

AGENDA
REGULAR MEETING OF THE CITY COUNCIL
480 S. ALLISON PARKWAY
CITY OF LAKEWOOD, COLORADO
HYBRID MEETING
MAY 12, 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

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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 – PROCLAMATION - MENTAL HEALTH MONTH

ITEM 6 – PRESENTATION-LAC ANNUAL REPORT

ITEM 7 – PRESENTATION-LAC REIMAGINING PROJECT

ITEM 8 – 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. The City 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.

CONSENT AGENDA ORDINANCES ON FIRST READING

ITEM 9 – APPROVAL OF RESOLUTIONS ON CONSENT AGENDA

Consent agenda items are approved with one action unless amended by the Council. Items removed from the Consent Agenda will be considered immediately after the Consent Agenda vote.

ITEM A. – ENDORSING THE 2025-2029 CONSOLIDATED PLAN AND ESTABLISHING PROJECTS AND PROJECT FUNDING LEVELS IN THE 2025 ONE-YEAR ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

ITEM B. – R-2025-22 – APPROVING AWARD OF FUNDS UNDER 2025 LAKEWOOD COMMUNITY GRANT PROGRAM

ITEM C. – R-2025-23 – APPROVING AWARD OF FUNDS UNDER 2025 LAKEWOOD YOUTH PROGRAMS GRANT

ITEM D. – R-2025-24 – RESOLUTION - RE-APPOINTING GREG SEKERA TO THE METRO WATER RECOVERY BOARD OF DIRECTORS

ITEM E. – R-2025-25 – [RESERVED FOR RESOLUTION R-2025-25: CITY ATTORNEY ANNUAL PERFORMANCE REVIEW AND SALARY CHANGES]

ITEM F. – APPROVING MINUTES OF THE CITY COUNCIL MEETINGS

END OF CONSENT AGENDA

ORDINANCES ON SECOND READING AND PUBLIC HEARINGS

ITEM 10 – – ORDINANCES ON SECOND READING AND PUBLIC HEARINGS

ITEM G. – O-2025-16 – DECLARING THE INTENT OF THE CITY OF LAKEWOOD TO ACQUIRE INTEREST IN PROPERTY FOR PUBLIC PURPOSES FOR THE CONSTRUCTION OF PEDESTRIAN IMPROVEMENTS ALONG SHERIDAN BOULEVARD BETWEEN JEWELL AVENUE AND FLORIDA

AVENUE AND AUTHORIZING NEGOTIATIONS WITH PROPERTY OWNERS, ACCEPTANCE OF CONVEYANCE INSTRUMENTS AND CONDEMNATION OF REAL PROPERTY INTERESTS (SUBJECT TO FURTHER COUNCIL APPROVAL)

ITEM H. – O-2025-17 – AUTHORIZING A SUPPLEMENTAL APPROPRIATION TO THE 2025 ANNUAL BUDGET IN THE AMOUNT OF \$180,000 FROM THE FEDERAL SEIZURE FUNDS FOR VEHICLE PURCHASES AND EQUIPMENT

ITEM I. – O-2025-18 – SETTING THE SALARIES OF MUNICIPAL COURT JUDGES

ITEM J. – R-2025-26 – APPROVING THE SERVICE PLAN FOR THE BEND @ LAKEWOOD METROPOLITAN DISTRICT

ITEM K. – R-2025-27 – APPROVING THE URBAN RENEWAL URA PLAN FOR BEND @ LAKEWOOD

ITEM L. – – RESOLUTION - THE BEND CAR 25 AGREEMENT

ITEM 11 – 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 12 – GENERAL BUSINESS

ITEM 13 – EXECUTIVE REPORT

M. CITY MANAGER

ITEM 14 – MAYOR AND CITY COUNCIL REPORTS

N. COUNCIL MEMBERS BY WARD

O. MAYOR

ITEM 15 – ADJOURNMENT

[MEET_FOOT]

PROCLAMATION

MAY IS MENTAL HEALTH MONTH - MAY 2025

WHEREAS, good mental health is essential to the overall health and emotional well-being of all children, youth, adults and families; and promotes a healthy community; and

WHEREAS, nearly one in four people in our communities experience a mental health condition each year; and

WHEREAS, more than 17% of individuals in our communities experience substance use disorder each year including alcohol and drug use; and

WHEREAS, the lack of awareness of where to seek support, and stigma against mental health conditions and substance use disorders prevents many people from accessing care; and

WHEREAS, when mental health problems and substance use disorders are detected early and treated, people can recover and maintain a healthy and independent life; and

WHEREAS, increased focus on the prevention of mental health conditions and substance use disorders among children, adolescents, and adults through screening and early intervention helps reduce suffering and improve lives, and

WHEREAS, it is imperative that all members of our community, irrespective of age, gender expression, sexual identification, race, culture, ethnic background, education, or economic status, have equitable access to essential care, support, and services for mental health and substance use conditions; and

WHEREAS, the City of Lakewood is dedicated to improving the health and well-being of its citizens and employees by increasing awareness, ending stigma, and focusing on the integral role of mental health in all our lives,

THEREFORE, I, Wendi Strom, Mayor of Lakewood, do hereby proclaim May 2025, as Mental Health Month and call upon all citizens, government agencies, public and private institutions, businesses, and schools to recommit our communities and resources to increasing awareness and understanding of mental health, providing appropriate and accessible services for all citizens, and making mental health a priority.

GIVEN under my hand and Seal of the City
of Lakewood, this 12th day of May 2025.

Wendi Strom, Mayor

STAFF MEMO

DATE OF MEETING: MAY 12, 2025 / AGENDA ITEM NO. 6

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: MAY 12, 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: 1. Reimagine LAC Report

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

Lakewood Advisory Commission

Reimagine the Lakewood Advisory Commission

Civic Awareness Subcommittee
February 1, 2025

ASSIGNMENT

On July 17, 2024, City Clerk staff notified the Lakewood Advisory Commission that the City Council had assigned a research project entitled 'Re-imagine the LAC'. Members were tasked with the following deliverables:

- How do other peer municipalities utilize resident-led volunteer boards and how could the City of Lakewood integrate new strategies into the current LAC model.
- What suggested changes to current policy and code could lead to a more effective and efficient process from start to finish for projects both coming from council and projects that start as grassroots initiatives.
- What type of re-structure would enhance the effectiveness of the LAC.

Additionally, the City Council specifically asked for research in the following areas:

- What advisory boards other municipalities have/use;
- Suggestions for scheduling LAC presentations to City Council;
- Aligning projects to the Comprehensive Plan and City Council goals;
- Allowing working groups for research;
- Other changes and recommendations.

The LAC Executive Committee assigned this research project to the Civic Awareness Subcommittee and allowed other members of LAC members to participate. This report reflects their suggestions. It should be noted that the amount of research performed and discussion had within the LAC was a reflection of the time allocated to complete this project. The LAC stands ready to provide more information as requested.

BACKGROUND

In 2007, the Lakewood City Council, having renewed their commitment to citizen communication and involvement, asked staff to examine the use of advisory commissions with the purpose of recommending how to enrich the experience of the citizen volunteers and make the advisory commissions more useful to the City Council. At the time of this review, there were four advisory commissions in Lakewood: Senior Citizen Advisory Commission; Heritage, Culture & the Arts Advisory Commission; Cultural Diversity and Human Relations Commission; and Youth Commission. The City Council was also considering adding a fifth advisory commission dealing with parks and open space. These four commissions were comprised of 59 citizens in total.

These commissions were established to work on matters of interest to its individual constituencies as requested by the City Council. Over time, the direction from Council and their purposes became clouded, expectations were not clear, and in some cases these commissions became instruments for creating events within the City. The commission members became frustrated, and it became more and more difficult to fill vacancies on these commissions.

About the same time, the National League of Cities started promoting ways to improve citizen participation in government, suggesting the creation of an ‘Advisory Committee for an Inclusive Community’ – or ACIC for municipalities. Lakewood City staff recommended the creation of a similar overarching advisory commission and elimination of the four advisory commissions currently in existence. Some of the recommendations were:

- The ACIC would comprise 60 citizen volunteers. Members of the four existing advisory commissions would be allowed to apply for the new advisory commission.
- The ACIC would be divided into nine (9) sub-groups:
 - Parks, Trails and Open Space
 - Public Arts and Culture
 - Environment
 - Historic Landmark
 - Youth
 - Senior Citizens
 - Neighborhood Liaison
 - Business
 - Diversity Education
- Specific responsibilities for each of the sub-groups were delineated in the recommendations
- Staffing would be performed by a new full-time position in the Mayor & City Manager’s Office
- An Executive Team would be created responsible for general oversight of the sub-groups
- The ACIC should be able to provide input to the members of the Council Screening Committee on prospective members

Additional recommendations included details on public comment, minutes, and other administrative matters.

On September 10, 2007, the Lakewood City Council adopted Resolution 2007-48, eliminating the four existing advisory commissions, creating the Advisory Committee for an Inclusive Community consisting of 60 members and nine (9) subgroups, authorizing creation of an Executive Committee, requiring an annual report of group activities in January of each year, and requiring creation of a budget based on funding levels authorized by the City Council.

Between 2007 and 2013, various resolutions adjusted the language of Resolution 2007-48, changing ‘sub-committee’ to ‘committee’; increasing the members of the Executive Committee to 12 and changing the name of the Historic Landmark Committee to Historic Preservation Committee; allowing people under the age of 18 to serve on the Youth Committee; reducing the total number of members from 60 to 45 to 43 and then to 30 volunteers.

In 2015, the ACIC Ad Hoc Volunteerism Committee took a broad look at volunteerism in Lakewood, later narrowing the research specifically to the ACIC.

In addition to looking at how to improve the ACIC's outreach, the Ad Hoc Committee recommended a name change to better reflect its purpose and duties. They determined that ACIC meant little to citizens and did not reflect the function of the commission. They recommended a short and simple name: Lakewood Advisory Commission and further recommended the following as the mission statement, which has been subsequently updated:

In order to support Lakewood as a vibrant and inclusive community, the Lakewood Advisory Commission is an advocate and informed voice for the community by providing research and recommendations on local issues to the City Council.

On September 10, 2018, the Lakewood City Council adopted Ordinance O-2018-16, creating a new section 2.56 of the City Code establishing the Lakewood Advisory Commission with the following provisions: appointments would be for 3-year terms; the Commission would consist of 30 members and three sub-committees, Sustainability; Neighborhoods; and Civic Awareness. The ordinance also created an Executive Committee and established meeting dates.

On July 26, 2021, Ordinance O-2021-20 was adopted adding a fourth subcommittee, Diversity, to the Lakewood Advisory Commission and on April 24, 2023, Ordinance O-2023-8 was adopted further reducing the number of volunteers on the Lakewood Advisory Commission to 25.

SUMMARY OF RESEARCH AND KEY FINDINGS

In order to determine whether there were commissions comparable to the Lakewood Advisory Commission (LAC), members reached out to municipalities in Colorado and across the United States. A total of 36 municipalities were contacted. Two different methods of inquiry were conducted. Inquiry within Colorado was done through direct contact with municipal clerks asking specific questions regarding the use of advisory committees within their municipalities (Appendix A). The municipalities selected were primarily home rule with populations close to that of the City of Lakewood. Of those Colorado municipalities contacted, four had no advisory committees while the remaining nine had committees; however, none of the contacted municipalities had any committee or commission with the same mission or charge as the Lakewood Advisory Commission.

Information on the 23 municipalities outside of Colorado shown in Appendix B was obtained by reviewing various municipal websites selected based on a Google search for 'citizens advisory committees' and 'advisory committees'. Two municipalities, New Baltimore, Michigan, and Sparks, Nevada, appeared upon first review to have commissions similar to the LAC and further contact was made to obtain more information (Appendix C).

Comparison of Citizen Advisory Purposes

A comparison of the written purposes of the two potentially comparable municipalities shows some similarities and differences to that of the LAC.

The purpose and duties of the New Baltimore Citizen Advisory Commission are:

The purpose of the Citizens Advisory Committee (CAC) is to provide essential citizen input to the City Council and Administration as a recognized component of the decision-making process.

The CAC is expected to perform in a positive and collaborative manner to gather information and formulate opinions, advice, non-binding recommendations and suggestions on governmental affairs and services affecting the City of New Baltimore and its citizens. The CAC acts only in an advisory capacity to the City Council and Administration. Other responsibilities include the selection of the Citizen and Business of the Year.

The purpose of the Sparks Citizen Advisory Commission is:

The Sparks Citizens Advisory Committee (SCAC) exists to provide essential citizen input to the City Council, and to engage in and promote volunteerism in the City of Sparks. The SCAC performs in a positive and collaborative manner to gather information and provide constructive feedback and suggestions to the Mayor and the City Council of Sparks on City programs, initiatives and any matter referred to the SCAC by the City Council. While the SCAC receives updates from City departments and divisions periodically, the SCAC acts in an advisory capacity to the City Council, and shall not advise or otherwise engage in matters involving land use, zoning matters, political races or matters not deemed appropriate by the City Council.

The mission of the Lakewood Advisory Commission is:

In order to support Lakewood as a vibrant, inclusive, sustainable, informed, and healthy community, the LAC shall be an advocate and informed voice for the community by providing research and recommendations on local issues to the City Council.

The research conducted showed that some of the advisory committees, both within and outside of Colorado, were tied to a particular municipal department, such as a parks department or a museum/library, and the majority were associated with a specific subject such as historic buildings, art/art selection or energy.

Due to the lack of many comparable commissions from which LAC could draw certain ideas and solutions, the information presented here is the result of what members would like to see LAC become, and how it could operate in order to become more effective and valuable to the City Council.

RECOMMENDATIONS

Consistent with the project assignment from City Council, the LAC has the following recommendations.

Structure of the LAC

Currently, the LAC consists of 4 subcommittees: Sustainability, Diversity, Neighborhoods, and Civic Awareness. New members indicate their area of interest and the main subcommittee of which they wish to become a member. Each subcommittee elects a chair for a period of one year, and that chair becomes an automatic member of the LAC Executive Committee. Terms of office for members, interviewed and appointed by the City Council, are for 3 years and members can serve two consecutive terms before they are term-limited.

- When a research proposal is assigned by the City Council, the Executive Committee identifies the most appropriate subcommittee to conduct the research. The experience of the LAC given this structure and procedure is as follows.
- Sometimes subcommittee identification is simple and logical due to the subject matter for research. Other times, it is more difficult to determine the best subcommittee for given research.
- Depending on the ‘hot topics’ among municipalities, some of the subcommittees receive more research requests than others. For example, prior to ‘Re-imagine the LAC’, the Civic Awareness Subcommittee had not received any assignments in several years.
- Some of the subcommittees are better at defining/suggesting topics for research under the LAC grassroots proposal process, and, if approved by the LAC Executive Committee and the City Council, are better situated to conduct research.
- Membership on each subcommittee is small (4 or 5 people). Absences from meetings and/or resignations from the LAC sometimes result in absence of a quorum, both in the short- and long-term, limiting the ability of research projects to be completed in a timely manner and/or of the ability to brainstorm grassroots proposals. Although LAC members are encouraged to ‘adopt’ a second subcommittee of their interest, that rarely happens.

This topic, restructuring LAC, was the one that received the most attention by its members when discussing the overall proposal. Those in favor of eliminating the existing subcommittees believed this approach could result in the expansion of topics for research, including those that arise out of the City Council goals and the Comprehensive Plan and provide more opportunities for more members to conduct research. Elimination of the subcommittees would not mean the elimination of the subject matters. In addition to continuing to work on the four subject areas which are the basis for the subcommittees, project research areas could be expanded so that the LAC could assist City departments in research, should they find such additional assistance would be beneficial and not intrude on departmental prerogative and/or on staff time.

Those opposed to eliminating the existing subcommittees are concerned that doing so might be seen as an indication that the subject matters of those subcommittees are no longer of interest or of value to the City, and opportunities to assist the City Council in researching current and relevant topics might be lost. Administrative issues regarding oversight of the projects without a subcommittee chair to lead them was also mentioned.

As a result of these differing opinions, the LAC considered three options, and the benefits and limitations of each, in order to make a recommendation to City Council:

1. Maintain the status quo and keep the existing subcommittees, while allowing members to designate a secondary subcommittee affiliation if desired.
 - Benefits:
 - No changes to city code or the LAC policies and procedures would be needed.
 - Recent changes to the LAC policies and procedures require an annual review of subcommittee membership to allow for changes in assignments and secondary subcommittee membership, which has the possibility to alleviate some of the challenges currently experienced by LAC members.

- Limitations:
 - Currently, there are not enough projects to engage all members of LAC and some subcommittees get regular assignments while others get some infrequently. This imbalance would continue.
 - The issue of misalignment of some projects to existing subcommittee topics could continue.
 - The current subcommittee structure makes it more challenging for members of the LAC to have multiple interests across different subcommittees.
 - The current subcommittee structure decreases community across the LAC, because people are not actively working with all other members; they are remaining siloed in their single subcommittee.
2. Keep the existing subcommittees and allow for the creation of ‘subject specific’ ad hoc subcommittees comprised of interested members in order to research projects which may not easily fall within the mission of the existing subcommittees. Topics should include those arising from City Council goals and the Comprehensive Plan.
- Benefits:
 - This option recognizes the current subject matters are still relevant to the City.
 - It creates additional subcommittees to work on topics that do not clearly fall under the existing subject matters.
 - It makes it easier for the LAC Executive Committee to assign a wider range of subjects for research.
 - It could engage more LAC members more frequently. Some subcommittees rarely receive project assignments from City Council. Members of these subcommittees would like to be able to contribute more to the LAC and feel that their presence on the LAC is meaningful and valued. Allowing more topics for research enables more contributions from LAC members.
 - This option would enable the current subcommittees that have sufficient projects to continue while adding more options for projects that are outside of the current scope of the LAC subcommittees. It builds on what is working and addresses the limitations of the current subcommittee structure.
 - Enabling the LAC to engage in research on topics related City Council goals and the Comprehensive Plan has the potential to make the work of LAC more relevant and timely.
 - Limitations:
 - This option would require a change to the city code related to the LAC.
 - The LAC would need to spend time creating procedures that would allow for adoption of this change.
3. Eliminate the existing subcommittees and have all research projects conducted by ad hoc subcommittees. Topics would remain those currently under purview of the LAC and should include those arising from City Council goals and the Comprehensive Plan.

- Benefits:
 - This option would allow for a wider range of research topics for the LAC.
 - The option would likely engage more members in research as well as in leadership roles.
 - Some subcommittees rarely receive project assignments from City Council. Members of these subcommittees would like to be able to contribute more to the LAC and feel that their presence on the LAC is meaningful and valued. Allowing more topics for research enables more contributions from LAC members.
 - Enabling the LAC to engage in research on topics related City Council goals and the Comprehensive Plan has the potential to make the work of LAC more relevant and timely.
 -
- Limitations:
 - Some LAC members perceive that having a more open ended, less structured approach would be more difficult to manage and less efficient. This option, if chosen, will require a significant dedication of time and effort in crafting new procedures and workflows under this approach to alleviate potential chaos.
 - Under this approach, it could prove difficult to find people willing to facilitate the various research projects.
 - This option would require a change to the city code related to the LAC.

It is the consensus of the members of the LAC that Option 2, retaining the existing subcommittees and creating ad hoc committees as needed, is the preferred choice. Upon action from City Council regarding the subcommittee structure, the LAC will review its current policies and procedures and its best practices to align them with that decision. It might also be necessary for City Council to amend the city code related to the LAC.

LAC Presentations

The current process for presenting the results of LAC research to the City Council both on projects assigned by the City Council and on City Council approved grassroots projects initiated by LAC involves three parts. The first is submission of the written research; the second involves a video recording of the highlights of the report; the third, and final step or part is a brief in-person presentation to the City Council with the opportunity for Q & A. It is the consensus of LAC members that this process works and should be continued. Not only is this approach sensitive to the City Council's extensive workload, it also has a side benefit of providing LAC members with the growth opportunity of participating in either written or oral presentations or both.

LAC believes the personal presentation, with its Q&A opportunities, is more suited to a study session because final decisions by the City Council on the report are not likely to be made at the same time the presentation is made, and study sessions provide a better opportunity for extensive conversation and questions. While some study sessions are held virtually, those might not lend themselves to this type of presentation and that would likely mean that the City Council would have to agree to hold non-virtual study sessions. While preferring that, LAC will, of course, defer to the City Council based on their desires and needs.

The LAC recently adopted procedures requiring the full membership to preview the final presentation prior to appearing before the City Council. The LAC believes this will ensure the research conducted will be of a high quality and meets the expectations of the City Council.

The LAC is unique in that research proposals (grassroots proposals) can be initiated by members of the LAC for City Council consideration. Before requesting permission to research these types of proposals, the requesting subcommittee or person composes a brief synopsis of the issue, the research to be performed, the proposed outcome, and performs only the amount of research needed to clarify the project. If the project is approved by the Executive Committee, the full LAC votes to approve the proposal before it is submitted to City Council. This approach establishes consensus by LAC members and ensures that the proposal reflects not merely an individual interest in a topic, rather a subject that LAC believes the City Council might want to consider. A substantial number of the research proposals conducted by the LAC in recent years have been initiated via grassroots project ideas.

Research Aligned with City Council Goals and Comprehensive Plan

The consensus from LAC was that aligning its research projects with the annual City Council goals and with the Comprehensive Plan was an exciting prospect and could result in LAC becoming a more valuable resource for the City Council.

City Council Goals

LAC suggests that following the City Council's annual goal setting meeting, the LAC receive the complete list of goals. Then, during the next two or three months at their meetings, LAC members would identify areas/subjects for research and treat them as 'grassroots proposals' following the LAC policies and procedures. Once the proposals are approved by the LAC, they would be provided to the City Council for their review and determination of which research projects they want to move forward as well as the priority of each one. This would allow multiple projects to be researched simultaneously and could provide opportunities for more members to be involved in projects of interest. The LAC Executive Committee could also prepare quarterly updates on the status of the research for the City Council to review.

Comprehensive Plan

The Lakewood Comprehensive Plan (Comp Plan) is a document identifying the direction Lakewood is to follow over a period of many years. A new Comp Plan is scheduled for adoption in 2025.

Similar to the procedures outlined above to identify proposals aligned with annual goals, following the adoption of the Comp Plan, the LAC would hold a work session to identify grassroots proposals which would align with the direction Lakewood is being asked to follow and suggested subjects for potential research projects. Additionally, LAC would continue to perform this process on an annual basis as items of primary importance in one year may be supplanted by other items in another year, as national and state priorities and legislation along with local issues are considered.

By keeping the subject matters of the current subcommittees and by adding topics aligned with the City Council goals and the Comprehensive Plan, the LAC believes it can become an even more valuable resource to the City Council as the research subject areas will be broadened. The LAC is also open to conducting research on other topics as suggested by the City Council.

Other Suggestions

The LAC has other suggestions for improving the effectiveness and efficiency of the LAC for City Council to consider. The members recognize that not all of these suggestions would require approval and/or action from the City Council.

Change the Format of the LAC Website

In order to make the work of the LAC more accessible and transparent to Lakewood citizens, the LAC suggests that the following be posted on the LAC website: (1) all completed research reports, (2) a link to minutes and/or video recordings of meetings, and (3) a current list of proposed projects. Expanding the use of information on the website is also viewed by the members as a recruiting tool. By identifying the topics for research completed as well as underway, citizens will gain a better idea of the purpose of LAC, potentially sparking an interest in applying to serve.

Regarding posting the research reports on the website, now, if an elected official, citizen or even a member of the LAC wanted to find a copy of the actual submitted report, they could only find it as an attachment to the agenda for the City Council (or through a CORA request) and would likely have to know the date of the meeting at which the report was submitted and/or presented. From both a transparency perspective as well as a records management perspective, this procedure is not ideal. Posting the reports on the website for all to view would make it easier for future Council members as well as citizens to identify the issues that the elected officials requested as important for research.

To research the history of the LAC for this report, minutes of past LAC meetings had to be reviewed. The only way to view these minutes was to request them from City Clerk staff. They were not on the LAC website nor found in the LAC Google Drive, a location which contains other pertinent information regarding the operations of LAC.

Posting Links to LAC Minutes on the LAC Webpage

The LAC recommends that links to the approved minutes of the LAC Executive Committee and the minutes of the full LAC be posted on the LAC website for easy retrieval by the members and for viewing by the public and City Council who could, if interested, also see what their only citizen-driven advisory subcommittee is doing beyond the research reports. Posting would be done by City Clerk staff.

Enable City Council Feedback

The Chair of LAC's Executive Committee provides an annual report to the City Council. LAC believes this could be a good opportunity to hear from the City Council, somewhat different from the type of feedback suggested above, as to whether LAC is fulfilling the City Council's expectations of its role, somewhat similar to the notion of an annual performance review. Knowing how the LAC is doing, whether it is meeting the expectations of the City Council, would be of great help and much appreciated by the members. The members also suggest having meetings with the City Council on a quarterly or semiannual basis to provide updates, receive requests for additional information on a project that have concluded or are in progress, receive updates about actions taken on the basis of LAC work, and to assess whether the LAC is meeting the goals City Council has set.

Review LAC Mission and Purpose

When members of ACIC decided to change its name to Lakewood Advisory Commission, one of the reasons was to make much clearer the reason for its existence. Very few outside of the elected officials or the members themselves knew what ACIC meant or stood for.

The mission and purpose of LAC as currently defined, the question has arisen as to whether those are written as clearly and as comprehensively as they can be so that citizens not deeply engaged with their city can understand the true role of the LAC. Reviewing these two statements could be a valuable use of time, even if the decision is made to have them remain as is.

Increase LAC Recruitment Procedures

One of the problems expressed by multiple municipal clerks during the research process is the difficulty in recruiting enough citizens to join their citizen committees. LAC is not immune to this difficulty. Ads for openings appear in The Hub (Denver Post), Looking at Lakewood, and on the City's website. There are potentially additional avenues for advertising. For example, brochures could be created and distributed at ward meetings, placed in county libraries located in Lakewood and recreation centers or a video could be made and shown on Channel 8. While many of these ideas would undoubtedly involve City staff (and the LAC understands that adding to their workload might not be feasible), a good research project could be how to increase our recruitment to the LAC, Lakewood's sole citizen-driven committee.

Enable LAC Members to Assist in the Interview Process

As with other boards and commissions, vacancies occur, and it is sometimes difficult to ensure that all positions are filled and remained filled at all times. Citizens can apply to serve on the LAC and appointments can be made by the LAC at any time throughout the year. Some LAC members were concerned that persons interviewed for appointment to that body do not completely understand its role, the time commitment involved, and the expectations of the LAC itself towards the applicants. The LAC suggests that members be involved somehow in the interview process, either by creating the questions to be asked by the City Council, by providing a brief presentation to prospective persons or by reviewing the applications and providing input to the City Council Screening Committee.

Enhance New Member Orientation

Some LAC members indicated that they had served on the Commission for several months before attending LAC's new member orientation, which occurs at the beginning of each year. Some members don't remember having attended any orientation at all. The orientation is conducted by City Clerk office staff and lasts approximately 45-60 minutes.

To assist new members, the LAC suggests the following: (1) offer the orientation more than once a year since persons can be appointed to the LAC throughout the year, and (2) create a video with the same information as the annual in-person orientation which can be viewed as soon as someone's appointment has been finalized. This would ensure that everyone gets oriented and understands the expectation of what it means to serve. In addition to verification that each new member participates in the LAC orientation meeting and/or video, the LAC further suggests that its new members complete a review of orientation documents (such as the LAC policies and procedures, and recent LAC reports) to complete their onboarding process.

Conduct Exit Interviews with Outgoing LAC Members

In order to understand the experience of LAC members and make improvements to its functioning, outgoing LAC members should be interviewed. The interview would include LAC members' positive and negative experiences, reasons for exiting the LAC, and suggestions for improving the LAC. Annually themes from the interviews would be summarized and presented as part of the annual LAC report to City Council.

CONCLUSION

The Lakewood Advisory Commission is unique among municipalities both within and outside of Colorado. Absent similar entities with which to compare, the members of LAC took it upon themselves to look at the policies, procedures and performance of the LAC along with its relationship with the City Council, its authorizing body, in an attempt to 'Re-Imagine the LAC'. The suggestions contained in this report are just that, suggestions, and reflect consensus and not necessarily unanimity. However, all members have had the chance to weigh in as they see fit and this report is consistent with the opinions of the majority of the LAC members. The members recognize that any changes to the purpose and structure of the LAC will not be instantaneous and will require time to implement.

The LAC would like to express its gratitude to the Lakewood City Council for the opportunity to do so.

APPENDICES

APPENDIX A:

Inquiry Letter to Colorado Municipal Clerks

Hello!

I am a citizen-appointed Commissioner to the Lakewood Advisory Commission. The purpose of this Commission (LAC) is:

The Lakewood Advisory Commission was established to serve in an advisory role to City Council, involving citizens more directly to provide public input. The Lakewood Advisory Commission's mission is to support Lakewood as a vibrant and inclusive community by being an advocate and informed voice for the community by providing research and recommendations on local issues to the City Council.

Essentially, LAC is an umbrella-type, multi-topical commission which conducts research on a variety of topics the City Council is interested in pursuing as well as authorizes research derived from a grassroots proposal initiated by members of LAC. Recent examples of research conducted have been in the area of green remodeling and noise abatement.

The Lakewood City Council has tasked me and other Commissioners to research the structure and operational procedures of municipalities and other government bodies having potential similar advisory committees in an effort to see where and how the LAC can be restructured to better serve both elected officials and the citizens they represent.

I hope you will take the time to answer the following questions:

- Does your organization have advisory committees? If so, what are their names and purposes? If there are any relevant links, please provide those.
- Does your organization have an advisory commission similar to the Lakewood Advisory Commission? If so, what is its purpose? Please supply any documents or online links that identify this as well as how it operates, if any.
- Are the responsibilities of these advisory committees specified? If so, what is the mechanism for doing so (by-laws, ordinances/resolutions, etc)?
- How are projects assigned to the advisory committees? If they are assigned by the governing body, please provide any procedures that guide this project assignment.
- Can the advisory groups request project assignments to the governing body via a 'grassroots' method which begins with the advisory committee? If so, please provide any procedures that guide this project assignment.
- How many individual assignments have been completed during the last 4 years (beginning with 2021)? What were the assignments and what did the reporting look like?

- How do the advisory committees interact with municipal staff? Are any restrictions or prohibitions in place?

I and my fellow Commissioners realize that answering these questions will take some time and we appreciate your willingness to do so. If you are not the correct person we should be contacting, please let us know to whom we should be addressing our inquiries. We would also appreciate receiving any documentation you have that might help us in our research.

Thank you in advance for your assistance. Please respond directly to:

Karen Goldman at charna48@comcast.net AND Melissa Colsman at mlcolsman@gmail.com

Appendix B

Municipalities Contacted

Colorado Municipalities with No Citizen Boards/Commissions

Sheridan
Parker
Dacono
Greenwood Village

Colorado Municipalities with Citizen Boards/Commissions

Dillon
Silverthorne
Canon City
Evans
Pueblo
Castle Pines
Durango
Grand Junction
Arvada

NOTE: None of the Colorado municipalities contacted has a board/commission similar to the Lakewood Advisory Commission.

Other Municipalities with Citizen Boards/Commissions

El Paso, TX
East Hampton, NY
Cincinnati, OH
SeaTac, WA
Asheville, NC
Bellingham, WA
Billings, MT
Charlotte, NC
Des Moines, IA
Doral, FL
Dodge City, KS
Garden City, KS
Manhattan, KS
North Port, FL
Park City, UT
Reno, NV
Rockville, MD

Salt Lake City, UT
Wichita, KS

NOTE: New Baltimore, MI, and Sparks, NV were the only municipalities observed to have citizen advisory commissions similar to the Lakewood Advisory Commission.

APPENDIX C

Other citizen committees

Citizens Advisory Committee, Sparks, NV

While the name of the committee is similar to that of the Lakewood Advisory Commission, their functions are actually quite different. They serve primarily as ‘ambassadors’ from the city. Their monthly meetings consist of updates from rotating council members regarding projects they are working on along with current issues facing the city. The committee members attend a variety of municipal meetings and community events as representatives of the city and they function as a conduit for information between the elected officials and citizens at these events.

Members are appointed individually by council members and their terms of office are coterminous with the elected official that appointed them. While permitted to perform research, no member ever has and the council does not assign any research topics to them.

Citizens Advisory Committee, New Baltimore, MI

Unfortunately, no one responded to requests for additional information on this committee.

STAFF MEMO

DATE OF MEETING: MAY 12, 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: MAY 12, 2025 / AGENDA ITEM NO. 9

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: MAY 12, 2025 / AGENDA ITEM NO. A.

To: Mayor and City Council

From: Travis Parker, Chief of the Sustainability & Community Development Branch
Christopher Conner, Housing and Livable Communities Manager

Subject: **Community Development Block Grant Program**

SUMMARY STATEMENT: Staff is requesting that City Council approve the Resolution endorsing the 2025-2029 Lakewood Consolidated Plan and also the recommended projects and funding levels identified for the Community Development Block Grant (CDBG) Action Plan in the 2025 Program year.

