 West Arts Place-making Implementation Plan. These plans played integral roles in the formation and growth of the district and the ability to secure meaningful grants, such as those awarded from

the EPA, CDOT, Colorado Creative Industries, the Boettcher Foundation, the State Historical Fund, Xcel Energy Foundation, and most recently, the National Endowment of the Arts (NEA) “Our Town” Grant.

- New business activity in the last two years has outpaced the previous four years combined. In addition to activity already mentioned that brought nearly 1000 new jobs to the corridor, the district has welcomed the arrival of 40 West Studios, Lakewood Arts Gallery, Gallery of Everything, Red Herring Art Supply, Guiry’s Paint & Art Supply, C2 Gallery and C-Squared Studios, Hyperspace Video Arcade, Wings Stop and a host of other businesses too numerous to list and others still in the works, such as a Ross store, a Dutch Brothers Coffee, and two new restaurants.
- The corridor organizations celebrated the release of the 2nd Edition of *West Colfax Lately* Magazine, an annual publication supported by local business and Lakewood Economic Development, to showcase the people, places, and progress of the historic West Colfax community.
- Corridor organizations worked together to plan and deliver Riot V – an immersive entertainment experience, including an authentic four-course Italian meal, a gallery transformed into classic trattoria, live arias from Italian operas, and an Arthur Miller play (A View from the Bridge) about an Italian immigrant family in New York—all to a sold-out crowd
- On the horizon, there’s still a great deal to look forward to—here are just a few highlights (excerpts from “Quintessentially Colfax!” 2nd Edition of *West Colfax Lately*:
 - 40 West Arts Loop: “It’s quite an honor to receive the National Endowment for the Arts (NEA) Our Town Grant,” reflects Alexis Moore, principal planner with the City of Lakewood and member of the 40 West Arts District Board. “We’re excited to work with the community to implement the arts loop vision they first identified several years ago when planning for the area. This grant will help us design a unique artistic experience, develop a local amenity for walking and biking, and advance place-making in a way that adds to the economic vibrancy of the district.” With the NEA Our Town Grant, the largest award in Colorado in 2016 and the largest ever for Lakewood, the City and 40 West Arts are amid a two-year process to create the first phase of an arts loop envisioned as a continuous and distinctly designed pedestrian and bicycle route circling 40 West Arts District, connecting people to unique art experiences along the way, in parks, and other public and private spaces.
 - The Creativity Lab of Colorado: “With all that’s happening here, the west-side needs an entity focused on creative ventures, and that’s the core purpose of The Creativity Lab,” says Bill Marino, a West Colfax advocate who heads up the local BID and a co-founder of the Lab. “Teaming up with Colorado Creative Industries and RMCAD is a natural. Together with our community partners, we believe we can have a significant impact on existing creative enterprises and new creative start-ups.”
 - Artspace: “Affordable housing and workspace for artists and artisans is a key factor in keeping creatives in a district,” explains Kevin Yoshida, Lakewood-based architect and urban planner, who designed the Artspace project in Loveland, Colorado. “Simply put—you can’t have a creative district without creatives. Artspace solves this problem in a long-term, sustainable way and helps catalyze economic activity as well.” After successful feasibility and market demand studies and a unanimous vote of City Council in April of 2015, Artspace, a national nonprofit provider of artist creative space with 40+ projects across the country, is working with the City of Lakewood to finalize a site

for a proposed 40-50 live/work units as well as flexible gallery and gathering space, creating a perpetually affordable artist enclave for the district.

- Creative District Gateway Monuments: “I’ve seen the model and drawings,” says Kevin Crehan, the landscape architect and principal at Solara Designs who designed the new park at Lamar Station Plaza. “They’re works of art—18’ foot sculptures that communicate creative energy and serve as dynamic entry features. They say, ‘something cool is happening here!’” Lakewood-West Colfax Business Improvement District, in collaboration with the City, WCCA and 40 West Arts, is funding the creation and installation of these large 40 West Arts gateway monuments in the median on West Colfax, heralding the arrival of commuters from east and west—a key step in implementing the comprehensive strategies outlined in the place-making plan.

2017

- The completion of Lamar Station Plaza’s public improvements, including branded pedestrian amenities and kiosk, the public walkway that will serve as an east- west connector of the ArtLine, the public gathering space with shade sails called Momentum Park, and the installation of district-branded and seasonal banners.
- The completion of a number of place-making and connectivity improvements along Pierce and Lamar streets (detached sidewalks, pedestrian amenities) and artistically branded wraps on traffic signal boxes along West Colfax intersections in the arts district core.
- The BID contributed funds to two new community impact programs delivered through West Colfax Community Association, the WCCA Business Beautification Program and the WCCA Micro Grant Program. The programs supported Mint & Serif Coffee House, Rockley Music, and the Krystie Rose Millich art project for the 40 West ArtLine.
- The BID provided help, support and/or committed matching funds for grant awards from the Boettcher Foundation, Colorado Creative Industries, the National Endowment for the Arts, the State Historical Fund, and the Xcel Energy Foundation.
- Celebrated one-year anniversaries for Gallery of Everything, Red Herring Art Supply, WestFax Brewing, 40 West Studios, C2 Gallery, Pure Colorado Pro Kitchen & Event Center, WingStop, The Creativity Lab of Colorado, and the new headquarters for both Terumo BCT and FirstBank.
- Celebrated two-year anniversary for 40 West Farmers Market, Container Collective Yoga and Bikes, Planet Fitness, Lakewood Arts Council, Sweet Bloom Coffee Roasters, the new building for Colorado Frame & Art Restoration, and Veldkamp’s Flowers & Garden Center renovation and expansion.
- After more than two years of planning, the BID funded the design and fabrication of the 40 West Arts Creative District Entry Monuments, installed in the medians along West Colfax in April 2017 on the east and west ends of the arts district core.
- In collaboration with the City, the BID supported the significant progress made with the 40 West ArtLine (formerly the Arts Loop), a project funded in part by a National Endowment for the Arts grant awarded to the City of Lakewood and 40 West Arts to create a four-mile walking and biking art experience that connects three parks in the district.
- The 3rd Annual West Colfax Lately Luncheon was a great success—this time with entertainment from Jonny “Colfax” Barber! This MUST-ATTEND event celebrated the ongoing renaissance of our historic corridor. We announced two West Colfax MOMENTUM Award winners

(WestFax Brewing Company and Planet Fitness), and this year's West Colfax LEGEND Award recipients were Maddie Nichols and Kathi Hasfjord, who have advocated for the community for more than 40 years!

- Lakewood's ongoing collaborative work with residents, businesses, and West Colfax-based organizations to transform the West Colfax corridor and to benefit from the W line has earned it the first-ever Impact Award given in the "Inspire" category by the Urban Land Institute of Colorado. The Impact Award is like the Oscars™ for land-use, planning and development work, and it recognizes outstanding projects, related programs, and visionaries in urban development. The first-ever "Inspire" category recognized the project that has inspired the community and has a lasting impact in the public realm.
- The BID business attraction initiatives helped to engage, support, and/or promote a number of new businesses, including Miracle Street Gallery, West Line Flats, BPL Plasma, Lechuga's Italian Restaurant, Pirate Contemporary Art, NEXT Gallery, Mint & Serif Coffee House, Hyperspace Vintage Video Game Arcade, and Reed Art & Imaging.
- With support from the BID, the corridor organizations celebrated the release of the 3rd Edition of *West Colfax Lately* Magazine, an annual publication supported by local business and Lakewood Economic Development, to showcase the people, places, and progress of the historic West Colfax community.
- The corridor celebrated the grand opening of the corridor's first 100% market rate multi-family residential project in decades, West Line Flats, by Momentum Development, located on 13th Avenue near the Lamar Light Rail Station. Within two months more than a third of the 155 units were leased, and it's projected to be fully leased in less than nine months from its grand opening.
- Corridor organizations planned and conducted the 3rd annual West Colfax MuralFest—a FREE one-day celebration of arts and culture unveiling new murals, accompanied by 30+ arts vendors, food trucks, 3 live bands . . . and fun-filled activities for the whole family that attracted thousands of attendees to the revitalized Lamar Station Plaza, the venue on West Colfax for the annual festival.
- The West Colfax Corridor was selected as a destination site by Smart Growth America for a tour by a five-city delegation (Charlotte, Columbia, Akron, Macon, and Wichita) as part of its "Amazing Places Forum" in 2017.
- What's on the horizon: the opening of Ross Dress for Less at Lamar Station Plaza, ground-breaking for Dutch Brothers Coffee also at Lamar Station Plaza, the expansion of Hyperspace Video Gallery, the grand opening of Archway's 40 West Residences, additional place-making progress in the corridor, the ribbon-cutting of the first phase of the 40 West ArtLine in June 2018, and a final site selection for an Artspace live/work project in the West Colfax corridor.

2018

- The BID business attraction and support initiatives helped to engage, support, and/or promote a number of new businesses, recently re-located businesses, business expansions, and new developments, including Edge Gallery, Next Gallery, Pirate Contemporary Arts, West Line Flats, West Line Village, BPCP Colfax 1, Hyperspace Vintage Video Gallery, Reed Art & Imaging, Lamar Stations Plaza, Dutch Bros, Benchmark Theatre, Landt-MaKenna Galleries, R Design, Pasternack's, The Colfax Museum, 40W Studios, and Rocky Mountain College of Art + Design.
- Supported the completion of additional branded signal/electrical boxes in 40 West Arts District

core.

- Supported the design and installation of banners on light poles along ArtLine and at Lamar Station Plaza
- Advocated for the completion of place-making/connectivity capital improvements along Pierce and Lamar streets (detached sidewalks, landscaping, pedestrian amenities/lighting etc.) and entered into an IGA for future maintenance of elements of these improvements.
- The BID provided help, support and/or committed matching funds for grant awards (or pending grant applications) from Colorado Creative Industries, the National Endowment for the Arts, the State Historical Fund, and the Xcel Energy Foundation.
- The West Colfax Corridor and 40 West Arts was selected as a destination site by the Creative Placemaking Leadership Summit (held at DU) for a mobile tour and workshop for its transformational accomplishments in the community.
- Supported 40W Studios Community Garden project in partnership with the nonprofit Jovial Concepts.
- In March, West Metro Chamber recognized the BID's leadership with the Steve Burkholder Diamond Legacy Award for the positive impact the service, leadership and programming have had on the community.
- For the 5th year in a row, provided funding and fund-raising support for 40 West Artist in Residence Program and 40 West Connects! Programming.
- Contributed funds to new community impact programs delivered through West Colfax Community Association, the WCCA Business Beautification Program and the WCCA Micro Grant Program. The programs supported Mint & Serif Coffee House, Rockley Music, the Krystie Rose Millich art project for the 40 West ArtLine, The ArtLine, Pasternack's and Guido's Nickel.
- Supported the Creativity Lab's video pilot program which provided five Lakewood businesses with video production services for web and social media use.
- In *Westword's* "Best of" issue Lakewood's 40 West Arts District was named 2018's "Best Suburban Arts District." 40 West Arts has gained significant attention due to its family friendly art walks, its free arts programming, and its popular co-op galleries.
- The BID supported 40 West Arts application for SCFD funding, resulting in 40 West becoming the first-ever creative district to qualify for ongoing SCFD funding.
- The State of Colorado selected the corridor's Creativity Lab to support its state-wide Creative District Program, bringing additional attention to the accomplishments along West Colfax and the positive impact of 40 West Arts.
- Along with community partners, launched the 40 West ArtLine with a block party that drew more than 3,000 people to the district in conjunction with a First Friday art walk on June 1st. This four-mile walking and biking art route in the heart of 40 West Arts District features ground murals, fence art, interactive sound sculptures, and large-scale park art installations. This free outdoor art experience lets you #exploreatoutside! 40 West Arts extends a HUGE thank you to its partners: the National Endowment of the Arts, City of Lakewood, ArtLine Champions, art selection committee, local neighborhood associations, WCCA, the Lakewood-W. Colfax BID, and everyone who helped to make this dream a reality. BID contribution: \$25,000 plus staff resources.
- Corridor organizations planned and conducted the 4th annual West Colfax MuralFest—a FREE one-day celebration of arts and culture unveiling new murals, accompanied by arts vendors,

food trucks, live music . . . and fun-filled activities for the whole family that attracted thousands of attendees to the revitalized Lamar Station Plaza.

