

AGENDA
REGULAR MEETING OF THE CITY COUNCIL
480 S. ALLISON PARKWAY
CITY OF LAKEWOOD, COLORADO
HYBRID MEETING
JANUARY 27, 2025
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)

Lakewood Speaks: Lakewoodspeaks.org

The City of Lakewood does not discriminate on the basis of race, age, national origin, color, creed, religion, sex, sexual orientation or disability in the provision of services. People needing reasonable accommodation to attend or participate in a City service program can call 303-987-7080 or TDD 303-987-7057. Please give notice as far in advance as possible so we can accommodate your request.

In accordance with City Council Policy 5.1(A), all virtual meeting participants are advised that technological issues, whether caused by the City's equipment or the user's equipment, shall not be grounds for canceling a public meeting.

How to Connect to Provide Public Comment: Online participants may post written comments of any length to LakewoodSpeaks.org, an online forum for public comments.

ITEM 1 – CALL TO ORDER

ITEM 2 – ROLL CALL

ITEM 3 – PLEDGE OF ALLEGIANCE

ITEM 4 – STATEMENT OF CONFLICT OF INTEREST

ITEM 5 – INITIAL PUBLIC COMMENT

This initial period of public comment allows for up to ten total in-person speakers to provide their public comment earlier in the meeting on any matter other than an agenda item will be given the opportunity and shall prioritize those with special needs when the City Clerk is made aware of such needs in advance of the meeting.

Speaking during this initial period of public comment requires signing up to speak with the City Clerk in advance of the meeting. Speakers should limit their comments to three minutes and there is no pooling of time during the initial public comment period.

ITEM 6 – R-2025-5 – APPROVING THE COMMUNITY-SUPPORTED BEAR CREEK LAKE PARK PLAN TO GUIDE FUTURE OPERATIONAL AND PARK IMPROVEMENT PROJECT PRIORITIES

**CONSENT AGENDA
ORDINANCES ON FIRST READING**

ITEM 7 – – APPROVAL OF RESOLUTIONS ON CONSENT

ITEM A. – R-2025-6 – ESTABLISHING RESIDENTIAL DWELLING UNIT ALLOCATIONS FOR 2024 AND ASSIGNING ALLOCATIONS TO POOLS PURSUANT TO CHAPTER 14.27 OF THE LAKEWOOD MUNICIPAL CODE

ITEM 8 – – APPROVAL OF ORDINANCES ON FIRST READING

ITEM A. – O-2025-2 – AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR THE LEASE OF PROPERTY AND STRUCTURES LOCATED AT 1800 SOUTH INDIANA STREET IN THE CITY OF LAKEWOOD, COLORADO, BY AND BETWEEN AUDACY COLORADO, LLC, AND BONNEVILLE INTERNATIONAL CORPORATION, AND THE CITY OF LAKEWOOD, COLORADO

ITEM B. – O-2025-3 – AMENDING THE LAKEWOOD MUNICIPAL CODE TO INCLUDE UPDATES TO TERMS AND PROCESSES ASSOCIATED WITH REAL PROPERTY TRANSACTIONS, INCLUDING SECTIONS 12.17.030, 12.19.020, 12.19.030, AND 14.13.060 OF THE LAKEWOOD MUNICIPAL CODE

ITEM C. – O-2025-4 – AUTHORIZING A SUPPLEMENTAL APPROPRIATION OF CAPITAL IMPROVEMENT FUNDS TO THE 2025 ANNUAL BUDGET IN THE AMOUNT OF \$460,000.00 AND AUTHORIZING THE EXPENDITURE OF THESE FUNDS BY THE DIVISION OF PUBLIC WORKS TO PAY A CONSULTANT TO DESIGN THE CITY'S DESIRED AESTHETIC ENHANCEMENTS FOR THE US6 AND WADSWORTH INTERCHANGE

ITEM D. – O-2025-5 – VACATING THE RIGHT-OF-WAY AND EASEMENT LOCATED ON THE EAST SIDE OF THE PROPERTY AT 3278 SOUTH WADSWORTH BOULEVARD

ITEM E. – O-2025-6 – DECLARING THE INTENT OF THE CITY OF LAKEWOOD TO ACQUIRE INTEREST IN PROPERTY FOR PUBLIC PURPOSES FOR THE CONSTRUCTION OF SEPARATED BIKE LANES ON SOUTH GARRISON STREET NORTH OF WEST ALAMEDA AVENUE AND AUTHORIZING NEGOTIATIONS WITH PROPERTY OWNERS, ACCEPTANCE OF CONVEYANCE INSTRUMENTS AND CONDEMNATION OF REAL PROPERTY INTERESTS (SUBJECT TO FURTHER COUNCIL APPROVAL)

ITEM F. – O-2025-7 – AN ORDINANCE TO REPEAL AND REPLACE (OR AMEND)

LAKEWOOD MUNICIPAL CODE CHAPTER 14.16 RELATING TO PARK AND OPEN SPACE DEDICATION INCLUDING THE OPTION FOR DEVELOPERS TO PAY A FEE IN LIEU OF PARKLAND DEDICATION, CALCULATION OF OPEN SPACE AND PARKLAND DEDICATIONS, AND VESTING OF RIGHTS/APPLICABILITY

ITEM 9 – APPROVING MINUTES OF THE CITY COUNCIL MEETINGS

ITEM 10 – – PUBLIC COMMENT ON CONSENT AGENDA

END OF CONSENT AGENDA

**ORDINANCES ON SECOND READING
AND PUBLIC HEARINGS**

ITEM 11 – O-2025-1 – DESIGNATING THE STRUCTURE LOCATED AT 1801 GLEN DALE DRIVE, CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO, AS A LOCAL LANDMARK

ITEM 12 – GENERAL 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.

ITEM 13 – GENERAL BUSINESS

- A. CITY COUNCIL REQUEST - COUNCILORS LABURE AND NYSTROM
- B. CITY COUNCIL REQUEST - COUNCILOR LOW

ITEM 14 – MAYOR AND CITY COUNCIL REPORTS

- A. MAYOR
- B. COUNCIL MEMBERS BY WARD

ITEM 15 – ADJOURNMENT

The City Council will conduct a check-in at 11:00 p.m. and every hour thereafter to evaluate whether it is appropriate to continue the meeting. The City Council may extend the time for public comment or may determine that, due to the lateness of the hour, modifications to the meeting may be appropriate. Modifications may include moving remaining individuals wishing to make public comment to the City's online comment portal, recessing the meeting to another date certain or adjourning the meeting.

STAFF MEMO

DATE OF MEETING: JANUARY 27, 2025 / AGENDA ITEM NO. 5

To: Mayor and City Council

From:

Subject:

SUMMARY STATEMENT:

BACKGROUND INFORMATION:

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: None

ALTERNATIVES: None

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

NEXT STEPS: None

ATTACHMENTS: None

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

STAFF MEMO

DATE OF MEETING: JANUARY 27, 2025 / AGENDA ITEM NO. 6

To: Mayor and City Council
From: Traci Wieland, Director of Community Resources , +1 3039877822
Subject: **Approving the Bear Creek Lake Park Plan**

SUMMARY STATEMENT: The Community Resources Department (CR) respectfully requests City Council adoption of the Bear Creek Lake Park Plan to chart a course for the future of the popular regional destination in Lakewood following an 18-month community-inspired planning process. The draft plan development encompasses the extensive planning process including two park visitor surveys, two public meetings, four stakeholder meetings, pop-up events, best practices, and valuable community input received. The plan sets forth priority focus area design concepts and operational improvements for the next ten to twenty years. View the draft plan and appendices at LakewoodTogether.org/BearCreekPlan. In addition, a Lakewood Speaks presentation is provided at LakewoodSpeaks.org.

BACKGROUND INFORMATION: Bear Creek Lake Park is a popular 2,624-acre regional outdoor playground that provides a multitude of exciting recreational opportunities right outside the back door of the Denver-metro area. Park opportunities, both passive in nature and recreational, include camping, fishing, boating, windsurfing, mountain or road biking, enjoying the swim beach or taking aim at the archery range. Most importantly, the mission of the park is environmental education and stewardship of the park's natural resources with many educational programs available for visitors of all ages and abilities.

Lakewood's current strategic plan, completed in April 2023, **Imagine Tomorrow! arts, parks and recreation for all**, set a top priority to complete a long-range planning effort for the city's popular Bear Creek Lake Park under goal five to "Responsibly conserve vibrant arts, parks and recreational resources through preservation, sustainable practices and environmental stewardship."

In August of 2023, CR embarked on a land use planning effort to update the previous 2012 Bear Creek Lake Park Master Plan. Following a competitive bid process, the Department selected [DHM Design](#), to engage the community, conduct an environmental inventory and assessment, determine future land uses, ensure sustainable site design, to develop a plan to guide future investment.

Focus Area Concepts:

The plan identifies preferred investments in plan focus areas, typically in two phases, to include trails, gatehouse and entry to the park, Visitor's Center, Big Soda Lake, Little Soda Lake, the new 36-acre parcel, Campground, Bear Creek Stables and Pelican Point. Summaries are provided for phase one of each focus area below. Visit the plan for more detailed information.

Trails

Throughout Bear Creek Lake Park, there are approximately 15 miles of unpaved trails and six miles of paved trails that provide year-round recreation opportunities. As part of the park operations, maintaining the existing trails for safety and visitor experience is a top priority. Improvements will also include repairing concrete trails to address settling and cracking. Soft surface trail maintenance will include filling ruts, vegetation clearing and mowing. In addition to maintaining the existing trails, new trails are proposed; primarily on the north side of the park, near Big Soda Lake and within the new 36-acre parcel.

Park Entrance and Gatehouse

The park entrance is located on the north side of the park off Morrison Road. The plan and corresponding traffic study recommends revising the curvature of the entrance road to be less sharp to help with vehicle maneuverability, extending the dual entrance lanes to allow for more vehicle queuing, installing an automated gate to increase time of entry, and additional striping for bike and pedestrian safety. Lastly, the gatehouse is proposed to be renovated to increase efficiency and accessibility.

Visitor's Center

The Visitor's Center is the main hub for park staff, office space and educational programming. A proposed renovation of the Visitor's Center will include three primary areas: a renovation of the existing structure; adding a classroom wing to provide much needed capacity for increased programming; and adding a staff wing with additional office and storage space. Lastly, public feedback gave strong indication that a public bathroom that was accessible from the exterior of the building would be desirable.

Big Soda Lake

The overall theme at the park's busiest amenity is to address deferred maintenance on the structures and provide site enhancements to address safety, access, and spread-out guests to provide a better experience without increasing capacity. Some of these enhancements include safer parking, a drop-off zone, paddleboard power station, expanded beaches, additional restrooms, shade and stabilized shoreline access.

Little Soda Lake

Proposed enhancements to this facility are largely based on the current ski school which is operated by a contracted vendor. Improved access, shade, a restroom and deferred maintenance are planned at this location.

36-acre parcel

The city acquired this parcel west of the campground in 2022. The improvements on this portion of the park are dedicated to trails, improved access and viewing. A trail network is proposed to connect Big Soda Lake to the Campground and provide a scenic overlook to park guests.

Campground

The campground is a well-loved and well-maintained amenity in BCLP, providing local access to camping that is affordable and easily accessible. Current improvements include campsite improvements and adding shade structures due to the difficulties of natural shade at this location. Future improvements include an expanded shower building, group camping enhancements, a bunk house and improved pedestrian and vehicular circulation to the park exit and 36-acre parcel.

Bear Creek Stables

The preferred concept for the Bear Creek Stables includes several minor improvements. Vehicular circulation will remain the same with the installation of a new vault toilet proposed to service the stables and nearby archery range.

Pelican Point

The access road leading to Pelican Point is proposed to be widened, and the existing parking lot reconfigured to provide a total of 23 standard and accessible parking spaces. Existing soft-surface pedestrian trails will remain and will connect the vault toilet, picnic shelter and dock.

The existing vault toilet at Pelican Point is proposed to be removed and replaced and a new paddleboard station with racks and seating proposed. Other site amenities such as trash receptacles, picnic shelters, signage, and the boat dock are proposed to be repurposed and reinstalled.

The preferred concept for Pelican Point focuses on enhancing visitor amenities and accessibility. *All improvements are dependent on coordination with USACE at this location.*

Focus Areas Environmental Review

The plan focus areas were reviewed and developed to minimize impacts on the known natural resources within the park. This plan aimed to understand potential resource impacts regulated by the applicable policies and laws. An environmental review was completed as part of the planning process to help reduce or eliminate any natural resource impacts. The environmental review of the project area also included assessments of rare plants, vegetation communities, noxious weeds, wildlife and water/wetland resources.

Operations:

The Bear Creek Lake Park Plan is a land use plan that identifies and prioritizes future improvements needed to enhance high use areas of the park. That said, throughout the plan process, stakeholders, visitors, staff and the project team shared impactful ideas in support of operational changes. Operational changes recommended by the plan include considerations of different pricing models during peak use; additional formalized entry points; park capacity management strategies; and project phasing and partnerships for plan implementation.

Reservoir Feasibility Study

Throughout the public engagement process for this plan, park users shared concerns regarding the on-going feasibility study for water reallocation at Bear Creek Reservoir being conducted by the United States Army Corps of Engineers (USACE) and the Colorado Water Conservation Board. City staff are committed to the partnership with the Army Corps and will continue to share information and opportunities for public input regarding this ongoing study. This plan did not address the potential impacts identified by the City through this planning effort, but rather focused on land use improvements in areas of the park that are not owned by the Army Corps along with recommendations for flood mitigation in areas that could be impacted by various reallocation levels. In April 2022, Lakewood City Council signed a proclamation against any reallocation of Bear Creek Reservoir and put together a dedicated website to inform park users as the study progresses. The City remains optimistic that the results of the feasibility study will not warrant a major reallocation and should any reallocation be proposed, will further determine mitigation measures to protect existing infrastructure, trails, wildlife and natural resources.

Refer to section, “Bear Creek Reservoir Floodplain Permitting” within the plan for additional information on preliminary measures recommended in this plan to increase resistance to flooding at structures around the reservoir. Learn more about the water reallocation feasibility study and potential impacts to the park by visiting Lakewood.org/BCReservoir.

BUDGETARY IMPACTS: The Bear Creek Lake Park Plan process informs the next 10-20 years of Lakewood’s investment in the park and outlines community-based priorities for implementation. To fulfill the park’s mission, it is important to carefully balance staff resources and maintenance needs with new amenities. Throughout the course of the city’s annual capital planning and budgeting process, the City will evaluate project priorities, consider grant and project partner opportunities, environmental impacts, and timing of construction.

Adoption of the Bear Creek Lake Park Plan demonstrates approval of plan recommendations and does not directly have a budgetary impact. The plan was funded through the city’s Open Space Fund and approved through the City’s 2023-2024 budget. The 2024-2025 Budget includes funding allocated for implementation of priority soft-surface trail improvements in partnership with the Colorado Mountain Bike Association (COMBA) in the north side of the park, and matching funds for a grant award from Jefferson County Open Space’s Trails Partnership Program to improve the heavily utilized Bear Creek Trail.

STAFF RECOMMENDATIONS: Staff recommend approval of Resolution 2025-5 to allow staff to continue pursuing grant funding opportunities for future phase one implementation projects and consider funding strategies through the city’s annual budget process

ALTERNATIVES: City Council could deny approval or request further investigation of plan outcomes. The

contract with DHM Design will expire at the end of January 2025.

PUBLIC OUTREACH: This item has been promoted through the regular communication channels to be considered by the Lakewood City Council. Throughout the planning process current and future park visitors and the plan stakeholder committee were engaged to create a sustainable vision that is equitable to all user groups while preserving the park's natural resources. The significance of BCLP was evident from the magnitude of feedback received through the public engagement process. The team discussed the plan with over 2,000 park users through two public surveys and several events. By the conclusion of the planning process the project team had received over 10,000 visits to the project page. To learn more about the planning process, review community questions, ideas, survey data, and draft plan comments, visit LakewoodTogether.org/BearCreekPlan.

NEXT STEPS: Upon approval, the Bear Creek Lake Park Plan will provide strong evidence to support future grant applications as well as guide park improvements to help meet growing user demand. In addition, the plan recommends several operational strategies that can be implemented in the near-term as well as strategies and improvement projects that require further investigation. For example, the city must continue to monitor the pending outcomes of the ongoing feasibility study for water reallocation at Bear Creek Reservoir. Because this study continues to be under review by the Army Corps of Engineers and the Colorado Water Conservation Board, an official report and any associated impacts were unable to be provided as part of this planning effort.

ATTACHMENTS:

1. Resolution 2025-5
2. 2025 Draft BCLP Plan

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

R-2025-5

A RESOLUTION

APPROVING THE COMMUNITY-SUPPORTED BEAR CREEK LAKE PARK
PLAN TO GUIDE FUTURE OPERATIONAL AND PARK IMPROVEMENT
PROJECT PRIORITIES

WHEREAS, the City of Lakewood Community Resources Department (the “Department”) has completed the Bear Creek Lake Park Plan, which is a comprehensive land use plan that determines operational strategies and recommends park capital improvement projects for the next ten (10) to twenty (20) years (the “Plan.”); and

WHEREAS, the Department contracted with the planning firm, DHM Design, to create a plan to engage the community and evaluate current and future needs to meet the demand of growing visitation at the park; and

WHEREAS, the Plan comprises of an environmental inventory and assessment, determinations for future land uses, and addresses facility maintenance needs to guide and prioritize future improvements all while ensuring sustainable site design, at Bear Creek Lake Park; and

WHEREAS, the City requires a resolution from City Council to adopt the Plan that prioritizes the implementation strategies and conceptual designs for future capital investment that will be included in the City’s annual budget process, as outlined in the Plan recommendations, and when funding allows; and

WHEREAS, the City Council hereby finds and determines adopting the Plan is in the best interest of the residents of the City, and current and future users of Bear Creek Lake Park.

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

SECTION 1. The City Council hereby adopts Resolution 2025-5 approving the Bear Creek Lake Park Plan to guide the implementation strategies and conceptual designs for future capital investment in Bear Creek Lake Park and set the community’s priorities as attached hereto and incorporated herein.

SECTION 2. 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 Lakewood City Council on January 27, 2025, at 7 o'clock p.m. at the Lakewood Civic Center, 480 S. Allison Parkway, Lakewood, Colorado.

Wendi Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney



Bear Creek Lake Park Master Plan

Final Report for Lakewood City Council Approval

January 2024



Project Team

Client

CITY OF LAKEWOOD

Brad Chronowski, Project Manager,
Landscape Architect
Amber Thill, Project Manager, Operations Manager
Jim Haselgren, Parks Manager
Lee Blair, Open Space Supervisor
Ross Williams, Land Design Facility Manager
Jordan Collins, Digital Marketing Specialist
Kit Newland, Director
Todd Taylor, Ranger
Kyle Duley, Supervisor

Stakeholder Committee Members

CR TEAM

Jim Haselgren, Park Manager
Ross Williams, Land Design Facility Manager
Amber Thill, PE, Operations Manager
Brad Chronowski, Landscape Architect
Kit Newland, Director

PARK STAFF

Todd Taylor
Kyle Duley
Lee Blair
Grace King

TECHNICAL / PARTNERS

Jerrie McKee, Colorado Parks & Wildlife
Gene Seagle, USACE
Russell Clayshulte, Bear Creek Watershed Association
Kristina Duff, Jefferson County Open Space

VENDORS

Shawn Rodine, RMSW, RMP
Russ Hermanspan, Bear Creek Stables
Graham Oakley, Rocky Mountain Paddleboards
Adam, Ski and Wake

OUTSIDE AGENCIES / FRIENDS

Gary Moore, COMBA
Sonya Estes, Runners Roost
Kate Hogan, Denver Audubon
Katie Gill, Save BCLP
Sean McMullen, Colo Partners in Amphibian and
Reptile Conservancy
Cyndi Johnson, Denver Field Ornithologists
David Bolt, Lakewood Volunteer Park Patrol
Vicki King, Lakewood Parks Volunteer
Liam Hopkins, COPARC + Save Bear Creek
Gil McCormick, COMBA Trails Director



Project Team

Consultant Team

DHM DESIGN, LANDSCAPE ARCHITECT & NATURAL RESOURCES:

Eileen Kemp, Principal-in-Charge
Michaela Kaiser, Sr. Associate, Project Manager
Sheena Kerstiens, Associate
Kirsten Toole, Designer
Erin Anderson, Sr. Designer
Jeremy Allinson, Sr. Associate/Natural Resources Programs Manager
Melissa Belmar, Sr. Environmental Planner, Sr. Ecologist

ANDERSON HALLAS ARCHITECTS, ARCHITECT

Wells Squier, Principal-in-Charge
Rebecca Silva, Sr. Project Manager

MARTIN/MARTIN, CIVIL ENGINEER

Patsy Sullivan, Principal-in-Charge
Tracy Scurlock, Project Manager
Jackie Norris, Civil Intern

CIVTRANS, TRAFFIC ENGINEER

Craig MacPhee, Traffic Engineer

AE DESIGN, ELECTRICAL ENGINEER

Bryan Jass, Project Manager
Mike Rogers, Sr. Designer
Meribeth Wothe, Sr. Designer

AXIAS, FACILITIES CONDITION ASSESSMENT

Tom Hall

AXIAS, COST ESTIMATING

Matt Owens

NHN CONSULTING, PUBLIC ENGAGEMENT

Nora Neureiter
Dean Winstanley



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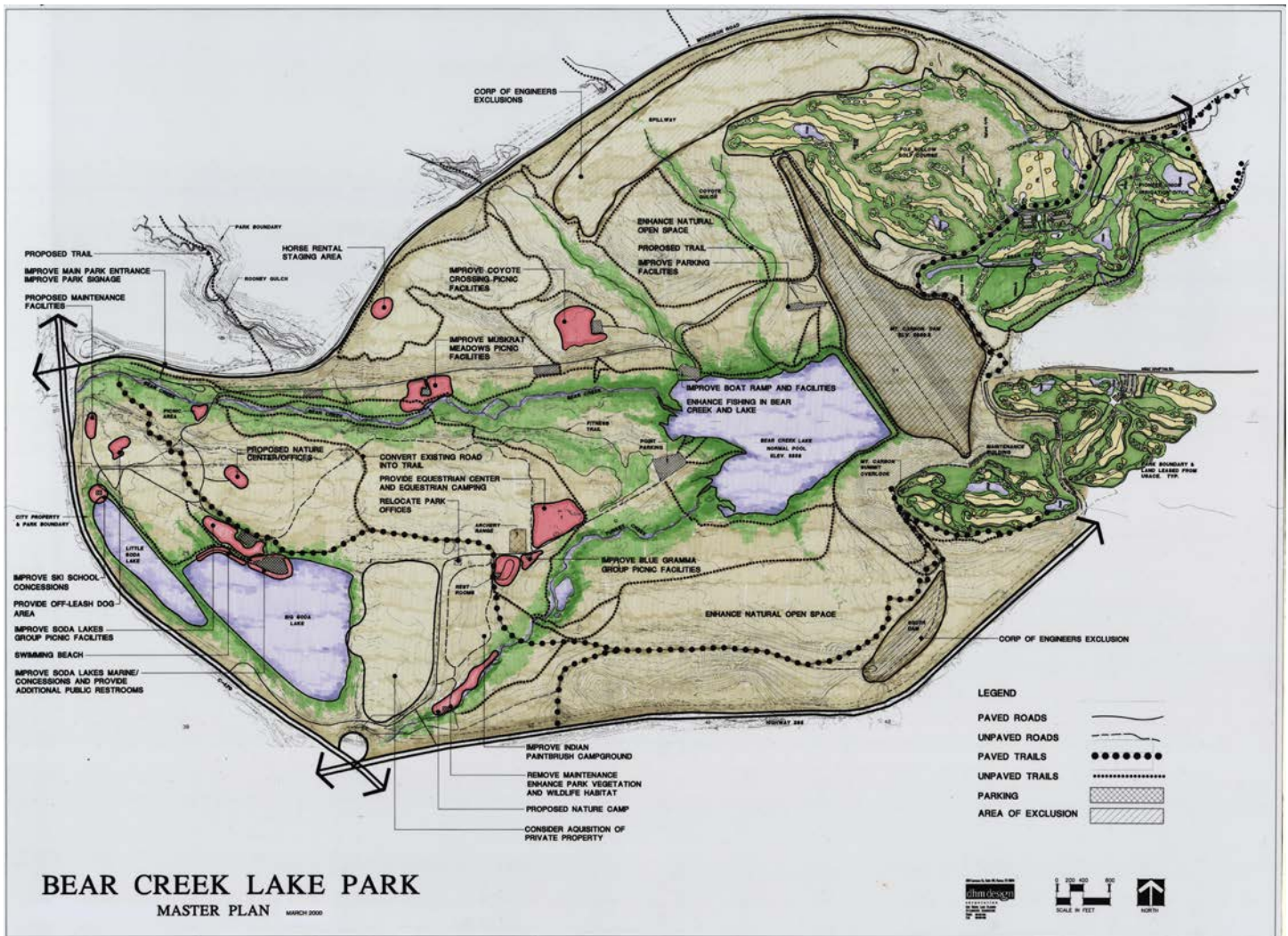
APPENDICES

- Draft Concepts
- Stakeholder Meeting #1 Notes
- Open House #1 Summary
- Survey #1 Summary
- Stakeholder Meeting #2 Notes
- Park Meeting Notes
- Open House #2 Summary
- Survey #2 Summary
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- Final Online Engagement Summary
- BCLP Utility Master Plan Report

Introduction, Background, and Purpose

COMMUNITY RESOURCES DEPARTMENT MISSION

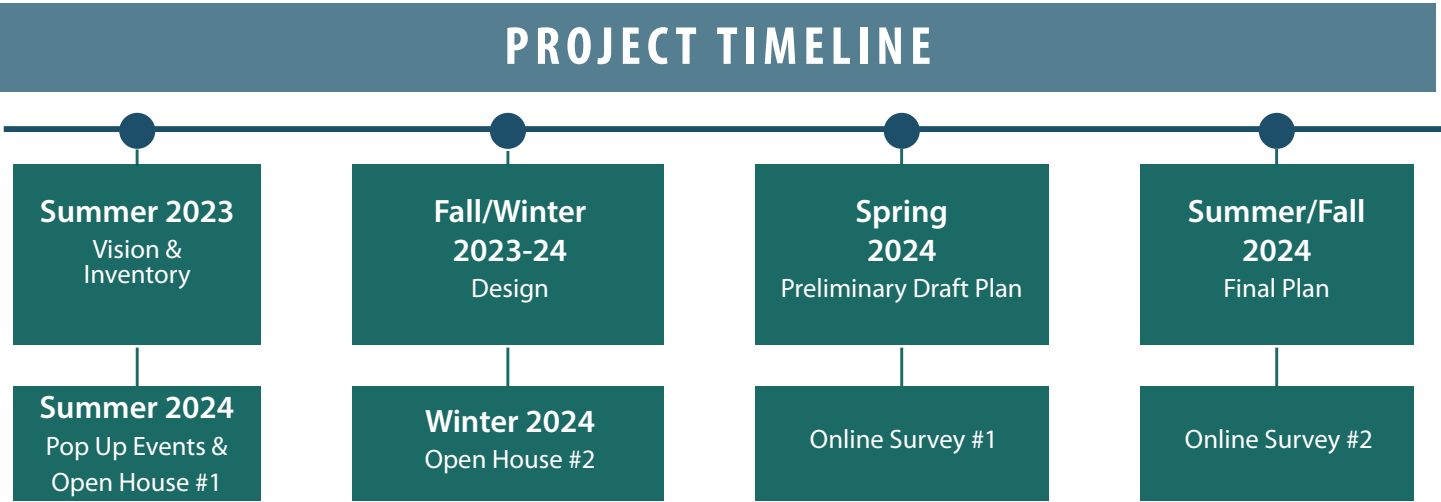
"To provide high quality park, recreation, family and cultural services and facilities that inspire enjoyment, learning and wellness in the lives of those who live, work and play in Lakewood."



2000 Master Plan Update



EXECUTIVE SUMMARY



Bear Creek Lake Park is a popular 2,624-acre regional outdoor playground that provides a multitude of exciting recreational opportunities right outside the back door of the Denver-metro area. Park opportunities, both passive in nature and recreational, include camping, fishing, boating, windsurfing, mountain or road biking, enjoying the swim beach or taking aim at the archery range. Most importantly, the mission of the park is environmental education and stewardship of the park’s natural resources with many educational programs available for guests of all ages and abilities.

The Bear Creek Lake Park Master Plan was an 18-month planning effort, impactful feedback was received, and the community was well engaged to share their thoughts about the park. This extensive public input from park users and stakeholders facilitated the development of an implementable action plan to serve visitors for many years to come. Previous planning efforts in 1986, 2000, 2012 and feedback from thousands of park enthusiasts and stakeholders resulted in preferred design concepts for park investment and improvements where they were needed most.

Open houses and survey feedback also influenced how future projects would be prioritized with the top priority improvements recommended at the park entrance to expedite access to the beloved regional destination along with necessary trail repairs and exciting soft-surface improvements to better serve diverse trail users.

The primary goals of the plan were to determine future land uses, ensure sustainable site design, develop a plan to address facility maintenance needs, and guide future enhancements to better serve over 1 million users per year while incorporating into the park a new land purchase of 36-acres east of Big Soda Lake.

Preferred investments in the following focus areas include the gatehouse and entry to the park, visitor center, swim beach, Marina, Little Soda Lake, the new 36-acre parcel, campground, horse stables, and Pelican Point.

This plan is visionary, it charts the course for the next decade, will guide operational changes in the near-term, and inform impactful capital investment that will enhance and support park users for many years to come.

Thank you to the DHM Design team for guiding this plan update and your technical support and careful consideration of a sustainable, thriving future for the Bear Creek Lake Park. Thank you to the 20 stakeholders who supported this plan every step of the way including regular meetings, design charettes, and ensuring your fellow park lovers were informed and engaged. Finally, thank you to the Lakewood residents and park users who took the time to share what they love about Bear Creek Lake Park and their dreams for the future of the park. We hope this plan will demonstrate your passion and position the park for enjoyment for many years to come.

Amber Thill
Interim Director of Community Resources

BACKGROUND AND PURPOSE

Background

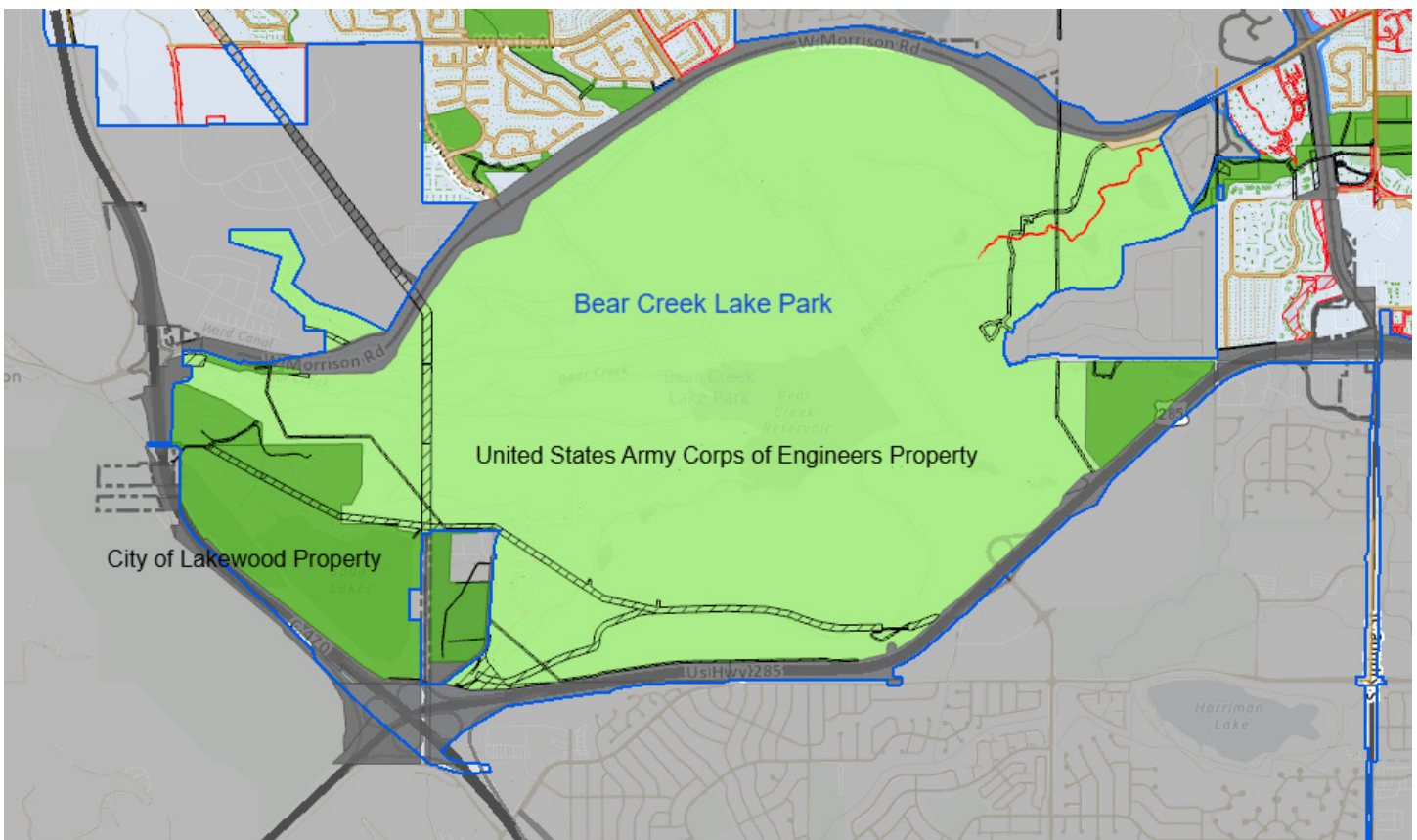
The City of Lakewood provides numerous opportunities for local and regional visitors including 7,400 acres of parks, 240 miles of trails and 114 parks. Of those parks, Bear Creek Lake Park is a popular destination offering a wide range of outdoor recreational and educational activities. The park is located approximately 10 miles southwest of Denver at the base of the Dakota Hogback Formation in the City of Lakewood.

Bear Creek Lake Park boundaries are determined by large transportation corridors that include:

- Hampden Ave./Colorado Highway 285 (south boundary)
- Highway C-470 (west boundary)
- Morrison Road (north boundary)

The site is bisected by Bear Creek and Turkey Creek and also includes three major water bodies including, the Soda Lakes and Bear Creek Reservoir. The park offers similar activities to the other Denver metropolitan Tri-Lakes (Chatfield State Park, Cherry Creek State Park and Bear Creek Lake Park). Numerous recreational amenities and environmental education opportunities are provided within its over 2,600-acre ecosystem.

While the U.S. Government owns the majority of the park outside of the Soda Lakes area, the City of Lakewood has operated and managed the entire park since 1982 under a 50-year park and recreation lease with the United States Army Corps of Engineers (USACE).



Bear Creek Lake Park Ownership Map



BACKGROUND AND PURPOSE

Project Goals & Scope of Work

This master plan provides a 10-20 year vision for Bear Creek Lake Park that addresses visitor needs and enhances recreation opportunities while being mindful of natural resource protection.

Plan Goals include:

- Provide guidance on future land use and site design.
- Address deferred maintenance.
- Guide future renovations and expansion.
- Incorporate the recently acquired 36-acre parcel east of Big Soda Lake
- Engage with the potential reallocation project initiated by the USACE.

Additional Considerations included:

- High-level review of trails system
- Nine project focus areas including: Gatehouse (Morrison Rd. main entrance), Visitor Center, Swim Beach and Marina, Little Soda Lake, new 36-acre parcel, campground, horse stables, and Pelican Point and the boat ramp vault toilets (waterless toilet system).
- A public engagement process to inform initial focus area concepts along with noted opportunities and challenges from park staff and on-site observations.
- Assessment of existing facilities and programs identified potential opportunities to improve usage or expand programming and address rehabilitation needs.
- User data was collected to inform future park capacity.
- Environmental inventory and desktop review of existing and proposed environmental impacts
- Phasing and funding strategies
- Estimate of probable costs for implementation.
- Engagement with local utility providers for future connectivity.

Based on previous planning efforts in 1986, 2000, 2012 and input received from the public outreach and stakeholder meetings, preferred concepts for each focus area were developed for inclusion in the Bear Creek Lake Park Updated Master Plan.

Master Planning Process:

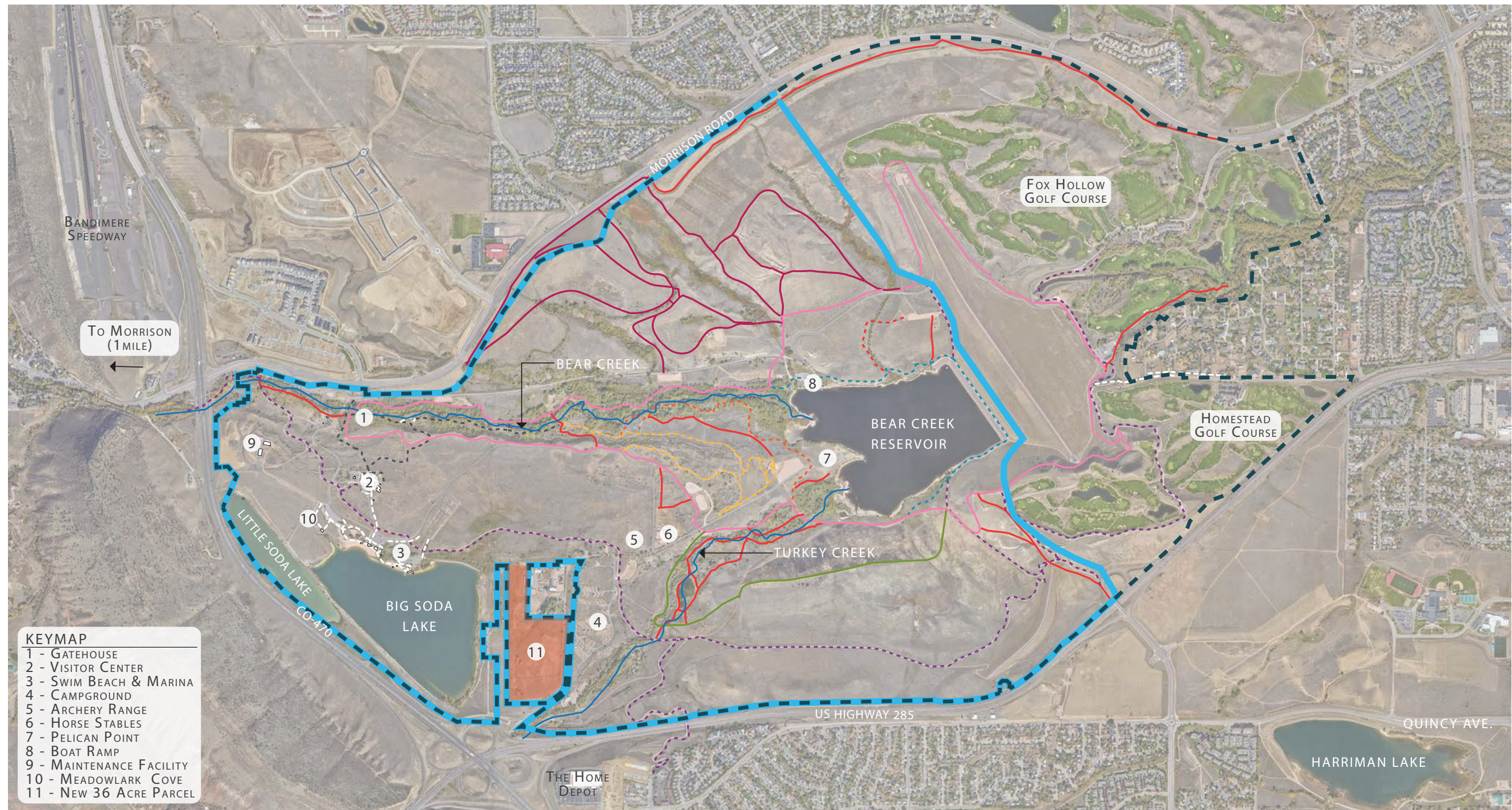
1. Phase 1 - Existing conditions and data collection
 - a. The initial step in the planning process involved a site visit and gathering baseline information about the site. This information became the basis for all the planning and analysis efforts.
2. Phase 2 – Concept development and public / stakeholder feedback
 - a. A range of concept options for each project focus area were explored and illustrated. Multiple stakeholder meetings, public meetings and surveys were completed throughout the course of the project.
3. Phase 3 – Master plan concept development
 - a. Concepts were reviewed and refined to the preferred concepts presented within this report.
4. Adoption by City of Lakewood
 - a. The Master Plan was presented to the Lakewood City Council in early 2025.

The report appendix includes draft concepts, revised concepts for public input, open house summaries/survey results, stakeholder meeting summaries and a utilities master plan that have informed the development of the preferred concepts included within this report.



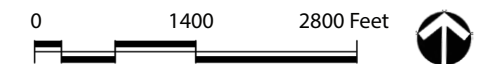
Bear Creek Lake Park Public Engagement Event





LEGEND

---	Park Boundary	---	Hiking/Biking use only	---	Fisherman's Trail
---	Project Study Area	---	Hiking, Biking and Equestrian	---	Paved Bike Trail
---	Building/Structure	---	Trails	---	Cowen Trail
---	Sidewalks	---	---	---	North Park Trail
---	Creeks	---	---	---	Mt. Carbon Loop
		---	---	---	Multi-use Trail
		---	---	---	
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EXISTING CONDITIONS

DHM DESIGN LANDSCAPE ARCHITECTURE
URBAN DESIGN + LAND PLANNING
ECOLOGICAL PLANNING



Preferred Concepts

PARK MISSION

"The mission of Regional Parks is to conserve the natural areas of the City while providing quality and safe recreation opportunities and high-quality environmental education."

The Department or Community Resources is responsible for providing recreation and leisure activities to people of all ages within Lakewood. Our goal is to provide exceptional facilities and programs that make Lakewood, Colorado a top-notch place to live."

-2012 BCLP Visitor Center Master Plan

"Our mission at Bear Creek Lake Park is to manage and conserve the natural lands of the City of Lakewood while providing safe recreational opportunities and quality environmental education to deepen the community's understanding of – and connection to – the park's natural, historic, and cultural resources."

-2012 BCLP Interpretive Master Plan



2023 Public Feedback Word Cloud

STAKEHOLDER & PUBLIC ENGAGEMENT SUMMARY

	Stakeholder Engagement	Park Staff Engagement	In-person Public Engagement	Online Public Engagement
Phase 1	September 19, 2023	Internal Park Staff Meeting	Pop-Up Event: August 2, 2023 Open House: September 27, 2023	August 2023
Phase 2	December 5, 2023	December 13, 2023	Open House: March 27, 2024	March / April 2024
Phase 3 Draft Final Concepts	July 31, 2024	Internal Park Staff Meeting		August/ September 2024
Phase 3 Final Concepts	Digital Comment: November/ December 2024			November/ December 2024

Throughout the Bear Creek Lake Park (BCLP) master planning process the public and the stakeholder committee were engaged to help chart the course for the future of BCLP and create a sustainable vision that is equitable to all user groups while preserving the park's natural resources. The significance of Bear Creek Lake Park was evident from the magnitude of feedback received through the public engagement process. The team discussed the plan with over 2,000 park users through two public surveys and two open house events and received nearly 50 additional comments left on the project page. By the end of the planning process, the project page had received over 10,000 visits and the draft final plan was viewed 360 times.

Public engagement for the Bear Creek Lake Park master plan kicked off at Big Soda Lake Swim Beach on August 2, 2023 with a popsicle pop-up event to introduce the public to the planning project and solicit ideas, goals, and a vision for the park's future. An online survey was open to the public during the first three weeks of August 2023 and garnered 1,416 responses. Public engagement continued on Wednesday, September 27, 2023 with a public open house at the Visitor Center attended by eighty-five (85) people and the first stakeholder meeting occurred September 19, 2023 with nineteen (19) people. All feedback was reviewed and incorporated into draft concept plans for consideration.