BACKGROUND INFORMATION: The U.S. Department of Housing and Urban Development (HUD) requires all entitlement communities receiving Community Development Block Grant (CDBG) funds, such as the City of Lakewood, to prepare and submit a Consolidated Plan every five years to establish a unified, strategic vision for economic development, housing and community development actions. The Consolidated Plan encompasses the analysis of local community needs and coordinates appropriate responses to those needs and priorities. The Consolidated Plan is carried out through Annual Action Plans which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified in the Consolidated Plan. The City must submit an Annual Action Plan to HUD each year during the five-year period (unless otherwise specified by HUD).

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: Staff recommends approval of the Resolution.

ALTERNATIVES: City Council may deny the endorsement of the 2025-2029 Consolidated Plan and Annual Action Plan. If denied, the city would no longer be recognized as an Entitlement Community and lose future CDBG funding for the community.

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

NEXT STEPS: Upon approval, city staff will carry out functions to approve the draft plan with the CDBG Consortium.

ATTACHMENTS:

1. Resolution R-2025-21
2. Lakewood Con Plan 2025-2029_public comment draft

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

R-2025-21

A RESOLUTION

ENDORSING THE 2025-2029 CONSOLIDATED PLAN AND ESTABLISHING PROJECTS AND PROJECT FUNDING LEVELS IN THE 2025 ONE YEAR ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

WHEREAS, the City of Lakewood (the City) as an entitlement community receives Community Development Block Grant (CDBG) funds;

WHEREAS, these CDBG funds are appropriated by the U.S. Department of Housing and Urban Development (HUD), and the City Manager or designee, as the City's official representative, is authorized to administer the CDBG programs and expend the funds associated with the CDBG programs;

WHEREAS, as an entitlement community that receives CDBG funds, the City is required to adopt a Five-Year Consolidated Plan (Consolidated Plan) that outlines the City's housing and development needs, sets goals for addressing those needs, and details how federal funds will be allocated and used over a five-year period;

WHEREAS, the City utilized a needs assessment, market analysis, and resident and stakeholder engagement activities to inform the City's goals and priorities for the allocation of CDBG funds;

WHEREAS, the priorities for the Consolidated Plan include: preserving and constructing affordable housing, providing supportive services for low income and special needs populations, improving neighborhoods and public facilities, and CDBG planning and administration;

WHEREAS, based on the goals and priorities identified above, the City developed a Consolidated Plan which identifies the City's housing, supportive service and community development priority needs for the years 2025-2029;

WHEREAS, in addition to the Consolidated Plan, the City developed a One-Year Action Plan for 2025 (One-Year Plan) for the projected use of funds to principally benefit the City's goals of improving housing affordability, maintaining and improving public facilities, and providing housing services;

WHEREAS, the City Council reviewed the City of Lakewood's 2025-2029 Consolidated Plan and the One-Year Plan;

WHEREAS, the programs identified in Attachment A for the One-Year Plan are eligible for funding because they meet the required national objectives for the CDBG program and the goals and priorities identified in the Consolidated Plan; and

WHEREAS, the City Council hereby finds and determines that adopting the 2025-2029 Consolidated Plan and the One-Year Plan is in the best interests of the residents of the City.

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

SECTION 1. The City Council hereby adopts the 2025-2029 Consolidated Plan and the One-Year Plan and endorses the projects listed in Attachment A to be funded through the 2025 CDBG program.

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 April 28, 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

**ATTACHMENT A
2025 PROJECTS RECOMMENDED FOR FUNDING**

Community Development Block Grant (CDBG)

Housing	
Flats at Harlan Affordable Housing	\$150,000
Foothills Single Family Housing Rehab	\$150,000
Brothers Redevelopment Paint-a-Thon	\$20,000
Public Facilities	
Porter Park Redevelopment	\$449,919
Public Services	
Recovery Works Housing Services	\$65,000
Homeless Navigation Services	\$50,000
Metro West Housing Self-Sufficiency	\$20,000
CDBG Admin & Planning	
Program Administration	\$180,000
Total CDBG Funds	\$1,084,919

City of Lakewood

Consolidated Plan 2025- 2029 Draft

PREPARED FOR:

Lakewood, Colorado
(a member of the Jefferson
County HOME Consortium)

CREATED 4/15/2025

PREPARED IN PARTNERSHIP WITH



Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Lakewood is a federal entitlement community under the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) Program. As a HUD entitlement community, the City is required to prepare a Five-Year Consolidated Plan to receive housing and community development block grant funds and to implement programs that address housing and community and economic development needs in the community.

The City of Lakewood is also part of the Jefferson County HOME Consortium, of which Jefferson County is the lead entity. The federal HOME Investment Partnerships (HOME) grant supports affordable housing activities throughout Jefferson County.

This section provides a summary of the topics covered in the City of Lakewood's 2025-2029 Consolidated Plan, Strategic Plan and Annual Action Plan. This plan includes a needs assessment and housing market analysis to identify the most pressing housing and community development needs as well as the current infrastructure in place to serve low- and moderate-income residents and residents with special needs. The Strategic Plan outlines Lakewood's goals to address those needs and the priorities for allocating federal funds over the next five years.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City of Lakewood identified the following goals to address housing, supportive service, and community development needs over the five-year planning period:

- Preserve and Construct Affordable Housing;
- Provide Supportive Services for Low Income and Special Needs Populations;
- Improve Neighborhoods and Public Facilities; and
- CDBG Planning and Administration.

Specific projects and outcomes for the 2025 Program Year are outlined in the "Annual Goals & Objectives" section of this plan.

3. Evaluation of past performance

The City's past programs have focused on community needs that continue to exist including aging housing and infrastructure, neighborhood improvements, and social service supports for low income residents. The programs Lakewood has used to address these needs have been well

received by residents and neighborhood organizations. Lakewood believes the programs proposed for the 2025 Action Plan year continue to be the most efficient and effective use of HUD block grant funds

4. Summary of citizen participation process and consultation process

The City of Lakewood's goal for citizen participation is to ensure a broad participation of City residents and housing, economic, and service providers in the planning and implementation of community development and housing programming. Engagement efforts were held in conjunction with Jefferson County (the lead agency for the HOME Consortium) and the City of Arvada and were designed to inform multiple City and County planning processes including this Consolidated Plan and Annual Action Plan.

Engagement activities included public meetings and hearings, stakeholder interviews and focus groups with affordable and market-rate housing developers, public housing authorities, community members, advocacy groups, government and industry representatives, social service organizations (serving a wide variety of client types), and economic development agencies. These findings were expanded upon with findings from stakeholder interviews and focus groups conducted for Lakewood's 2024 Housing Strategic Plan, Envision Lakewood 2040 (Comprehensive Plan Update), the County's 15-Year Housing Strategic Plan, and other related engagement activities.

5. Summary of public comments

This section will be completed after the public comment period.

6. Summary of comments or views not accepted and the reasons for not accepting them

This section will be completed after the public comment period.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	LAKEWOOD	
CDBG Administrator	LAKEWOOD	City of Lakewood Planning Department

Table 1– Responsible Agencies

Narrative

(CDBG). Jefferson County is the lead agency for the HOME Consortium and is responsible for administering HOME funds. The City of Lakewood is a member of the Jefferson County HOME Consortium.

Consolidated Plan Public Contact Information

Jeremy Branting / City of Lakewood / jbranting@lakewood.org
480 S. Allison Parkway, Lakewood, CO 80226.

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of Lakewood's activities that support coordination between public and assisted housing providers and health care and social service agencies including encouraging and accepting funding applications from housing, health care and service providers through its Annual Action Plan process. (Activities that complement existing programs are prioritized for funding.) Rather than duplicating regional services and programs, the City utilizes existing programs. For example, the City contracts with Jefferson County Housing Authority (JCHA) to administer funds for housing rehabilitation for low income homeowners. The City also coordinates closely with Metro West Housing Solutions to support their initiatives.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

City of Lakewood is a member agency of the Metro Denver Homeless Initiative (MDHI) which serves as the lead agency for the regional Continuum of Care (CoC) to identify and address the unique needs of homeless persons and families, persons at risk of homelessness, and to develop local and regional solutions to prevent and end homelessness in the seven county Metro Denver area. MDHI oversees the Homeless Management Information System (HMIS) and organizes a Point-in-Time (PIT) Homeless Count for the Denver Metro including Jefferson County to help local governments, social service agencies, and other partners understand homelessness and tailor efforts to the unique needs of their communities. (The PIT provides a snapshot of homelessness by counting the number of sheltered and unsheltered homeless persons on a given night in January.) A Lakewood staff member participates each year in the PIT count and serves on the committee throughout the year.

The City of Lakewood is a participating member of the Jefferson County Heading Home Committee. Heading Home is a collaboration of individuals and public service organizations in the HOME consortium region determined to end homelessness in Jefferson County.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Lakewood does not receive the Emergency Solutions Grant (ESG). The Homeless Management Information System (HMIS) assists Continuum of Care planning groups to identify needs and gaps in provision of housing and services to assist persons who are homeless.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Engagement efforts included public meetings/hearings, resident surveys and focus groups, and interviews and focus groups with stakeholders and providers working directly with special needs populations in Jefferson County and the Cities of Lakewood and Arvada. To support the engagement conducted for the Consolidated Plan—and to avoid duplicating recent and ongoing engagement in Jefferson County—staff coordinated engagement efforts with local housing strategies and related planning efforts. Recent and ongoing resident and stakeholder engagement in Jefferson County included a stakeholder and employer survey to inform the County’s 15-Year Housing Strategic Plan; a resident survey of County residents to understand barriers to housing development; resident and stakeholder engagement to inform the Comprehensive Plan Update (as part of Together Jeffco); and feedback gathered from stakeholders who participate in the County’s Housing Advocacy Steering Committee, Housing Continuum Task Force (HCTF), and Heading Home.

In addition to the engagement efforts outlined above, the Consortium held public hearing dedicated specifically to the development of Consolidated Plan and conducted targeted stakeholder interviews with social service providers, housing authorities, economic development agencies, and local housing and service advisory boards.

Identify any Agency Types not consulted and provide rationale for not consulting

The City of Lakewood contacted a variety of agency types and partnering organizations in preparing the 2025-2029 Consolidated Plan and Annual Action Plan. No agencies were intentionally excluded from consultation.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		
City of Lakewood 2020-2024 Consolidated Plan, Strategic Plan, and associated Annual Action Plans	City of Lakewood	Strategic Plan goals build on the previous Consolidated Plan goals but adapt and refine them to the current needs of the community.
City of Lakewood Comprehensive Plan	City of Lakewood	Long term community vision was considered in the development of Strategic Plan goals.
Lakewood Housing Strategic Plan 2024	City of Lakewood	Ongoing housing efforts and strategies were considered in the development of Strategic Plan goals.

Table 2– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Lakewood is an active participant in the Metro Mayors Caucus which develops strategies to increase the availability of affordable housing in the Denver Metro and several City Councilors serve as board members and volunteer for Lakewood’s nonprofits and agencies that assist unhoused persons in the city. Additionally, Lakewood is a member of the Metro Denver Homeless Initiative (MDHI) which leads regional efforts to break and prevent cycles of homelessness.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The citizen participation process for the City's Consolidated Plan included public meetings and hearings, focus groups, and key person interviews. Engagement for the Consolidated Plan was leveraged with the engagement activities conducted to inform and support the City's 2024 Housing Strategic Plan which included a resident housing survey, online website, stakeholder interviews, and a community open house and housing resource fair. Recent and ongoing engagement efforts in Jefferson County (including Together Jeffco, CFF Housing Opinion Survey, etc.).

The engagement elements that supported the development of this plan are summarized in the table below, followed by a summary of the findings from other local engagement efforts to support housing and community planning in Lakewood.

Engagement for the Consolidated Plan was supported by recent and ongoing community engagement in the City of Lakewood and Jefferson County to inform local planning efforts, including:

- The City, in partnership with Gruen + Gruen Associates conducted a survey of residents (in both English and Spanish) to gather perspectives about housing patterns, costs, preferences and needs of Lakewood residents. Over 500 residents responded.
- The City conducted one-on-one interviews with private housing developers, residential real estate brokers, and representatives of nonprofit affordable housing and supportive service providers in the city including Metro West Housing Solutions, Archway Communities, the Jefferson Mental Health Center, and The Action Center. City staff also held interviews with individuals with disabilities (and their families), a leader of the Hispanic community, a community advocate for older adults, and gathered input from 13 unhoused individuals.
- A community open house and housing resource fair in which a total of 65 people attended including seven community service providers. The open house included informational posterboards with findings from the housing analysis and survey results, as well as upcoming engagement opportunities for residents. All materials were translated into Spanish and two interpreters were present.

The Lakewood Together project website attracted over 5,000 visitors during the course of the 2024 Housing Strategic Plan with 1,300 active users. The project website included engagement tools such as FAQs and spaces for residents to provide their ideas and comments.

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment (NA) section of the eCon Plan describes the primary housing challenges in the city. This section summarizes the primary housing and service needs in the City of Lakewood, followed by additional information on non-housing community development needs (section NA-50), as required by HUD. Additional detail on housing needs and market inefficiencies are discussed in MA-05.

Housing needs. Cost burden and severe cost burden are the most common housing problems in the city, according to data provided by HUD.¹ Over half of all renters (55%) and one quarter of owners (24%) are cost burdened—spending more than 30% of their income on housing. Twenty-six percent of renters and 8% of owners are severely cost burdened—spending more than 50% of their income on housing—putting them at risk of homelessness.

Rates of cost burden and severe cost burden are even higher for extremely low and very low income households: 90% of households with income below \$20,000 annual are cost burdened, as are 78% of households with incomes between \$20,000 and \$35,000 and 73% of households earning \$35,000 to \$50,000. Even for households with incomes between \$50,000 and \$75,000, over half of households are cost burdened (54%).

In a resident survey conducted specifically of Lakewood residents, respondents cited “inability to afford the down payment on a home purchase” as the most common housing challenge in the City, followed by “worries that rents will increase to unaffordable levels.”

Homelessness and risk of homelessness. Countywide, 1,907 people accessed homeless services in the past year and a total of 925 people were experiencing sheltered or unsheltered homelessness on a given night in January 2024—an increase of 8% from 2023 or an additional 71 people experiencing homelessness in Jefferson County. In Lakewood, over 10,000 households are at risk of homelessness (due to severe cost burden), including 7,369 renter households and 3,391 owner households.

Non-homeless special needs populations. Non-homeless special needs populations include:

- Elderly (62 and older) and frail elderly (an elderly person who requires assistance with three or more activities of daily living such as bathing, walking, and performing light housework),
- Persons with mental, physical, and/or developmental disabilities,
- Persons with alcohol or other drug addiction,

¹ Data source is Comprehensive Affordable Housing Strategy (CHAS) data; cost burden is defined as spending more than 30 percent of housing income on housing costs; severe cost burden is spending more than half of household income on housing costs.

- Persons with HIV/AIDS;
- Victims of domestic violence, dating violence, sexual assault, and stalking;
- Families with children including large families (those with three or more children) and single parent families with children, and
- Households for whom English is not their first language, sometimes referred to as English Language Learner households. These households are also referred to as Limited English Proficiency (LEP) households.

Special needs populations and their housing or supportive needs are presented in the table below.

Counts of households with disabilities, elderly households (containing at least one member age 62 or older), frail elderly residents (those who require assistance with three or more activities of daily living such as bathing, walking, and performing light housework), LEP (Limited English Proficiency) households (those in which no household member 14 years old and over 1. speaks only English or 2. speaks a non-English language and speaks English "very well"), and families with children come from the most recent ACS data available. Housing needs for these groups are calculated by applying the current ACS poverty rate for these groups. Persons with disabilities may be captured in multiple categories if they have multiple types of disabilities and may also be represented in the elderly category.

Victims of domestic violence include rape, physical violence and/or stalking by an intimate partner and their count applies national domestic violence rates to ACS population counts, and their needs are derived from applying the national rate at which domestic violence survivors require housing assistance in their lifetime. Persons with alcohol or other drug addiction are estimated by applying national addiction rates and rates of need for treatment from the 2021 and 2023 National Survey on Drug Use and Health (NSDUH) from US Dept of Health to local ACS population counts.

**Non-Homeless
Special Needs
Populations,
Lakewood**

Non-Homeless Special Needs Population	TOTAL	With Housing or Service Need	
Elderly (defined as 62 and older)	33,621	3,034	9%
Frail elderly (elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing	1,741	157	9%
Persons with mental, physical, and/or developmental disabilities	19,590	3,174	16%
Persons with alcohol or other drug addiction	24,357	10,517	43%
Persons living with HIV/AIDS	259	no data	no data
Victims of domestic violence (includes rape, physical violence and/or stalking by an intimate partner)	4,775	494	10%
LEP households	1,277	154	12%
Families with children	15,154	1,542	10%
Large families (3 or more children)	2,323	251	11%
Single parents with children	5,611	1,135	20%

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City of Lakewood has historically placed high priority on acquiring, developing, and improving parks and recreational facilities to benefit residents (particularly low and moderate income households). There is also a significant need to provide public facilities to support homeless persons in the city, especially given the challenges individuals face in shelters and/or barriers they encounter accessing shelters. Resident and stakeholder engagement also identified needed improvements to infrastructure (such as sidewalks and street lighting) as well as transportation.

How were these needs determined?

Envision Lakewood Comprehensive Plan along with resident and stakeholder engagement.

Describe the jurisdiction's need for Public Improvements:

To inform the Community Resource Department's Imagine Tomorrow 2023 Plan, the City conducted a statistically valid survey which asked respondents to indicate which public improvements the City of Lakewood should invest in in the coming years. The top choices identified by respondents included: improve existing park infrastructure (58%), improve existing trail systems (57%), improve/add restroom facilities (33%), develop new multi-use recreation facilities (29%), improve existing playgrounds (26%), and improve inclusion services or accessibility to programs and facilities (15%).

How were these needs determined?

Public improvements for the City to invest in (specifically those relating to the City's existing parks and recreation facilities) were determined from the statistically valid survey findings conducted to inform the Imagine Tomorrow 2023 Plan. A total of 467 surveys were completed and represent a random sample of Lakewood's households.

Describe the jurisdiction's need for Public Services:

The City of Lakewood has a demonstrated need for public services to support low income households specifically down payment assistance and financial support for households to afford housing costs. According to findings from the resident survey, 33% of residents cannot afford a down payment to buy a home and 19% struggle to pay their rent or mortgage payment. Thirty-one% (31%) of respondents indicated that they worry their rent will increase to an unaffordable amount.

Additionally, there is a need for those who have stable housing but need additional resources and/or skills to improve their socio-economic situation and create a more sustainable, resilient future for themselves and their families.

How were these needs determined?

Community Needs Assessment along with community and stakeholder engagement.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Housing Market Analysis (MA) section of the City's Consolidated Plan provides greater context on housing needs in Lakewood by providing an analysis of the City's housing market including trends in the rental and ownership markets.

According to American Community Survey (ACS) 1 year estimates, the City of Lakewood had a median gross rent of \$1,790 in 2023 representing an increase of 28% (or an increase of \$394 per month) since 2018 and an increase of 82% over the last decade. The City's rental market is not only becoming unaffordable to many current and prospective renters but is extremely competitive due to a lack of units and severely low vacancy rates..

A rental gaps analysis was conducted which evaluates the mismatch in the supply and demand in the City's rental market. The gaps analysis (shown below) compares the number of renters at various income levels with the number of units affordable to them.

The gaps analysis identifies about 11,100 renters in Lakewood earning less than \$50,000 per year. These renters had about 5,400 affordable rental units to choose from—leaving a shortage of around 5,700 units. These renters needed units priced at less than \$1,250 per month, including utilities, to avoid being cost burdened. Given that new apartment construction tends to target higher price brackets, the increase in supply of rental units is concentrated at income levels above \$50,000, doing little to alleviate the rental gap at lower income levels.

The figure below shows the results of the gaps analysis, highlighting the need for additional rentals that are priced affordably for households earning less than \$50,000 per year.

Lakewood Rental Gaps Analysis

Rental Gaps					
Income Range	Maximum Affordable Gross Rent	# of Renter Households	# of Rental Units Affordable	Rental Gap	Cumulative Gap
Less than \$25,000	\$625	5,148	1,474	-3,674	-3,674
\$25,000 to \$34,999	\$875	2,268	992	-1,276	-4,950
\$35,000 to \$49,999	\$1,250	3,696	2,949	-747	-5,697
\$50,000 to \$74,999	\$1,875	6,449	12,857	6,408	711
\$75,000 to \$99,999	\$2,500	4,598	9,072	4,474	5,185
\$100,000 or more		6,887	3,226	-3,661	1,524

Source: 2022 and 2023 American Community Survey 1-year estimates and Root Policy Research.

Lakewood's for-sale market has also become increasingly unaffordable for households. According to the most recent ACS data available (2023 1 year estimates), the City's median home value in 2023 was \$589,600—up from \$397,000 five years ago which represents an increase of 49%. Increases in home values are more stark over the last decade with home values rising by 141% or \$344,600 since 2013 when home values were only \$245,000 at the median. Affordability challenges in the ownership market are further exacerbated by relatively high interest rates, which reduce purchasing power further.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

This section contains economic development data and information for the City of Lakewood. The data in the tables have been updated with 2023 ACS data and/or 2022 Longitudinal Employer-Household Dynamics data (most recent available).

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	691	144	0.9%	0.2%	-0.8%
Arts, Entertainment, Accommodations	7,608	7,017	10.3%	8.0%	-2.3%
Construction	4,873	4,136	6.6%	4.7%	-1.9%
Education and Health Care Services	13,941	27,319	19.0%	31.1%	12.2%
Finance, Insurance, and Real Estate	5,194	3,407	7.1%	3.9%	-3.2%
Information	2,422	2,440	3.3%	2.8%	-0.5%
Manufacturing	4,057	3,121	5.5%	3.6%	-2.0%
Other Services	2,448	2,088	3.3%	2.4%	-0.9%
Professional, Scientific, Management Services	10,638	10,340	14.5%	11.8%	-2.7%
Public Administration	4,405	6,254	6.0%	7.1%	1.1%
Retail Trade	4,688	9,810	6.4%	11.2%	4.8%
Transportation and Warehousing	6,887	9,167	9.4%	10.5%	1.1%
Wholesale Trade	2,483	1,102	3.4%	1.3%	-2.1%
Total	3,179	1,358	4.3%	1.5%	-2.8%

Table 3 - Business Activity

Data Source: 2023 ACS (Workers), 2022 Longitudinal Employer-Household Dynamics (Jobs)

Source:

Labor Force

Total Population in the Civilian Labor Force	91,779
Civilian Employed Population 16 years and over	87,642
Unemployment Rate	4.51%
Unemployment Rate for Ages 16-24	6.80%
Unemployment Rate for Ages 25-65	4.22%

Table 4 - Labor Force

Data Source: 2023 ACS

Occupations by Sector	Number of People
Management, business and financial	18,924
Farming, fisheries and forestry occupations	320
Service	13,663
Sales and office	17,019
Construction, extraction, maintenance and repair	6,984
Production, transportation and material moving	7,173

Table 5 – Occupations by Sector

Data Source: 2023 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	40,587	59%
30-59 Minutes	24,149	35%
60 or More Minutes	4,396	6%
Total	69,132	100%

Table 6 - Travel Time

Data Source: 2023 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,319	314	1,988
High school graduate (includes equivalency)	12,767	939	3,667
Some college or Associate's degree	18,280	1,092	4,512
Bachelor's degree or higher	37,079	803	3,972

Table 7 - Educational Attainment by Employment Status

Data Source: 2023 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	283	294	463	981	723
9th to 12th grade, no diploma	1,492	1,086	903	1,894	1,088
High school graduate, GED, or alternative	4,488	5,934	4,246	7,193	6,942
Some college, no degree	4,529	5,583	3,628	7,518	5,819
Associate's degree	730	2,146	1,906	3,229	2,136
Bachelor's degree	2,480	11,059	7,417	9,693	5,745
Graduate or professional degree	53	4,590	3,558	5,602	5,124

Table 8 - Educational Attainment by Age

Data Source: 2023 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$35,007
High school graduate (includes equivalency)	\$41,855
Some college or Associate's degree	\$45,399
Bachelor's degree	\$72,917
Graduate or professional degree	\$82,043

Table 9 – Median Earnings in the Past 12 Months

Data Source: 2023 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on NAICS classification Lakewood’s major employment sectors include Education and Health Care Services (31%), Professional, Scientific, Management Services (12%), Public Administration (11%), and Retail Trade (11%). Additionally, according to the City’s 2023 Community Economic Profile, the major employers in the City are the City of Lakewood, Colorado Christian University, Encore Electric, Federal Government, FirstBank, Jefferson County School District, Red Rocks Community College, St. Anthony Medical Campus, State of Colorado, and Terumo. In December of 2024, Google Fiber added a headquarter facility in Lakewood.

Describe the workforce and infrastructure needs of the business community:

The workforce and infrastructure needs of Lakewood’s business community are not dissimilar to the needs of businesses throughout metro Denver. The business community requires a mix of low, middle and highly skilled workforce. Recent graduates, newly trained and experienced individuals with the appropriate skills sets are in demand. A large portion of employers located in the city are involved in knowledge-based industries that require specialized training programs, many of which can be found at local higher education institutions and k-12, for their employees.

Low income residents and advocates identified a need for additional workforce training and education to help equip workers for higher paying employment opportunities. Transportation was also highlighted as a barrier to employment for workers and households, specifically households without access to a vehicle. Residents and stakeholders reported that public transit in the city is often limited to the destination—for example, transit lines do not serve interconnections within the City of Lakewood and Jefferson County as a whole. The City is committed to removing these barriers given the large share of residents commuting outside the city for work.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City of Lakewood's approach to economic development and economic growth is focused on facilitating appropriate real estate development and infrastructure while maintaining regional competitiveness, promoting environmental and economic sustainability, encouraging diverse job growth, assisting small businesses, and maintaining the City's local employment base. The City's Economic Development Division is committed to sustaining Lakewood strong economic base and community vitality through economic development investments and initiatives that focus on: business attraction, business retention and expansion, workforce development and entrepreneurialism, and marketing and communications.

In light of these goals and values, the Division recently launched three economic development programs to support local businesses that will likely have an economic impact during the planning period including the Business Safety & Security Program, Commercial Reinvestment Program, and Adaptive Reuse Program. These programs are highlighted and summarized below.

- **Business Safety & Security Program.** The Business Safety & Security Program provides grant funds to help business owners create or upgrade safety features on properties to create safe environments for businesses (including their customers and employees) and to reduce calls for service. Matching grants (<\$10,000) are awarded to businesses to cover the costs of lighting improvements, alarms, cameras, windows, entrance doors, mirrors, and other improvements that allow law enforcement to efficiently and effectively respond to public safety issues.
- **Commercial Reinvestment Program.** The Commercial Reinvestment Program provides grant funds to encourage businesses and property owners to invest in their properties by making improvements that positively impact the community. Grants are awarded up to \$10,000 for exterior improvements including signage, façade improvements, patios, parking lots, landscaping, and/or lighting.
- **Adaptive Reuse Program.** The Adaptive Reuse Program provides grant funds to business and property owners to overcome barriers to redeveloping vacant buildings and to eliminate blight through the reuse of vacant buildings. Matching grants (<\$10,000) are awarded to businesses and property owners to make property improvements to upgrade buildings to operating standards and modernize infrastructure (e.g., sewers, fire sprinklers, water improvements, ADA accessibility, electric upgrades, change of occupancy, etc.)

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The skills and education needed by the city's prominent employers align fairly well with the educational attainment of residents in the city. According to the above data 42 percent of Lakewood residents 18 and older have a bachelor's or graduate degree and another 29 percent have an associate's degree or some college. About 29 percent have a high school degree or less education, which limits their employment industries to low skill positions.

The business community in Lakewood—and Jefferson County as a whole—has expressed more concern about attraction and retention of workers due to high housing costs than concerns regarding skills and qualifications of the workforce.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City's Economic Development Division is committed to maintaining and expanding the local economic and workforce base through workforce training initiatives and programs. The City currently offers workforce and employment services to residents at five employment centers across the city. Employment centers are conveniently located where the majority of the City's jobs are located—Academy Park, Denver West, Downtown Lakewood and Belmar, Lakewood Tech Center, Union Boulevard, and the Federal Center.

Additionally, the City encourages residents to visit the Jefferson County Business and Workforce Center which promotes economic vitality by identifying, developing, and matching talented workforce to employment and business opportunities. The Workforce Center also provides services to local businesses to help employers recruit and train new employees, post job listings, hold customized hiring events, and screen candidates. Other business services offered by the Center's Business Services Team include the On-the-Job-Training (OJT) program, career readiness certificates and individual assessments, and assistance gathering labor market information, conducting business research, and securing tax incentives.

The City also partners with universities and community colleges in Lakewood to strengthen the local workforce including Red Rocks Community College, Rocky Mountain College of Art and Design (RMCAD), and Colorado Christian University (CCU).

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No. However, the City is involved in numerous regional organizations whose collective missions support a comprehensive strategy to ensure the economic well-being of the Denver Metro's business community, residents, and environment. The City has formed several strategic partnerships over the

years to advance local and regional economic development goals and works closely with the 40 West Arts District, Alameda Corridor Business Improvement District, Alameda Connects, Applewood Business Association, Colorado Office of Economic Development and International Trade, Colorado Business Development Centers, JeffcoSBDC Network, Jefferson County Business and Workforce Center, Jefferson County Economic Development Corporation, Lakewood Development Assistance Team, West Colfax Business Improvement District, Red Rocks Community College, Small Business Administration Area 8, Small Business Development Centers, Union Corridor Professional Association, West Colfax Community Association, and West Metro Chamber

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

N/A; The City of Lakewood does not participate in a Comprehensive Economic Development Strategy (CEDS) through the U.S. Economic Development Administration.

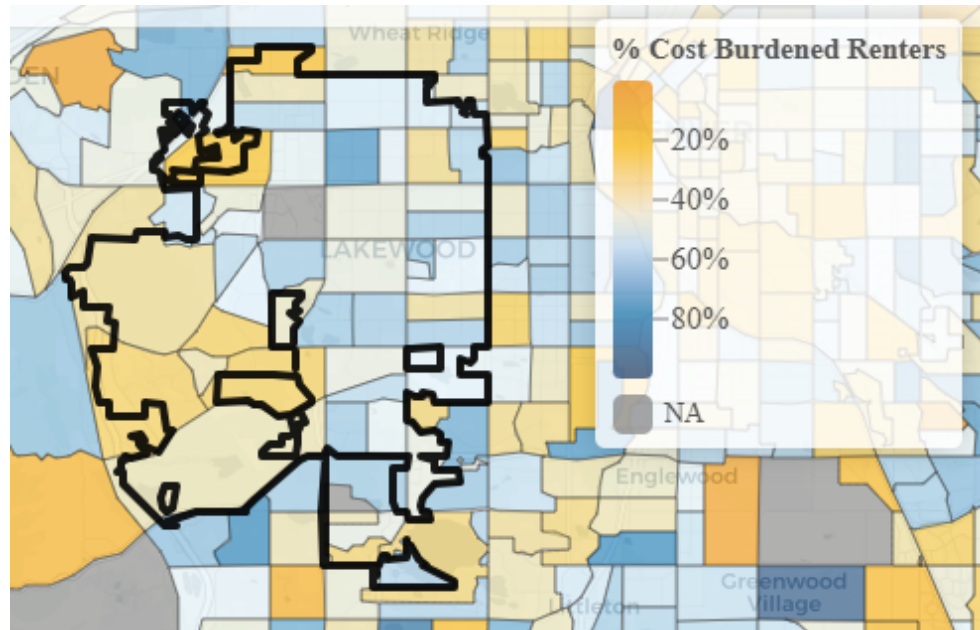
MA-50 Needs and Market Analysis Discussion

**Are there areas where households with multiple housing problems are concentrated?
(include a definition of "concentration")**

As shown in the map below (from HUD's Demography Dashboard), the neighborhood with the highest proportions of renters with cost burden is in north-central Lakewood, in the Eiber neighborhood. As discussed in the Needs Assessment section, cost burden is by far, the most common housing problem in Lakewood.

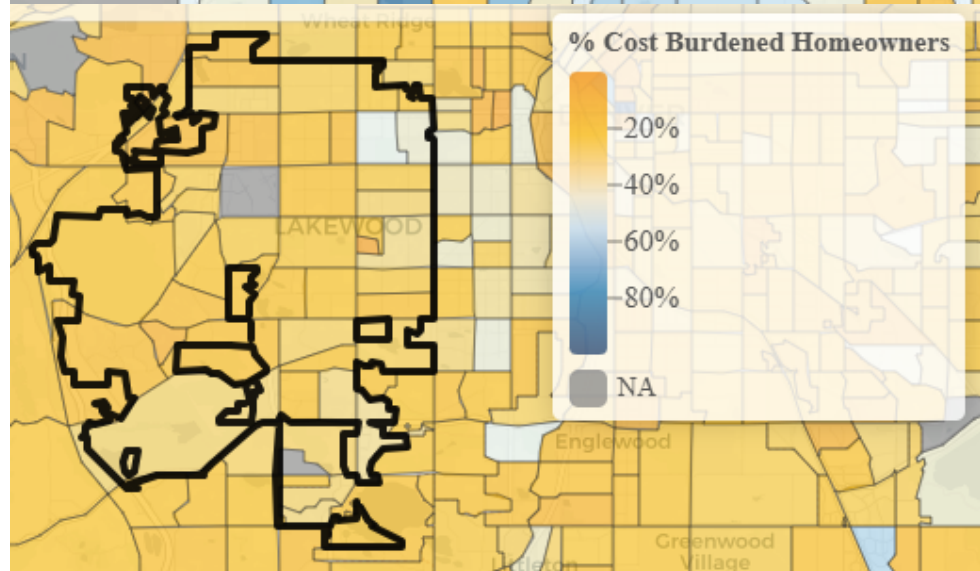
Cost Burdened Renters by Census Tract

Source:
HUD Demography
Dashboard.