- With support from the BID, the corridor organizations celebrated the release of the 4th Edition of *West Colfax Lately* Magazine, an annual publication supported by local business and Lakewood Economic Development, to showcase the people, places, and progress of the historic West Colfax community.
- The 4th Annual West Colfax Lately Luncheon was a great success—this time with entertainment from Benchmark Theatre delivering an SNL-like Weekend Update—Colfax Edition to the delight of the crowd! This MUST-ATTEND event celebrated the ongoing renaissance of our historic corridor. We announced two West Colfax MOMENTUM Award winners (Jeff & Jamie Temple of West Line Flats and Dan Lundin of Banner Signs) and this year’s West Colfax LEGEND Award recipient was the Honorable Steve Burkholder, who as Lakewood Mayor sparked the revitalization of West Colfax by convening a Blue-Ribbon Committee to produce and publish the first West Colfax Action Plan.
- Broad Street Realty acquired the east side of Lamar Station Plaza, positioning it for a similar revitalization and transformation as the west side (already owned by Broad Street).
- Supporters gathered with the Mayor and other local dignitaries to celebrate the announcement of The Colfax Museum’s relocation to West Colfax at a July 6th First Friday Pop-up Event.
- City of Lakewood announced that the West Colfax Community Association was a 2018 winner of the Mayor’s Inspiration Award.
- The Americans for the Arts recognized the BID’s leadership in the community. Americans for the Arts, a national nonprofit with a 55-year legacy of advocating for the arts awarded the BID leadership the 2018 Michael Newton Award for Leadership. This award recognizes achievements of individuals and organizations committed to enriching their communities through the arts. The award was presented at the organization’s national convention on June 16. This award showcases the cohesiveness of our community. It’s a tribute to all who have worked to champion the renaissance of West Colfax and the impact of 40 West Arts, including volunteers, community partners and team members.
- What’s on the horizon: 40 West Arts RIOT VII (Sept. 29th)—a “Pop-up” gala celebrating arts & culture with numerous “Pop-up” art experiences; aesthetic improvements to the east side of Lamar Station Plaza, following a similar color scheme as the west side along with addition lease signings for the available space—including a new food/ice cream venue slated to open by late 2018 or early 2019 next to Cricket; a formalized program in 2019 to target and attract independent restaurant operators to the district and provide ongoing promotional support to help their ramp-up; additional plans for the ArtLine including new art installations in 2019; the stabilization of Pasternack’s retail hub and subsequent lease up with creative retail outlets, potentially enabling The Colfax Museum storage area to begin to scale its operation (subject to roof and flood mitigation); a multi-phased community collaboration to improve the aesthetic and function of the city-owned remnant property at the southwest corner of W. Colfax and Wadsworth with a goal of creating an iconic visual queue that welcomes passers-by to Lakewood’s historic West Colfax Corridor; ground-breaking for a significant new residential project at 13th and Lamar, and the completion of a number of residential projects along the west end of the district at and near Oak Street Station.

2019

- Supported by the Lakewood-West Colfax BID, Kanon Gallery, CORE New Art Space, and Handsome Little Devils all move to the West Colfax Corridor to participate in the ongoing

momentum created by 40 West Arts District.

- Next iterations of corridor annual events, including the sold-out 5th Annual West Colfax Lately Luncheon at Lakewood Country Club and the two-day extravaganza of the 5th Annual Colfax ArtFest held at Lamar Station Plaza
- 40 West Arts, through its partnership with Metro West Housing Solutions and the Lakewood-West Colfax BID, named its fifth Artist in Residence, Janelle Sowers, who will serve the West Colfax community by delivering arts classes to youth and seniors for the next year in return for a live/work unit at Lamar Station Crossing
- Supported by funding partners, including Xcel Energy Foundation, Community First Foundation, and the Lakewood-W. Colfax BID, five new murals were added to community, including the most recent large mural on Harlan Street entitled “Take Time” by DAAS, an accomplished muralist from Jacksonville, Fla.
- Published the 5th edition of West Colfax Lately magazine celebrating West Colfax and the City of Lakewood’s 50th Anniversary with historical content and a commemorative cover illustration
- West Colfax Lately magazine achieved its highest circulation numbers in its five-year history, distributing 33,000 copies throughout the Lakewood community
- WCCA delivers a 2019 Business Beautification Project by painting the Action Center’s shelter on West Colfax
- The City and 40 West Arts received CBCA’s Business of the Arts Award presented for the 40 West ArtLine
- The City received the DCI Governor’s Award presented for Best Use of Public Space for the 40 West ArtLine
- 40 West Arts and the ArtLine selected to exhibit for three months at Denver International Airport
- 40 West Arts, in collaboration with the LWCBID, partner with Colorado Mills to showcase local artists within the mall—a program that is now growing and will continue into 2020
- The owners of Lamar Stations Plaza announced four new restaurants coming to the retail center in 2019 and early 2020: CiCi’s Pizza and Salad Bar, a Pacific Island-themed seafood boil eatery, a new flavored ice and ice cream treat shop, and a family-owned Honduran restaurant
- Westword Magazine named 40 West Arts District “Best Metro Area Art District” for 2019 and selected Colfax ArtFest selected as Top 10 Best Summer Festivals in Colorado.
- Lakewood Country Club, a member of WCCA, announced that its Charity Event Committee selected 40 West Arts as a nonprofit beneficiary of its annual charity gala slated for Oct. 5th, 2019
- 5280 Magazine selects 40 West ArtLine as a 2019 “Top of the Town” pick.
- The West Colfax community celebrated all things arts & culture on August 2nd and 3rd for the 2019 Colfax ArtFest. The event included a VIP Party on Friday and live performances, outdoor games, food, vendors, trolley tours, mini murals, a car show and more on Saturday.
- WCCA completes Business Beautification Program for The Action Center. Volunteers painted a new building for The Action Center and presents them with a \$500 check.
- Banner Signs & Decals completes the installation of enormous mural on retaining wall at West Line Village themed after the history of Two Creeks neighborhood.
- 40 West Arts District hosts RIOT VIII: Colfax Curiosities featuring an accordion dance duo, a street magician a busker, a silent auction and so much more at Prestige Imports.

- Roger Wadnal from Lakewood’s Comprehensive Planning & Research Division announces plans for the refurbished Colfax Entry Features at Colfax & Sheridan.
- Indy Street Flats from Metro West Housing Solutions celebrated their grand opening on Friday, December 13th, 2019. Over 150 attendees viewed the buildings’ offices, community murals, and model rooms.

2020

- 40 West hosts its fifth annual Community Summit with 50+ people in attendance an event that is equal parts networking session, happy hour with friends, and a chance to give feedback to the district.
- Riverpoint Partners CEO Reid Davis and his partners at CentrePoint Properties invested \$100,000 in new murals at Lamar Station Apartments, located at 1450 Lamar Street along the 40 West ArtLine.
- WCCA pivots to be the first community meeting to go fully virtual in light of COVID-19 via ZOOM meeting.
- Donations from WCCA members raise the funds needed to purchase of jerseys for Jefferson High School’s boys’ and girls’ basketball teams.
- Buying local art is critical to supporting artisans, small businesses, the arts district, and our community. During our May Virtual First Friday on Friday May 1st from 6-9pm if you buy at least \$40 worth of local artwork, merchandise, certificates for classes/workshops, etc. we will match your minimum \$40 purchase (no maximum) with a \$40 donation to that artist/organization.
- WCCA, The Lakewood-W. Colfax BID launches Small Business Support Fund to provide short-term help to creative enterprises and small impacted by the COVID-19 virus. In conjunction with this fund, the BID and its partners mounted a campaign to raise additional dollars for the fund in order to help more business owners. 40+ businesses received support
- The Lakewood-W. Colfax BID launches resource page for families, small businesses, and creative enterprises to access resources local and national for funding and safety information.
- 40 West Arts District celebrated its first-ever virtual First Friday on April 3rd. The event, designed to support our local artists, creatives, galleries, and community kicked off at 6pm with an hour-long Watch Party hosted on Facebook, reaching more than 2,000 people.
- Rocky Mountain Ukulele Orchestra begins offering free Ukulele classes to support arts & creativity as folks move to Stay At Home.
- WCCA & the Lakewood-W. Colfax BID support Lakewood Economic Developments build out of their new Restaurant/Retail Services Map to provide citizens with information on how to support local businesses from the safety of home.
- WCCA hosts a series of panel discusses for COVID-19 Business Relief
- Metro West Housing Solutions (MWHS), a nonprofit developer and manager of affordable apartment communities, announces the agency was awarded Low Income Housing Tax Credits (LIHTC) for Lamar Station Crossing (LSC) Phase II, a continuation of their successful Lamar Station Crossing campus located in the 40 West Art District, less than a block from RTD’s W Line Light Rail.
- Along with other community partners, the BID and WCCA help the City of Lakewood plan and execute the Economic Recovery Task Force and the associated relief funds.
- The 40 West ArtLine hosts successful Chalk the ArtLine challenge, featuring local chalk art drawings.

- Hammered & Hung launch West Colfax Farmers Market at Lamar Station Plaza, featuring local artists & vendors.
- Artist Katy Casper & crew complete first set of 12 murals at Lamar Station Apartments entitled *Wild Urban Medicine*, the largest mural project in the history of 40 West Arts District and a colorful addition to the corridor along this central spine of the ArtLine that connects Lamar light rail station to amenities along Colfax Avenue including Lamar Station Plaza.
- In conjunction with district partners, Hammer & Hung has launches its "R&R on the ArtLine Installation Project." Featuring custom designed and painted Adirondack Chairs by local artists & community members featured along the ArtLine.
- West Colfax welcome Yabby Hut to Lamar Station Plaza (next to WestFax Brewing Co.), a family owned, seafood restaurant with a twist of the bayside theme and traditional Philippines way of eating.
- The 6th edition of West Colfax Lately Magazine is released (circulation 30,000) with a COVID-19 lens on this 2020 issue.
- 40 West Arts hosts virtual artist takeover for First Friday, featuring art from around the world collected by artist Adrienne DeLoe and her *Pandemic Self Portraits*.
- 40 West Arts launches Facebook community group to create a sense of place online during the time of COVID-19.
- With the support of the BID and other partners, 40 West Arts and the City of Lakewood are awarded a national AARP grant (\$9,000) for community programming and art installation along ArtLine.
- The City of Edgewater welcomes an extension of the ArtLine green line around its new civic center and commits resources to future art installations at Walker Branch Park, connecting two cities to this community amenity.

2021

- Launched the two new programs: 1) West Colfax Passport Program campaign to support local retailers and restaurants; and 2) WCCA Connects! that supports local neighborhood organizations with website, e-newsletter, and social media training
- Celebrated 40 West Art District's 10-year anniversary with a community celebration of 40 West Champions at Mint & Serif Coffee House
- Capital Campaign for Building Renovation raised more than \$350,000, including grants from the Gates Family Foundation, The Community Foundation, and the Lakewood Reinvestment Authority
- With the support of the city, the BID, and grant funders many arts installation and murals along the ArtLine were refreshed and new two new murals were added

2022

- In January, we learned that we would receive a \$600,000 Colorado Community Revitalization Grant that help us reach our \$1M goal for the building renovation
- As part of a Community First Foundation "Helping Each Other Thrive" Grant, 40 West Arts and its partners developed an Equity in the Arts Committee to bring diversity of perspectives in choosing major art installation projects throughout the corridor

- March marked the return of Colfax Art Crawls to the district; Approx. 1,500 people attended the event at district creative venues.
- In May, all the galleries that were displaced by the sale of the Pasternack building moved into the newly renovated 6501 W. Colfax Ave building—transforming the old vacant Drumstick building into a vibrant, new arts destination in Lakewood
- On June 3rd, 2022, we dedicated the building at 6501 W. Colfax Ave. (now called The HUB at 40 West Arts) in a Grand Opening Celebration that included remarks from three Lakewood Mayors and state officials. More than 2,000 attended the festivities of the evening (See press release herein on page 47.)
- After years of the delay (caused by pandemic and budget constraints) that unappealing, dusty (or muddy) remnant of land on the southwest corner of W. Colfax & Wadsworth Blvd. was totally transformed into a beautiful Sculpture Walk. Installed on Aug. 5th, the large, 28-ft. tall sculpture, entitled “Evertrees” designed by Nestor Fedak anchored the space and marked the completion of this phase of the project. More sculptures will be added in the future. With funds from a Lakewood NPP grant, support from Lakewood Economic Development, Pioneer, Designsapaces Colorado, WCCA and the Lakewood-West Colfax BID, this space is now an appealing “people place” that our community can be proud of. During several weekends (in June & July), 30+ volunteers braved the Colorado sun and moved over 20 tons of cobble stone and dirt to build the infrastructure for the Sculpture Walk planters and plant the vegetations in the planting areas. The project was managed (and designed) by City Landscape Architect Nestor Fedak. Kudos Nestor!

2023 (January through August 2023)

- With post-pandemic restrictions lifted—we re-launched our signature Colfax Art Crawls—more than 2,000 visitors attended in March and June.
- Colorado Mills renewed its commitment to participate in the 40 West Arts-led “Curated at the Mills” Art Program in 2023 and 2024.
- The aforementioned program has led to another milestone: the new ownership group at Belmar reaching out to our West Colfax-based organizations to start a similar strategic partnership with 40 West Arts to help them curate artwork throughout Downtown Lakewood.
- The new owners/management of Casa Bonita finally reopened the fully restored, beloved, and iconic destination restaurant in late May—and the new team are engaged with the local district.
- With the support of Denver Bronco funded grant from the City, we planned and hosted the first-ever FREE Summer Youth Camps for our underserved locals, capping off the first full year of operations of our new building.