General themes from the first phase of public input included:

- The park is beloved by many as a large open space on the Front Range with a unique natural character and access to open water very close to the city.
- Strong support for the current trail system but would like to see expansion of the trail network and improvements to trail maintenance and safety.
- Support for expanding and upgrading hookups and amenities in the campground.
- Improve safety at the park entrance.
- Support for expanded swimming and beach access, and improved maintenance of the shore at Big Soda Lake.
- Provide more parking and improved restrooms.
- Expand winter recreation opportunities (winter camping, ice fishing, snowshoeing, etc.).



Public Open House #1, S'mores at the Campfire



PUBLIC ENGAGEMENT SUMMARY

The second stakeholder meeting occurred December 5, 2023 and a park staff meeting occurred December 13, 2023 ahead of the second phase of public engagement and concept development.

Public engagement during the second phase of the Bear Creek Lake Park Master Plan process included a public open house on March 27, 2024 and a second community survey available for four weeks from the end of March to the end of April, 2024. The forty+ attendees at the open house were asked to prioritize among improvements in the park by allocating \$100 worth of play money among six park features. Attendees were also given red and green sticky dots to express prioritization of improvements within each of the six distinct features of the park. The survey was organized in the same manner asking respondents for feedback on improvements at six key features within the park including: the gatehouse, the visitor center, the trail system, the new 36-acre parcel, the campground, and Big Soda Lake. Survey response was robust with 477 community members answering survey questions.

General themes from the second phase of engagement included:

- Improvements to the trail system and to Big Soda Lake are of the highest priority;
- With regards to TRAILS, the focus should be on maintaining existing trails, providing new trails, and adding a loop trail around Big Soda Lake;
- An expanded swim beach, expanded parking, new or improved restrooms, and a paddleboard launch area are the most desired improvements at BIG SODA LAKE;
- Better connectivity to and within the 36 ACRE PARCEL is desired;
- Improve the INDIAN PAINTBRUSH CAMPGROUND with better campsites and showers, a ranger station, and an upgraded bunkhouse.
- At the VISITOR CENTER add restrooms that can be accessed from the outdoors.
- At the GATEHOUSE address traffic congestion during peak visitation days at the park.



Bear Creek Lake Park Pop-up Event, 2023



Public Open House #1, 2023



Public Open House #2, 2024



PUBLIC ENGAGEMENT SUMMARY

After sharing feedback with the stakeholder committee July 31, 2024, a third phase of online public engagement was conducted in late August and early September of 2024, in which the draft project focus area concepts were shared on the City of Lakewood project page LakewoodTogether.org and promoted with an open comment period.

Public comments on the project focus area concepts generally applauded the improvements to the most heavily used areas of the park while balancing preservation of the ecologically rich and beautiful natural areas of the park. General themes included:

- Enthusiasm for trail system improvements
- Agreement with the improvements at the entry station including the automatic gate.
- Eager anticipation of the upgrades at Big Soda Lake and Pelican Point to offer enhanced ways for park goers to interact with the water while trying to manage congestion during peak times.
- Support for maintaining the current equestrian amenities along with additional equestrian trails in the 36-acre parcel.
- Some calls for resurfacing the main road in the park for more comfortable road bike riding.

The final phase of stakeholder and public online engagement occurred in November and December of 2024 on the City of Lakewood project page to ask residents and park visitors to provide comments, questions and any other feedback on the draft plan. Minor revisions were incorporated in the final plan. Lakewood City Council plan adoption is anticipated in early 2025.



December 2023 Stakeholder Meeting



December 2023 Park Staff Meeting

	Stakeholder & Park Staff Engagement	In-person Public Engagement	Online Public Engagement
Phase 1	30+ Participants	Pop-Up Event: 50 Participants Open House: 85 Participants	1,416 Participants Quick Poll: 392 Participants
Phase 2	30+ Participants	Open House: 40+ Participants	477 Participants
Phase 3 Draft Final Concepts	30+ Participants		608 Participants
Phase 3 Final Concepts			360 Participants

**Over 10,000
visits to the
project page!**

OPERATIONS

Summary

The Bear Creek Lake Park plan is a land use plan that identifies and prioritizes future improvements needed to enhance high use areas of the park. That said, throughout the plan process, stakeholders, visitors, staff and the project team shared impactful ideas in support of operational changes. Operational changes recommended by the plan include considerations of different pricing models during peak use; additional formalized entry points; park capacity management strategies; and project phasing and partnerships for plan implementation.



Winter View at Bear Creek Lake Park



Existing Big Soda Lake Swim Beach

Park Use Pricing & Guest Management

A market study was completed by staff and recommends the adoption of surge pricing on holidays and weekends from Memorial Day to Labor Day to align with other similar parks in the metro area. Surge pricing will raise the daily rate from \$10 to \$15 dollars on high traffic days to reduce demands on the park, staff and infrastructure while also increasing revenue to support operations and facility improvements. The plan recommends staff further explore the following opportunities:

- Consider staffing needs to support a secondary entrance operation during the peak summer season to reduce traffic going through the main entrance.
- Continue to work with the city's legal team to increase authority of the ranger team.
- Technology enhancements including improved Wifi connectivity, trail counters, video traffic cameras, etc. to better understand usage patterns.
- Analyze moving special events, shelter rentals, and school groups to pre-paid passes to alleviate congestion at the gate.
- Discontinue competitive races between Memorial Day and Labor Day, to reduce congestion at the park entrances during peak usage for daily park patrons.

The project team recommends investigating opportunities through the City's annual budget process to consider unique funding sources, additional programming partnerships to increase revenue especially in the off season, and increased resource development through grant programs to support the multi-year needs recommended in this plan both for capital improvements and operational enhancements. For example, re-evaluating concessionaire operations to maximize the visitor experience, offer off season experiences to activate the park, and create reservation systems to better monitor capacity in specific use areas.



OPERATIONS

Park Capacity Management

In conjunction with the surge pricing adjustments, it is recommended that the City continue to investigate improvements and enhancements to park capacity management, such as allowing guests to enter and enjoy areas of the park that are not at capacity while the swim beach is closed for capacity.

Based on traffic analysis All major holidays should go to a full park capacity closure operation (similar to July 4th). This includes:

- Staffing, signage and cones placement to guide traffic along Morrison Road near the main park entrance
- Increased enforceable signage along Morrison Road to help with traffic calming and reduce illegal and unsafe parking.
- Access for reservations, campers, and staff through the back entrance gate near the campground to reduce congestion
- The installation of a gate system for reservation and annual pass holders to increase traffic flow through the main entrance.



Big Soda Lake Existing Conditions



PROJECT PRICING, PHASING, & PARTNERSHIPS

Pricing

During the course of the master plan development, the project team prepared and analyzed design and construction costs for each project focus area considered for advancement. These projects were generated from public, stakeholder and staff input, as well as guidance documents from previous and ongoing efforts in and around Bear Creek Lake Park. ROM (rough order of magnitude) pricing is offered in summary form to help planners, administrators and leadership make decisions on investments and potential partnerships to fulfill the goals and the plan recommendations. The ROM prices depict the cost to develop Phase 1 and 2 of the focus areas.

The ranges are as follows:

- \$ = \$0-\$1,000,000
- \$\$ = \$1,000,000 – \$3,600,000
- \$\$\$ = \$3,600,00 - \$7,000,000

Additionally, most focus areas contain projects of a lesser scope that may be accomplished to meet project goals depending on urgency, funding, and potential partnerships.

Project Phasing and Priorities

Phase 1 improvements, at each project focus area and the park-wide trails plan, were selected by the project team, using stakeholder and public input, to be the most beneficial, cost-effective and logical to complete while meeting project goals and park operational procedures. The top three priorities identified are:

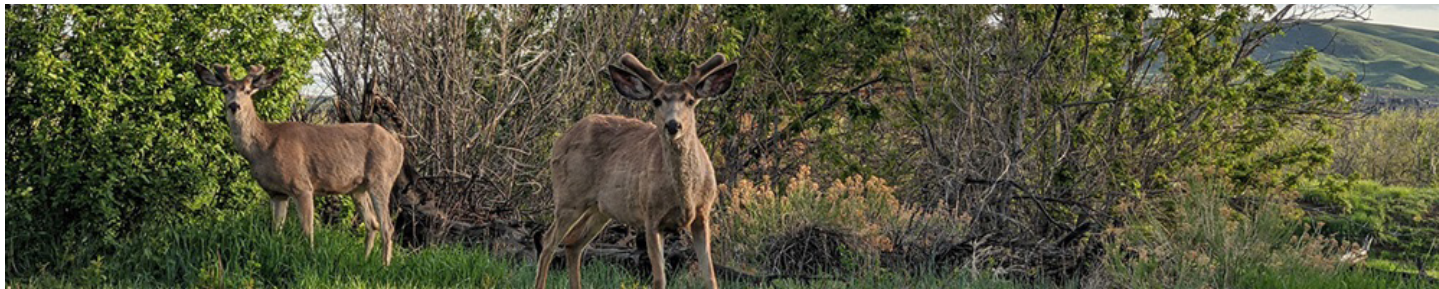
- Entrance station (Morrison Rd. location)
- Trails (within the entire study area)
- Swim Beach and Marina improvements

The project priorities are also based on current use trends, environmental conditions, staff resources and available funding. Should any of the patterns change throughout the course of the master plan implementation, project phasing and priorities could shift to accommodate current realities. Also, funding availability, permitting and future partnerships will impact project delivery and timing.

Bear Creek Lake Park 2024 Rough Order of Magnitude Pricing		
	Phase 1	Phase 2
Trails		
	\$\$	\$\$\$
Gatehouse		
	\$\$	
Visitor Center		
	\$\$	
Swim Beach & Marina		
	\$\$\$	\$\$
Little Soda Lake		
	\$	
Campground		
	\$\$	\$\$
36-Acre Parcel		
	\$	\$
Stables		
	\$	
Reservoir Boat Ramp & Pelican Point		
	\$	



PROJECT PRICING, PHASING, & PARTNERSHIPS



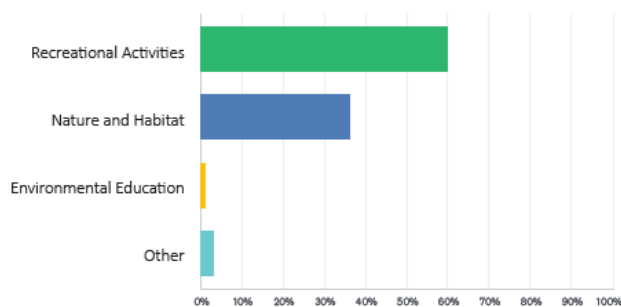
Wildlife at the Park

Project Partnerships, Opportunities and Grants

The current and future project implementation team will consider and assess seasonal and cyclical opportunities including grant cycles, adjacent planning and construction activities, and developments in utility availability to fund and carry out focus area improvements. Throughout the course of the City's annual capital planning and budgeting process, the City will evaluate project priorities and consider grant and project partner opportunities, environmental impacts, and timing of construction.

The variety of land ownership in the park, easements, partner agencies and stakeholders provide extensive opportunities for collaboration, funding partnerships and joint ventures to meet project goals and more efficiently serve park visitors.

What would you consider the greatest value of Bear Creek Lake Park, or its top priority?



Bear Creek Lake Park Community Survey Question

Many potential partners participated in the master plan stakeholder committee and will continue to remain engaged during regular operational activities and project planning initiatives, they are:

- Jefferson County Open Space (funding partner, technical design review)
- Colorado Parks and Wildlife (natural resource partner, technical design, and operations)
- United States Army Corps of Engineers (majority landowner, regulations, guidance)
- Colorado Water Conservation Board (water storage, recreational opportunities)
- Bear Creek Watershed Association (water quality, operations)
- Town of Morrison (road safety and enforcement, operations, utilities, future connection to water and sewer)
- Colorado Department of Transportation (access points, traffic safety)
- Colorado Mountain Bike Association (technical design review, operations, trail advocacy)
- Denver Audubon Society (environmental protection, natural resources)
- Denver Field Ornithologists (environmental protection, natural resources)
- Lakewood Volunteer Park Patrol (operations, guest experiences, regulations)
- Current Park Vendors (paddle craft rentals, concessions, equestrian, waterskiing, anglers)
- Outdoor Recreation Outfitters (Runners Roost, REI, local bicycle shops)
- Park and Outdoor Recreation Advocates



UNITED STATES ARMY CORPS OF ENGINEERS PARTNERSHIP



Bear Creek Reservoir

Bear Creek Lake Park is a flood control project of the US Army Corps of Engineers, and the property is leased under a long-term agreement to the City of Lakewood for management as a park. The US Army Corps of Engineers originally purchased the site of Bear Creek Lake Park to facilitate the construction and operation of the Mount Carbon Dam and Bear Creek Lake near the confluence of Bear Creek and Turkey Creek in what was then unincorporated Jefferson County, Colorado. The Dam was authorized by Congress in 1968 and was completed in 1982 as one of three major flood control projects constructed in the Denver metropolitan area.

In conjunction with the construction of the dam and lake, the Corps of Engineers prepared an original Master Plan for the site in 1980 which included in addition to the land dedicated to the operation of the Dam, a plan for multiple uses including passive and active recreational uses and wildlife habitat and natural resource conservation on the park lands and water. The original master plan for the park included hiking, horseback riding, camping, picnicking, boating, archery, and nature study activities for the enjoyment of the citizens of Lakewood and the surrounding communities.

The City of Lakewood assumed operation and maintenance responsibilities for recreational uses within the park with the signing of a 50 -year park and recreation lease of the Federal land from the Corps of Engineers on 16 August 1982.

The park was then annexed to the City of Lakewood. Since 1982 significant improvements have been made at Bear Creek Lake Park as a result of a cost-sharing agreement between the Corps of Engineers and the City of Lakewood. Facilities constructed under this agreement included entrance stations, roads and drives, picnic areas, a bridge across Bear Creek, equestrian, hiking and bicycle trails, a campground, parking areas, toilet facilities, and utilities.

The USACE are an important stakeholder in future planning efforts for the park and per the lease agreement with the city, must approve the master plan and individual projects as they move to construction if there are any projects within USACE boundaries. In December of 2024, the USACE provided approval and a letter of support to the city for the Bear Creek Lake Park master plan.



UNITED STATES ARMY CORPS OF ENGINEERS PARTNERSHIP



Bear Creek Reservoir

Reservoir Feasibility Study

Throughout the public engagement process for this plan, park users shared concerns regarding the on-going feasibility study for water reallocation at Bear Creek Reservoir being conducted by the Army Corps of Engineers and the Water Conservation Board. City staff are committed to the partnership with the Army Corps and will continue to share information and opportunities for public input regarding this ongoing study. The plan did not address the potential impacts identified by the City through this planning effort, but rather focused on land use improvements in areas of the park that are not owned by the Army Corps along with recommendations for flood mitigation in areas that could be impacted by various reallocation levels. In April 2022, Lakewood City Council signed a proclamation against any reallocation of Bear Creek Reservoir and put together a dedicated website to inform park users as the study progresses. The City remains optimistic that the results of the feasibility study will not warrant a major reallocation and should any reallocation be proposed will further determine mitigation measures to protect existing infrastructure, trails and wildlife.

Refer to section, “Bear Creek Reservoir Floodplain Permitting” within this report for additional information on preliminary measures recommended in this plan to increase resistance to flooding at structures around the reservoir.

Learn more about the water reallocation feasibility study and potential impacts to the park by visiting Lakewood.org/BCReservoir.



ENVIRONMENTAL/NATURAL RESOURCES

The master plan project focus area designs were reviewed and modified to minimize impacts on the known natural resources within the park. As more data becomes available, additional resources and considerations may be necessary. This study aims to understand potential resource impacts regulated by the applicable policies and laws. Regulations, policies, and programs relevant to the project should be consulted and are listed below. A desktop review was completed as part of the planning process to help reduce or eliminate resource impacts regulated by the pertinent policies.

- Clean Water Act of 1972, Sections 404 and 401
- Migratory Bird Treaty Act of 1918 (MBTA)
- Bald and Golden Eagle Protection Act (BGEPA) of 1940
- Endangered Species Act (ESA) of 1973
- National Environmental Policy Act (NEPA) of 1969
- Colorado Noxious Weed Act (35-5.5 Colorado Revised Statutes [CRS])
- Executive Order 11988 and 23 CFR 650 subpart A
- Section 106 the National Historic Preservation Act

The environmental review of the project area included assessments of rare plants, vegetation communities, noxious weeds, wildlife, and water/wetland resources.

Rare Plants:

The US Fish and Wildlife Service's (USFWS) IPaC tool identified two threatened or endangered (T&E) plant species that could potentially occur: Western prairie fringed orchid (*Platanthera praeclara*), which inhabits North American tallgrass prairies, and Ute Ladies'-tresses orchid (*Spiranthes diluvialis*), typically found in moist meadows near perennial streams. It is unlikely that any rare plants are present in the park, as most habitats are disturbed and contain non-native plant species. However, no focused surveys for rare plants have been conducted in the Park.

Vegetation Communities:

The park's vegetation consists primarily of grassland and prairie, with smaller areas of shrubland, forested/woodland, water, and development. Noxious weed surveys conducted by the City of Lakewood, identified invasive species. Invasive species threaten the native ecosystem.

Species such as Russian olive (*Elaeagnus angustifolia*), bouncingbet (*Saponaria officinalis*), purple loosestrife (*Lythrum salicaria*), teasel (*Dipsacus* sp.), and hairy willow-herb (*Epilobium hirsutum*) were identified in historic surveys completed by the City of Lakewood. One species, Canada thistle (*Cirsium arvense*), was confirmed to be present on the US Army Corps of Engineers (USACE) 2022 plant inventory list.

Wildlife:

Bear Creek Lake Park provides important habitat for various wildlife, including migratory birds, raptors, small mammals, and large mammals such as mule deer, elk, and coyotes. Open grasslands with a variety of forbs also provide much-needed food sources for migratory birds and provide open areas for raptors to hunt for rodents and other small mammals. Mature riparian areas within the park provide essential habitat for many species for shelter, breeding, and foraging activities. Bear Creek Reservoir, Turkey Creek, Bear Creek, and other associated tributaries provide water sources for the many wildlife species found at the park. Emergent marshes on the edge of waterbodies and in water oxbow areas provide habitat for amphibians and reptiles, and nesting and breeding waterfowl and shorebirds. Nesting great-horned owls and red-tailed hawks have been documented in the park and nest locations have been considered during the planning process.

Water and Wetland Resources / Floodplains:

Water resources in the area include Bear Creek, Turkey Creek, Soda Lakes, and the Bear Creek Reservoir and associated wetlands. The US Army Corps of Engineers mapped several wetland types in 2022, including emergent and scrub-shrub wetlands. Floodplain data from FEMA and the City of Lakewood indicates portions of the park fall within regulatory flood zones, requiring compliance with floodplain management regulations to minimize potential adverse impacts.

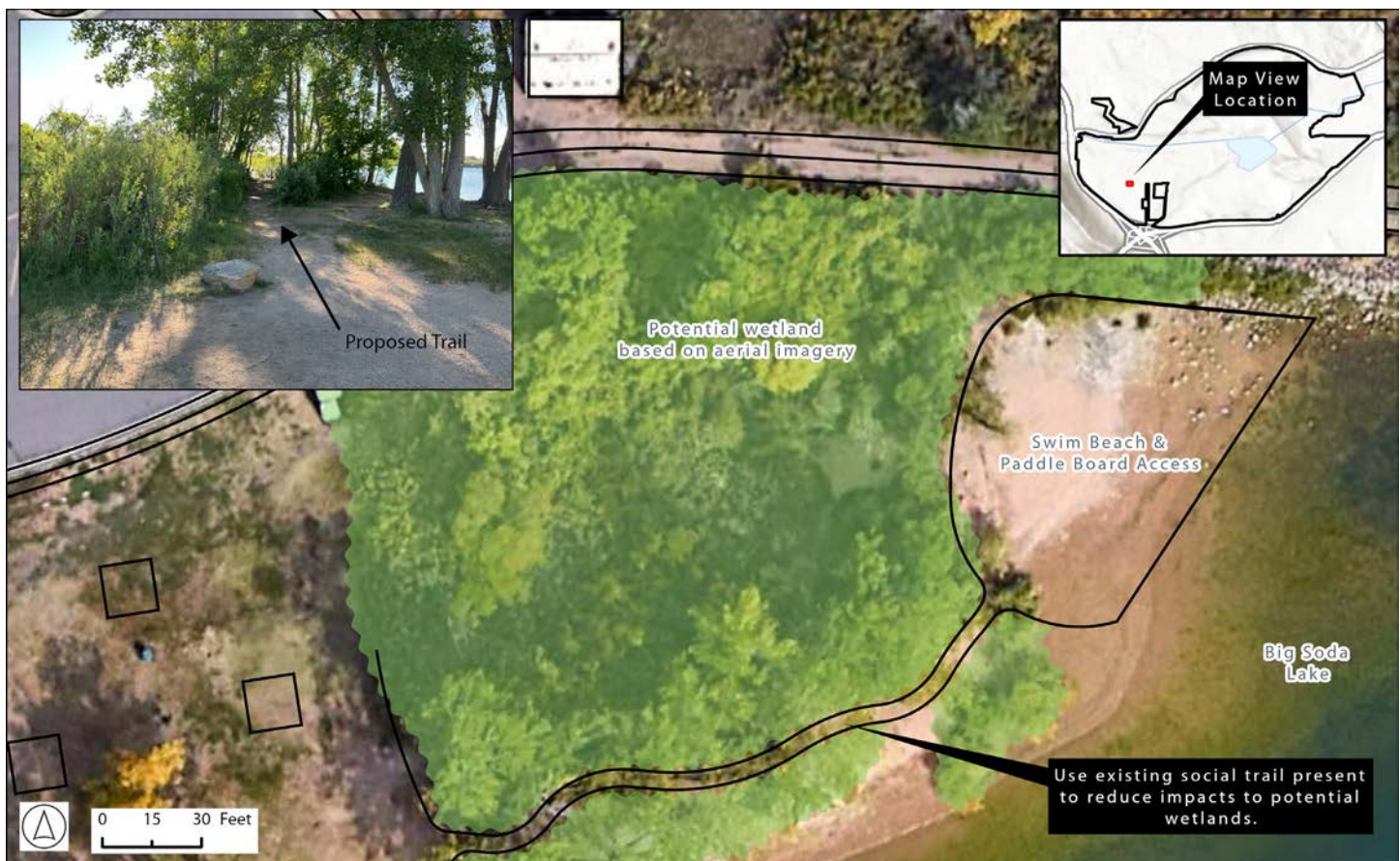
A summary of areas reviewed in more detail and modifications implemented to protect potential resources present is provided on the following pages.



ENVIRONMENTAL/NATURAL RESOURCES

Areas Reviewed and Modified:

Proposed improvements planned for the preferred focus area concepts were reviewed for potential impacts to wetlands and other waters of the US, wildlife resources, and plants. Most of the preferred concept design elements in the plan overlap with existing development, and therefore would not result in new, direct habitat disturbance to plants and wildlife within the park. However, a few areas were identified that may overlap with natural resource features and plans were modified to minimize overall impacts if the plan is implemented.



DHM DESIGN LANDSCAPE ARCHITECTURE
ECOLOGICAL PLANNING
LAND PLANNING + URBAN DESIGN

Concept Design Environmental Review

BEAR CREEK LAKE PARK

Figure 1 displays plans to formalize an existing social trail to access a swim beach and paddle board launch area on Big Soda Lake at the Marina. Originally, plans included adding a new trail through the potential wetland area, but it was removed to reduce the overall impacts to wetlands in the park. The potential wetland was identified through aerial imagery and site photos, but was not delineated in previous park documents or in US Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) data. The remaining proposed trail will formalize a social trail where vegetation has been removed and soil is compacted. Minimal disturbance to the surrounding potential wetlands is expected with this plan.



ENVIRONMENTAL/NATURAL RESOURCES



DHM DESIGN LANDSCAPE ARCHITECTURE
ECOLOGICAL PLANNING
LAND PLANNING + URBAN DESIGN

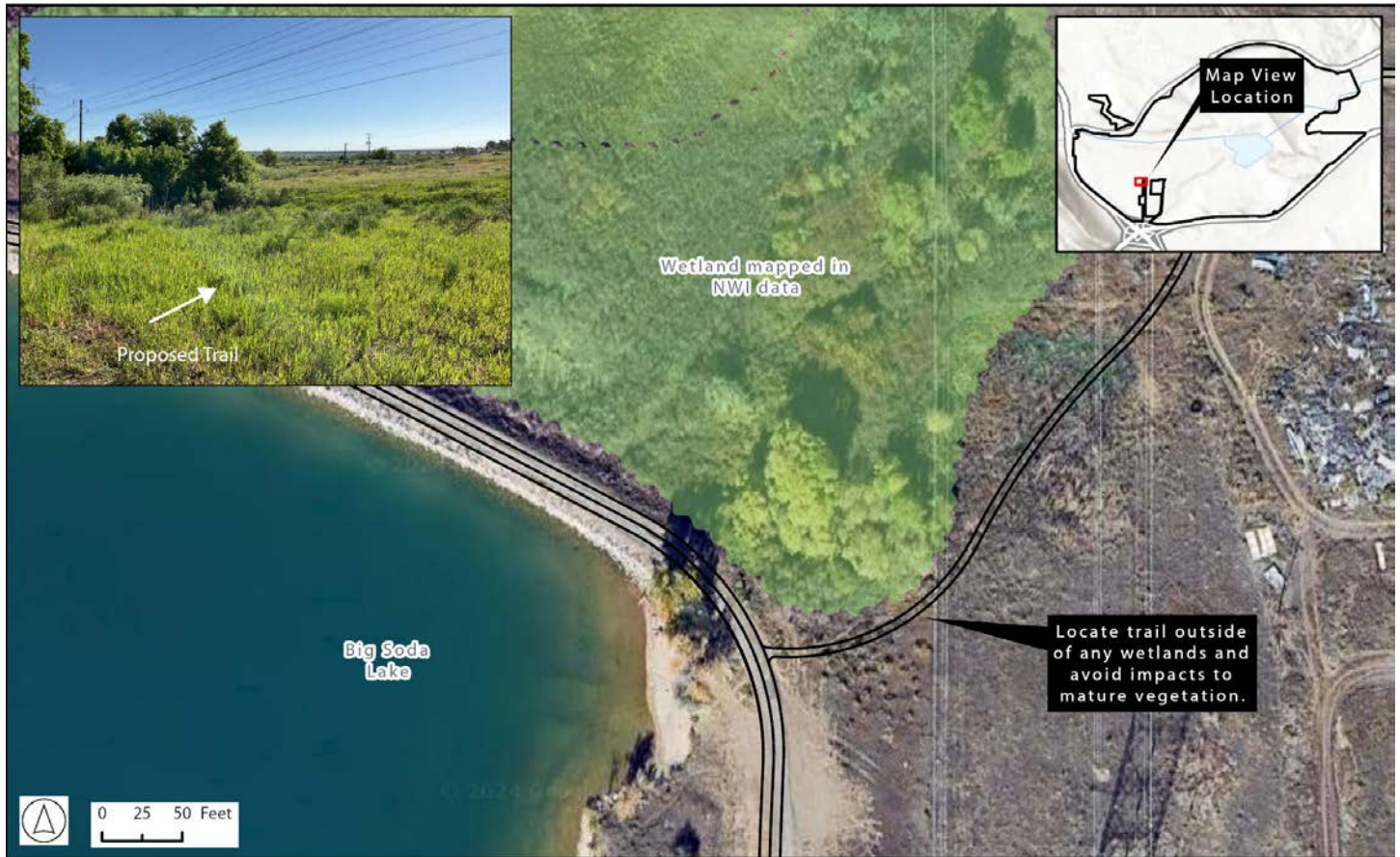
Concept Design Environmental Review

BEAR CREEK LAKE PARK

Figure 2 displays plans to formalize an existing social trail on the northwest side of Big Soda Lake. This trail traverses through an area that was identified as a potential wetland through aerial imagery, but was not delineated as a wetland in USFWS NWI data. The trail proposed will formalize an existing social trail, where vegetation has been removed and soil is compacted. Additionally, plans call for creating a bridge over the potential wetland area.



ENVIRONMENTAL/NATURAL RESOURCES



DHM DESIGN LANDSCAPE ARCHITECTURE
ECOLOGICAL PLANNING
LAND PLANNING + URBAN DESIGN

Concept Design Environmental Review

BEAR CREEK LAKE PARK

Figure 3 displays plans to develop a new trail on the southeast side of Big Soda Lake. This trail is located near an area that was identified as a potential wetland in USFWS NWI data and through aerial imagery. The trail proposed is located outside of the mapped wetland area to avoid any impacts to the sensitive resource. Additionally, trees in the area will be maintained and the plan does not intend on removing any individuals.



UTILITIES

Existing Utilities:

Bear Creek Lake Park is not connected to a City or Utility District water or wastewater system. Existing wastewater systems on site are primarily handled by vault and portolet toilets (both waterless toilet solutions). Existing water systems on site consist of water tanks to store water trucked into the site or water wells. The Visitor Center has an existing fire suppression sprinkler system and a fire alarm system. The Big Soda Lake swim beach and marina buildings contain a fire alarm system, but no sprinkler system. The remainder of the buildings on site and included as part of this study do not contain any type of fire safety system.

Stormwater runoff from the existing site drains to Bear Creek, Turkey Creek, or the lakes/reservoirs. Portions of the site are located within special flood hazard areas and within or near wetlands.

See Table 1 below for how each project focus area included in this study is served for utilities.

Existing Utility Summary by Area				
Area	Wastewater System	Potable Water System	Fire Suppression	Drainage
Gatehouse	Vault Toilet	None	None	In/Around FEMA Flood Zone A
Visitors Center	Flush Toilets to Septic Tank and Leach Field System Portolet	Water Storage Tank Water Trucked In	Sprinkler System and Storage Tank (Fire Suppression System Also Serves Regional Park Maintenance Shop to the West)	Not in FEMA Flood Zone
Big Soda Lake Marina	Vault Toilets	Water Tank Water Trucked In	Fire Alarm, no Sprinkler System	Not in FEMA Flood Zone
Big Soda Lake Swim Beach	Vault Toilets Flush Toilets to Vault Portolet	Water Tank Water Trucked In	Fire Alarm, no Sprinkler System	Not in FEMA Flood Zone
Little Soda Lake Ski Beach	Portolet	None	None	Not in FEMA Flood Zone
Existing Campground	Vault Toilets Septic Tank and Leach Field System	Gallery Well from Turkey Creek and Water Distribution System	None	Not in FEMA Flood Zone
Big Soda Lake New 36 Acre Parcel	None	None	None	Not in FEMA Flood Zone
Bear Creek Stables	Portolet	Gallery Well from Turkey Creek and Water Distribution System	None	Not in FEMA Flood Zone
Bear Creek Reservoir/Pelican Point	Vault Toilet	None	None	Zone A

Table 1: Existing Utility Summary by Area



UTILITIES

Proposed Utilities:

The preferred concept for utility improvements is anticipated to vary based on location. Some areas will maintain existing utility systems, modify systems already in place, or install new similar utility systems. Refer to Table 2 below for a breakdown of the anticipated utility improvements by project focus area.

Proposed Utility Improvement Summary by Area				
Area	Wastewater System	Potable Water System	Fire Suppression	Drainage
Gatehouse	Vault Toilet	100 Gallon Buried Water Tank 5 Gallon Pressure Tank in Prefabricated Shed New Buried Water Lines	None	None
Visitors Center	None	None	None	Potential Water Quality & Detention, Clean Out Existing Curb Cuts/Sidewalk Chases
Big Soda Lake Marina	None	Remove Existing 5,000 Gallon Buried Water Tank, New 15,000 Gallon Buried Water Storage Tank, 30 Gallon Pressure Tank Replacement, New Water Lines	None	Clean Out Existing Curb Cuts/Sidewalk Chases, Re-grading to Address Existing Low Areas, Potential Water Quality & Detention
Big Soda Lake Swim Beach	None	None	None	Clean Out Existing Curb Cuts/Sidewalk Chases, Re-grading to Address Existing Low Areas, Potential Water Quality & Detention
Little Soda Lake Ski Beach	Vault Toilet	None	None	Potential Water Quality & Detention
Existing Campground	Effluent Dosing Pump, Two Soil Treatment Areas, Automatic Distributing Valve, New Sanitary Lines	Remove and Replace Existing Yard Hydrant by RV Dump Station with New Yard Hydrant + Backflow Preventer	None	Clean Out Existing Culverts, Potential Water Quality & Detention
Big Soda Lake New 36 Acre Parcel	None	None	None	Potential Water Quality & Detention
Bear Creek Stables	Vault Toilet	None	None	None
Bear Creek Reservoir/Pelican Point	Vault Toilet	None	None	None

Table 2: Existing Utility Summary by Area



UTILITIES

Future Utilities:

This master plan effort included exploring an option to connect Bear Creek Lake Park to municipal water and wastewater systems outside of the park, owned by Town of Morrison and Mount Carbon Metro District (MCMD). A meeting was held January 26, 2024, between City of Lakewood, Town of Morrison, Mount Carbon Metro District Engineer Representative, and the Design Team to understand steps that would need to be taken to connect the Park to the outside utility systems.

Future utility demands were estimated to help inform Town of Morrison and MCMD how much demand the Park would have on their systems, as well as to size onsite water and wastewater infrastructure that would be needed within the Park to help with estimating a cost for these improvements. Coordination should be continued with Town of Morrison and MCMD to understand what off-site infrastructure improvements and associated costs might be needed for the Park to connect to their systems.



TRAILS

Throughout Bear Creek Lake Park, there are approximately 15 miles of unpaved trails and 6 miles of paved trails which provide year-round recreation opportunities. As part of the park operations, maintaining the existing trails for safety and visitor experience is anticipated. Actions may include repairing concrete trails to address settling, cracking, etc. Soft surface trail maintenance may include filling ruts and vegetation clearing/mowing. In addition to maintaining the existing trails, new trails are proposed; primarily on the north side of the park, near Big Soda Lake and within the new 36 acre parcel. New trail connections were determined in part by using the following references: The Guidelines for A Quality Trail Experience published by the International Mountain Bicycling Association (IMBA), The Trails Development Handbook by Jefferson County Open Space, and planning and design guidelines by the City of Lakewood.

Phase 1:

The existing ditch trail, north of Bear Creek, near Morrison Road, is proposed to be formalized in coordination with the Ward Ditch Company. The trail length is approximately 1.5 miles in length, 5'-0" wide, and is proposed to be a native, soft surface material. The City is engaged in ongoing trail improvements and opportunities with funding partners for improvements to the park trail system.

Two new steel bridge crossings are proposed, in coordination/approval by USACE. Approximate locations are at Morrison Road and near Bear Creek Reservoir.

The proposed 1.19-mile Big Soda Lake Loop trail (6'-0" to 10'-0" wide accessible concrete trail) is planned east of the Marina, along the dam, then primarily following the lake edge to the southeast corner of Big Soda Lake. The trail would skirt around the existing private property to the east. It is anticipated that the trail would utilize a portion of the easement by others, pending City coordination.

An overlook with shade shelter is proposed north of the existing private property. The Big Soda Lake Loop trail would also provide a trail connection to the proposed trail network at the 36-acre parcel. Refer to the 36 acre parcel section for more information.

Phase 2:

A possible future trail would create a full loop on the south, southwest and west sides of Big Soda Lake, for approximately 0.57 miles. The trail is proposed to be a narrower (approximately 5'-0" wide), soft surface trail which can accommodate an ATV/UTV in case of emergencies.

Another proposed improvement includes widening the existing $\pm 24'-0"$ wide asphalt road (width TBD, approximately 32-40' wide) for approximately 5.5 miles of road. The widening would accommodate a striped bike lane on the road shoulder.

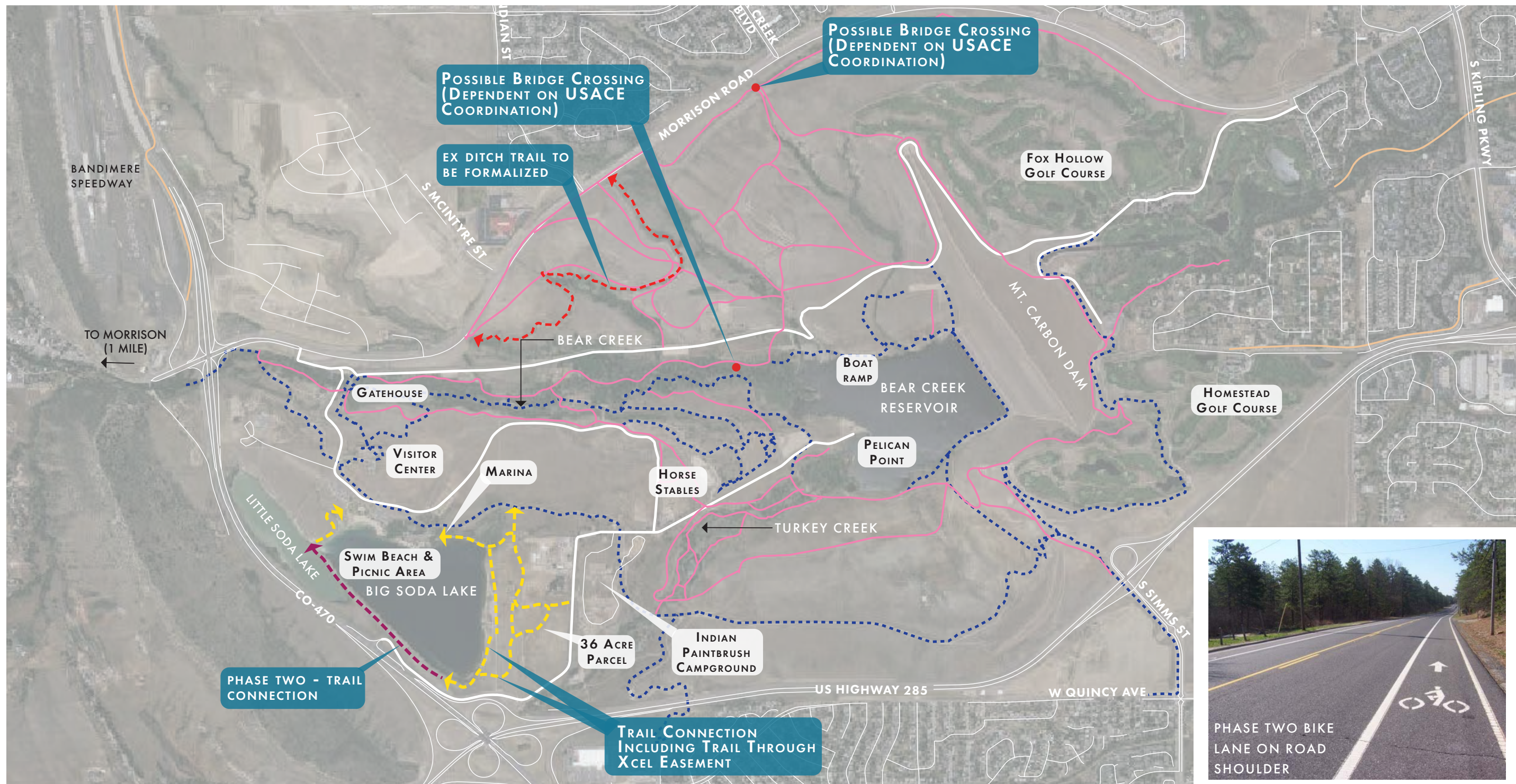


Example Image of Unpaved Trail



Example Image of Paved Trail





Trail Improvements:

- New trails are proposed at the 36-acre parcel and Big Soda Lake. A full loop at Big Soda Lake is proposed as a future phase.
- Ward Ditch Trail is proposed to be formalized in coordination with the ditch company.
- Possible bridge crossings are proposed near Morrison Road and at the Mt. Carbon Interconnect. Bridge crossing would be in coordination with USACE.
- A future phase considers the addition of a designated bike lane on the road shoulders.

GATEHOUSE

Phase 1:

Building:

The Gatehouse is located just inside of the main park entry on the north side of the park. The Gatehouse staff are responsible for fee collection, providing general information about the park to users, and providing rules and regulations for the campground. The one-story, rectangular shaped building is two-sided for incoming traffic, where the north side is currently used for annual pass holders and the south side is utilized for day pass visitors.

The Gatehouse is proposed to be renovated and reconfigured with improvements including; replacing windows for improved sight lines and security, and replacing interior finishes including flooring, paint, and trim. The interior layout will be reconfigured to provide increased efficiency and accessibility. This includes removing a door, infilling the existing vault toilet (waterless toilet system) and converting to office space, as well as new casework and countertops.

A new vault toilet will be constructed to the east of the existing gatehouse, and the roof and south wall will connect to the existing gatehouse building to screen the vault toilet entry from the public. The north side will remain an open vestibule to provide exterior access to the staff only vault toilet. A new water tank is proposed for handwashing. The exterior materials will continue to remain rustic and match the character of other buildings in the park.



Morrison Road Memorial Day 2024 Park Closures Due to Park Capacity

Site:

All vehicular traffic enters the park from Morrison Road at the north park boundary; turn lanes are provided west bound and east bound on Morrison Road. Vehicles queue on Kumpfmiller Drive as they approach the Gatehouse for fee collection/annual pass entry. A Traffic Study prepared by CivTrans Engineering Inc. dated September 25, 2023, was completed for the project. See the Traffic Study included in the BCLP Utility Master Plan Report Appendix for observations and concept options. The preferred concept for traffic improvements consist of increasing the curvature of the entrance road, extending the dual entrance lanes, installing an automated gate for annual pass holders, and improvements to the bike lane/ bike trail.

Currently the existing entrance road has a sharp curve between the Morrison Road connection and the existing kiosk. Revising the curvature to be less sharp will help with vehicle maneuverability, especially longer RVs that are going to and from the campground. The existing inside radius of the entrance road is approximately 25-feet. The revised entrance road is proposed to have an inside radius of approximately 64-feet.

The existing dual entrance lanes start approximately 220-feet west of the existing kiosk building. The dual entrance lanes are proposed to extend back to the Park entrance off Morrison Road, an additional approximately 320-feet further west from the existing kiosk building. Extending the dual entrance lanes would allow more vehicle queuing on the Park entrance road and remove traffic from Morrison Road.



Existing Entry Gatehouse



GATEHOUSE

One of the existing entrance lanes is restricted to annual pass holders. Currently vehicles in the annual pass holder lane still need to stop and show their annual pass to an employee at the kiosk prior to being able to enter the Park. Installing an automated gate for the annual pass holder lane would allow Park personnel in the kiosk to focus solely on the day pass lane and potentially speed up the amount of time to get day pass holders through the Park entrance, reducing queue time. Additionally, operations staff will be engaged in alternate strategies to allow the park to remain open once the Marina and Swim Beach areas reach their capacity.

The pavement markings in the entrance area are proposed to be re-stripped to allow for a two-way attached bike lane on the south side of the entrance road. South of the kiosk, the attached bike lane would detach as a bike trail leading to the three-way intersection to the east. Additional striping is proposed at the three-way intersection for additional safety of the bike lane continuations onto the roadways.

Three (3) standard, concrete parking stalls and (1) accessible, concrete parking stall are proposed north of the Gatehouse. A crosswalk is proposed from the staff parking to access the Gatehouse. The existing asphalt turnaround/pull off with rock mulch island is proposed to remain in place for short term parking. The visitor kiosk with park rules is proposed to be consolidated onto one kiosk board with sandstone base, log columns and gable roof. Additional site amenities are proposed to remain in place, i.e. unattended fee collection box, two-rail split rail fence, flagpole, trash receptacles, park entry signage.

Proposed traffic and parking improvements are not anticipated to impact riparian or wetland vegetation south of the Gatehouse. Vegetation will be maintained as is.

Phase 2:

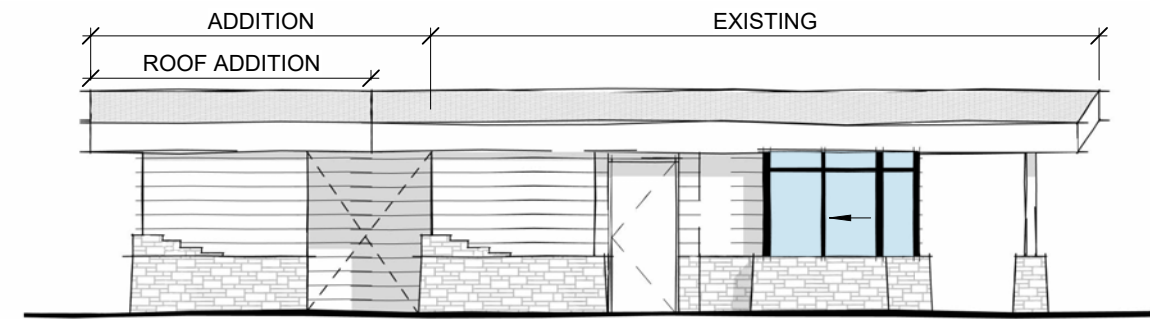
A future additional southern entrance lane is proposed to further alleviate traffic congestion during peak times. The lane will likely require a retaining wall and wetland impacts are possible. Storm water quality and detention may be needed depending on the amount of additional impervious area being added.