Cost Burdened Owners by Census Tract

Source:
HUD Demography
Dashboard.



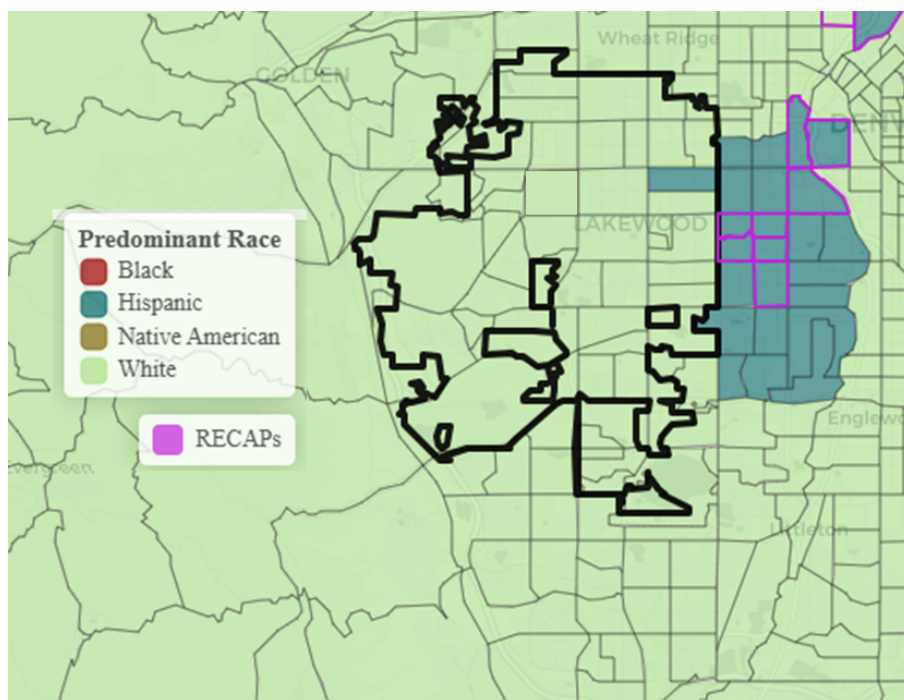
Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration").

The following analysis uses predominant race as the definition of racial/ethnic concentration (more than half the population in a Census tract belonging to a specific racial/ethnic minority group) and a poverty rate three times the metro average as the definition of low income concentration. This definition is derived from HUD's prescribed methodology for Racially/Ethnically Concentrated Areas of Poverty (RECAPs), which Census tracts where a majority of residents belong to a racial group other than non-Hispanic White and poverty is more than three times the regional average.

There are no RECAPs in Lakewood, but there is one tract in which Hispanic residents comprise a majority—located along the eastern boarder of the City in the North Alameda neighborhood. Outside the City, and adjacent to this tract are a number of concentrated tracts with Hispanic majority, some of which are also poverty concentrations.

**Predominant
Race and
RECAPs by
Census Tract,
Lakewood**

Source:
HUD Demography
Dashboard.



What are the characteristics of the market in these areas/neighborhoods?

The North Alameda neighborhood and the Eiber neighborhood-like much of north and northeast Lakewood—has older homes, built predominantly before 1960 and/or between 1960 and 1980. Since residents of this neighborhood have re likely living in older housing units they have an increased risk of lead exposure, and/or are more likely to be living in poor housing conditions. Even so, home prices in these neighborhoods are moderate (as opposed to low) with the average price in the neighborhood in the mid-\$500,000s (based on 2022 data).

Maps on the following page illustrate the market context.

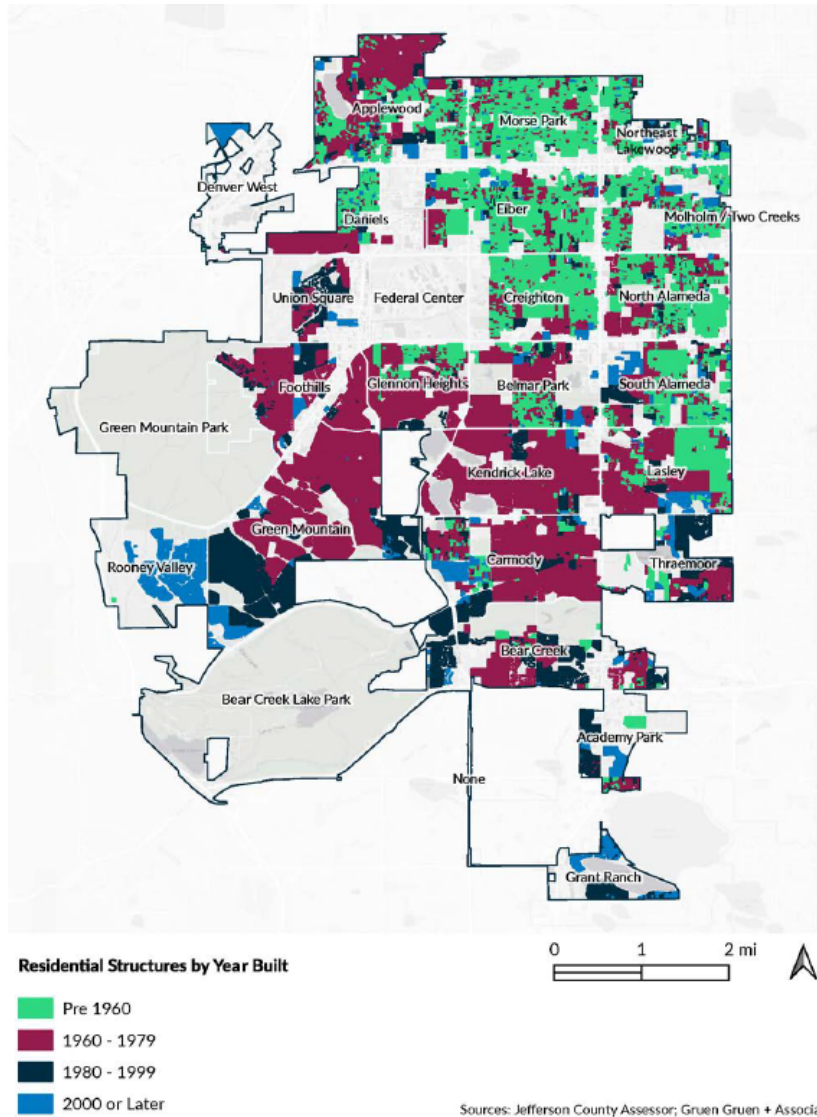
Are there any community assets in these areas/neighborhoods?

Yes, these market areas contain many assets and opportunities, which are likely to sustain revitalization of the areas. The former site of St. Anthony hospital along Colfax Avenue has redeveloped into a mix of residential and commercial property. A light rail line is located within these target areas; the land around the light rail stops is developing into mixed-use, mixed-income housing. The 40 West Arts District has spurred economic development, neighborhood revitalization and community partnerships within north east Lakewood. The highly successful Belmar redevelopment along Alameda Avenue has been a major catalyst for improvements within the target areas surrounding Belmar.

Are there other strategic opportunities in any of these areas?

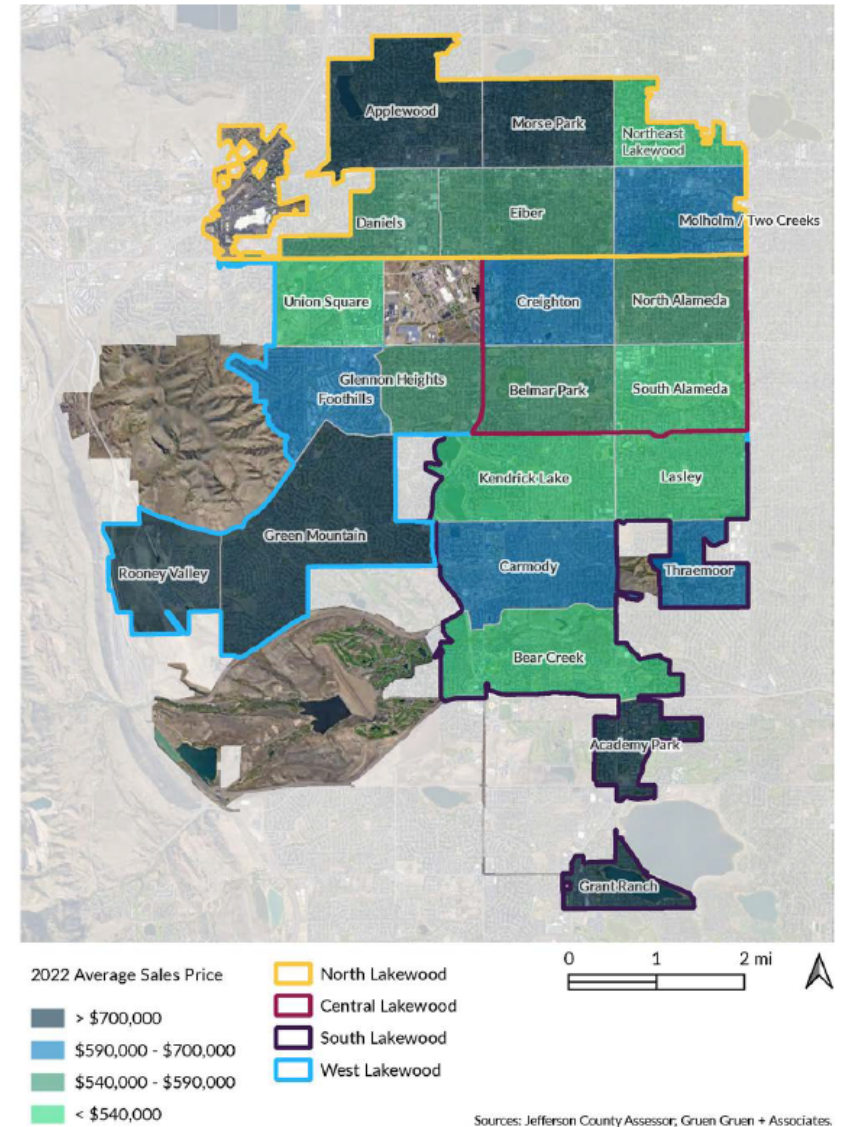
Please see above.

Residential Structures by Year Built, City of Lakewood



Source: City of Lakewood 2024 Housing Strategic Plan.

Average Home Sales Price, City of Lakewood, 2022



Source: City of Lakewood 2024 Housing Strategic Plan.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to 2023 American Community Survey 1 year estimates, only 8% of households (5,903 households) in the City of Lakewood do not have access to the internet in their home. The share of households without access to the internet is much higher for those with extremely low to very low incomes. Households earning below \$20,000 per year are least likely to have access to the internet in their home with 35% (5,357 households) lacking an internet subscription. Broadband wiring and connection is also a challenge for households with incomes between \$20,000 and \$34,999 per year, 16% of which do not have internet in their home.

The share of households without internet access declines as household incomes increase. Only 3% of households with incomes between \$50,000 and \$74,999 per year do not have access to the internet and only 5% of those earning above \$75,000 per year do not have access to the internet in their home.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to data from the FCC, Jefferson County is served by 33 broadband providers; though not every provider serves every address in the County. Unincorporated, rural/mountainous areas of Jeffco have the most limited competition, though the introduction of satellite carriers has increased competition in these areas. Arvada has 23 different providers and Lakewood has 21 providers.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Lakewood's climate is expected to become hotter, drier in summer, and more unpredictable over the coming decades. Rising temperatures will likely lead to more frequent and intense heat waves, making extreme heat a growing concern. Winters are projected to be milder overall, but occasional severe cold snaps may still occur due to shifting atmospheric patterns. Precipitation patterns are expected to change, with slightly more annual rainfall, particularly in the spring, but also more dry days throughout the year. These longer dry periods, combined with rising temperatures, could contribute to more frequent droughts and an increased risk of wildfires.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Hail:

- **Risks** – Hailstorms pose one of the most significant climate risks for Lakewood, and they have caused widespread property damage and rising insurance costs in recent years. While future storms may resemble historical events in intensity, the financial impact of hail damage could continue to rise due to expanding development and increasing repair costs.
- **Vulnerabilities** – Homes without hail-resistant roofing, as well as farms, parks and recreational spaces, are highly susceptible to damage. Outdoor workers, residents without shelter, pedestrians, and cyclists face direct risks of injury, particularly during fast-moving storms. The aftermath of a severe hailstorm can disrupt local businesses, delay public services and strain emergency response resources. Some insurance providers have even reduced their presence in Colorado due to the increasing financial burden of severe hailstorms. Given these risks, strengthening building resilience and increasing public awareness will be key strategies for reducing the impact of future hail events in Lakewood.

Extreme Heat:

- **Risks** – Extreme heat is projected to become one of the most significant climate hazards for Lakewood, with longer, hotter summers and more frequent extreme heat days in the coming decades. Rising nighttime temperatures will further intensify heat stress, particularly in areas most affected by the urban heat island effect, where paved surfaces and a lack of green space trap heat, making it harder for temperatures to cool down overnight.
- **Vulnerabilities** – When nighttime cooling is limited, both people and infrastructure experience prolonged exposure to heat, increasing health risks and straining energy systems as air conditioning demand rises. Extreme heat events pose serious health risks, especially for older

adults, young children, outdoor workers and individuals facing social isolation. Prolonged exposure to high temperatures can lead to heat exhaustion, heat stroke and other heat-related illnesses. People without access to air conditioning or stable housing face greater challenges, as they have limited ways to escape the heat. Extreme heat can also affect buildings and infrastructure, causing roofs and facades to crack, warp or curl, leading to costly damages to homes and businesses. With extreme heat becoming more frequent and intense, expanding cooling solutions, increasing urban tree cover and strengthening community support systems will be critical to protecting Lakewood's residents and infrastructure.

Extreme Cold:

- **Risks** – While extreme cold events are expected to become less frequent in Lakewood, they will still pose significant risks to vulnerable populations when they do occur. Even as winters become milder overall, the potential for unexpected and intense cold snaps remains a concern due to the destabilization of the polar jet stream. As the Arctic warms faster than other regions, the reduced temperature difference can weaken and disrupt the jet stream, leading to sudden, prolonged periods of extreme cold in mid-latitude areas like Lakewood.
- **Vulnerabilities** – Certain groups, including outdoor workers, residents experiencing homelessness, children and older adults, are especially at risk when temperatures drop, particularly if they do not have access to adequate shelter. While most local buildings and infrastructure are designed to withstand cold conditions, severe cold events can still cause frozen and burst pipes, road hazards and increased demand on energy systems. Although Lakewood's winters are projected to warm over time, preparing for occasional extreme cold events remains essential to protecting public health, maintaining essential services and ensuring residents have access to safe and reliable heating when needed.

Flooding:

- **Risks** – Flooding is considered a moderate but growing risk for Lakewood, with climate change expected to bring slight increases in precipitation and runoff over the coming decades. Spring rainfall is expected to increase more quickly than in other seasons, and the number of heavy rainfall days – when more than one inch of rain falls in a single day – is projected to slightly increase. Annual runoff is also expected to rise, which could place additional pressure on urban infrastructure, roads and waterways. This could lead to more frequent localized flooding, particularly in areas where older or undersized stormwater drainage systems may struggle to keep up.
- **Vulnerabilities** – Certain populations are especially vulnerable to flooding, including residents with mobility challenges, individuals experiencing homelessness, outdoor workers, and residents

experiencing social isolation, who may face greater challenges in evacuating or recovering from flood-related damage. Additionally, homes, businesses and critical infrastructure in flood-prone areas are at higher risk of water damage and disruption. Flood risks vary across Lakewood, with the northeastern part of the city facing higher potential risks from a rare flood event. People living in this area of Lakewood also experience higher levels of social vulnerabilities. As flooding risks evolve, strengthening stormwater infrastructure, improving land-use planning and enhancing emergency preparedness efforts will be key to reducing future impacts on Lakewood's residents and infrastructure.

Wildfire:

- **Risks** – Wildfires are considered a moderate but growing climate risk for Lakewood, as warmer and drier conditions are expected to increase the likelihood of fire activity in and around the city. With more extremely hot days and a slight increase in the number of dry days each year, vegetation could become more prone to ignition, elevating wildfire risks. While fires have traditionally been more common in rural and forested areas, climate change is making urban and suburban communities more vulnerable, particularly those near parks, open spaces and the wildland-urban interface (WUI).
- **Vulnerabilities** – Homes and buildings near large open spaces are especially vulnerable due to their proximity to fire-prone landscapes. Additionally, older adults, individuals with respiratory conditions and those sensitive to smoke exposure may experience health impacts from wildfire smoke, even if fires do not directly threaten their homes. Homes and businesses may also face power outages from utility shutdowns, a precaution sometimes taken during periods of extreme fire danger. As wildfire threats increase, improving emergency preparedness, strengthening fire prevention efforts and protecting vulnerable communities and infrastructure will be key to reducing risks and enhancing Lakewood's resilience to fire-related hazards.

Lakewood Strategic Plan

SP-05 Overview

Strategic Plan Overview

This section provides the City of Lakewood's five year strategic plan for housing and community development including the priority needs and goals for the allocation of CDBG funds during the 2025-2029 planning period.

The priority needs identified from the Needs Assessment, Market Analysis, and from the resident and stakeholder engagement activities informed the development of the City's five year goals and the priorities for the allocation of federal block grant funds. These priorities include: 1) Affordable Housing; 2) Supportive Services; and 3) Neighborhood and Public Facility Improvements.

The five year goals for the allocation of CDBG funds will focus on increasing the local supply of affordable housing through construction and preservation activities; providing and expanding access to supportive services; and continuing to invest in neighborhood improvement and public facility projects for the benefit of low to moderate income households including those with special needs.

The goals developed for the five-year plan period include:

- Preserve and Construct Affordable Housing;
- Provide Supportive Services for Low Income and Special Needs Populations;
- Improve Neighborhoods and Public Facilities; and
- CDBG Planning and Administration.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

CDBG funds are used throughout the City of Lakewood for projects, programs, and activities that benefit low and moderate income residents and households. Projects that apply for CDBG funds and that will benefit an entire area or neighborhood will be targeted to the City's low and moderate income neighborhoods (HUD-designated income-qualifying census tracts).

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The City bases the geographic allocation of housing and community development funds on community needs as well as the geographic distribution of low and moderate income persons and households in the city.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Income Low Income
	Geographic Areas Affected	Citywide Qualifying Census Tracts?
	Associated Goals	Construct and Preserve Affordable Housing Improve Neighborhoods and Public Facilities
	Description	Provide affordable housing opportunities for low income households through construction and preservation activities.
	Basis for Relative Priority	The construction and preservation of affordable housing is one of the primary goals for the use of CDBG funds because it is the highest need documented in the jurisdiction.
2	Priority Need Name	Supportive Services
	Priority Level	High
	Population	Extremely Low Income Low Income Moderate Income Families with Children Public Housing Residents Elderly/Frail Elderly Homeless Persons at-risk of Homelessness Persons with Disabilities Persons with Alcohol or Other Addictions Persons with a Mental Illness Persons with HIV/AIDS Survivors of Domestic Violence Veterans Unaccompanied Youth
	Geographic Areas Affected	Citywide

	Associated Goals	Provide Supportive Services to Low Income Households and Special Needs Populations Improve Neighborhoods and Public Facilities
	Description	Provide supportive services to low income households and special needs populations and ensure supportive services are easily accessible and readily available.
	Basis for Relative Priority	Housing costs, evictions, and homelessness are increasing rapidly across Jefferson County and the Denver Metro which has disproportionately impacted households with low incomes and special needs populations. To prevent displacement and housing insecurity, there is a need for the City to expand the availability of supportive services. Services that are most needed to support housing stability and self-sufficiency include but are not limited to: eviction/foreclosure prevention; emergency or short-term rental assistance; behavioral health and mental health services; substance use treatment services; housing navigation; and employment assistance.
3	Priority Need Name	Neighborhood and Public Facility Improvements
	Priority Level	Medium
	Population	Extremely Low Income Low Income Moderate Income Families with Children Elderly/Frail Elderly Homeless Persons at-risk of Homelessness Persons with Disabilities Persons with Alcohol or Other Addictions Persons with a Mental Illness Persons with HIV/AIDS and their Families Survivors of Domestic Violence Veterans Unaccompanied Youth
	Geographic Areas Affected	Citywide
	Associated Goals	Improve Neighborhoods and Public Facilities Provide Supportive Services to Low Income and Special Needs Populations
	Description	Make improvements to low and moderate income neighborhoods and needed improvements to public facilities, prioritizing public facilities that serve low income households and special needs populations.

	Basis for Relative Priority	Improving the neighborhoods of and public facilities that serve low income households and special needs populations will facilitate access to affordable housing opportunities, improve housing stability, and support self-sufficiency.
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Table 10 – Priority Needs Summary

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$900,000	\$20,000	\$211,804	\$1,131,804	\$3,600,000	Expected amount available accounts annual allocation at volumes similar to year 1 for remaining years.

Table 11 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Lakewood's CDBG allocation will complement a number of other federal resources, as well as state and local resources. The primary resources are: 1) The City's Capital Improvement and Preservation program, which is used for major capital projects in Target Area neighborhoods; 2) The City's economic development fund, which provides assistance for public improvements for certain business enterprises; 3) HOME, allocated through the Jefferson County Consortium; 4) HUD funded Section 8 voucher program; 5) Private Activity Bonds, which provides roughly \$6 million/year to Lakewood for housing activities; 6) Lakewood Reinvestment Authority, which encourages private reinvestment within targeted areas; and 7) Colorado Division of Housing and Colorado Housing Finance Agency competitive grant programs.

If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan.

The City does not currently propose to use any publicly owned land to address the needs identified in the Consolidated Plan. However, the City will remain open to this as a strategy to increase affordable housing opportunities.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
LAKEWOOD	Government	Economic development Special Needs Planning Neighborhood improvements Public facilities Public services	Jurisdiction

Table 12 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The primary strengths of Lakewood’s institutional delivery system is the City’s ability to coordinate across departments and agencies, as well as the strong coordination and collaboration among the City’s housing and supportive service providers. Additionally, Lakewood manages and administers many large programs funded by CDBG “in house” and works closely with the Jefferson County Housing Authority (JCHA) and Metro West Housing Solutions (MWHS) which are the City’s largest providers of affordable rental housing.

The City also has a strong institutional delivery system designed and tailored to help homeless persons and families navigate the complex systems of health care, mental health, employment, education, and housing. For example, the City’s RecoveryWorks Navigation Center offers comprehensive services (including case management and housing navigation services and supports) for unhoused persons in the city and works with local service providers to increase access to mental health care and primary health care. Individuals also have access to basic need items including food, showers, laundry facilities, and mail service.

Additionally, in partnership with community-based partners, the City activates overnight severe weather sheltering at the City’s Navigation Center when weather conditions pose an increased risk to the health and safety of vulnerable residents. The City also works with regional partners to provide access to hotel/motel vouchers or other shelter options which are offered to manage the capacity of Lakewood’s Severe Weather Activation and to accommodate the unique circumstances of households. (However, not all requests are guaranteed due to resource constraints and high demand, which was identified as a shortcoming and gap in the current institutional delivery system.)

The primary gaps in the institutional delivery system identified by the City of Lakewood and by stakeholders is related to the level of funds relative to the demand and need for services and programming.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			
Other			

Table 13 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City of Lakewood offers a range of services and programs targeted to meet the complex housing and service needs of homeless persons and families particularly chronically homeless persons and families, families with children, veterans and their families, and unaccompanied youth. Health, mental health, employment services, and other resources targeted to support homeless persons and families in Lakewood include but are not limited to:

- The Lakewood Navigation Center (which is owned and operated by RecoveryWorks) offers comprehensive services in a community-based and supportive environment. The RecoveryWorks Center is centrally located and provides access to basic need items such as food, shower, laundry, and mail services and provides access to case management and housing

navigation services and supports. The center also works with local service providers to offer clients direct access and linkage to mental health and primary health care. (STRIDE Community Health offers free, on-site primary health care during RecoveryWorks' Thursday morning drop-in hours.)

- The Action Center is a family resource center that focuses on meeting the needs of individuals and families in Jefferson County by building pathways to long-term stability. The center offers a range of services and assistance including free food and clothing, essential items to meet immediate needs, financial assistance to manage housing payments, and family services to support household stability. Additional resources available at The Action Center include: Everyday Eats, Colorado Pet Pantry, STRIDE, and SNAP-Ed.
- Mean Street Ministry serves homeless persons and families in Lakewood by providing access to food banks, hot meals, shower facilities, counseling services, and conducts weekly street outreach activities on East Colfax Street and West Colfax Street. The organization also offers recovery meetings for individuals with alcohol or substance use addictions and provides counseling services in jails and prisons.
- St. Francis Center (SFC) is a “transformative hub” for homeless adults that provides shelter and services to help individuals meet their basic needs and to help them transition out of homelessness. SFC’s programs and services are tailored to each adult and focus on daytime shelter, social services, health and wellness, housing, employment, and street outreach.
- Mile High United Way’s 211 Help Center is a multilingual and confidential service that connects individuals to critical resources including food, shelter, rental assistance, childcare, and other services. The database includes over 7,000 health and human resources for individuals and is updated daily to help community members meet their basic needs. (Last year, the Help Center provided referrals for critical resources to 133,895 individuals and families; scheduled 1,000 Lyft rides; and assisted 2,912 parents in finding childcare—in the Denver Metro.)

Family Tree is crucial to the City’s service delivery system and to meeting the needs of homeless persons and families. As a non-profit human services agency serving Jefferson County (including Lakewood), Family Tree provides services to prevent and end child abuse, domestic violence, and homelessness; and establishes partnerships to promote safety, healing, and stability. The agency offers a range of services and programs targeted to meet the needs of homeless persons and families (particularly those with special needs and complex housing and service needs). For example, Family Tree Roots of Courage serves as a residential facility with supportive services for survivors of domestic violence and their children. The agency also operates House of Hope for women and children experiencing homelessness which provides basic need items, supportive services, case management, on-site health care, community referrals, and assistance navigating housing, employment, education, and childcare.

The Family Tree Homelessness Program provides housing navigation and placement services, comprehensive case management, education and employment services, and connections and referrals to resources that assist persons experiencing or at-risk of experiencing homelessness. Services offered by the program include: financial assistance for housing payments, home-based case management, crisis assistance, goal setting and planning, employment assistance, and access to severe weather shelters.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The City's service delivery system addresses the priority needs of special needs populations and homeless persons through a range of services, programs, and community resources. These services and problems include but are not limited to:

- Lakewood Rides, which offers door-to-door transportation services for residents 60 years and over and for residents with disabilities of any age. The program offers on-demand trips which includes independently scheduled trips for medical appointments, employment, adult day programs, social visits, and personal needs. (Trips are scheduled individually and are on a first-come, first-serve basis.) The program also offers weekly group grocery shopping trips where residents are picked up on a designated day of the week and taken to their local King Soopers.
- The Community Center's Reachout Office provides information on and referrals to over 3,500 programs for residents over 55 years, including benefits check-up appointments. The City's Senior Support Specialist assists older adults and seniors in finding and connecting with housing, transportation, statement reading, and legal programs; and helps residents navigate social services, home repair programs, and other personal needs.
- The Community Outreach Court Program (launched by the Lakewood Municipal Court) is a new court program that improves access to the court for individuals limited resources by connecting them to services. The program is designed to allow individuals to resolve their cases while providing direct and immediate access to community-based services and resources—with the goal of improving their lives and the overall community. (During December 2022 and January 2023, a total of 15 individuals attended court sessions and 42 cases were resolved. Almost a dozen service providers participate in the court outreach program.)
- Family Tree provides services, programming, and resources to support special needs populations and homeless persons in Jefferson County and Lakewood. Services and programs targeted to special needs groups in the City of Lakewood include but are not limited to: 1) the Community Family Resource Team (CFRT) which provides in-home therapy for at-risk youth and family case management services; 2) Family Tree services for children, youth, and families including community-based education, treatment, crisis intervention, and case management to stabilize families and children; and 3) the Legal Advocacy Program which helps increase the immediate and long-term safety for survivors of domestic violence, sexual assault, and stalking by providing civil and criminal legal advocacy, crisis intervention, and information and referrals.

While the City's service delivery system is strong in that services and resources are targeted to meet the housing, health, and employment needs of homeless persons and special needs populations, City staff and stakeholders have identified gaps in the current system and challenges in addressing service needs.

In previous planning periods, the City has acknowledged that low funding levels and limited resources have made it difficult to provide services that meet demand.

Another gap identified during the engagement conducted for the City's Housing Strategic Plan was the design and implementation of programs as well as the City's communication of available programs and resources. According to input from residents, even when affordable housing resources are available, some non-English speaking residents are unable to access programs due to language barriers and/or limited knowledge or understanding of available programs. (This was also documented as a countywide barrier and challenge in Jefferson County's Community Needs Assessment.)

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Lakewood adopted several strategies and action items as part of the 2024 Housing Strategic Plan to overcome gaps in the institutional structure and service delivery system (beyond funding limitations). For example, after identifying unique barriers to accessing housing resources among persons with limited English proficiency (LEP), the City of Lakewood adopted a long-term strategy to coordinate with the City's homeless and housing navigators, housing providers, and state funding agencies.

Additionally, to ensure residents remain stably housed, the City will implement a range of actions to maximize rent voucher utilization and acceptance rates (e.g., developing partnerships with landlords and providing incentives to those who accept housing vouchers for low income renters and/or identify ways to access HUD's MTW pilot program) and provide local funds to support eviction prevention programs and to provide rent, mortgage, and utility assistance. To address communication challenges regarding the availability of programs and resources, the City will undertake actions to improve coordination among homeless and housing navigators, housing and service providers, and state funding agencies.

To overcome funding gaps, the City is committed to leveraging federal funds with local funding sources and revenue generated from other housing and community development initiatives.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Construct and Preserve Affordable Housing	2025	2029	Affordable Housing Non-Housing Community Development Fair Housing	Citywide	Affordable Housing Neighborhood Improvements	\$1,600,000	LMI household unit; XXX LMI residents
2	Provide Supportive Services to Low Income and Special Needs Populations	2025	2029	Homeless Non-Homeless Special Needs	Citywide	Supportive Services	\$675,000 (15% max)	LMI residents/ households assisted
3	Improve Neighborhoods and Public Facilities	2025	2029	Non-Housing Community Development	Citywide	Neighborhood Improvements	\$1,325,000	LMI residents benefit; 1 facilities
4	CDBG Planning and Administration	2025	2029	N/A	N/A	All Priority Needs	\$900,000 (20% max)	N/A

Table 14 – Goals Summary

Goal Descriptions

1	Goal Name	Construct and Preserve Affordable Housing
	Goal Description	The City of Lakewood will allocate funds for the construction, preservation, and rehabilitation of affordable rental housing. Funds for affordable housing projects will be prioritized for projects that benefit low and moderate income households including special needs populations.
2	Goal Name	Provide Supportive Services to Low Income and Special Needs Populations

	Goal Description	The City will maximize its federal funding allocation for public services to provide supportive services to low income households and special needs populations. The supportive services provided to low income and special needs residents may include but are not limited to: housing navigation and placement assistance, eviction/foreclosure prevention, behavioral health services, and substance use treatment services.
3	Goal Name	Improve Neighborhoods and Public Facilities
	Goal Description	The City will continue to invest in projects that will improve neighborhoods and public facilities for the benefit of low and moderate income households, prioritizing projects that will improve facilities for special needs populations citywide.
4	Goal Name	CDBG Planning and Administration
	Goal Description	Funds to support the planning and administration of CDBG programs.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Please see the Jefferson County Consortium Consolidated Plan for the allocation of HOME dollars. Jefferson County is the lead agency of the HOME Consortium, of which the City of Lakewood is a member.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City continues to support efforts that reduce the hazards of lead-based paint utilizing HUD funds in conjunction with other available resources. Activities include testing and evaluation, community education, and abatement of lead-based paint hazards.

How are the actions listed above integrated into housing policies and procedures?

Lakewood and Metro West Housing Solutions have integrated lead-hazard evaluation and reduction activities into existing housing programs.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Lakewood will continue to implement strategies to reduce the number of families and individuals living in poverty. This focus is primarily on developing and supporting programs that raise household incomes and stabilize family situations. Programs include providing access to affordable, stable housing and supportive service programs focusing on self-sufficiency and economic independence.