For more, please see **Corridor Context** on pages 1-6 for more narrative on recent milestone and accomplishments.

Community Member/Stakeholder Comments
(compiled during BID five-year review process)

“The LWCBID greeted me and my company with open arms from day 1 and has been a huge advocate in supporting us and all that we do. We are extremely lucky to be part of such a great community of people and businesses that strive to better the place we live and work. I’m often asked by other breweries how we were able to cultivate such a positive and collaborative relationship with our local community organizations, and I have to respond by saying: We were lucky. Everything was already in place when we joined the community. We just had to embrace it!”

Anthony Martuscello, Owner
WestFax Brewing Company
WCCA & 40W Member

“I have worked in Lakewood since 1988 and have traveled the West Colfax corridor almost daily since 1980. I am continually struck by the evolving nature of the corridor, particularly since the opening of the W light rail line. I know the Lakewood West Colfax Business Improvement District has been an important part of implementing a vision for our community that embraces appropriate economic development, but with a keen eye to maintaining the rich heritage of Colfax Avenue that is a treasure to be part of.”

Ron Seigneur, Managing Partner
Seigneur Gustafson LLP
WCCA Board Member (past chair)

“I was introduced to the LWCBID and its partnership with 40 West Arts and WCCA in 2011. LWCBID’s passion, commitment, leadership development, mentoring, coaching, and physical work is yielding an ROI worthy of public pride and praise. After 30 plus years of watching West Colfax deteriorate, the corridor is coming alive, even prompting me to name my business after 40 West. I’ve lived in Lakewood for 44 years and am overwhelmed with pride and joy seeing 40 West Arts and West Colfax come alive in large part due to the leadership of the LWCBID.”

Todd Lansing, Resident
40 West Financial LLC
WCCA Board Member (current chair)

“Living right off West Colfax for 30+ years, I’ve witnessed the resurgence of the corridor—primarily since the formation of the Lakewood-West Colfax Business Improvement District. Prior to the BID, very little, if any, development happened. Since the BID’s formation, the money (public and private) invested in the corridor has been significant. Once neglected shopping centers are now vibrant economic drivers via businesses and community-inspired activities. This would not have been possible without the collaboration of the BID, the City, and the community.”

Cindy Baroway

Owner, Office Evolution
WCCA Board Member (past chair)

“I have been a board member of the West Colfax Community Association for many years—long before the Lakewood-West Colfax BID. The “old” WCCA board was working on making improvements for the corridor, but our impact was limited due to money and the knowledge about how to reach out to businesses, acquire grants, etc. Since the inception of the LWCBID and the work that Bill Marino and so many others have done, the changes to this corridor are striking. This area (West Colfax and the neighborhoods around the corridor) is becoming a destination spot again. The LWCBID provided the leadership our community needed. It is so much fun to see this happening, and it is so much fun to be a participant in the positive changes that have and are occurring in this area. It is wonderful to meet and see so many talented people who work together to make all of this happen.”

Kathi Hasfjord

WCCA Board Member / Secretary
Two Creeks Board Member / Secretary

“As one of the primary funders for 40 West Arts District, the Lakewood-W. Colfax BID (LWCBID) is critical to our success and growth. The LWCBID understands the role arts and creativity play in a robust and diverse economic movement and sees the impact 40 West Arts has on visitorship to the corridor and accompanying sales to local businesses. Additionally, the LWCBID has been instrumental in taking the lead on attracting new galleries and creative businesses to the district. We are grateful for our relationship and truly could not do what we do without the leadership provided by the LWCBID.”

Liz Black, Executive Director

40 West Arts District
Two Creeks Resident

“When I first entered my artwork in the 40 West Art Gallery and had to find the gallery, I wasn't impressed by the building or the location. Four years later, the gallery and the area has improved curb appeal and the quality of art displayed is higher. I also have been involved with Next Co-op Gallery, Gallery of Everything, Lakewood Arts Council and Edge Gallery while expanding my role within the arts district. With the continued momentum provided by the BID, 40 West Arts District is becoming a destination for all types of aesthetic experiences.”

Carolyn Berry, Artist
Former 40 West Arts Board
Local Artist

“The LWCBID has been a tremendous transformational force in the West Colfax Corridor. Through its partnerships with businesses and other organizations on West Colfax, the LWCBID has successfully created a like-minded community of advocates that have transformed a once dormant part of our city into a vibrant and emerging economic area.”

Katja Walton, Resident
40 West Arts Board
Lakewood Resident

“The support from the City and the BID for the arts, housing and ensuring that we received light rail stops at in the district has put this area on a positive trajectory toward the goal of building a diverse and vibrant community. The investments in the ArtLine and 40 West Arts District are perfect examples; both give people who live and work here a reason to get out of their cars and rediscover what the area has to offer, and just as importantly, build loyalty with local businesses. This energy that has been building over the last few years has translated into clients willing to take more risks in making investments in the area and insisting that we hold business meeting at local venues in the corridor. While there is a considerable amount of work to be done, the momentum for a vibrant and diverse community would not exist without the vision, predictable funding, and perspiration from the BID.”

David Rein, Attorney
Erickson Kernell LP
40 West Arts Board

“I am writing this in recognition of the many positive programs and efforts that are funded by the Lakewood-West Colfax BID. As an owner of Lamar Station Plaza (LSP), a critical commercial property in Lakewood's West Colfax corridor, I can attest to the many positive impacts that the BID efforts have had on our

property and others in the area. Arts programs and events like the Colfax Arts Festival (formerly MuralFest), the ArtLine Placemaking Initiative and First Fridays provide important pedestrian traffic that greatly contribute to the patronage and success of the commercial businesses at LSP. These activities and the sense of community that it helps create have also assisted us in attracting new businesses to our retail center that have helped define a new image for the corridor. I fully expect that future efforts of the BID will continue to assist our efforts at LSP, bringing new businesses and new customers that will continue to rejuvenate and build the identity and support the vibrancy of the West Colfax community.”

Thomas Yockey, Founder/Board Member

Broad Street Realty and Investment
WCCA & 40W Member/BID Board Member

“The LWCBID is a wonderful organization. They introduced us to other businesses in the district—and we were immediately welcomed. What a great way to get to know the other businesspeople! Bill Marino invited us to be a part of MuralFest—and through this, we ended up painting a mural our building—“The Lakewood Lion.” This iconic mural has become a defining feature of our apartment community. The whole process was made easy by the Lakewood-W. Colfax BID and 40 West Arts.

Jeff Temple

Investor/Founder, West Line Flats Apartments
WCCA Member

STAFF MEMO

DATE OF MEETING: SEPTEMBER 25, 2023 / AGENDA ITEM NO. 17

To: Mayor and City Council

From: Max Kirschbaum, Public Works Director

Subject: **ADOPTING TITLE 8, CHAPTER 1 OF THE MUNICIPAL CODE OF THE CITY OF LAKEWOOD, COLORADO, TO ALLOW FOR THE USE OF APPROVED FACILITIES AS OVERNIGHT SHELTERS DURING EXTREME WEATHER EVENTS WITHIN THE CITY OF LAKEWOOD, COLORADO**

SUMMARY STATEMENT: The Lakewood Municipal Code is being proposed to be revised to allow existing buildings with non-residential use, to be temporarily utilized as emergency shelters during extreme weather events.

BACKGROUND INFORMATION: The International building code does not allow buildings constructed for non-residential uses to be used in situations that are intended to include sleeping overnight by occupants. Local amendments adopted by the City of Lakewood currently allow only religious buildings and city-owned buildings to be used as overnight shelters. This restricts the potential locations where overnight shelters could be placed and thus limits the potential number of people that the program is able to serve.

The proposed ordinance will allow the buildings of various existing uses to be used as temporary emergency shelters so that shelters can be situated in the areas that are most needed. The language within the ordinance also defines terms not currently included in the City code, sets the parameters for the declaration of an extreme weather event and ensures that any existing building used as a shelter meets the approval of the building department and West Metro Fire Department.

BUDGETARY IMPACTS: No budgetary impact is anticipated as a result of the adoption of this ordinance.

STAFF RECOMMENDATIONS: Staff recommends adoption of the ordinance.

ALTERNATIVES: City council may adopt the ordinance or choose to leave the municipal code as-is.

PUBLIC OUTREACH: This item has been promoted through the regular communication channels to be considered by the Lakewood City Council.

NEXT STEPS: City staff will implement the provisions of the ordinance in preparation for a declared weather emergency.

ATTACHMENTS: 1. Ordinance O-2023-37

REVIEWED BY: Kathleen E. Hodgson, City Manager
Benjamin B. Goldstein, Deputy City Manager
Alison McKenney Brown, City Attorney

AN ORDINANCE

ADOPTING TITLE 8, CHAPTER 01 OF THE MUNICIPAL CODE OF THE CITY OF LAKEWOOD, COLORADO, TO ALLOW FOR THE USE OF APPROVED FACILITIES AS OVERNIGHT SHELTERS DURING EXTREME WEATHER EVENTS WITHIN THE CITY OF LAKEWOOD, COLORADO

WHEREAS, the City of Lakewood (“Lakewood” or “City”) is a home rule municipality organized under Article XX of the Colorado Constitution and the authority of the Home Rule Charter for the City of Lakewood (Charter);

WHEREAS, Sections 1.2 and 2.1 of the Charter vests all municipal legislative powers in the City Council and authorizes the City Council to establish those laws necessary and proper to provide for the safety, preserve the health, promote the prosperity, and improve the morals, order, comfort, and convenience of such municipality and the inhabitants thereof;

WHEREAS, the City of Lakewood recognizes the need for safe weather related temporary overnight shelters to provide a place for persons within Lakewood to seek shelter from the weather when temperatures or weather conditions are life threatening;

WHEREAS, the City of Lakewood recognizes that there are currently limited spaces available to those needing overnight shelter during extreme weather events;

WHEREAS, the current building and zoning codes of the City prohibit the use of most buildings and facilities located within the City for emergency shelters;

WHEREAS, increasing the number of shelter spaces for at-risk populations will reduce health-related impacts from extreme weather events;

WHEREAS, approval of this ordinance on first reading is intended only to confirm that the City Council desires to comply with the Lakewood Municipal Code by setting a public hearing to provide City staff and the public an opportunity to present evidence and testimony regarding the proposal; and

WHEREAS, approval of this ordinance on first reading does not constitute a representation that the City Council, or any member of the City Council, supports, approves, rejects or denies the proposal.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lakewood, Colorado, that:

SECTION 1. Title 8, Chapter 01 of the Lakewood Municipal Code is hereby adopted as follows:

8.01.010 Definitions

The following words used in this chapter shall have the meanings and constructions given in this section:

City Manager means the City Manager, or designee, of the City of Lakewood.

Day means twenty-four consecutive hours beginning at 12:00 a.m. and ending at the next following 12:00 a.m.

“Extreme Weather Event” means when temperatures are forecasted to be 1) below 32 degrees Fahrenheit with wet conditions, or 2) temperatures below 20 degrees Fahrenheit with dry conditions.

Emergency Manager means the Emergency Manager, or designee, of the City of Lakewood.

“Emergency Overnight Shelter” means an overnight, temporary housing accommodation that has been approved to provide shelter during extreme weather events in accordance with the provisions of this Code.

8.01.020 Emergency Shelters

Upon the declaration of the City Manager that the City is forecasted to experience an extreme weather event designated facilities that have been inspected and approved by the West Metro Fire Department and the City Building Official to serve as short term emergency overnight shelters shall be exempt from those Building Codes in Title 14 and Zoning Codes in Title 17 that relate specifically to sheltering humans during that time period set forth within the extreme weather event declaration. Each declared extreme weather event declaration shall be in effect no longer than three (3) consecutive days, but the City Manager shall have the discretion to issue consecutive extreme weather event declarations when conditions warrant.

8.01.030 Rules and Regulations

The Emergency Manager is authorized to adopt rules and regulations for the purpose of carrying out the provisions of this article.

8.01.040 Miscellaneous Authority

The City Manager is authorized to enter into interlocal governmental agreements, or other applicable agreements, to carry out the intent of this Code.

SECTION 2. This ordinance shall take effect thirty (30) days after final publication.

SECTION 3. If any provision of this Ordinance should be found by a court of competent jurisdiction to be invalid, such invalidity shall not affect the remaining portions or applications of this Ordinance that can be given effect without the invalid portion,

provided that such remaining portions or application of this Ordinance are not determined by the court to be inoperable.

I hereby attest and certify that the within and foregoing ordinance was introduced and read on first reading at a hybrid regular meeting of the Lakewood City Council on the 11th day of September 2023; published by title in the Denver Post and in full on the City of Lakewood's website, www.lakewood.org, on the 14th day of September, 2023; set for public hearing to be held on the 25th day of September, 2023, read, finally passed and adopted by the City Council on the 25th day of September, 2023 and, signed by the Mayor on the ___ day of September, 2023.