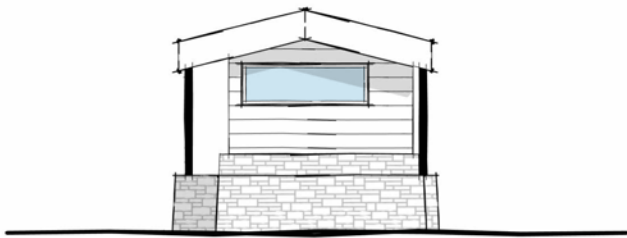
Overall View of Existing Entrance Intersection and Gatehouse



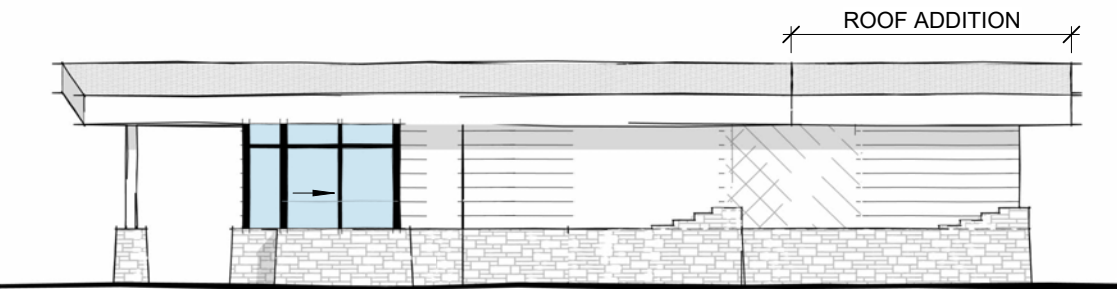
GATEHOUSE FLOOR PLAN AND ELEVATIONS



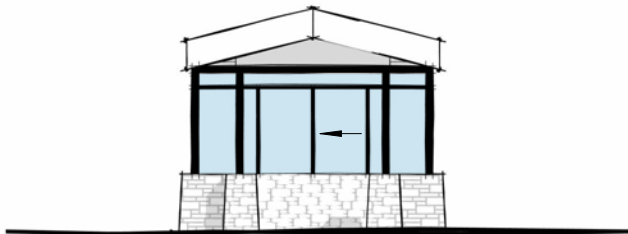
NORTH ELEVATION



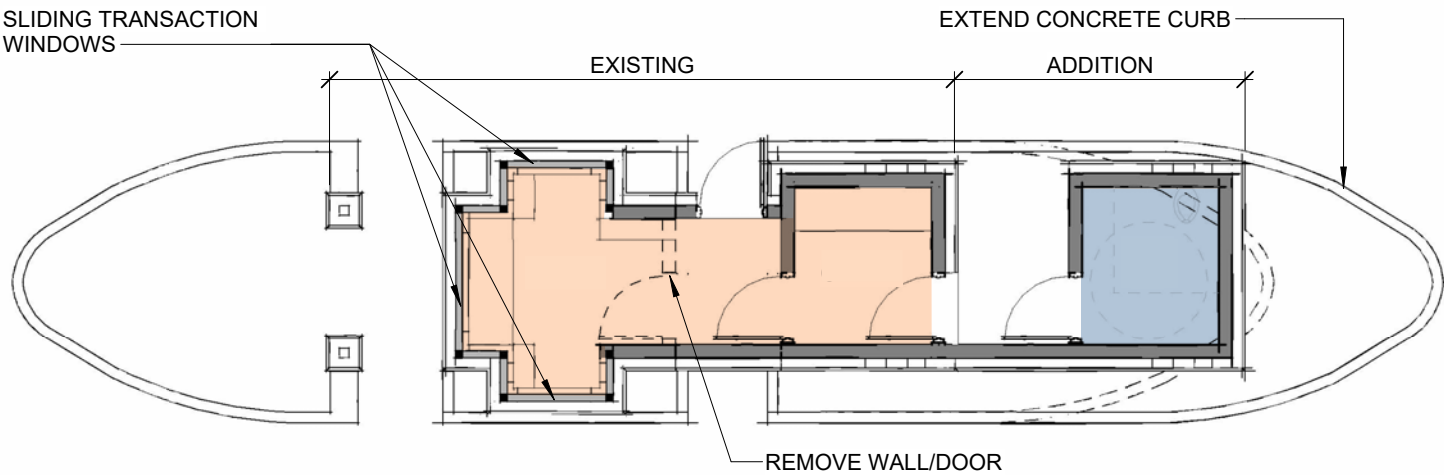
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION (FRONT)

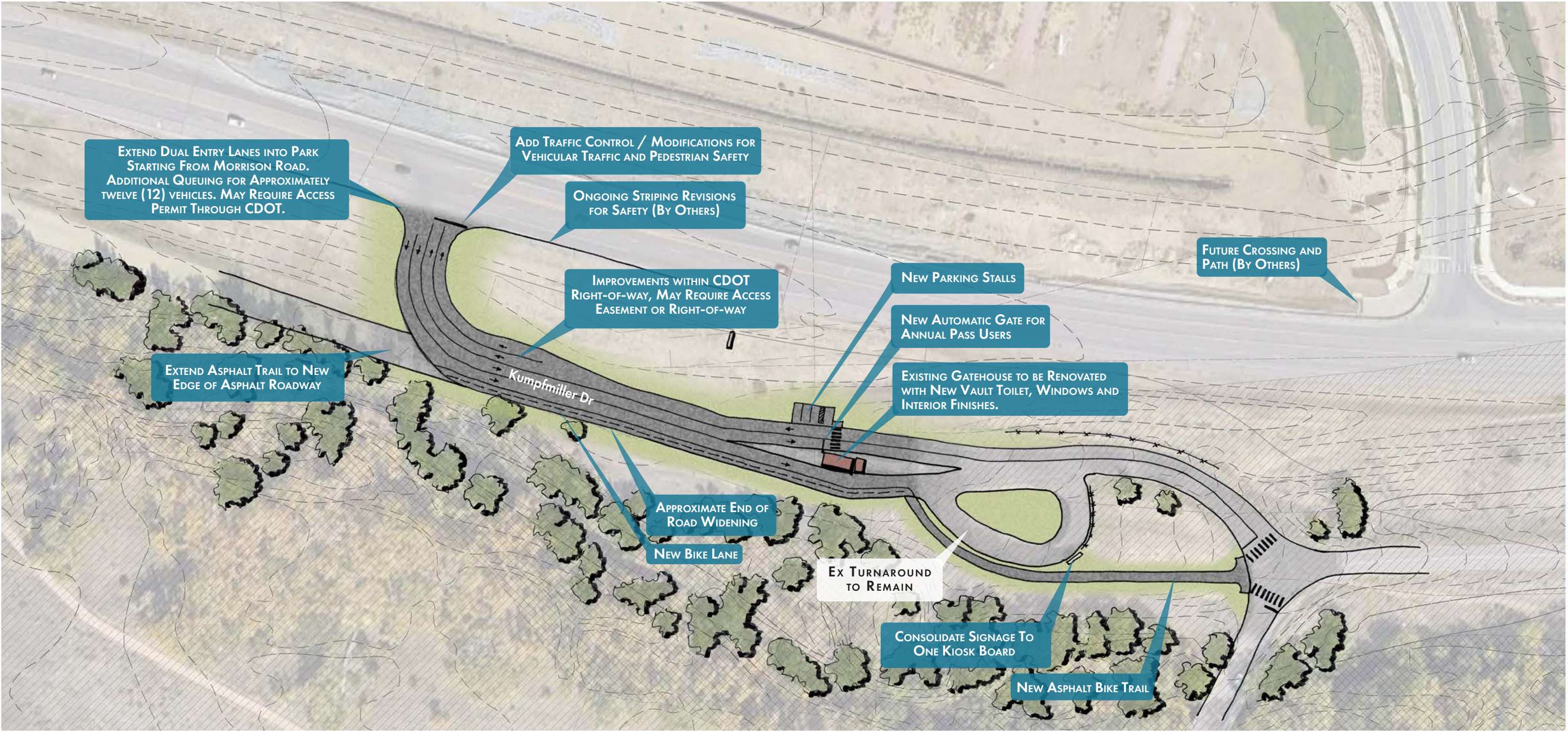


GATE HOUSE - FLOOR PLAN AND ELEVATIONS



EXISTING ENTRY GATEHOUSE

GATEHOUSE SITE PLAN



Gatehouse Improvements:

- Dual entry lanes are proposed to be extended for approximately 12 additional queuing vehicles.
- A designated bike lane is proposed on the south side of the entry drive and a designated crossing at the three-way intersection.
- An automatic gate is proposed for annual pass users.
- The gatehouse is proposed to be renovated within the existing island.



VISITOR CENTER

The Visitor Center is located south of the Gatehouse and Bear Creek and north of the Swim Beach. The building is at a high point in the park with 360-degree views of the park and surrounding landforms. The Visitor Center will continue to provide both active and passive, educational and interpretive natural resources programming to the community. Additionally, the building is the main hub for park staff and office space will be improved. The building consists of a traditionally built wood-frame center section and two prefabricated wings attached to each side of the center, with a total square footage of approximately 3,225 SF. The south premanufactured wing contains staff offices, fire-entry and electrical rooms. The north wing contains an education classroom, break room, and two gender neutral single user restrooms. The form and material of the building will remain rustic, including heavy-timber wood construction (main center volume) with drystack stone wainscot columns bases in an ashlar pattern, with horizontal wood ship lap-siding with a 6" exposure.

Phase 1:

The Visitor Center's renovation and expansion will include improvements at three primary areas: the existing structure, classroom wing, and staff wing.

Renovation of Existing Building:

- Windows are proposed to be resealed, and weatherstripping replaced, along with sealing and repainting of siding and trim. Proposed vestibule upgrades include a new floor to ceiling storefront wall with double doors.
- A new reception desk is proposed for better visibility. Exhibit and merchandise displays will also be reconfigured and expanded.
- A new HVAC unit will be installed for improved heating, cooling, and ventilation that will service the entire expanded building.
- The existing concrete floors in the central area will be resealed.
- A new standing seam metal roof is proposed to unify the current structure with planned additions.

Classroom Wing:

- The existing classroom wing will be reconfigured to add a vestibule and two new restrooms with after-hours access. The proposed reconfiguration also includes a new mechanical room and drinking fountain.
- A new classroom addition will be constructed with a movable partition, allowing flexibility for either one or two classrooms. A kitchenette will also be added.
- Outdoor learning will be enhanced with a new classroom patio and access from the classroom via overhead doors and double storefront doors.



Existing Visitor Center



Existing Visitor Center Entry Sign



VISITOR CENTER

Staff Wing:

- The existing staff wing will be renovated to include a new breakroom and kitchen. A new patio door will improve access to the outdoor space.
- A new office and storage addition will be constructed, with direct exterior access and improvements to accommodate increased storage needs.
- Upgrades will also include new flooring, windows, and doors for both staff and storage areas.

New electrical systems will be installed to support the expanded classrooms and offices, with ample receptacles, data outlets, LED lighting, and IT/AV upgrades in new areas. The fire alarm system will be extended to the new classroom and staff spaces, ensuring adequate audible and visual alerts.

Site:

The existing entry drive and drop off loop will remain, but the main parking lot will be reconfigured for staff parking, increasing parking capacity from 37 to 41 spaces. A gate arm for staff-only access will be installed at the existing parking lot. During large events, the gate arm can be raised in an open position for additional visitor overflow parking. Tree screening is proposed west of the lot to separate service areas from the park's main drive. A new visitor parking lot with 25 stalls, for standard and oversize vehicles, is proposed on the south side of the access drive with an easy walk to the building and hard and soft surface trails. Accessible parking improvements are proposed in each parking area.

At the building expansion, new paved and soft-surface pedestrian trails will be realigned. Site programmed "rooms" including the pollinator garden, labyrinth, etc. are proposed to remain in place to continue to support educational, interpretive, and play opportunities.

Trailhead improvements and visitor center entrance sign reorientation and replacement are proposed for a more visible entry experience from the main road.

Upgrades or improvements are not anticipated to the existing water and wastewater systems as they are estimated to already be sized to handle peak flows during special events. Additional drainage features may be required for the expanded parking lot. Storm water quality and detention may be required depending on the expansion's added impervious surfaces.

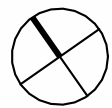
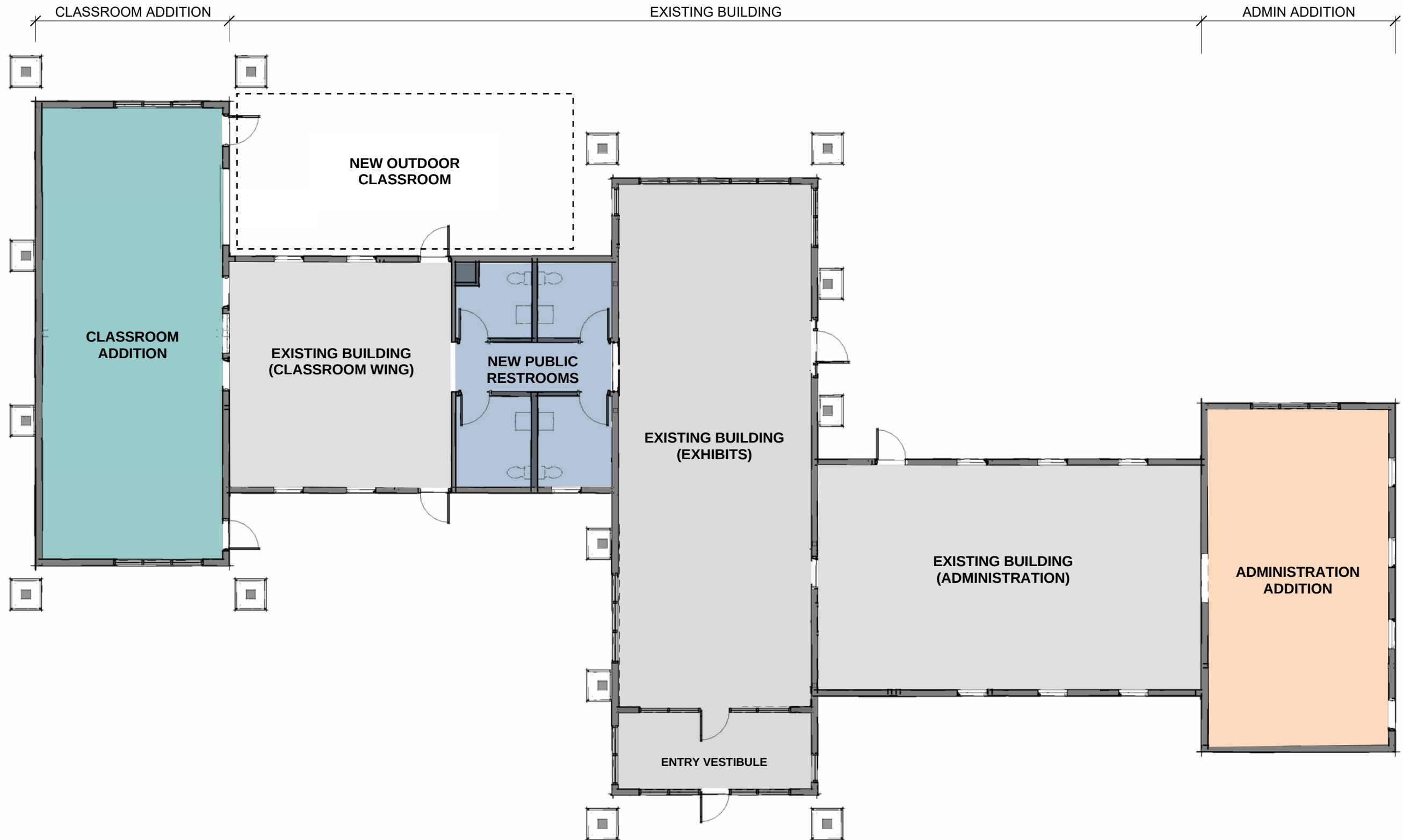


Existing Site "Rooms" and Approximate Location of Parking Expansion



Existing Site "Rooms" and View of Visitor Center





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VISITOR CENTER - FLOOR PLAN

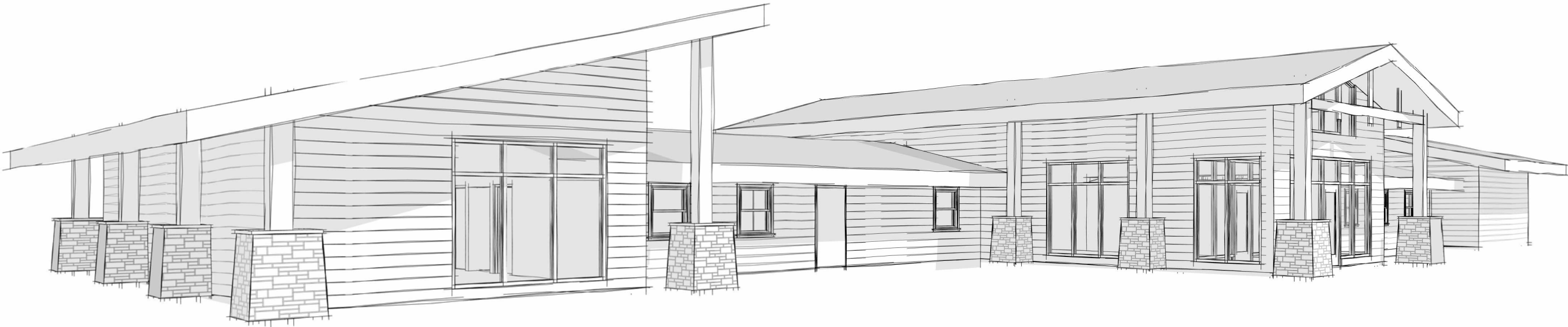
VISITOR CENTER ELEVATIONS



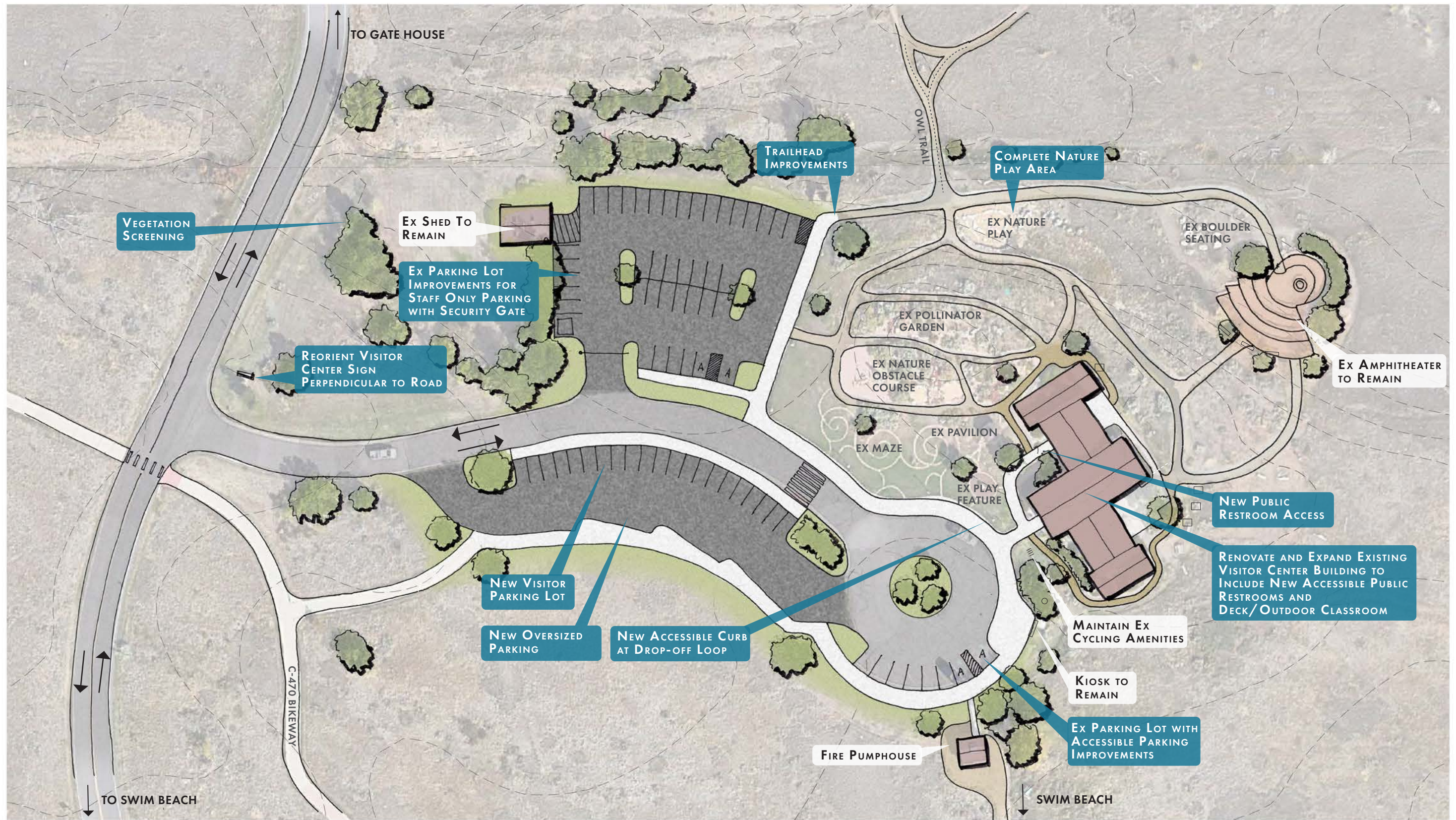
EAST ELEVATION



WEST ELEVATION (FRONT)



VISITOR CENTER - NORTHWEST PERSPECTIVE



Visitor Center Improvements:

- The existing parking lot is proposed to be reconfigured and expanded for a designated staff/fleet parking lot.
- A new visitor parking lot is proposed south of the existing parking lot.
- The visitor center is proposed to be renovated.

BIG SODA LAKE SWIM BEACH

Situated on the north side of Big Soda Lake and south of the Visitor Center. The swim beach area includes two buildings: the food concessions/ranger station and restroom buildings. Both buildings are generally consistent in design with other structures in the park.

Phase 1:

Buildings:

At the Food Concessions and Ranger Station building, deferred maintenance is proposed to be addressed in coordination with the concessionaire, by replacing exterior deteriorated siding and trim, installing new sealant, and repainting. The interior is proposed to be deep cleaned and damaged wall finishes replaced. Concrete floors will be resealed. Casework is proposed to be replaced for improved organization. Future improvements may be considered as funding becomes available.

Maintenance at the Restroom Building will include replacing deteriorated siding and trim, sealing, repainting, deep cleaning the interior, and resealing epoxy floors. Additional in-line fans will be added to the existing vent stacks to improve air circulation and minimize odors.



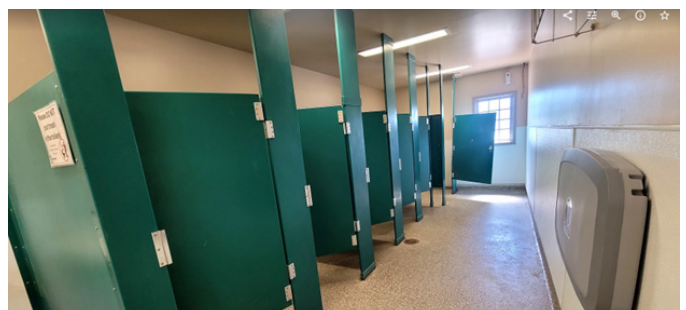
Existing Condition of Ranger Station Interior



Existing Condition of Food Concessions Exterior



Existing Condition of Restroom Building Exterior



Existing Condition of Restroom Building Interior



Existing Condition of Food Concessions Interior



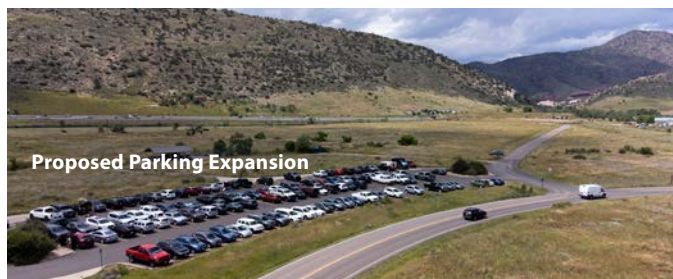
BIG SODA LAKE SWIM BEACH

Site:

Parking for the swim beach is separated into two parking lots both south of the main park road. The main parking lot is north/northeast of the beach, concessions and restrooms while the larger secondary parking lot (Meadowlark Cove Picnic Area) is to the northwest of the beach. Overall park capacity is driven by the swim beach and marina parking lots. The main swim beach parking lots are proposed to remain with select improvements for drainage. A new drop-off area is also proposed to reduce traffic congestion. A new paddleboard setup station with racks, an inflation station, foot washing, and seating/seatwalls is also proposed next to the main parking lot.

The swim beach experiences the highest traffic volume in the park. There are multiple trails that lead pedestrians to the swim beach area including the C-470 bikeway and the soft surface trail that connects the visitor center parking lot to the main swim beach parking lot. Existing hard and soft surface trails leading to the swim beach, including the C-470 bikeway, will remain unchanged. Portions of these trails are proposed to be elevated with a boardwalk and rock stabilization and removal and replacement of the concrete walks at other trail locations. Grass and deciduous tree planting and maintenance will continue throughout the area.

Upgrades or improvements are not anticipated to the existing water and wastewater systems as they are estimated to already be sized to handle peak flows. Storm drainage will be improved by cleaning existing curb cuts, chases, and culverts.



Existing Big Soda Lake Meadowlark Swim Beach Parking Lot

Site Amenities:

- The swim beach and tot area zones will remain, with formalized paddleboard launch areas proposed to the west of the existing beach. The existing lap lane is proposed to be relocated southwest of the existing beach near Little Soda Lake. The area includes improvements such as additional shelters, seating, vault toilet, and trail/bridge connection.
- Additional picnic shelters are proposed at the parking area and west of the volleyball courts, complete with seating, grills, and charcoal receptacles.
- The playground and sand volleyball courts will remain, with future replacements planned.
- New trash receptacles, bike racks, benches, and signage will be installed, and designated smoking zones with disposal containers will be added.

Phase 2:

Additional parking will be added to the Meadowlark Cove Picnic Area, increasing capacity by 73 stalls. Additional drainage features may be required for the expanded parking lot. Storm water quality and detention may be needed depending on the amount of additional impervious area proposed.



Existing Big Soda Lake Swim Beach Parking Lot and Meadowlark Parking Lot in the Background



EXAMPLE IMAGERY



Foot Washing Station



Paddle Board Power Station



Seating, Bank Stabilization, Beach Access

BIG SODA LAKE MARINA

Situated on the east side of Big Soda Lake, and southeast of the Big Soda Lake swim beach area, the one-story building is composed of three connected forms, that create an "L"-shaped floor plan. The central organizing form is a double-height octagonal volume where the reservations and sales attendants engage with the public. The northern "wing" is a simple, longitudinal gable structure with two gender neutral single user restrooms and a small office. The southern wing is similar in form to the north wing but houses rental equipment (stand-up paddle boards and life jackets primarily). The spaces are vaulted, showing built up wood trusses.

The building houses a concessionaire who rents boats and paddleboards to the public. The planned renovations for Big Soda Lake Marina aim to address deferred maintenance and improve visitor amenities to continue to support the current functions.

Phase 1:

Buildings:

The Concessionaire Building proposed improvements will primarily address deferred maintenance. At the building exterior replacement of deteriorated siding, trim, and repainting; resealing windows and replacing weatherstripping is proposed. Also, repointing and sealing the stone wainscot. Interior updates include deep cleaning, resealing concrete floors, replacing damaged wall finishes, and installing new casework for improved organization.

A new pre-manufactured vault restroom building with six single-user restrooms is proposed to improve the visitor experience and alleviate very long restroom lines. Each single user restroom will be accessible and include a vault toilet riser, and a plumbed sink. The marina's existing water tank will be upsized to meet demand, with a new larger tank proposed.

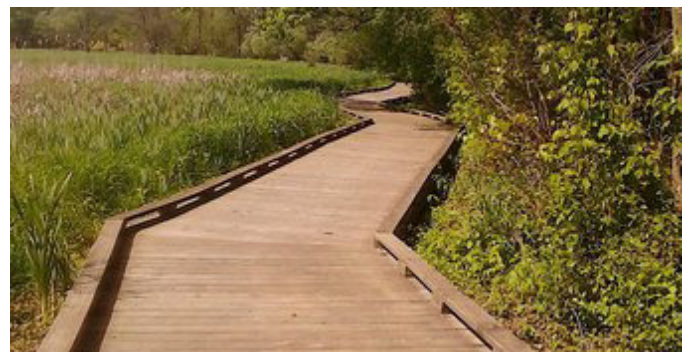
The existing vault toilets will remain in use.



Existing Concessionaires Building Casework



Existing Concessionaires Building Exterior Deterioration



Example Image of Boardwalk



Example Images of Kayak Dock & Boat Launch



BIG SODA LAKE MARINA

Site:

The Big Soda Lake Marina parking lot is located east of the Big Soda Lake main swim beach parking lot and is accessed from the main park drive. The marina parking lot will maintain its current capacity, with select asphalt improvements to prevent water ponding and a new drop-off area to reduce congestion. A paddleboard preparation station is proposed adjacent to the parking lot. Trails, existing and proposed, will continue to connect visitors to the marina, swim beach, and overflow parking lot.



Existing Big Soda Lake Dam Trail and
36 Acre Parcel Location (Left Side of Photo)



Existing Big Soda Lake Marina Parking Lot, Dam Trail
and Overflow Parking Lot

Gathering Areas & Site Amenities

- Upgrades include a new floating boat dock with six slips, ADA-accessible options, and tie-offs for kayak rentals. The boat launch will be widened and regraded for ease of boat water access.
- Existing informal picnic and grill areas will be retained, with additional picnic shelters proposed.
- A paddleboard launch beach, complete with seating/seat wall, board racks, a power station, and foot washing area, is proposed at the marina. Another similar paddleboard launch is proposed near the Dam Trail.
- Minimal vegetation impacts are anticipated.

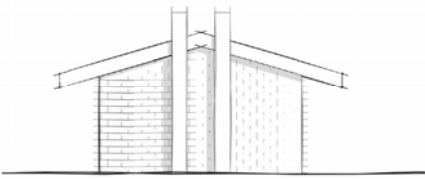
Phase 2:

The overflow parking lot northeast of the swim beach will be partially formalized with asphalt paving and concrete and a boardwalk trail connection to the marina parking lot is proposed. Additional drainage features may be required for the expanded parking lot. Storm water quality and detention may be needed depending on the amount of additional impervious area.

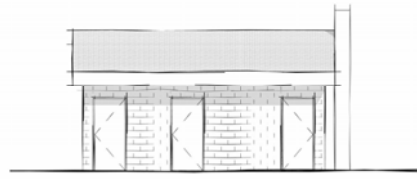


Existing Big Soda Lake Marina

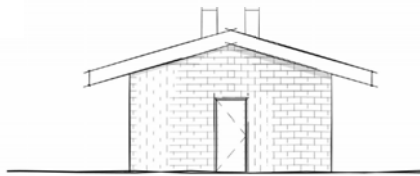
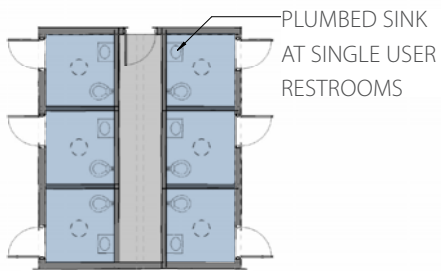




SOUTH ELEVATION (VENT STACKS)



WEST ELEVATION (EAST SIMILAR)



NORTH ELEVATION



Example Image of Vault Toilet



VAULT TOILETS - FLOOR PLAN AND ELEVATIONS



2024 Big Soda Lake Field Work at Proposed Loop Trail



LITTLE SODA LAKE

Little Soda Lake is located near the west park boundary and C-470. The lake is operated by a park concessionaire and offers private water ski, wakeboard, wakesurf and tubing. The proposed improvements for Little Soda Lake focus on addressing deferred maintenance and vault toilet installation and accessibility upgrades.

Phase 1:

Buildings:

The marina building exterior proposed improvements include replacing deteriorated siding and trim, resealing windows, replacing weatherstripping and repainting. Interior improvements proposed include a deep cleaning, organization, and replacing furniture and cabinets. Additional improvements may occur in coordination with the concessionaire and as funding becomes available.

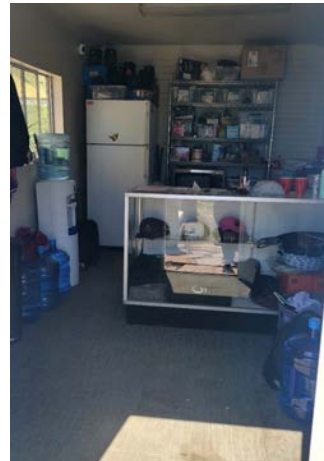
A new vault toilet is proposed to replace the port-o-let for visitor and staff use. Wastewater flows have been estimated to ensure the facility is adequate for current and future use. No immediate improvements are planned for potable water.

Site:

Access to the upper and primary gravel parking lot from Meadowlark Cove Picnic Area will remain, with gravel recompaction proposed. A new accessible concrete parking stall will be added at the lower lot near the proposed vault toilet. Existing additional standard parking and trailer/staff parking spaces will remain. The existing unpaved trail and stairs connecting the gravel visitor parking lot to the lake amenities will remain. A new accessible path is proposed from the accessible parking stall to the vault toilet, main building and boat dock. Deck seating improvements proposed are minimal and for increased accessibility.



Existing Condition of Little Soda Lake Exterior



Existing Condition of Little Soda Lake Interior



Example Image of Proposed Vault Toilet



Existing Deck Proposed To Be Removed





Little Soda Lake Improvements:

- A vault toilet is proposed
- An improved picnic area is proposed, and the building is proposed to be rehabilitated.



CAMPGROUND



Overall View of Existing Campground

Per the City website, "Bear Creek Lake Park is home to one of the closest, full-service campgrounds to the Denver metro area." The existing campground includes back-in campsites, yurts, cabins, and group campsite. Shared amenities in the area include shower facilities, vault toilets and playground. The proposed improvements for the campground focus on upgrading facilities while maintaining the current layout and capacity.

Phase 1:

Buildings:

The campground's existing shower house, vault toilets, RV dump station and associated water and wastewater systems will remain in place.

Phase 2:

Two additional shower rooms are proposed south of the existing shower building, connected to the existing building via two open entry alcoves. The addition will include fully grouted CMU walls, epoxy flooring, solid surface paneling, and skylights. The addition will continue to the existing roof line and match the materials of the existing building. New lighting and signage is proposed at the additions. A portion of the wastewater system will need to be upsized to meet the wastewater demands for the expanded shower house. No improvements or upgrades are needed to the existing water system.

A new bunkhouse is proposed to be constructed in the group camping area, with 14 beds (7 bunk beds), resilient rubber flooring, operable windows, and impact-resistant walls. The bunkhouse will also include lighting, electrical outlets, and an exterior weatherproof GFCI receptacle. The building will include a new heating and cooling system. The exterior materials will consist of standing seam metal roofing, fiber cement siding, and concrete foundation. The new bunkhouse would be categorized as an R-1 occupancy class per the International Building Code, which requires a fire suppression system. A variance could be pursued with the building official to possibly avoid the requirement for a fire suppression system.



Existing View of Campground Looking South



CAMPGROUND

Phase 1:

Site:

Campsite Upgrades: North campsites (1-17) are proposed to be leveled and improved with new wood edging and markers, and a new concrete pad is proposed at the camp host site. Built and natural shade is proposed each site.

Phase 2:

Existing yurts will be replaced with cabins matching current structures.

Group Site & Blue Grama Picnic Area: The group site will be formalized with four pull-through sites. One bunkhouse is proposed along with 10 parking stalls. Blue Grama Picnic Area will be enhanced with a shelter, fire ring, picnic tables, and vegetation primarily for group site use.

Vehicular & Pedestrian Access: While vehicular circulation remains unchanged, a new formalized after hours entry with signage, solar lighting, unattended fee collection box, and asphalt paving/pull-off is proposed. Pedestrian paths will be improved, including crusher fines trail improvements at the shower house and a soft-surface trail connecting the campground to the C-470 Bikeway and 36 Acre Parcel. An at-grade crosswalk is proposed at West Hampden Ave. Storm water quality and detention may be needed depending on the amount of additional impervious area being added.



Example Image of Back-In Campsite with Shade Structures

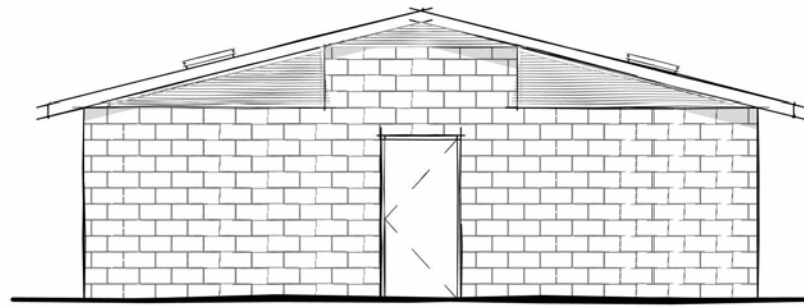


Existing Cabin

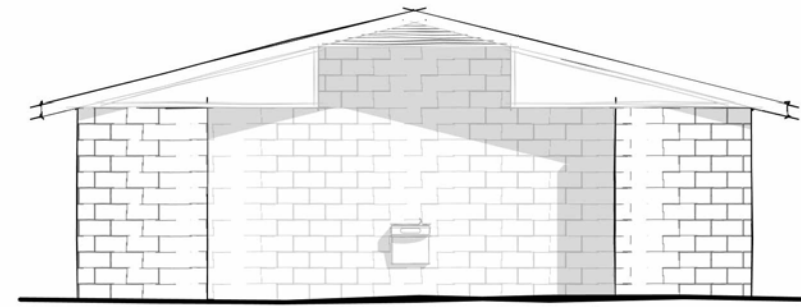


Existing Back-in Campsite

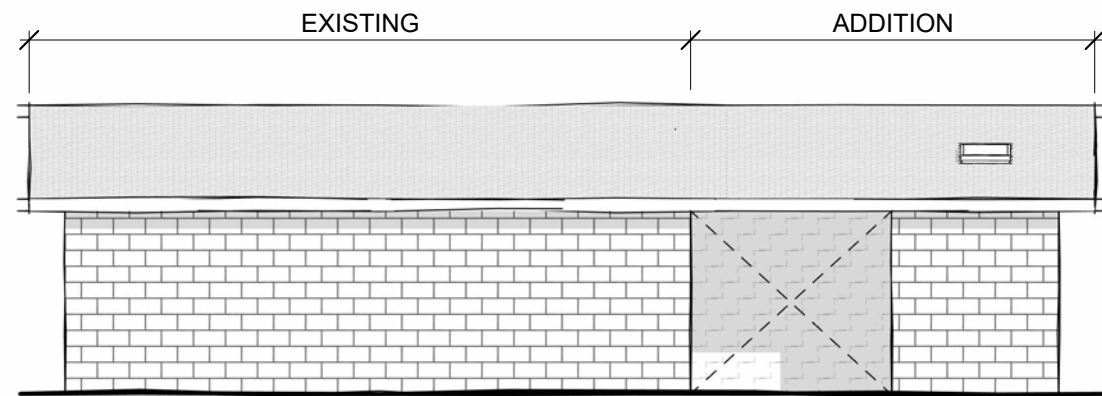
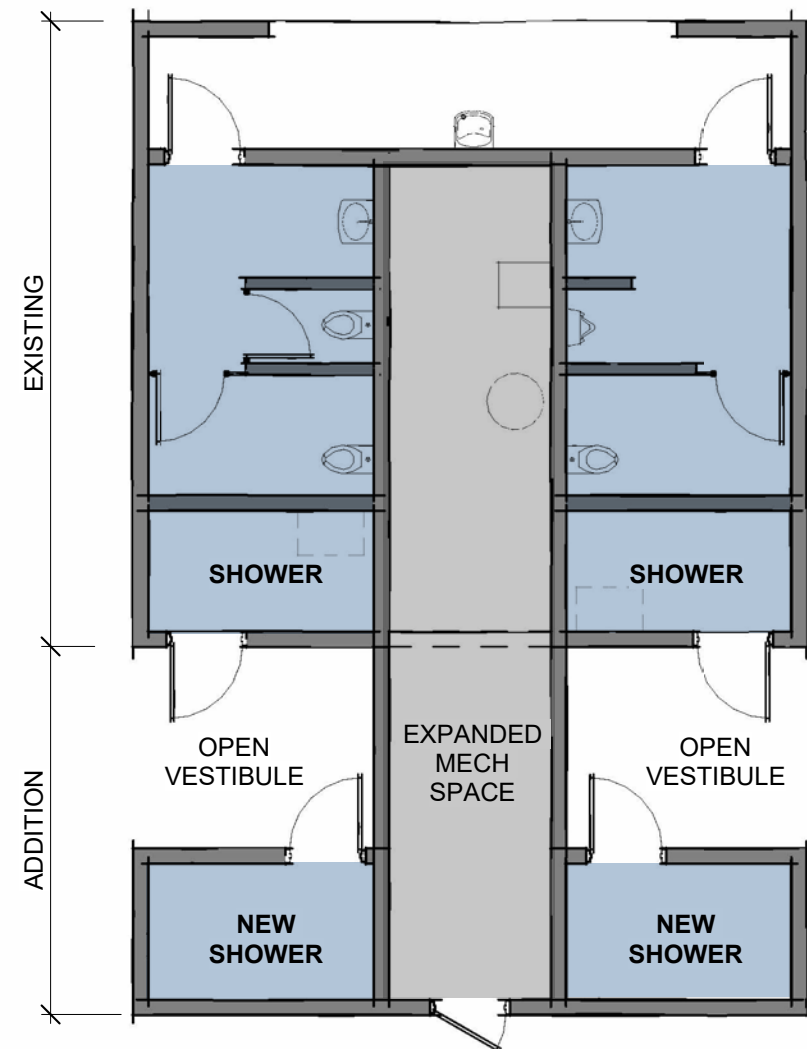




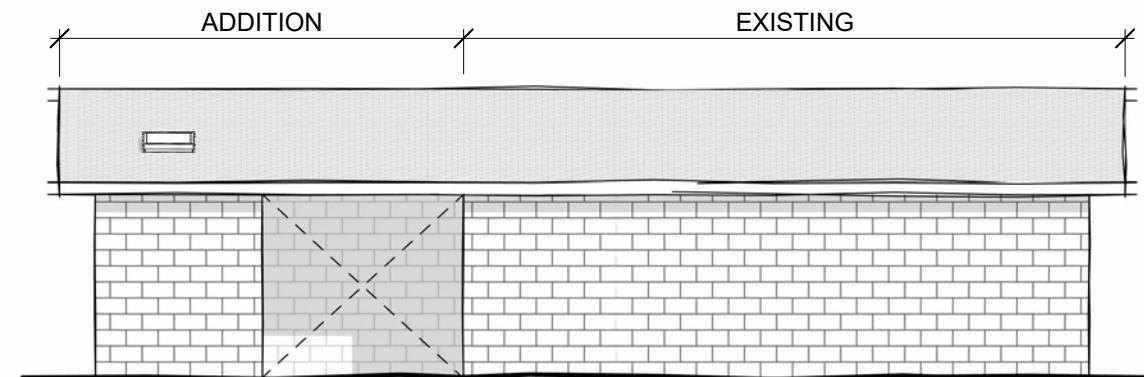
SOUTH ELEVATION (ADDITION)



NORTH ELEVATION (EXISTING TO REMAIN)