The City works closely with all of its community partners to maximize the impact of targeted programs on poverty. It is intended that these collaborations will significantly improve the lives of low-income working families, elderly on fixed incomes, and others who struggle with poverty in the community.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The primary component of Lakewood's anti-poverty plan is to expand affordable housing opportunities for residents and to provide supportive services for low income households and special needs populations. The City will continue to focus on these priorities during the 2025-2029 planning period and will work to expand the availability of supportive services for these populations which may include but are not limited to: behavioral health and mental health services; eviction/foreclosure prevention; employment services; housing navigation and placement assistance; and substance use treatment services and programming.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Lakewood is committed to taking all appropriate steps, as outlined by HUD, to ensure compliance with applicable laws, procedures and eligibility requirements. All CDBG funds are disbursed by the city's Finance Department. Each month expenses are drawn down utilizing IDIS, as well as to report program performance. Lakewood's CDBG program manager regularly monitors all CDBG project managers and subrecipients for regulatory compliance. Formal monitoring of projects occurs annually. The financial management, labor standards, local and national objective compliance and year-end accomplishments are reviewed at that time, along with site inspections when appropriate.

The city's CDBG program manager schedules meetings well in advance, followed by phone calls to confirm the date and time. During the meeting, project managers and subrecipients are asked a number of questions designed to evaluate the project manager or subrecipient's procedures for carrying out activities. During the meetings, Lakewood's program manager requests feedback regarding the development and administration of the programs. The response has been positive, and most feel comfortable with the administrative policies in place. Informal monitoring in the form of phone calls, site visits and progress reports occur on an ongoing basis.

As a result of Lakewood's inclusion in the Jefferson County HOME Consortium, Jefferson County will monitor all future HOME projects in Lakewood. However, the city will continue to annually monitor all HOME projects funded prior to 2013 throughout the imposed affordability periods.

Lakewood Annual Action Plan

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

This section of the City's Action Plan outlines the resources the City expects to receive for the 2025 program year. If funding levels are similar to previous program years, the City of Lakewood will receive approximately \$900,000 to address housing and community development needs during the upcoming program year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$900,000	\$20,000	\$211,804	\$1,131,804	\$3,600,000	Expected amount available accounts annual allocation at volumes similar to year 1 for remaining years.

Table 15 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how

matching requirements will be satisfied

Lakewood's CDBG allocation will complement a number of other federal resources, as well as state and local resources. The primary resources are: 1) The City's Capital Improvement and Preservation program, which is used for major capital projects in Target Area neighborhoods; 2) The City's economic development fund, which provides assistance for public improvements for certain business enterprises; 3) HOME, allocated through the Jefferson County Consortium; 4) HUD funded Section 8 voucher program; 5) Private Activity Bonds, which provides roughly \$6 million/year to Lakewood for housing activities; 6) Lakewood Reinvestment Authority, which encourages private reinvestment within targeted areas; and 7) Colorado Division of Housing and Colorado Housing Finance Agency competitive grant programs.

If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan.

The City does not currently propose to use any publicly owned land to address the needs identified in the Consolidated Plan. However, the City will remain open to this as a strategy to increase affordable housing opportunities.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Construct and Preserve Affordable Housing	2025	2029	Affordable Housing Non-Housing Community Development	Citywide	Affordable Housing Neighborhood Improvements	\$320,000	LMI household unit; XXX LMI residents
2	Provide Supportive Services to Low Income and Special Needs Populations	2025	2029	Homeless Non-Homeless Special Needs	Citywide	Supportive Services	\$135,000 (15% max)	LMI residents/ households assisted
3	Improve Neighborhoods and Public Facilities	2025	2029	Non-Housing Community Development	Citywide	Neighborhood Improvements	\$265,000	LMI residents benefit; 1 facilities
4	CDBG Planning and Administration	2025	2029	N/A	N/A	All Priority Needs	\$180,000 (20% max)	N/A

Table 16 – Goals Summary

Goal Descriptions

1	Goal Name	Construct and Preserve Affordable Housing
	Goal Description	The City of Lakewood will allocate funds for the construction, preservation, and rehabilitation of affordable rental housing. Funds for affordable housing projects will be prioritized for projects that benefit low and moderate income households including special needs populations.

2	Goal Name	Provide Supportive Services to Low Income and Special Needs Populations
	Goal Description	The City will maximize its federal funding allocation for public services to provide supportive services to low income households and special needs populations. The supportive services provided to low income and special needs residents may include but are not limited to: housing navigation and placement assistance, eviction/foreclosure prevention, behavioral health services, and substance use treatment services.
3	Goal Name	Improve Neighborhoods and Public Facilities
	Goal Description	The City will continue to invest in projects that will improve neighborhoods and public facilities for the benefit of low and moderate income households, prioritizing projects that will improve facilities for special needs populations citywide.
4	Goal Name	CDBG Planning and Administration
	Goal Description	Funds to support the planning and administration of CDBG programs.

AP-35 Projects - 91.420, 91.220(d)

Introduction

This section provides the projects and activities that the City of Lakewood will pursue during the 2025 program year to address the housing and community development needs identified in this plan.

#	Project Name
1	Construct and Preserve Affordable Housing
2	Provide Supportive Services to Low Income and Special Needs Populations
3	Improve Neighborhoods and Public Facilities
4	CDBG Planning and Administration

Table 17 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

City staff review the projects proposed to receive funds and evaluates each project based on national and local objectives and the City's ongoing commitments. Projects are reviewed, evaluated, and recommended for funding based on a set of criteria including the local priority needs addressed by the project; residents and households who will benefit from the project; and the project's objectives and outcomes. The projects selected and recommended to receive funds for the 2025 program year were chosen because they address a local priority need identified by the Consolidated Plan, will benefit low and moderate income households in the city, and the outcomes and objectives are in alignment with HUD's program objectives.

The primary obstacle to addressing underserved needs in Lakewood is the lack of funds to adequately meet demand. For example, the demand for public services in the City of Lakewood far exceeds the amount of funding available to provide these services to low income and special needs populations.

AP-38 Project Summary

Project Summary Information

Project Name	Construct and Preserve Affordable Housing	Supportive Services to Low Income and Special Needs Populations	Improve Neighborhoods and Public Facilities	CDBG Planning and Administration
Target Area	Citywide	Citywide	Citywide	Citywide
Goals Supported	Construct and Preserve Affordable Housing	Provide Supportive Services to Low Income and Special Needs Populations	Improve Neighborhoods and Public Facilities	CDBG Planning and Administration
Needs Addressed	Affordable Housing Neighborhood Improvements	Supportive Services	Neighborhood Improvements	All Priority Needs
Funding	\$320,000	\$135,000	\$265,000	\$180,000
Description	Construction, preservation, and rehabilitation of affordable rental housing. Funds for affordable housing projects will be prioritized for projects that benefit low and moderate income households including special needs populations	The supportive services provided to low income and special needs residents may include but are not limited to: housing navigation and placement assistance, eviction/foreclosure prevention, behavioral health services, and substance use treatment services.	Projects that will improve neighborhoods and public facilities for the benefit of low and moderate income households, prioritizing projects that will improve facilities for special needs populations citywide.	Planning and administration of CDBG programs.
Target Date	2025	2025	2025	2025
Beneficiaries	TBD	TBD	TBD	TBD
Location Description	Citywide	Citywide	Citywide	Citywide
Planned Activities	See Description	See Description	See Description	See Description

Consolidated Plan

Lakewood

50

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

CDBG funds are used throughout the City of Lakewood for projects, programs, and activities that benefit low and moderate income residents and households. Projects that apply for CDBG funds and that will benefit an entire area or neighborhood will be targeted to the City's low and moderate income neighborhoods (HUD-designated income-qualifying census tracts).

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 18 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City bases the geographic allocation of housing and community development funds on community needs as well as the geographic distribution of low and moderate income persons and households in the city.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

This section describes the other actions that the City plans to undertake during the program year to help meet its annual goal and objectives.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting underserved needs in the City is a lack of funding available to meet the need for affordable housing and supportive services. To remove this obstacle and to address underserved needs in the community, the City of Lakewood will commit federal and local funding sources to ensure low and moderate income households remain stably housed. Over the next year, for example, the City will commit resources to continue or increase eviction prevention services that provide rent, mortgage, and utility assistance to keep residents stably housed. The City intends to create a locally funded rent voucher program and/or provide funds to The Action Center to provide services to more Lakewood residents. Additionally, City staff will develop informational materials for tenants and landlords that highlight local resources to assist in preventing evictions including the City's mediation and legal services.

To address communication challenges regarding the availability of programs and resources, the City will undertake actions to improve coordination among homeless and housing navigators, housing and service providers, and state funding agencies.

Actions planned to foster and maintain affordable housing

The City of Lakewood adopted a range of strategies and actions as part of the 2024 Housing Strategic Plan to foster and maintain affordable housing which include both short-term and long-term actions. Over the next year, City staff plan to undertake the following short-term actions identified by the Housing Strategy: expand internal staff capacity to manage the funding, programs, and policies needed to address Lakewood's affordable housing needs; consider establishing a Housing Fund to provide financial support for housing programs and incentives to encourage the production of affordable units; create trauma-informed shelter options using a Housing First approach; and broaden supportive housing options. The Plan also includes a range of short-term strategies (two to three years) and long-term strategies (three to five years) to foster and maintain affordable housing.

Actions planned to reduce lead-based paint hazards

The City continues to support efforts that reduce the hazards of lead-based paint utilizing HUD funds in conjunction with other available resources. Activities include testing and evaluation, community education, and abatement of lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

The City of Lakewood plans to reduce the number of poverty-level families by providing housing and supportive services to families with incomes below the poverty level. These services may include but are

not limited to: eviction/foreclosure prevention assistance; assistance with rent, mortgage, and utility payments; housing navigation services; and other programming to increase financial stability and economic mobility for poverty-level families living in Lakewood.

Additionally, the City will implement actions to increase the local supply rental housing affordable to families with incomes below the poverty level. For example, the City will encourage the construction and preservation of affordable housing by incentivizing and providing financial support for affordable housing projects; increasing staff capacity to manage and oversee housing projects (the City recently hired a CDBG Coordinator); and by considering a range of zoning reforms like implementing an inclusionary housing program to increase the number of affordable units produced.

Actions planned to develop institutional structure

The City of Lakewood Planning Department administers the Community Development Block Grant (CDBG) program. City staff in the departments of Planning, Public Works, Community Resources and Police will manage internal CDBG projects. The benefit of carrying out projects “in house” is to provide the greatest control over the scope, quality and cost of each project.

An interdepartmental team develops funding recommendations that are forwarded to City Council each year and adopted as the Annual Action Plan. The team objectives are to develop a comprehensive philosophy for the grant program and to ensure that projects are developed and implemented strategically.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Lakewood will continue to participate in local and regional planning efforts, partnerships, and initiatives that enhance coordination between public and private housing and social service agencies, municipalities, Jefferson County, and non-profits serving low income and special needs populations. More specifically, City staff will continue to serve as members and stakeholders on local and regional non-profit boards and committees. Lakewood will continue these partnerships (along with other ongoing partnerships) and seek ways to expand and strengthen partnerships both locally and regionally over the next five years.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan
3. The amount of surplus funds from urban renewal settlements
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
5. The amount of income from float-funded activities

Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

STAFF MEMO

DATE OF MEETING: MAY 12, 2025 / AGENDA ITEM NO. B.

To: Mayor and City Council
From: Emily Andrews, Resource Development Manager
Subject: **Community Grant Program**

SUMMARY STATEMENT: 2025 Lakewood Community Grant Program Evaluation Committee recommendations for funding.

BACKGROUND INFORMATION: The 2025 Lakewood Community Grant Program application period was from February 1 to April 1, 2025. The evaluation committee met on April 18 to evaluate 38 proposals and recommended 23 organizations for funding.

BUDGETARY IMPACTS: \$100,000 is allocated annually to the Lakewood Community Grant Program. Lakewood received 38 grant applications requesting \$334,233 in funding.

STAFF RECOMMENDATIONS: Staff recommend the evaluation committee's endorsement. A detailed list of the committee's recommendations is provided as an attachment.

ALTERNATIVES: Council may choose to approve the recommendations as presented or postpone a decision to allow further review.

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

NEXT STEPS: If recommendations are approved, agreements with the recipients will be executed and grant funds distributed.

ATTACHMENTS:

1. Resolution R-2025-22
2. Community Grant Program - 2025 Summary Sheet
3. Community Grant Program 2025 Nonprofit List - Suggested Funding by Committee

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

R-2025-22

A RESOLUTION

APPROVING AWARD OF FUNDS UNDER 2025 LAKEWOOD COMMUNITY GRANT PROGRAM

WHEREAS, on January 25, 2016, the City Council approved, via Resolution 2016-6, the Lakewood Community Grant Program; and

WHEREAS, pursuant to the Program, an evaluation committee was formed (the "Evaluation Committee") to review and score applications for the award of funds under the Program and to make recommendations to the City Council as to the charities most deserving, in accordance with the established scoring criteria, of an award of Program funds; and

WHEREAS, the Evaluation Committee has completed its work and has made the recommendations below for the award of Program funds, for the City Council's consideration and approval.

<i>2025 Community Grant Program</i>	<i>2025 Committee Suggested Funding</i>
40 West Arts District	\$2,500
Archway Communities	\$5,000
Bayaud Enterprises, Inc.	\$12,000
Brothers Redevelopment	\$3,000
Catholic Charities and Community Services of the Archdiocese of Denver/Marisol Home	\$7,500
Colorado Pet Pantry	\$3,000
Denver Museum of Miniatures, Dolls and Toys	\$2,500
Eaton Senior Communities Foundation	\$1,000
Ekar Farms	\$5,000

Family Tree	\$5,000
GiGi's Playhouse	\$2,500
Goat Walkabouts	\$1,500
Hands of the Carpenter	\$7,000
Jeffco Eats	\$7,000
Jefferson County Library Foundation	\$4,500
Lakewood Girls Softball	\$4,000
Lakewood Jr. Baseball Association	\$3,000
Lakewood Symphony Orchestra	\$3,000
Outdoor Lab Foundation	\$5,000
Platte Valley & Western Railway	\$500
Senior Resource Center	\$3,000
SpayToday Healthy Pet Center	\$3,000
The Action Center	\$9,500
	\$100,000

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

SECTION 1. Approval. The Recommendations of the Evaluation Committee for award of funds under the 2024 Lakewood Community Grant Program are hereby approved.

SECTION 2. Program Funds Agreement. The City Manager is hereby authorized and directed to execute agreements with the recipients of the Program funds regarding the award and use thereof, in a form approved by the City Attorney, consistent with the Program documents and the April 9, 2025, Agreement between the City of Lakewood and the Lakewood Legacy Foundation Regarding the Lakewood Community Grant Program.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon adoption by the City Council.

INTRODUCED, READ, AND ADOPTED by a vote of _ for and _ against at a hybrid regular meeting of the Lakewood City Council on May 12, 2025, at 7 o'clock p.m. at the Lakewood Civic Center, 480 S. Allison Parkway, Lakewood, Colorado.

Wend1 Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

Community Grant Program 2025

Administered by Resource Development in coordination with the Lakewood Legacy Foundation, the Lakewood Community Grant Program establishes a transparent process for review and evaluation of funding requests received by the City from nonprofit organizations serving Lakewood residents.



23
organizations



\$100,000
per year



	<i>2025 Community Grant Program</i>	<i>2024 Funding</i>	<i>2025 Requested Funding</i>	<i># of Lakewood Residents Served</i>	<i>2025 Committee Suggested Funding</i>	<i>Organization's Mission</i>	<i>Explanation of Funding Request</i>
1	40 West Arts District	\$2,500	\$5,000	12245	\$2,500	To enrich the community and enhance the creative, cultural, and economic vitality of the historic West Colfax corridor by creating community arts spaces and community arts events and by supporting creative enterprises, experiences, and activities in the district	40 West Arts will use these funds within our general operating budget. Truly, everything 40 West Arts does is intended to increase accessibility to the arts in the City of Lakewood. For example, virtually 100% of our programs are free and open to all. 40 West Arts hosts or supports over 150 programming elements in a single year (on the low end).

	2025 Community Grant Program	2024 Funding	2025 Requested Funding	# of Lakewood Residents Served	2025 Committee Suggested Funding	Organization's Mission	Explanation of Funding Request
2	Archway Communities	\$0	\$10,000	231	\$5,000	Archway Communities elevates lives by providing access to affordable housing, food security, and the supportive social services people need to thrive.	The requested grant funding will be used to bolster the comprehensive supportive services provided to residents at Archway's three affordable housing communities in Lakewood, Robinson Place, 40 West Residences, and Flats at Two Creeks. Across these three communities, Archway serves 231 residents earning 30-60% of the Area Median Income. Archway serves a diverse population of residents at these communities, including older adults, veterans, individuals immediately exiting homelessness, and a small population of youth and families.

	2025 Community Grant Program	2024 Funding	2025 Requested Funding	# of Lakewood Residents Served	2025 Committee Suggested Funding	Organization's Mission	Explanation of Funding Request
3	Bayaud Enterprises, Inc.	\$0	\$25,000	700	\$12,000	The mission of Bayaud Enterprises is to create Hope, Opportunity, and Choice, with work as the means through which people with disabilities and other hurdles to employment can more fully participate in the mainstream of life.	Bayaud Enterprises operates mobile laundry and shower services in Lakewood two days per week. These services are provided at RecoveryWorks and our facility at 1550 Dover Street. We serve between 20-40 Lakewood residents per site per service day, offering them an opportunity to shower and have their clothes washed at no cost. Each shower user receives: hygiene supplies, fresh towel, new pair of socks. Additional supportive services are available on-site.
4	Brothers Redevelopment	\$5,000	\$5,000	1031	\$3,000	Brothers Redevelopment Inc's mission is to provide a range of housing solutions for low-income community members, older adults, and people living with disabilities across Colorado. Home is at the center of everything we do, and we believe it is a basic human right to have a safe, decent place to live.	BRI is requesting \$5,000 from the City of Lakewood that will be used towards Brothers Redevelopment's Paint-A-Thon program, which will paint the exteriors and provide minor home repairs on 2-3 Lakewood homes, benefitting low-income residents who are 60+ and/or disabled

	2025 Community Grant Program	2024 Funding	2025 Requested Funding	# of Lakewood Residents Served	2025 Committee Suggested Funding	Organization's Mission	Explanation of Funding Request
5	Catholic Charities and Community Services of the Archdiocese of Denver/Marisol Home	\$7,000	\$7,500	350	\$7,500	As the charitable arm of the Archdiocese of Denver, and inspired by God's love and compassion, Catholic Charities extends the healing ministry of Jesus Christ to the poor and those in need.	A Lakewood Legacy Foundation grant would support our program at Lakewood-based Marisol Home which provides expectant women and moms with children experiencing homelessness with a safe place to secure housing, rebuild their lives and find a path to stability. With your help, we provide them hope and support.
6	Colorado Pet Pantry	\$0	\$5,000	872	\$3,000	Colorado Pet Pantry's (CPP) mission is to temporarily feed Colorado pets, allowing families to increase their ability to care for pets with the goal of keeping them out of shelters and with their families.	Our established network, programs, partnerships and substantial number of volunteers allows us to implement funding in a highly cost-effective manner. In-kind donations of pet food, supplies and pet food transportation make up 70% of Colorado Pet Pantry's (CPP) expected FY25 revenue. Your funding will help cover staff salaries, and remaining transportation and delivery.

	2025 Community Grant Program	2024 Funding	2025 Requested Funding	# of Lakewood Residents Served	2025 Committee Suggested Funding	Organization's Mission	Explanation of Funding Request
7	Denver Museum of Miniatures, Dolls and Toys	\$0	\$5,000	1266	\$2,500	The Denver Museum of Miniatures, Dolls and Toys is a 501(c)(3). The mission is to provide educational and cultural services to the greater Rocky Mountain region through the preservation, exhibition, collection and interpretation of the visual arts using miniatures, dolls and toys.	The Denver Museum of Miniatures, Dolls and Toys is requesting General Operating Support to ensure that we are able to continue and expand upon services to the community. Since moving and reopening in Lakewood in 2020, we have seen our attendance more than double. DMMDT is working to expand the days the gallery is open to the public and meet growing number of requests for offsite programming and exhibits. General Operating Support would help us sustain our current level of service to the community and expand to meet the growing interest from the public.

	2025 Community Grant Program	2024 Funding	2025 Requested Funding	# of Lakewood Residents Served	2025 Committee Suggested Funding	Organization's Mission	Explanation of Funding Request
8	Eaton Senior Communities Foundation	\$0	\$1,000	225	\$1,000	The mission of Eaton Senior Communities Foundation (ESCF) is to obtain the funding and other resources for Eaton Senior Communities (Eaton) to provide older adults with a variety of affordable living choice sand to support programs and activities that enrich their lives.	Eaton Senior Communities Foundation (ESCF) requests \$1,000 to support its “Cycling Without Age” trishaw cycle program, which provides an active local transportation option for Eaton’s 225 residents. Funds will cover repair and maintenance costs for the two trishaw vehicles (one purchased by Eaton and the other purchased by the City of Lakewood), as well as costs to upgrade the storage area where the vehicles are kept.

	2025 Community Grant Program	2024 Funding	2025 Requested Funding	# of Lakewood Residents Served	2025 Committee Suggested Funding	Organization's Mission	Explanation of Funding Request
9	Ekar Farms	\$0	\$10,000	40000	\$5,000	Ekar Farm and Community Gardens (Ekar) is a communal urban farm. We work to build community, provide experiential and environmental education, and grow sustainably produced fruits and vegetables, expanding access to those in need.	This will be the first year that Ekar will serve residents in Lakewood. This grant will provide 100 Community Supported Agriculture (CSA) produce shares that we will distribute to Sprout City Farm, The Action Center and other food pantries and hunger relief partners in Lakewood. One produce share feeds a family of 6 for 20 weeks. We will also provide educational programming on the farm for the community to participate in, learning about growing food through an experiential process.

	<i>2025 Community Grant Program</i>	<i>2024 Funding</i>	<i>2025 Requested Funding</i>	<i># of Lakewood Residents Served</i>	<i>2025 Committee Suggested Funding</i>	<i>Organization's Mission</i>	<i>Explanation of Funding Request</i>
10	Family Tree	\$5,000	\$8,500	602	\$5,000	Family Tree partners with all people to prevent and overcome the interconnected issues of child abuse, domestic violence, and homelessness to promote safety, healing, and stability across generations.	Family Tree's integrated services model offers emergency and temporary residential services, client-centered case management, advocacy, housing and rental assistance, education and employment resources, parenting education and support, and connections to community-based programs and additional support to guide Lakewood residents experiencing child abuse, neglect, domestic violence, and homelessness toward safety, healing, and stability. Lakewood residents represent our second largest group of clients

	2025 Community Grant Program	2024 Funding	2025 Requested Funding	# of Lakewood Residents Served	2025 Committee Suggested Funding	Organization's Mission	Explanation of Funding Request
11	GiGi's Playhouse	\$2,500	\$7,500	93	\$2,500	Mission: We make a lifetime commitment to changing lives and providing hope through the consistent delivery of FREE educational, therapeutic, and career development programs for individuals with Down syndrome, their families, and the community, using a replicable playhouse model.	GiGi's Playhouse Denver is the first and only Down syndrome achievement center in Colorado. GiGi's provides educational and therapeutic programming focused on fitness, literacy, speech/communication, and motor skill development for individuals with Down syndrome of all ages-- all while encouraging social interaction, family education, and community-building. All programming is offered free of charge so financial constraints are never a barrier to the growth and community GiGi's can provide.

	<i>2025 Community Grant Program</i>	<i>2024 Funding</i>	<i>2025 Requested Funding</i>	<i># of Lakewood Residents Served</i>	<i>2025 Committee Suggested Funding</i>	<i>Organization's Mission</i>	<i>Explanation of Funding Request</i>
12	Goat Walkabouts	\$0	\$4,999	4141	\$1,500	The Goat Walkabout mission is to provide unique therapy for individuals with Alzheimer's, dementia, Down syndrome, PTSD, and other challenges by establishing meaningful connections between them and our rescued Nigerian Dwarf Goats.	Goat Walkabouts maintains four private sanctuaries, including one that has served Lakewood residents for over 8 years. To remain sustainable, we must build creative revenue streams that align with our mission. This fire mitigation program helps us: 1. Provide a safe, productive role for non-therapy goats 2. Offer a natural, chemical-free solution to overgrowth and wildfire risk 3. Generate income that supports the ongoing care of all 60 goats 4. Continue offering therapeutic services to vulnerable populations

	2025 Community Grant Program	2024 Funding	2025 Requested Funding	# of Lakewood Residents Served	2025 Committee Suggested Funding	Organization's Mission	Explanation of Funding Request
13	Hands of the Carpenter	\$7,000	\$15,000	65	\$7,000	Hands of The Carpenter (Hands) offers hope to single women with dependent children, while providing automobile services, partnering in their efforts to remain employed and to strive toward economic self-sufficiency.	Funding from the City of Lakewood would be used to serve our clients who are Lakewood residents, to help them maintain employment and meet their basic needs. This funding request would be for our essential automotive services. Hands of The Carpenter was created to help meet these essential needs. Their lack of adequate transportation, especially in our large geographicurban/suburban area, presented ongoing issues for many working single moms. The issue of reliable transportation for those with low/moderate incomes continues and we strive to provide vital services for working women with dependent children each year.

	2025 Community Grant Program	2024 Funding	2025 Requested Funding	# of Lakewood Residents Served	2025 Committee Suggested Funding	Organization's Mission	Explanation of Funding Request
14	Jeffco Eats	\$7,000	\$15,000	26652	\$7,000	The mission of Jeffco Eats is to reduce the number of children experiencing hunger in Jefferson County, Colorado and to increase their nutritional intake through healthy, quality foods	Jeffco Eats is requesting general operating support. In collaboration with Food Bank of the Rockies, Jeffco Eats is a provider for the "Totes of Hope" program and distributes totes of healthy food to low-income children and their families. Every week, Food Bank of the Rockies delivers a menu of nine different non-perishable, nutritious food items to the Jeffco Eats distribution center. Volunteers then fill backpacks or totes for delivery to various partner sites. Jeffco Eats totes are designed to feed three people and items typically include pasta, soups, cereals, boxed milk, juices, proteins, and snacks. Between 600-700 totes are delivered each week.

	2025 Community Grant Program	2024 Funding	2025 Requested Funding	# of Lakewood Residents Served	2025 Committee Suggested Funding	Organization's Mission	Explanation of Funding Request
15	Jefferson County Library Foundation	\$9,000	\$9,000	50495	\$4,500	The mission of the Jefferson County Library Foundation (JCLF) is: to support and enrich the capabilities, resources and services of Jefferson County Public Library through fundraising and advocacy efforts that benefit our diverse community.	We are asking for a gift of \$9,000 that will provide two new early learning accessories for the Outdoor Adventure Space at Belmar Library – The Learning Wall Color Splash Panel™ and The Rain Sound Wheel Panel™. •The Learning Wall Color Splash Panel™ is a great way for small children (ages 1-5) to get visual input while developing dexterity. •The Rain Sound Wheel Panel™ is a hands-on way for children (ages 1-5) The Panel encourages cognitive development and imaginative play.

	2025 Community Grant Program	2024 Funding	2025 Requested Funding	# of Lakewood Residents Served	2025 Committee Suggested Funding	Organization's Mission	Explanation of Funding Request
16	Lakewood Girls Softball	\$0	\$8,534	115	\$4,000	Lakewood Girls Softball was created to provide girls in Lakewood, Colorado a place to join a team, stay active, and develop great friendships.	Lakewood Girls Softball is dedicated to providing affordable, high-quality softball opportunities for young athletes in our community. However, due to recent changes in Jefferson County Public Schools' schedules, the cost of securing game and practice fields has doubled. Additionally, we now have to pay for lights at Ray Ross Park to allow evening games, adding to our financial strain. While we are committed to keeping registration fees low to ensure accessibility for all players, these increased field costs, coupled with the need for updated equipment, have stretched our budget beyond its limits.
17	Lakewood Jr. Baseball Association	\$0	\$6,800	1229	\$3,000	LJBA is committed to enriching our community and the surrounding areas by developing well-rounded youth athletes through positive and competitive baseball experiences.	To purchase, install and manage a batting cage at one (1) location in the Lakewood area, for use by Lakewood youth rec baseball teams.

	2025 Community Grant Program	2024 Funding	2025 Requested Funding	# of Lakewood Residents Served	2025 Committee Suggested Funding	Organization's Mission	Explanation of Funding Request
18	Lakewood Symphony Orchestra	\$3,000	\$5,000	2100	\$3,000	Our mission is to provide the highest quality orchestral performances to the greater Lakewood Community.	The grant money will be used to: •Purchase new music for the upcoming 2025-2026 season •Outreach out to groups in the Lakewood area who normally could not attend concerts without this funding. These groups have been the Boys and Girls Club, Developmental Disability groups, Eaton Senior Communities, Boy and Girl Scout troops. •Marketing •Printing of programs
19	Outdoor Lab Foundation	\$5,000	\$10,000	1465	\$5,000	Our mission is to inspire community support for and advocate on behalf of Jeffco's Outdoor Lab Program. The Foundation works to ensure that no matter which articulation area or neighborhood a student lives in, access to the outdoors is available to them.	The funding requested in this grant application would support the Outdoor Lab Foundation's Tuition Assistance Program for Lakewood area schools. Since 2013, the Foundation has made the Tuition Assistance Program a focal point of our charitable work. The City of Lakewood's continued support for this Program would allow the next generation of Lakewood students to experience the life-changing effects of spending prolonged time outdoors.

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20	Platte Valley & Western Railway	\$0	\$1,000	500	\$500	We exist to promote the hobby of model railroading to all individuals interested in trains. We provide the public with opportunities to engage in model railroading activities, including operations of a layout, educational opportunities and of development skills.	Monies will be used to support our current development of an operational model railroad within a room offered to us by the Denver Museum of Miniatures. Our primary source of funding are dues paid by members, a modest dwindling bank account, and donations from kind people.
21	Senior Resource Center	\$0	\$7,500	343	\$3,000	The mission of Seniors Resource Center (SRC) is to help older adults stay safe, healthy, and independent in the place they call home.	SRC requests \$7,500 from the City of Lakewood to support its service provision at PorchLight Family Justice Center (PorchLight), a nonprofit located at 11100 West 8th Avenue in Lakewood. SRC provides services to older adults in Lakewood who are victims of abuse. • Assist clients to obtain temporary protective orders in cases involving family abuse. • Supportive services include helping with urgent financial needs; packing, moving, installing new door locks or video doorbells, and facilitating other safety measures.

	2025 Community Grant Program	2024 Funding	2025 Requested Funding	# of Lakewood Residents Served	2025 Committee Suggested Funding	Organization's Mission	Explanation of Funding Request
22	SpayToday Healthy Pet Center	\$0	\$6,500	2315	\$3,000	To eliminate animal overpopulation, homelessness, neglect, and potential abuse through spay and neuter surgery and to keep companion animals healthy and safe in their homes with the people who love them.	The Community Grant Program funding would support our Spay It Forward program and help us control animal overpopulation. The funding would be used to meet the increased needs of pet owners in Lakewood, by allowing them to obtain essential vet care for their pets. By eliminating unplanned animals from being born, we ensure that pets awaiting their forever homes in local shelters and rescues achieve their mission of placing existing animals in safe, homes of their own.
23	The Action Center	\$7,000	\$15,000	9400	\$9,500	The Action Center's mission is to provide an immediate and compassionate response to those in our community experiencing hardship and by offering the resources and services needed to stabilize lives and promote pathways to lasting change.	The Action Center is requesting a \$15,000 community grant from the City of Lakewood for continuing support of our onsite food distributions, which include self-select grocery and emergency food walk-up service.

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			\$193,833		\$100,000		**Note: \$334,233 in funds were requested from 38 nonprofits. A total of 23 nonprofits were awarded funding.

STAFF MEMO

DATE OF MEETING: MAY 12, 2025 / AGENDA ITEM NO. C.

To: Mayor and City Council
From: Traci Wieland, Director of Community Resources
Subject: **Youth Programs Grant**

SUMMARY STATEMENT: The Community Resources Department respectfully requests City Council approve the 2025 Lakewood Youth Programs Grant Evaluation Committee recommendations to award twenty-four (24) non-profits serving Lakewood youth.

BACKGROUND INFORMATION: The Youth Programs Grant is an opportunity for nonprofit organizations to introduce unique or otherwise cost-prohibitive programming or to support existing programming that serves youth in Lakewood. The application process opened March 1, 2025, and closed at 5 p.m. on April 1, 2025. The online application and information about the criteria are available at Lakewood.org/YouthProgramGrant.

Grants of up to \$100,000 were available for a youth program or organization serving children, with a total of \$400,000 to be awarded in 2025. Project proposals competed directly with other proposals and were evaluated based on criteria including the benefit to Lakewood, youth and nonprofit status, with extra credit given to those organizations that provide programs and/or scholarships to underserved populations.

The evaluation committee met on April 16 to evaluate proposals received and recommended twenty-four non-profit organizations that met the grant criteria for funding. Previous year grant awardees were eligible if they had submitted the required final report and had expended all funds awarded in 2024.

The Youth Programs Grant utilizes funds received in 2022 from the Metropolitan Football Stadium District (MFSD). Upon the sale of the Denver Broncos Football Club, the MFSD elected to distribute these proceeds proportionately to the counties, cities, and towns in which the MFSD tax was collected, including the City of Lakewood, for the purpose of youth activities.

BUDGETARY IMPACTS: \$400,000 was budgeted in 2025 for the Lakewood Youth Programs Grant through the 2024-2025 Annual Budget process.