Adam Paul, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

STAFF MEMO

DATE OF MEETING: SEPTEMBER 25, 2023 / AGENDA ITEM NO. 18

To: Mayor and City Council

From: Max Kirschbaum, Public Works Director

Subject: **ACCEPTING THE DEVOLUTION OF CERTAIN PROPERTY FROM THE COLORADO DEPARTMENT OF TRANSPORTATION TO THE CITY OF LAKEWOOD AND APPROVING AN INTERGOVERNMENTAL AGREEMENT TO EFFECT SUCH PROPERTY DEVOLUTION**

SUMMARY STATEMENT: This ordinance would authorize the City Manager to enter into an intergovernmental agreement (IGA) with the Colorado Department of Transportation for the devolution of 0.49 miles of the W 6th Ave North Frontage Road between Eldridge St and Alkire St to the City of Lakewood to accept access control and associated maintenance.

BACKGROUND INFORMATION: The Colorado Department of Transportation (CDOT) owns 0.49 miles of property on the north frontage road of US Highway 6, between Eldridge St and Alkire St in Golden. This portion of roadway no longer functions as a part of the state highway system and CDOT wishes to abandon this portion of highway to become a City of Lakewood street. If this ordinance is approved, the City of Lakewood will accept the rights-of-way and ownership and maintenance of the existing roadway infrastructure. As part of the agreement, the City of Lakewood will also receive a one-time payment from CDOT to perform upgrades required to bring the street up to City standards.

The existing roadway consists of one, twelve-foot lane in each direction with shoulders varying from zero to one foot. The pavement surface is fairly old with moderate cracking. Proposed improvements to bring the existing infrastructure up to City of Lakewood standards include a mill and overlay, widening the existing shoulders to four feet, removal of trees that conflict with the widening, and new pavement markings to define the wider shoulders. No additional drainage or utility impacts are anticipated in this project.

CDOT will pay a one-time payment of \$485,259 for these proposed improvements.

BUDGETARY IMPACTS: The Colorado Department of Transportation will provide funds for the improvements. No City funds are necessary to participate in this agreement.

STAFF RECOMMENDATIONS: Approval of the ordinance

ALTERNATIVES: City Council could decide not to approve the ordinance resulting in the City of Lakewood not assuming ownership of this portion of roadway. CDOT would continue to be responsible for maintenance of this disconnected portion of the 6th Avenue Frontage Road.

PUBLIC OUTREACH: This item has been promoted through the regular communication channels to be considered by the Lakewood City Council.

NEXT STEPS: If the ordinance is approved, the IGA will be executed allowing City of Lakewood to receive the State funds and ownership of the roadway as described above. Design and construction activities to upgrade

the roadway to City Standards would be anticipated in 2024.

ATTACHMENTS: 1. Ordinance O-2023-39
2. Exhibit A
3. Exhibit B

REVIEWED BY: Kathleen E. Hodgson, City Manager
Benjamin B. Goldstein, Deputy City Manager
Alison McKenney Brown, City Attorney

AN ORDINANCE

AN ORDINANCE ACCEPTING THE DEVOLUTION OF CERTAIN PROPERTY FROM THE COLORADO DEPARTMENT OF TRANSPORTATION TO THE CITY OF LAKEWOOD AND APPROVING AN INTERGOVERNMENTAL AGREEMENT TO AFFECT SUCH PROPERTY DEVOLUTION

WHEREAS, the Colorado Department of Transportation (CDOT) owns real property (0.49 miles) identified as U.S. Highway 6 North Frontage Road, as shown in Exhibit A attached hereto;

WHEREAS, the Code of Federal Regulations 23.620.203(c)(3) allows CDOT to relinquish portions of unneeded frontage roads;

WHEREAS, C.R.S. § 43-2-106(1)(a) authorizes the Transportation Commission to determine that all or a portion of a state highway no longer functions as a part of the state highway system, and, with the agreement of each affected county or municipality, the state highway (or portion thereof) may be abandoned;

WHEREAS, C.R.S. § 43-1-106(1)(a) further states that the abandoned State highway (or portion thereof) shall become a city street upon adoption of an ordinance to that effect by the governing body of the affected municipality;

WHEREAS, the Transportation Commission approved a Resolution abandoning the U.S. Highway 6 North Frontage Road on August 16, 2023, a copy of which is attached as Exhibit B;

WHEREAS, the City of Lakewood and CDOT have agreed on the terms of this devolution via an Intergovernmental Agreement (IGA), an unsigned copy of which is attached as Exhibit C;

WHEREAS, the IGA contemplates a one-time payment to the City of Lakewood of four hundred eighty-five thousand two hundred and fifty-nine dollars (\$485,259.00) in exchange for the City of Lakewood accepting the street for access control and all associated maintenance; and

WHEREAS, approval of this ordinance on first reading does not constitute a representation that the City Council, or any member of the City Council, supports, approves, rejects or denies the proposal.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lakewood, Colorado, that:

SECTION 1. The City of Lakewood hereby accepts the U.S. Highway 6 North Frontage Road as more particularly described in Exhibit A, in exchange for a one-time devolution payment of \$485,259.00 from CDOT.

SECTION 2. This ordinance shall take effect thirty (30) days after final publication.

SECTION 3. If any provision of this Ordinance should be found by a court of competent jurisdiction to be invalid, such invalidity shall not affect the remaining portions or applications of this Ordinance that can be given effect without the invalid portion, provided that such remaining portions or application of this Ordinance are not determined by the court to be inoperable.

I hereby attest and certify that the within and foregoing ordinance was introduced and read on first reading at a hybrid regular meeting of the Lakewood City Council on the 11th day of September 2023; published by title in the Denver Post and in full on the City of Lakewood's website, www.lakewood.org, on the 14th day of September, 2023; set for public hearing to be held on the 25th day of September, 2023, read, finally passed and adopted by the City Council on the 25th day of September, 2023 and, signed by the Mayor on the ___ day of September, 2023.

Adam Paul, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

EXHIBIT A
Description

COLORADO DEPARTMENT OF TRANSPORTATION
ABANDONMENT – PART OF WEST 6TH AVENUE NORTH FRONTAGE ROAD
ELDRIDGE STREET (MM 276.85 +/-) TO ALKIRE STREET (MM 277.34 +/-)
JEFFERSON COUNTY, COLORADO

A portion of highway frontage road right-of-way of the Department of Transportation, State of Colorado, known as U.S. Highway No. 6, located in the Southeast Quarter of Section 6, Township 4 South, Range 69 West of the 6th Principal Meridian, in Jefferson County, Colorado, described as follows:

That portion of U.S. Highway No. 6 northerly frontage road, as it currently exists, beginning at the centerline of Eldridge Street (MM 276.85 +/-), running easterly and terminating at the approximate easterly right-of-way line of Alkire Street (MM 277.34 +/-).

The limits of this abandonment are generally described and bounded as follows:

The northerly line of said roadway to be abandoned, is the existing northerly right-of-way line of U.S. Highway No. 6.

The southerly line of said roadway to be abandoned, lies in the common roadside ditch between the U.S. Highway No. 6 westbound edge of paving and the frontage road southerly edge of paving.

This roadway strip of land is generally 67 feet wide at Eldridge Street, and 48.5 feet wide at Alkire Street. The overall length of said strip is 2,580 feet +/- in length.

The above description is intended to give up all of CDOT's interest in the frontage road with the above-described locations.

EXHIBIT B
Resolution of the Transportation Commission

Proposed Resolution #3

Disposal: Abandonment US 6 North Frontage Road, Eldridge St. to Alkire St., Lakewood

Approved by the Transportation Commission on August 16, 2023.

WHEREAS, CDOT owns 0.49 linear miles of roadway in the City of Lakewood, identified as U.S. Highway 6 North Frontage Road; and

WHEREAS, that portion of U.S. Highway 6 North Frontage Road is located between Eldridge St. (MM 276.85) to Alkire St. (377.34); and

WHEREAS, Region 1 has determined that abandoning this portion of roadway would be in the best interest of Colorado taxpayers;

WHEREAS, Region 1 has completed an environmental clearance (Categorical Exclusion, Form 128) as required for the devolution of state highways;

WHEREAS, Colorado Revised Statute 43-2-106 (1)(a) provides that the Transportation Commission may determine that a State Highway, or portion thereof, no longer functions as a state highway, and with the agreement of each affected county or municipality, the state highway, or portion thereof, can be abandoned to the affected county or municipality; and

WHEREAS, the Code of Federal Regulations 23.620.203(c)(3) allows CDOT to relinquish portions of unneeded frontage roads; and

WHEREAS, the governing body of the City of Lakewood shall adopt a resolution agreeing to the State's abandonment of the portion of U.S. Highway 6 North Frontage Road and agreeing that said roadway segment no longer serves the ongoing purposes of the State Highway system; committing the City of Lakewood to assume ownership of said highway segment in the "as is" condition;

WHEREAS, the Chief Engineer, the Department of Transportation, and the Executive Director are authorized pursuant to CRS 43-2-106, to make determinations regarding abandonment of State Highway(s) to affected county(ies) or municipality(ies);

WHEREAS, the Transportation Commission concurs with the Chief Engineer that this portion of U.S. Highway 6 North Frontage Road is no longer needed for State Highway purposes;

NOW THEREFORE BE IT RESOLVED, pursuant to the provisions of the CRS 43-2-106, the Department of Transportation be given authority to declare that portion of U.S. Highway 6 North Frontage Road abandoned, as shown in Exhibit A.

Herman Stockinger, Secretary
Transportation Commission of Colorado

Date

Exhibit C
Intergovernmental Agreement

**US 6 North Frontage Rd. –
Abandonment CDOT Portion Eldridge
St. to Alkire St. Region # 1 (DM),
Project - C 0063-072 (25033)**

INTERGOVERNMENTAL AGREEMENT

THIS AGREEMENT is made this__day of_____, 2023, by and between the STATE OF COLORADO for the use and benefit of THE DEPARTMENT OF TRANSPORTATION, 2829 W. Howard Place, Denver, Colorado (hereinafter referred to as the “State” or “CDOT”), and the CITY OF LAKEWOOD, a Colorado home rule municipal corporation whose principal business address is 480 S. Allison Parkway, Lakewood, Colorado, 80226, CDOT Vendor #2000005 (hereinafter referred to as the “City” or the “Local Agency”). The “State” and “City” shall hereinafter be referred to collectively as the “Parties” and individually as “Party.”

WHEREAS, authority exists in the law and funds have been budgeted, appropriated and otherwise made available by the State and a sufficient uncommitted balance thereof remains available for payment of project and “City” costs in Fund Number [400], Function [3403], GL Acct [4541000030], WBS Element [25033.10.50], and Cost Center [N/A]. Total Encumbrance Amount: [\$485,259.00].

WHEREAS, Colorado Revised Statutes (“CRS”) §43-2-106 (1)(a) provides that the Transportation Commission may determine that a state highway, or portion thereof, no longer functions as a part of the state highway system, and, with the agreement of each affected county or municipality, the state highway or portion thereof is abandoned. CRS §43-2-106 (1)(b) further provides that any county or municipality receiving a payment from CDOT as a result of CRS §43-2-106 (1)(a) shall credit the payment to a special fund to be used only for transportation- related expenditure.

WHEREAS, both Parties have received the required approvals, clearances and

completed coordination with appropriate agencies to allow for contributions to be made and a state highway, or portion thereof, to be abandoned.

WHEREAS, the execution of this Agreement is contingent upon approval by the State Transportation Commission.

WHEREAS, the City's Council has confirmed by Ordinance O-2023-39, attached hereto as **Exhibit E**, the City's interest in accepting the road after its abandonment by the CDOT Transportation Commission.

WHEREAS, the Parties desire to enter into this Agreement specifying the conditions of abandonment of the state highway, or portion thereof, by the State and acceptance of it by the City.

WHEREAS, the execution of this Agreement is contingent upon the abandonment of U.S. 6 North Frontage Road from 7th Avenue to Eldridge Street as a State Highway and as a City roadway; and disposal by CDOT and acceptance by one or more private parties of the improvements and real estate generally described as U.S. 6 North Frontage Road between 7th Avenue and Eldridge Street and more specifically described in **Exhibit F**;

WHEREAS, the Parties are authorized to enter into this Agreement pursuant to the provisions of CRS §§ 29-1-203, 43-2-106, 43-1-110, 43-1-114, and 43-2-144, as amended, and pursuant to the Charter of the City of Lakewood and Lakewood Municipal Code Chapters 2.06, 2.08, and 3.04.

WHEREAS, this Agreement establishes the general provisions for and defines certain responsibilities regarding the State's abandonment to the City and acceptance by the City of the road as shown in **Exhibit A**, attached hereto, and described in **Exhibit C**, attached hereto, and reaffirms the abandonment of a state highway, or portion thereof.

NOW, THEREFORE, it is hereby agreed that:

I. COMMITMENTS ON THE PART OF THE STATE

1. By Resolution **#TC-23-08-03**, dated August 18, 2023, attached hereto as **Exhibit D**, the State has provided notice of the State's abandonment to the

City of the road shown in **Exhibit A**, and described in **Exhibit C**, based on surveys by CDOT, within the City of Lakewood, Colorado.