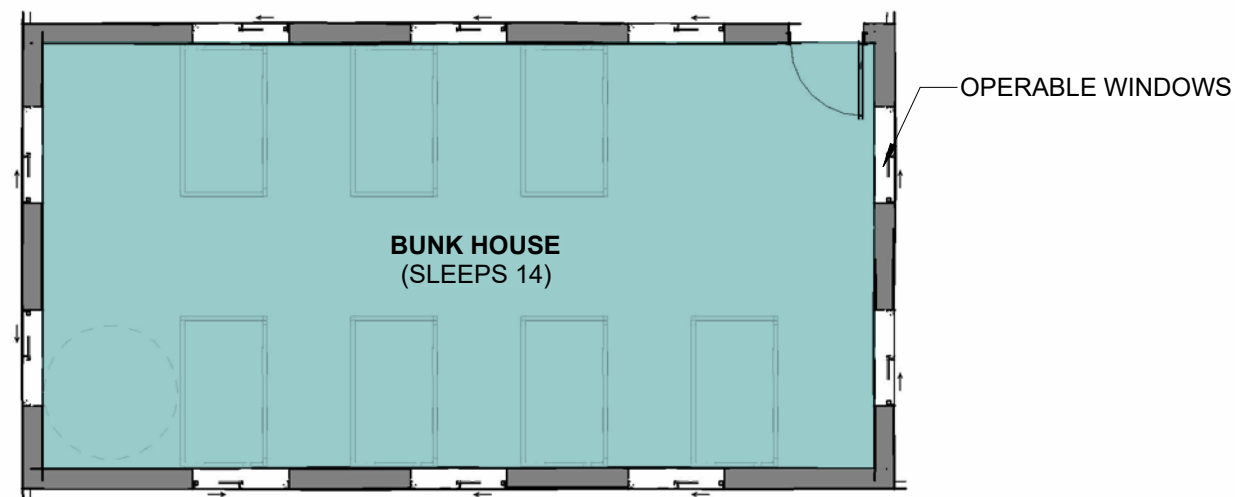
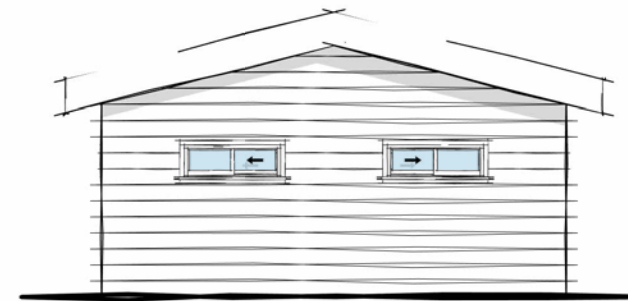
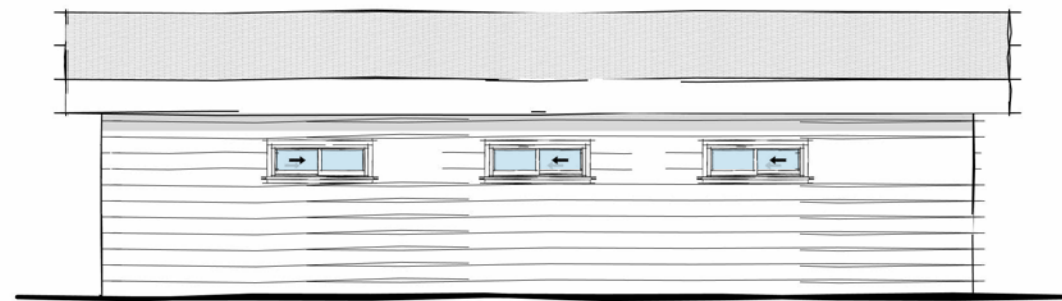
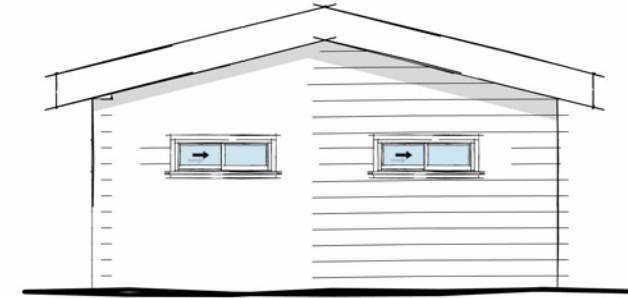


WEST ELEVATION

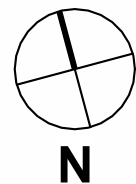


EAST ELEVATION

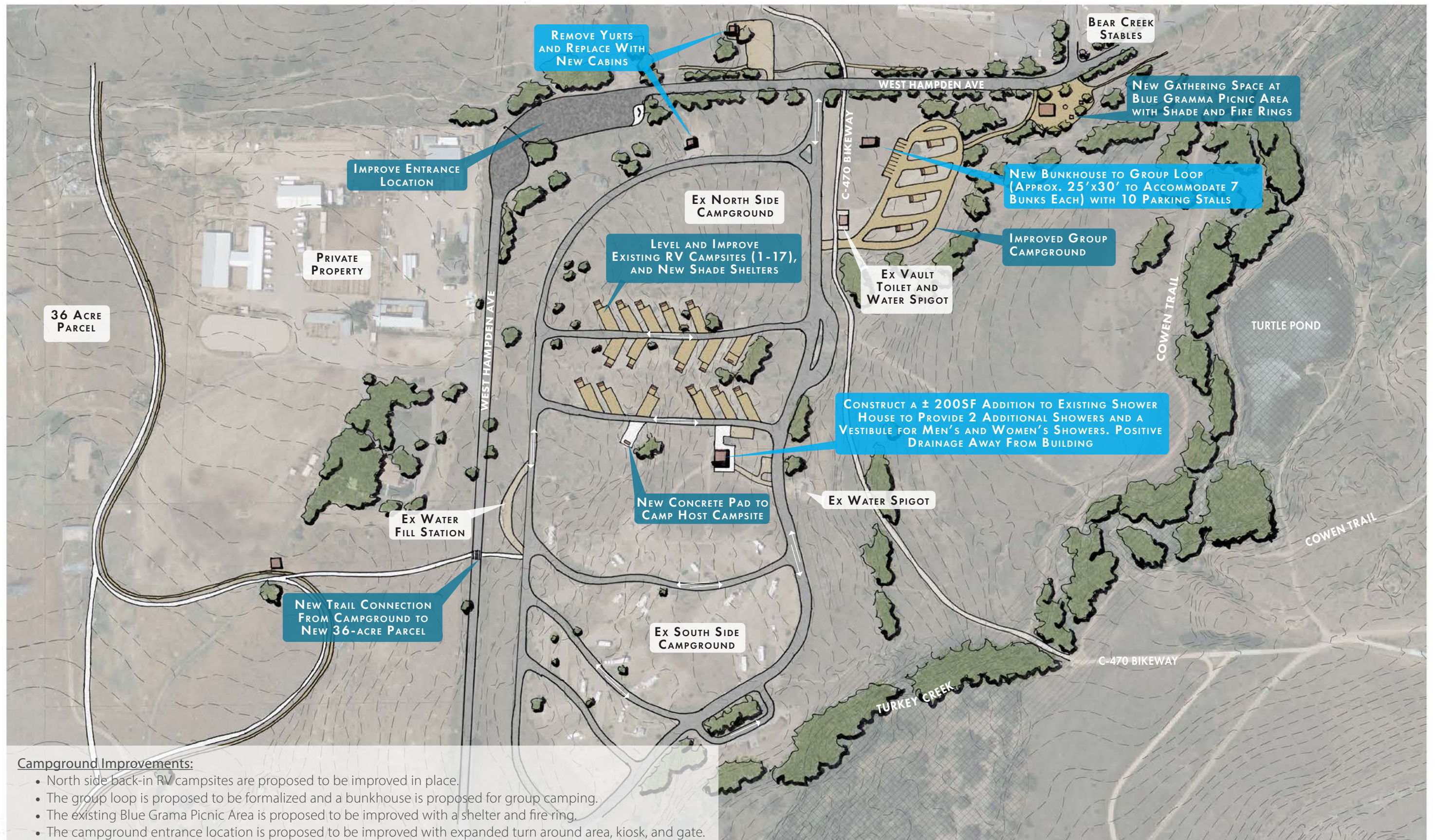
SHOWER HOUSE - FLOOR PLAN AND ELEVATIONS



EXAMPLE IMAGE OF BUNKHOUSE INTERIOR



BUNK HOUSE - FLOOR PLAN AND ELEVATIONS

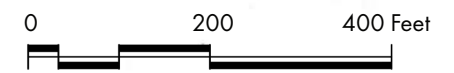


Campground Improvements:

- North side back-in RV campsites are proposed to be improved in place.
- The group loop is proposed to be formalized and a bunkhouse is proposed for group camping.
- The existing Blue Gramma Picnic Area is proposed to be improved with a shelter and fire ring.
- The campground entrance location is proposed to be improved with expanded turn around area, kiosk, and gate.
- Two existing yurts are proposed to be replaced with cabins.
- The shower house is proposed to be expanded for two additional shower stalls.

LEGEND

- PHASE 1
- PHASE 2



36 ACRE PARCEL



Overall View of 36 Acre Parcel and Private Property

The 36-acre parcel is located east of Big Soda Lake and west of the campground. The primary vehicular access point is from West Hampden Avenue, which runs along the eastern boundary of the parcel. Two private properties remain, one north and one west on Big Soda Lake. Proposed improvements will enhance and expand recreational access while balancing protection of existing open space.

Phase 1:

Trails will be expanded for pedestrians, cyclists and equine use.

- Phase 1: 6-foot-wide soft surface trail
- Phase 2: 8-foot-wide concrete trail constructed parallel to the soft surface trail

Two shelters with seating areas are proposed and will provide visitors a shaded area for rest and viewing opportunities.

Efforts will be made to protect the existing native grasses and small shrubs, along with the evergreen and deciduous trees that currently exist at the condemned/demolished buildings. Vegetation will be restored at the condemned/demolished buildings.

No immediate improvements to the wastewater or potable water systems are needed.

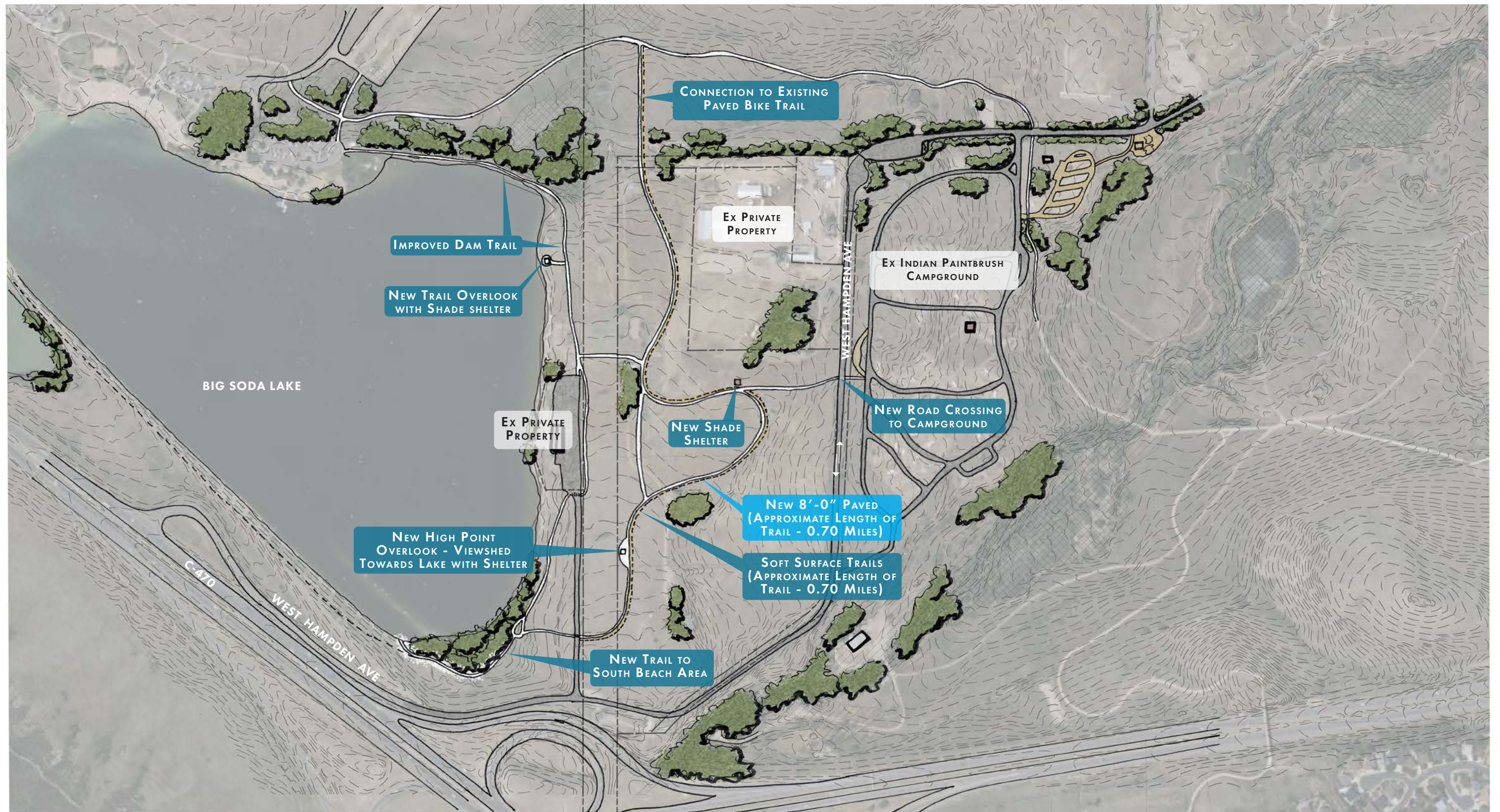


Example Image of Soft Surface Trail Adjacent to Paved Trail



Example Image of Overlook Bench





36 Acre Parcel Improvements:

- A soft surface and parallel hard surface trail are proposed at the 36-acre parcel with overlooks and shade shelters.

LEGEND

- PHASE 1
- PHASE 2

NOTE:

1. Regrade and vegetate at removed buildings.



BEAR CREEK STABLES



Overall View of Existing Bear Creek Stables and Archery Range

Bear Creek Stables offer nature rides, hay rides, lessons, summer camps and evening rides and are open April – October. The Stables are located east of the campground and archery range on the main park road and intersection of West Hampden Ave. The main entrance and parking area are on the east side of the road.

Phase 1:

The preferred concept for Bear Creek Stables includes several minor improvements. Vehicular circulation will remain the same with installation of a new vault toilet proposed to service the stables and nearby archery range.

A designated crosswalk is proposed between the stables and archery range. Pedestrian circulation will remain informal, with two new shade shelters (approximately 10'x10') proposed. No vegetation improvements are proposed.

New water improvements are not planned, as the stables will continue to utilize the existing water well system from the campground.

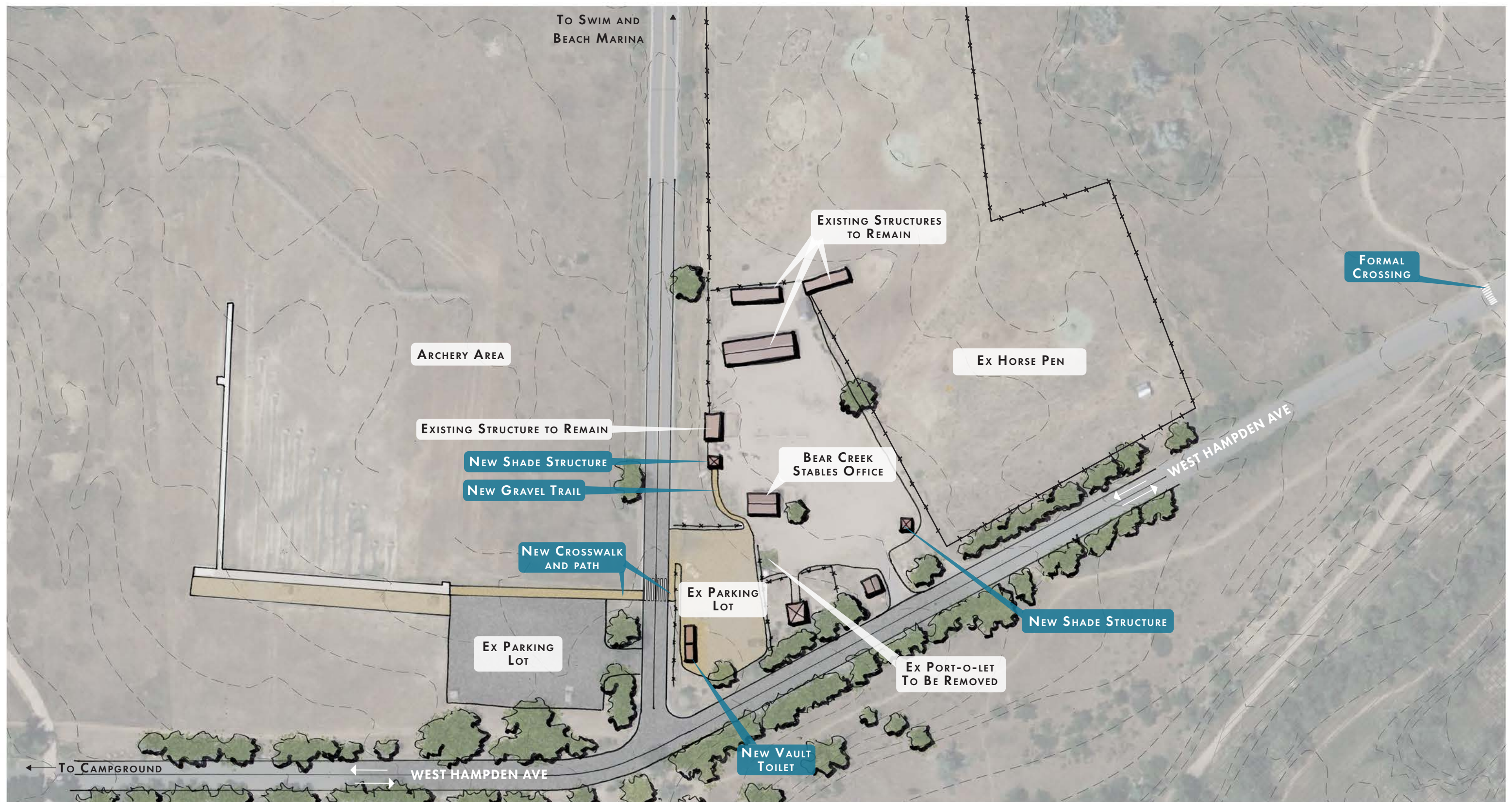


Proposed Shelters to Match Existing Shelter



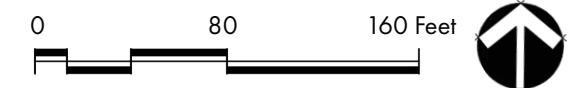
Example Image of Vault Toilet





Stables Improvements:

- A new shared vault toilet between the archery range and stables is proposed.
- New shade shelters are proposed.



BEAR CREEK RESERVOIR BOAT RAMP



Bear Creek Reservoir Existing Boat Ramp, Flooding 2023

Bear Creek Reservoir Boat Ramp and Pelican Point are located east of Gatehouse. The preferred concept for Bear Creek Reservoir focuses on enhancing visitor amenities and accessibility. All improvements are dependent on coordination with USACE.

Phase 1:

Vehicular and Pedestrian Circulation: Vehicular circulation, parking and pedestrian circulation are proposed to remain the same at the boat ramp. A future accessibility review of the site is recommended.

Building & Site Amenities: The existing vault toilet is proposed to be removed and replaced.

The existing roll-away docks will be removed, salvaged and reinstalled after proposed improvements to the asphalt boat ramp are completed.

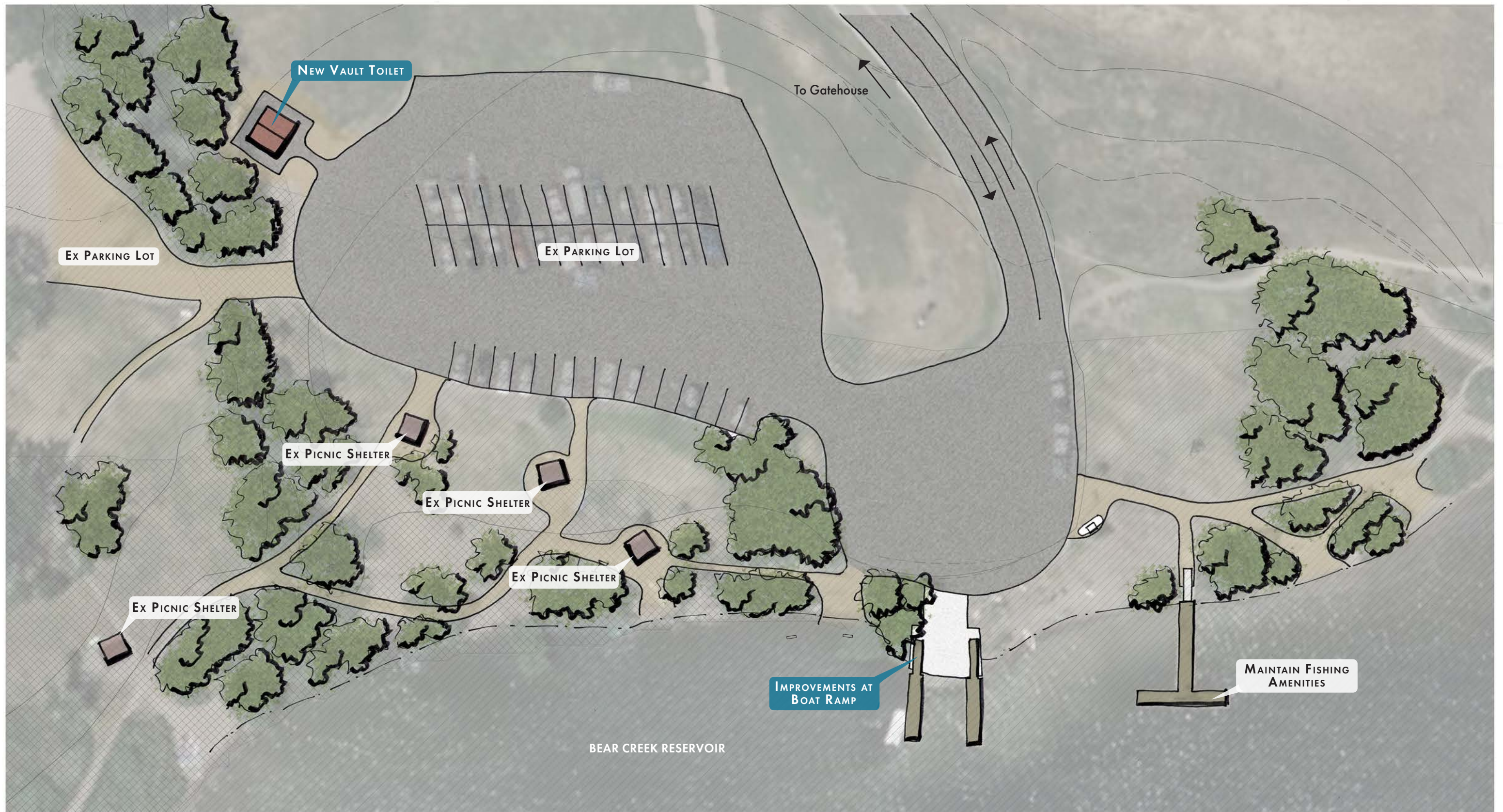


Bear Creek Reservoir Existing Boat Ramp



Bear Creek Reservoir Existing Vault Toilet

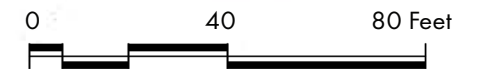




Boat Ramp Improvements:

- A new vault toilet is proposed along with removal and replacement of the existing boat ramp.

NOTE: BALANCE FISHING AMENITIES WITH PROPOSED PADDLEBOARDING ACTIVITIES ON BEAR CREEK RESERVOIR.



BEAR CREEK RESERVOIR PELICAN POINT



Overall View of Bear Creek Reservoir

Bear Creek Reservoir Boat Ramp and Pelican Point are located east of Gatehouse. The preferred concept for Pelican Point focuses on enhancing visitor amenities and accessibility. All improvements are dependent on coordination with USACE.

Phase 1:

Vehicular and Pedestrian Circulation: The access road leading to Pelican Point is proposed to be widened, and the existing parking lot reconfigured to provide a total of 23 standard and accessible parking stalls. Existing soft-surface pedestrian trails will remain and will connect the vault toilet, picnic shelter, and dock. Vegetation restoration is anticipated to be limited to areas disturbed by construction.

Building & Site Amenities: The existing vault toilet at Pelican Point is proposed to be removed and replaced. A new paddleboard setup station with racks and seating is proposed. Other site amenities such as trash receptacles, picnic shelters, signage, and the boat dock are proposed to be salvaged and reinstalled.

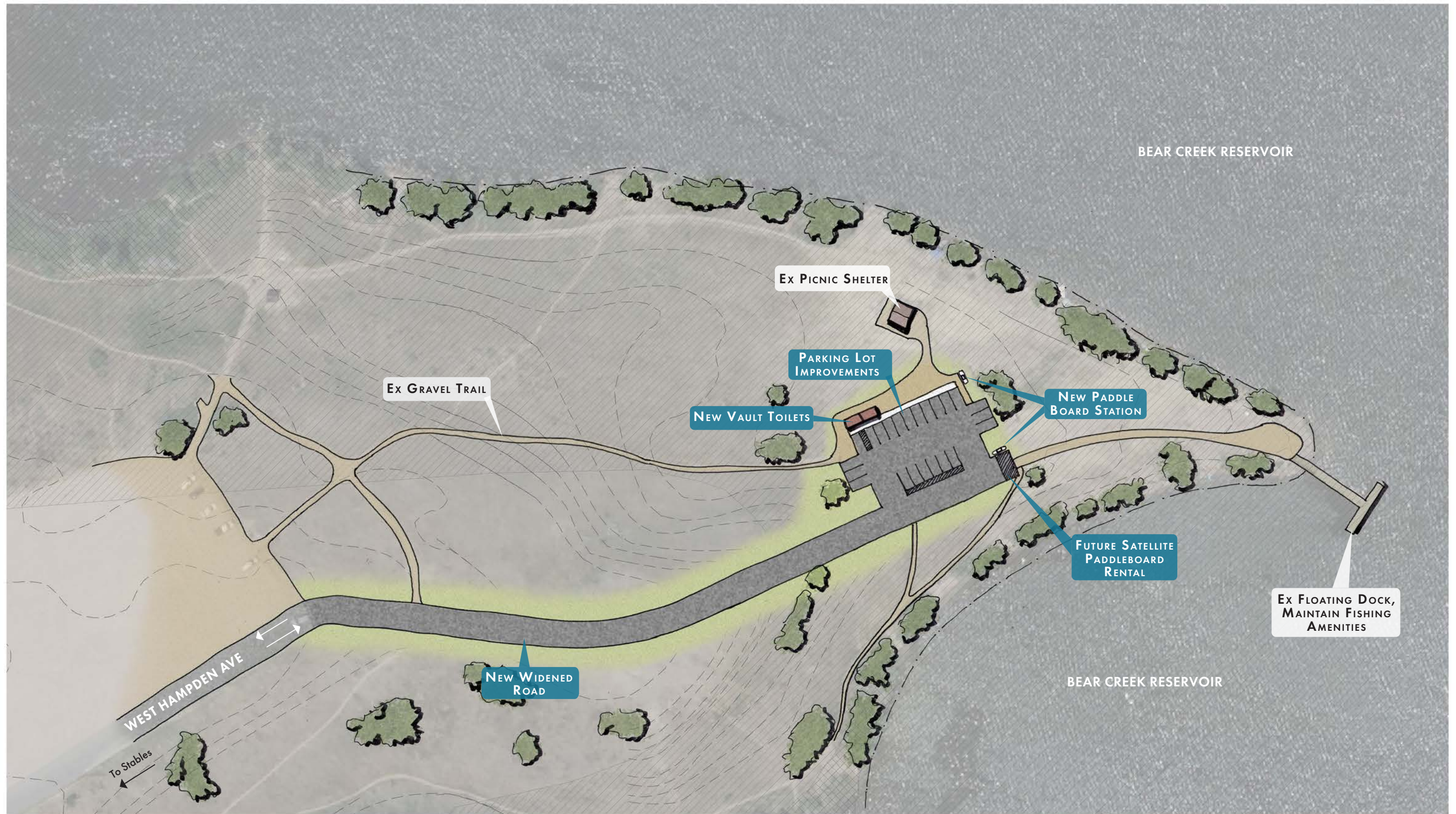
A potential future satellite paddleboard rental station may be implemented to balance and disperse paddlecraft activities at Big Soda Lake while respecting current and future angler activities at Bear Creek Reservoir.



Existing Pelican Point Parking Lot

Source: Google Earth





Pelican Point Improvements:

- The existing parking lot is proposed to be reconfigured and the existing vault toilet is proposed to be replaced.
- A possible satellite paddleboard rental station may be considered as part of a future phase.

NOTE: BALANCE FISHING AMENITIES WITH PROPOSED PADDLEBOARDING ACTIVITIES ON BEAR CREEK RESERVOIR.



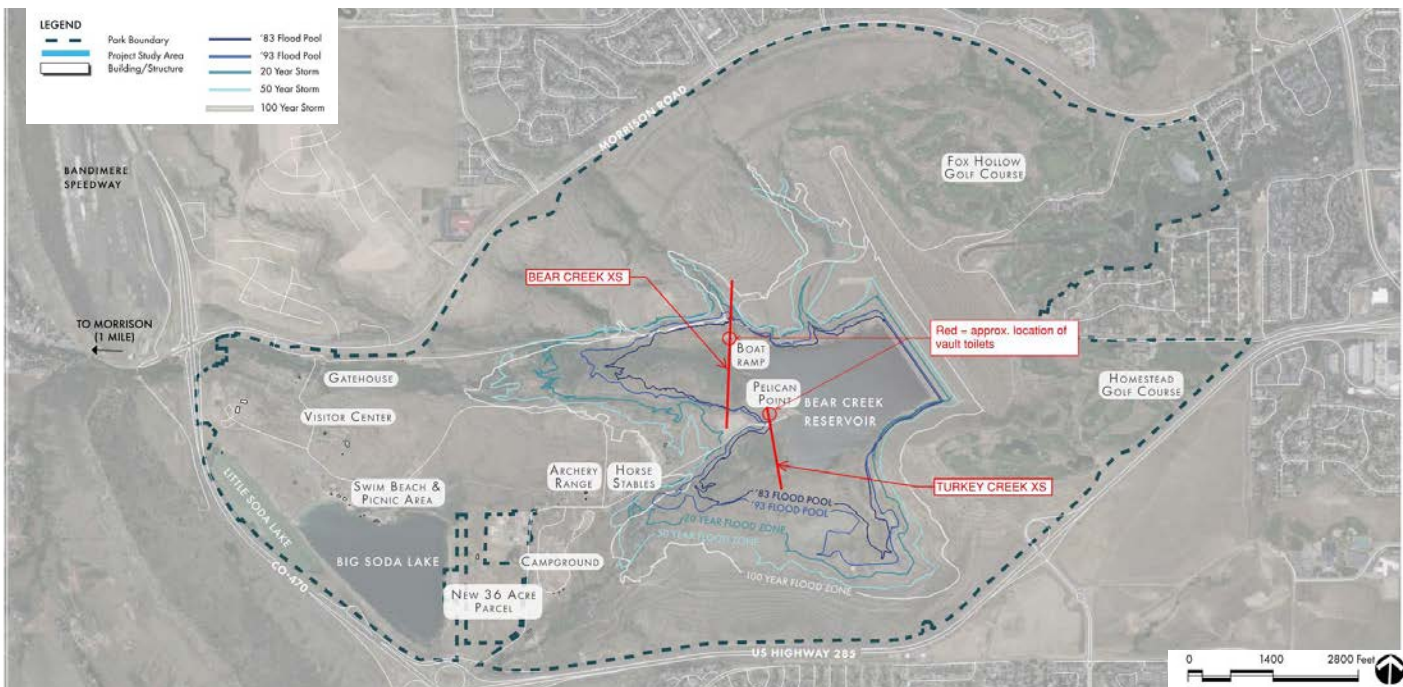
BEAR CREEK RESERVOIR FLOODPLAIN PERMITTING

Improvements proposed at the Boat Ramp and Pelican Point sites are located within a FEMA regulatory Zone A floodplain, which is defined as an approximate methods Special Flood Hazard Area (SFHA) without Base Flood Elevations (BFEs) determined. The primary flood sources are Bear Creek, Turkey Creek, and Bear Creek Reservoir. The proposed improvements include replacement and expansion of two vault toilets, boat ramp improvements, parking lot reconfiguration, a paddle board station, and access road widening.

A City of Lakewood Floodplain Permit will be required for all grading and/or construction within the regulatory Zone A floodplain, which will require documentation that the proposed improvements do not cause a rise in BFE or adversely impact adjacent properties or existing insurable structures. Due to the backwater condition associated with the reservoir, it is not anticipated that these improvements will have an impact on flood elevations and are not anticipated to adversely impact adjacent properties or existing insurable structures.

It is not anticipated that a pre-project Conditional Letter of Map Revision (CLOMR) or post-project Letter of Map Revision (LOMR) will be required to construct these improvements.

The proposed vault toilets represent the only vertical construction within the regulatory floodplain but are not considered habitable structures, which are not required to be elevated or flood proofed to the freeboard requirements set forth by the State of Colorado or City of Lakewood. It is anticipated that these structures will be constructed with materials that are resistant to flood damage and that the risk of flooding will remain, with the potential 100-year water surface elevation above the proposed top of structure. The structures should be designed to resist buoyancy and hydrostatic forces assuming complete submergence. As discussed, the vault toilets are located in areas that are influenced by the backwater conditions associated with the Bear Creek Reservoir Dam, outside of the primary flood conveyance paths of Bear Creek and Turkey Creek and are not anticipated to experience hydrodynamic forces typically associated with riverine flooding.



Existing Flood Pools and Zones



CONCLUSION

The Bear Creek Lake Park Master Plan planning process involved extensive public and stakeholder involvement including park users, City of Lakewood residents and residents of the surrounding Denver Metro area. The plan will help to guide and prioritize improvements to the Park, develop budgets, and solicit funding. As projects are further refined and implemented, below is a list of possible future studies and recommendations:

- Revisit phasing and funding priorities over time
- Topographic and utility surveys at focus areas for construction document development
- Full existing conditions investigation and As-built drawings of the Gatehouse and Visitor Center
- Geotechnical investigation and hazmat survey of the Gatehouse and Visitor Center
- Site investigation to supplement desktop review of existing electrical and telecommunications systems particularly at the Gatehouse, Visitor Center and Campground
- Additional drainage and floodplain analysis
- Conduct natural resource site surveys to supplement desktop review; some suggestions include surveying for rare plants, burrowing owl, and other migratory birds, and mapping vegetation communities.
- Confirm impacts to wetlands and waters of the US and associated permitting, particularly at the Gatehouse, Big Soda Lake and Bear Creek Reservoir
- Incorporate building and accessibility code requirements
- Confirm code requirements for proposed campground bunkhouses with City of Lakewood Building Official
- Coordination with USACE, Soda Lakes Reservoir and Mineral Water Company, and Denver Water
- Coordination with CDOT on access improvements to the Park
- Coordination with Mount Carbon Metro District and Town of Morrison on connecting the Park water and wastewater systems to their municipal system



Appendices



DHM DESIGN

www.dhmdesign.com

STAFF MEMO

DATE OF MEETING: JANUARY 27, 2025 / AGENDA ITEM NO. 7

To: Mayor and City Council

From:

Subject:

SUMMARY STATEMENT:

BACKGROUND INFORMATION:

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: None

ALTERNATIVES: None

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

NEXT STEPS: None

ATTACHMENTS: None

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

STAFF MEMO

DATE OF MEETING: JANUARY 27, 2025 / AGENDA ITEM NO. A.

To: Mayor and City Council
From: Travis Parker, Chief of the Sustainability & Community Development Branch
Subject: **Establishing Residential Dwelling Unit Allocations for 2025**

SUMMARY STATEMENT: Article 14.27 of the Lakewood Municipal Code requires most new residential units in the City of Lakewood to receive an “allocation” prior to receiving a building permit. The ordinance obligates the City Council to create the allocations for each calendar year in January. The number of allocations created is based on 1% of existing housing units. City Council has scheduled 14.27 to sunset on August 8, 2025, but it is still in effect until then. For 2025, 1% of existing housing units would equal 717 allocations.

Council is also required to divide allocations between “pools:” open pool, affordable pool, hardship pool.

BACKGROUND INFORMATION: 2022 Allocation Usage: In 2022, 705 allocations were created by City Council. 223 of those were used to issue building permits. Of those, 179 were issued from the open pool, 0 from the affordable pool and 44 from the hardship pool.

2023 Allocation Usage: In 2023, 714 allocations were created by City Council. Only 127 allocations were used to issue building permits. All 127 allocations were issued from the open pool. None were issued from the affordable or hardship pool.

2024 Allocation Creation: 715 allocations were created by City Council. Only 100 allocations were used to issue building permits. All 100 were issued from the open pool. None were issued from the affordable or hardship pool.

2025 Allocation Creation: Article 14.27 requires the creation of allocations by City Council each January. The number of allocations to be created is equal to 1% of the number of residential units in Lakewood. As of January 1, the total number of residential units in Lakewood is 71689. 1% of that number would result in the creation of 717 allocations.

Pool Distribution: Staff recommends the creation of 717 units in the open pool, and none in the other pools as these are not used.

BUDGETARY IMPACTS: N/A

STAFF RECOMMENDATIONS: Staff recommends that City Council create 717 allocations and assign them as follows:

- **Open Pool:** 717
- **Affordable Pool:** 0
- **Hardship Pool:** 0

ALTERNATIVES: City Council could create a different number of total allocations than 717 and/or allocate different numbers into the three pools.

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

NEXT STEPS: N/A

ATTACHMENTS: 1. Resolution 2025-6

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

A RESOLUTION

ESTABLISHING RESIDENTIAL DWELLING UNIT ALLOCATIONS FOR 2025 AND
ASSIGNING ALLOCATIONS TO POOLS PURSUANT TO CHAPTER 14.27 OF THE
LAKEWOOD MUNICIPAL CODE

WHEREAS, on June 7, 2023, Colorado Governor Jared Polis signed House Bill 23-1255 (later codified as C.R.S. § 29-20-104.2), a “Bill for an Act Concerning Preemption of Local Regulations Limiting the Number of Building Permits Issue for Development”, such legislation finding that local anti-growth laws may serve to impact housing development in the cities that adopted such laws as well as impacting surrounding communities, such law becoming effective on August 8, 2023;

WHEREAS, C.R.S. § 29-20-104.2(4)(a)(II) provides that “A governmental entity may enact and enforce a temporary, nonrenewable anti-growth law for the purpose of developing or amending land use plans or land use laws covering residential development or the residential component of a mixed-use development”;

WHEREAS, C.R.S. § 29-20-104.2(4)(b) provides that “a temporary, nonrenewable anti-growth law affecting property allowed by subsection (4)(a) of this section may be effective for no more than twenty-four months in a five-year period”;

WHEREAS, on August 7, 2023, the City of Lakewood approved Ordinance 2023-30, such ordinance providing for temporarily enacting and enforcing a nonrenewable anti-growth law for the purpose of developing or amending land use plans or land use laws covering residential development or the residential component of a mixed-use development, such temporary law established as Chapter 14.27 of the Lakewood Municipal Code (“LMC”);

WHEREAS, Ordinance 2023-30 was effective for twenty-four months and is scheduled to sunset on August 7, 2025;

WHEREAS, Chapter 14.27 of the Lakewood Municipal Code (“LMC”) creates a building permit management system using allocations for new dwelling units;

WHEREAS, LMC 17.27.050(A) requires the City Council to determine the number of allocations available for the current calendar year and assign such allocations to one of three “pools”: the “open pool,” the “hardship pool,” and the “affordable/low income pool”;

WHEREAS, LMC 14.27.050(B) and (C) establish the formula for determining the number of allocations to be created each year, and based on that formula, 717 allocations could be created in 2025; and

WHEREAS, as of December 31, 2024, the City has received applications for 100 open pool allocations and 0 for the affordable/low income pool or hardship pool, which is less than the total number allocations to be created.

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

SECTION 1. The creation of 717 housing allocations is hereby authorized for use in 2025.

SECTION 2. 717 allocations are hereby assigned to the Open Pool, and 0 allocations assigned to the Affordable/Low Income Housing Pool and 0 the Hardship Pool as those pools have not been used the past two years.

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 Lakewood City Council on January 27, 2025, at 7 o'clock p.m. at the Lakewood Civic Center, 480 S. Allison Parkway, Lakewood, Colorado.

Wendi Strom, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

STAFF MEMO

DATE OF MEETING: JANUARY 27, 2025 / AGENDA ITEM NO. 8

To: Mayor and City Council

From:

Subject:

SUMMARY STATEMENT:

BACKGROUND INFORMATION:

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: None

ALTERNATIVES: None

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

NEXT STEPS: None

ATTACHMENTS: None

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

STAFF MEMO

DATE OF MEETING: JANUARY 27, 2025 / AGENDA ITEM NO. A.

To: Mayor and City Council
From: Alina Walters, Chief Information Officer
Subject: **Renewal of Green Mountain Radio Tower Lease**

SUMMARY STATEMENT: The City of Lakewood is requesting to authorize the execution of an agreement for the lease of property and structures located at 1800 South Indiana Street (also known as Green Mountain) in the City of Lakewood, Colorado, by and between Audacy Colorado LLC and Bonneville International Corporation (the Tenant), and the City of Lakewood, for the purpose of radio broadcasting.

The City has leased the facility to private entities for radio broadcasting services since the '70s. The existing lease began in 1976 and is set to expire December 2025, completing a 50-year lease term. The proposed lease has been updated and amended as necessary to reflect current circumstances and, if approved by the City Council, shall continue in full force and effect for an initial period of ten (10) years. Thereafter, this lease shall automatically renew under the same terms and conditions for four (4) successive periods of five (5) years each, and annually thereafter unless otherwise terminated. The combined rent and operational services that will be provided by the Tenant to the City are estimated to fully offset the site's annual operational cost. As such, no additional budget is being requested as part of this lease renewal.

BACKGROUND INFORMATION: The City of Lakewood owns the radio communications facility located at 1800 South Indiana Street (Green Mountain) in Lakewood, Colorado. This facility provides vital 911 and public safety communications for Lakewood's police department and regional partners in addition to supporting community resources and public works operations.

Since 1976, the City has leased radio tower and facility space to private businesses for the purpose of radio broadcasting. This lease renewal continues to ensure that the City shall continue to use the property for public safety communications and other necessary operations without interruption while granting the Tenant the exclusive right to occupy and use the property for the continued purpose of radio broadcasting.

For reference, Audacy Colorado LLC and Bonneville International are both leading radio broadcasting companies. Some of the Denver radio stations include: 99.5 The Mountain, Alice 105.9, KS 107.5, Denver Sports 104.3, and KOSI 101.1.

The proposed lease clearly defines the responsibilities, terms, and conditions applicable to both the City and the Tenant, ensuring efficient operation and maintenance of this vital asset.

BUDGETARY IMPACTS: Commencing on December 1, 2025 and continuing throughout the term of the lease, the Tenant will pay the City monthly rent. The rent for the 1st year of the lease will be \$2,287.61/month, totaling \$27,451.32 for the year. The rent will increase annually by 3% to account for inflationary growth.

In addition to the rent, the Tenant will provide the City with approximately \$18,300 worth of operational services per year, including covering the costs for security, utilities, infrastructure maintenance, and property upkeep:

- Security: Maintaining the alarm and monitoring system and maintaining perimeter fencing.
- Infrastructure: Maintaining the HVAC system, monitoring building temperature, providing generator access,

and covering all electrical costs for the site.

- Property Upkeep: Maintaining all city-owned property and equipment, and ensuring proper functioning of tower marking and lighting.

The combined rent and operational services are estimated to fully offset the site's annual operational cost. As such, no additional budget is being requested as part of this lease renewal.