STAFF RECOMMENDATIONS: Staff recommend City Council approval of the Resolution, and the recommendations of the Lakewood Youth Programs Grant Evaluation Committee including members of the Community Resources and the Finance departments.

ALTERNATIVES: Approval of the recommendations is in line with the established schedule for the program. The alternative is to postpone approval of the recommendations. Postponement could delay the launch of summer programming supporting Lakewood youth.

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

NEXT STEPS: Upon approval, agreements with the recipients will be executed and grant funds distributed with annual reporting required.

ATTACHMENTS: 1. Resolution R-2025-23
2. Youth Programs Grant Program 2025 - Descriptions & Recommended Funding

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

A RESOLUTION

APPROVING AWARD OF FUNDS UNDER 2025 LAKEWOOD YOUTH PROGRAMS GRANT

WHEREAS, the City of Lakewood (the “City”) has awarded a total of \$300,000 from the City’s share of the 2022 Metropolitan Football Stadium District funds to ten non-profits to support youth programs supporting Lakewood residents. (the “Program”)

WHEREAS, pursuant to the Program, an evaluation committee was formed (the “Evaluation Committee”) to review and score applications for the award of funds under the Program and to make recommendations to the City Council as to the nonprofits most deserving, in accordance with the established grant criteria, of an award of Program funds;

WHEREAS, the Evaluation Committee has completed its work and has made the recommendations below for the award of Program funds, for the City Council’s consideration and approval.

Nonprofit Organization	2025 Committee Recommended Funding
40 West Arts District	\$60,000
Outdoor Lab Foundation	\$25,000
Jeffco Eats	\$20,000
Gold Crown Foundation, Inc	\$75,000
Girl Scouts of Colorado	\$15,000
Friends of Paha	\$25,000
Hands of the Carpenter	\$20,000
Alameda Youth Sports	\$20,000
Youth Seen	\$30,000
Brown Bag Ministries	\$10,000
Total Recommended	\$300,000

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

SECTION 1. Approval. The Recommendations of the Evaluation Committee for award of funds under the 2023 Lakewood Youth Programs Grant are hereby approved.

SECTION 2. Program Funds Agreement. The City Manager is hereby authorized and directed to execute agreements with the recipients of the Program funds regarding the award and use thereof, in a form approved by the City Attorney.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon adoption by the City Council.

INTRODUCED, READ, AND ADOPTED by a vote of _ for and _ against at a hybrid regular meeting of the Lakewood City Council on April 28, 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

###	Nonprofit Organization	Committee's Suggested Funding 2025	Organization's Mission	Explanation of Funding Request
	40 West Arts	\$40,000	To enrich the community and enhance the creative, cultural, and economic vitality of historic West Colfax corridor by creating community arts spaces and events and by supporting creative enterprises, experiences, and activities in the district.	This grant will be used for funding the youth summer camp program and general artistic programming, providing opportunities for youth and families to engage with the arts free of charge. The youth summer camp program, heading into its 3rd year, provides all instruction, materials, childcare, and meals and snacks at no cost.
	Altitude Youth Ultimate	\$7,000	Altitude Ultimate is dedicated to developing athletes and promoting youth participation in Ultimate Frisbee teams, leagues, tournaments, camps, and clinics. With a focus on equitable access and spirited play, Altitude Ultimate aims to foster opportunities to participate in all levels of competition; provide a clearinghouse of resources for coaches, players, parents, and fans; and serves as a stable, sustainable organization that grows and strengthens the ultimate community in the region.	Altitude Ultimate aims to create sustainable year-round programming for a greater number of Lakewood youth, including those underserved by existing programs, by reducing barriers to participation. Funds will be allocated to support youth participation through scholarships, cover additional field costs, pay organizer/coach costs for expanded events and programs, and the purchase of necessary equipment (discs, cones, jerseys, etc.). Goal is to increase participation to at least 350+ youth within a calendar year.
	Balón USA	\$15,000	Balón USA's mission is to provide high-quality, low-cost after-school soccer opportunities to students in underserved communities. Balón USA aims to eliminate the opportunity gap that prohibits under-served communities from participating in organized sports. Balón USA's vision is to bring soccer opportunities to all students, regardless of ability or income.	Balón USA partners with schools and communities to offer an affordable soccer program at or near local elementary schools. Funds will be used to cover part of the costs for five teams: one team at Eiber Elementary and one team at Lasley Elementary during the spring season and one team at Eiber Elementary and two teams at Lasley Elementary during the fall season. The requested funding will ensure that the program remains free for families and supports the creation of a safe, structured environment for all participants.
	Friends of Dinosaur Ridge	\$10,000	Dinosaur Ridge educates and inspires wonder in visitors of all backgrounds about the science and history of the fossils and natural resources found at Dinosaur Ridge, Triceratops Trail, and related paleontology sites. Dinosaur Ridge addresses critical needs in science education, conservation, and accessibility by providing high-quality STEM education to students, teachers, and the public.	Grant funds will go towards expanding access to Dinosaur Ridge's Field Experience Fund and summer camp scholarships and camp supplies, ensuring that students from economically disadvantaged backgrounds can participate in hands-on, inquiry-based outdoor education. Monies from this grant will be used solely and expressly for youth from Lakewood.
	Friends of Paha	\$30,000	Friends of Paha is a non-profit board that raises money to support a camp for children and young adults with disabilities (Camp Paha and Paha Adults in Transition). Friends of Paha's mission is to make Camp Paha accessible to all members of our communities regardless of their financial situation. The majority of our expenses are incurred in scholarships for camp. We seek to remove barriers for participants by helping to support a safe, fun, and affordable camp experience for children with disabilities, their families and caregivers.	Grant funds will be used to offset the expense of the program by contributing to Campership expenses for families that request assistance as well as field trip and camper supplies.
	Girl Scouts of Colorado	\$15,000	Girl Scouting builds girls of courage, confidence, and character, who make the world a better place. Through the Girl Scouts, girls are developing leadership skills through everyday actions big and small, and incorporating the four program pillars (STEM, outdoors, life skills, and entrepreneurship) into everything they do as Girl Scouts. These activities help them build confidence, courage, lifelong friendships and promote prosocial skills they can carry throughout their lifetime.	Grant funds will be used to bolster Girl Scouts of Colorado's outdoor programming at Bear Creek Lake Park such as Adventures in Nature Day Camp, guided ranger hikes, Stand Up Paddleboard events, an outdoor program expo, and the "Lets Go Camping" events.

	Gold Crown Foundation	\$50,000	The mission of the Gold Crown Foundation is to educate youth and community through sports and enrichment programs.	The funding from this grant will allow Gold Crown to make meaningful strides in addressing the critical needs of the Lakewood community in terms of youth sports, facilities, and enrichment programming. The funds will be used to provide scholarships for disadvantaged youth to participate in our programs, covering registration fees and necessary equipment. This ensures that all Lakewood youth, regardless of financial situation, can participate in our high-quality sports and enrichment programs. With clear objectives and a focused timeline, we are committed to making a lasting impact on youth in the region by increasing participation, improving accessibility, upgrading facilities, and enhancing the effectiveness of our programs. Our efforts will ensure that Gold Crown remains a leader in providing high-quality, inclusive, and accessible youth opportunities for years to come.
	Greater Colorado Council of Boy Scouts	\$15,000	The mission of the Greater Colorado Council of Boy Scouts is to equip and empower youth to develop into leaders through life experiences, service and adventure. Scouting serves all youth and all families across Colorado.	The grant funding will allow Scouting Colorado to offer full and partial scholarships to families facing financial challenges, ensuring that all youth can access our Cub Scouts, Scouts BSA, Venturing, Exploring, and STEM Scouts programs. Additionally, the funds will be used as rewards for Scouts who achieve specific ranks, demonstrate exemplary character, and engage in community service. This combination of financial support and recognition motivates Scouts to excel both academically and personally, reinforcing the value of hard work and community involvement.
	Hands of the Carpenter	\$7,500	Hands offers hope to single women with dependent children, while providing automotive services, partnering in their efforts to be employed and pursue economic self sufficiency.	Funding will help support Hands' automotive services and help pay for supplies, and automotive staff costs to benefit working single mothers and their dependent children. Without support for reliable transportation, children can't get to daycare, summer camps, school, doctor's appointments, etc.
	Havern Center	\$10,000	Havern's mission is to support students with Specific Learning Disabilities (SLD) by teaching them the educational and social skills to navigate their academic setting and to build healthy and fulfilling lives.	Funds will be used for tuition assistance to directly address inequities for underserved, neurodivergent students by assisting low income families and students in accessing educational interventions. Funding will help support Havern's holistic academic and social programs and extra-curricular activities including choir, entrepreneurial fair, science fair, field trips and various clubs including art, LEGO, garden, sports and homework study groups. Programming will help to ensure students acquire the skills to maintain a traditional classroom setting, graduate high school, and grow into contributing members of the workforce.
	Jeffco Eats	\$10,000	Jeffco Eats' mission is to reduce the number of children experiencing hunger in Jefferson County, Colorado and to increase nutritional intake through healthy, quality foods.	Jeffco Eats is requesting general operating support to assist in all aspects of purchasing, packing and delivering food to children and families in Lakewood through its "Totes of Hope" program. There is a known gap in providing food to underserved, food insecure children and families during summer months and on weekends in Jefferson County.
	Jefferson County 4-H Foundation	\$10,000	The mission of Jefferson County 4-H Foundation is to provide financial support to the county 4-H programs and members. The Colorado 4-H Mission is: 4-H empowers youth to reach their full potential by working and learning in partnership with caring adults.	Funds will be used to strengthen agricultural education programs for youth in Lakewood, Jefferson County and the Denver Metro by providing continuing education scholarships to seniors enrolled in their programs and scholarships for environment education day camps, and to offset expenses for programs and field trips.
	Jovial Concepts	\$17,500	The Jovial mission is to empower underserved communities to thrive by creating access to high quality food, promoting healthy and sustainable living, and increasing self-reliance. Jovial's vision is to promote sustainability by providing children and the public with education and resources.	Requested funding will help to support Jovial's Youth "Seed to Table" Garden Programs for Lakewood youth and offset expenses for materials, seeds, soil, plants, irrigation (Jovial fully drip irrigates all gardens), and curriculum.

	Juvenile Crime Unit Youth Scholarships	\$15,000	Foster and encourage the youth's faith in tradition and institutions, promote welfare, foster goodwill and tolerance, uphold moral and civic values, provide educational and social opportunities, prevent delinquency, and support shared interest.	Funds will be used establish scholarships for students participating in Youth Police Academy (YPA), and Discover the Blue (DTB) programs. These programs focus on building positive relationships between youth and law enforcement. The Police Athletic League (PAL) already offers 1-2 scholarships of \$1,000/each to graduating seniors who are pursuing higher education.
	Lakewood Football Association	\$10,000	The Vision of the Lakewood Youth Football Association (LYFA) is to allow all boys and girls in the community to participate in football and/or cheerleading in a positive and encouraging environment.	We are requesting grant funding to cover expenditures required to run the youth football, expand the cheerleading program and provide financial assistance to qualified enrollees. We serve players from kindergarten through 8th grade. Our program gives these players the opportunity to engage in sports, learn leadership, and team building.
	Lakewood Girls Softball	\$8,500	Lakewood Girls Softball was created to provide a place to join a team, stay active, and develop great friendships. Girls will learn the skills necessary to succeed in softball, as well as in life.	This grant will be used towards offsetting costs for field and light use for games and practices and upgrading critical player equipment (i.e., catching gear and bats).
	Lakewood Junior Baseball Association	\$10,000	LJBA is committed to enriching our community and the surrounding areas by developing well-rounded youth athletes through positive and competitive baseball experiences.	Funds will be used towards providing scholarships (2 scholarships per Team per season (spring/fall)); safety equipment/training to ensure the safety of all who participate (i.e., protective, arm care, first aid kits, coaches first-aid certifications); facilities and game essentials (practice/game balls, portable pitching mound, batting cage, indoor practicing facility); and advertising. Number of Lakewood youth served is 390.
	Lakewood Symphony Orchestra	\$8,000	Presenting the highest quality orchestral performances to the greater Lakewood Community.	Grant funding will be used for two concerts which focus on children and youth: The Family Concert and the Concerto Winner Concert. The Family Concert is a very interactive and fun way to learn not only composing a story and a plot line but the role different types of music can create emotional altitudes as they play along with the plot line. The Concerto Winner Concert is a competition open to as many young musicians that would like to participate and will feature the winning youth musician as the Concerto Winner. Funds from this grant will help the LSO with all aspects of the concert season.
	Outdoor Lab Foundation	\$25,000	Outdoor Lab Foundation's mission is to inspire community support for and advocate on behalf of Jeffco's Outdoor Lab Program. The Foundation works to ensure that students have access to the outdoors, no matter which articulation area or neighborhood they live in.	Grant funds would support the Outdoor Lab Foundation's Tuition Assistance Program for Lakewood area schools (Rose Stein, Deane, Lasley, Patterson, Creighton, Bear Creek K-8, Carmody, Dunstan, and D'evelyn) ensuring sixth-grade youth can attend Outdoor Lab regardless of their ability to pay a student fee. The Tuition Assistance Program ensures a transformational week-long residential camp experience where students not only gain environmental literacy but also gain skills in making a difference and an intrinsic belief that they can.
	Reach Out and Read Colorado	\$8,700	Reach Out and Read Colorado partners with healthcare providers to improve school readiness and social-emotional skills through trusted literacy guidance and reading together.	Reach Out and Read Colorado addresses a critical gap in early childhood literacy and school readiness. Funds will support their continued implementation of the Lakewood Reach Out and Read (ROR) program.
	The Action Center	\$30,000	The mission of The Action Center is to provide an immediate and compassionate response to those in our community experiencing hardship by offering resources and services to stabilize lives and promote pathways to lasting change.	In alignment with the goal of Lakewood's Youth Program Grant to fund programs that serve Lakewood youth, the Action Center pantries (offered twice a month at 5 schools) for children and youth from low-income families. Funds will support the purchase of culturally appropriate fresh protein, dairy, and produce. Schools include Slater, Rose Stein, Eiber, Deane and Westgate elementary schools.

	The Gift of Jazz	\$12,800	The Gift of Jazz's mission is to enrich the community through the creation, promotion, and preservation of the art of jazz in the Rocky Mountain Region and broaden the audience for jazz music through jazz education and outreach.	The Jazz for the Schools program aims to increase students' knowledge of the cultural heritage and current significance of this music, with the intended impact of supporting the well-being of students and inspiring their lifelong appreciation of jazz. The program includes eight events held per academic year in each participating school district. This grant would be used to support the eight events specifically for students attending schools in the City of Lakewood.
	Whiz Kid Tutoring	\$10,000	Whiz Kids offers one-to-one tutoring, positive mentoring relationships, and spiritual nurture to students below the literacy and poverty lines.	Whiz Kids requests funding to support the continuation of one-to-one tutoring and mentoring to under-resourced Lakewood students. Funds will be utilized for recruiting, training, monitoring, and providing on-going support to tutors/volunteers; creating student learning/enrichment materials; providing stipends for liaison teachers from partnering schools; background checks; purchasing student incentives; and facilitating volunteer appreciation activities.
	Young American Center for Financial Education	\$25,000	To develop the financial literacy of young people through real-life experiences and hands on programs purposefully designed to enable them to prosper in our free enterprise system.	Young Americans Center's goal is that Colorado youth grow up knowing how to earn, make, and manage their money wisely, regardless of background. We focus on personal finance, free enterprise, global economics and entrepreneurship with four keystone programs: Young Americans Bank, Young AmeriTowne, International Towne and YouthBiz. Funds will be used to support Lakewood students who are served through these programs.
	TOTAL	\$400,000		

STAFF MEMO

DATE OF MEETING: MAY 12, 2025 / AGENDA ITEM NO. D.

To: Mayor and City Council
From: Max Kirschbaum, Director of Public Works
Subject: **Reappointment to Metro Water Recovery Board**

SUMMARY STATEMENT: The City of Lakewood appoints two members to the board of the Metro Water Recovery (MWR). This resolution would re-appoint Greg Sekera to the board for a term ending June 30, 2027.

Mr. Sekera has served as a MWR board member by City Council appointment since 2019. He currently serves on the Defined Contribution Retirement Plan Committee and the Operations Committee of the Board. He served as the Chair of the Operations Committee and served on the Executive Committee in 2022.

Public Works is seeking City Council's approval of the resolution re-appointing Mr. Sekera.

BACKGROUND INFORMATION: The City of Lakewood, like most cities in the Denver metropolitan area and many special districts, sends its sewage flow to the MWR, which owns and operates two major sewage treatment plants. The MWR is governed by a board of directors appointed by MWR member organizations, including Lakewood and various districts such as the Bancroft Clover Water and Sanitation District and the Alameda Water and Sanitation District.

Specific technical expertise in areas related to wastewater utilities is desirable when serving on the MWR board. Experience working with the MWR and its regulatory environment is also valuable. Metro Water operates under a complex set of bylaws, rules and regulations governing the operation, use and service of the system, including Colorado Statutes, the Sewage Treatment and Disposal Agreement between the MWR and users of the system as well as federal environmental regulations.

Greg Sekera, a 37-year Lakewood resident, is a professional engineer with 38 years of experience in the wastewater and water industry. For 30 of those years, he has served as district engineer for multiple sewer and water districts in the metropolitan area. In that role, Mr. Sekera is involved in a broad range of wastewater utility services, including capital improvement programming, project budgeting, board representation, project execution and support of district operations.

He routinely works with the MWR and multiple regulatory agencies, including the Colorado Department of Public Health and Environment and with other utility agencies. His work has included wastewater system master planning, project design, facility rehabilitation and construction management.

Mr. Sekera and the firm in which he is a principal are familiar with the City of Lakewood sewer system and have successfully executed multiple sewer and water projects for the City of Lakewood during the past 20 years. He has also served on two professional boards and his homeowners' association board as a Lakewood citizen.

BUDGETARY IMPACTS: This re-appointment has no budgetary impacts.

STAFF RECOMMENDATIONS: City staff recommends adoption of the resolution re-appointing Mr. Greg Sekera to the Metro Water Recovery District Board for a term ending on June 30, 2027.

ALTERNATIVES: City Council may adopt the resolution or reject the resolution.

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. Resolution R-2025-24

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

A RESOLUTION

RE-APPOINTING GREG SEKERA TO THE METRO WATER RECOVERY BOARD OF DIRECTORS

WHEREAS, the City of Lakewood is a member of Metro Water Recovery (the "District") and as such appoints a director to the District's board of directors (the "Board");

WHEREAS, technical expertise in areas related to water resources and wastewater is particularly desirable for directors serving on the Board;

WHEREAS, Mr. Greg Sekera's decades of experience in the wastewater industry in the Denver metro area including technical aspects of water and wastewater systems make him well qualified to serve as a City appointed director on the Board; and

WHEREAS, the City Council hereby finds and determines that re-appointing Mr. Sekera to the Board is and shall be in the best interest of the residents of the City.

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

SECTION 1. Greg Sekera is hereby re-appointed as a director of the Metro Water Recovery Board, to serve for the two-year term from July 1, 2025, to June 30, 2027.

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 May 12, 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

STAFF MEMO

DATE OF MEETING: MAY 12, 2025 / AGENDA ITEM NO. E.

To: Mayor and City Council
From: Cory Peterson, Chief of the Operational Services Branch
Subject: **City Attorney Recognition and Salary Increase**

SUMMARY STATEMENT: As part of the City Attorney's regular annual review, City Council has recognized Alison McKenney Brown for her outstanding work as City Attorney. As directed by City Council, staff has prepared the attached Resolution for their review and consideration.

BACKGROUND INFORMATION: The City Attorney's annual review culminated with an in-person review held on May 5, 2025, during a Special Session of the Lakewood City Council.

As a result of her exceptional work, the City Council chose to provide the City Attorney with a performance-based increase in annual compensation of 8%. This increase will be effective as of March 16, 2025, to align with other city employee increases.

BUDGETARY IMPACTS: The associated budget impact of this item will be funded within existing operational budgets.

STAFF RECOMMENDATIONS: Staff recommends City Council review the attached Resolution in advance of the May 12th City Council meeting.

ALTERNATIVES: The City Council could choose to amend or not to adopt the proposed Resolution.

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. Resolution R-2025-25

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

A RESOLUTION

RECOGNIZING THE OUTSTANDING SERVICE OF CITY ATTORNEY ALISON MCKENNEY BROWN AND AUTHORIZING A SALARY PERFORMANCE INCREASE IN ACKNOWLEDGMENT THEREOF

WHEREAS, Alison McKenney Brown has served the City of Lakewood in the capacity of City Attorney since January, 2021;

WHEREAS, Ms. McKenney Brown has achieved significant success in carrying out her responsibilities as City Attorney, including, but not limited to: providing outstanding service to the City Council; providing outstanding service to all City Departments; reducing litigation; practicing smart fiscal policy; achieving recognition of excellence throughout the region and State; and encouraging innovative practices;

WHEREAS, under the direction of Ms. McKenney Brown the City Attorney's Office is providing legal services to the City at a cost significantly below that of other municipalities of similar size within the region;

WHEREAS, under the direction of Ms. McKenney Brown the City Attorney's Office has significantly reduced expenditures on outside attorneys;

WHEREAS, Ms. McKenney was selected by her peers of the Municipal City Attorney's Association as the outstanding City Attorney for 2022.

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

1. Formally extends its acknowledgement of Ms. McKenney Brown's outstanding work as the City Attorney for the City of Lakewood.
2. A salary increase in the amount of 8% is hereby awarded to Ms. McKenney Brown in recognition for providing service above and beyond her established duties, this increase is effective as of March 17, 2024.

INTRODUCED, READ, AND ADOPTED by a vote of ___ for and ___ against at a hybrid regular meeting of the City Council on May 12th, 2025, at 7 o'clock p.m., at the Lakewood Civic Center, 480 South Allison Parkway, Lakewood, Colorado.

Wendi Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

STAFF MEMO

DATE OF MEETING: MAY 12, 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: MAY 12, 2025 / AGENDA ITEM NO. G.

To: Mayor and City Council
From: Max Kirschbaum, Director of Public Works
Subject: **Sheridan Sidewalk Project**

SUMMARY STATEMENT: This ordinance would authorize steps necessary to acquire interests in property to construct a shared use path on the west side of Sheridan Boulevard, from Jewell Avenue to approximately one block south of Florida Avenue.

BACKGROUND INFORMATION: The City of Lakewood has budgeted funds to construct a pedestrian improvement project on Sheridan Boulevard. The project will install a shared-use path along the west side of Sheridan Boulevard as well as upgrade storm inlets in the project limits. The project will improve pedestrian safety and connectivity along Sheridan Boulevard.

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 eleven properties on the west side of Sheridan Boulevard to allow for the shared use path to be constructed, streetlights to be relocated, and to provide for future maintenance. Temporary easements are needed for twenty-one properties on the west side of S Sheridan Boulevard to accommodate grading and construction activities.

BUDGETARY IMPACTS: The costs of obtaining property rights will be paid by the TABOR Fund. Adequate funds for this project are approved in the 2025 Budget.

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 sidewalk project.

PUBLIC OUTREACH: 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: Begin the acquisition process and complete preparation of construction bid documents.

ATTACHMENTS:

1. Ordinance O-2025-16
2. Ordinance Maps of Property Easements
3. Official Notice of Sheridan Blvd Intent

REVIEWED BY: Kathleen E. Hodgson, City Manager

Benjamin B. Goldstein, Deputy City Manager
Alison McKenney Brown, City Attorney

O-2025-16
AN ORDINANCE

DECLARING THE INTENT OF THE CITY OF LAKEWOOD TO ACQUIRE INTEREST IN PROPERTY FOR PUBLIC PURPOSES FOR THE CONSTRUCTION OF PEDESTRIAN IMPROVEMENTS ALONG SHERIDAN BOULEVARD BETWEEN JEWELL AVENUE AND FLORIDA 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 pedestrian safety along Sheridan Boulevard from Jewell Avenue to Florida Avenue, the City of Lakewood (the "City") desires to implement the Sheridan Sidewalks (Jewel to Florida) Project (the "Project"), which will construct pedestrian improvements and facilities along Sheridan Boulevard from Jewell Avenue to Florida 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 Sheridan Sidewalks (Jewell to Florida) Project (the "Project")

will serve a public purpose by building pedestrian improvements and facilities along Sheridan Boulevard from Jewell Avenue to Florida 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 28th day of April, 2025; published by title in the Denver Post and in full on the City of Lakewood's website, www.lakewood.org, on the 1st day of May, 2025; set for public hearing to be held on the 12th day of May, 2025; read, finally passed and adopted by the City Council on the 12th day of May, 2025; and signed by the Mayor on the ____ day of May, 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:

49-244-00-025
1899 SHERIDAN BLVD
LAKEWOOD, CO 80232

49-244-00-023
5225 W JEWELL AVE
LAKEWOOD, CO 80232

49-244-00-024
1825 S SHERIDAN BLVD
LAKEWOOD, CO 80232

49-244-00-015
BIT O SEA

49-244-18-008
1796 S AMES ST
LAKEWOOD, CO 80232

49-244-18-007
1805 S SHERIDAN BLVD
LAKEWOOD, CO 80232

49-244-00-003
1795 S SHERIDAN BLVD
LAKEWOOD, CO 80232

49-244-00-002
1755 S SHERIDAN BLVD
LAKEWOOD, CO 80232

49-244-00-001
1705 S SHERIDAN BLVD
LAKEWOOD, CO 80232

49-244-16-020
5201 W MEXICO AVE
LAKEWOOD, CO 80232

49-244-16-019
1681 S SHERIDAN BLVD
LAKEWOOD, CO 80232

49-244-16-018
1671 S SHERIDAN BLVD
LAKEWOOD, CO 80232

49-244-16-017
1661 S SHERIDAN BLVD
LAKEWOOD, CO 80232

49-244-16-016
1651 S SHERIDAN BLVD
LAKEWOOD, CO 80232

49-244-16-015
1641 S SHERIDAN BLVD
LAKEWOOD, CO 80232

49-244-16-014
1631 S SHERIDAN BLVD
LAKEWOOD, CO 80232

49-244-16-013
1621 S SHERIDAN BLVD
LAKEWOOD, CO 80232

49-244-16-012
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LAKEWOOD, CO 80232

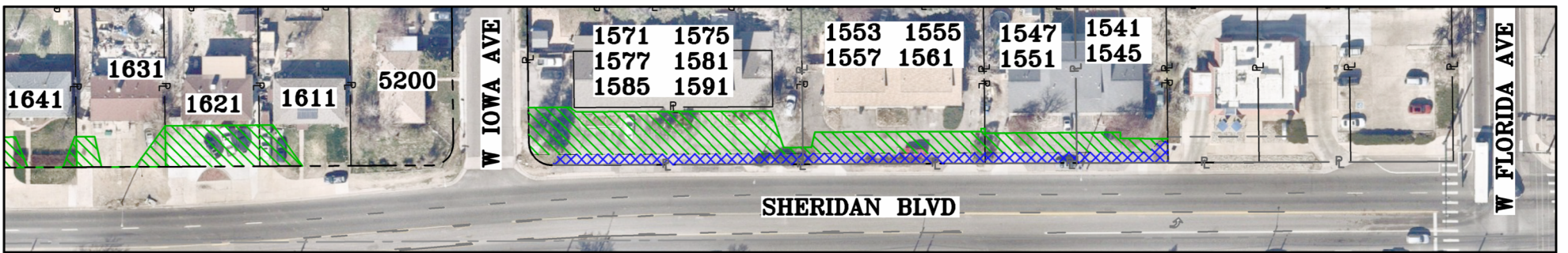
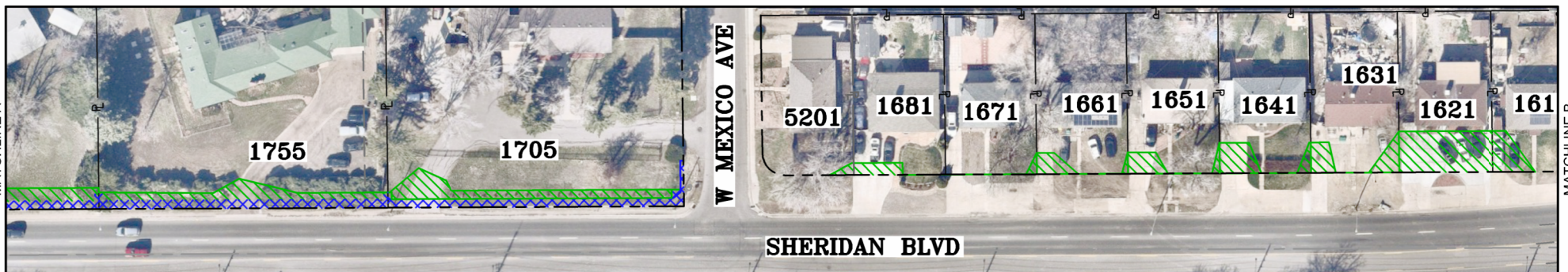
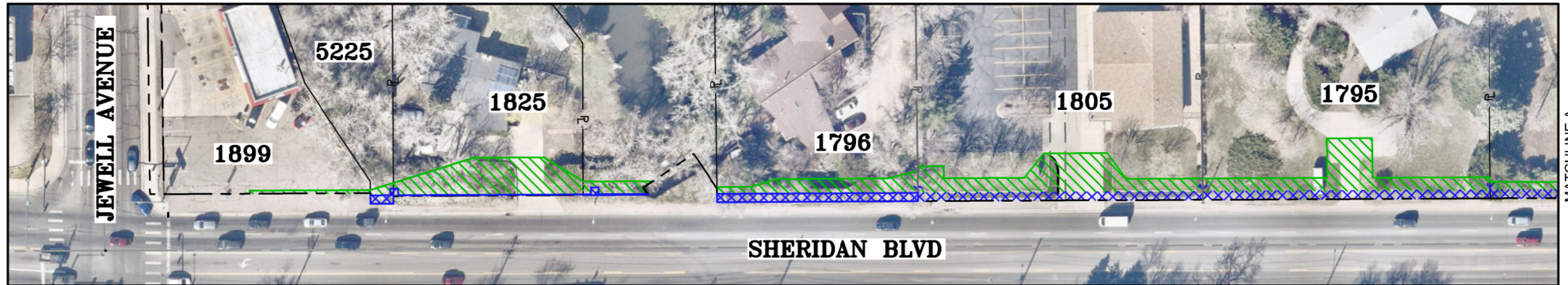
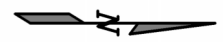
49-244-16-011
5200 W IOWA AVE
LAKEWOOD, CO 80232

49-244-01-017
1571-1591 S SHERIDAN BLVD
LAKEWOOD, CO 80232

49-244-01-003
1553-1561 S SHERIDAN BLVD
LAKEWOOD, CO 80232

49-244-01-002
1541-1551 S SHERIDAN BLVD
LAKEWOOD, CO 80232

SCALE
1" = 50'



CURRENTLY ANTICIPATED:



PERMANENT EASEMENT



TEMPORARY EASEMENT

EXHIBIT

NTS

CITY OF LAKEWOOD ORDINANCE MAP
PROPERTY INTERESTS FOR THE SHERIDAN (JEWELL TO
FLORIDA) SIDEWALK IMPROVEMENTS PROJECT
APRIL 2025



Lakewood

Department of Public Works
480 South Allison Parkway
Civic Center North
Lakewood, Colorado 80226

SCALE
1" = 50'

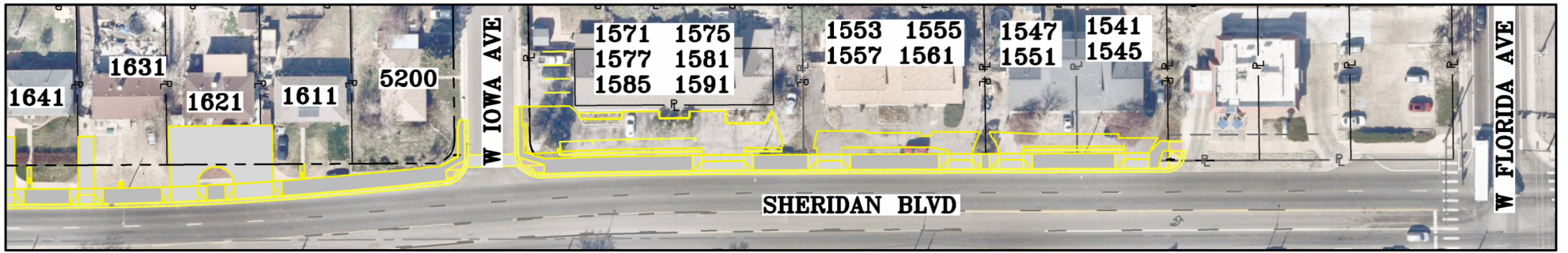
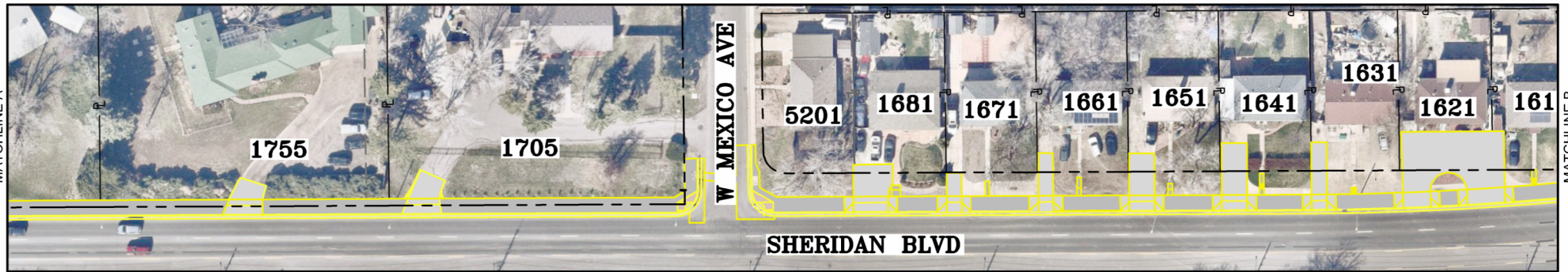
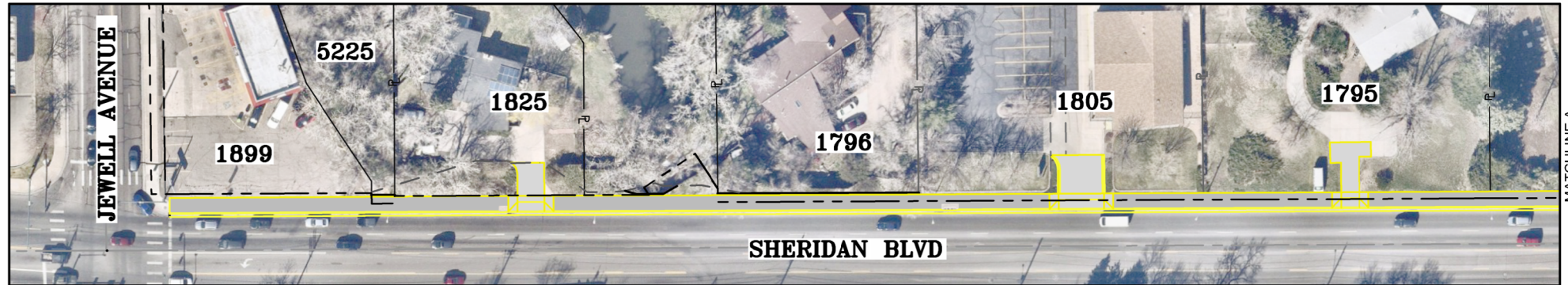
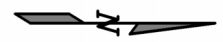


EXHIBIT
NTS



Department of Public Works
480 South Allison Parkway
Civic Center North
Lakewood, Colorado 80226

CITY OF LAKEWOOD ORDINANCE MAP
SHERIDAN (JEWELL TO FLORIDA) SIDEWALK IMPROVEMENTS
PROJECT
APRIL 2025



RE: Pedestrian Connectivity Improvements – Sheridan Boulevard

The City of Lakewood is completing design work on a shared use path on the west side of Sheridan Boulevard, from Jewell Avenue to just south of Florida Avenue. The City of Lakewood is committed to working cooperatively with property owners and residents as we move forward with this project. Work anticipated includes construction of a shared use path, relocation of streetlights, replacement of existing inlets, and grading with construction anticipated late 2026.