2. Within ten (10) days after invoice from the Local Agency, the State shall make a one- time payment of **\$485,259.00** to the City, which will also be the maximum payable to the City

under this Agreement, unless such amount is increased by an amendment to this Agreement, signed by both parties, and is executed before any increased cost is incurred. An uncontested amount not paid by the State shall bear interest after 45 days. That interest shall not accrue on the unpaid amount that is subject to a good faith dispute as outlined below.

3. The State shall relinquish maintenance duties and ownership of a state highway, or portion thereof, upon acceptance of the road by the City, which will occur upon completion of the recording of a Quit Claim Deed by CDOT (sample of the Quit Claim Deed attached hereto as **Exhibit B**) with the Clerk and Recorder's Office in the County in which the abandoned road, or the abandoned portion thereof, is located. The Quit Claim Deed shall provide that if the City ceases to use the road or a portion thereof for the purposes of a city street, title to the road or portion thereof shall revert to CDOT.
4. If applicable, the Quit Claim Deed shall provide that the State shall reserve unto the State and unto the State's successors and assigns, a perpetual easement for the installation, construction, operation, maintenance, repair and replacement of the State's Project No. N/A, Project Code N/A at US 6 North Frontage Road. If applicable, the perpetual Easement to be reserved by the State is legally described and graphically depicted on **N/A**.

II. COMMITMENTS ON THE PART OF THE LOCAL AGENCY

1. The City, by negotiating in good faith and with the authority provided in the Charter of the City of Lakewood and the Lakewood Municipal Code, indicated its intent to accept the road in as-is condition and make it a part of the City road system and accept sole responsibility for the road, including both minor and major maintenance. Pursuant to CRS §43-2-106, the City, by its Council, adopted Ordinance O-2023-39, (**Exhibit E**), accepting the abandoned portions of the state highway, or

portion thereof. The transfer of the road shall be completed following the execution of this Agreement by the Parties.

2. The City must present CDOT with an invoice in the amount of **\$485,259.00** before payment can be made.

III. GENERAL PROVISIONS

1. This Agreement is intended as the complete integration of all understandings between the Parties. No prior or contemporaneous addition, deletion, or other amendment hereto shall have any force or affect whatsoever, unless embodied herein by writing. No subsequent novation, renewal, addition, deletion, or other amendment hereto shall have any force or

effect unless embodied in a written executed and approved modification pursuant to the State Fiscal Rules.
2. Each Party, to the extent authorized by law, shall be responsible for all claims, damages, liability and court awards including costs, expenses and attorney fees incurred as a result of any act or omission by such Party or its employees, agents, subcontractors, or assignees pursuant to the terms of this Agreement.
3. This Agreement shall inure to the benefit of and be binding upon the Parties, their successors and assigns.
4. To the extent that this Agreement may be executed and performance of the obligations of the Parties may be accomplished within the intent of the Agreement, the terms of this Agreement are severable, and should any term or provision hereof be declared invalid or become inoperative for any reason, such invalidity or failure shall not affect the validity of any other term or provision hereof. The waiver of any breach of a term hereof shall not be construed as a waiver of any other term, or the same term upon subsequent breach.
5. It is expressly understood and agreed that the City or its employees, subcontractors, consultants, or assigns shall not in any respect be deemed an agent of the State.

6. It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the City and the State, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other or third person on such Agreement. Further, it is

the express intention of the Parties that any person or entity other than the Parties that may receive services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

7. The City represents and warrants that it has taken all actions that are necessary or required by its procedures, municipal code, ordinances, or applicable law, to legally authorize the undersigned signatory to execute this Agreement on behalf of the City, and to bind the City to its terms.
8. The laws of the State of Colorado and rules and regulations issued pursuant thereto shall be applied in the interpretation, execution and enforcement of this Agreement. Any provision of an Exhibit which provides for arbitration by any extra-judicial body or person or which is otherwise in conflict with said laws, rules and regulations shall be considered null and void.
9. Nothing contained in any provision incorporated herein by reference which purports to negate this or any other special provision in whole or in part shall be valid or enforceable or available in any action at law whether by way of complaint, defense or otherwise.
10. At all times during the performance of this Agreement, the Parties shall strictly adhere to all applicable federal and state laws, rules and regulations that have been or may hereafter be established.
11. The signatories hereto aver that they are familiar with CRS §18-8-301, et seq. (Bribery and Corrupt Influences) and 18-8-401, et seq. (Abuse of Public Office), and that no violation of such provisions is present.
12. The signatories aver that to their knowledge, no state employee has a personal or beneficial interest whatsoever in the service or property described herein.
13. The Parties hereby acknowledge that this Agreement may be executed in

counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The Parties agree that signature pages may be executed via ink signature

or electronic mark and the executed signature pages may be delivered using pdf or similar file type transmitted via electronic mail, cloud-based server, e-signature technology or other similar electronic means. Further, the Parties acknowledge and agree that the original of this Agreement, including the signature page, may be scanned and stored in a computer database or similar device, and that any printout or other output readable by sight, the reproduction of which is shown to accurately reproduce the original of this Agreement, may be used for any purpose as if it were the original, including proof of the content of the original writing.

14. This contract shall be effective upon approval of the State Controller. It shall terminate upon completion of the recording of a Quit Claim Deed by CDOT, unless performance is extended through amendment.

15. Dispute Resolution

A. Initial Resolution

Except as herein specifically provided otherwise, disputes concerning the performance of this Agreement which cannot be resolved by the designated Agreement representatives shall be referred in writing to a senior departmental management staff member designated by the State and a senior manager designated by Local Agency for resolution.

B. Resolution of Controversies

If the initial resolution described in §15.A fails to resolve the dispute within 10 Business Days, Contractor shall submit any alleged breach of this Contract by the State to the Procurement Official of CDOT as described in §24-101-301(30), C.R.S. for resolution in accordance with the provisions of §§24-106-109, 24-109-101.1, 24-109-101.5, 24-109-106, 24-109-107, 24-109-201 through 24-109-206, and 24-109-501 through 24-109-505,

C.R.S., (the "Resolution Statutes"), except that if Contractor wishes to

challenge any decision rendered by the Procurement Official, Contractor's challenge shall be an appeal to the executive director of the Department of Personnel and Administration, or their delegate, under the Resolution Statutes before Contractor pursues any further action as permitted by such statutes. Except as otherwise stated in this Section, all requirements of the Resolution Statutes shall apply including, without limitation, time limitations.

C. Questions of Fact

Except as otherwise provided in this Agreement, any dispute concerning a question of fact arising under this Agreement which is not disposed of by agreement shall be decided by the Chief Engineer of the Department of Transportation. The decision of the Chief Engineer will be final and conclusive unless, within 30 calendar days after the date of receipt of a copy of such written decision, Local Agency mails or otherwise furnishes to the State a written appeal addressed to the Executive Director of CDOT. In connection with any appeal proceeding under this clause, Local Agency shall be afforded an opportunity to be heard and to offer evidence in support of its appeal. Pending final decision of a dispute hereunder, Local Agency shall proceed diligently with the performance of this Agreement in accordance with the Chief Engineer's decision. The decision of the Executive Director or his duly authorized representative for the determination of such appeals shall be final and conclusive and serve as final agency action. This dispute clause does not preclude consideration of questions of law in connection with decisions provided for herein. Nothing in this Agreement, however, shall be construed as making final the decision of any administrative official, representative, or board on a question of law.

IV. COLORADO SPECIAL PROVISIONS (COLORADO FISCAL RULE 3-3).

These Special Provisions apply to all contracts. Contractor refers to Local Agency and Contract refers to Agreement.

1. **STATUTORY APPROVAL.** §24-30-202(1), C.R.S. This Contract shall not be valid until it has been approved by the Colorado State Controller or designee. If this Contract is for a Major Information Technology Project, as defined in §24-37.5-102(2.6), then this Contract shall not be valid until it has been approved by the State's Chief Information Officer or designee.
2. **FUND AVAILABILITY.** §24-30-202(5.5), C.R.S. Financial obligations of the State payable after the current State Fiscal Year are contingent upon funds

for that purpose being appropriated, budgeted, and otherwise made available.

3. GOVERNMENTAL IMMUNITY. Liability for claims for injuries to persons or property arising from the negligence of the State, its departments, boards, commissions committees,

bureaus, offices, employees and officials shall be controlled and limited by the provisions of the Colorado Governmental Immunity Act, §24-10-101, et seq., C.R.S.; the Federal Tort Claims Act, 28 U.S.C. Pt. VI, Ch. 171 and 28 U.S.C. 1346(b), and the State's risk management statutes, §§24-30-1501, et seq. C.R.S. No term or condition of this Contract shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions, contained in these statutes.

4. **INDEPENDENT CONTRACTOR.** Contractor shall perform its duties hereunder as an independent contractor and not as an employee. Neither Contractor nor any agent or employee of Contractor shall be deemed to be an agent or employee of the State. Contractor shall not have authorization, express or implied, to bind the State to any agreement, liability or understanding, except as expressly set forth herein. Contractor and its employees and agents are not entitled to unemployment insurance or workers compensation benefits through the State and the State shall not pay for or otherwise provide such coverage for Contractor or any of its agents or employees. Contractor shall pay when due all applicable employment taxes and income taxes and local head taxes incurred pursuant to this Contract. Contractor shall (i) provide and keep in force workers' compensation and unemployment compensation insurance in the amounts required by law, (ii) provide proof thereof when requested by the State, and (iii) be solely responsible for its acts and those of its employees and agents.
5. **COMPLIANCE WITH LAW.** Contractor shall comply with all applicable federal and State laws, rules, and regulations in effect or hereafter established, including, without limitation, laws applicable to discrimination and unfair employment practices.
6. **CHOICE OF LAW, JURISDICTION, AND VENUE.** Colorado law, and rules and regulations issued pursuant thereto, shall be applied in the

interpretation, execution, and enforcement of this Contract. Any provision included or incorporated herein by reference which conflicts with said laws, rules, and regulations shall be null and void. All suits or actions related to this Contract shall be filed and proceedings held in the State of Colorado and exclusive venue shall be in the City and County of Denver.

7. PROHIBITED TERMS. Any term included in this Contract that requires the State to indemnify or hold Contractor harmless; requires the State to agree to binding arbitration; limits Contractor's liability for damages resulting from death, bodily injury, or damage to tangible property; or that conflicts with this provision in any way shall be void ab initio. Nothing in this Contract shall be construed as a waiver of any provision of §24-106-109 C.R.S. Any term included in this Contract that limits Contractor's liability that is not void under this section shall apply only in excess of any insurance to be maintained under this Contract, and no insurance policy shall be interpreted as being subject to any limitations of liability of this Contract.
8. SOFTWARE PIRACY PROHIBITION. State or other public funds payable under this Contract shall not be used for the acquisition, operation, or maintenance of computer software in violation of federal copyright laws or applicable licensing restrictions. Contractor hereby certifies and warrants that, during the term of this Contract and any extensions, Contractor has and shall maintain in place appropriate systems and controls to prevent such improper use of public funds. If the State determines that Contractor is in violation of this provision, the State may exercise any remedy available at law or in equity or under this Contract, including, without limitation, immediate termination of this Contract and any remedy consistent with federal copyright laws or applicable licensing restrictions.
9. EMPLOYEE FINANCIAL INTEREST/CONFLICT OF INTEREST. §§24-18-201 and 24-50-507, C.R.S. The signatories aver that to their knowledge, no employee of the State has any personal or beneficial interest whatsoever in the service or property described in this Contract. Contractor has no interest and shall not acquire any interest, direct or indirect, that would conflict in any manner or degree with the performance of Contractor's services and Contractor shall not employ any person having such known interests.

10. VENDOR OFFSET AND ERRONEOUS PAYMENTS. §§24-30-202(1) and 24-30-202.4,

C.R.S. [Not applicable to intergovernmental agreements] Subject to §24-30-202.4(3.5), C.R.S., the State Controller may withhold payment under the State's vendor offset intercept system for debts owed to State agencies for:

(i) unpaid child support debts or child support

arrearages; (ii) unpaid balances of tax, accrued interest, or other charges specified in §§39- 21-101, et seq., C.R.S.; (iii) unpaid loans due to the Student Loan Division of the Department of Higher Education; (iv) amounts required to be paid to the Unemployment Compensation Fund; and (v) other unpaid debts owing to the State as a result of final agency determination or judicial action. The State may also recover, at the State's discretion, payments made to Contractor in error for any reason, including, but not limited to, overpayments or improper payments, and unexpended or excess funds received by Contractor by deduction from subsequent payments under this Contract, deduction from any payment due under any other contracts, grants or agreements between the State and Contractor, or by any other appropriate method for collecting debts owed to the State.