STAFF RECOMMENDATIONS: Staff recommends that the City Council authorize the execution of this agreement for the lease of property and structures located at 1800 South Indiana Street (also known as Green Mountain) in the City of Lakewood, Colorado, by and between Audacy Colorado LLC and Bonneville International Corporation (the Tenant), and the City of Lakewood, for the purpose of radio broadcasting, set to commence on December 1, 2025.

ALTERNATIVES: To ensure the continuation of vital 911 and public safety communications for our police department and regional partners, in addition to supporting essential community resources and public works operations, the City would need to build and fund the infrastructure and services currently in place and maintained by the Tenant.

This effort would entail a significant assessment to determine the cost and impacts for the implementation of necessary infrastructure and services for the ongoing operational support of the site. In parallel, funding, staff, and other critical support resources would need to be identified and allocated on an ongoing basis for the successful support of this facility.

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

NEXT STEPS: Upon City Council approval of the lease renewal, the City shall finalize the lease agreement with the tenant.

ATTACHMENTS:

1. Ordinance O-2025-2
2. 2025 Green Mountain Radio Tower Lease

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

AN ORDINANCE

AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR THE LEASE OF PROPERTY AND STRUCTURES LOCATED AT 1800 SOUTH INDIANA STREET IN THE CITY OF LAKEWOOD, COLORADO, BY AND BETWEEN AUDACY COLORADO, LLC, AND BONNEVILLE INTERNATIONAL CORPORATION, AND THE CITY OF LAKEWOOD, COLORADO

WHEREAS, the City of Lakewood, Colorado (the "City"), is a municipal corporation duly organized and existing as a home rule city under Article XX of the Colorado Constitution and under the Charter of the City;

WHEREAS, subject to certain exceptions, all legislative powers possessed by the City, conferred by Article XX of the State Constitution or contained in the Charter, as either has from time to time been amended, or otherwise existing by operation of law, are vested in the City Council of the City (the "Council");

WHEREAS, the City is authorized, pursuant to Article XX of the State Constitution and Section 14.3 of the Charter and its plenary grant of powers as a home rule city, to enter into purchase agreements to lease land, buildings, equipment and other real or personal property of the City;

WHEREAS, the City Council finds and determines that the lease of the subject property is authorized by the Colorado Constitution and the City of Lakewood Charter and is in the best interests of the City and its residents;

WHEREAS, The subject property houses equipment and structures which the City has historically used to broadcast police and emergency communications throughout the City for the benefit and safety of the public;

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 and Charter 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 City Council hereby finds that it is in the best interests of the City and its residents that the prior lease for the property at 1800 South Indiana Street in the City of Lakewood, Colorado, which was for fifty years and expires in December, 2025,

should be renewed with updated terms, as set forth within the Lease Agreement which is attached hereto and incorporated herein.

SECTION 2. The City Manager is hereby authorized to sign and approve the attached lease agreement on behalf of the City of Lakewood.

SECTION 3. This ordinance shall take effect thirty (30) days after final publication.

SECTION 4. 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 within and foregoing Ordinance was introduced and read on first reading at a hybrid regular meeting of the Lakewood City Council on the 27th day of January, 2025; published by title in the Denver Post and in full on the City of Lakewood's website, www.lakewood.org, on the 30th day of January, 2025; set for public hearing to be held on the 10th day of February, 2025; read, finally passed and adopted by the City Council on the 10th day of February, 2025; and signed by the Mayor on the ___ day of February, 2025.

Wendi Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

CITY OF LAKEWOOD AGREEMENT TO LEASE REAL ESTATE

THIS AGREEMENT to Lease Real Estate (“**Lease**” or “**Agreement**”) is made and entered into on this _____ day of _____, 2024, by and between Audacy Colorado, LLC (“**Audacy**”), a Delaware limited liability company and Bonneville International Corporation (“**Bonneville**”), a Utah corporation (Bonneville and Audacy are hereinafter, jointly and severally, referred to herein as “**Tenant**”) and the City of Lakewood, a municipal corporation of the State of Colorado (“**City**”).

WHEREAS, City is the owner in fee simple of certain real property located in the county of Jefferson in the State of Colorado, more fully described in the description attached hereto as Exhibit A and incorporated herein by reference (the “**Land**”), which is commonly known as 1800 South Indiana Street and Green Mountain in Lakewood, Colorado; and

WHEREAS, City is the owner of a tower structure (“**Tower**”) and a building (“**Building**”) located on the Land, together with all other improvements owned by City, rights of way and easements appurtenant thereto (together with the Land, Tower and Building, the “**Property**”); and

WHEREAS, Audacy has leased the Property pursuant to that certain Lease dated April 14, 1976 (“**Prior Lease**”), which expires on or about December 22, 2025 and desires to continue to lease the Property from City from and after such date in accordance with the terms hereof, and City desires to continue to lease the Leased Property (as defined below) to Tenant on the terms and conditions set forth herein;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency thereof is hereby acknowledged, the parties hereto agree as follows:

1. **TERMINATION OF PRIOR LEASE:** Upon the full execution and exchange of signatures of this Agreement, the parties hereto agree that the Prior Lease shall be deemed satisfied in full and terminated in its entirety and replaced by this Agreement from and after the date hereof.

2. **FIXTURES:** The Building, Tower and all improvements and all plumbing, heating, lighting, electrical, and air conditioning fixtures and equipment and other articles of personal property used on or in connection with the improvements on the Property (as distinguished from the items of personal property incident to the business of Tenant or its Sublicensees (as defined below) now or hereafter located upon the Property, together with all pipes, ducts and electrical lines, whether or not attached or affixed to the Land or Building or improvements thereon (hereinafter referred to as “**Building Fixtures**”), shall be and remain a part of the real estate and shall constitute the property of the City. All of Tenant’s trade fixtures and all personal property, fixtures, apparatus, machinery and equipment now or hereafter located upon the Property (other than Building Fixtures) and owned by Tenant or its Sublicensees and not permanently affixed thereto, shall be and remain the personal property of Tenant or its Sublicensees (hereinafter referred to as “**Tenant Equipment**”). Tenant Equipment may be removed from time to time by Tenant or its Sublicensees; provided, however, that if such removal shall injure or damage the Property, Tenant shall repair the damage and place the Property in a manner reasonably satisfactory to the City.

3. **TITLE AND ACCESS:** The City’s ownership of the Property was obtained under a Deed recorded December 21, 1970 in Book 2227 at Page 876 which provides that Property shall be used by the City or its successor or assigns as and for a site for a police radio antenna or communications equipment. The City hereby agrees that it has done nothing, and that it will do nothing during the term of this Lease, which

will be in derogation of said Deed or which will cause title to the demised premises to revert thereunder. The City requires a right-of-way to the Property in order to inspect and service its police communications equipment located thereon. Tenant shall have full access to the Property and all improvements located thereon and shall have the right to inspect and maintain the same, and the City hereby agrees that Tenant shall have at all times a right of ingress and egress by motorized vehicle to the demised premises, and, if required, the City will condemn such easement as is required to enable it to fulfill this obligation and to satisfy its own needs for access.

4. USE:

a. Tenant & Sublicensee Use. Subject to certain rights and obligations of City expressly set forth in this Section 4 and elsewhere in this Agreement, City hereby grants Tenant the exclusive right to occupy and use the Property and related facilities (the “**Leased Property**” or “**Tower Site**”) for the purpose of radio broadcasting. Tenant and its sublicensees (“**Sublicensees**”) will have the right to maintain, operate, or reconstruct pipes, cables, lines or any other facilities of like character on, under and over the Property. Significant modifications to Tower, Building, other equipment buildings and shelters, and related facilities require city approval. City agrees that Tenant and its Sublicensees shall use, in common with others, the access roads leading to the Tower Site designated by City for ingress and egress from the Tower Site, seven days per week, twenty-four hours per day. City agrees that Tenant’s ability to use the Leased Property is contingent upon its ability to obtain and maintain any and all governmental leases, permits, and approvals required or deemed necessary or appropriate by Tenant or its Sublicensees for its use of the Leased Property (“**Governmental Approvals**”). City agrees to cooperate with Tenant and, at Tenant’s expense, join in any applications for Governmental Approvals. City specifically authorizes Tenant and its Sublicensees to prepare, execute and file all necessary or appropriate applications to obtain Governmental Approvals for its use under this Lease. During the term of this Lease, Tenant shall be the exclusive operator on the premises for radio broadcasting services.

b. City Use: During the term of this Lease, City will be the manager and operator of the communication structures on the property and shall use the Property and related facilities (the “**Leased Property**” or “**Tower Site**”) for the purpose of public safety communications, which may include a police radio antenna or communications equipment or both or other communications equipment or facilities. Tenant understands and agrees that the City’s operation of public safety communications through the antennae and radio equipment on the Property constitutes an essential government function. Tenant shall make all reasonable efforts to maintain sufficient capacity for the City’s use, such that the essential government function of public safety communications are not restricted throughout the life of this Agreement; provided, however, in no event shall Tenant be required to modify the tower, generator or building to create additional capacity. In addition, the City reserves the right, from time to time and at any time, to enter into such intergovernmental or other agreements with other municipal corporations, quasi-municipal corporations, counties or other public entities for the use of the facilities on the Property, including the Tower and Building by either the City or any such entity or entities or any corporation or other entities formed thereby for communication equipment and antennae for the purposes of any such entity or all of them (“**City Subtenants**”). All of City’s rights under this subsection (b) are subject to available capacity that then exists and any such installation and maintenance of related equipment shall be at no cost or expense to Tenant.

c. Interference. All parties recognize that each, and their respective Sublicensees and City Subtenants have licenses to use certain frequencies from the FCC and that any change in the operation or location of sub transmission equipment relating to a frequency by any one party must be done with due regard for the licenses held by the other parties in accordance with FCC rules.

5. **TERM AND RENEWAL.** This Lease shall become effective as of the date first written above (“**Effective Date**”) and shall continue in full force and effect for an initial period of ten (10) years. Thereafter, this Lease shall automatically renew under the same terms and conditions for four (4) successive periods of five (5) years each unless written notice from either party is given to the other party no less than two (2) years prior to the termination of the then-current term in effect. Upon the natural expiration of all of the four (4) renewal periods,

this Lease shall automatically continue for successive periods of one year each unless terminated by either party by providing written notice to the other party no less than 180 days prior to the end of the then-current one-year period. (Collectively, the “**Term**”).

6. **RENT.** Commencing on December 1, 2025 and continuing throughout the Term, Tenant will pay City, on the first day of each calendar month, a monthly rent of \$2287.61. The monthly lease payment shall be adjusted on every anniversary of the Rent Commencement Date by increase of three (3) percent over the preceding monthly rent. In addition to the foregoing rent, Tenant agrees to allow City to connect City Equipment to Tenant’s generator and Tenant’s electrical meter; provided, however, that additional City Equipment may only be connected to Tenant’s generator and electrical meter if available capacity then exists (to be determined in Tenant’s sole but reasonable discretion).

7. **UTILITIES AND TAXES.** Tenant and City shall each pay their own equitable share of charges and assessments for water, heating, sewage disposal, gas, and other utilities used on, or in connection with, the Tower Site to the extent any such utilities are available or become available during the Term, provided, however, that Tenant agrees to pay the entire costs of electrical power to operate the Tower Site to accommodate Tenant’s and City’s permitted uses under this Agreement as set forth in this Agreement. Notwithstanding the foregoing, as long as City does not have its own electrical power meter on the Tower Site, Tenant shall permit City to utilize electrical power distributed to Tenant via Tenant’s meter provided that such usage is consistent with City’s historical usage and provided that the ratio between the rate for such electrical power and Tenant’s rent under Section 6 does not materially change. All taxes and assessments which are due and owing or have become a lien upon the Property shall be paid by City. Tenant shall have the right to cure and remedy any future unpaid and delinquent taxes or liens owing upon the Property and subtract a like amount, along with any reasonable costs and fees arising from the processing of such payments, from any future payments payable to City. Tenant shall be solely responsible for all taxes directly attributable to personal property and improvements owned by Tenant and its Sublicensees.

8. **MAINTENANCE/IMPROVEMENTS.**

a. **Tenant Responsibilities.** Tenant, at its sole cost and expense, shall be solely responsible for all maintenance, repairs and replacements and other responsibilities with respect to the following at the Tower Site:

- i. an electronic alarm and monitoring system designed to alert City to unauthorized entry into the Building and such other alarms and security systems that Tenant deems desirable from time to time;
- ii. reasonably inspect the Tower and related facilities from time to time to confirm compliance with FCC requirements;
- iii. notify the City of any damages observed to City’s equipment on the Property;
- iv. the HVAC system in Tenant’s equipment room in the Building (including, without limitation, maintaining an annual maintenance contract);
- v. monitoring the temperature in the Building;
- vi. the Tenant-owned generator (including keeping it fueled at all times);
- vii. electrical power costs for the entire site for Tenant’s use and, as set forth in Section 7, City’s use;
- viii. the perimeter fencing of the Leased Property;
- ix. all personal property and equipment owned by Tenant and its Sublicensees; and
- x. maintaining Tower marking and lighting in good order and repair.

b. **City Responsibilities.** City, at its sole cost and expense, shall be responsible for all structural components, foundations, bearing and other walls, floors, subfloors, ceilings, roofs, windows, and entrances of the Building and the Tower and any electrical, gas and plumbing systems serving the Building, and all City owned and operated equipment, except as otherwise expressly set forth in subsection (a) above.

c. Tenant agrees not to hold or attempt to hold the City liable for any injury or damage, either proximate or remote, occurring through or caused by fire, water, hail or any other catastrophe.

d. Tenant and City shall comply with any and all laws, statutes, ordinances or other governmental requirements applicable to their use of the Tower Site, including, without limitation, laws governing the transmission or operation of radio communications systems and related equipment, OSHA, the FAA, and the FCC.

9. **MORTGAGES/SALE OF PROPERTY.** City agrees that in the event that the Leased Property is sold, mortgaged or otherwise encumbered, said conveyance shall be subject to the terms and conditions of this Lease and Tenant's right of occupancy thereunder so that Tenant shall not be affected by any such sale or foreclosure on any mortgage on the Property.

10. **DEFAULT:** If either party shall violate any provision herein, then the non-violating party shall notify the violating party with service of such notice to be made either (a) by delivering a copy of the notice to the violating party via overnight courier, or (b) by mailing same by certified main postage prepaid return receipt requested. The violating party shall have thirty (30) days from the receipt of the notice to cure any violation as stated in the notice, provided however, that if such violation is not capable of being cured within the requisite period of time, then so long as the party charged with the violation has diligently pursued such cure of the violation within the prescribed period, the party shall be given the necessary time to cure the default. Should such violation not be cured by the violator within the requisite period of time described herein, then the non-violating party may correct the violation and charge-back the violating party or terminate this Lease. In the event of such termination by City, it shall be lawful for the City to re-enter and repossess itself of the Leased Property and to remove therefrom the personal property belonging to or in possession of Tenant and store and dispose of same without prejudice to any claims for breach of covenants hereof, and pursue any other remedies as provided by law. The rights and remedies hereby created are cumulative and the use of one remedy shall not be taken to exclude or waive the right to use any other remedy.

11. **TITLE, POSSESSION AND QUIET ENJOYMENT:** City represents and warrants to Tenant that as of the Effective Date it holds unencumbered and marketable title to the Property and shall deliver possession of the Leased Property to Tenant on the Effective Date. All personal property of Tenant or its Sublicensees shall remain the sole property of Tenant or its Sublicensees. City covenants and warrants that upon the performance of all the terms, conditions and covenants under this Lease, Tenant will have, hold and enjoy the Leased Property. City will not take any action not expressly permitted under the terms of this Lease that will interfere with Tenant's intended use of the Tower Site nor will City fail to take action or perform any obligation necessary to fulfill the aforesaid covenant of quiet enjoyment.

12. **INDEMNITY; LIMITATION OF LIABILITY:** If the City is made a party to any litigation concerning this Lease or the Leased Property or the occupancy or use thereof by the wrongful action of Tenant or its licensees, then Tenant shall indemnify and hold harmless the City from all liability by reason of such litigation, including reasonable attorneys' fees and expenses incurred by the City in any such litigation, whether or not any such litigation is prosecuted to judgment. Notwithstanding anything to the contrary, a party shall not be responsible or liable to the other for any loss or damage arising from any claim to the extent attributable to a third party, vandalism or for any structural or power failures or destruction or damage to the Tower Site except to the extent caused by the joint, concurrent, sole or gross negligence, or willful misconduct of such party. Notwithstanding anything to the contrary in this Lease, Tenant and City each hereby waive the right to recover consequential (including lost profits), punitive, exemplary and similar damages. Notwithstanding anything to the contrary in this Agreement, in no event shall Tenant be liable (whether in contract, tort or otherwise) for any loss, damages or consequences resulting from the failure of the Generator to operate or provide electricity in the event of a power failure at the Tower Site. City acknowledges that this limitation of liability is an essential term of this

Agreement. The terms of this section shall survive the expiration or earlier termination of this Agreement. The obligations in this paragraph shall survive the expiration or earlier termination of this Agreement.

13. **INSURANCE.** Tenant shall maintain during the Term, general comprehensive liability insurance of at least \$1,000,000 per occurrence and an umbrella policy of no less than \$5,000,000, naming City as an additional insured. Upon request by City from time to time, Tenant shall deliver a certificate of insurance evidencing such coverage and the City's status as an additional insured. Such policy shall provide that the same may not be canceled except upon 30 days prior written notice to City. The provisions of this Section 13 shall survive the termination of this Lease with respect to any events occurring on or before termination whether or not claims relating thereto are asserted before or after termination.

14. **WAIVER OF SUBROGATION.** No party hereto shall be liable to any other party (nor to any insurer or other person claiming by way of subrogation through or under such other party) with respect to any loss or damage to the extent that such other party shall be reimbursed, or has the right to be reimbursed, by insurance carried for such other party's protection with respect to such loss or damage. If requested, each party agrees to furnish appropriate waivers of subrogation.

15. **RELATIONSHIP OF PARTIES.** Nothing herein contained shall be deemed or construed by the parties hereto or by any third party as creating the relationship of principal and agent or of partnership or of joint venture between City and Tenant.

16. **ASSIGNMENT/SUBLEASING.** The Parties understand that the Assignment/Sublease of Tenant's rights under this Agreement may be necessary for legitimate business purposes, but such rights are not intended to create a source of revenue for Tenant. Therefore, Tenant may sell, assign, sublease or transfer this Lease, in whole or in part, including but not limited to leasing to others the right to transmit and receive by way of the Tower and/or the right to add additional equipment and/or Building within the Leased Property only after such transfer of any right to this Agreement is reviewed and approved by the City; provided, however, that in no event shall City's approval be required in the event of an assignment of each of Tenant's interests in this Agreement to any entity that controls, is controlled by or under common control with the Tenant entity or to an entity which acquires the radio station owned by each Tenant and operating at the Tower Site so long as, in any such event, Tenant shall remain primarily liable to City for the balance of the then-current initial or renewal term, as applicable. The City shall not unreasonably withhold, condition or delay its approval of assignment or transfer of any Tenant rights hereunder unless such proposed transfer materially affects the City's ability to perform essential functions related to public safety communication.

17. **MECHANIC'S LIENS.** Tenant shall not permit the Leased Property to become subject to any mechanics', laborers' or materialmen's lien on account of labor or material furnished to Tenant or claimed to have been furnished to Tenant or its Sublicensees in connection with work of any character performed or claimed to have been performed on the Property by or at the direction of Tenant or its Sublicensees; provided, however, that Tenant shall have the right to contest in good faith and with reasonable diligence the validity of any such lien or claimed lien if Tenant shall give to the City such reasonable security as the City may demand to insure payment thereof and to prevent any sale, foreclosure or forfeiture of the Property by reason of nonpayment thereof; and further provided, however, that upon final determination of the lien or claim for lien Tenant will immediately pay any judgment rendered, with all proper costs and charges, and will at its own expense have the lien fully released and any judgment satisfied. In the event Tenant shall fail to contest the validity of any lien or claimed lien and give security to City to insure payment thereof, or having commenced to contest the same and having given such security, shall fail to have the same released and satisfy any judgment rendered thereon, then the City may at its election (but shall not be required to do so) remove or discharge such lien or claim for lien (with the right, in its discretion, to settle or compromise the same), and any amounts advanced by the City for such purpose shall, upon demand, be reimbursed by Lessee, with interest thereon at the rate of 10% per annum from the date of payment thereof.

18. **SURRENDER OF POSSESSION:** Upon the termination of this Lease, whether by lapse of time, forfeiture or in any other way, Tenant agrees that it will, on demand, at once surrender and deliver up the Leased Property, including all buildings and improvements thereon and the fixtures and equipment belonging to the City, in the same condition as when received normal wear and tear and damage by fire, casualty and acts of God excepted. If after the expiration of the term of this Lease, Tenant shall remain in possession of the Leased Property without any express written agreement as to such holding over or without the execution of a new lease, then such holding over shall be deemed to be a holding over under the terms hereof upon a tenancy from year to year.

19. **CASUALTY;CONDEMNATION**

a. Casualty. If any part of the Leased Property shall be rendered unusable by reason of damage by fire or other casualty, the rent shall abate for such period in the proportion which the area so rendered untenable bears to the Tenant's ability to operate at full power from the Leased Premises. City shall restore and reconstruct the Tower and the Building damaged by such casualty. If the Leased Property cannot be fully repaired within one hundred eighty (180) days from the date the damage occurred, then, Tenant or City, at their option, may give to the other party thirty (30) days' notice of termination of this Lease.

b. Condemnation. If during the term of this Lease all or any portion of the Leased Property should be taken for any public or quasi-public use under any law, ordinance, or regulation or by right of eminent domain, or shall be sold to the condemning authority under threat of condemnation, this Lease shall terminate and the rent shall be abated during the unexpired portion of this Lease, effective as of the date of the notice of the taking of said Property by the condemning authority. Notwithstanding the foregoing, if the Leased Property is not completely taken for any public or quasi-public use as mentioned above, Tenant shall have the right and option to continue this Lease by giving City written notice of continuation within thirty (30) days of such notice of taking. The rent payable hereunder during the unexpired portion of this Lease shall be adjusted equitably. Irrespective of the form in which recovery may be had by law, all rights to damages or compensation shall belong to City in all cases, provided, however that nothing contained herein shall be construed to prevent Tenant from prosecuting in any eminent domain proceedings a claim for relocation expenses and its direct damages.

20. **MISCELLANEOUS PROVISIONS.**

a. **Governing Law.** This Lease shall be construed, interpreted and the rights of the parties determined in accordance with the laws of the State of Colorado, without regard to the choice of law provisions thereof.

b. **Notices.** All notices, consents, approvals, and other communications given to a party under this Lease shall be in writing to such party at the address written below or at such other address as such party shall designate by notice to the other parties hereto in accordance with this Section and may be delivered personally (including delivery by private courier services, including overnight courier delivery) or by first-class United States mail, postage prepaid, registered or certified mail with return receipt requested, to the party entitled thereto, and shall be deemed to be duly given or made when received

City: City of Lakewood

Attn: _____

Tenant: Audacy Colorado, LLC
4700 South Syracuse St., Suite 1050
Denver, CO 80237
Attn: General Manager

with copy to:

Audacy Colorado, LLC
2400 Market Street, 4th Floor
Philadelphia, PA 19103
Attn: Real Estate – Denver

And

Bonneville International Corporation
7800 East Orchard Road, Suite 400
Greenwood Village, CO 80111
ATTN: Chief Engineer

with copy to:

Bonneville International Corporation
55 North 300 West, 8th Floor
Salt Lake City, UT 84101
ATTN: General Counsel

c. Entire Lease; Disclaimers, Amendments and Waivers. This Lease constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersede all prior agreements, understandings, negotiations and discussions, whether oral or written, of the parties. No amendment, supplement, modification or waiver of this Lease shall be binding unless executed in writing by the party to be bound thereby. No waiver of any of the provisions of this Lease shall constitute a waiver of any other provision hereof (whether or not similar), nor shall such waiver constitute a continuing waiver unless expressly agreed to in writing by the affected party.

d. Recordation of Memorandum. At Tenant's request, City agrees to execute a memorandum of this agreement in a recordable form. Upon the termination or expiration of this Lease, Tenant shall immediately upon City's request deliver a release in recordable form of any instruments of record evidencing this Lease.

e. Limited Relationship; Counterparts; Binding; Severability. Nothing contained in this Lease shall be deemed or construed by the parties hereto or by any third person to create the relationship of principal and agent, partnership, joint venture or any association between Tenant and City other than contracting parties. This Lease, and each and every covenant herein, shall extend to and bind the heirs, successors and assigns of the parties. If any portion of this Lease is declared by a court of competent jurisdiction to be invalid or unenforceable, then the remainder and balance of this Lease shall continue in full force and effect.

f. Counterparts; Electronic Signatures & Exchanges. This Agreement may be executed in counterparts, each of which shall be an original and all of which counterparts taken together shall constitute one and the same agreement. The parties hereto consent and agree that this Agreement may be signed and/or transmitted by e-mail of a .pdf document or using electronic signature technology (e.g., via DocuSign or similar electronic signature technology), and that such signed electronic record shall be valid and as effective to bind the party so signing as a paper copy bearing such party's handwritten signature.

IN WITNESS WHEREOF, Tenant and City have duly executed this Lease as of the date first written above.

CITY

City of Lakewood

TENANT, jointly and severally:

Audacy Colorado, LLC

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

Bonneville International Corporation

By: _____
Tanya Veal, President and COO

Exhibit A
Legal Description of the Property

That part of the Northwest one-quarter of Section 19, Township 4 South, Range 69 West, 6th P.M., described as follows:

Beginning at a point on the West line of said Section 19, which point is 280.0 feet South of the Northwest corner of said Section 19; thence East at right angles, a distance of 50.0 feet; thence South at right angles, a distance of 50.0 feet; thence West at right angles, a distance of 50.0 feet to a point on the West line of said Section 19; thence North along the West line of said Section 19, a distance of 50.0 feet to the point of beginning,
County of Jefferson, State of Colorado,

STAFF MEMO

DATE OF MEETING: JANUARY 27, 2025 / AGENDA ITEM NO. B.

To: Mayor and City Council
From: Lauren Stanek, Senior Assistant City Attorney
Subject: **Municipal Code Updates Concerning Real Property Transactions**

SUMMARY STATEMENT: City staff is proposing amendments to four sections of the Lakewood Municipal Code to reflect current practices within the City. Ordinance O-2025-3 amends Title 12, Sections 12.17.030, 12.19.020, 12.19.030 and Title 14, Section 14.13.060 of the Lakewood Municipal Code, which will standardize real estate transactions, and will bring the amended Code sections into compliance with current City practices.

BACKGROUND INFORMATION: City staff is proposing amendments to four sections in the Lakewood Municipal Code to include: Title 12, Sections 12.17.030, 12.19.020, 12.19.030 and Title 14, Section 14.13.060. These amendments would result in the following changes:

- L.M.C. 12.17.030: This proposed amendment changes the language in this subsection from “Finance Department” to “issuing department,” which is necessary because many other City departments are required to create and review permit application forms and ultimately issue permits. Because this duty is not the sole responsibility of the Finance Department, the proposed amendment to “issuing department” reflects the current City process.
- L.M.C. 12.19.020: This proposed amendment changes the language in subsection A to include “City-owned property” and replaces “Finance Director/City Treasurer” with “City Manager or designee.” Additionally, the proposed amendment adds subsection E to the Code, which creates enforcement language, allowing the City to adequately respond to violations of this section. Again, these changes reflect the current City process and will allow the City to deny, remove, or license encroachments onto City-owned property, including those on parkland which is currently now allowed by section 12.19.020. Lastly, the addition of the enforcement language in subsection E allows the City to have the ability to enforce the requirements of this section and remove any unapproved or unpermitted improvements in public right-of-way or on City-owned property.
- L.M.C. 12.19.030: This proposed amendment stems from changes to LMC 12.19.020 discussed above, and again modifies the Code to allow the “City Manager or designee” rather than the “Chief Financial Officer” to approve revocable license agreements in the public right-of-way and on other City-owned property. The amendments also remove references to the “Property Management Department” as it no longer exists. Because other City departments are required, at times, to issue revocable license agreements, the proposed language amendments reflect the current City processes. Lastly, the proposed language removes additional references to the renewal term and renewal fees because the terms will vary depending on the type of revocable license agreement.
- L.M.C. 14.13.060: The proposed amendments change the title of the subsection and the language in subsection F. Specifically, the proposed amendments include tax sale parcels not exceeding five thousand dollars and account for other types of conveyances of real property to the City and not just those required by an applicant’s public improvement requirements. Lastly, the acceptance box is updated to reflect the current City requirements.

BUDGETARY IMPACTS: None.

STAFF RECOMMENDATIONS: Approval of the Ordinance.

ALTERNATIVES: The City Council could decide not to adopt Ordinance O-2025-3.

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

NEXT STEPS: If adopted, City staff will begin implementing and enforcing Ordinance O-2025-3.

ATTACHMENTS:

1. Ordinance O-2025-03
2. Ordinance O-2025-03 - redline

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

O-2024-30

AN ORDINANCE

AMENDING THE LAKEWOOD MUNICIPAL CODE TO INCLUDE UPDATES TO TERMS AND PROCESSES ASSOCIATED WITH REAL PROPERTY TRANSACTIONS, INCLUDING SECTIONS 12.17.030, 12.19.020, 12.19.030, AND 14.13.060 OF THE LAKEWOOD MUNICIPAL CODE.

WHEREAS, the City of Lakewood, Colorado, the “City”, is a home rule municipality, organized and existing under Article XX, Section 6 of the Colorado Constitution;

WHEREAS, pursuant to Lakewood City Charter Section 14.3 the City Council has the authority to establish practices and procedures regarding the lease, sale and disposal of real property;

WHEREAS, amendments to Sections 12.17.030, 12.19.020, 12.19.030, and 14.13.060 of the Lakewood Municipal Code (the Code), will bring the Code into alignment with current City practices and officers associated with the processing of real property transactions by the City; 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 any particular proposal related to this proposal identified herein.

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

SECTION 1. Sections 12.17.030, 12.19.020, 12.19.030, and 14.13.060 of the Lakewood Municipal Code are hereby amended as follows:

12.17.030 - Permit fee.

A permit application form shall be obtained from the issuing department. Processing of the initial permit requires a non-refundable fee of \$100.00. Any future increase or decrease in said fees shall be by the adoption of a resolution by City Council. Permit terms and renewals under this Section shall be determined by the issuing department and reflected in the permit application form or related documents. Any future increase or decrease in application or renewal fees shall be by the adoption of a resolution by City Council.

12.19.020 - Revocable License Agreement.

- A. No person shall construct any improvement, such as fences or mailbox pillars, or place any object, such as commercial-type trash dumpsters, in the public right-of-way or on City-owned property without first obtaining a Revocable License Agreement approved by the City Manager or designee.
- B. This ordinance shall not apply to trash receptacles that are placed adjacent to the traveled lanes for removal on the scheduled date of pick-up.
- C. A fee for processing the Revocable License Agreement shall be set by City Council resolution from time to time.
- D. The Revocable License Agreement granted by the City of Lakewood is revocable at will by the City of Lakewood.
- E. Any improvements or objects placed or constructed in the public right-of-way or on City-owned property are subject to removal by the City with costs assessed to the person, firm, corporation, or association responsible. The City may also:
 - 1. Issue a cease-and-desist order;
 - 2. Issue a summons and complaint to be heard in Lakewood Municipal Court;
 - 3. Petition the Jefferson County District Court for the issuance of a preliminary or permanent injunction, or both, and seek compensation for any damage caused by such placement or construction, including any fines levied against the City of Lakewood as a result of such violation; and/or
 - 4. Treat the violation as a nuisance. Any encroachment of the public right-ofway or City-owned property is declared to be a nuisance and may be abated, if the City so chooses, under the provisions of 9.80 of the Lakewood Municipal Code relating to the abatement of nuisances.

12.19.030 - Procedure for Approval.

- A. An application form shall be obtained from the City Manager or designee.
- B. The application form shall be completed and returned to the City Manager or designee for review with the applicable fee.
- C. The City Manager or designee shall forward copies of the application to all appropriate departments for review and comment.
- D. Upon approval by appropriate departments, the City Manager or designee shall prepare the Revocable License Agreement to be signed first by the applicant with final signature by the City Manager or designee.

14.13.060 - Acceptance of public improvements or interest in real property.

- A. After completion of all improvements to be constructed pursuant to a public improvements agreement, the applicant shall request, by certified letter addressed to the City Engineer, that the City Engineer issue a certificate of acceptance to said applicant. At his discretion the City Engineer may, by written notice, require said request to be accompanied by a letter from a registered professional engineer stating that said improvements have been completed and installed in accordance with the public improvements agreement, the approved final engineering construction plans, and the applicable design standards of the city. The City Engineer may also require a submission of as-built drawings certified by said registered professional engineer.
- B. The City Engineer shall, within 30 days after receipt of said written request, cause the improvements to be inspected. If the City Engineer determines that all improvements are completed without significant defects and that they comply with the provisions of any applicable engineering standards and public improvements agreement, the City Engineer shall issue the certificate of acceptance.
- C. If the City Engineer determines that any improvements are not complete, or if they are complete, that they contain significant defects, the City Engineer shall inform the applicant, by certified mail, of the improvements requiring completion or repair, and shall not issue a certificate of acceptance until the specified improvements are completed or repaired. Upon receipt of this written notice, the incomplete or defective public improvements shall be completed or repaired within 45 calendar days unless extended by the City Engineer. Requests for extension shall be by certified mail addressed to the City Engineer, and shall be made on the basis of inclement weather or other similar circumstances beyond the applicant's control.
- D. All public improvements shall be completed by the applicant by a date to be determined by the City Engineer, which date shall be incorporated into the applicable public improvements agreement. If no certificate of acceptance has been issued prior to said date, the city may construct, complete, or repair any public improvements required under such agreement and may apply the collateral required by section 14.13.080 to pay the costs of completion, correction, or repair, or may employ any other lawful remedy to secure completion, correction, or repair of such improvements. Upon completion, correction, or repair of such improvements, the City Engineer shall issue a certificate of acceptance thereof, provided the city has received the full amount of all funds necessary to pay for such completion, correction, or repair from the applicant or the applicant's collateral.
- E. Within one year from the date of issuance of the certificate of acceptance, the applicant shall repair any defect discovered in any improvements for which a

certificate of acceptance has been issued; provided that written notice of such defect has been provided to the applicant by the City Engineer. If any such defect is not repaired within 45 days of notice thereof, the city may correct said defect and may apply the collateral required by section 14.13.080 to pay the costs of such repairs, or may employ any other lawful remedy to secure correction and repair of such defect and to recover any costs incurred by the city in doing so.

- F. Dedications or conveyances of rights-of-way, easements, access rights, tax sale parcel(s) not exceeding five thousand dollars (\$5,000.00), and all other interests in real property conveyed to the City by an applicant as part of the applicant's public improvement requirements or at the determination of City Staff that the conveyance is in the best interests of the City shall be submitted to the City Manager or designee. Acceptance by the City Manager or designee shall constitute acceptance by the City. The face page of the conveyance instrument shall contain a reference to Ordinance No. O-2025-03, and the appropriate tax schedule number to aid the county assessor in removing the property from the county tax rolls. A sample acceptance format is as follows:

[Purpose]	Ordinance/Resolution: [Insert No.]
P.M. No.	Case No.
ACCEPTED FOR CITY OF	Tax Schedule No.
LAKEWOOD	Quarter Sec. No.
By: _____	

SECTION 2. 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 such remaining portions or application of the Ordinance are not determined by the court to be inoperable.

SECTION 3. This Ordinance shall take effect thirty (30) days after final publication.

I hereby attest and certify that within and foregoing Ordinance was introduced and read on first reading at a hybrid regular meeting of the Lakewood City Council on the 27th day of January, 2025; published by title in the Denver Post and in full on the City of Lakewood's website, www.lakewood.org, on the 30th day of January, 2025; set for public hearing to be held on the 10th day of February, 2025; read, finally passed and adopted by the City Council on the 10th day of February, 2025; and signed by the Mayor on the ____ day of February, 2025.

Wendi Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

O-2024-30

AN ORDINANCE

AMENDING THE LAKEWOOD MUNICIPAL CODE TO INCLUDE UPDATES TO TERMS AND PROCESSES ASSOCIATED WITH REAL PROPERTY TRANSACTIONS, INCLUDING SECTIONS 12.17.030, 12.19.020, 12.19.030, AND 14.13.060 OF THE LAKEWOOD MUNICIPAL CODE.

WHEREAS, the City of Lakewood, Colorado, the “City”, is a home rule municipality, organized and existing under Article XX, Section 6 of the Colorado Constitution;

WHEREAS, pursuant to Lakewood City Charter Section 14.3 the City Council has the authority to establish practices and procedures regarding the lease, sale and disposal of real property;

WHEREAS, amendments to Sections 12.17.030, 12.19.020, 12.19.030, and 14.13.060 of the Lakewood Municipal Code (the Code), will bring the Code into alignment with current City practices and officers associated with the processing of real property transactions by the City; 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 any particular proposal related to this proposal identified herein.

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

SECTION 1. Sections 12.17.030, 12.19.020, 12.19.030, and 14.13.060 of the Lakewood Municipal Code are hereby amended as follows:

12.17.030 - Permit fee.

A permit application form shall be obtained from the ~~Finance Department~~ **issuing department**. Processing of the initial permit requires a non-refundable fee of \$100.00. ~~The permit may be renewed by the permittee for three consecutive years for use at the location granted on the permit. The renewal fee shall be \$25.00.~~ **Any future increase or decrease in said fees shall be by the adoption of a resolution by City Council. Permit terms and renewals under this Section shall be determined by the issuing department and reflected in the permit application form or related documents. Any future increase or decrease in application or renewal fees shall be by the adoption of a resolution by City Council.**

12.19.020 - Revocable License Agreement.

- A. No person shall construct any improvement, such as fences or mailbox pillars, or place any object, such as commercial-type trash dumpsters, in the public right-of-way ~~or on City-owned property~~ without first obtaining a Revocable License Agreement approved by the City Manager or designee.
- B. This ordinance shall not apply to trash receptacles that are placed adjacent to the traveled lanes for removal on the scheduled date of pick-up.
- C. A fee for processing the Revocable License Agreement shall be set by City Council resolution from time to time.
- D. The Revocable License Agreement granted by the City of Lakewood is revocable at will by the City of Lakewood.
- E. ~~Any improvements or objects placed or constructed in the public right-of-way or on City-owned property are subject to removal by the City with costs assessed to the person, firm, corporation, or association responsible. The City may also:~~
 - 1. ~~Issue a cease-and-desist order;~~
 - 2. ~~Issue a summons and complaint to be heard in Lakewood Municipal Court;~~
 - 3. ~~Petition the Jefferson County District Court for the issuance of a preliminary or permanent injunction, or both, and seek compensation for any damage caused by such placement or construction, including any fines levied against the City of Lakewood as a result of such violation; and/or~~
 - 4. ~~Treat the violation as a nuisance. Any encroachment of the public right-ofway or City-owned property is declared to be a nuisance and may be abated, if the City so chooses, under the provisions of 9.80 of the Lakewood Municipal Code relating to the abatement of nuisances.~~

12.19.030 - Procedure for Approval.

- A. An application form shall be obtained from the ~~Finance Department, Property Management Section~~ ~~City Manager or designee~~.
- B. The application form shall be completed and returned to ~~Property Management~~ ~~the City Manager or designee~~ for review with the applicable fee.
- C. ~~Property Management~~ ~~The City Manager or designee~~ shall forward copies of the application to all appropriate departments for review and comment.
- D. Upon approval by appropriate departments, ~~Property Management~~ ~~the City Manager or designee~~ shall prepare the Revocable License Agreement to be

signed first by the applicant with final signature by the Chief Financial Officer **City Manager or designee**.

14.13.060 - Acceptance of public improvements **or interest in real property**.

- A. After completion of all improvements to be constructed pursuant to a public improvements agreement, the applicant shall request, by certified letter addressed to the City Engineer, that the City Engineer issue a certificate of acceptance to said applicant. At his discretion the City Engineer may, by written notice, require said request to be accompanied by a letter from a registered professional engineer stating that said improvements have been completed and installed in accordance with the public improvements agreement, the approved final engineering construction plans, and the applicable design standards of the city. The City Engineer may also require a submission of as-built drawings certified by said registered professional engineer.
- B. The City Engineer shall, within 30 days after receipt of said written request, cause the improvements to be inspected. If the City Engineer determines that all improvements are completed without significant defects and that they comply with the provisions of any applicable engineering standards and public improvements agreement, the City Engineer shall issue the certificate of acceptance.
- C. If the City Engineer determines that any improvements are not complete, or if they are complete, that they contain significant defects, the City Engineer shall inform the applicant, by certified mail, of the improvements requiring completion or repair, and shall not issue a certificate of acceptance until the specified improvements are completed or repaired. Upon receipt of this written notice, the incomplete or defective public improvements shall be completed or repaired within 45 calendar days unless extended by the City Engineer. Requests for extension shall be by certified mail addressed to the City Engineer, and shall be made on the basis of inclement weather or other similar circumstances beyond the applicant's control.
- D. All public improvements shall be completed by the applicant by a date to be determined by the City Engineer, which date shall be incorporated into the applicable public improvements agreement. If no certificate of acceptance has been issued prior to said date, the city may construct, complete, or repair any public improvements required under such agreement and may apply the collateral required by section 14.13.080 to pay the costs of completion, correction, or repair, or may employ any other lawful remedy to secure completion, correction, or repair of such improvements. Upon completion, correction, or repair of such improvements, the City Engineer shall issue a certificate of acceptance thereof, provided the city has received the full amount of all funds necessary to pay for such completion, correction, or repair from the applicant or the applicant's collateral.

- E. Within one year from the date of issuance of the certificate of acceptance, the applicant shall repair any defect discovered in any improvements for which a certificate of acceptance has been issued; provided that written notice of such defect has been provided to the applicant by the City Engineer. If any such defect is not repaired within 45 days of notice thereof, the city may correct said defect and may apply the collateral required by section [14.13.080](#) to pay the costs of such repairs, or may employ any other lawful remedy to secure correction and repair of such defect and to recover any costs incurred by the city in doing so.
- F. Dedications **or conveyances** of rights-of-way, easements, access rights, **tax sale parcel(s) not exceeding five thousand dollars (\$5,000.00)**, and all other interests in real property conveyed to the City by an applicant as part of the applicant's public improvement requirements **or at the determination of City Staff that the conveyance is in the best interests of the City** shall be submitted to the City Manager or **his** designee. Acceptance by the City Manager or designee shall constitute acceptance by the City. The face page of the conveyance instrument shall contain a reference to Ordinance No. ~~O-83-408~~ **O-2025-03**, and the appropriate tax schedule number to aid the county assessor in removing the property from the county tax rolls. A sample acceptance format is as follows:

[Purpose]	Ordinance/Resolution: [Insert No.]
P.M. No.	Case No.
ACCEPTED FOR CITY OF	Tax Schedule No.
LAKEWOOD	Quarter Sec. No.
By:	

SECTION 2. 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 such remaining portions or application of the Ordinance are not determined by the court to be inoperable.

SECTION 3. This Ordinance shall take effect thirty (30) days after final publication.

I hereby attest and certify that within and foregoing Ordinance was introduced and read on first reading at a hybrid regular meeting of the Lakewood City Council on the 27th day of January, 2025; published by title in the Denver Post and in full on the City of Lakewood's website, www.lakewood.org, on the 30th day of January, 2025; set for public hearing to be held on the 10th day of February, 2025; read, finally passed and adopted by the City Council on the 10th day of February, 2025; and signed by the Mayor on the ____ day of February, 2025.

Wendi Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

STAFF MEMO

DATE OF MEETING: JANUARY 27, 2025 / AGENDA ITEM NO. C.

To: Mayor and City Council
From: Max Kirschbaum, Director of Public Works
Subject: **Proposal to Add Enhancements to Interchange Project and Paying for their Design**

SUMMARY STATEMENT: Seeking City Council approval of a supplemental budget appropriation to fund final design, and associated contract with CDOT's consultant to allow incorporation of the aesthetic enhancements into the CDOT project bid documents for the US6 & Wadsworth Boulevard interchange project.

BACKGROUND INFORMATION: Sustainability and Community Development staff have been working with interdepartmental staff and an architect on aesthetic enhancements for the CDOT interchange project at US6 & Wadsworth Boulevard. Design and construction costs associated with aesthetic enhancements are a City of Lakewood responsibility. CDOT has many restrictions for art in their projects as well other enhancements. Staff have been working with Al Colussy Architects (Wadsworth light rail station and other projects) over time to develop enhancements that will provide placemaking but also conform to CDOT requirements.