In order to construct these improvements, certain temporary and permanent easements are required. Lakewood City Council will be considering an intent to acquire ordinance for this project. This ordinance would authorize steps to acquire interests in property for construction of Sheridan Boulevard improvements. The ordinance would allow negotiations to begin between each owner from whom an easement on their property may be needed temporarily or permanently. Currently it is anticipated that an easement will be needed on a portion of your property.

Consideration of ordinances by the City Council is a two-step process. The April 28th City Council meeting agenda is anticipated to include the first step, during which City Council considers setting the date for the public hearing when final action is planned to occur. This scheduling step is referred to as the first reading of the ordinance. Following City Council approval of first reading on April 28th, the City Council will move on to the second step, which will include a public hearing on the ordinance and usually a vote by City Council Members on the Ordinance. The public hearing for this ordinance is anticipated to be on May 12th, during which your input is welcome.

No discussion of land value will occur on these dates because the negotiation process has not begun and determination of value has not begun. You can participate in the public hearing by adding your written comments before the public hearing on Lakewood Speaks at www.lakewoodspeaks.org by noon on May 12th or by providing spoken comments during the council meeting in-person or via phone or online.

The April 28th City Council agenda is expected to be on Lakewood.org on April 28th. City Council agendas, how to comment and how to attend are available at www.lakewood.org/CouncilAgendas or by calling 303-987-7000.

If you have questions or would like to meet to discuss the impacts to each property, please contact me at 303-987-7941 or by email at KAYLOR@LAKEWOOD.ORG.

Sincerely,

Kayla Lorentz, P.E.
Civil Engineer III

STAFF MEMO

DATE OF MEETING: MAY 12, 2025 / AGENDA ITEM NO. H.

To: Mayor and City Council
From: Phillip Smith, Chief of Police
Subject: **Use of CMATT Seizure Funds**

SUMMARY STATEMENT: The Colorado Auto Theft Prevention Authority Metropolitan Auto Theft Task Force (C-MATT) respectfully requests the City Council authorize the supplemental appropriation and expenditure of \$180,000 from C-MATT federal seizure funds to be expended for the purchase of three vehicles and associated equipment.

BACKGROUND INFORMATION: The Colorado Auto Theft Prevention Authority Metropolitan Auto Theft Task Force (C-MATT) is a full-time multi-jurisdictional auto theft investigative team servicing the Denver Metropolitan area, encompassing the counties of Adams, Arapahoe, Broomfield, Denver, Douglas, Gilpin, and Jefferson. The fiscal agent for the Task Force is the City of Lakewood. The Lakewood Finance Department manages all C-MATT's financial matters, including procurements made with funds from their seizure accounts: 110100.22857 Federal Account; 110100.22862 State Account.

C-MATT is requesting federal seizure funds to purchase three covert vehicles for sworn members who currently drive vehicles with over 100,000 miles. For several years, participating agencies have been required to provide covert vehicles for the detectives and sergeants assigned to C-MATT. The cost of replacing those vehicles has become a burden on those agencies, resulting in vehicles with high mileage and requiring more maintenance. Additionally, the longer the vehicles are used by the detectives, the more they become recognizable by the offenders who have multiple contacts with C-MATT detectives. The C-MATT operations must have safe, reliable vehicles that regularly remain available. A fresh collection of diverse vehicles will help with anonymity in future interdictions.

Each vehicle purchased will need to be equipped with emergency equipment and, for their covert activity, window tint. Each current vehicle is equipped with a mobile License Plate Reader and will need to be transferred to the new vehicle.

Per the guidelines established by the Department of Justice Equitable Sharing program, funds for vehicles for task forces are explicitly approved.

BUDGETARY IMPACTS: The C-MATT program will receive a one-time appropriation of \$180,000 from its federal grant funds with no impact on city funds.

STAFF RECOMMENDATIONS: Staff recommend approving the Ordinance.

ALTERNATIVES: City Council could deny approval, which would mean any additional expenses needed to address vehicle purchase needs could come from the jurisdiction's Police city funds, thereby reducing the funding available for standard operations.

PUBLIC OUTREACH: This item was promoted through the regular communication channels for items that come before the City Council for consideration.

NEXT STEPS: Upon approval, C-MATT staff will begin the procurement of vehicles.

ATTACHMENTS: 1. Ordinance O-2025-17

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

AN ORDINANCE

AUTHORIZING A SUPPLEMENTAL APPROPRIATION TO THE 2025 ANNUAL BUDGET
IN THE AMOUNT OF \$180,000 FROM THE FEDERAL SEIZURE FUNDS FOR VEHICLE
PURCHASES AND EQUIPMENT

WHEREAS, Article XII, Section 8 of the City Charter allows the City Council to make supplemental appropriations by ordinance during the fiscal year for unanticipated expenditures required for the operation of the City using monies not anticipated in the adopted budget that have become available to the City; and;

WHEREAS, pursuant to Chapter 3.04 of the Lakewood Municipal Code, any unbudgeted City expenditure in excess of \$75,000 requires City Council approval;

WHEREAS, the Lakewood Police Department participates in the Colorado Auto Theft Prevention Authority ("CATPA") Metropolitan Auto Theft Task Force ("C-MATT"), and the City of Lakewood (the "City") is C-MATT's fiscal agent;

WHEREAS, C-MATT provides undercover, unmarked vehicles which are used solely by C-MATT personnel in the performance of their investigative job duties;

WHEREAS, C-MATT requested and received federal seizure funds of \$180,000 from the federal seizure fund to purchase at least three (3) C-MATT vehicles;

WHEREAS, C-MATT is requesting approval of expenditure of the previously obtained funds for the purchase of three C-MATT undercover and unmarked vehicles; 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 City Council hereby authorizes the expenditure of one hundred eighty thousand dollars (180,000) for fiscal year 2025 for the purpose of purchasing vehicles for the Colorado Metropolitan Auto Theft Task Force.

SECTION 2. The City Council hereby authorizes the Chief of Police to execute an agreement to accept a grant of funds from the Federal Seizure Fund in the amount of \$180,000 to be used for the purchase of vehicles and equipment by the Colorado Metropolitan Auto Theft Task Force.

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 28th day of April, 2025; published by title in the Denver Post and in full on the City of Lakewood's website, www.lakewood.org, on the 1st day of May, 2025; set for public hearing to be held on the 12th day of May, 2025; read, finally passed and adopted by the City Council on the 12th day of May, 2025; and signed by the Mayor on the ___ day of May, 2025.

Wendi Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

STAFF MEMO

DATE OF MEETING: MAY 12, 2025 / AGENDA ITEM NO. I.

To: Mayor and City Council
From: Ben Goldstein, Deputy City Manager
Subject: **Setting the Salaries of Municipal Court Judges**

SUMMARY STATEMENT: The Judges Salary Committee met on April 17, 2025. The Committee recommended a salary increase of 6% for the Presiding Municipal Judge, and 5% for the Municipal Judge, Part-time Associate Municipal Judge, and Variable Associate Municipal Judges. In accordance with Article V of the City of Lakewood Charter, the recommendation of the Committee must be approved by ordinance and requires a vote of the entire City Council.

BACKGROUND INFORMATION: Each year, the Judges Salary Committee meets to review and provide recommendations to the City Council for the compensation to be paid to the City's Municipal Court Judges. The Committee met on April 17, 2025, and recommended the following compensation amounts:

- Presiding Municipal Judge: \$222,221 annually
- Municipal Judges: \$195,798 annually
- Regular Part-Time Associate Municipal Judges: \$86.32 per hour
- Variable Part-Time Associate Municipal Judges: \$101.03 per hour

BUDGETARY IMPACTS: The increases in salaries will result in an annual budget impact of approximately \$28,925. This amount was previously accounted for as part of the 2025 budget process. If approved, the increase will be retroactively applied, effective March 16, 2025, the effective date of salary adjustments for general employees.

STAFF RECOMMENDATIONS: Staff does not have a recommendation regarding the recommended increase.

ALTERNATIVES: City Council may either approve, deny or make changes to the Committee's recommended increase.

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

NEXT STEPS: The next steps will be to implement the recommended increase should City Council vote to do so.

ATTACHMENTS: 1. Ordinance O-2025-18

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

AN ORDINANCE

SETTING THE SALARIES OF MUNICIPAL COURT JUDGES

WHEREAS, Sections 5.6 and 5.8 of the City of Lakewood (the “City”) home rule charter (the “Charter”) and Section 2.20.050(A) of the Lakewood Municipal Code (“LMC”) provide that compensation for Municipal Court Judges shall be established by ordinance;

WHEREAS, the City of Lakewood’s Judges Salary Committee has recommended the 2024-2025 annual salaries for the Presiding Judge and the Municipal Judge, as well as the hourly rates for part-time Associate Municipal Judges, as set forth herein;

WHEREAS, the City Council wishes to adopt the recommendations of the Judges’ Salary Committee and to set the 2025-2026 salaries accordingly; and

WHEREAS, approval of this ordinance on first reading is intended to confirm only 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.

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

SECTION 1. The salaries set forth below for Lakewood Municipal Court Judges, commencing on April 17, 2025, are as follows:

A. The annual salary of the Presiding Municipal Judge shall be Two Hundred and Twenty-two Thousand Two Hundred Twenty-one Dollars (\$222,221.00);

B. The annual salary of Municipal Judges shall be One Hundred Ninety-five Thousand Seven Hundred Ninety-eight Dollars (\$195,798.00);

C. The hourly rate for Regular Part-Time Associate Municipal Judges shall be Eighty-six and 32/100 Dollars (\$86.32); and

D. The hourly rate for Variable Part-Time Associate Municipal Judges shall be One Hundred and One and 03/100 Dollars (\$101.03).

SECTION 2. 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 28th day of April, 2025; published by title in the Denver Post and in full on the City of Lakewood's website, www.lakewood.org, on the 1st day of May, 2025; set for public hearing to be held on the 12th day of May, 2025; read, finally passed and adopted by the City Council on the 12th day of May, 2025; and signed by the Mayor on the ___ day of May, 2025.

Wendi Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

STAFF MEMO

DATE OF MEETING: MAY 12, 2025 / AGENDA ITEM NO. J.

To: Mayor and City Council
From: Travis Parker, Chief of the Sustainability & Community Development Branch
Subject: **The Bend Service Plan**

SUMMARY STATEMENT: The applicant has submitted an application to the City of Lakewood for approval of a service plan for the proposed The Bend @ Lakewood Metropolitan District (the District). For the District to be organized, a service plan must be approved by the governing authority, the Lakewood City Council. The application includes the proposed Service Plan and an application memorandum with an overview of the proposal as well as an explanation of how the proposal meets the service plan review criteria. The Colorado Revised Statutes and City's Ordinance O-2024-33 provide the service plan review criteria, which are listed below.

Metropolitan districts are legal entities separate and distinct from municipal governments, organized and existing in accordance with Section 32-1-101 of the Colorado Revised Statutes (C.R.S.). Each metropolitan district has its own elected board of directors, legal responsibilities and financial obligations. There are more than 2,700 active special districts statewide, with approximately 245 in Jefferson County alone. Such districts provide a tool to finance infrastructure, amortize infrastructure costs over time, and finance operational aspects of a development such as common area maintenance. The city is not responsible for the district's financial or other obligations.

The applicant is requesting approval of the proposed Service Plan, so the proposed District may proceed to an organizational election. State law limits the opportunities for district organizing elections and prescribes timelines and steps necessary to create a district, including public notices, governing authority action, district court action and an election. Given those statutory schedule constraints, the applicant requested City Council approval of the Service Plan on May 12, 2025, or the district election will, by statute, be deferred 12 months.

The District will contain approximately 59.0 acres of land, located south of West 6th Avenue, east of Union Boulevard, west of Routt Street and the Federal Center, and north of West 2nd Place and RTD light rail park-in ride lot, in the City of Lakewood. The following Vicinity Map shows the location of the proposed district. Section V.16 of the Service Plan identifies the process for inclusion and exclusion of property within the district.

Vicinity Map



BACKGROUND INFORMATION: Major site plans and final plat cases are currently in review for the subject property to establish the infrastructure to create five (5) large buildable lots. In May 2024, the applicant submitted an application requesting the consideration of a metropolitan district and a draft Service Plan, case MD24-0001. Sustainability & Community Development staff referred the proposed Service Plan to Lakewood Public Works, Finance, the City Attorney's office, and Community Resources for review. Staff findings and recommendations are described towards the end of this memorandum.

REGULATORY SUMMARY

Section 32-1-201 through 209 of the C.R.S. requires that a district only be formed upon the consent of the appropriate governing body, city or county, through the approval of a district's service plan. The City Council has, by statute, the following options:

1. To approve without condition or modification, the service plan submitted; or
2. To disapprove the service plan submitted; or
3. To conditionally approve the service plan subject to the submission of additional information relating to, or the modification of, the proposed service plan or by agreement with the proponents of the proposed service plan.

The statutes require that the service plan shall contain the following:

1. A description of the proposed services;
2. A financial plan showing how the proposed services are to be financed, including the proposed operating revenue derived from property taxes for the first budget year of the district, which shall not be materially exceeded except as authorized pursuant to section 32-1-207 or 29-1-302, C.R.S. All proposed indebtedness for the district shall be displayed together with a schedule indicating the year or years in which the debt is scheduled to be issued. The board of directors of the district shall notify the city council of any alteration or revision of the proposed schedule of debt issuance set forth in the financial plan;
3. A preliminary engineering or architectural survey showing how the proposed services are to be provided;
4. A map of the proposed special district boundaries and an estimate of the population and valuation for assessment of the proposed special district;
5. A general description of the facilities to be constructed and the standards of such construction, including

a statement of how the facility and service standards of the proposed special district are compatible with facility and service standards of any county within which all or any portion of the proposed special district is to be located, and of municipalities and special districts which are interested parties pursuant to section 32-1-204 (1);

6. A general description of the estimated cost of acquiring land, engineering services, legal services, administrative services, initial proposed indebtedness and estimated proposed maximum interest rates and discounts, and other major expenses related to the organization and initial operation of the district;
7. A description of any arrangement or proposed agreement with any political subdivision for the performance of any services between the proposed special district and such other political subdivision, and, if the form contract to be used is available, it shall be attached to the service plan; and
8. Information, along with other evidence presented at the hearing, is satisfactory to establish that each of the criteria set forth in section 32-1-203, if applicable, is met.

City Ordinance, O-2024-33 requires that the service plan comply with the requirements of C.R.S section 32-1-202 (listed above), the form and content of the Model Service Plan, and this Code Section 14.29.050, including but not limited to:

1. The Service Plan provides an example of a disclosure and provides language that meets the requirements of publicly accessible communication between the District electors and the District, and City; including the required recordation of disclosures with the Jefferson County Clerk and Recorder's office.
2. The Service Plan provides a Capital Plan and Operation and Maintenance Plan prepared by a professional that regularly drafts service plans. This Service Plan proposes a maximum initial debt that may be issued by the District and includes a cost estimate for an End-user with and without the establishment of the District.
3. Cost reimbursement, maximum mill levies, elections and board limitations, public improvements, draft preliminary development plan, and Service Plan material modifications information is provided within the proposed Service Plan.

The City Council shall disapprove the service plan, as required by the state statutes, unless evidence satisfactory to the City Council of each of the following is presented:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the proposed special district.
2. The existing service in the area to be served by the proposed special district is inadequate for present and projected needs.
3. The proposed special district is capable of providing economical and sufficient service to the area within its proposed boundaries.
4. The area to be included in the proposed special district has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

The statutes provide that the City Council may disapprove the service plan if evidence satisfactory to the City Council is not presented regarding any of the following:

1. Adequate service is not, or will not be, available to the area through the county or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.
2. The facility and service standards of the proposed special district are compatible with the facility and service standards of each county within which the proposed special district is to be located and each municipality which is an interested party under section 32-1-204 (1).
3. The proposal is in substantial compliance with a master plan adopted pursuant to section 30-28-106, C.R.S.
4. The proposal is in compliance with any duly adopted county, regional, or state long-range water quality

management plan for the area.

5. The creation of the proposed special district will be in the best interests of the area proposed to be served.

STAFF ANALYSIS

The applicant is seeking approval of the Service Plan to provide for the efficient financing of construction and ongoing financing and maintenance of critical public infrastructure. Approval of the Service Plan will enable the proposed for-rent residential and commercial project to proceed with a multiphased development. Specifically, it is anticipated that the District will finance and construct and, in some instances, maintain and operate certain water, sewer, streets, drainage, and open space infrastructure for the benefit of residents and constituents of the District. Finally, the District may serve as a vehicle for covenant enforcement and design review services for the community or in conjunction with an HOA or POA.

The Service Plan contains the necessary information and may be located as follows:

Description of the proposed services	
Financial Plan description	Section V. (pages 6-16)
Preliminary Capital Plan with Cost Estimates	Section VI. (pages 16-20) & Exhibit E
Description of the proposed special district boundaries, and an Estimate of the population and valuation	Exhibit D
Description of the facilities to be constructed and the standards of such construction,	Section III. (page 5) & Exhibits A-C
Description of the estimated cost for land and services	Section IV. (page 5)
Description of any arrangement or proposed agreement with any political subdivision	Section V. (page 6) Section V.13 (page 9)
	Section VI. (page 16)
	Section V.A. 2 & 3 (pages 6-7) & Exhibit J

Other Elements in the Service Plan include:	
Description of annual reporting	Section VII. (page 21)
Section on compliance with the Tax Payer Bill of Rights (TABOR)	Section VI.I (pages 18-19)
Section on disclosure to purchasers	Section IX (page 22) and Exhibits F & G
Section on the maximum debt mill levy	Section VI.C. (page 17)

The Service Plan was referred to outside agencies and separate divisions within the City and a review was conducted by staff. The review process included a series of questions and comments and subsequently resulted in minor modifications to the Service Plan.

Outside Agencies

1. West Metro Fire & Protection District – West Metro Fire Protection District will serve this property once it is incorporated into its district, which will need to occur prior to any future development.
2. Water & Sanitation – Green Mountain Water & Sanitation District board voted on this development and determined that they will not service this metropolitan district. The applicant is working with Lakewood Sewer Utility and Consolidated Mutual Water Company for service. Services will need to be available prior to the approval of any development proposal.
3. Xcel Energy – Public Service Company has no objection to this proposal, contingent upon PSCO's ability to maintain all existing rights and this amendment should not hinder their ability for future expansion, including all present and future accommodations for natural gas transmission and electric transmission-related facilities. The property owner/developer must complete the proper application process for any new natural gas or electric service or modification to existing facilities as the project progresses.
4. RTD – The existing trackway easement should not be a part of the metro district. The existing RTD

improvements are on the applicant's property and covered by an easement to RTD. No alterations are proposed to the tracks or easement area. Future development proposals will be referred to RTD.

5. Jefferson County School District – At this time, Jefferson County Schools requests fees-in-lieu. Site-specific development proposals will be referred for school district comment with each proposal.
6. CenturyLink – reviewed the request and had no objections to the proposed district area with the intent and understanding that it will not reduce their rights to any existing easement or rights they have on the site or in the area. It is recommended that locations are made for all facilities to ensure safety and protection of all facilities prior to construction activities.
7. CDOT – Had no comments or concerns on the metro district proposal.
8. City staff have confirmed that sufficient infrastructure does not currently exist to accommodate the proposed project. For the project to proceed, sewer facilities, water facilities, storm water drainage facilities, street improvements and other infrastructure are necessary and required. The City will not be constructing the infrastructure necessary to accommodate the project, nor will any other existing governmental entity. The developer is proposing the District as the entity to finance and construct a portion of the necessary project infrastructure. The applicant has indicated that the District is, in part, necessary as a result of the extraordinary infrastructure costs associated with development in the area. Preliminary estimates for public infrastructure improvements are listed in Exhibit D of the Service Plan.

Summarized division review responses are as follows:

1. Lakewood Public Works confirms, as summarized above, that public improvements are necessary, the extent of improvements is typical, and the plan is reasonable. This site is not subject to any duly adopted county, regional, or state long-range water quality management plan.
2. Lakewood Finance Department has reviewed the financial plan and based on the plan assumptions has determined the proposed plan to be financially viable.
3. City Attorney has reviewed the application and found that the applicant is following the applicable requirements in the C.R.S. and City Ordinance O-2024-33.
4. Sustainability and Community Development staff has reviewed the application and determined that the request is supported by the Lakewood Comprehensive Plan – Lakewood 2025: Moving Forward Together, Federal Center/Union Boulevard Corridor Connectivity Plan, the Union Boulevard Corridor Urban Design Plan, and the Union Area Transportation Study as amendments to the Comprehensive Plan. More specifically,
 - The subject parcels are within the Union Boulevard & Federal Center Growth Area and the land use designation is Station Core Area. Station Core areas are intended to include projects with a mix of retail, office, and multifamily residential uses with minimum building heights of three stories.
 - o The Metropolitan District will support this land use designation in that it will implement improvements that will support projects with a mix of retail, office, and multifamily residential uses with a minimum building height of three stories.
 - GOAL I-CS8 (p. 5-17) states: Encourage development or redevelopment on brownfield properties.
 - o The formation of the Metropolitan District will facilitate the development of this brownfield property.
 - GOAL I-GA7 states: Transform the areas along Union Boulevard and along the western portion of the Denver Federal Center into a high-density mixed-use urban corridor in accordance with the Growth Area Land Use Map and transit-oriented development principles.
 - o The Metropolitan District Service Plan boundary is located along the western portion of the Federal Center and adjacent to the Federal Center light rail station, and it will fund the infrastructure necessary to transform the corridor into an urban high-density mixed-use transit-oriented development area.
 - ACTION STEP I-GA7.a states: Develop tools to encourage projects within the Station Core and Mixed-Use Commercial areas to maximize the densities and building heights allowed by zoning.
 - ACTION STEP I-GA7.d states: Evaluate potential tools, including a business improvement district, to

assist with economic development and infrastructure improvements within the Growth Area.

o The Metropolitan District Service Plan is a tool that will encourage development projects in this Station Core area by funding infrastructure improvements to maximize densities and building heights allowed by the M-C-T zoning, and that will assist with economic development for the area.

Sustainability reviewed the Service Plan, and the applicant declined to include district-scale sustainability infrastructure and services in the Service Plan. Therefore, each future building will be responsible for meeting the Sustainable Development Standards found in Article 13 of the Lakewood Zoning Ordinance independently. Suggestions for potential district-scale sustainable infrastructure and services ranged from contracted waste hauling (trash, recycling, and compost) to shared renewable energy generation to serve the development. These standards will be reviewed as part of the Major Site Plan for each development.

5. Economic Development – Has reviewed the metropolitan district for the proposed urban renewal area and has no objections.

6. Community Resources – Community Resources continues to work with the developer regarding the requirements of the parkland dedication ordinance. The project is subject to O-2018-4. Current concepts include the dedication and improvement of three acres for a possible dog park area, development of three acres of park/plaza space that would be subject to a public access easement, and approximately 5,000 square feet of improvements for Car 25 that would be subject to a public access easement. Because the project area is over 14.99 acres in size and is subject to O-2018-4, the City Council will provide final approval.

7. Police Department – Has no objections and will service any development within the city limits.

8. Code Enforcement – No comments or concerns currently with the proposed District.

STAFF FINDINGS & RECOMMENDATION

Staff recommends that, based upon the Service Plan and evidence provided by the applicant, that the Lakewood City Council find:

- A. That the applicant, Scott Caldwell with Lakewood Land Partners LP, has submitted an application for approval of a metropolitan district service plan; and
- B. A service plan was submitted with the application that includes all the items required by the Colorado Revised Statutes and City Ordinance O-2024-33; and
- C. There is sufficient existing and projected need for organized service in the area to be serviced by the proposed District; and
- D. The existing service in the area to be served by the proposed District is inadequate for present and projected needs; and
- E. The proposed District is capable of providing economical and sufficient service to the area within its proposed boundaries; and
- F. The area to be included in the proposed District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis; and
- G. Adequate service is not, or will not be, available to the area through the City or other existing quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis; and
- H. The facility and service standards of the proposed District are compatible with the facility and service standards of the City and each municipality which is an interested party under Section 32-1-204, C.R.S.; and
- I. The proposal is in substantial compliance with the comprehensive plan; and
- J. The proposal is in compliance with any duly adopted City, regional, or state long-range water quality management plan for the area; and
- K. The creation of the proposed District will be in the best interests of the area proposed to be served; and
- L. The Service Plan meets all conditions and requirements of C.R.S. § 32-1-201, et. seq. and City Ordinance O-2024-33 based upon the language set forth in the Service Plan and upon all evidence

presented at the public hearing;

AND

That the City Council approve the Service Plan to allow the applicant to pursue a jurisdictional election and a court order and decree for the formation of The Bend @ Lakewood Metropolitan District.

BUDGETARY IMPACTS: No funding by the City of Lakewood is requested and the city will not be responsible for any of the proposed district's financial obligations. Future revenue sources are defined in the Service Plan.

STAFF RECOMMENDATIONS: Approve the Service Plan for The Bend @ Lakewood Metropolitan District.

ALTERNATIVES:

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

NEXT STEPS: If the Metropolitan District Service Plan is approved the applicant for The Bend @ Lakewood Metropolitan District will be able to pursue a district election for the formation of the Metropolitan District.

ATTACHMENTS:

1. Resolution R-2025-26
2. The Bend @ Lakewood Service Plan-Letter of Intent
3. The Bend @ Lakewood Service Plan

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

R-2025-26

A RESOLUTION

APPROVING THE SERVICE PLAN FOR THE BEND @ LAKEWOOD METROPOLITAN DISTRICT

WHEREAS, a Service Plan ("Service Plan") for the proposed The Bend @ Lakewood Metropolitan District ("District") has been submitted to the City Council of the City of Lakewood (the "City") as required by C.R.S. § 32-1-204.5 and Section 14.29.070 of the Lakewood Municipal Code ("LMC");

WHEREAS, the City Council held a public hearing on the Service Plan for the District on May 12, 2025, consistent with C.R.S. § 32-1-204 and Section 14.29.070 of the LMC;

WHEREAS, notice of the hearing before the City Council was duly published in a newspaper of general circulation at least twenty (20) days in advance of the hearing consistent with C.R.S. § 32-1-204;

WHEREAS, notice of the hearing before the City Council was provided to the petitioners, and the governing body of each municipality or special district that has levied an ad valorem tax within the preceding tax year and that has boundaries within a radius of three miles of the proposed special district boundaries in advance of the hearing consistent with C.R.S. § 32-1-204;

WHEREAS, notice of the Public Hearing was published on the official City website at least ten (10) days prior to the public hearing;

WHEREAS, the City Council has considered the Service Plan and all other testimony and evidence presented at the hearing; and

WHEREAS, the City Council finds that the Service Plan should be approved unconditionally, as permitted by C.R.S. §§ 32-1-203(2) and 32-1-204.5(1)(a) and Section 14.29.080 of the LMC.

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

Section 1. The City Council hereby determines that all the requirements of Title 32, Article 1, Part 2, C.R.S. and City Ordinance O-2024-33, as amended, relating to the filing of the Service Plan for the District have been fulfilled and that notice of the hearing was given in the time and manner required by law.

Section 2. The City Council further determines that all pertinent facts, matters, and issues were submitted at the public hearing, that all interested parties were heard or had the opportunity to be heard and that evidence satisfactory to the City Council of each of the following was presented:

(a) There is sufficient existing and projected need for organized service in the area to be serviced by the proposed District;

(b) The existing service in the area to be served by the proposed District is inadequate for present and projected needs;

(c) The proposed District is capable of providing economical and sufficient service to the area within its proposed boundaries;

(d) The area to be included in the proposed District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;

(e) Adequate service is not, or will not be, available to the area through the City or other existing quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;

(f) The facility and service standards of the proposed District are compatible with the facility and service standards of the City and each municipality which is an interested party under C.R.S. § 32-1-204;

(g) The proposal is in substantial compliance with the City's Comprehensive Plan;

(h) The proposal is in compliance with any duly adopted City, regional, or state long-range water quality management plan for the area;

(i) The creation of the proposed District will be in the best interests of the area proposed to be served; and

(j) The Service Plan meets all conditions and requirements of C.R.S. § 32-1-201, *et. seq.* and City Ordinance O-2024-33 based upon the language set forth in the Service Plan and upon all evidence presented at the public hearing.

Section 3. The City Council hereby approves the Service Plan for the District as submitted.

Section 4. Effective Date. 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 April 28, 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

LETTER OF INTENT

To: City Council, City of Lakewood
From: McGeady Becher Cortese Williams P.C.
Date: April 22, 2025
Re: (Proposed) The Bend @ Lakewood Metropolitan District

In compliance with Section 14.29.040(E) of the City of Lakewood Municipal Code, this Letter of Intent addresses various matters related to the application for approval of the Service Plan for the proposed The Bend @ Lakewood Metropolitan District (the “**District**”) within the City of Lakewood, Colorado (the “**City**”), and describes the need for the District and how the Service Plan complies with the statutory criteria required for approval by the City. In addition, this Letter of Intent highlights a number of specific provisions and limitations included in the Service Plan to intentionally and directly address the use of metropolitan districts to support development in the City.

The main purpose of this Letter of Intent is to supplement and expand upon the information provided in the Service Plan, and this Letter of Intent should be reviewed in conjunction with the Service Plan. Capitalized terms used but not defined in this memorandum are defined in the Service Plan.

1. Introduction

Special districts, including metropolitan districts, are quasi-municipal corporations and political subdivisions of the State of Colorado, independent and apart from the municipalities and counties in which they are formed. Currently, there are more than 2,700 special districts in Colorado, and approximately 245 in Jefferson County alone.

The proposed District will support the development to be known as The Bend @ Lakewood (the “**Development**”), which is being developed by Lakewood Land Partners, LP, a Delaware limited partnership (the “**Developer**”). The Developer is proposing the organization of the District in order to provide for the essential Public Improvements (as defined in the Service Plan) necessary for the Development. The estimated costs of all Public Improvements necessary for the Development may exceed the projected and requested financial capacity of the District, and it is expected that all necessary Public Improvement expenses not supported by the District will be funded by the Developer.