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THE PARTIES HERETO HAVE EXECUTED THIS INTERGOVERNMENTAL AGREEMENT

* Persons signing for the Local Agency hereby swear and affirm that they are authorized to act on the Local Agency's behalf and acknowledge that the State is relying on their representations to that effect.	
LOCAL AGENCY CITY OF LAKEWOOD, COLORADO Name: <u>Kathleen E. Hodgson</u> NAME Title: <u>City Manager</u> _____ *Signature Date: _____	STATE OF COLORADO Jared S. Polis, GOVERNOR By _____ Keith Stefanik, P.E. (For) Shoshana M. Lew, Executive Director Date: _____
Local Agency Attestation Name: <u>Jay R. Robb</u> (print name) Title: <u>City Clerk</u> (print title) _____ *Signature Date: _____	LEGAL REVIEW Philip J. Weiser, Attorney General By _____ Assistant Attorney General Date: _____
Local Agency Approved as to Legal Form Name: <u>Lauren Stanek</u> (print name) Title: <u>Senior Assistant City Attorney</u> (print title) _____ *Signature Date: _____	

ALL AGREEMENTS REQUIRE APPROVAL BY THE STATE CONTROLLER

CRS §24-30-202 requires the State Controller to approve all State Agreements. This Agreement is not valid until signed and dated below by the State Controller or delegate. The Local Agency is not authorized to begin performance until such time. If the Local Agency begins performing prior thereto, the State of Colorado is not obligated to pay the Local Agency for such performance or for any goods and/or services provided hereunder.

**STATE OF COLORADO
STATE CONTROLLER
Robert Jaros, CPA, MBA, JD**

By: _____
Colorado Department of Transportation

Date: _____

EXHIBIT A

SCOPE OF WORK

Abandonment of a Portion of U.S. 6 North Frontage Road – Eldridge St. to Alkire St. Project # C 0063-072
SubAccount #: 25033

The Colorado Department of Transportation “CDOT” is partnering with the City of Lakewood “Lakewood” whereas, Lakewood wishes to have U.S. 6 North Frontage Road abandoned as a State Highway by CDOT and accepted as a City roadway by Lakewood from Eldridge St. to Alkire St. CDOT will convey the above-mentioned portion of U.S. 6 North Frontage Road to Lakewood. In exchange for taking ownership of the portion of U.S. 6 North Frontage Road from Eldridge St. to Alkire St., Lakewood will receive \$485,259 of state only funds.

The right-of-way fence between U.S. 6th Ave. and the U.S. 6th Ave. North Frontage Road is on CDOT property, not included in the area to be abandoned, and will be owned and maintained by CDOT.

Vegetation between the CDOT U.S. 6th Ave. right-of-way fence and U.S. 6th Ave. North Frontage Rd., Eldridge St. to Alkire St, to be owned and maintained by the City of Lakewood.

COLORADO DEPARTMENT OF TRANSPORTATION
ABANDONMENT - PART OF WEST 6TH AVENUE
ELDRIDGE STREET (MM 276.85+/-) TO ALKIN STREET
JEFFERSON COUNTY, COLORADO
DATE: MARCH 1, 2020

7TH AVENUE

SECTION 6
TOWNSHIP 4 SOUTH
RANGE 69 WEST

ELDRIDGE ST.

6TH

DEFRAME

EXISTING

67' FROM EXISTING NORTH ROW
LINE (ABANDONMENT WIDTH
VARIES)

64.5' FROM EXISTING NORTH ROW
LINE (ABANDONMENT WIDTH
VARIES)
SOUTHERLY LINE OF ABANDONMENT
(BOTTOM OF ROADSIDE DITCH)
SOUTHERLY LINE OF PARALLEL
EXISTING NORTH ROW LINE

Mile Marker No. 276.85 +/-

DOVINNEY

5TH

U.S. HIGHWAY NO. 6 (6TH AVENUE)

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SAMPLE QUITCLAIM DEED

WITNESS, that the Grantor, for and in consideration of the sum of **FOUR HUNDRED EIGHTY FIVE THOUSAND TWO HUNDRED FIFTY NINE DOLLARS** and 0/100th, (**\$485,259.00**), the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee, and the Grantee's heirs and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the County of **JEFFERSON** and State of Colorado, described as follows:

Project Number:
N/A Parcel
Number: N/A
Location: U.S. 6 North Frontage Road - Eldridge St. to Alkire St.

If the City of Lakewood ceases to use the road or a portion thereof for the purpose of a city street, title to the road or portion thereof shall revert to CDOT.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

DEPARTMENT OF
TRANSPORTATION STATE
OF COLORADO

KEITH STEFANIK, P.E.
Chief Engineer

Page 196 of 220

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by
Andrea Griner, Chief Clerk for Property Management and Keith Stefanik, P.E. as
Chief Engineer of the Department of Transportation, State of Colorado.

Witness my hand and
official seal. My
commission expires:

Notary Public

Colorado Department of Transportation,
Name and Address of Person Creating Newly Created Legal Description (§ 38-35-
106.5, C.R.S.)
No. 933. Rev. 10-19. QUITCLAIM DEED (Page 1)

EXHIBIT C DESCRIPTION

**COLORADO DEPARTMENT OF TRANSPORTATION
ABANDONMENT – PART OF WEST 6TH AVENUE NORTH
FRONTAGE ROAD
ELDRIDGE STREET (MM 276.85 +/-) TO ALKIRE STREET (MM
277.34 +/-) JEFFERSON COUNTY, COLORADO
DATE: MARCH 1, 2023**

A portion of highway frontage road right-of-way of the Department of Transportation, State of Colorado, known as U.S. Highway No. 6, located in the Southeast Quarter of Section 6, Township 4 South, Range 69 West of the 6th Principal Meridian, in Jefferson County, Colorado, described as follows:

That portion of U.S. Highway No. 6 northerly frontage road, as it currently exists, beginning at the centerline of Eldridge Street (MM 276.85 +/-), running easterly and terminating at the approximate easterly right-of-way line of Alkire Street (MM 277.34 +/-).

The limits of this abandonment are generally described and bounded as follows:

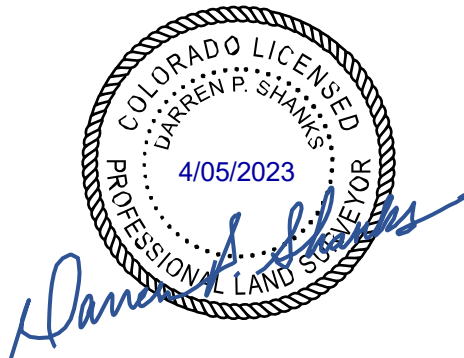
The northerly line of said roadway to be abandoned, is the existing northerly right-of-way line of U.S. Highway No. 6.

The southerly line of said roadway to be abandoned, lies in the common roadside ditch between the U.S. Highway No. 6 westbound edge of paving and the frontage road southerly edge of paving.

This roadway strip of land is generally 67 feet wide at Eldridge Street, and 48.5 feet wide at Alkire Street. The overall length of said strip is 2,580 feet +/- in length.

The above description is intended to give up all of CDOT's interest in the frontage road with the above-described locations.

For and on behalf of the
Colorado Department of
Transportation Darren P. Shanks,
PLS 38193
Region 1 West Right-of-Way Unit
Phone: (720) 497-6983
425A Corporate Circle
Golden, CO 80401



COLORADO DEPARTMENT OF TRANSPORTATION
ABANDONMENT - PART OF WEST 6TH AVENUE
ELDRIDGE STREET (MM 276.85+/-) TO ALKIRE STREET
JEFFERSON COUNTY, COLORADO
DATE: MARCH 1, 2010

7TH AVENUE

SECTION 6
TOWNSHIP 4 SOUTH
RANGE 69 WEST

ELDRIDGE ST.

6TH

DEFRAME

EXISTING

67' FROM EXISTING NORTH ROW
LINE (ABANDONMENT WIDTH
VARIES)

64.5' FROM EXISTING NORTH ROW
LINE (ABANDONMENT WIDTH
VARIES)
SOUTHERLY LINE OF ABANDONMENT
(BOTTOM OF ROADSIDE DITCH)
SOUTHERLY LINE OF PARALLEL
EXISTING NORTH ROW LINE

Mile Marker No. 276.85 +/-

5TH

U.S. HIGHWAY NO. 6 (6TH AVENUE)