The main enhancements to the interchange project are two lighted spiral structures and landscaping walls. More minor enhancements include art location placeholders and colored tile on bridge abutments, additional art and pedestrian lighting, colored tile in pedestrian underpass and landscaping treatments and irrigation for plant establishment. The actual art would be developed and installed after a future Lakewood art project selection process.

BUDGETARY IMPACTS: This supplemental request appropriates \$460,000 for the design of enhancements at the interchange. Several construction projects in the Capital Improvement Fund are slated for completion in early 2025 and are projected to come in under budget. The resulting savings will be returned to the fund balance, thus offsetting the current design request. Future budgets will need to account for the \$3.5 million estimated cost of construction for these enhancements.

STAFF RECOMMENDATIONS: Approve supplemental budget appropriation and contracting with CDOT's consultant to finish the design.

ALTERNATIVES: Reject the proposed aesthetic enhancements and direct staff to proceed with partial enhancements or no enhancements for the CDOT project.

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

NEXT STEPS: If this ordinance is approved, Staff will coordinate with CDOT to award the design contract for the aesthetic enhancements associated with the US6 & Wadsworth Boulevard interchange project.

ATTACHMENTS: 1. Ordinance O-2025-4
2. Presentation - US 6 & Wadsworth

REVIEWED BY: Kathleen E. Hodgson, City Manager
Benjamin B. Goldstein, Deputy City Manager

Alison McKenney Brown, City Attorney

AN ORDINANCE

AUTHORIZING A SUPPLEMENTAL APPROPRIATION OF CAPITAL IMPROVEMENT FUNDS TO THE 2025 ANNUAL BUDGET IN THE AMOUNT OF \$460,000.00 AND AUTHORIZING THE EXPENDITURE OF THESE FUNDS BY THE DIVISION OF PUBLIC WORKS TO PAY A CONSULTANT TO DESIGN THE CITY'S DESIRED AESTHETIC ENHANCEMENTS FOR THE US6 AND WADSWORTH INTERCHANGE

WHEREAS, Article XII, section 8 of the City Charter allows City Council to make supplemental appropriations by ordinance during the fiscal year for unanticipated expenditures required for the operation of the City of Lakewood ("City") using monies not anticipated in the adopted budget;

WHEREAS, Section 3.04.060 of the Lakewood Municipal Code ("LMC") requires approval by the City Council for any unbudgeted purchase or any purchase of more than seventy-five thousand dollars (\$75,000.00) that has a change in funding source;

WHEREAS, the Colorado Department of Transportation ("CDOT") is implementing a project to redesign and rebuild the US6 and Wadsworth Interchange, with construction anticipated to commence in 2026 (the "Project");

WHEREAS, CDOT will independently fund the Project but the City must pay for the design and construction of any additional aesthetic enhancements it desires to incorporate into the Project;

WHEREAS, the City has identified several aesthetic enhancements it desires to incorporate into the Project;

WHEREAS, the City must hire a consultant, at an estimated cost of \$460,000.00, to professionally design the desired aesthetic enhancements;

WHEREAS, the City did not anticipate this expenditure when preparing the 2025 City Budget and the unbudgeted City expenditure requires City Council approval pursuant to Section 3.04.060 of the LMC;

WHEREAS, to meet the timeline for incorporating the desired aesthetic enhancements into the Project, the City must first pay for and obtain the professional design of such enhancements by the third quarter of 2025 so that CDOT can issue their necessary approvals prior to such enhancements being included in the overall Project plans that will be sent out for bid;

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. Appropriation and Expenditure. The City Council hereby appropriates four hundred sixty thousand dollars (\$460,000.00) from the City's Capital Improvement Fund for fiscal year 2025 and authorizes the expenditure of such funds by the Public Works Department for the purpose of obtaining consultant services for the design of the aesthetic enhancements the City desires to incorporate into the US6 and Wadsworth Interchange redesign and rebuild.

Section 2. This Ordinance shall become effective 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 within and foregoing Ordinance was introduced and read on first reading at a hybrid regular meeting of the Lakewood City Council on the 27th day of January, 2025; published by title in the Denver Post and in full on the City of Lakewood's website, www.lakewood.org, on the 30th day of January, 2025; set for public hearing to be held on the 10th day of February, 2025; read, finally passed and adopted by the City Council on the 10th day of February, 2025; and signed by the Mayor on the ___ day of February, 2025.

Wendi Strom, Mayor

ATTEST:

Jay Robb, City Clerk

Approved as to form:

Alison McKenney Brown, City Attorney



Lakewood

Public Works-Transportation Engineering

US6 & Wadsworth Interchange

Mike L Whiteaker
City Council
February 10, 2025

US6 & Wadsworth Interchange

- ◆ CDOT Project to completely rebuild interchange
 - ◆ Most loop ramps are removed, new bridge, new short pedestrian tunnel
 - ◆ CDOT only pays for basic elements and design costs
 - ◆ 122,000 cars on US6, 39,000 SB/67,000 NB on Wadsworth (SH121)
- ◆ Lakewood is responsible for any desired enhancements
 - ◆ Multi-department staff have been developing these desired enhancements
 - ◆ CDOT has many rules for incorporating art on highways
 - ◆ Irrigation is now categorized as an enhancement
 - ◆ Staff has defined a low-water planting design to minimize irrigation needs, but still provide visually interesting landscape
 - ◆ Other areas will be more native grasses



Phase 4:

US 6 & Wadsworth Boulevard Interchange Reconstruction

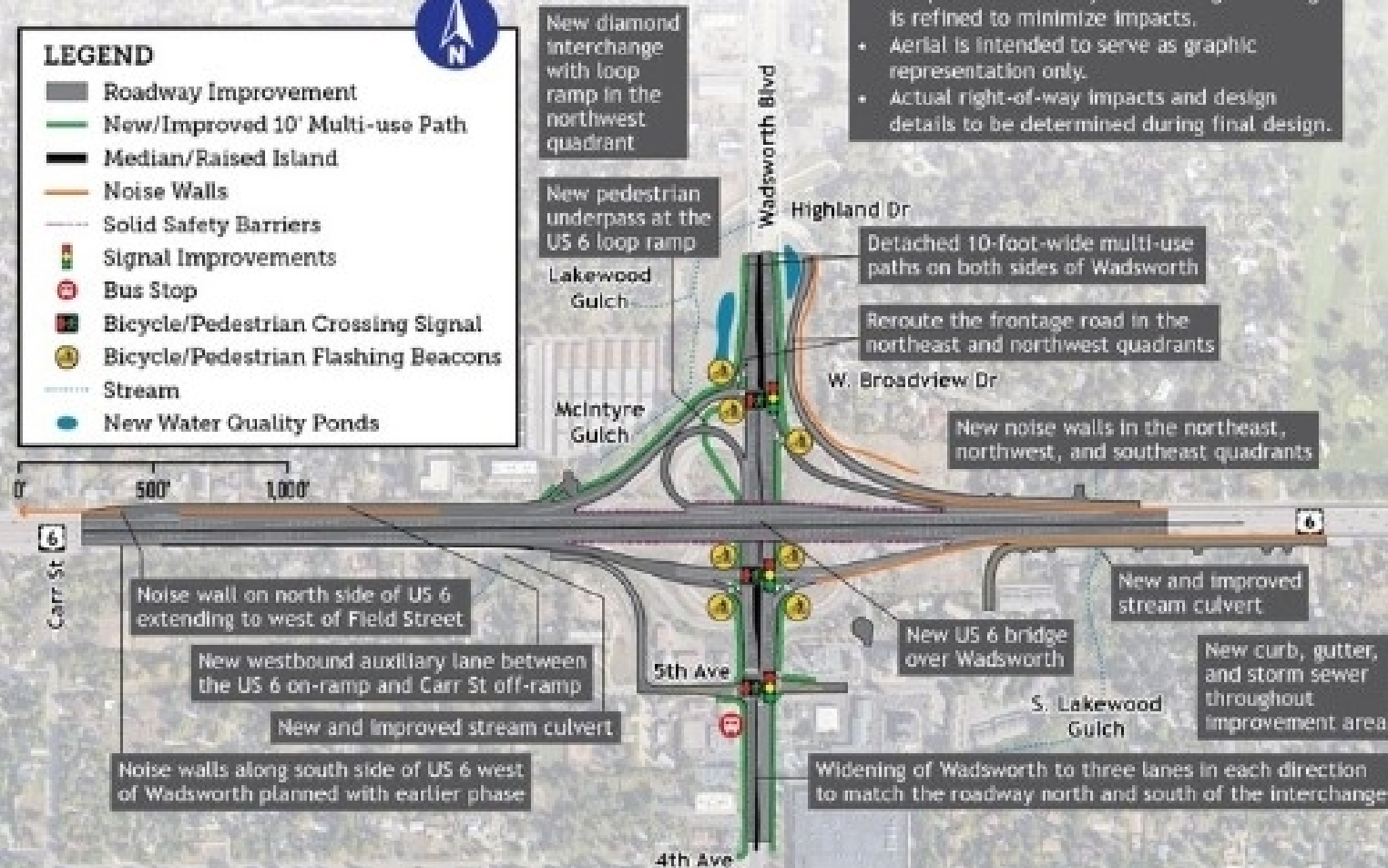
LEGEND

- Roadway Improvement
- New/Improved 10' Multi-use Path
- Median/Raised Island
- Noise Walls
- Solid Safety Barriers
- Signal Improvements
- Bus Stop
- Bicycle/Pedestrian Crossing Signal
- Bicycle/Pedestrian Flashing Beacons
- Stream
- New Water Quality Ponds



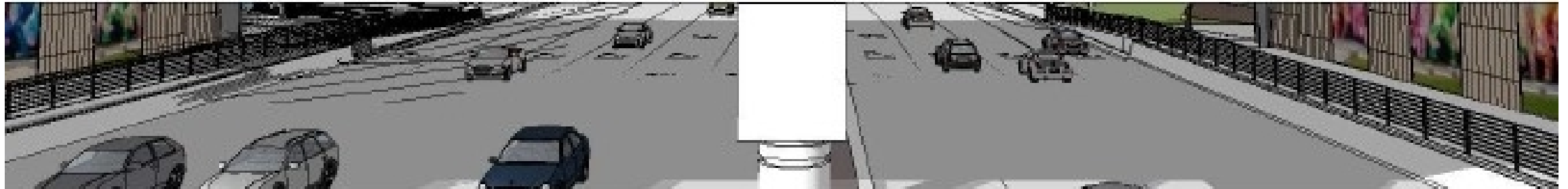
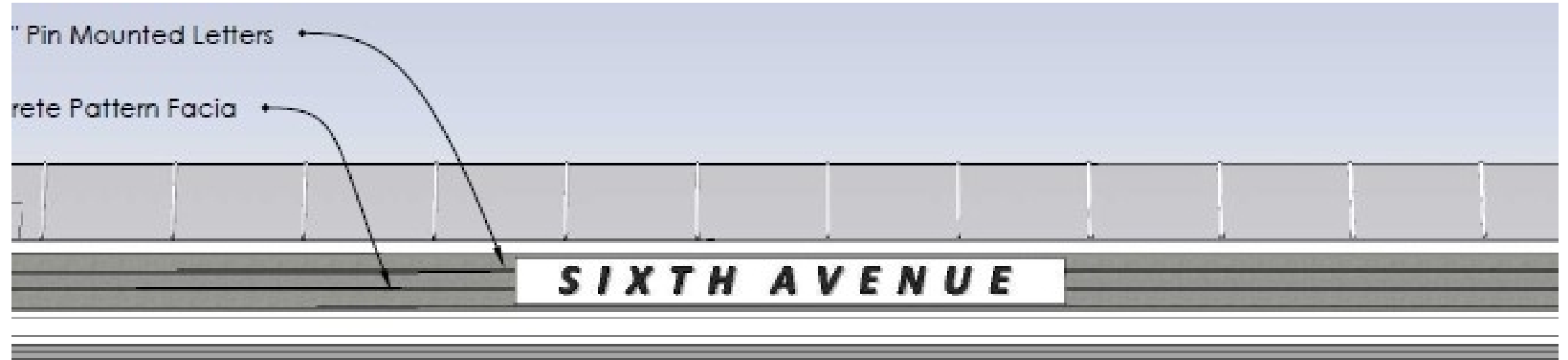
Notes:

- Preliminary design based on planning-level topographic data, aerial photo, and County GIS parcel data. Subject to change as design is refined to minimize impacts.
- Aerial is intended to serve as graphic representation only.
- Actual right-of-way impacts and design details to be determined during final design.





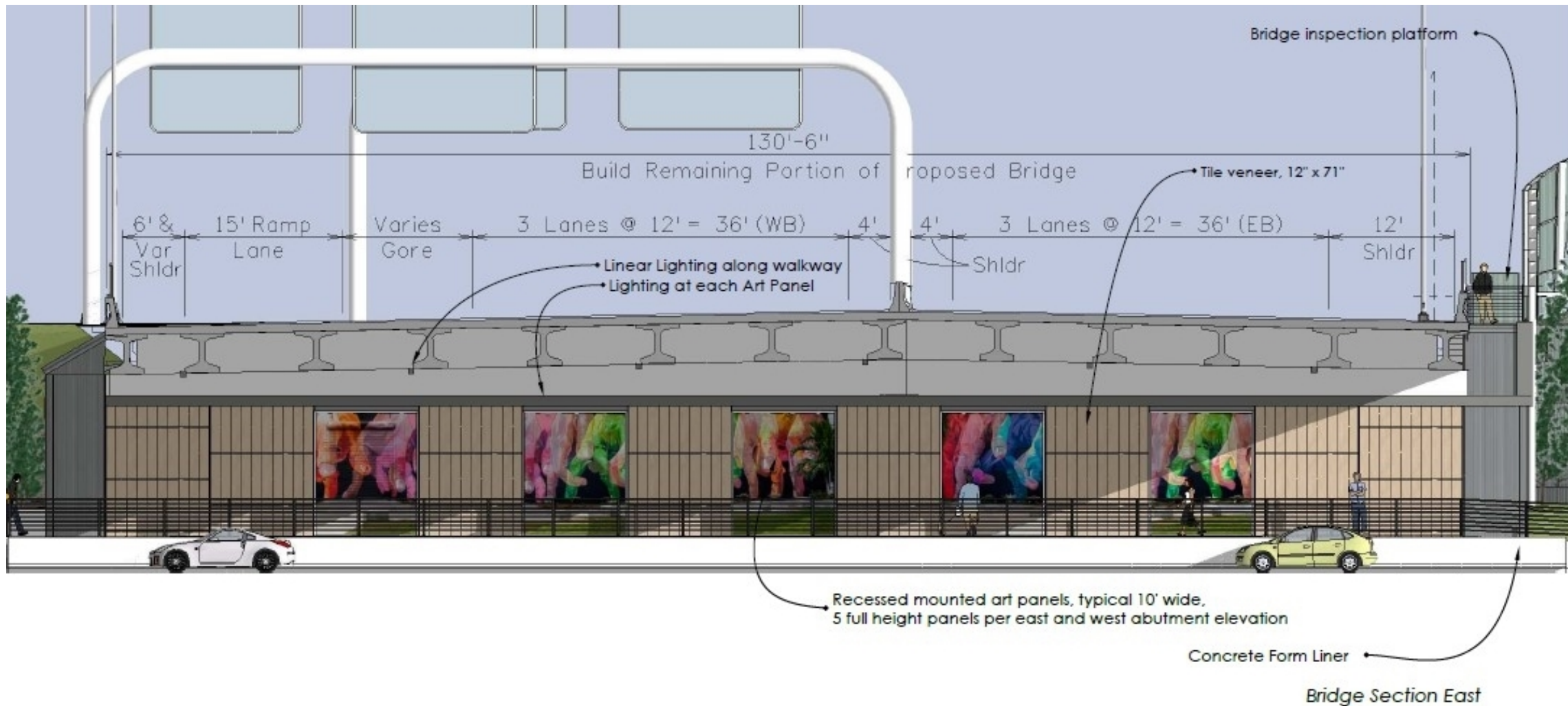
Wadsworth Intersection View South



Brid

LAKEWOOD GATEWAY

SIXTH and WADSWORTH



24' Height
allowed by CDOT



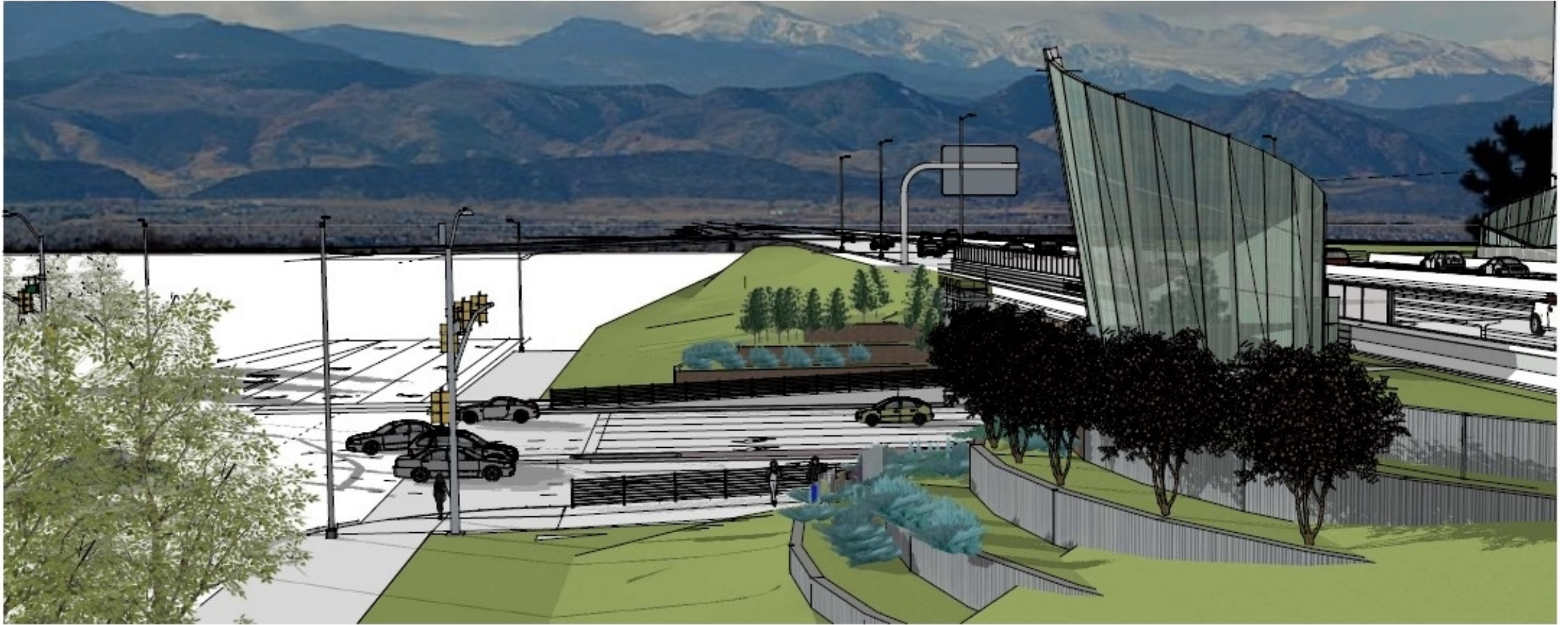
Night Illumination

Product Profile Exploration

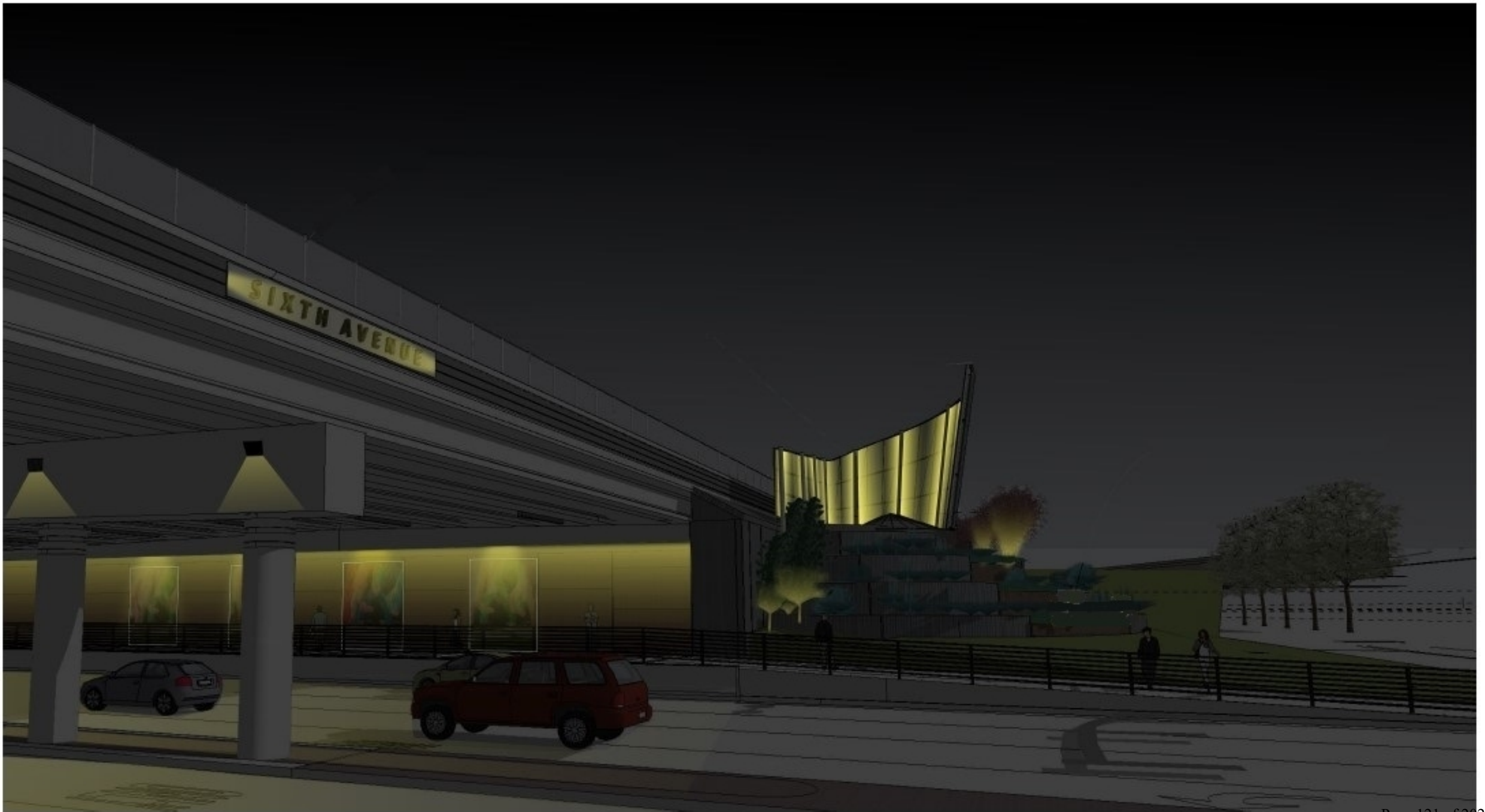


Terminus Roadside elevation

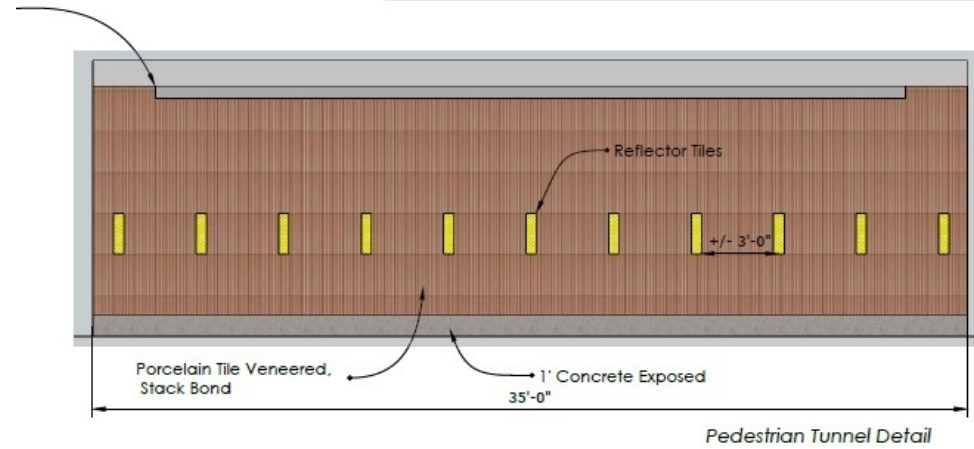


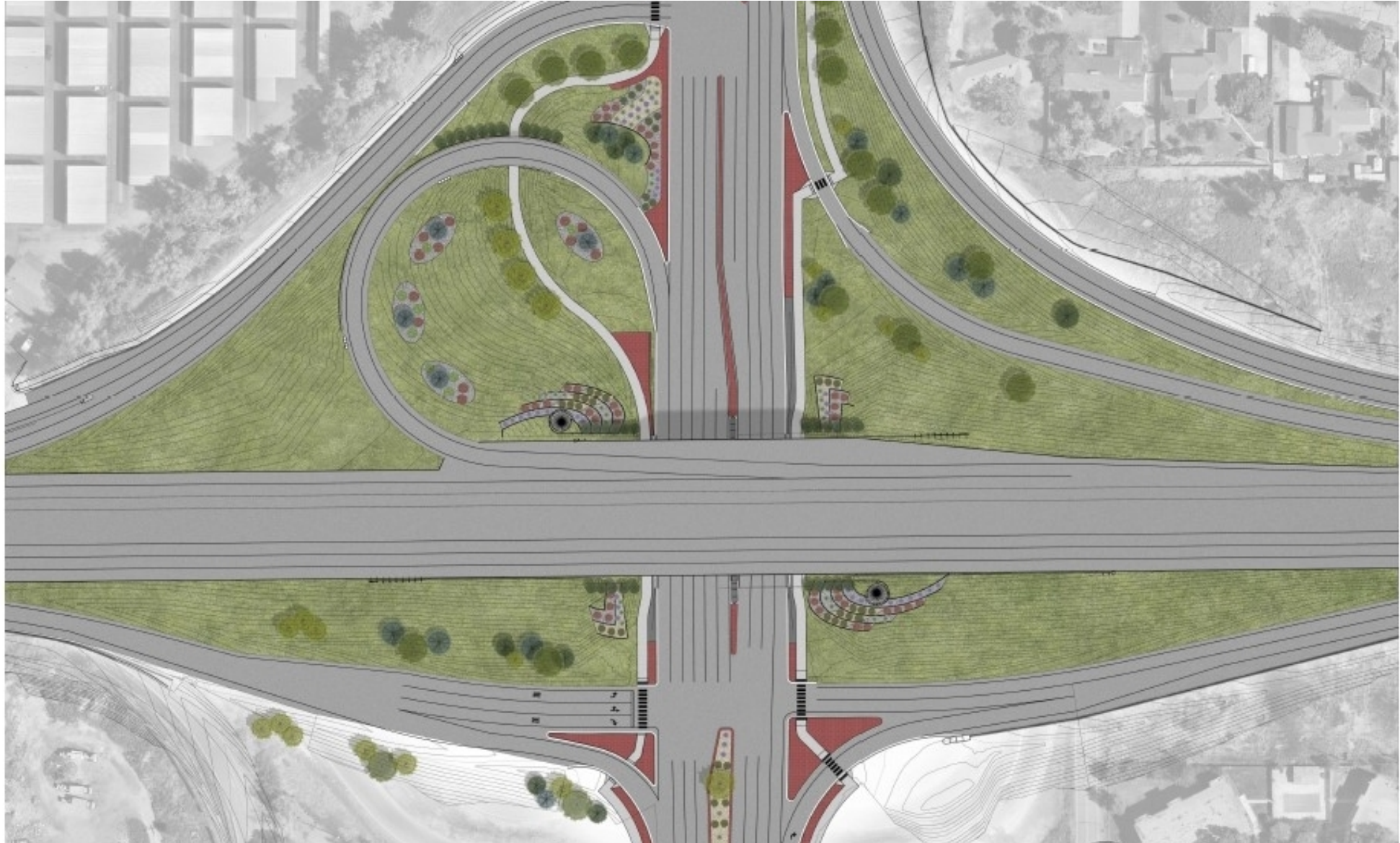


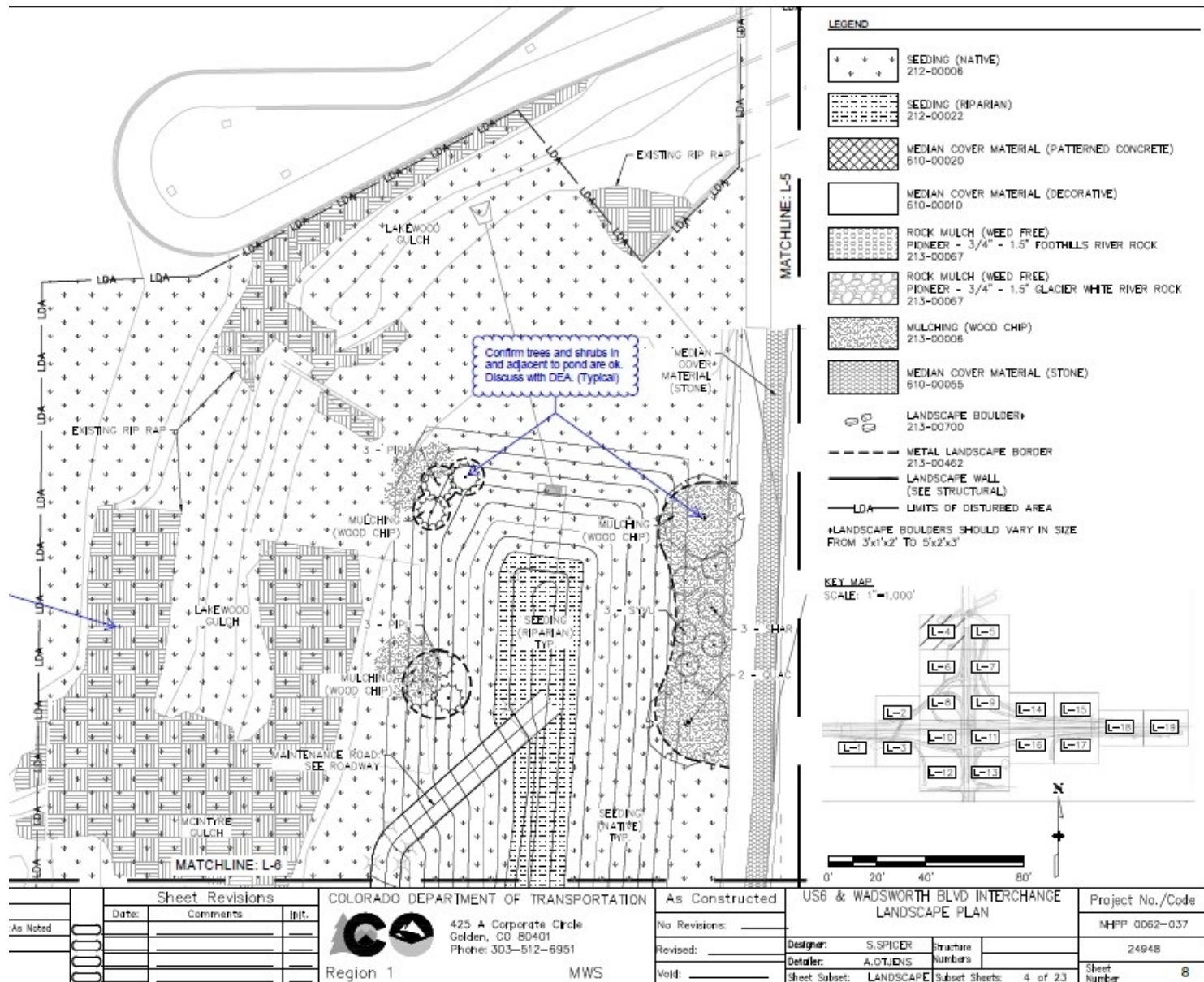
SE Intersection Detail



inspiration







Action items

- ◆ Staff requests City Council approval for \$460,000 design cost estimate to proceed with proposed enhancements
 - ◆ Approve \$460,000 supplemental budget appropriation
 - ◆ Redirect \$460,000 in Capital Improvement Fund savings
- ◆ Staff working sole source contract approval with RS&H consultants
- ◆ RS&H will incorporate enhancements into CDOT project bid package (2026)
 - ◆ Future City Council agenda item to approve construction cost ~\$3.5 million
 - ◆ Staff will use various control measures to manage construction costs

STAFF MEMO

DATE OF MEETING: JANUARY 27, 2025 / AGENDA ITEM NO. D.

To: Mayor and City Council
From: Max Kirschbaum, Director of Public Works
Subject: **Vacating Right-of-way and Easement Located at 3278 South Wadsworth Boulevard**

SUMMARY STATEMENT: The City of Lakewood Public Works Department recommends vacating an area of South Vance Street Right of way and the adjacent Pedestrian, Utility and Traffic Control Devices (PUTCD) Easement. Neither of these property rights are necessary for current or future plans and these areas do not provide useful access to or continuation of any existing rights-of-way or pedestrian facilities.

BACKGROUND INFORMATION: The subject portion of the 3200 Block of South Vance Street and adjacent easement were acquired by exaction in 1991 from the property located at 3278 South Wadsworth Boulevard as part of a change in property use. When the property interests were acquired in 1991, the City intended to use the South Vance Street right-of-way it had exacted, along with the associated easement, to connect South Vance Street to West Girton Avenue. In 2016, City Staff determined that this connection was not necessary or feasible after the property at 3280 South Wadsworth Boulevard was developed in a manner that made such a connection impossible. Therefore, the right-of-way and easement on the east side of the property at 3278 South Wadsworth Boulevard do not connect to any existing right-of-way or easements and City staff recommends vacating the right-of-way and easement, which will vest the underlying property interests to the adjacent property owners, as determined by the County.

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: Approval of the ordinance.

ALTERNATIVES: If this Ordinance is not approved, the right-of-way and easement will remain land locked with no public access, and maintenance responsibility will remain with the City.

PUBLIC OUTREACH: This item has been promoted through the regular communication channels to be considered by the Lakewood City Council. City Staff has notified the property owner of this pending vacation.

NEXT STEPS: If approved on first reading, the public hearing will be scheduled for February 10, 2025.

ATTACHMENTS:

1. Ordinance O-2025-5
2. Vacation 3278 S Wadsworth Blvd Vicinity Map

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

O-2025-5

AN ORDINANCE

VACATING THE RIGHT-OF-WAY AND EASEMENT LOCATED ON THE EAST SIDE OF THE PROPERTY AT 3278 SOUTH WADSWORTH BOULEVARD

WHEREAS, the South Vance Street right-of-way (the "Subject ROW"), located on the east side of the property at 3278 South Wadsworth Boulevard, does not connect to any portion of South Vance Street or West Girton Avenue as originally intended when the City of Lakewood (the "City") acquired the property in 1991 from the owner of 3278 South Wadsworth Boulevard;

WHEREAS, the entirety of the Subject ROW is currently within the jurisdiction of the City and has never been used as a roadway or for any other public purpose;

WHEREAS, the permanent Pedestrian, Utility and Signage Easement (the "Subject Easement") located on the east side of the property at 3278 South Wadsworth Boulevard was acquired for the anticipated need for sidewalk, utility installations, and traffic control devices to be constructed for the abutting Subject ROW;

WHEREAS, the entirety of the Subject Easement is currently within the jurisdiction of the City and has never been used for any public purpose;

WHEREAS, due to subsequent development of the property located at 3280 South Wadsworth Boulevard, the Subject ROW and Subject Easement cannot meet their original purposes of connecting to West Girton Avenue;

WHEREAS, the City Council finds and determines that the Subject ROW and Subject Easement are no longer needed for any municipal purpose and that the vacation of the same are in the public interest;

WHEREAS, the City Council finds that no land adjoining the Subject ROW and Subject Easement would be left without an established connection to a public road;

WHEREAS, approval of this ordinance on first reading is intended only to confirm that the City Council desires to comply with the City's Charter by setting a public hearing to provide City staff and the public the 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. Pursuant to Title 43, Article 2, Colorado Revised Statutes, and City of Lakewood Case No. VA24-0001, and upon a finding that the Subject ROW and Subject Easement are no longer necessary for use by the public and that no land would, by this vacation, be left without a connection to an established public road, the Subject ROW and Subject Easement described in Exhibit A attached hereto and made a part hereof, are hereby vacated, and title to such property shall vest in conformance with C.R.S. 43-2-

302..

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

SECTION 3. After the effective date of this Ordinance, the Lakewood City Clerk shall record a certified copy of this Ordinance, including the attached Exhibit A, with the Jefferson County Clerk and Recorder's office.

SECTION 4. If any provision of this Ordinance is 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 within and foregoing Ordinance was introduced and read on first reading at a hybrid regular meeting of the Lakewood City Council on the 27th day of January, 2025; published by title in the Denver Post and in full on the City of Lakewood's website, www.lakewood.org, on the 30th day of January, 2025; set for public hearing to be held on the 10th day of February, 2025; read, finally passed and adopted by the City Council on the 10th day of February, 2025; and signed by the Mayor on the ___ day of February, 2025.

Wendi Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

EXHIBIT A
SOUTH VANCE STREET ROW VACATION
LEGAL DESCRIPTION

A parcel of land being all of South Vance Street right of way described in that warranty deed recorded at Reception No. 91076596 of the records of the Jefferson County Clerk and Recorder, lying in the Southwest One-Quarter (SW $\frac{1}{4}$) of the Southeast One-Quarter (SE $\frac{1}{4}$) of Section 35, Township 4 South, Range 69 West of the 6th Principal Meridian, City of Lakewood, County of Jefferson, State of Colorado, being more particularly described as follows:

The East 36.00 feet of the North 110.00 feet of the North One-Half (N $\frac{1}{2}$) of the West One-Half (W $\frac{1}{2}$) of the West One-Half (W $\frac{1}{2}$) of said SW $\frac{1}{4}$ SE $\frac{1}{4}$, said parcel containing an area of 3,960 square feet, more or less.

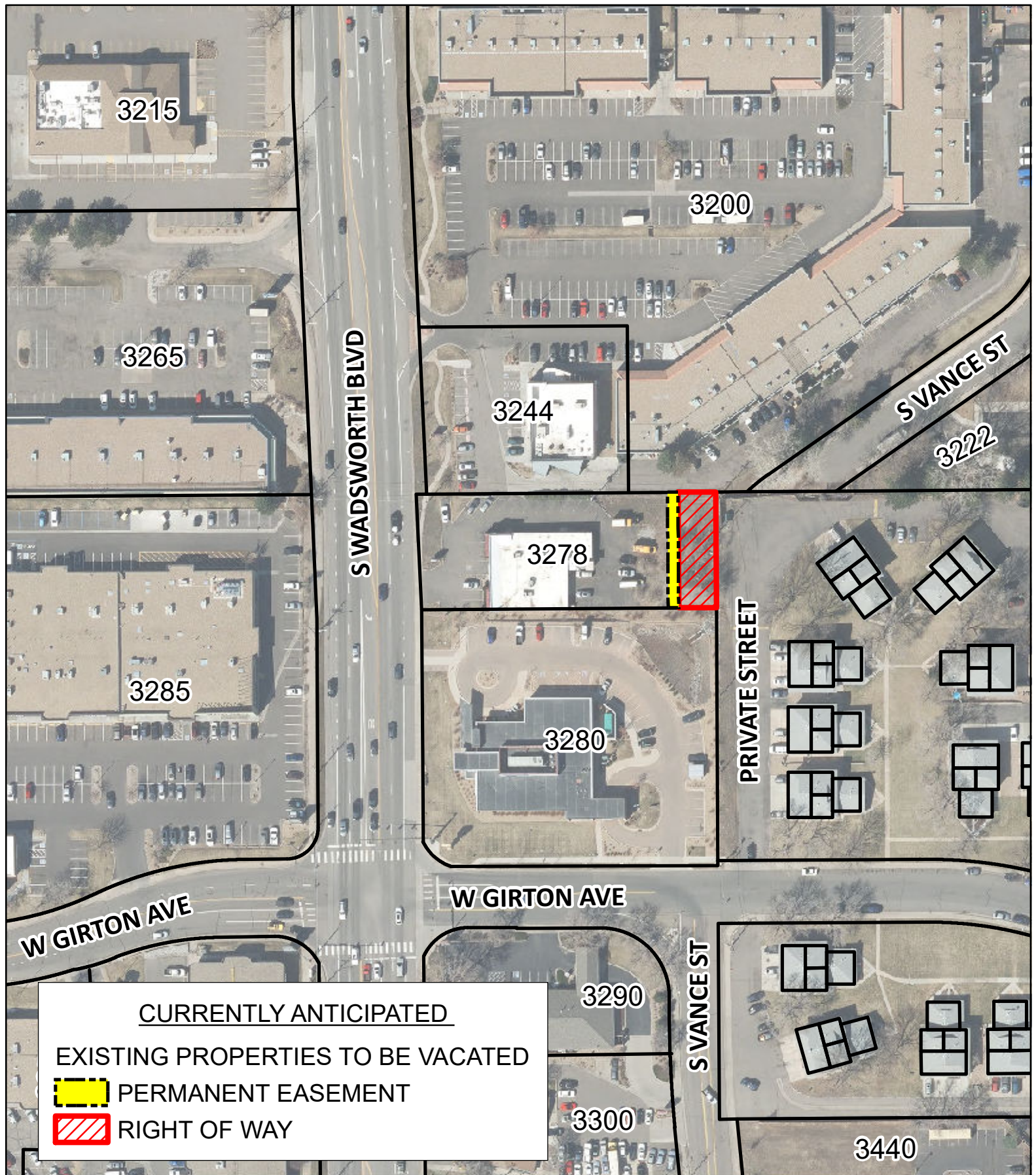
TOGETHER WITH

PERMANENT EASEMENT FOR PEDESTRIAN, UTILITY AND SIGNAGE
FACILITIES AND RELATED APPURTENANCES
VACATION

LEGAL DESCRIPTION

A parcel of land being all of that permanent easement described in that instrument recorded at Reception No. 91076597 of the records of the Jefferson County Clerk and Recorder, lying in the Southwest One-Quarter (SW $\frac{1}{4}$) of the Southeast One-Quarter (SE $\frac{1}{4}$) of Section 35, Township 4 South, Range 69 West of the 6th Principal Meridian, City of Lakewood, County of Jefferson, State of Colorado, being more particularly described as follows:

The West 10.00 feet of the East 46.00 feet of the North 110.00 feet of the North One-Half (N $\frac{1}{2}$) of the West One-Half (W $\frac{1}{2}$) of the West One-Half (W $\frac{1}{2}$) of said SW $\frac{1}{4}$ SE $\frac{1}{4}$, said parcel containing an area of 1,100 square feet, more or less.



**CITY OF LAKEWOOD ORDINANCE MAP
VACATING RIGHT OF WAY AND EASEMENT ON THE
EAST SIDE OF 3278 SOUTH WADSWORTH BLVD**



MAY 10, 2024

STAFF MEMO

DATE OF MEETING: JANUARY 27, 2025 / AGENDA ITEM NO. E.

To: Mayor and City Council
From: Max Kirschbaum, Director of Public Works
Subject: **Intent to Acquire interest in property for the Garrison Street Separated Bike Lane Project north of Alameda Avenue to Cedar Avenue**

SUMMARY STATEMENT: This ordinance would authorize steps necessary to acquire interests in property to construct a separated bike lane on S Garrison St between W Alameda Ave and W Cedar Ave.

BACKGROUND INFORMATION: The City of Lakewood has budgeted funds to construct separated bike lanes on S Garrison Street between W Alameda Ave and W Cedar Ave. The project will extend the separated bikeway network north of W Alameda Ave on S Garrison St to allow a safer bike corridor to W Cedar Ave.

This ordinance declares the city's intent to acquire property interests necessary for the project and initiates the negotiation process between the City and the property owners for necessary property rights. It also authorizes acceptance of conveyance instruments and, if needed, condemnation of property interests. However, condemnation would not occur prior to additional City Council approval by resolution.