The Development—coterminous with the boundaries of the District—is comprised of approximately 59.0491 acres generally located north of West Second Place and south of Sixth Avenue between Union Boulevard and Routt Street. The Development will be multi-family residential (for-rent apartments), with a mix of commercial development. The Development’s land use approvals are currently in the planning process with the City.

2. Section 14.29 of the City of Lakewood, Colorado Municipal Code Regulating Metropolitan Districts

(a) On January 13, 2025, the City Council adopted Ordinance O-2024-33 creating Code 14.29 of the City of Lakewood, Colorado Municipal Code regulating metropolitan districts. None of the property within the District is intended to be developed as for-sale residential property. Therefore, the specific provisions of Ordinance O-2024-33 and Section 14.29 of the City Code to apply to this District have been specifically set forth in the Service Plan for this District and any other provisions of Ordinance O-2024-33 and Section 14.29 of the City Code not specifically set forth in this Service Plan shall not apply to this District. If any term or provision(s) in this Service Plan conflicts with any term or provision(s) in Ordinance O-2024-33 or in Section 14.29 of the City Code, the term or provision contained in this Service Plan shall control. And if any term or provision(s) in Ordinance O-2024-33 or in Section 14.29 of the City Code is not included in this Service Plan such term or provision shall not apply to this District.

(b) Notwithstanding the foregoing, as stated below, should any of the property located within the boundaries of the District be developed as or converted to for-sale residential property the District is required to request a Service Plan Amendment, which shall, as applicable, comply with any model service plan, ordinance, or City Code provision approved and in effect related to for-sale residential property at the time of such Service Plan Amendment.

3. Specific Service Plan Restrictions, Limitations and Requirements

A summary of the specific restrictions, limitations, and requirements included in the Service Plan follows:

(a) Limited Power and Authority to Provide Specific Types of Public Improvements and Services

(i) Limited List of Public Improvements and Services. The District shall have the power and authority to provide the following types of public improvements and services: water, sanitary sewer, storm sewer (including stormwater systems), streets (including snow removal), traffic safety protection, parks and recreation, mosquito control, covenant enforcement, limited fire protection (limited to fire hydrants and related infrastructure), and limited television relay and translation (limited to installing conduit as part of street improvements only) improvements and services. (See Sec. V.A. of the Service Plan).

(ii) City Standards. All public improvements provided by the District must be designed and constructed in accordance with the standards, specifications, and land use approvals of the City. (See Sec. V.A.13).

Limited Power of Eminent Domain. The District's use of its power of eminent domain or dominant eminent domain shall first require approval by City Council resolution. (See Sec. V.A.24).

(b) Disclosure to Purchasers

(i) The District shall provide a disclosure document, approved by the City Manager and the City Attorney, which shall be consistent with the Model Disclosure Document, as applicable for the product type within the boundaries of the District, a form is attached to the Service Plan as Exhibit F. Said disclosure shall, at a minimum, be made available as follows:

(1) Provided by the City on the City's website on a page dedicated to Metropolitan District information;

(2) Provided by the District on the District's website; and

(3) Recorded by the District in the Jefferson County Clerk and Recorder's property records prior to the earlier of:

a) Sale of any property within the District, or

b) No later than ten (10) calendar days after the recordation of the court order issued pursuant to Section 32-1-305(6), C.R.S.; and

(4) Recorded by the City in the Jefferson County Clerk and Recorder's property records concurrent with the recordation of each subdivision located partially or wholly within the boundaries of the District. (See Section IX)

(ii) In addition, the District will use reasonable efforts to assure that the Developer provides written notice to all purchasers of residential property in the District who purchase property from the Developer (including any of Developer's affiliates, subsidiaries, or related entities). A proposed form of such notice, which includes a signature line for a purchaser to acknowledge receipt of such notice, is attached to the Service Plan as Exhibit G. (See Sec. IX)

(c) Financial Restrictions

(i) Maximum Debt Mill Levy. The District shall not impose a property tax mill levy in excess of 50.000 mills for the payment of Debt. This Maximum Debt

Mill Levy is subject to adjustment when the debt to assessed value ratio is less than 50% or for changes in law all as set forth in the Service Plan. (See Sec. VI.C, and definition of “Mill Levy Adjustment”).

(ii) Maximum Debt Service Mill Levy Term. The District shall not impose a levy for repayment of any and all Debt (or use the proceeds of any mill levy for repayment of Debt) on any single property developed for residential uses that exceeds forty (40) years after the year of the initial imposition of such mill levy. The Maximum Debt Mill Levy Imposition Term cannot be extended unless a majority of the Board of Directors of the District are End Users of the District and have voted in favor of a refunding of a part or all of the Debt and such refunding will result in a net present value savings as set forth in Section 11-56-101, et seq., C.R.S. (See Sec. VI.D).

(iii) Maximum Total Mill Levy. The District shall not impose a maximum total mill levy, which includes the Maximum Debt Mill Levy and the Operations and Maintenance Mill levy, that exceed 65.000 mills, subject to the Mill Levy Adjustment. (See definition of “Maximum Total Mill Levy”).

(iv) Maximum Debt Limit. The District shall not issue Debt in excess of Seventy-Five Million Dollars (\$75,000,000). (See Sec. V.A.19, and Sec. VI.A).

(1) The foregoing total debt issuance limitation may only be increased by amending the Service Plan, with City Council approval. (See Sec. V.A.19).

(2) In accordance with Section 32-1-1302, C.R.S. and the Service Plan, the foregoing total debt issuance limitation is not applicable to refunding bonds issued to refund outstanding Debt. (See Sec. V.A.19). In general, refundings of existing Debt are not counted against the total debt limitation because refunding Debt is not “new” Debt. For example, if the District has issued Debt in the amount of \$65,000,000 and refunds that Debt to take advantage of a lower interest rate, the refunding Debt of \$65,000,000 would not result in \$130,000,000 of Debt being issued, rather it would result in only \$65,000,000 of Debt being issued.

(3) The foregoing Debt limitation is based on the estimated costs of the public improvements to be financed by the District and the projections shown in the Financial Plan attached to the Service Plan as Exhibit E, with a reasonable amount of additional Debt capacity to account for cost of issuance, potential changes in market conditions and public improvement needs. (See Sec. V.A.19).

(v) Restrictions on Debt issued to Developer. Any Debt issued by the District to the Developer, or any affiliate, subsidiary or other entity related the Developer, shall comply with Section 32-1-1101(7)(a), C.R.S (See Sec. V.A.15). Section 32-1-1101(7)(a), C.R.S. provides:

(1) Prior to issuing debt to a director of a metropolitan district or to an entity with respect to which a director of a metropolitan district must make disclosure under section 24-18-109, the board of the metropolitan district must receive a statement of a registered municipal advisor certifying that the interest rate of such debt does not exceed the lesser of:

a) The interest rate allowed under subsection (7)(b) of Section 32-1107 (see subsection 2 below); or

b) The current market interest rate for the debt based on criteria determined by the registered municipal advisor, including the structure of the debt, the maturities, redemption provisions, the revenue pledged for repayment, and other terms of the debt, considering the financial circumstances of the metropolitan district.

(2) The interest rate on debt issued by a metropolitan district to a director of a metropolitan district or to an entity with respect to which a director of a metropolitan district must make disclosure under section 24-18-109 must not exceed the municipal market data "AAA" general obligation, thirty-year constant maturity, or successor index if replaced, plus four hundred basis points, as of the seventh business day prior to the date of issuance of that debt and must have a maximum final maturity of not more than forty years from the date of issuance.

(3) "registered municipal advisor" means a municipal advisor, as defined in section 15B of the federal "Securities Exchange Act of 1934", that is registered with the securities and exchange commission under section 15B of the federal "Securities Exchange Act of 1934".

(vi) Limitation on Fees. The District may impose and collect Fees as a source of revenue for District operations and maintenance expenses. The District may impose and collect Fees as a source of revenue for repayment of debt and/or for capital costs, however, no Fee related to the funding of costs of a capital nature shall be authorized to be imposed upon or collected from Taxable Property owned or occupied by an End User which has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any Taxable Property owned or occupied by an End User. (See Sec. V.A.20).

(vii) No competition with City for Grant Funds. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the City is eligible to apply for, except pursuant to an intergovernmental agreement with the City. The District shall notify the City Manager of any District application for grant funds no later than the date the application is submitted. (See Sec. V.A.21).

(viii) External Financial Advisor Limitation. Prior to the issuance of any Debt issued by the District, the District shall obtain the certification of an External Financial Advisor. (See Sec. V.A.14).

(ix) No Debt until City Approves Development Plan. The District shall not: (a) issue any Debt; (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service funds; nor (c) impose and collect any Fees used for the purpose of repayment of Debt, until approval by the City of an Approved Development Plan. (See Sec. V.A.18).

(x) Restrictions apply in Bankruptcy. All of the limitations contained in the Service Plan, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, Maximum Debt Mill Levy Imposition Term, and the Fees would remain intact even in bankruptcy. (See Sec.V.A.23).

(xi) Annual Audits Required When Debt Outstanding. Notwithstanding the provisions of Section 29-1-601, et seq., C.R.S., which allow for audit exemptions under certain circumstances, the District shall cause to be made an annual audit of the financial statements of the District for each fiscal year in which the District has outstanding Debt. (See Sec. VI.L).

(xii) Restrictions Expressly Stated in Debt Instruments. In the text of each Bond and any other instrument representing and constituting Debt, the District shall set forth a statement in substantially the following form (See Sec. VI.F):

By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond, and in the Service Plan for creation of the District.

(d) Material Modifications to Service Plan

(i) Require City Approval. The District must obtain prior written approval of the City Council before making any material modification to the Service Plan. Material modifications require a Service Plan Amendment and include modifications of a basic or essential nature, including, but not limited to, the following: any addition to the types of services or improvements provided by the District; a decrease in the level of services; a decrease in the financial ability of the District to discharge the existing or proposed indebtedness; an increase or decrease in the existing or projected need for organized service in the area; modifications to the District's boundaries; exceeding the Debt limitation set forth in this Service Plan; exceeding the Maximum Debt Mill Levy; exceeding the Maximum Debt Mill Levy

Imposition Term; and applying for grants or other funds for which the City is eligible without an agreement with the City Council. (See Sec. V.A.27.a).

i. Required Service Plan Amendment. In addition to the events or conditions enumerated in C.R.S. 32-1-207(2), the occurrence of any of the following actions, events or conditions, subsequent to the date of approval of this Service Plan, shall constitute Material Modifications, requiring a Service Plan Amendment (See Sec. V.A.27.b):

(1) As stated above, the Service Area currently consists of for-rent residential and commercial property. Should any of the property located within the boundaries of the District be developed as, or converted to, for-sale residential property, the District is required to request a Service Plan Amendment, which shall, as applicable, comply with any model service plan or ordinance approved and in effect related to for-sale residential property at the time of such Service Plan Amendment.

(2) The failure of the District to provide any essential Public Improvements or services described in this Service Plan when necessary to preserve the public health, safety, or welfare or necessary to serve approved development within the District.

(3) The occurrence of any event or condition defined under this Service Plan necessitating a Service Plan Amendment.

(4) Creation of a special improvement district.

(5) The material default by the District under any other intergovernmental agreement or written agreement with the City.

(6) Any formal application that is a significant deviation from the Preliminary Development Plan submitted with the Service Plan shall be considered a Material Modification to the Service Plan to the Service Plan subject to approval by the City Council. For purposes of this section, a significant deviation means a material change from the Preliminary Development Plan. Any Petitioner or Applicant may request a determination letter as to whether a change in the Preliminary Development Plan is considered a significant deviation. The determination as to whether a change in the Preliminary Development Plan constitutes a significant deviation shall be made by City Council. When requested by the District, the City shall provide a certification in a form approved by the City Attorney's Office, stating that no such significant deviation from the Preliminary Development Plan submitted with the Service Plan has been received by the City as of the date of such certification. The District shall coordinate the date of such certification with the City Attorney's Office.

(7) Any proposed activity of the District determined to be a Material Modification of the Service Plan pursuant to Sections 14.29.050.J, and 14.29.090.A of Section 14.29 of the City Code.

(8) Any other action, event or condition identified in this Service Plan by the District or the City as a Material Modification.

(e) Director Elections; Notice; Resident Participation (See Secs. X.A and X.B)

(i) Mail Ballot Elections Required. All regular District elections shall be conducted by mail ballot pursuant to Section 1-13.5-101, et seq., C.R.S.

(ii) Written Notice of Elections Mailed to Residents. In addition to any and all election notices required by law, for all regular District elections after the District's organization, the following shall occur:

(1) Call for Nominations

a) At least thirty (30) and no more than sixty (60) days prior to the date of any regular District election, the District shall mail, at the lowest cost option to the District, the Call for Nominations as required by Section 1-13.5-501(1), C.R.S., to each mailing address associated with at least one eligible elector within the boundaries of the District.

b) At least thirty (30) and no more than sixty (60) days prior to the date of any regular District election, the District shall post the Call for Nominations as required by Section 1-13.5-501(1), C.R.S., on the District's website, with such posting ending no earlier than sixty-five (65) days prior to any regular District election.

(2) Vacancies

a) In the event there arises a vacancy on the Board of Directors at any time, the District shall cause written notice of such vacancy, or vacancies, to be mailed, at the lowest cost option to the District, to all eligible electors within the District's boundaries prior to filling such vacancy(ies).

b) The District may rely upon information supplied by the Jefferson County Assessor's Office in complying with the foregoing requirements.

(iii) Annual Community Meeting

(1) The District shall hold at least one community meeting each calendar year, the purpose and intent of such meeting being to provide an opportunity for the District's Board of Directors, the District's residents, tenants, and members of the surrounding community to meet and discuss issues affecting the District and the larger community ("**Annual Community Meeting**"). (See Sec. X.B)

(2) Each Annual Community Meeting shall be held and conducted consistent with the requirements of Section 32-1-903, C.R.S., as the same may be amended from time to time. In addition to providing notice of the regular or special meeting as required by the Special District Act, at least 14 days prior to each Annual Community Meeting the District shall send written notice of the date, time and location of the Annual Community Meeting by U.S. Mail or electronic mail to the governing body of each existing municipality or special district that has levied an ad valorem tax within the next preceding tax year and that has boundaries within a radius of three miles of the District's boundaries.

(f) Various Other Requirements/Restrictions.

(i) No Inclusions or Exclusions without City Council Consent. The District shall not include within its boundaries any property outside the Service Area or exclude from its boundaries any property within the Service Area without the prior written consent of the City. (See Sec. V.A.16).

(ii) Single District Structure Only. The Service Plan is for a single metropolitan District and does not allow for the organization or operation of multiple metropolitan districts hereunder. (See Sec. V.A.17)

(iii) No Overlapping Districts. The District shall not consent to the organization of any other district organized under the Special District Act within the Service Area which will overlap the boundaries of the District unless the aggregate mill levy for payment of Debt of such proposed district(s) will not at any time exceed the Maximum Debt Mill Levy of the District. (See Sec. V.A.17).

(iv) No Subdistricts or Special Improvement Districts. The District shall not be permitted to be divided into subdistricts or to establish special improvement districts as set forth in Section 32-1-101, et seq., C.R.S., without the prior written consent of the City Council (See Sec. V.A.17).

(v) No Consolidation. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the City. (See Sec. V.A.22).

4. District Structure

The following is a brief summary of the structure of the District:

(a) The District will be a separate legal entity, distinct from the City, operating under and in accordance with all applicable statutory requirements and the Service Plan.

(b) Only one District is proposed for the Development.

(c) The District will be governed by an elected five-member board of directors with staggered, four-year terms of office, and regular elections of the board will be held in May of each odd year. As required by state statute, two of the initial directors will serve an initial term lasting until the next regular special district election in May 2027. The other three directors will each serve an initial term until the second regular special district election in May 2029. Thereafter, Director elections will take place in May of each odd-numbered year.

(d) The District must comply with all statutory transparency and open meetings requirements, including but not limited to the following: Open Meetings Laws (C.R.S. § 24-6-402); Open Records Act (C.R.S. §§ 24-72-201 to 24-72-309); Uniform Election Code (C.R.S. §§ 1-1-101 to 1-13.5-1501); Local Government Budget Law (C.R.S. §§ 29-1-101 to 115); Local Government Audit Law (C.R.S. §§ 29-1-601 to 608); and Disclosure and Notification requirements (C.R.S. § 32-35.7-101).

5. Need for the District

The District will be utilized to assist in the financing, construction, operation and maintenance of the public improvements necessary to serve the Development as further described in the Service Plan (the “**Public Improvements**”). The Development is not located within any other special district which will provide the necessary public improvements or services, and at this time no other jurisdiction or entity in the area is interested in or willing to undertake the financing, construction, or ongoing operation and maintenance of the Public Improvements that the District will provide. The District is essential to providing the Public Improvements the Development needs including but not limited to the provision of domestic water supply and service and sanitary sewer service.

The District’s water service will be provided to the property pursuant to one or more intergovernmental agreements, however, the final means and parameters of such service has not yet been finalized as of the date of this Letter of Intent. The District anticipates that following construction of the necessary water improvements, all water improvements will thereafter be owned, operated and maintained exclusively by the District. The organization of the District prior to finalizing the plans for water supply and service to the property within the District is necessary because the District will be the entity responsible for entering into the water service and facility agreement(s) in order to secure such service. Without the prior organization of the District, there will not be any appropriate entity in existence to enter into any such agreement(s).

Sanitary sewer service to the property within the District is anticipated to be provided pursuant to one or more intergovernmental agreements, however, the final means and parameters of such service has not been finalized as of the date of this Letter of Intent. The District anticipates that following construction of the necessary sanitary sewer improvements necessary to provide service to the property within the District, the sanitary sewer improvements will thereafter be owned, operated and maintained exclusively by the District. The organization of the District prior to finalizing the plans for sanitary sewer service to the property within the District is

necessary because the District will be the entity responsible for entering into the sanitary sewer service and facility agreement(s) in order to secure such service. Without the prior organization of the District, there will not be any appropriate entity in existence to enter into any such agreement(s).

6. Service Plan Approval

The first step in the organization of the District is approval of the District's Service Plan by the City Council. The Service Plan for the District includes all statutorily required information and specific provisions unique to the Development and as requested by the City. Upon approval by the City Council, the Service Plan will be the District's governing document. The City Council's approval of the Service Plan does not impair the City's exclusive jurisdiction over land use, zoning, permitting, the provision of municipal services or other powers and authorities of the City. In the event the District fails to comply with any material provision of its Service Plan, the Special District Act (C.R.S. § 32-1-101, et seq.) provides the City with the power to require a Service Plan amendment and/or commence legal action to compel District compliance. Following the City's approval of the Service Plan, a petition for organization of the District will be submitted to the Jefferson County District Court and the question of organization will be put to the qualified electors in the District at the November 2025 election.

7. District Powers and Authority

(a) Infrastructure Financing. The objective of the proposed development plan for the mix of multi-family residential (for-rent apartments) and commercial property uses in the Development can only be achieved with long-term tax-exempt financing of the Public Improvements. A primary purpose of the District will be to finance the construction of the Public Improvements necessary to serve the Development through the issuance of tax-exempt debt for the benefit of the constituents, residents and property owners of the District, as well as the general public, as further described in the Service Plan. In the absence of the District, the mix of multi-family (for-rent residential) and commercial property uses as visioned for the Development will not be able to be achieved due to the burden of the interest rates and terms of higher cost private equity and lending.

(b) Operations and Maintenance. The District shall have the authority to own, operate and maintain certain of the Public Improvements as provided in Section V. of the Service Plan including, water supply and service, sanitary sewer service, stormwater collection and detention facilities, street improvements, traffic safety improvements, park and recreation (e.g., trails and pedestrian paths) and landscaping improvements throughout the District. In addition, the District shall have the authority to provide systems and methods to create an integrated pest management plan. In addition, the District shall have the authority to provide covenant enforcement and design review services subject to the limitations set forth in Section 32-1-1004(8), C.R.S., as amended, Section 32-1-1101, C.R.S., as amended, and Section 32-1-1004.5,

C.R.S., as amended. The final determination as to the creation of a “community association” has not been finalized and is within the discretion of the Developer.

8. **District Revenue Sources and Limitations.**

The District will have the following sources of revenue available to it:

(a) Ad Valorem Property Tax Mill Levy Revenues

(i) Debt Service Mill Levy (used to pay the costs associated with financing the installation of Public Improvements).

(ii) Operations and Maintenance Mill Levy (used to pay for the administrative, operations and maintenance expenses of the District).

(b) Fees

(i) The District may impose and collect Fees as a source of revenue for District operations and maintenance expenses.

(ii) The District may impose and collect Fees as a source of revenue for repayment of debt and/or for capital costs, however, no Fee(s) related to the funding of costs of a capital nature shall be authorized to be imposed upon or collected from Taxable Property owned or occupied by an End User which has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any Taxable Property owned or occupied by an End User.

(c) The District does not have the ability to impose or collect sales taxes.

(d) Debt Issuance

(i) Limited to \$75,000,000.

(ii) The City will never be responsible for the District’s Debt.

(iii) Debt issued by the District must be in compliance with TABOR authorizations.

(e) Urban Renewal Plan

(i) All of the property located within the District’s boundaries is anticipated to be subject to The Bend @ Lakewood Urban Renewal Plan under consideration for adoption by the City Council (the “**Urban Renewal Plan**”). The Urban Renewal Plan was prepared by the City and the Lakewood Reinvestment Authority (the “**Authority**”). The

Authority will lead the administration and implementation of the Urban Renewal Plan pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, C.R.S., as amended (the “**Urban Renewal Law**”).

(ii) The Urban Renewal Plan specifies, for purposes of the Urban Renewal Law, a “Redevelopment Area” (referred to herein as “**The Bend @ Lakewood Urban Redevelopment Area**”) encompassing approximately 59.0491 acres, as well as adjacent rights-of-way, generally located in the southeastern quadrant of West 6th Avenue (U.S. Highway 6) and Union Boulevard.

(iii) In order to provide for the financing of public improvements within The Bend @ Lakewood Urban Redevelopment Area, the City and the Authority anticipate entering into a Tax Increment Area Cooperation Agreement (the “**City/Authority Cooperation Agreement**”) and the Authority and the District anticipate entering into a Cooperation Agreement (the “**District Cooperation Agreement**”).

9. Compliance with Statutory Requirements

The Special District Act sets forth certain criteria that must be met for City approval of the Service Plan (See C.R.S. § 32-1-203). These criteria, and explanations of how the Service Plan meets them, follows:

(a) There is sufficient existing and projected need for organized service in the area to be serviced by the proposed District. Sufficient existing and projected need exists because there is currently no other jurisdiction or entity interested in or willing to undertake the financing, construction, or ongoing operation and maintenance of the Public Improvements that the District will provide and as are necessary for the Development. Without the District, the essential Public Improvements will not be available for the Development.

(b) The existing service in the area to be served by the proposed project is inadequate for present and projected needs. There is currently no other jurisdiction or entity, including the City, that considers it feasible or practical to provide the Development with the water, sanitation, street, storm sewer, or other improvements and services described in the Service Plan necessary to serve the anticipated Development. Current services are inadequate, and it is necessary for the District to be organized to provide such Public Improvements and services for the benefit of its future inhabitants.

(c) The proposed District is capable of providing economical and sufficient service to the area within its proposed boundaries. The Preliminary Capital Plan/Cost Estimates (Exhibit D to the Service Plan) and Financial Plan (Exhibit E to the Service Plan) demonstrate that the District is capable of providing economical and sufficient service to the Development by financing and funding the construction, installation, acquisition, and operation and maintenance of the necessary Public Improvements. Further, the Service Plan establishes a Maximum Debt

Mill Levy and limitations on the District's issuance of debt, thereby ensuring economic and sufficient service will be provided by the District.

(d) The area to be included in the proposed District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis. The estimated costs of the Public Improvements to be constructed, installed and/or acquired by the District are set forth in the Preliminary Capital Plan/Cost Estimates, which is included in the Service Plan as Exhibit D. It is anticipated that the costs associated with the Public Improvements necessary to serve the Development is currently estimated to be approximately \$50,008,401. The Financial Plan, which is included in the Service Plan as Exhibit E, demonstrates the ability of the District to issue and repay debt in the approximate amount of \$35,917,224 based upon reasonable assumptions of value and mill levy and other revenue as of the date of the Service Plan. Those Public Improvement expenses that are not able to be supported by the District are expected to be funded by the Developer. Therefore, as shown in the Financial Plan, the District has the ability to finance the proposed Public Improvements and is capable of discharging the proposed indebtedness on a reasonable basis.

The Maximum Debt Limit of \$75,000,000 was determined by taking into consideration: a) the transaction and other costs related to the issuance of Bonds which will change depending upon what is happening in the Bond market at the time of issuance; and b) the increasing costs of design and construction of the Public Improvements that may occur between when the Service Plan is approved and when the Public Improvements are completed.

(e) Adequate service is not, and will not be, available to the area through the City or county or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis. The proposed improvements are not, and upon information and belief, will not be available to the area through the City or other existing municipality or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis. See (a) above.

(f) The facility and service standards of the District are compatible with the facility and service standards of each county within which the District is to be located and each municipality which is an interested party under C.R.S. Section 32-1-204(1), as amended. As stated in the Service Plan, all facilities and services proposed will be constructed in accordance with the standards and specifications of Jefferson County, the City of Lakewood, the State of Colorado, and any other appropriate jurisdictions.

(g) The proposal is in substantial compliance with a comprehensive plan adopted pursuant to the City Code. The proposal is in substantial compliance with The City of Lakewood's Comprehensive Plan, "Lakewood 2025: Moving Forward Together", which provides, inter alia, that "The city's image and character...depends on the maintenance and reinvestment in older portions of the community. As identified in the "Lakewood Innovates" chapter, revitalization and redevelopment of underutilized and underdeveloped commercial

properties will be key to improving the overall image of the city and attracting new residents and businesses. Encouraging private development and redevelopment that reflects the mixed-use desires of both the baby-boom and millennial generations will also lead to a positive image.”

The property to be included within the boundaries of the District is specifically included in several chapters of the Comprehensive Plan, including a designation as the “Federal Center Growth Area”, with the stated goal of “transforming the area...into a high-density mixed-use urban corridor in accordance with the Growth Area Land Use Map and transit-oriented development principles.”

The Developer of the project has thoroughly reviewed the Comprehensive Plan and is aware of the City’s desire to “move forward” through mixed-use developments in focused locations throughout the city, strategic growth areas for economic development, affordable housing, redevelopment opportunities, increased transit usage and transportation-oriented development, energy-efficiency, and investment in parks, trails, and recreational amenities, all of which are anticipated to be met through the development to be included within the District’s boundaries.

(h) The proposal is in compliance with any duly adopted City, regional, or State long-range water quality management plan for the area. The District, in collaboration with the Developer, will ensure that it will be in compliance with any duly adopted City, regional, or State long-range water quality management plan for the area.

(i) The creation of the District is in the best interests of the area proposed to be served. As summarized below, in addition to all of the reasons provided above, the creation of The Bend @ Lakewood Metropolitan District is in the best interests of the area to be served:

- A metropolitan district can raise funds for public infrastructure through municipal bonds with favorable rates and terms not available to private entities.
- Metropolitan Districts are not in the business of making a profit from the facilities and services provided.
- Specific statutes govern the expenditures and revenues of metropolitan districts.
- State-obligated budget, audit, and other financial filing and reporting requirements provide regulatory oversight of a metropolitan district’s operations.
- A metropolitan district is governed by local control over the services that are provided on a community basis.
- The metropolitan district is responsive and accountable for decisions through the election and public hearing process.
- The business of a metropolitan district is conducted at public meetings.

10. Conclusion

For the reasons stated in the Service Plan and explained further herein, it is requested that the City Council consider and approve the Service Plan for the proposed The Bend @ Lakewood Metropolitan District.

SERVICE PLAN FOR
THE BEND @ LAKEWOOD METROPOLITAN DISTRICT
CITY OF LAKEWOOD, COLORADO

Prepared by

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I. INTRODUCTION

A. Purpose and Intent.

The District is an independent unit of local government, separate and distinct from the City, and, except as may otherwise be provided for by State or local law or this Service Plan, its activities are subject to review by the City only insofar as they may deviate in a material manner from the requirements of the Service Plan. It is intended that the District will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District.

The primary purpose of the District will be to finance the construction of the Public Improvements and to provide the Public Improvements and services necessary to serve the development to be known as The Bend @ Lakewood (the “**Project**”). The Community is being developed by Lakewood Land Partners, LP (the “**Developer**”) and is anticipated to contain multifamily residential units and commercial development. Under all circumstances, the Project will be developed only in conformance with Approved Development Plans approved by the City.

B. Need for the District.

There are currently no other governmental entities, including the City, located in the immediate vicinity of the District that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment and financing of the Public Improvements needed for the Project. Formation of the District is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

C. Objective of the City Regarding the District Service Plan.

The City’s objective in approving the Service Plan for the District is to authorize the District to provide for the planning, design, acquisition, construction, installation, relocation, operation and maintenance, and redevelopment of the Public Improvements from the proceeds of Debt to be issued by the District and other legally available revenues. All Debt is expected to be repaid by taxes, fees, rates, tolls, and all other legally available revenues of the District. No debt service mill levy shall be imposed and collected at a level higher than the Maximum Debt Mill Levy, as hereinafter defined, for all taxable property within the boundaries of the District. Debt which is issued within these parameters and as further described in the Financial Plan will insulate property owners from excessive tax and Fee burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

This Service Plan is intended to establish a limited purpose for the District and explicit financial constraints. The primary purpose of the District is to provide for the Public Improvements associated with development of the Project. Operations and maintenance activities shall be allowed, subject to the limitations set forth in this Service Plan.

The District shall be authorized to finance the Public Improvements that can be funded from Debt to be repaid from Fees or from tax revenues collected from a mill levy which shall not exceed the Maximum Debt Mill Levy and which shall not exceed the Maximum Debt Mill Levy Imposition

Term, and all other legally available revenues of the District. It is the intent of this Service Plan to assure to the extent possible that no property bear an economic burden that is greater than that associated with the Maximum Debt Mill Levy in amount and that no property located within the boundaries of the District bear an economic burden that is greater than that associated with the Maximum Debt Mill Levy Imposition Term in duration even under bankruptcy or other unusual situations. Generally, the cost of Public Improvements that cannot be funded within these parameters are not costs to be paid by the District.

D. Section 14.29 of the City of Lakewood, Colorado Municipal Code Regulating Metropolitan Districts.

On January 13, 2025, the City Council adopted Ordinance O-2024-33 creating Code 14.29 of the City of Lakewood, Colorado Municipal Code regulating metropolitan districts. None of the property within the District is intended to be developed as for-sale residential property. Therefore, the specific provisions of Ordinance O-2024-33 and Section 14.29 of the City Code to apply to this District have been specifically set forth in the Service Plan for this District and any other provisions of Ordinance O-2024-33 and Section 14.29 of the City Code not specifically set forth in this Service Plan shall not apply to this District. If any term or provision(s) in this Service Plan conflicts with any term or provision(s) in Ordinance O-2024-33 or in Section 14.29 of the City Code, the term or provision contained in this Service Plan shall control. And if any term or provision(s) in Ordinance O-2024-33 or in Section 14.29 of the City Code is not included in this Service Plan such term or provision shall not apply to this District.

Notwithstanding the foregoing, as stated below, should any of the property located within the boundaries of the District be developed as or converted to for-sale residential property the District is required to request a Service Plan Amendment, which shall, as applicable, comply with any model service plan, ordinance, or City Code provision approved and in effect related to for-sale residential property at the time of such Service Plan Amendment.

II. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Approved Development Plan: means an approved site plan, final plat or other process established by the City for identifying, among other things, Public Improvements necessary for facilitating development of property within the Service Area as approved by the City pursuant to the City Code, as amended from time to time.

Board: means the board of directors of the District.

Bond, Bonds or Debt: means bonds or other obligations for the payment of which the District has promised to impose an ad valorem property tax mill levy and/or collect Fee revenue.

City: means the City of Lakewood, Colorado.

City Code: means the Municipal Code of the City of Lakewood, Colorado.

City Council: means the City Council of the City of Lakewood, Colorado.

Developer: means Lakewood Land Partners, LP, a Delaware limited partnership, and any successors or assigns.

District: means The Bend @ Lakewood Metropolitan District.

District Boundaries: means the boundaries of the area described by the District Boundary Map.

District Boundary Map: means the map attached hereto as **EXHIBIT C**, describing the boundaries of the District.

End User: means any owner, or tenant of any owner, of any taxable improvement within the District, who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. Nominees of commercial property owners and/or commercial tenants qualified as eligible electors pursuant to Section 32-1-103(5)(b), C.R.S. are End Users. However, a business entity that constructs for-sale single-family or for-sale multi-family units is not an End User.

External Financial Advisor: means a consultant that: (i) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (ii) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; and (iii) is not an officer or employee of the District and has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

Fees: means any rate, fee, toll, penalty or other charge imposed by the District and permitted by applicable law and this Service Plan for operations, maintenance, services, programs, improvements, facilities, debt and/or other uses of the District. The District shall have the power to levy assessments to be used to pay bonds issued by a Special Improvement District established by the District and such assessments will be considered Fees for purposes of this Service Plan.

Financial Plan: means the Financial Plan described in Section VI, and attached to this Service Plan as **EXHIBIT E**, which describes: (i) how the proposed Public Improvements are expected to be financed; and (ii) how the Debt is expected to be incurred. The figures in the Financial Plan relate only to the Property within the District Boundaries.