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EXHIBIT D
TRANSPORTATION COMMISSION RESOLUTION

EXHIBIT E
LOCAL AGENCY ORDINANCE

EXHIBIT F DESCRIPTION

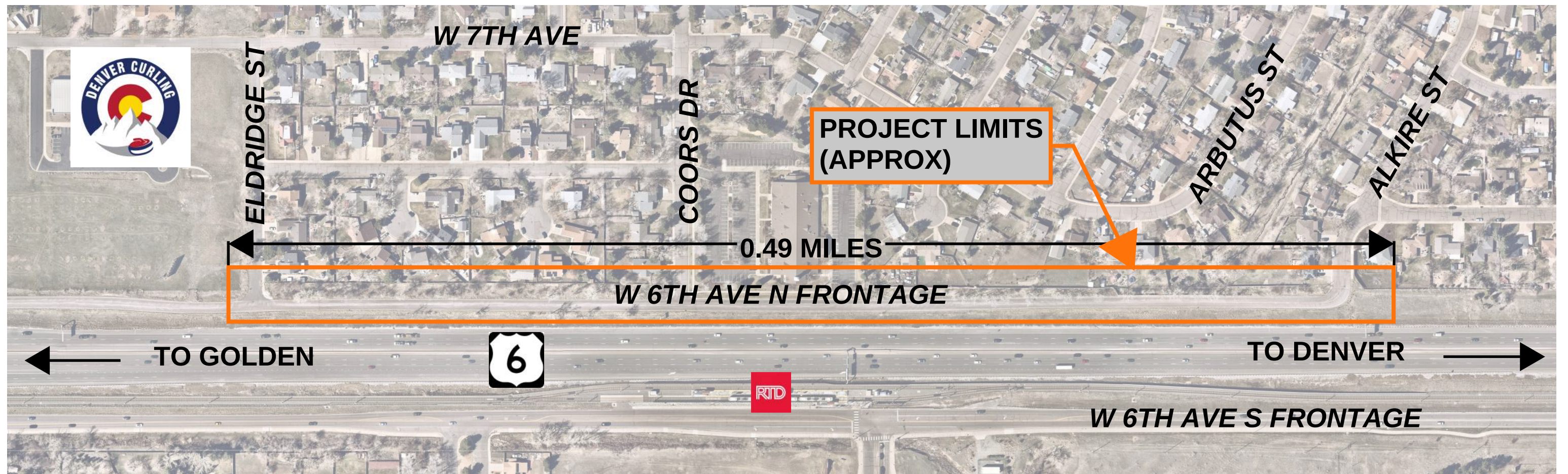
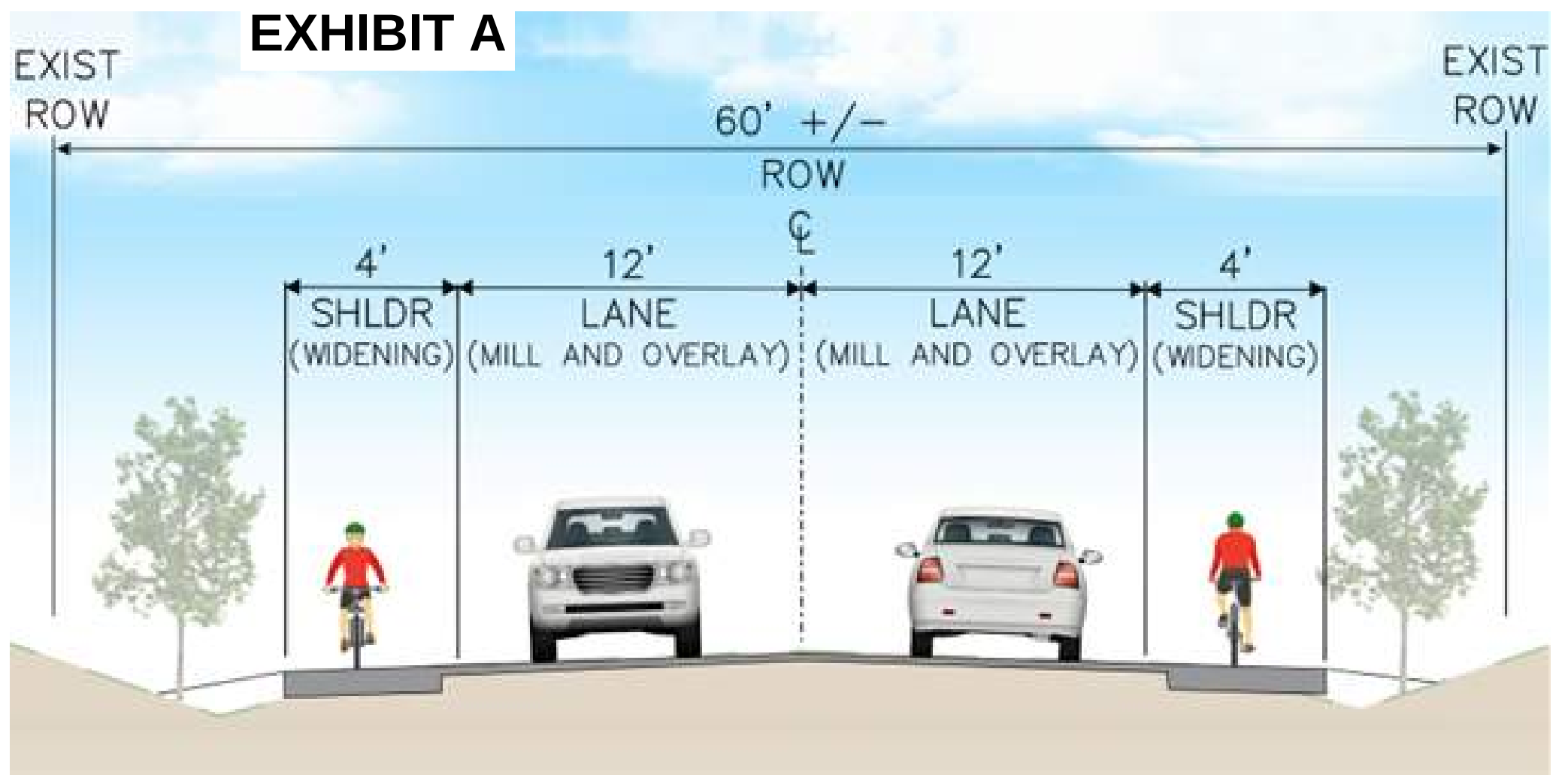
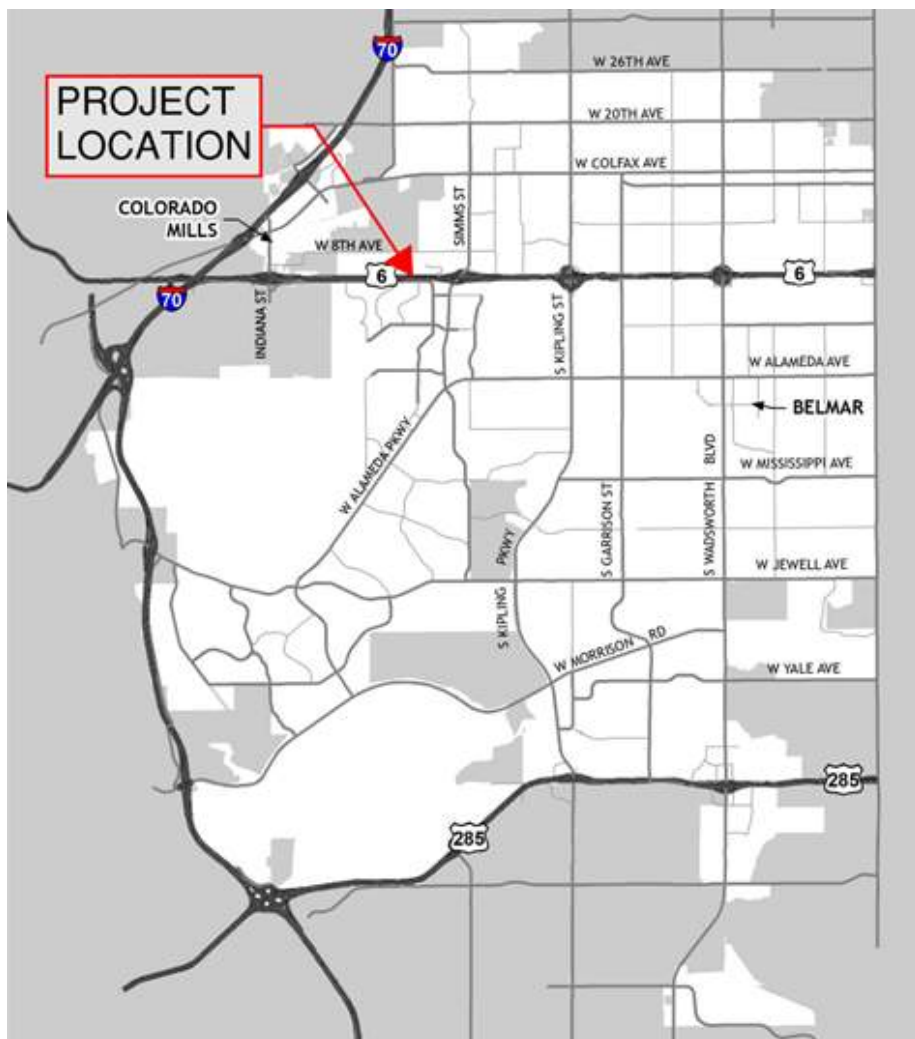
**COLORADO DEPARTMENT OF TRANSPORTATION
ABANDONMENT – WEST 6TH AVENUE NORTH
FRONTAGE ROAD
FROM WEST 7TH AVENUE (MM 276.44+/-) TO
ELDRIDGE STREET (MM 276.85+/-) PER CDOT
PROJECT NUMBERS C 11-0002-24, C 11-0006-01, C
11-0182-28, SN FAP 67-A(4)
JEFFERSON COUNTY, COLORADO DATE:
SEPTEMBER 27, 2022**

A portion of highway frontage road right-of-way of the Department of Transportation, State of Colorado, known as U.S. Highway No. 6 located in the Southwest Quarter (SW1/4) of Section 6, Township 4 South, Range 69 West of the 6th Principal Meridian, in Jefferson County, Colorado, described as follows:

That portion of U.S. Highway No. 6 northerly frontage road, as it currently exists, beginning at 7th Avenue (MM 276.44 +/-) with a point of termination at Eldridge Street (MM 276.85 +/-).

The distance in the above description is based on CDOT's Online Transportation Information System and are approximate. The above description is intended to give up all of CDOT's interest in the frontage road between the above-described locations.

For and on behalf of the
Colorado Department of
Transportation Darren P. Shanks,
PLS 38193
Region 1 West Right-of-Way Unit
Phone: (720) 497-6983
425A Corporate Circle
Golden, CO 80401



Resolution #TC-2023-08-03

Disposal: Abandonment US 6 North Frontage Road, Eldridge St. to Alkire St., Lakewood

Approved by the Transportation Commission on August 16, 2023.

WHEREAS, CDOT owns 0.49 linear miles of roadway in the City of Lakewood, identified as U.S. Highway 6 North Frontage Road; and

WHEREAS, that portion of U.S. Highway 6 North Frontage Road is located between Eldridge St. (MM 276.85) to Alkire St. (377.34); and

WHEREAS, Region 1 has determined that abandoning this portion of roadway would be in the best interest of Colorado taxpayers;

WHEREAS, Region 1 has completed an environmental clearance (Categorical Exclusion, Form 128) as required for the devolution of state highways;

WHEREAS, Colorado Revised Statute 43-2-106 (1)(a) provides that the Transportation Commission may determine that a State Highway, or portion thereof, no longer functions as a state highway, and with the agreement of each affected county or municipality, the state highway, or portion thereof, can be abandoned to the affected county or municipality; and

WHEREAS, the Code of Federal Regulations 23.620.203(c)(3) allows CDOT to relinquish portions of unneeded frontage roads; and

WHEREAS, the governing body of the City of Lakewood shall adopt a resolution agreeing to the State's abandonment of the portion of U.S. Highway 6 North Frontage Road and agreeing that said roadway segment no longer serves the ongoing purposes of the State Highway system; committing the City of Lakewood to assume ownership of said highway segment in the "as is" condition;

WHEREAS, the Chief Engineer, the Department of Transportation, and the Executive Director are authorized pursuant to CRS 43-2-106, to make determinations regarding abandonment of State Highway(s) to affected county(ies) or municipality(ies);

WHEREAS, the Transportation Commission concurs with the Chief Engineer that this portion of U.S. Highway 6 North Frontage Road is no longer needed for State Highway purposes;

NOW THEREFORE BE IT RESOLVED, pursuant to the provisions of the CRS 43-2-106, the Department of Transportation be given authority to declare that portion of U.S. Highway 6 North Frontage Road abandoned, as shown in Exhibit A.

**Herman
Stockinger**

Digitally signed by Herman
Stockinger
Date: 2023.08.18 11:38:20
-06'00'

Herman Stockinger, Secretary
Transportation Commission of Colorado

Date

STAFF MEMO

DATE OF MEETING: SEPTEMBER 25, 2023 / AGENDA ITEM NO. 19

To: Mayor and City Council
From: Jay Robb, City Clerk, 303-987-7081
Subject: **INCORPORATING CERTAIN REAL PROPERTY INTO MUNICIPAL WARD 1
BOUNDARY FOR THE CITY OF LAKEWOOD, COLORADO**

SUMMARY STATEMENT: The recent annexation of portions of the real property known as Stevinson Annexations No. 22 & 23 necessitates an incorporation into Ward 1 municipal boundaries.

BACKGROUND INFORMATION: The City Council recently adopted Ordinances O-2023-31 which annexed land known as the Stevinson Annexations No. 22 & 23 into the City of Lakewood. This action will officially incorporate the real property into the boundary of Ward 1 for the City of Lakewood, Colorado. Adding this area to Ward 1 is the most practicable option since the property owned by the Stevinsons only abuts the Ward 1 boundary in the northwestern area of the City.

Additionally, all of the annexed parcels are owned by the Stevinsons, so there would be no new residents from the annexed area being added to Ward 1.

BUDGETARY IMPACTS: There are no budgetary impacts to the City.

STAFF RECOMMENDATIONS: Staff recommends adopting this ordinance so that all annexed properties are located within Ward 1 of the City.

ALTERNATIVES: None

PUBLIC OUTREACH: This item has been promoted through the regular communication channels to be considered by the Lakewood City Council.

NEXT STEPS: If approved on second reading, this Ordinance will go into effect on October 14th and city staff will begin updating ward boundary maps on the city's website and other physical maps throughout the city.

ATTACHMENTS: 1. Ordinance O-2023-40

REVIEWED BY: Kathleen E. Hodgson, City Manager
Benjamin B. Goldstein, Deputy City Manager
Alison McKenney Brown, City Attorney

O-2023-40

AN ORDINANCE

INCORPORATING CERTAIN REAL PROPERTY INTO MUNICIPAL WARD 1
BOUNDARY FOR THE CITY OF LAKEWOOD, COLORADO

WHEREAS, pursuant to Section 2.7 of the Lakewood Home Rule Charter, the boundaries of wards of the City of Lakewood may be changed by ordinance;

WHEREAS, the recent annexation of certain land to the City of Lakewood via Ordinance O-2023-31, also known as the Stevinson Annexations No. 22 & 23 necessitates an amendment to the Ward 1 municipal boundaries;

WHEREAS, approval of this Ordinance on first reading is intended only to confirm that the City Council desires to comply with the Lakewood Municipal Code by setting a public hearing to provide City staff and the public an opportunity to present evidence and testimony regarding the proposal; and

WHEREAS, approval of this ordinance on first reading does not constitute a representation that the City Council, or any member of the City Council, supports, approves, rejects or denies the proposal.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lakewood, Colorado, that:

SECTION 1. The real property known as the Stevinson Annexations No. 22 & 23 as legally described in Exhibit A, attached hereto, are hereby incorporated into the Ward 1 municipal boundaries of the City of Lakewood, Colorado.

SECTION 2. This ordinance shall take effect thirty (30) days after final publication.

SECTION 3. If any provision of this Ordinance should be found by a court of competent jurisdiction to be invalid, such invalidity shall not affect the remaining portions or applications of this Ordinance that can be given effect without the invalid portion, provided that such remaining portions or application of this Ordinance are not determined by the court to be inoperable.

I hereby attest and certify that the within and foregoing ordinance was introduced and read on first reading at a hybrid regular meeting of the Lakewood City Council on the 11th day of September 2023; published by title in the Denver Post and in full on the City of Lakewood's website, www.lakewood.org, on the 14th day of September, 2023; set for public hearing to be held on the 25th day of September, 2023, read, finally passed and adopted by the City Council on the 25th day of September, 2023 and, signed by the Mayor on the ___ day of September, 2023.