A map is attached that conceptually illustrates the property rights that are anticipated to be needed. A permanent easement is required from two properties between W Alameda Ave and W Cedar Ave, and two temporary easements are required. Permanent easements will be located along the eastern edges of 9255 W Alameda Ave and 205 S Garrison St. A permanent easement will also be required along the southern edge of 205 S Garrison St to provide future maintenance to existing drainage facilities. The easements on the east side of the properties are required for widening of S Garrison St to encompass the separated bike lanes and sidewalks on the west side of S Garrison St.

It is anticipated that temporary easements for the construction period, illustrated in green on the maps, will be required from two properties. The temporary easements are required to perform re-grading, tree or shrub removal, and landscape restoration to blend the area behind the new sidewalk into the surrounding site features and yards.

BUDGETARY IMPACTS: The funding for this project was approved in the 2025 budget. No additional funding is necessary. This project is funded by the Capital Improvements Fund.

STAFF RECOMMENDATIONS: Approval of the ordinance.

ALTERNATIVES: If this Ordinance is not approved, the City will not obtain the property rights needed to construct the separated bike lanes. The separated bike lanes between W Alameda Avenue and W Cedar Ave will not be completed.

PUBLIC OUTREACH: This item has been promoted through the regular communication channels to be considered by the Lakewood City Council. City staff has contacted the affected property owners to present the initiation of the design phase of this project. Notification of City Council's consideration of this ordinance has been mailed to each property owner. The notification includes clear language that there could be no discussion of land value at the City Council hearing about this ordinance because this is the very start of the acquisition

process and no land values have yet been determined.

NEXT STEPS: If this ordinance is approved, City staff will begin the acquisition process and complete preparation of construction bid documents.

ATTACHMENTS:

1. Ordinance O-2025-6
2. Garrison St Separated Bike Lanes Map Exhibit

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

AN ORDINANCE

DECLARING THE INTENT OF THE CITY OF LAKEWOOD TO ACQUIRE INTEREST IN PROPERTY FOR PUBLIC PURPOSES FOR THE CONSTRUCTION OF SEPARATED BIKE LANES ON SOUTH GARRISON STREET NORTH OF WEST ALAMEDA AVENUE AND AUTHORIZING NEGOTIATIONS WITH PROPERTY OWNERS, ACCEPTANCE OF CONVEYANCE INSTRUMENTS AND CONDEMNATION OF REAL PROPERTY INTERESTS (SUBJECT TO FURTHER COUNCIL APPROVAL)

WHEREAS, to enhance cyclist safety along South Garrison Street from West Alameda Avenue to West Cedar Avenue, the City of Lakewood (the "City") desires to implement the South Garrison Street Separated Bike Lanes Project (the "Project"), which will construct separated bike lanes from West Alameda Avenue to West Cedar Avenue (the "Improvements");

WHEREAS, in order to install the Improvements, the City must acquire certain property interests from the owners of property adjacent to the Project (the "Property Interests");

WHEREAS, in order to acquire the Property Interests in compliance with State law, the City Council desires to:

- a. Declare the City's intent to acquire the Property Interests for public purposes in fulfillment of the requirements of Section 38-1-121, C.R.S.;
- b. Authorize negotiations for, and acquisitions of, the Property Interests;
- c. Accept the instruments of conveyance for the Property Interests; and
- d. Authorize the City Attorney to initiate condemnation proceedings (subject to further Council approval) to acquire the Property Interests in the event the City is unable to acquire the Property Interests despite good faith efforts to do so;

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 identified herein; 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 any particular proposal related to this proposal identified herein.

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

SECTION 1. The South Garrison Street Separated Bike Lanes Project (the

“Project”) will serve a public purpose by enhancing cyclist safety on South Garrison Street from West Alameda Avenue to West Cedar Avenue, and it is necessary to acquire certain Property Interests from adjacent property owners, further described in Section 2 herein, to advance such public purpose.

SECTION 2. It is the intent of the City of Lakewood to acquire the Property Interests in the form of (i) permanent easements; (ii) temporary construction easements; or (iii) any other interests as may be warranted for the Project, with any improvements contained herein. The properties from which the Property Interests are currently anticipated to be acquired are identified in Exhibit A, attached hereto and incorporated herein by this reference. At such time as the City Manager or designee (the “City Manager”) confirms that any or all of those parcels identified on Exhibit A are necessary for the Project, the City Manager shall give notice of intent to acquire such Property Interests in conformance with Section 38-1-121, C.R.S.

SECTION 3. The City Manager is hereby authorized to negotiate in good faith to acquire the Property Interests. Negotiations shall be based upon appraisal reports acquired in conformance with Section 38-1-121, C.R.S. or valuations approved by the City Manager. The City Manager is hereby authorized to make offers to any property owner based upon such appraisal reports or valuations to execute agreements for the acquisition of the Property Interests.

SECTION 4. The City Council hereby accepts on behalf of the City, upon recordation, the instruments of conveyance of the Property Interests acquired pursuant to Section 3 above.

SECTION 5. The City’s Chief Financial Officer is hereby authorized and directed to pay, upon receipt of appropriate documentation, the amounts set forth in the contracts and agreements provided for herein.

SECTION 6. In the event the City Manager is unable to negotiate an agreement for the acquisition of any necessary Property Interest, despite good faith efforts to do so, the City Manager shall bring to the City Council a resolution identifying the Property Interests to be acquired by condemnation, and the City Council shall thereby authorize or deny the exercise of the City’s eminent domain power over such Property Interests pursuant to Section 14.4 of the City of Lakewood home rule charter.

SECTION 7. All interested parties are hereby advised that, in the event the City Council approves the exercise of the City’s eminent domain power over one or more Property Interests identified in such resolution, the City Attorney, on behalf of the City, shall commence condemnation proceedings with respect to such Property Interests and shall be authorized to apply to the proper court for immediate possession of the Property Interests to be acquired by condemnation, and the City’s Chief Financial Officer and all other officers and agents of the City shall cooperate with the City Attorney in the condemnation action, make any deposits and payments as may be necessary for acquisition of the Property Interests, and pay the costs thereof and any condemnation award as it may be finally determined. The City Attorney shall additionally be authorized

to employ such expert witnesses, including appraisers, as the City Attorney determines necessary for the purposes of the condemnation authorized by this Ordinance and the aforesaid resolution, and the City's Chief Financial Officer is directed to pay the costs and expenses of employing such expert witnesses and appraisers.

SECTION 8. Nothing herein is intended to authorize the expenditure of monies in excess of the funds appropriated for the Project.

SECTION 9. 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 such remaining portions or application of the Ordinance are not determined by the court to be inoperable.

SECTION 10. This Ordinance shall take effect thirty (30) days after final publication.

I hereby attest and certify that within and foregoing Ordinance was introduced and read on first reading at a hybrid regular meeting of the Lakewood City Council on the 27th day of January, 2025; published by title in the Denver Post and in full on the City of Lakewood's website, www.lakewood.org, on the 30th day of January, 2025; set for public hearing to be held on the 10th day of February, 2025; read, finally passed and adopted by the City Council on the 10th day of February, 2025; and signed by the Mayor on the ___ day of February, 2025.

Wendi Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

EXHIBIT A

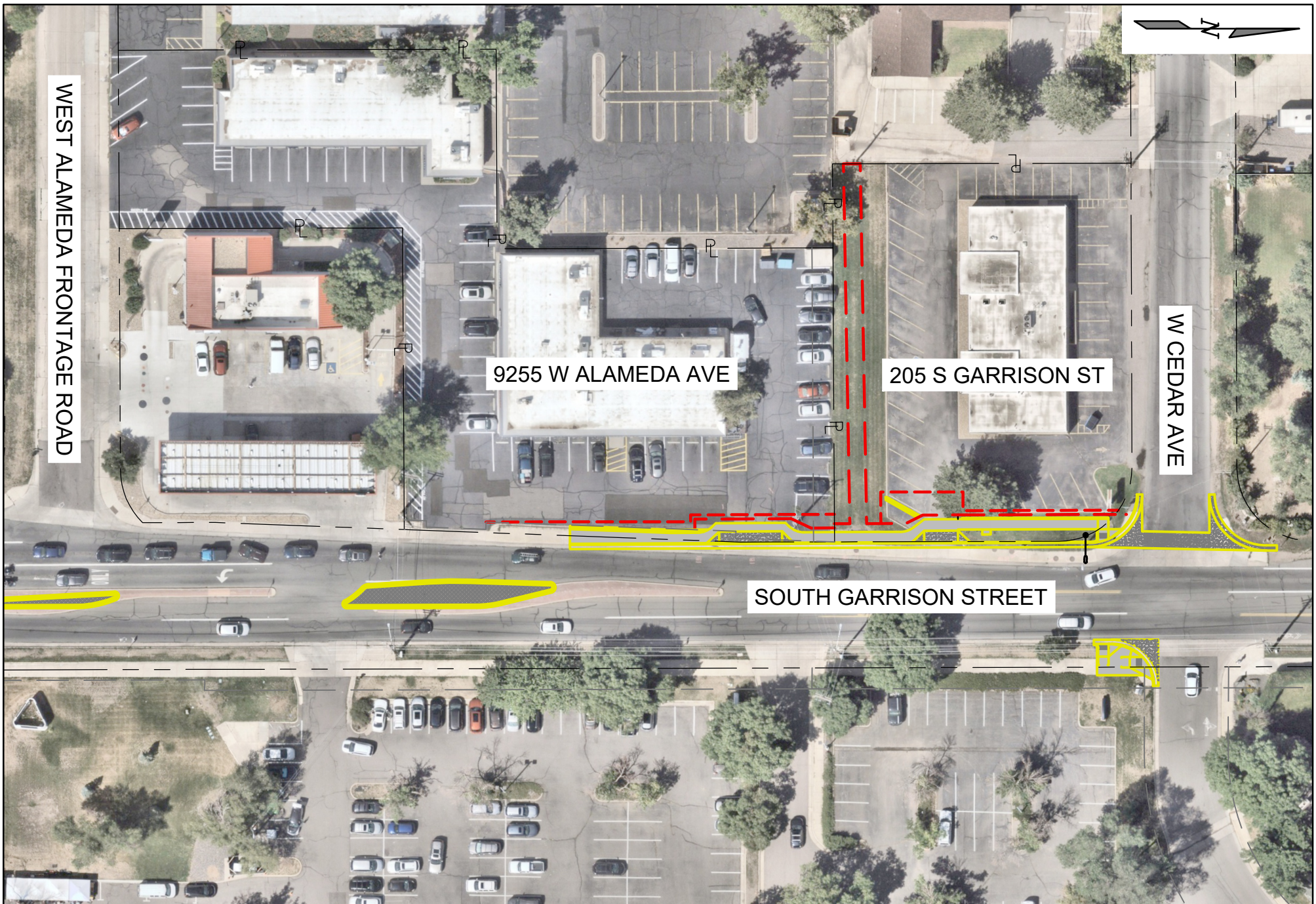
Property Interests for the following addresses:

49-103-13-001
205 s Garrison St
LAKEWOOD, CO 80226

49-103-13-005
9255 W Alameda Ave
LAKEWOOD, CO 80226



CITY OF LAKEWOOD ORDINANCE MAP
PROPERTY INTERESTS FOR ALAMEDA AVE. & GARRISON ST. PROJECT
JANUARY 2025



CITY OF LAKEWOOD ORDINANCE MAP
PROPERTY INTERESTS FOR ALAMEDA AVE. & GARRISON ST. PROJECT
JANUARY 2025

STAFF MEMO

DATE OF MEETING: JANUARY 27, 2025 / AGENDA ITEM NO. F.

To: Mayor and City Council
From: Alison McKenney Brown, City Attorney
Subject: **Amending Chapter 14.16 LMC - Parkland Dedication**

SUMMARY STATEMENT: At the January 13, 2025, regular meeting of the Lakewood City Council, the City Council voted unanimously to direct staff to place an ordinance on the agenda for first reading on January 27, 2025, to allow the City Council to review Ordinance 2024-28, also known as Chapter 14.16 of the Lakewood Municipal Code, regarding Park and Open Space Dedication.

BACKGROUND INFORMATION: On September 20, 2024, a citizen-initiative petition was filed with the City Clerk's Office to repeal and replace Lakewood Municipal Code Chapter 14.16 pertaining to Park and Open Space Dedication, and such initiative petition was signed by more than five percent (5%) of the total number of persons registered to vote in Lakewood on the date of the last regular municipal election.

Such citizen initiative was presented to the City Council on second reading as Ordinance 2024-28 at a special meeting held on November 4, 2024.

Pursuant to Lakewood Municipal Code 2.52.110(A), the City Council is required to either adopt as an ordinance any citizen initiative without alteration to the language contained in the initiative petition or, alternatively, to submit the initiated ordinance to a vote of the registered electors at a special election.

A majority of the members of the City Council stated on the record their support for continuing to expand the park and open space area within the City while also expressing reservations about a number of policy, financial and legal elements of the initiative ordinance as written.

Following lengthy debate and discussion a majority of the members of the City Council chose to adopt Ordinance 2024-28 rather than order a special election.

Subsequent to the effective date of Ordinance 2024-28, also known as Chapter 14.16 of the Lakewood Municipal Code, the members of the City Council have acknowledged certain negative consequences and unintended impacts of that Ordinance that they find it necessary to address.

At the January 13, 2025, regular meeting of the Lakewood City Council, the City Council voted unanimously to direct staff to place an ordinance on the agenda for first reading on January 27, 2025, to allow the City Council to review Ordinance 2024-28, also known as Chapter 14.16 of the Lakewood Municipal Code, regarding Park and Open Space Dedication, and make such changes as they see necessary to protect the property, health, welfare, peace or safety of the City of Lakewood.

To provide the City Council with the greatest flexibility to act, this draft ordinance O-25-07:

1. Is titled using the phrase contained in O-24-28 regarding "repeal and replace", but also shows "amend" in parentheses to alternatively allow the City Council to take that action if they should choose;
2. Includes the same language as was included in the body of O-24-28, including formatting and typographical errors, as was adopted on November 4, 2024, with no changes or suggestions from City

staff;

3. Is written as an emergency ordinance to allow the City Council to enact it quickly if they so choose due to current litigation, confusion in the community about how to proceed with acquiring a building permit, and to address the administrative concerns arising out of the preliminary injunction.

BUDGETARY IMPACTS: Potentially significant impacts.

STAFF RECOMMENDATIONS: None

ALTERNATIVES: None presented by staff.

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

NEXT STEPS: Dependent upon action take by the City Council on this measure.

ATTACHMENTS: 1. Ordinance O-2025-07

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

AN ORDINANCE

AN ORDINANCE TO REPEAL AND REPLACE (OR AMEND) LAKEWOOD MUNICIPAL CODE CHAPTER 14.16 RELATING TO PARK AND OPEN SPACE DEDICATION INCLUDING THE OPTION FOR DEVELOPERS TO PAY A FEE IN LIEU OF PARKLAND DEDICATION, CALCULATION OF OPEN SPACE AND PARKLAND DEDICATIONS, AND VESTING OF RIGHTS/APPLICABILITY.

WHEREAS, on September 20, 2024, a citizen-initiative petition was filed with the City Clerk's Office to repeal and replace LMC Chapter 14.16 pertaining to Park and Open Space Dedication, and such initiative petition was signed by more than five percent (5%) of the total number of persons registered to vote in the City on the date of the last regular municipal election;

WHEREAS, pursuant to Lakewood Municipal Code 2.52.110(A), the City Council is required to either adopt by a majority vote any citizen initiative without alteration to the language contained in the initiative petition or, alternatively, to submit the initiated ordinance to a vote of the registered electors at a special election;

WHEREAS, such citizen initiative was presented to the City Council on second reading as Ordinance 2024-28 at a special meeting held on November 4, 2024;

WHEREAS, a majority of the members of the City Council stated on the record their support for continuing to expand the park and open space area within the City while also expressing reservations about a number of policy, financial and legal elements of the initiative ordinance as written;

WHEREAS, following lengthy debate and discussion a majority of the members of the City Council chose to adopt Ordinance 2024-28 rather than order a special election;

WHEREAS, subsequent to the effective date of Ordinance 2024-28, also known as Chapter 14.16 of the Lakewood Municipal Code, the members of the City Council have acknowledged certain negative consequences and unintended impacts of that Ordinance that they find it necessary to address;

WHEREAS, neither the Lakewood Municipal Charter nor State statute prohibit revising citizen initiatives adopted by the City Council as an ordinance;

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 initiated ordinance contained within the petition;

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 14.16 of the Lakewood Municipal Code is repealed and reenacted (or amended) as follows:

Chapter 14.16 PARK AND OPEN SPACE DEDICATION

Purpose and Intent

The purpose of park and open space land dedication is to guarantee the preservation of wildland and natural habitats so that the citizens of Lakewood and visitors to our city can enjoy and be enriched by communion with nature. Equally important is preserving the birds, trees and other flora and fauna within our parks and open spaces, to protect and sustain the beauty of our natural environment that makes our city unique and alluring. The conservation of wildlife will ensure that our residents can access the rich, natural heritage our city has to offer, and will also protect and maintain wild habitats for future generations. Lakewood's future as a sustainable, regenerative and healthy place to live depends on our preservation of open spaces and parkland.

14.16.010 - Scope and application.

Each development containing residential land uses shall dedicate to the city park sites and open space areas in accordance with the provisions of this title. These requirements apply to all current and future developments including applications in process that do not have all building permits approved and paid for.

14.16.020 - Park standards.

For purposes of this title, the city's park standards shall be a minimum of 10.5 acres of park area per 1,000 anticipated population within the proposed development.

14.16.040 - Calculation of land dedication requirements for park and Open Space.

A. *Parkland Standard.* All residential developers shall provide a minimum of 10.5 acres of park area on site per 1,000 anticipated population.

B. *Density Factor.* To provide an estimated and equitable population standard among different housing types, a density factor (representing average number of persons within the unit type) shall be applied to the calculation as follows:

1. Single-family detached = 3.00
2. Single-family or multi-family attached = 1.50
3. Senior housing = 1.25

C. Example calculation.

Proposed development size: 10 acres

Proposed density: 10 units/acre, multi-family attached

Park and open space acreage required:

10 development acres × 10 units/acre × 1.5 density factor × 10.5 acres parkland/1000 people = 1.575 acres of parkland required.

D. Dwelling Unit Changes. If an area is replatted prior to construction of the development, and the number of anticipated dwelling units increases or decreases by more than ten percent, the developer shall be required to adjust the amount of parkland dedicated consistent with the aforementioned provisions and formula to provide for the change in units.

E. When the calculation results in land dedication of fewer than 0.3 acre, the parkland dedication required may remain in private ownership. The land area that may remain in private ownership must be added to the project's open space requirement and shall:

1. Not exceed an average slope of 4:1;
2. Be privately maintained; and
3. Be noted on development plans as a fulfillment of parkland dedication requirements.

14.16.050 - Criteria for land eligible for park and open space use.

The following criteria will normally apply in determining what type and nature of land will meet the requirement for dedication:

- A. Land that is accessible from two separate locations by standard maintenance vehicles or from one location with a minimum 50-foot frontage;
- B. Land or water bodies contiguous to other acceptable parkland or existing parkland;
- C. Usable land within the 100-year floodway fringe that would not be inundated in a five-year storm; and
- D. Special areas of natural, historical or cultural significance.

14.16.060 - Criteria for land not eligible for park and open space use.

The following criteria will normally apply in determining what type and nature of land will not meet the requirement for dedication:

- A. Land required by city's zoning code for private open space;
- B. Land used to fulfill requirements of the city's storm drainage ordinances, such as detention ponds, retention ponds or drainageways;
- C. Rights-of-way and easements for irrigation ditches, laterals and aqueducts, power lines, pipelines or other public or private utilities without the written permission of the right-of-way owner; and
- D. Hazardous geological land area, mineral extraction areas and hazardous wildfire areas.

14.16.070 - Procedure.

- A. All land dedications, subdivisions and other residential development shall be met at the time of platting or, if platting is not required, at time of site plan approval.

14.16.080 - Site development standards—General.

- A. Land that has been platted as public park and open space, or otherwise dedicated to the city, shall not be used in the development process of adjoining lands, except as stated in subsections (B), (C) and (D) of this section, or as reflected in an approved subdivision grading plan.
- B. The developer shall be responsible for the installation of public improvements adjacent to the park site including, but not limited to, curb and gutters, streets, storm drainage facilities, and bridges made necessary by the development. Such public improvements will normally be limited to 210 linear feet per acre of parkland. This does not include park development or tap fees unless such improvements are part of an Improvement Agreement.
- C. All slopes shall be stabilized in accordance with acceptable engineering standards to prevent public endangerment, and for ease of maintenance. The maximum slope shall normally not exceed 4:1 or other slope treatment will be required.
- D. Sites shall be made easily accessible to the city.

14.16.110 - Severability clause

If any part, section, sentence or clause of this Ordinance shall for any reason be questioned in any court and shall be adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance. Any such part, section, sentence or clause shall not be taken to affect or prejudice in any way the remaining part or parts of this Ordinance.

SECTION 2. Emergency Declaration. The City Council of the City of Lakewood hereby finds, determines and declares that an emergency exists and that this ordinance is necessary for the immediate preservation of public property, health, welfare, peace or safety for the reasons enumerated in the recitals and body of this ordinance, which are incorporated into this Section 2 by reference. The City Council further determines that the adoption of this ordinance as an emergency ordinance is in the best interest of the citizens of the City of Lakewood, but if this emergency ordinance is not adopted by an affirmative vote of two-thirds of all members of the City Council it may still be passed as a regular ordinance in conformance with the provisions of Lakewood City Charter § 7.4, and in that case would go into effect thirty days after approval.

SECTION 3. Severability Clause. If any provision of this Ordinance is 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 within and foregoing Ordinance was introduced and read on first reading at a hybrid regular meeting of the Lakewood City Council on the 27th day of January, 2025; published by title in the Denver Post and in full on the City of Lakewood's website, www.lakewood.org, on the 30th day of January, 2025; set for public hearing to be held on the 10th day of February, 2025; read, finally passed and adopted by the City Council on the 10th day of February, 2025; and signed by the Mayor on the ____ day of February, 2025.

Wendi Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

STAFF MEMO

DATE OF MEETING: JANUARY 27, 2025 / AGENDA ITEM NO. 10

To: Mayor and City Council

From:

Subject:

SUMMARY STATEMENT:

BACKGROUND INFORMATION:

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: None

ALTERNATIVES: None

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

NEXT STEPS: None

ATTACHMENTS: None

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

STAFF MEMO

DATE OF MEETING: JANUARY 27, 2025 / AGENDA ITEM NO. 11

To: Mayor and City Council

From: Travis Parker, Chief of the Sustainability & Community Development Branch

Subject: **An Ordinance Designating the Structure at 1801 Glen Dale Drive as a Local Landmark**

SUMMARY STATEMENT: Staff is requesting City Council approve the Historic Preservation Commission's recommendation and adopt an ordinance designating the structure addressed as 1801 Glen Dale Drive as a local landmark based on the recommendation of the Historic Preservation Commission.

BACKGROUND INFORMATION: On November 13, 2024, Lakewood staff received a complete application for Local Landmark Designation to designate the structure addressed as 1801 Glen Dale Drive, owned by Kimberly Leeling, as a local landmark. In general, designation as a local landmark prevents demolition of such structure except in exceptional circumstances, and requires that any significant alteration or addition (not including ordinary maintenance and repair) be reviewed and approved by the Historic Preservation Commission using established criteria.

Historic Preservation Commission public hearing:

As required by the zoning ordinance and in accordance with notification procedures the Historic Preservation Commission held a public hearing on December 17, 2024. The Historic Preservation Commission recommended approval of the Local Landmark Designation Nomination Form, Case No. HP-24-0001, designating the structure as a local landmark on the basis that the structure "embodies the distinctive characteristics of a type, period, or method of construction" in conformance with Lakewood Zoning Code 17.11.3(C).

Consistency with the comprehensive plan and zoning ordinance:

Consistency with the Comprehensive Plan, the Historic Preservation Plan (which is an amendment to the Comprehensive Plan), and the intent and purpose of Zoning Ordinance Article 11 is not one of the Designation Criteria in section 11.17.3 of the Zoning Ordinance, and therefore a full analysis of consistency or inconsistency with said plans or the intent and purpose of Article 11 was not undertaken as part of the initial review of the application. That said, staff notes that neither the vision statement in the Comprehensive Plan, "... an inviting, attractive, diverse, and inclusive community," nor Action 4.1.2 in the Historic Preservation Plan that "Historic preservation looks forward while valuing the past," should be used to exclude nor hide acknowledgement of prior racially exclusive restrictions on private property ownership, which have since been repealed. Acknowledgement of the racially restrictive covenant from 1923, and of its repeal in 1959, is included in the packet materials and staff presentation.

Staff further notes that the intent of the Historic Preservation article of the Zoning Code (Article 11) is that the protection of structures of historical significance is in the interest of the prosperity, community sustainability, civic pride, and general welfare. Further, the purpose of said Article is, in part, to designate and preserve, protect, enhance, and perpetuate those structures which reflect outstanding elements of the City's cultural, artistic, social, economic, political, architectural, historic or other heritage. Designation of this structure meets this purpose and intent in that it preserves the structure and acknowledges its architectural merit, while also acknowledging the complex history of racially restrictive covenants which formerly applied to this subdivision. Notwithstanding the racially restrictive covenant that applied to all properties in the Glen Creighton subdivision from 1923 until its repeal in 1959, including the subject property, the application for designation is consistent

with the Comprehensive Plan, Historic Preservation Plan, and the Zoning Ordinance 17.11.3(C).

BUDGETARY IMPACTS: There are no budgetary impacts.

STAFF RECOMMENDATIONS: Staff recommends City Council adopt an ordinance designating the structure at 1801 Glen Dale Drive as a Lakewood local landmark.

ALTERNATIVES: City Council may approve with conditions or deny this request.

PUBLIC OUTREACH: Notification requirements will be met pursuant to Section 17.11.4.6 of the Lakewood Zoning Ordinance. This will include providing proper notice to the property owner(s), placing notice of the hearing in the City's publication of record, and posting the property 14 days prior to the public hearing with the proposed action, date and time of the hearing.

NEXT STEPS: If City Council recommends approval, the property owner will be notified of the Council's decision and the property owner will be advised of their responsibilities under the Historic Preservation Ordinance.

ATTACHMENTS:

1. Ordinance O-2025-1
2. 1801 Glen Dale Drive Application Redacted
3. 1801 Glen Dale Drive Application Current Photos-November 1, 2024
4. 1801 Glen Dale Drive Owner Consent Form
5. Resolution HP-24-0001 Signed
6. Historic Preservation Commission Staff Report 1801 Glen Dale Drive-December 17, 2024
7. Historic Preservation Commission Draft Minutes-December 17, 2024
8. Local Landmark Designation City Council Hearing Jan. 27

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

O-2025-1

AN ORDINANCE

DESIGNATING THE STRUCTURE LOCATED AT 1801 GLEN DALE DRIVE, CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO, AS A LOCAL LANDMARK

WHEREAS, the structure addressed as 1801 Glen Dale Drive, with the legal description of Lot 0001, Block 007, Glen Creighton (Blks 3-12), was constructed in 1938;

WHEREAS, the structure is a very good example of a Tudor revival home;

WHEREAS, the structure maintains several original character-defining features important to Tudor revival architecture and retains sufficient physical integrity to convey its architectural significance;

WHEREAS, a public hearing was held on December 17, 2024, before the Lakewood Historic Preservation Commission on the Local Landmark Designation Nomination Form to designate the structure as a local landmark, Case No. HP-24-0001;

WHEREAS, the Historic Preservation Commission found the property eligible for designation as a local landmark based on Section 17.11.3(C) of the Lakewood Zoning Code because it “embodies the distinctive characteristics of a type, period, or method of construction”;

WHEREAS, the Historic Preservation Commission recommended approval of the Local Landmark Designation Nomination Form, Case No. HP-24-0001, designating the structure as a local landmark;

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 with 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 any particular proposal related to this proposal identified herein.

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

SECTION 1. The structure addressed as 1801 Glen Dale Drive, with the legal description of Lot 0001, Block 007, Glen Creighton (Blks 3-12), is hereby designated as a local landmark.

SECTION 2. The property shall be subject to all requirements of the Lakewood Zoning 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 such remaining portions or application of the Ordinance are not determined by the court to be inoperable.

SECTION 4. This Ordinance shall take effect thirty (30) days after final publication.

I hereby attest and certify that within and foregoing Ordinance was introduced and read on first reading at a hybrid regular meeting of the Lakewood City Council on the 13th day of January, 2025; published by title in the Denver Post and in full on the City of Lakewood's website, www.lakewood.org, on the 16th day of January, 2025; set for public hearing to be held on the 27th day of January, 2025; read, finally passed and adopted by the City Council on the 27th day of January, 2025; and signed by the Mayor on the ___ day of January, 2025.

Wendi Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney



Local Landmark Designation Nomination Form

1. TYPE OF DESIGNATION *(Check all that apply)*

☒ Structure

☐ District

☐ Site

2. NAME AND LOCATION OF RESOURCE *(If a District, skip to Question 3)*

Historic Name: Earl and Harriett Miller Residence / Miller House

Other Name/Current Name: Leeling Residence

Address (street, city, state, zip code): 1801 Glen Dale Drive, Lakewood, CO 80215

Historic Address: same

Year of Construction: 1938

Legal Description (Section, Township, and Range **OR** Lot, Block, and Subdivision Name):

Lot 0001, Block 007, GLEN CREIGHTON (BLKS 3-12)

3. NAME AND LOCATION OF DISTRICT *(If an individual resource, skip to Question 5)*

Historic Name:

Other Name:

Address (street, city, state and zip code):

Boundary Description (Describe boundary lines of the district and attach map delineating proposed boundary):

4. NUMBER OF RESOURCES IN THE DISTRICT (*Please identify the contributing resources on the boundary map*)

Total Number of Resources:

Contributing Resources:

Noncontributing Resources:

5. FUNCTION OR USE OF RESOURCE

Historic Function or Use: Single Unit Residence

Current Function or Use: same

6. DESIGNATION CRITERIA (*Check all that apply*)

- _____ A. It is associated with events that have made a significant contribution to the broad patterns of the City's history.
- _____ B. It is associated with the lives of persons significant in the City's past.
- X C. It embodies the distinctive characteristics of a type, period or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.
- _____ D. It has yielded, or may be likely to yield, information important in history or prehistory.
- _____ E. It is culturally significant to the Lakewood community.

7. NARRATIVE (*Explain the historical significance and background of the resource as it relates to the above designation criteria and information. Include ownership information, significant persons who may have lived at the property, significant builders or architects, architectural description, or other documentation that supports the nomination.*)

The 1938 Miller House is important as one of the pre-World War II houses built in the Glen Creighton neighborhood that retains a high-degree of integrity. It is a very good example of a Tudor Revival-style house displaying a brick and stucco exterior with curved and straight half-timbering. Cut-stone accents the southwest-facing side and the projecting entranceway. Being at the crossroads of Glen Dale and Glen Ayr drives in the Glen Creighton neighborhood, it prominently welcomes visitors and residents to the neighborhood. Although an architect or builder for this home was not found through research to date, local stories in the Glen Creighton neighborhood indicate that it was a show house for the neighborhood in 1938.

David Winthrop and Nellie A. (Henson) Bruce purchased the property at 1865 Glen Dale (two houses north of the Miller House in 1933) and by 1935 had a house constructed there on that lot. David worked as a grocery store clerk and Nellie worked as a bookkeeper. According to a newspaper article they were living at the Miller House at 1801 Glen Dale Drive by July 1938 with their two children. However, according to the assessor's records, the Bruces did not own the house; possibly they rented it. By 1940 the Bruces had left the Glen Creighton neighborhood and were living in Denver according to the 1940 US Census. They sold their property at 1865 Glen Dale Drive in 1941.

Earl G. and Harriett M. (Heiserman,¹) Miller purchased the property at 1801 Glen Dale Drive from Cyrus J. Creighton as a home for them and their two young children in 1940. Earl was in medical school studying to be a physician/surgeon and Harriett was a bookkeeper/stenographer for Serum Manufacturing Company in Denver. Their marriage ended prior to 1945 and Harriett and the children lived in the house until 1946. Harriett Miller sold the house to Louis L. and Ann (Rabinoff) Witkin in 1946, who lived there with their three children (Jack, Howard, and Stuart) until 1957. Stuart became an accomplished professional concert pianist.

¹ also spelled Heisermann and Heizerman in some sources

Louis "Lou" Witkin was employed in various jobs until he founded Witkin Homes in 1956. Witkin Homes developed many housing subdivisions in Jefferson County (including Lakewood's Sun Valley west subdivision), Arapahoe County, and throughout the Denver area. Lou's son, Jack, and Lou's brother, Howard, were among the key employees of the company. Witkin Homes also branched into home financing. In 1963, the *Intermountain Jewish News* reported that Lou and Jack Witkin had built \$10 million worth of new houses since 1957, which included 500 homes in Arvada's Allendale subdivision. U.S. Home Corporation purchased Witkin Homes in 1973 and changed the name to U.S. Home, Witkin Division in 1978. U.S. Home eventually merged into Lennar Homes. One of the houses constructed by Lou and Jack was a new home for the Witkin family on south Monroe Street in Denver. When it was completed in 1957, Lou and Ann sold the house at 1801 Glen Dale Drive for \$22,000 and relocated to Denver.

Edward E. and Phoebe F. "Ferne" (Kamin) Hart purchased the Miller House from the Witkins after moving to Colorado from Michigan where Edward was a sales manager for a national insurance company. Edward served in the U.S. Army in World War II. Edward and Phoebe lived at the property with their three sons (Edward, Jr., Dennis, and Steven) until 1970. Michael E. and Donna D. (Hudson) Mulligan purchased the house from the Harts in 1970 for \$38,500. In 1980 Richard P. and Dorothy C. Standish purchased the property, with Dorothy owning it until 1987 when Craig and Lori (Stanley) Hebbard purchased the house. The Hebbards owned the property until 1994 when they sold it to Donna J. Squibb.

Donna Squibb, an accountant, owned a tax and accounting business. To accommodate an office at her home, she had the original attached garage converted into an office where she met with clients. The attic above the garage became additional living space. At about the same time, she had a two-car detached garage constructed north of the house. These changes occurred in the mid- to late 1990s. Donna Squibb sold the home to the current owner in 2014.

Glen Creighton Neighborhood Historic Background - (the below excerpts were taken from Cvanciger and Peterson's "Lakewood's Glens Neighborhood," *Historically Jeffco.*, 2023.)

The Glen Creighton neighborhood, also known as the Glens, comprises an 80-acre subdivision with approximately 140 single-family homes. It is bordered on the south by Colfax Avenue, the north by West 20th Avenue, the east by Carr Street and the west by Glen Moor and Glen Ayr drives. Cyrus J. Creighton purchased the land for the neighborhood in 1920 from B.J. Prendergast for \$32,000. Determined to turn the plat into a prosperous community, Cyrus envisioned a residential park that families could enjoy for generations to come. Cyrus commissioned prominent Denver landscape architects Saco DeBoer and Walter Pesman to design a subdivision with irregular-shaped, large lots that blended urban and rural characteristics, resulting in their 1923 design of Glen Creighton, which incorporated the use of a curved street plan that followed the topography.

Teams of horses carved nine curvilinear streets all with names beginning with "Glen" including: Glen Ayr Dr., Glen Bar Dr., Glen Dale Dr., Glen Dee Dr., Glen Garry Dr., Glen Gyle Dr., Glen Moor Dr., Glen Moor Parkway, and Glen Shiel Dr. Cyrus Creighton chose the names to imitate the glens of Scotland and coincide with the Scottish name of Creighton. The Glens relied on a deep well, pump house, and the Glen Creighton Mutual Ditch system, which meanders through the neighborhood irrigating many of the large plats of land, still considered a rural community through the 1950s. Glen Creighton Mutual Ditch and Reservoir Company, which was incorporated in 1923, still serves the ditch system.

Cyrus Creighton continued to grow his residential community, touting its benefits until his passing in 1973. During its early development, local newspaper advertisements promoted its artesian water supply and close proximity to Golden and the electric streetcar line near Colfax Avenue, which likely prompted its popularity. Cyrus called the Glens' houses "happy homes" compared to more common-looking residences along Colfax and with DeBoer's and Pesman's design, Creighton sought to create an "exclusive residential community of narrow, winding streets and real estate covenants designed to ensure a community of substantial wealth and social status." The covenants included restrictions regarding the types of fences, walls, and homes that could be built. Unfortunately, the Glens was not immune to racial prejudice that persisted from the 1920s-1950s, as strict covenants promoted discriminatory practices, not permitting marginalized people of color from buying plats in the neighborhood until 1959.

After World War II, the Glens developed further with ranch type and modern movement style dwellings. Most of the dwellings were custom built by or for individuals, rather than by home builders constructing tracts of houses. Today,

the Glens is a bustling hub of activity in north Lakewood, offering modern luxury with a hint of rural landscaping in the heart of the metro area. Although some of the homes in the Glens have not stood the test of time, the historic integrity of the neighborhood persists, as many homeowners preserve the design features of homes now standing for a century. The sensitivity to the natural landscape and prominent architectural features in the Glens are showcased annually in the Glens Art Walk and the Morse Park Sustainable Neighborhood Program.

8. ARCHITECTURAL DESCRIPTION (*Please describe in detail the construction type, condition of the structure, and any alterations or additions to the structure.*)

Completed in 1938, the Tudor Revival-style Miller House is at the center of the crossroads of Glen Dale and Glen Ayr drives in the Glen Creighton neighborhood and is in very good condition. It is approximately one-fifth of a mile south of West 20th Avenue and one-quarter mile north of Colfax Avenue and sits at an elevation of 5,515'. The house is on a .444-acre lot with park-like landscaping, including mature coniferous, Oak, and Ash trees. Other plantings include ornamental shrubs, historic fruit and buckeye trees, and historic grape vines. A two-rail wood split rail fence extends around the front yard next to Glen Dale Drive and continues west for about 25' along Glen Ayr Drive. Rock-faced posts flank the front sidewalk from Glen Dale Drive to the main entrance, the Glen Dale driveway entrance to what was originally the attached garage, and also appear on Glen Ayr Drive where there may have been a secondary sidewalk entrance historically. A rock-faced sign post sits at the southeast corner of the yard where the two bordering streets intersect. Long-time Glen Creighton neighbors have indicated that early in the neighborhood's history, a "Welcome to the Glens" sign hung from this post. A ca. 1995 detached two-car garage sits north of the house.

The 1 ½-story Tudor Revival-style house has an irregular footprint with approximately 2200 square feet and sits on a concrete foundation. Shake shingles cover the steeply pitched gable on hipped roof where a cupola sits toward the north end and an off-center brick chimney, with three chimney pots, extends from the roofline toward the front. Painted brick clads the lower portion of the house while stucco with half-timbering exists in the upper portion of the house. Keeping with the Tudor Revival character-defining asymmetrical features, the upper level contains patterns of curved half-timbering, along with straight half-timbering. The house faces southeast toward the "Y" intersection of Glen Dale and Glen Ayr drives and sits back from the intersection by about 130'. A 6'-tall wood privacy fence encloses the backyard and extends along the west, north, and southeast sides of the backyard. A flagstone sidewalk extends from Glen Dale Drive northwesterly to two flagstone steps that access the main entrance; a small flagstone patio area is south and west of the entrance steps. A stacked-stone wall, approximately 4' high, surrounds the small patio.

Except as otherwise noted, the windows throughout the house are replacement multi-pane vinyl windows, which are the same size and configuration as the original windows. Brick sills, laid in a header course, exist below most of the first-floor windows, unless otherwise noted; wood sills are used below the upper-story windows. The house is comprised of three sections: the steeply-pitched, clipped side-gabled main section ("main section") that runs east to west; a the steeply-pitched side-gabled southwest wing that angles slightly to the southwest from the main section ("southwest wing"); and the hipped-roof original attached garage section ("original garage"). For clarity purposes in the architectural description to follow, each of these sections will be described in the context of each defined term. On the main façade (southeast-facing side), at the point where the main section and southwest wing converge, a main entryway projects from the house by approximately 24" and extends across the front about 12'. The cut stone-faced entryway is covered by an asymmetrical catslide copper roof. Centered beneath the catslide roof peak, is a non-historic, multi-pane storm door, which protects the main entrance door. To the left of the door is a small original six-lite glass block window with a stone sill.

Southwest Wing Section:

The side-gabled southwest wing section angles from the main section to the southwest. Although it has a steeply-pitched roof that meets the height of the main section, the interior of this section is one story with a tall ceiling. The southeast-facing (main) façade contains one twelve-over-twelve window and measures about 3' x 6'. The southwest-facing side of the southwest wing contains a large arched window with a stone sill and a fan lite at the top. Cut-stone surrounds the window, which extends to the edge of both sides of the wall in the lower portion and continues slightly to the main façade. A northwest-facing (rear) entrance exists near where the rear of the main section joins the southwest wing. A flagstone sidewalk leads to a semi-circular concrete step to access the rear entrance door, which is protected by a metal storm door.

Main Section:

The south-facing (front) side of the main section has two windows in the first floor, both to the right of the cut stone-faced entrance. Each window matches the twelve-over-twelve windows in the southwest wing. A hipped-roof wall dormer projects from the upper story of the main section and extends east from the southwest wing roof to above the two first-floor windows. Three two-over-two windows exist in the eastern portion of the dormer, which is surrounded by curved and straight half-timbering.

The east-facing side of the main section has three windows that include, from south to north, one that matches those on the front, a vertical glass block window that is 2 blocks wide x 28 blocks long, and a small two-over-two window. In the upper level, under a large clipped gable, is a centered hipped-roof dormer that tops a six-over-six window and to the right of the window is a small vertical four-over-four window. Curved half-timbering extends inward toward the centered window and straight half-timbering surrounds the larger window. On the north side of this clipped gable, a hipped-roof dormer extends toward north, projecting onto the hipped roof of the original garage.

The main section's north-facing (rear) side has a six-over-six window on the first floor. Above the window is a large hipped-roof dormer containing another six-over-six window in the upper story. The west-facing side contains a twelve-lite casement window on the first floor and a six-over-six window under the large clipped gable in the upper story.

Original Garage Section:

Attached to the north end of the main section of the house, is what was originally a large hipped-roof garage with a steeply-pitched roof providing space for a large attic. The east-facing side contains three vertical casement windows and an eight-panel pedestrian door, protected by a storm door, on the northernmost end. A wood pergola extends from the top of the first floor. The upper story has a hipped-roof dormer containing a six-over-six window. Directly above this window, on the roofline, is a wood cupola. The north-facing side of the original garage section was where the garage entrance was originally located for vehicle access. Now an eight-over-eight window, with a wood sill, is centered on the first floor. Centered in the west-facing side of the original garage is a six-over-six window, with a wood sill, and to the right are French doors. In the upper story, a hipped-roof wall dormer tops a six-over-six window, the dormer extends the width of the French doors.

Alterations: Alterations to the house include the mid-1990s conversion of the original attached garage to an office area, which included filling in the vehicle access door, adding a vinyl window and French doors. Vertical casement windows were added to the east-facing side of the original garage, where two oversized pedestrian doors once existed, and a new pedestrian door added to the north end of the original garage. Vinyl windows replaced the most of the original windows in the mid-1990s. However, the replacement windows were custom made to match the original size and configuration of the original windows. Originally, shake shingles covered the catslide roof over the entrance; however, at the same time the above changes were made, the then owner had the shake shingles replaced by a copper roof.

Other features:

Garage (ca. 1995): A two-car detached frame garage with a rectangular plan and side-gabled shake roof exists north of the house. It sits on a concrete foundation and has a concrete driveway that extends east toward Glen Dale Drive. A pedestrian door exists on the west-facing (rear) side and another is on the south-facing side along with a one-by-one aluminum slider. The previous owner had the garage constructed about the same time that she had the original attached garage converted to her office, which was in the mid- to late 1990s. On the west side of the garage a pergola extends the length of the building where a historic grape vine grows.

Ditch Segment and Well: The Glen Creighton Mutual Ditch, fed by the Kellogg Ditch, runs through the neighborhood and provides many of the Glens' residents irrigation water to their properties. The ditch segment on this property runs on the west side, along the east side of the wood privacy fence, is approximately 12" deep, lined with river rocks, and exits the property at the northwest corner; it continues to the property to the north. An original rock-faced well exists on the west side of the house. Wood beams support a wood gable roof, clad in shake shingles, which covers the well.

Swimming Pool: An inground concrete pool exists toward the back of the property toward the west fence. It measures roughly 30' x 15' and has navy blue floral tile decorations at the top of the pool. Concrete extends about 6' around the pool as an area for tables and chairs. A 3 ½' wood picket fence surrounds the pool and concrete area. It is unknown when the pool was constructed; however, it likely dates to the time when either the Witkin family or the Hart family owned the property (between 1946 and 1969). Based on a newspaper article, it was there when the Mulligan family purchased the property in 1970.

9. SIGNIFICANCE AND INTEGRITY (Please identify the period of significance, level of significance, and integrity as it relates to location, setting, design, materials, workmanship, association and feeling.)

The 1938 Miller House is locally significant under Criterion C for Architecture as a very good example of a Tudor Revival-style house. Character-defining features of the style found on the Miller House include the cut-stone faced projecting entrance, combination of steeply-pitched hipped and gabled roofs, half-timbering, multi-lite windows, textured and brick exterior, clipped gables, chimney detailing, and shake shingles. Interior features that include original tile window sills, exposed beams, and arched doorways contribute to the overall feel of a Tudor Revival-style residence. An architect or builder has not been identified in association with the house, however, this was constructed prior to the incorporation of the City of Lakewood and no building records for the construction were on file at Jefferson County. Although there are several other Tudor Revival-style houses in the Glen Creighton neighborhood, this is one of only a few that has minor alterations and the only one that incorporates stone in its design features. The period of significance is 1938, the year the house was constructed.

Integrity: The Miller House maintains a high degree of integrity with regard to location, feeling, association, materials, design, and workmanship. It retains integrity of location as it continues to be on the same site that it was built in 1938. The setting continues to have good integrity within the Glen Creighton neighborhood; the streets surrounding the Miller House remain the narrow-curved streets as designed, surrounding properties continue to date to the early period of the Glen Creighton neighborhood settlement, and have not experienced major changes. The Miller House maintains a high degree of workmanship and design in its original plan, cut-stone faced entrance, asymmetrical massing, steep roofs, and various dormers. The interior retains the original exposed beams, hardwood floors, tile accented window sills, fireplaces, staircase, much of the original hardware and woodwork, and original custom built-in closets and storage. The house continues to exhibit the Tudor Revival style on both the exterior and interior. The house has a good degree of integrity of association and feeling as a pre-World War II Tudor Revival-style residence.

10. EXISTING DESIGNATION

☐ National Register

☐ State Register

11. NOMINATION PREPARED BY

Name/Title: Heather Peterson, Vice Chair

Organization: City of Lakewood Historic Preservation Commission

Address (street, city, state, zip code): 470 S. Allison Parkway, Lakewood, Colorado

Phone: [REDACTED]

Email: [REDACTED]

Date Prepared: November 1, 2024

Signature:

12. NOMINATION SUBMITTED BY

Name/Title: Kimberly Leeling

Organization: Property owner

Address (street, city, state, zip code): 1801 Glen Dale Drive, Lakewood, CO

Phone: [REDACTED]

Email: [REDACTED]

Date: November 13, 2024

Signature:

13. BIBLIOGRAPHY

Ancestry.com for owners of the property between 1920 and 1977 including:
U.S. Census records, marriage and divorce records, and city directories.

The Arvada Enterprise. "Local Notes." Wedding of Earl Miller and Harriet Heisermann. April 12, 1928.

Cervi's Rocky Mountain Journal

"Denver Building Permits." November 5, 1958, p. 30.

"Jefferson County Real Estate." February 21, 1957, p. 3.

"Real Estate Transactions this Week." August 19, 1970, p. 6.

Cvanciger, Kelly and Heather Peterson. "Lakewood's Glens Neighborhood," *Historically Jeffco*. Issue 44, Golden, Colorado: Jefferson County Historical Commission, 2023, p. 52.

The East Jefferson Sentinel. "Personals." July 28, 1938, p. 5.

Golden Transcript. "Witkin Homes changes name." July 22, 1978, p. 2.

Intermountain Jewish News

"Stuart Witkin Makes Impressive Concert Debut." October 3, 1958, p. 13.

"Society." August 2, 1963, p. 12.

Jefferson County Assessor's Records for chain of title of subject property.

The National Directory of Registered Tax Return Preparers & Professionals (PTINdirectory) for Donna J. Squibb, at: <https://www.ptindirectory.com/tax-preparers/colorado/denver-co/211874/controllers-edge-corporation/donna-j-squibb>, accessed October 11, 2024.

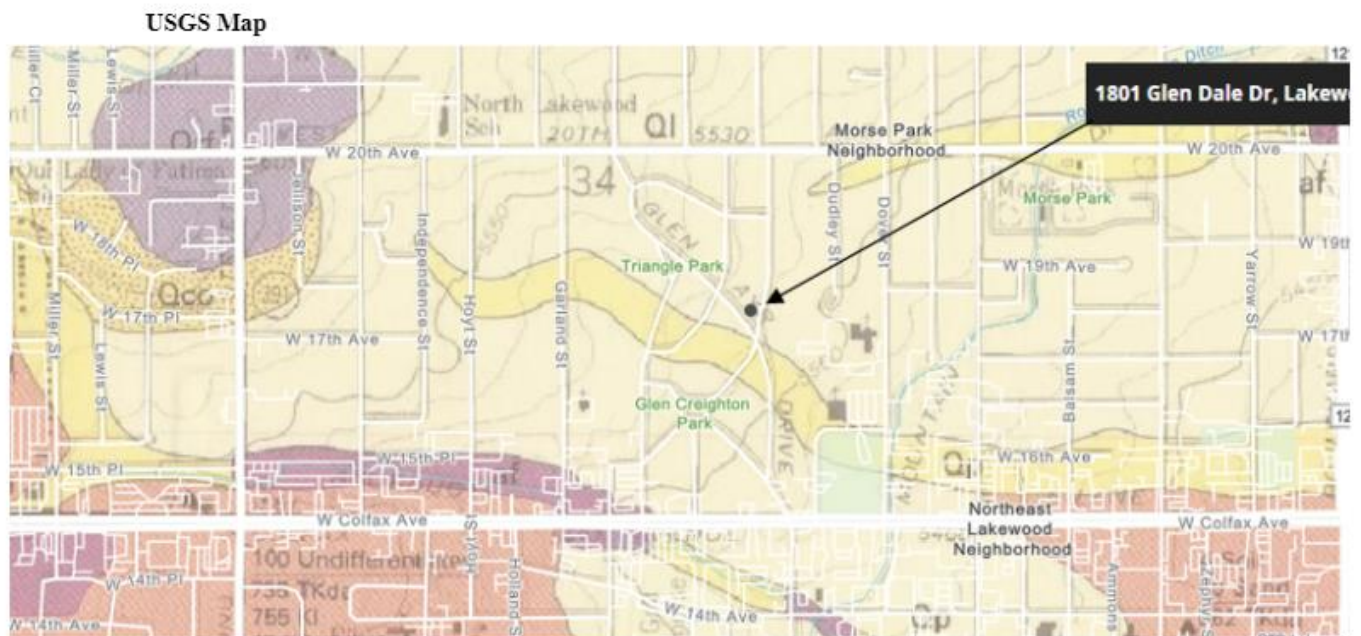
The Rocky Mountain News (Daily).

"Season's Brides." Marriage of Ann Rabinoff and Lou Witkin. January 5, 1930, p. 20.

"Party Line." September 26, 1957, p. 47.

Wheat Ridge Sentinel, "Young Hero." August 20, 1970, p. 39.

Vicinity Map



SKETCH PLAN

include approximate scale: Not to Scale



Legend: 1- Main Section of House; 2- Southwest Wing of House; 3- Original Garage (attached);
4- ca. 1995 detached garage; 5- Inground swimming pool; and 6- Ditch segment

Historic Photo



Ca. 1990 photo of the Miller House, showing rock-faced entrance, camera facing northwest.
Unknown photographer. Courtesy of Heritage Lakewood Belmar Park.

14. MATERIAL TO ACCOMPANY NOMINATION

☒ Historical photographs, if available

☒ Current photographs of each elevation of each structure

☐ Additional materials that support the nomination including biographies, oral histories, archaeological and architectural information, etc.

☒ Vicinity map

☒ Owner Consent Form(s)

If a District, the following additional materials are required:

☐ Map delineating boundaries and identifying contributing properties

☐ Written consent of 60% of property owners within the property district

FOR OFFICE USE ONLY

Date Received: 11-13-2024 Case No.: HP24-0001 Application Reviewed by: Matthew Seubert

Filing Fee: ☒ \$25.00 for individual landmark ☐ \$50.00 for district

Application submitted to Historic Preservation Commission on 12-10-2024

Historic Preservation Commission Recommendation:

☒ Recommend Approval ☐ Recommend Approval with Conditions ☐ Recommend Denial

Date: 12-17-2024

City Council Decision:

☐ Approved ☐ Approved with Conditions ☐ Denied Date:

☐ Ordinance No.:

Date Recorded:

Current Photos



House at the center of the “Y” crossroads of Glen Ayr (on left) and Glen Dale (on right) drives, looking north



House at the center of the “Y” crossroads of Glen Ayr (on left) and Glen Dale (on right) drives with welcome sign structure in right front, looking north



House and front (southeast) yard; ca. 1995 garage in back, right, looking north



House with stacked stone retaining wall, looking northeast



Cut stone-faced main entrance with copper clad catslide roof on main (southeast) façade, looking northwest



Cut stone-faced main entrance with copper clad catslide roof on main (southeast) façade, main section, looking northeast



East-facing side of main section (left) and original garage (right), looking northwest



East-facing side of main section (left) and original garage (right), looking southwest



North-facing side – original garage (on left), main section (middle) and southwest wing with rear entrance (on right) looking south



West-facing side –original garage (on left), main section (in middle) and southwest wing with rear entrance (on right), looking east



West/northwest-facing side – portion of original garage (on left), main section (in middle) and southwest wing with rear entrance (on right), looking southeast



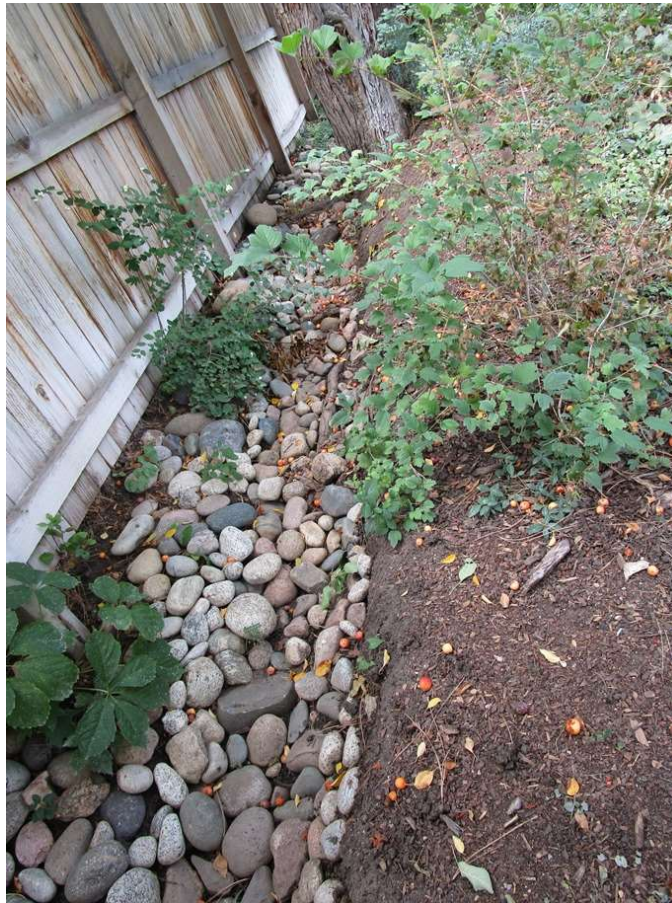
West/northwest-facing side – original garage (on left), main section (in middle), and southwest wing with rear entrance (on right), looking southeast



Close up of southwest wing, southwest-facing side, with cut stone-faced window surround, looking southeast



In-ground swimming pool, looking northeast



Glen Creighton Mutual Ditch segment on west side of property, looking northwest



Well structure, west of the southwest wing (in background), looking southeast



Welcome sign structure at southeast corner of property, looking southeast



Rock-faced entrance posts next to Glen Dale Drive



Rock-faced entrance posts next to Glen Ayr Drive



East-facing side of ca. 1995 two-car detached garage, facing Glen Dale Drive, looking west



South-facing side of ca. 1995 two-car detached garage, looking north



West-facing side of ca. 1995 two-car detached garage, looking east



North- and west facing sides of ca. 1995 two-car detached garage, looking east



Lakewood
Colorado

Sustainability and Community Development Department. ■ Civic Center North ■ 470 S. Allison Parkway
Lakewood CO 80226 ■ 303-987-7527

Owner Consent Form Local Landmark Designation

I, KIMBERLY LEELING, certify that I am the sole owner X /
partial owner _____ of the land and property located at:

Number and Street: 1801 GLEN DALE DRIVE
City: LAKESWOOD State: COLORADO Zip Code: 80215

and that I give my written consent and approval for this property's nomination for local
landmark designation and to the release and disclosure of the information contained in the
Nomination Form to the public.

I further understand that upon designation the requirements set forth in the Lakewood Historic
Preservation Ordinance, Article 11 of Title 17 of the Lakewood Municipal Code, pertain to this
property.

DATED this 13 day of NOVEMBER, 2024

KIMBERLY LEELING

Owner Name (Please print)

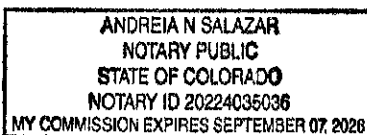
Kimberly Leeling

Owner Signature

State of Colorado)
County of Jefferson) ss

Subscribed and sworn before me this 13 day of Nov., 2024 by
Andreia Salazar

Witness my hand and official seal. My commission expires Sept. 07, 2026



[Signature]
Notary Public

RESOLUTION OF THE CITY OF LAKEWOOD HISTORIC PRESERVATION COMMISSION

On December 17, 2024, the Lakewood Historic Preservation Commission reviewed Case HP-24-0001, a local landmark request to designate a structure located at 1801 Glen Dale Dr.

Motion was made by COMMISSIONER Everhart and seconded by COMMISSIONER Cvanciger to recommend approval of the local landmark designation. The motion passed with a vote of 6-0-1. The roll having been called, the vote of the Lakewood Historic Preservation Commission was as follows:

Heather Peterson	(recused)
Kelly Cvanciger	Aye
Ronald Everhart	Aye
Poppie Gullett	Aye
Sara Harris	Aye
Jon Hostager	Aye
Fernando Rocha	Aye

FINDINGS OF FACT

- A. The Applicants, Ms. Heather Peterson and Ms. Kimberly Leeling, submitted an application, Case No. HP-24-0001, requesting designation of the structure located at 1801 Glen Dale Drive as a local landmark (the “structure”);
- B. The Director found the application was complete and referred the application to the Historic Preservation Commission as required by 17.11.4.4 of the City of Lakewood Zoning Ordinance (“Zoning Ordinance”);
- C. The structure merits designation as a local landmark because it meets one of the Designation Criteria outlined in 17.11.3 of the Zoning Ordinance; specifically, it satisfies the Designation Criteria in 17.11.3(C) which requires a structure to “embod[y] the distinctive characteristics of a type, period, or method of construction...or possesses high artistic values”;
- D. The structure is a very good example of a Tudor Revival-style house that was constructed in 1938 and it retains many character-defining features including a gable roof, a brick and stucco exterior with curved and straight half-timbering, and cut-stone accents;
- E. Notice of the Public Hearing complied with the requirements of 17.11.4.6 of the Zoning Ordinance; including:

- a. Notice of the Designation Hearing was provided not more than forty-five (45) days after receipt of a complete application to the applicants, owner of record, and to other persons having a legal or equitable interest in the site nominated for designation;
 - b. Notice was published in full in the City's publication of record at least ten (10) days prior to the hearing;
 - c. Notice of the Public Hearing was posted on the subject property at least fourteen (14) days prior to the hearing; and
 - d. Notice of the Public Hearing was provided to the Historic Preservation Commission, the Director, and the building official at least fourteen (14) days prior to the hearing;
- F. The Historic Preservation Commission held a public hearing on December 17, 2024 regarding the proposed local landmark designation, Case No. HP-24-0001.

NOW, THEREFORE, BE IT RESOLVED by the Historic Preservation Commission of the City of Lakewood recommends as follows:

1. The findings of fact, A - F, as set forth in the recitals above are hereby approved; and
2. Historic Preservation Commission Case No. HP-24-0001 is hereby recommended for approval by the City Council.



Poppie Gullett, Chair

CERTIFICATION

I, MATTHEW SEUBERT, Secretary to the City of Lakewood Historic Preservation Commission, do hereby certify that the foregoing is a true copy of a resolution duly adopted by the Lakewood Historic Preservation Commission at a Public Hearing held in Lakewood, Colorado, on the 17th day of December, 2024, as the same appears in the minutes of said meeting.

December 17, 2024
Date approved

Matthew Seubert Digitally signed by Matthew Seubert
Date: 2024.12.18 14:38:48 -0700

Matthew Seubert
Secretary to the Historic Preservation
Commission



HISTORIC PRESERVATION COMMISSION STAFF REPORT

PROJECT INFORMATION

CASE NO: HP-24-0001

REPORT DATE: December 10, 2024

CASE NAME: Local Landmark Designation
for 1801 Glen Dale Drive

HEARING DATE: December 17, 2024

PROPERTY ADDRESS: 1801 Glen Dale Drive

APPLICANTS: Kimberly Leeling
Heather Peterson

LEGAL DESCRIPTION: Lot 0001, Block 007,
Glen Creighton (Blks 3-12)

CITY STAFF: Matthew Seubert

STAFF RECOMMENDATION: That the Historic Preservation Commission recommend approval to City Council of the Local Landmark Designation Nomination designating the structure located at 1801 Glen Dale Drive as a local landmark.

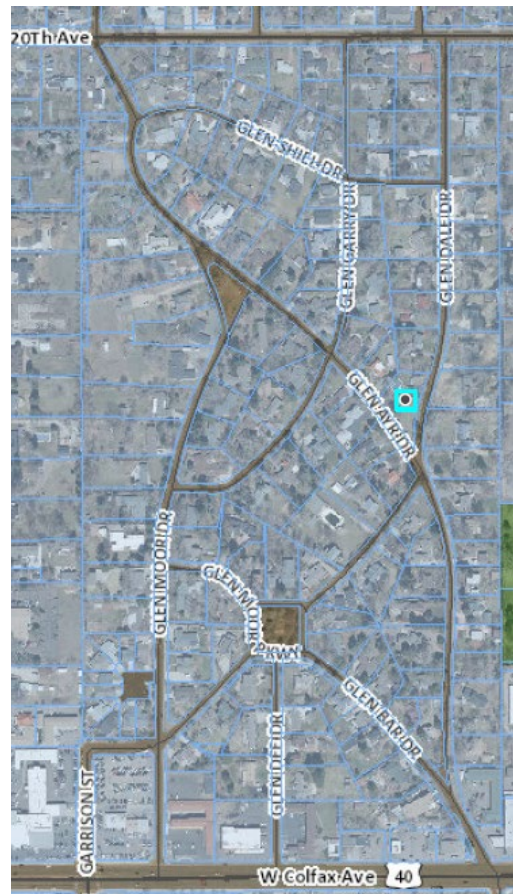
ATTACHMENTS:

- Local Landmark Designation Nomination Form
- Owner Consent Form

INTRODUCTION

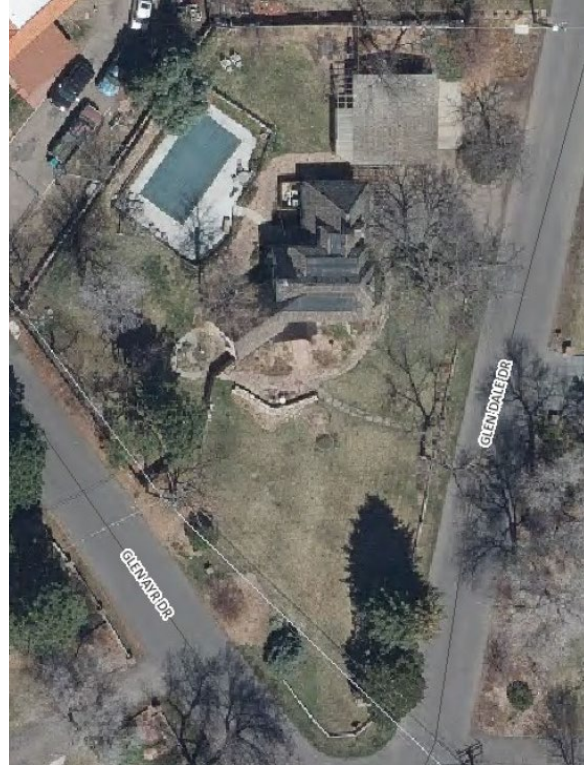
A Local Landmark Nomination Form to designate the structure at 1801 Glen Dale Drive as a local landmark was submitted by Kimberly Leeling, the owner of the property. The application has been reviewed by the Director of the Planning Department and all application requirements have been met. The Historic Preservation Commission (the Commission) has requested it be brought forward for a public hearing before the Commission.

The structure is located at 1801 Glen Dale Drive, in the Glen Creighton subdivision, in the City of Lakewood, Colorado. (See Vicinity Map.)



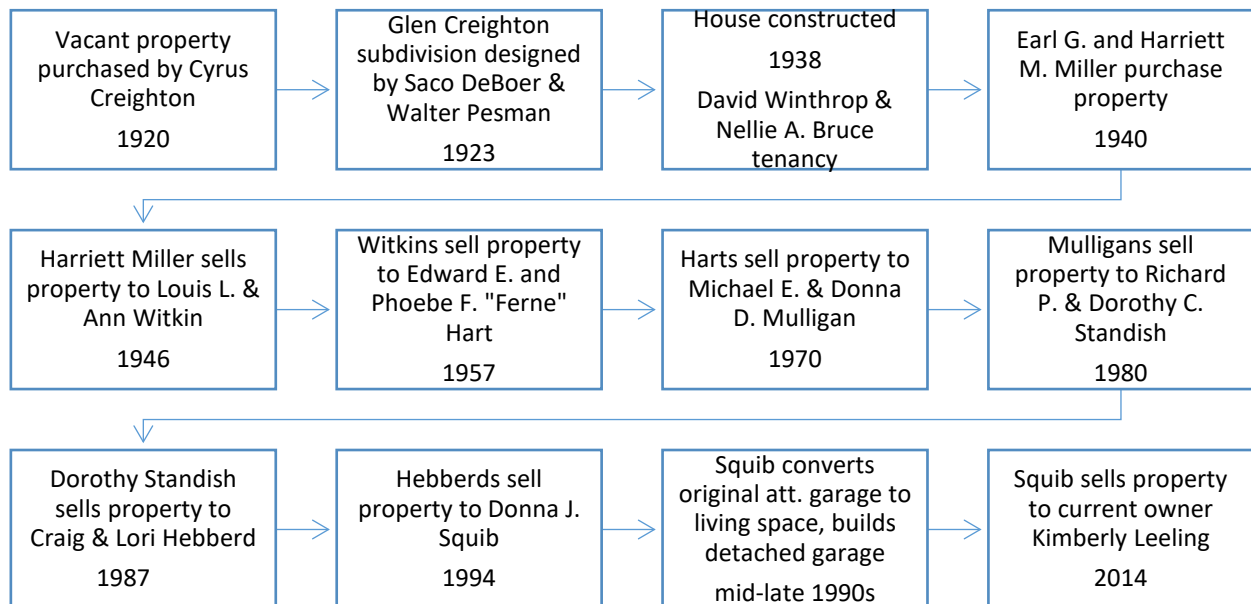
SITE DESCRIPTION AND BACKGROUND

The structure is a Tudor Revival-style house located on the northern "Y" of Glen Dale and Glen Ayr Drives. The house faces easterly and fronts Glen Dale Drive. There is a detached garage to the north of the house. There is an in-ground swimming pool and a well in the rear yard, as well as a wooden privacy fence and segment of the Glen Creighton Mutual Ditch along Glen Ayr Drive. (See Site Plan Photo.)



OWNERSHIP

The following chart shows significant dates and the succession of ownership, where available, for the property.



ARCHITECTURAL SIGNIFICANCE

The Subdivision

The Glen Creighton neighborhood, also known as the Glens, comprises an 80-acre subdivision with approximately 140 single-family homes and roughly bordered on the south by Colfax Avenue, the north by 20th Street, the east by Glen Ayr and Glen Dale Drives, and the west by

Glen Moor and Glen Ayr Drives. Cyrus J. Creighton purchased the land for the neighborhood in 1920 from B.J. Prendergast. Determined to turn the plat into a prosperous community, Creighton commissioned prominent Denver landscape architects Saco DeBoer and Walter Pesman to design a subdivision with irregular-shaped, large lots that blended urban and rural characteristics, resulting in their 1923 design of Glen Creighton, which incorporated the use of a curved street plan following the topography. Teams of horses carved nine curvilinear streets all with names beginning with "Glen" to imitate the glens of Scotland and coincide with the Scottish name of Creighton. The Glens relied on a deep well, pump house, and the Glen Creighton Mutual Ditch system, which meanders through the neighborhood and still today irrigates many of the plats of land.

Creighton sought to create an "exclusive residential community of narrow, winding streets and real estate covenants designed to ensure a community of substantial wealth and social status." Covenants included restrictions regarding the types of fences, walls, and homes that could be built. However, covenants also prohibited Black and Asian people from purchasing property in the subdivision; these discriminatory covenants were repealed in 1959.

After World War II, the Glens developed further with ranch type and modern movement style dwellings. Most of the dwellings were custom built by or for individuals, rather than by home builders constructing tracts of houses. Although some of the homes in the Glens have not stood the test of time, the historic integrity of the neighborhood persists, as many homeowners preserve the design features of homes now standing for a century.

The Morse Park Survey Plan (2020) included a windshield survey of the Glens subdivision and identified it as a high priority for future survey. Lakewood's Historic Preservation Commissioners subsequently completed reconnaissance surveys of all 140 properties in Glen Creighton and selected 18 for intensive-level survey based on age, apparent architectural integrity, and/or potential historic significance, including the subject property.

The Home

This 1938 Tudor-revival house has an irregular footprint with approximately 2200 square feet. It rests on a concrete foundation and is constructed of brick that is painted white with grey trim. Keeping with the Tudor Revival character-defining asymmetrical features, the upper level includes stucco and contains patterns of straight and curved half-timbering. Shake shingles cover the steeply pitched gable on hipped roof where a cupola sits toward the north end and an off-center brick chimney, with three chimney pots, extends from the roofline toward the front. The architect is unknown. The defining characteristics and features on each elevation are shown in the photos below:

Front (Southeast) Elevation:

Photo: Front elevation with welcome sign feature, looking northeast



Photo: Detail of front elevation with cut stone entrance and copper clad catslide roof

The front southeast facing elevation features:

- Large front yard with stacked stone wall, welcome sign entry structure, and rock-faced entry posts
- Half timbering
- Cut stone-faced main entrance with copper clad catslide roof

Side (Glen Dale/East) Elevation:

Photo: East-facing side of main section (left) and original garage (right), looking southwest

The side east facing elevation features:

- Half timbering
- Original garage converted to living space
- Original driveway with two rock-faced entrance posts



Rear (North) Elevation:

Photo: North-facing side – original garage (on left), main section (middle) and southwest wing with rear entrance (on right) looking south

The rear north facing elevation features:

- Half timbering
- Shake shingle roof
- Chimneys



Side (Glen Ayr/West) Elevation:



Photo: West-facing side – main section in middle and southwest wing on right



Photo: Close up of west-facing side with cut stone-faced window surround and well structure

Photo: Rock-faced entrance posts next to Glen Ayr Drive

The side/west facing elevation features:

- Cut stone-faced window surround
- Well structure and segment of Glen Creighton ditch
- Rock-faced entrance posts



INTEGRITY and PERIOD of SIGNIFICANCE

The structure maintains a high level of integrity. The period of significance for the structure is 1938, the date the house was constructed.

DESIGNATION CRITERIA

Section 17.11.3 of the Lakewood Zoning Ordinance outlines the designation criteria that the Preservation Commission shall consider in reviewing a Local Landmark Designation Nomination Form. Staff finds the structure addressed as 1801 Glen Dale Drive meets the following designation criteria:

Criterion C: It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.

Criterion C is met. The building is a very good example of a Tudor Revival-style house that was constructed in 1938. It retains many character defining features including a gable roof, a brick and stucco exterior with curved and straight half-timbering, and cut-stone accents.

NOTIFICATION

Staff has met the posting and notification requirements outlined in Section 17.11.4.6 of the Lakewood Zoning Ordinance.

- a. Notice was provided to the owner of the property.
- b. A legal notice was published in the City's publication of record.
- c. Signs were posted on the property at least 14 days prior to the hearing providing notice of the public hearing.
- d. Notice was provided to Historic Preservation Commissioners, the Planning Director, and the Building Official.
- e. A courtesy notice was provided to the Morse Park Sustainable Neighborhood leaders.

RECOMMENDATION

Staff recommends the Preservation Commission finds that:

- A. The property owner submitted a complete Local Landmark Designation Nomination Form and Owner Consent Form requesting designation of the property located at 1801 Glen Dale Drive as a local landmark; and
- B. The Director referred the complete application to the Historic Preservation Commission as required by 17.11.4.4 of the City of Lakewood Zoning Ordinance; and
- C. The structure addressed as 1801 Glen Dale Drive meets Designation Criterion C set forth in Section 17.11.3 of the Lakewood Zoning Ordinance; as follows
- D. The structure is a very good example of a Tudor Revival-style house that was constructed in 1938 and it retains many character-defining features including a gable roof, a brick and stucco exterior with curved and straight half-timbering, and cut-stone accents; and
- E. Proper notification pursuant to Section 17.11.4.6 of the Lakewood Zoning Ordinance was met as outlined above.

Staff also recommends that:

- 1. The Historic Preservation Commission recommends approval to City Council of the Local Landmark Designation Nomination, Case No. HP-24-0001, designating the structure addressed as 1801 Glen Dale Drive as a local landmark.

**CITY OF LAKEWOOD
HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING MINUTES
December 17, 2024**

ITEM 1: CALL TO ORDER

Chair Gullett called the meeting to order at 6:00 p.m. in the DAT/SCD-DR Conference Room, Civic Center North, 470 S. Allison Parkway, Lakewood.

ITEM 2: ROLL CALL

Commissioners Present:

Poppie Gullett, Chair
Kelly Cvanciger
Jon Hostager
Sara Harris

Heather Peterson, Vice Chair
Ron Everhart
Fernando Rocha

Commissioners Absent:

None

Staff Present:

Matthew Seubert, Secretary
Lauren Stanek, Senior Assistant City Attorney

Full and timely notice of this meeting was given and a quorum was present.

ITEM 3: GUEST INTRODUCTIONS AND PUBLIC COMMENT

Guests were Kimberly Leeling. No public comment on matters not on the agenda was given via Lakewood Speaks nor at the meeting.

ITEM 4: APPROVAL OF MINUTES – November 19, 2024

Commissioner Everhart moved approval of the minutes, seconded by Commissioner Cvanciger. The motion passed unanimously.

ITEM 5: STAFF UPDATES

None

ITEM 6: PUBLIC HEARING APPLICATION – 1801 Glen Dale Drive

Lauren Stanek provided guidance on procedure for the public hearing and the designation criteria for the Commission's decision.

Chair Gullett swore in the applicants, Heather Peterson and Kimberley Leeling, and City staff, Secretary Matthew Seubert.

Ms. Peterson provided the applicant presentation, noting the Tudor revival style architectural features of the home, including its asymmetrical design, straight and curved half timbering, and the gable and hipped shake shingle roof. She noted that other than conversion of the original attached garage into living space, exterior alterations have been relatively minor, and the home displays strong architectural integrity. The home is an outstanding example of the Tudor revival style, and meets Designation Criteria C, in that it “embodies the distinctive characteristics of a type, period or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.”

Secretary Seubert showed a staff presentation on Power Point which summarized the staff report included in the meeting packet. The presentation included a vicinity and site plan map, elevations and architectural highlights of each façade, compliance with Designation Criteria C, compliance with public notification requirements, and staff recommendation for approval.

Commissioner Rocha asked questions of the applicant regarding the history of the well and ditch on the property, which were answered by Kimberly Leeling. Commissioner Everhart noted the architectural integrity of the home. There were no questions for staff.

Chair Gullett opened public comment. There were seven comments on Lakewood Speaks received prior to the meeting.

1. Sarah Nelson noted the racially restrictive covenant of the original Glen Creighton subdivision, and urged that the full history be included in any designation.
2. Brad Bruce was opposed to designation, citing the aforementioned covenant.
3. Joshua Comden was opposed to designation, citing the aforementioned covenant, the Lakewood Comprehensive Plan, Historic Preservation Plan, and the purpose and intent of Article 11 of the Zoning Ordinance.
4. Shelby Healy noted the aforementioned covenant.
5. Erin Kenworthy was opposed.
6. John Claus stated that he did not believe the designation met the intent of Article 11.
7. Rev. Ben A. David Hensley noted the aforementioned covenant.

(Note: there were five additional public comments provided on Lakewood Speaks that were received after the meeting). There were no public comments provided in person. Chair Gullett closed public comment.

Commissioner Everhart introduced a motion that, based upon the testimony and evidence presented during the public hearing this evening, the Historic Preservation Commission adopt the findings of fact in the resolution for case number HP-24-0001 and recommend approval by the Lakewood City Council of the structure located at 1801 Glen Dale Drive as a local landmark. The motion was seconded by Commissioner Cvanciger.

Chair Gullett opened Commissioner discussion. Commissioner Cvanciger noted that the staff report and application addressed the issue of the racially restrictive covenant. Commissioner Everhart noted that such covenants were not unusual at the time, and the designation does not

cover up this fact, but rather is a teaching moment about society's progress since that time. He noted that the application meets Designation Criteria C, and Commissioner Cvanciger concurred. Commissioner Rocha noted that there have been changes in society regarding who is allowed to own property since the original subdivision in 1923, that the designation could serve as a teachable moment, and cited the aesthetic beauty of the home. Chair Gullett noted that racially restrictive covenants no longer apply to the property, and Secretary Seubert cited the application and the staff report which noted that the covenant was repealed in 1959. Chair Gullett recommended that discussion of the covenant should be included in future designation efforts in the Glen Creighton subdivision.

Chair Gullett called for a vote on the motion on the table and on the findings and resolution prepared by staff. The roll call vote was as follows:

Everhart	Aye
Harris	Aye
Rocha	Aye
Gullett	Aye
Hostager	Aye
Cvanciger	Aye
Peterson	Recused

The vote tally was 6-0.

ITEM 7: COMMISSION UPDATES/OTHER BUSINESS

A. Commission Updates

Commissioner Hostager had no update from the Lakewood Historical Society, as they have not met since the last meeting of the Historic Preservation Commission.

B. Other Business

Commissioner Everhart recently gave a presentation to retired federal employees on the history of the Lakewood and the Denver Federal Center, and also noted that the annual Saving Places Conference will take place January 29 to February 1 in Colorado Springs. Chair Gullett noted that tuition assistance is available from History Colorado.

ITEM 8: NEXT MEETING

The next regular meeting will be January 21, 2025.

ITEM 9: ADJOURN

Chair Gullett adjourned the meeting at 6:47 pm.

Poppie Gullett, Chair

Local Landmark Designation 1801 Glen Dale Drive



City Council Public Hearing

January 27, 2025

Action Requested

Approve Local Landmark Designation for 1801 Glen Dale Drive.

Applicant: Kimberly Leeling

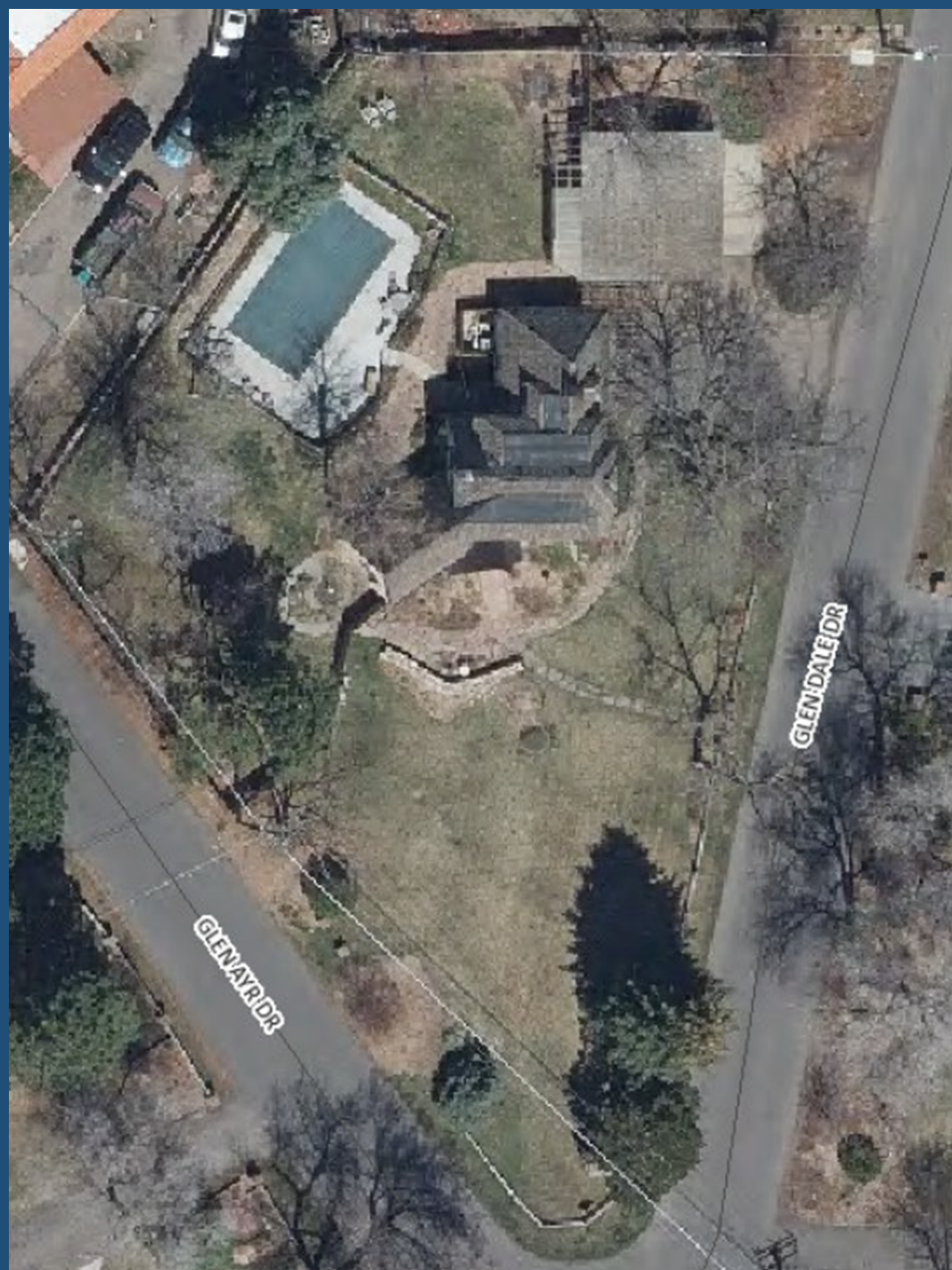
Prepared by: Heather Peterson



1801 Glen Dale Drive: Tudor Revival Home



Site Plan



Front (Southeast) Elevation

- Large front yard with stacked stone wall, welcome sign entry structure, and rock-faced entry posts
- Half timbering
- Cut stone-faced main entrance with copper clad catslide roof



Side (Glen Dale/East) Elevation

- Half timbering
- Original garage converted to living space
- Original driveway with two rock-faced entrance posts



Rear (North) Elevation

- Half timbering
- Shake shingle roof
- Chimneys



Side (Glen Ayr/West) Elevation

- Cut stone-faced window surround
- Well structure and segment of Glen Creighton ditch
- Rock-faced entrance posts



Period of Significance & Integrity

Period of Significance:
1938

The structure maintains
a high level of integrity.



Historic Preservation Commission Recommendation

- Public Hearing Held December 17, 2024
- Some public comment opposed designation due to racially restrictive covenant in Glen Creighton subdivision from 1923-1959
- The covenant was repealed by Glen Creighton landowners in 1959
- Application is for an individual home, not for district or subdivision
- Review Criteria C pertains to building architecture, not to history of the subdivision
- Commission voted 6-0 that application met Criteria C and recommended approval to City Council



Designation Criteria: Section 17.11.3

Criterion C: *It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.*

The building is a very good example of a Tudor Revival-style house that was constructed in 1938. It retains many character defining features including a gable roof, a brick and stucco exterior with curved and straight half-timbering, and cut-stone accents.



Action Requested

Approval the Local Landmark Designation Nomination designating the structure addressed as 1801 Glen Dale Drive as a Lakewood local landmark.



STAFF MEMO

DATE OF MEETING: JANUARY 27, 2025 / AGENDA ITEM NO. 12

To: Mayor and City Council

From:

Subject:

SUMMARY STATEMENT:

BACKGROUND INFORMATION:

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: None

ALTERNATIVES: None

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

NEXT STEPS: None

ATTACHMENTS: None

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

City Council Request for Legislative Modifications



Submitted on	7 January 2025, 5:36PM
Receipt number	73
Related form version	8

Council member sponsor(s)	Paula Nystrom, Jacob LaBure
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Enter email address to receive a copy of this submission	pnystrom@lakewood.org
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Briefly describe the minor modification being requested	This is a request to modify the Budget and Audit Board financial oversight committee 2.55.010, to include representation by a City Councilor from each Ward. This does not preclude the citizen participation, but will ensure adequate and diverse representation for citizens across the City by those elected to serve them.
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Provide history / background information that supports the request	The Budget and Audit Board currently only includes 3 Council Members with voting authority. This should be expanded to ensure responsiveness to needs of the citizens in each Ward, as well as diversity of perspective.
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If it needs expedited handling, please provide an explanation why	This needs to be expedited in order to have the changes in place as we embark on the new calendar year. Target implementation by end of February would be efficient and effective. This will ensure members will be seated on the committee prior to any upcoming 2026 budget discussions. We are requesting this be calendared for the City Council meeting on January 27th 2025.
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Attach file if needed

STAFF MEMO

DATE OF MEETING: JANUARY 27, 2025 / AGENDA ITEM NO. B.

To: Mayor and City Council

From:

Subject:

SUMMARY STATEMENT:

BACKGROUND INFORMATION:

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: None

ALTERNATIVES: None

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

NEXT STEPS: None

ATTACHMENTS: 1. Council Request for Legislative Modifications-74

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

City Council Request for Legislative Modifications



Lakewood
Colorado

Submitted on	16 January 2025, 4:17PM
Receipt number	74
Related form version	8

Council member sponsor(s)	Roger Low
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Enter email address to receive a copy of this submission	rlow@lakewood.org
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Briefly describe the minor modification being requested	In light of what we have seen in LA over the past week, and in response to several constituents who have asked for additional information, I would like to request that we prioritize a city council study session on wildfire preparedness, response and mitigation in 2025. It may be strategic to coordinate with the county and invite the right subject matter from the county to attend to provide a briefing.
---	--

Provide history / background information that supports the request
--

Lakewood has a helpful page on wildfire mitigation and response, as do the county and the state. Given that Lakewood is on the western edge of the Denver region and could be directly affected in the event of a catastrophic wildfire outbreak similar to what we just saw in LA, I believe council should have a study session to better understand the risk, and to assess how the city is coordinating with the county, state and federal government to prepare for such an emergency. Ideally, the study session would also include any information or messaging we should communicate to our residents in the event this happens in Lakewood, and if there are proactive steps the city might take this year or next year with respect to mitigation, preparedness, improved intergovernmental coordination, and prioritizing necessary resources (FTE, etc) in the budget.

To the extent city staff believes such a session would best be held in coordination with a SME from the county, I would suggest calendaring on a date the right official or officials could join and brief council.

If it needs expedited handling, please provide an explanation why

I believe it would be strategic to get a study session calendared in the next few months/as soon as practical, given the public interest in this topic. I am submitting this request in case it is possible to get this item on general business for 1/27 meeting - if that's too tight, I'm fine with it being on the 2/10 or 2/24 agendas.

Attach file if needed