Adam Paul, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

EXHIBIT A

LEGAL DESCRIPTIONS
STEVINSON ANNEXATION NO. 22

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 69 WEST AND A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SW 1/4, BEING IN COMMON WITH THE SOUTHEAST CORNER OF SAID SE1/4;

THENCE S89°51'11"W, ALONG THE SOUTH LINE OF SAID SE1/4, A DISTANCE OF 42.50 FEET, MORE OR LESS, TO THE WESTERLY CORPORATE BOUNDARY LINE OF THE CITY OF LAKEWOOD, AS DEFINED BY ANNEXATION MAP **OF STEVINSON ANNEXATION NO. 5**, RECORDED IN PLAT BOOK 119, PAGE 56, AT RECEPTION NO. 94164854 IN THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, APPROVED BY ORDINANCE O-1994-56, RECORDED AT RECEPTION NO. 94164853 OF SAID RECORDS;

THENCE N00°06'53"W, ALONG SAID WESTERLY LINE AND ALONG A PORTION OF THE EASTERLY CORPORATE BOUNDARY LINE OF THE CITY OF LAKEWOOD AS DEFINED BY THE ANNEXATION MAP OF **DENVER WEST ANNEXATION NO. 20**, RECORDED IN PLAT BOOK 156, PAGE 37, AT RECEPTION NO. F1108033 OF SAID RECORDS, APPROVED BY ORDINANCE O-2000-28, RECORDED AT RECEPTION NO. F1108032 OF SAID RECORDS, A DISTANCE OF 390.50 FEET TO AN ANGLE POINT OF **SAID STEVINSON ANNEXATION NO. 5**, AND THE **POINT OF BEGINNING**;

THENCE DEPARTING THE WESTERLY LINE OF SAID **STEVINSON ANNEXATION NO. 5** AND CONTINUING ALONG THE EASTERLY LINE OF SAID **DENVER WEST ANNEXATION NO. 20**, N00°06'53"W, A DISTANCE OF 63.22 FEET TO AN ANGLE POINT OF SAID **DENVER WEST ANNEXATION NO. 20**;

THENCE DEPARTING THE EASTERLY LINE OF SAID **DENVER WEST ANNEXATION NO. 20** AND PROCEEDING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF DENVER WEST COLORADO MILLS BOULEVARD, N00°06'53"W, A DISTANCE OF 26.78 FEET TO AN ANGLE POINT IN THE WESTERLY LINE OF SAID **STEVINSON ANNEXATION NO. 5**;

THENCE ALONG THE SOUTHERLY, WESTERLY, AND NORTHERLY BOUNDARY LINES OF SAID **STEVINSON ANNEXATION NO. 5**, THE FOLLOWING THREE (3) COURSES:

- 1) N89°57'49"E, ALONG SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 222.33 FEET;
- 2) THENCE S00°08'27"E, ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 90.00 FEET;
- 3) THENCE S89°57'49"W, ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 222.37 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 20,011 SQUARE FEET OR 0.459 ACRE, MORE OR LESS.

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 IS ASSUMED TO BEAR N 00°08'27" W, MONUMENTED ON THE SOUTH BY A FOUND 3-1/4 INCH DIAMETER BRASS CAP IN RANGE BOX STAMPED PLS 34989, 2002, AND MONUMENTED ON THE NORTH BY A 3-1/4 INCH ALUMINUM CAP IN RANGE BOX STAMPED LS 24966, 1998.

LEGAL DESCRIPTION
STEVINSON ANNEXATION NO. 23

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER (SW $\frac{1}{4}$) AND THE SOUTHEAST ONE-QUARTER (SE $\frac{1}{4}$) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN; COUNTY OF JEFFERSON, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 6; THENCE N00°13'46"W, A DISTANCE OF 92.00 FEET TO AN ANGLE POINT IN THE CORPORATE BOUNDARY LINE OF THE CITY OF LAKEWOOD AS DEFINED BY THE ANNEXATION MAP OF **STEVINSON ANNEXATION NO. 1**, RECORDED IN PLAT BOOK 119, PAGE 52, AT RECEPTION NO. 94164846 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, APPROVED BY ORDINANCE, O-1994-52, RECORDED AT RECEPTION NO. 94164845 OF SAID RECORDS, SAID ANGLE POINT BEING THE **POINT OF BEGINNING**;

THENCE ALONG THE CORPORATE BOUNDARY THE FOLLOWING COURSES:

A) ALONG THE EASTERLY AND NORTHERLY BOUNDARY LINES OF SAID **STEVINSON ANNEXATION NO. 1** THE FOLLOWING TWO (2) COURSES:

- 1) N00°13'46"W (N00°01'30"W (R)), ALONG THE EAST LINE OF SAID SW $\frac{1}{4}$, A DISTANCE OF 238.05 FEET TO THE CALLED NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SW $\frac{1}{4}$;
- 2) THENCE S89°57'53"W (N89°49'53"W (R)) ALONG THE CALLED NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SW $\frac{1}{4}$ AND THE CALLED NORTH LINE OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SW $\frac{1}{4}$, A DISTANCE OF 349.31 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF **STEVINSON ANNEXATION NO. 2**, RECORDED IN PLAT BOOK 119, PAGE 53, AT RECEPTION NO. 94164848 OF SAID RECORDS, APPROVED BY ORDINANCE, O-1994-53, RECORDED AT RECEPTION NO. 94164847 OF SAID RECORDS;

B) THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY LINES OF SAID **STEVINSON ANNEXATION NO. 2** THE FOLLOWING TWO (2) COURSES:

- 1) S89°57'53"W (N89°49'53"W (R)), ALONG THE CALLED NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SW $\frac{1}{4}$ AND ALONG THE CALLED NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SW $\frac{1}{4}$, A DISTANCE OF 803.80 FEET (850.75 FEET (R)), MORE OR LESS, TO THE CALLED NORTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SW $\frac{1}{4}$;
- 2) THENCE S00°13'35"E, (S00°31'26"W (R)), ALONG THE CALLED WEST LINE OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE

SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SW¼, A DISTANCE OF 195.83 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF **STEVINSON ANNEXATION NO. 3**, RECORDED IN PLAT BOOK 119, PAGE 54, AT RECEPTION NO. 94164850 OF SAID RECORDS, APPROVED BY ORDINANCE, O-1994-54, RECORDED AT RECEPTION NO. 94164849 OF SAID RECORDS;

C) THENCE ALONG THE NORTHERLY, EASTERLY, NORTHERLY AND WESTERLY BOUNDARY LINE OF SAID **STEVINSON ANNEXATION NO. 3** THE FOLLOWING ELEVEN (11) COURSES:

- 1) N81°17'33"W (N81°19'07"W (R)), A DISTANCE OF 165.50 FEET (173.42 FEET (R));
- 2) THENCE S75°32'41"W (S75°32'51"W (R)), A DISTANCE OF 121.95 FEET (65.44 FEET (R));
- 3) THENCE N00°16'57"W (N00°04'00"W (R)), A DISTANCE OF 35.80 FEET (35.04 FEET (R)) TO A POINT OF CURVATURE;
- 4) THENCE 101.77 FEET (102.47 FEET (R)) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 33°19'14" (33°33'00" (R)), THE LONG CHORD OF WHICH BEARS N16°56'34"W, A LENGTH OF 100.34 FEET TO POINT OF REVERSE CURVATURE;
- 5) THENCE 73.29 FEET (73.19 FEET (R)) ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 33°35'33" (33°33'00" (R)), THE LONG CHORD OF WHICH BEARS N16 48'25"W, A LENGTH OF 72.24 FEET TO POINT OF TANGENCY;
- 6) THENCE N00°00'38"W (N00°04'00"W (R)), A DISTANCE OF 89.48 FEET (89.36 FEET (R));
- 7) THENCE S89°57'20"W (N89°50'24"W (R)), A DISTANCE OF 50.00 FEET TO POINT OF CURVATURE;

- 8) THENCE 5.51 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 07°01'12", THE LONG CHORD OF WHICH BEARS S86°26'51"W, A LENGTH OF 5.51 FEET;
 - 9) THENCE N00°28'34"E (N00°40'50"E (R)), ALONG THE CALLED WEST LINE OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SW¼, A DISTANCE OF 62.77 FEET, MORE OR LESS, TO THE CALLED NORTHEAST ONE-CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SW¼;
 - 10) THENCE S89°57'55"W (N89°49'36"W (R)), A DISTANCE OF 173.67 FEET (171.21 FEET (R)), MORE OR LESS, TO THE CALLED NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SW¼;
 - 11) THENCE S00°33'15"W (S00°45'31"W (R)), ALONG THE CALLED NORTH-SOUTH CENTERLINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SW¼, A DISTANCE OF 151.81 FEET, MORE OR LESS, TO AN ANGLE POINT IN THE NORTHERLY LINE OF **STEVINSON ANNEXATION NO. 4**, RECORDED IN PLAT BOOK 119, PAGE 55, AT RECEPTION NO. 94164852 OF SAID RECORDS, APPROVED BY ORDINANCE O-1994-55, RECORDED AT RECEPTION NO. 94164851 OF SAID RECORDS;
- D) THENCE ALONG THE NORTHERLY AND EASTERLY BOUNDARY LINES OF SAID **STEVINSON ANNEXATION NO. 4**, THE FOLLOWING TWO (2) COURSES:
- 1) S89°57'59"W (N89°49'45"W(R)), A DISTANCE OF 110.40 FEET;
 - 2) THENCE N00°04'50"W (N00°07'26"E (R)), A DISTANCE OF 330.30 FEET TO THE SOUTHERLY LINE OF **STEVINSON ANNEXATION NO. 21**, RECORDED IN PLAT BOOK 170, PAGE 29, AT RECEPTION NO. F1694460 OF SAID RECORDS, APPROVED BY ORDINANCE, O-2003-2, RECORDED AT RECEPTION NO. F1694459 OF SAID RECORDS;
- E) THENCE ALONG THE SOUTHERLY, EASTERLY AND SOUTHERLY BOUNDARY LINES OF SAID **STEVINSON ANNEXATION NO. 21**, THE FOLLOWING THREE (3) COURSES:
- 1) N89°58'26"E (N89°58'03"E (R)), A DISTANCE OF 164.70 FEET;
 - 2) THENCE N00°08'27"W, A DISTANCE OF 330.36 FEET;
 - 3) THENCE N89°58'47"E, A DISTANCE OF 176.01 FEET;
- THENCE DEPARTING THE CORPORATE BOUNDARY OF THE CITY OF LAKEWOOD, S00°02'18"W, A DISTANCE OF 305.34 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT-OF-WAY OF WEST 7TH AVENUE BEING 25.00 FEET NORTHERLY OF THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF SAID SW¼; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF WEST 7TH AVENUE N89°58'26"E, A DISTANCE OF 715.43 FEET TO A POINT ON A CURVE;

THENCE 108.40 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 142.00 FEET, A CENTRAL ANGLE OF 43°44'26", THE LONG CHORD OF WHICH BEARS N47°56'12"E, A LENGTH OF 105.79 FEET;

THENCE NOT TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, N89°58'26"E, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF FIG STREET;

THENCE S00°13'35"E, ALONG SAID EAST RIGHT-OF-WAY LINE OF FIG STREET, A DISTANCE OF 95.84 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF SAID SW¼;

THENCE N89°58'26"E, ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF SAID SW¼, A DISTANCE OF 310.00 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THAT RIGHT-OF-WAY DESCRIBED IN RECEPTION NO. 90031503 OF SAID RECORDS;

THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1) N00°13'46"W, A DISTANCE OF 25.00 FEET;

2) THENCE N89°58'26"E, A DISTANCE OF 330.00 FEET TO THE SOUTHWEST CORNER OF LOT 49, **BROWNE'S SUBDIVISION**, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 13, PAGE 3, AT RECEPTION NO. 54578496 OF SAID RECORDS;

THENCE N89°54'24"E ALONG THE SOUTH LINE OF SAID LOT 49 AND THE NORTH LINE OF WEST 7TH AVENUE, AS SHOWN AND DEDICATED ON SAID **BROWNE'S SUBDIVISION**, A DISTANCE OF 30.00 FEET, MORE OR LESS, TO THE NORTHERLY EXTENDED EAST RIGHT-OF-WAY LINE OF ELDRIDGE STREET AS SHOWN AND PLATTED ON SAID **BROWNE'S SUBDIVISION**;

THENCE S00°13'36"E ALONG SAID EAST RIGHT OF WAY LINE AND VARIOUS EXTENSIONS THEREOF, A DISTANCE OF 578.13 FEET TO A POINT OF CURVATURE;

THENCE 23.53 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°52'00", THE LONG CHORD OF WHICH BEARS S45°09'36"E, A LENGTH OF 21.19 FEET, MORE OR LESS, TO THE NORTHERLY BOUNDARY LINE OF SAID **STEVINSON ANNEXATION NO. 1**;

THENCE S89°54'19"W ALONG THE NORTHERLY LINE OF SAID **STEVINSON ANNEXATION NO. 1**, A DISTANCE OF 44.97 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**;

EXCEPTING LOT 2, **CURLING CLUB SUBDIVISION**, THE PLAT OF WHICH IS RECORDED AT RECEPTION NO. 2014006194 OF SAID RECORDS;

CONTAINING AN AREA OF 654,155 SQUARE FEET OR 15.017 ACRES, MORE OR LESS.

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 IS ASSUMED TO BEAR N 89°57'20" E, MONUMENTED ON THE WEST BY A FOUND 3-1/4 INCH DIAMETER BRASS CAP IN RANGE BOX STAMPED PLS 34989, 2002, AND MONUMENTED ON THE EAST BY A 3 INCH ALUMINUM CAP IN RANGE BOX STAMPED CITY OF LAKEWOOD LS 19591, 1986.