Maximum Debt Mill Levy: means the maximum mill levy the District is permitted to impose for payment of Debt as set forth in Section VI.C below.

Maximum Debt Mill Levy Imposition Term: means the maximum term for imposition of a mill levy on a particular property developed for residential uses as set forth in Section VI.D below.

Maximum Total Mill Levy: means the maximum total mill levy of the District, which includes the Maximum Debt Mill Levy and the Operation and Maintenance Mill Levy, which maximum total mill levy shall not exceed 65.000 mills; subject to the Mill Levy Adjustment.

Mill Levy Adjustment: means, if, on or after January 1, 2024, there are changes in the method of calculating assessed valuation or any constitutionally- or statutorily-mandated tax credit, cut or abatement, the Maximum Debt Mill Levy, Operations and Maintenance Mill Levy, and Maximum Total Mill Levy may be increased or decreased to reflect such changes, such increases and decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the applicable mill levy, as adjusted for changes occurring after January 1, 2024, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation, and any constitutional or legislative changes in the actual value against which the assessment rate is applied, shall be deemed to be a change in the method of calculating assessed valuation.

Operation and Maintenance Expenses: means (1) the costs of ongoing administrative, accounting, and legal services to the District; (2) the costs of any programming or services provided by the District; and (3) any ongoing operation and maintenance costs or the costs of repair, replacement, and depreciation of the Public Improvements. Operation and maintenance costs shall not include any ongoing operation and maintenance costs or the costs of repair, replacement, and depreciation of Public Improvements dedicated to the City unless provided for in an intergovernmental agreement with the City.

Operation and Maintenance Mill Levy: means the operation and maintenance mill levy as set forth in Section VI.J below.

Operation and Maintenance Plan: means the anticipated plan for funding and managing the operation and maintenance of Public Improvements that will be owned, maintained, operated or replaced by the District attached to this Service Plan as **EXHIBIT K**, which was prepared by professional, commercial entities that prepare similar plans and cost estimates in the normal course of their business.

Preliminary Capital Plan: means the plan attached to this Service Plan as **EXHIBIT D**, describing the plan for providing the Public Improvements anticipated in this Service Plan, which was prepared by professional, commercial entities that prepare similar plans and cost estimates in the normal course of their business.

Preliminary Development Plan: means The Bend Master Plan attached to this Service Plan as **EXHIBIT H**. The Preliminary Development Plan shall not bind the City when reviewing and making decisions regarding approvals. Approval of the Service Plan, along with the Preliminary Development Plan, does not impart approval of the development of any land use or any specific area within the District.

Project: means the development of property within the Service Area to be known as The Bend @ Lakewood.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped and financed as generally described in the Special District Act, and to be made in compliance with City Code, except as specifically limited in Section V below, to serve the future taxpayers and inhabitants of the Service Area as determined by the Board.

Service Area: means the property within the District Boundaries as amended by any inclusions and exclusions pursuant to Section III herein.

Service Plan: means this service plan for the District approved by City Council.

Service Plan Amendment: means an amendment to the Service Plan approved by City Council in accordance with this Service Plan, City Code and State law, as applicable.

Special District Act: means Section 32-1-101, et seq., of the Colorado Revised Statutes, as amended from time to time.

Special Improvement District: means one or more Special Improvement Districts established by the District pursuant to the Special District Act.

State: means the State of Colorado.

Taxable Property: means real or personal property within the Service Area subject to ad valorem taxes imposed by the District.

III. BOUNDARIES

The area of the District Boundaries includes approximately 59.0491 acres. A legal description of the District Boundaries is attached hereto as **EXHIBIT A**. A vicinity map is attached hereto as **EXHIBIT B**. A map of the District Boundaries is attached hereto as **EXHIBIT C**. It is anticipated that the District's boundaries may change from time to time as it undergoes inclusions and exclusions pursuant to Section 32-1-401, et seq., C.R.S., and Section 32-1-501, et seq., C.R.S., subject to the limitations set forth in Article V below.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

The Service Area consists of approximately 59.0491 acres of land which will be comprised of for-rent residential and commercial property. The property within the Service Area is currently classified as vacant land. The current assessed valuation of the Service Area is \$0.00 for purposes of this Service Plan and, at build out, is expected to be sufficient to reasonably discharge the Debt as projected under the Financial Plan. The population of the District at build-out is estimated to be approximately 3,350 people, based on a projected number of 2,000 multifamily units and 100,000 square feet of commercial, and a population estimate of 1.5 persons per multifamily unit and 3.5 employees per 1,000 square feet of commercial property.

Approval of this Service Plan by the City does not imply approval of the development of a specific area within the District, nor does it imply approval of the total site/floor area of commercial or residential buildings identified in this Service Plan or any of the exhibits attached thereto, unless the same is contained within an Approved Development Plan.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the District and Service Plan Amendment.

The District shall have the powers and authority pursuant to the Special District Act and other applicable statutes, common law, and the Colorado Constitution as described and limited in this section.

1. Operations and Maintenance.

The primary purpose of the District is to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate and maintain the Public Improvements. The District shall dedicate certain of the Public Improvements to the City or other appropriate jurisdiction in a manner consistent with this Service Plan, an Approved Development Plan and other rules and regulations of the City and applicable provisions of the City Code. The District shall be authorized to operate and maintain any part or all of the Public Improvements owned by the District, unless the provision of such operation and maintenance is prohibited pursuant to an intergovernmental agreement with the City; provided that any Fee imposed by the District for access to any park and recreation improvements shall not result in non-District City residents paying a user fee that is greater than, or otherwise disproportionate to, similar fees and taxes paid by residents of the District. However, the District shall be entitled to impose an administrative Fee as necessary to cover additional expenses associated with non-District City residents to ensure that District residents are not subsidizing the use of the park and recreation improvements by non-District City residents and the administrative Fee will not result in non-District City residents subsidizing the operations and maintenance of the park and recreation improvements by the District residents. Notwithstanding the foregoing, all parks and trails shall be open to the general public and non-District City residents free of charge, subject to any Rules and Regulations established by the District Board from time to time.

In addition, the District shall be authorized to provide ongoing services related to the operation and maintenance of water and sanitary sewer improvements, landscaping improvements, and related to covenant enforcement as provided under Section 32-1-1004(8)(a), C.R.S. During the period that the District operates such facilities, revenue to pay the expenses of operations may be obtained from fees legally imposed by the District or other legally available revenues of the District. Approval of this Service Plan by the City constitutes the City's agreement that the District may perform these functions.

2. Water.

The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for potable water and irrigation water facilities and systems, including, but not limited to, water rights, water supply, treatment, storage, transmission, and distribution systems for domestic, irrigation, fire control, and other public purposes, together with all necessary and proper reservoirs, treatment facilities, wells, equipment, and appurtenances incident thereto, which may include, but shall not be limited to, transmission lines, pipes, distribution mains and laterals, storage facilities, and ditches, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

All such improvements shall be designed, installed, maintained, and upgraded as required by the City Code.

Domestic water supply and service is anticipated to be provided to the property pursuant to one or more intergovernmental agreements, however the final means and parameters of such service have not been finalized as of the date of this Service Plan.

Notably, as set forth in Section V.A.18, below, the District may not: (a) issue any Debt; (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service funds; nor (c) impose and collect any Fees used for the purpose of repayment of Debt, prior to the approval by the City of an Approved Development Plan. The City will not approve any Approved Development Plan unless and until domestic water supply service to the property within the District is obtained. As a result, the District must secure adequate domestic water supply service before it may issue any Debt or impose a mill levy or fees for Debt. This strict limitation ensures that domestic water service will be obtained before the property in the District, and any future property owner or resident, will incur any significant financial obligation.

Nothing in this Service Plan in any way obligates any governmental entity, including, without limitation, the District or the City, to commit or expend any funds.

3. Sanitary Sewer.

The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for public sanitary sewers and to transport wastewater to an appropriate wastewater treatment facility, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

It is anticipated that sanitary sewer service to the property within the District will be provided pursuant to one or more intergovernmental agreements, however the final means and parameters of such service have not been finalized as of the date of this Service Plan.

Notably, as set forth in Section V.A.18, below, the District may not: (a) issue any Debt; (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service funds; nor (c) impose and collect any Fees used for the purpose of repayment of Debt, prior to the approval by the City of an Approved Development Plan. The City will not approve any Approved Development Plan unless and until sanitary sewer service to the property within the District is obtained. As a result, the District must secure adequate sanitary sewer service before it may issue any Debt or impose a mill levy or fees for Debt. This strict limitation ensures that sanitary sewer service will be obtained before the property in the District, and any future property owner or resident, will incur any significant financial obligation.

Nothing in this Service Plan in any way obligates any governmental entity, including, without limitation, the District or the City to commit or expend any funds.

4. Storm Sewer.

The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for flood and surface drainage improvements, including, but not limited to, storm sewer culverts, dams, channels, retaining walls, access way inlets, detention ponds, paving, roadside swales, curbs and gutters, disposal works and facilities, water quality facilities, and all necessary and proper equipment, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

5. Street Improvements.

The District shall have the power and authority on streets not dedicated to the City to finance, design, construct, acquire, install, maintain, and provide for streets and roadway improvements including, but not limited to, bridges, curbs, gutters, culverts, storm sewers and drainage facilities, detention ponds, retaining walls and appurtenances, sidewalks, paving, public parking, lighting, grading, landscaping, streetscaping, placement of underground utilities, snow removal, tunnels, and other street improvements, and architectural enhancements to any or all of the above, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. All such improvements shall be designed, installed, maintained, and upgraded as required by the City Code. It is expected that the District will be responsible for the long-term ownership and maintenance of certain streets within the Project, while other streets will be dedicated to the City for long-term ownership and maintenance consistent with Approved Development Plans. All streets dedicated to the City will be consistent with and in compliance with City rules and regulations.

6. Traffic Safety Protection.

The District shall have the power and authority on streets not dedicated to the City to finance, design, construct, acquire, install, maintain, and provide for safety protection through traffic control devices and safety controls on streets, as well as such other facilities and improvements as are necessary or prudent, including, but not limited to, signalization at intersections, traffic signs, area identification signs, directional assistance and driver information signs, with all necessary and incidental and appurtenant facilities, and land and easements, together with extensions and improvements thereto. All traffic and safety control devices will be consistent with and in compliance with City, Federal, and Manual on Uniform Traffic Control Devices (“MUTCD”) rules and regulations.

7. Parks and Recreation.

The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for park and recreation facilities, services, or programs including, but not limited to, grading, soil preparation, sprinkler systems, fencing, pavilions, playgrounds, playing fields, open space, bike trails, pedestrian trails, pedestrian bridges, picnic areas, common area landscaping, streetscaping, storage buildings and facilities, weed control, paving, decorative paving, outdoor functional and decorative lighting, community events, and other services, programs and facilities, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. To the extent the City

does not accept any such park and recreation improvements, such improvements may be owned and maintained by the District or a “community association”.

8. Mosquito Control.

The District shall have the power and authority to finance, design, construct, acquire, install, operate, maintain, and provide for systems and methods to create an integrated pest management plan with ecological/biological prevention and control approaches for elimination and control of mosquitoes.

9. Covenant Enforcement and Design Review.

The District shall have the power and authority to provide covenant enforcement and design review services subject to the limitations set forth in C.R.S. § 32-1-1004(8), as amended C.R.S. § 32-1-1101, as amended, and § 32-1-1004.5, as amended.

10. Limited Fire Protection.

The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services. However, the authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system shall not be limited by this provision. All such improvements shall be designed, installed, maintained, and upgraded as required by the City Code. The District will enforce no parking within Service and Emergency Vehicle Access Easements (SEVA) on District-owned streets and other areas owned by the District, if any.

11. Television Relay and Translation.

The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project.

12. Golf Course Construction Limitation.

Acknowledging that the City has financed public golf courses and desires to coordinate the construction of public golf courses in the City’s boundaries, the District shall not be authorized to plan, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain a golf course.

13. Construction Standards Limitation.

The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the City, other governmental entities having proper jurisdiction and those special districts that qualify as “interested parties” under Section 32-1-204(1), C.R.S., as applicable. The District will obtain the City’s approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

14. External Financial Advisor Limitation.

Prior to the issuance of any Debt issuance by the District, the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

To the extent any portion of the Debt is to be issued through a private placement to which Section 32-1-1101(7)(a), C.R.S. would apply (the "**Interest Rate Restricted Debt Portion**"), the requirements of such Section shall apply to determine the interest rate on the Interest Rate Restricted Debt Portion of the Debt.

15. Privately Placed Debt Limitation

In addition to the provisions set forth in Section 14 above, any Debt issued by the District to the Developer or any affiliate, subsidiary or other entity related to the Developer, shall comply with Section 32-1-1101(7)(a), C.R.S.

16. Inclusion/Exclusion Limitation.

The District shall not include within its boundaries any property outside the Service Area or exclude from its boundaries any property within the Service Area without the prior written consent of the City.

17. Overlap Limitation; Single District Structure.

The District shall not consent to the organization of any other district organized under the Special District Act within the Service Area which will overlap the boundaries of the District unless the aggregate mill levy for payment of Debt of such proposed district(s) will not at any time exceed the Maximum Debt Mill Levy of the District.

This Service Plan is for a single metropolitan District and shall not allow for the organization or operation of multiple metropolitan districts hereunder. Further, the District shall not be permitted to be divided into subdistricts or to establish special improvement districts as set forth in Section 32-1-101, et seq., C.R.S., without the prior written consent of the City.

18. Initial Debt Limitation.

On or before the effective date of approval by the City of an Approved Development Plan, the District shall not: (a) issue any Debt; (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service funds; nor (c) impose and collect any Fees used for the purpose of repayment of Debt.

19. Total Debt Issuance Limitation.

The District shall not issue Debt in excess of Seventy-Five Million Dollars (\$75,000,000), provided that such limitation is not applicable to refunding bonds issued to refund outstanding Debt. Special Improvement District Debt, if any, shall be included in the definition of Debt that is subject to the Total Debt Issuance Limitation.

The foregoing total debt issuance limitation may only be increased by amending this Service Plan with City Council approval. The foregoing Debt limitation is based on the estimated costs of the public improvements to be financed by the District, and the projections shown in the Financial Plan attached as **EXHIBIT E**, with a reasonable amount of additional Debt capacity to account for potential changes in market conditions.

20. Fee Limitation.

The District may impose and collect Fees as a source of revenue for District operations and maintenance expenses. The District may impose and collect Fees as a source of revenue for repayment of debt and/or for capital costs, however, no Fee(s) related to the funding of costs of a capital nature shall be authorized to be imposed upon or collected from Taxable Property owned or occupied by an End User which has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any Taxable Property owned or occupied by an End User. Notwithstanding any of the foregoing, the restrictions in this definition shall not apply to any Fee imposed upon or collected from Taxable Property for the purpose of funding operation and maintenance costs of the District.

21. Funds from Other Governmental Sources.

The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the City is eligible to apply for, except pursuant to an intergovernmental agreement with the City. The District shall notify the City Manager of any District application for grant funds no later than the date the application is submitted.

22. Consolidation Limitation.

The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the City.

23. Bankruptcy Limitation.

All of the limitations contained in this Service Plan, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, Maximum Debt Mill Levy Imposition Term and the Fees have been established under the authority of the City to approve a Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

(a) shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment approved by the City Council; and

(b) are, together with all other requirements of Colorado law, included in the “political or governmental powers” reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the “regulatory or electoral approval necessary under applicable nonbankruptcy law” as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S., and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the City Council as part of a Service Plan Amendment.

24. Eminent Domain Limitation.

The District’s use of its power of eminent domain or dominant eminent domain shall first require approval by City Council resolution.

25. Specific Ownership Tax.

The District shall remit all specific ownership tax received by the District to the City within thirty (30) calendar days of receipt by the District.

26. Website.

When a district is required to have a website in accordance with the requirements of C.R.S. Section 32-1- 104.5, the District shall establish, maintain and annually update a public website or provide information on a shared community website, on which the District will timely post all information and documents required by C.R.S. § 32-1- 104.5.

In addition, the District’s website: (i) shall be referenced on all its communications, (ii) shall provide a method for two-way communication between District electors and the district; (iii) shall include an illustration of the District’s boundaries on an aerial image; and (iv) shall

require District elector email addresses to be used only for District business communication purposes.

The District shall prominently display the following statement in bold type upon its website:

SPECIAL TAXING DISTRICTS MAY BE SUBJECT TO GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. PROPERTY OWNERS IN SUCH DISTRICTS MAY BE PLACED AT RISK FOR INCREASED MILL LEVIES AND TAX TO SUPPORT THE SERVICING OF SUCH DEBT WHERE CIRCUMSTANCES ARISE RESULTING IN THE INABILITY OF SUCH A DISTRICT TO DISCHARGE SUCH INDEBTEDNESS WITHOUT SUCH AN INCREASE IN MILL LEVIES. BUYERS SHOULD INVESTIGATE THE SPECIAL TAXING DISTRICTS IN WHICH THE PROPERTY IS LOCATED BY CONTACTING THE COUNTY TREASURER, BY REVIEWING THE CERTIFICATE OF TAXES DUE FOR THE PROPERTY, AND BY OBTAINING FURTHER INFORMATION FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR.

27. Material Modifications; Service Plan Amendment Requirement.

This Service Plan has been designed with sufficient flexibility to enable the District to provide required services and facilities under evolving circumstances without the need for numerous amendments, but this Service Plan may be amended pursuant to the provisions of the Special District Act.

The District is an independent unit of local government, separate and distinct from the City, and its activities are subject to review by the City if they deviate in a material manner from the requirements of this Service Plan. As such, actions of the District which violate the limitations set forth in this Service Plan shall be deemed to be material modifications to this Service Plan and the City shall be entitled to all remedies available under State and local law to enjoin such actions of the District.

a. Material Modifications

i. Any City approval requirements contained in this Service Plan (including, without limitation, any provisions requiring that a change, request, occurrence, act or omission be treated as a Service Plan Amendment or be deemed a “**Material Modification**” of the Service Plan) shall remain in full force and effect, and, unless otherwise provided by the City, such City approval shall continue to be required, notwithstanding any future change in law modifying or repealing any statutory provision concerning service plans, amendments thereof or modifications thereto.

ii. Pursuant to C.R.S. § 32-1-207, as amended, the District shall obtain prior written approval of the City Council before making any material modification to this Service Plan. Material modifications require a Service Plan Amendment and include modifications of a basic or essential nature, including, but not limited to, the following: any

addition to the types of services or improvements provided by the District; a decrease in the level of services; a decrease in the financial ability of the District to discharge the existing or proposed indebtedness; an increase or decrease in the existing or projected need for organized service in the area; modifications to the District's boundaries; exceeding the Debt limitation set forth in this Service Plan; exceeding the Maximum Debt Mill Levy; exceeding the Maximum Debt Mill Levy Imposition Term; and applying for grants or other funds for which the City is eligible without an agreement with the City Council.

iii. Prior to legal action pursuant to C.R.S. § 32-1-207(3), as amended, for a material modification without City approval, the following shall occur:

(1) If a District Board identifies an intended action, that may be included as provided in C.R.S. § 32-1-207, as amended, or as provided in Section V.A.27.A.2 of this Service Plan, that such Board asserts is not a material modification, such assertion and supporting reasoning shall be provided in writing to the City Manager and City Attorney. The City Manager shall immediately transmit the information to the City Council. The City Council shall direct the City Manager whether to concur with the Board. The City's response shall be in writing and shall occur within forty-five (45) calendar days of receiving the Board's assertion and reasoning. If the response is concurrence, the District may proceed. Failure of the City to respond within forty-five (45) calendar days shall be deemed concurrence. If the response is not concurrence, the Board and City shall follow the procedures outlined in the Special District Act, C.R.S. § 32-1-207(3).

(2) If the City identifies an action or potential action by the District or its Board that the City asserts is a Material Modification, whether or not included on the list pursuant to section 14.29.050(J)(1) of the City Code, such assertion and supporting reasoning shall be provided in writing to the Board. The Board shall, within forty-five (45) calendar days of receiving the City's assertion and reasoning, respond in writing to the City. If the response is concurrence, the District shall not proceed with such action or potential action unless a Service Plan Amendment allowing such action or potential action is approved. Failure of the Board to respond within forty-five (45) calendar days shall be deemed concurrence. If the response is not concurrence, the Board and City shall follow the procedures outlined in the Special District Act, C.R.S. § 32-1-207(3).

(3) In the event the District plans to undertake an action which may not be permitted by this Service Plan, it shall be the District's responsibility to contact City staff to seek an administrative determination as to whether the action in question is permitted by the Service Plan. If City staff determines that the action may constitute a material modification, the District shall submit a proposal for action to the City Council. Thereafter, City Council will determine whether the proposed action constitutes a material modification. If City Council determines that the proposed action constitutes a material modification, then the action shall be prohibited and constitute a material modification of this Service Plan requiring an amendment pursuant to this Service Plan and C.R.S. § 32-1-207(2). If the District and either City staff or City Council are unable to agree as to whether a specific action is permitted by this Service Plan or is a material modification requiring a Service Plan Amendment, the District, City staff, and the City Council shall meet and confer in good faith and attempt to resolve their disagreement before pursuing any remedy at law.

b. Required Service Plan Amendment

i. In addition to the events or conditions enumerated in C.R.S. 32-1-207(2), the occurrence of any of the following actions, events or conditions, subsequent to the date of approval of this Service Plan, shall constitute Material Modifications, requiring a Service Plan Amendment:

(1) As stated above, the Service Area currently consists of for-rent residential and commercial property. Should any of the property located within the boundaries of the District be developed as, or converted to, for-sale residential property, the District is required to request a Service Plan Amendment, which shall, as applicable, comply with any model service plan or ordinance approved and in effect related to for-sale residential property at the time of such Service Plan Amendment.

(2) The failure of the District to provide any essential Public Improvements or services described in this Service Plan when necessary to preserve the public health, safety, or welfare or necessary to serve approved development within the District.

(3) The occurrence of any event or condition defined under this Service Plan necessitating a Service Plan Amendment.

(4) Creation of a special improvement district.

(5) The material default by the District under any other intergovernmental agreement or written agreement with the City.

(6) Any formal application that is a significant deviation from the Preliminary Development Plan submitted with the Service Plan shall be considered a Material Modification to the Service Plan to the Service Plan subject to approval by the City Council. For purposes of this section, a significant deviation means a material change from the Preliminary Development Plan. Any Petitioner or Applicant may request a determination letter as to whether a change in the Preliminary Development Plan is considered a significant deviation. The determination as to whether a change in the Preliminary Development Plan constitutes a significant deviation shall be made by City Council. When requested by the District, the City shall provide a certification in a form approved by the City Attorney's Office, stating that no such significant deviation from the Preliminary Development Plan submitted with the Service Plan has been received by the City as of the date of such certification. The District shall coordinate the date of such certification with the City Attorney's Office.

(7) Any proposed activity of the District determined to be a Material Modification of the Service Plan pursuant to Sections 14.29.050.J, and 14.29.090.A of Section 14.29 of the City Code.

(8) Any other action, event or condition identified in this Service Plan by the District or the City as a Material Modification.

B. Preliminary Engineering Survey.

The District shall have the authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance and financing of the Public Improvements as set forth herein within and without the boundaries of the District as provided by the Special District Act and as may be more specifically defined in an Approved Development Plan. A Preliminary Infrastructure Plan, including (1) a list of the proposed Public Improvements to be developed by the District, and (2) an estimate of the costs of the proposed Public Improvements, is attached hereto as **EXHIBIT D**. An estimate of the costs of the proposed Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained or financed was prepared based upon a preliminary engineering survey and is, with contingency, is currently anticipated to be approximately \$50,008,401.

All of the Public Improvements will be designed in such a way as to assure that the Public Improvements' standards will be compatible with those of the City, other applicable local, state, federal, or other jurisdictions or special districts, and in accordance with the requirements of any Approved Development Plan. All construction cost estimates are based on the assumption that construction conforms to applicable local, State or federal requirements.

VI. FINANCIAL PLAN

A. General.

The District shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from its revenues and by and through the proceeds of Debt to be issued by the District. The Financial Plan for the District shall be to issue such Debt as the District can reasonably pay within the Maximum Debt Mill Levy Imposition Term from revenues derived from the Maximum Debt Mill Levy, Fees and other legally available revenues.

The total Debt that the District shall be permitted to issue shall not exceed Seventy Five Million Dollars (\$75,000,000) and shall be permitted to be issued on a schedule and in such year or years as the District determines shall meet the needs of the District and phased to serve development as it occurs; provided that such limitation is not applicable to refunding bonds issued to refund outstanding Debt. All bonds and other Debt issued by the District may be payable from any and all legally available revenues of the District, including general *ad valorem* taxes and Fees to be imposed upon all taxable property of the District.

The District may also rely upon various other revenue sources authorized by law. These include, but are not limited to, the power to assess Fees, rates, tolls, penalties, or charges as provided in Section 32-1- 1001(1), C.R.S., as amended from time to time. As required by State law, any such Fees, rates, tolls, penalties, or charges must be reasonable in light of the services actually furnished by the District.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt is not expected to exceed

eighteen percent (18%). For Interest Rate Restricted Debt Portion Debt, the requirements of Section 32-1-1101(7)(a) shall apply to determine the interest rate on the Interest Rate Restricted Debt Portion. The proposed maximum underwriting discount is five percent (5%). Debt, when issued, will comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities.

C. Maximum Debt Mill Levy.

The “Maximum Debt Mill Levy” shall be the maximum mill levy a District is permitted to impose upon the taxable property within such District for payment of Debt, and shall be determined as follows:

1. For the portion of any aggregate Debt which exceeds fifty percent (50%) of the District’s assessed valuation, the Maximum Debt Mill Levy for such portion of Debt shall be fifty (50.000) mills less the number of mills necessary to pay unlimited mill levy Debt described in Section VI.C.2 below; subject to the Mill Levy Adjustment.

2. For the portion of any aggregate Debt which is equal to or less than fifty percent (50%) of the District’s assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the Debt service on such Debt, without limitation of rate.

3. For purposes of the foregoing, once Debt has been determined to be within Section VI.C.2 above, so that the District is entitled to pledge to its payment an unlimited ad valorem mill levy, the District may provide that such Debt shall remain secured by such unlimited mill levy notwithstanding any subsequent change in the District’s Debt to assessed ratio. All Debt issued by the District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S., and all other requirements of State law.

D. Maximum Debt Mill Levy Imposition Term.

The District shall not impose a levy for repayment of any and all Debt (or use the proceeds of any mill levy for repayment of Debt) on any single property developed for residential uses that exceeds forty (40) years after the year of the initial imposition of such mill levy. The Maximum Debt Mill Levy Imposition Term cannot be extended unless a majority of the Board of Directors of the District are End Users of the District and have voted in favor of a refunding of a part or all of the Debt and such refunding will result in a net present value savings as set forth in Section 11-56-101, et seq., C.R.S.

E. Debt Repayment Sources.

The District may impose a mill levy on taxable property within its boundaries as a primary source of revenue for repayment of debt service. The District may also rely upon various other revenue sources authorized by law. Such revenues may include Fees as provided in Section 32-1-1001(1), C.R.S., as amended from time to time, provided such Fees are authorized by this Service Plan, as well as any and all other legally available revenue. In no event shall the debt service mill

levy exceed the Maximum Debt Mill Levy or the Maximum Debt Mill Levy Imposition Term, except as provided in Section VI.C. above.

F. Debt Instrument Disclosure Requirement.

In the text of each Bond and any other instrument representing and constituting Debt, the District shall set forth a statement in substantially the following form:

By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond, and in the Service Plan for creation of the District.

In addition, in the text of each Debt solicitation and Debt instrument issued by or on behalf of the District, the District shall include a disclosure of the District's Debt limitations, including but not limited to, the total Debt that the District is permitted to issue, the Maximum Debt Mill Levy, the Maximum Total Mill Levy, and the Maximum Debt Mill Levy Imposition Term, as outlined in this Service Plan.

Similar language describing the limitations in respect to the payment of the principal of and interest on Debt set forth in this Service Plan shall be included in any document used for the offering of the Debt for sale to persons, including but not limited to, a developer of property within the boundaries of the District.

G. Notification to City's Chief Financial Officer.

At least thirty (30) days prior to the issuance of any Debt, for notification purposes only, the District shall deliver to the City's Chief Financial Officer a Financing Plan for such Debt issuance that models the assumed revenue for repayment of the Debt as amortized (as applicable).

H. Security for Debt.

The District shall not pledge any revenue or property of the City as security for the indebtedness set forth in this Service Plan. Approval of this Service Plan shall not be construed as a guarantee by the City of payment of any of the District's obligations, nor shall anything in this Service Plan be construed so as to create any responsibility or liability on the part of the City in the event of default by the District in the payment of any such obligation.

I. TABOR Compliance.

The District will comply with the provisions of TABOR. In the discretion of the Board, the District may set up other qualifying entities to manage, fund, construct and operate facilities,

services and programs. To the extent allowed by law, any entity created by the District will remain under the control of the District's Board.

J. District's Operating Costs.

The estimated cost of acquiring land, engineering services, legal services and administrative services, together with the estimated costs of the District's organization and initial operations, is part of the estimated cost of Public Improvements, which will be eligible for reimbursement from Debt proceeds.

In addition to the capital costs of the Public Improvements, the District will require operating funds for administration and to plan and cause the Public Improvements to be constructed and maintained. The first year's operating budget for the District is anticipated to be approximately one hundred thousand dollars (\$100,000) and will be derived from any and all legally available revenue. The following table provides an estimate of the District's annual operating expenses by category of expense for the first year of operation:

Activity	Est. Annual Expense
Management	\$25,000
Legal	\$30,000
Accounting	\$25,000
Insurance	\$8,000
Website	\$2,500
Audit/Audit Exemption	\$5,000
General Admin.	\$2,750
Water and Sanitation	*
Repair and Maintenance	
Contingency	\$1,750
TOTAL	\$100,000

* There will be no operating expense in the first year following Metro District formation. However, future expense is anticipated to perform monthly water monitoring and annual maintenance on the lines (following occupancy in 2027).

The District's estimated Operation and Maintenance Plan related to the District's water and sanitary sewer services is attached to this Service Plan as **EXHIBIT K**.

The District may impose a mill levy on taxable property within its boundaries as a primary source of revenue for operations and maintenance.

The Maximum Debt Mill Levy for the repayment of Debt shall not apply to the District's ability to increase its mill levy as necessary for provision of operation and maintenance services to its taxpayers and service users, however, the mill levy imposed for Operations and Maintenance

Expenses when combined with the Maximum Debt Mill Levy shall not exceed the Maximum Total Mill Levy, subject to the Mill Levy Adjustment.

It is anticipated that the Developer will advance funds to the District to pay its Operations and Maintenance Expenses until such time as the District has sufficient revenue from its Operation and Maintenance Mill Levy. The District shall be authorized to reimburse the Developer for such advances with interest, provided, however that such interest shall be calculated as simple interest and shall not allow for the accrual of compound interest.

K. District Reimbursement of Public Improvement Related Costs

Prior to the reimbursement to any funding party for costs incurred in the organization of the District, or funds expended on the District's behalf related to the Public Improvements, or for the acquisition of any part of the Public Improvements, the District shall require the following:

1. Receipt of a report of an engineer retained by the District, independent of the Developer or funding party, and licensed in the state of Colorado, verifying that, in such engineer's professional opinion, the reimbursement for the costs of the Public Improvements that are the subject of the reimbursement or acquisition, including the construction costs and the soft costs, but excluding the accounting and legal fees, are reasonable and related to the provision of the Public Improvements or to the District's organization. Such report shall be based upon copies of the invoices (which shall include detail comparable to the information typically included in invoices or payments for such work and no less detailed than the information provided to the party to be reimbursed), bills, and requests for payment provided to the District.
2. Receipt of a report of an accountant retained by the District, independent of the Developer or funding party and licensed in the state of Colorado, verifying that, in such accountant's professional opinion, the reimbursement for the accounting and legal fees that are the subject of the reimbursement or acquisition are reasonable and related to the Public Improvements or the District's organization.
3. Any interest charged on amounts advanced for later reimbursement shall not exceed a rate of eight percent (8%), provided, however, that such interest shall be calculated as simple interest and shall not allow for the accrual of compound interest.
4. No subcontracting or other arrangement shall be used to prevent disclosure of the work for which reimbursement is sought, the cost of the work, or the parties involved.

L. Annual Audits

Notwithstanding the provisions of Section 29-1-601, et seq., C.R.S., which allow for audit exemptions under certain circumstances, the District shall cause to be made an annual audit of the financial statements of the District for each fiscal year in which the District has outstanding Debt.

VII. ANNUAL REPORT

A. General.

The District shall be responsible for submitting an annual report to the City Manager's Office no later than October 1st of each year following the year in which the Order and Decree creating the District has been issued.

B. Reporting of Significant Events.

The annual report shall include information as applicable for the reporting year as follows:

1. Boundary changes made.
2. Intergovernmental Agreements with other governmental entities, either entered into or terminated.
3. Access information to obtain a copy of rules and regulations adopted by the Board.
4. A summary of all litigation involving public improvements owned by the District.
5. The status of the construction of public improvements by the District.
6. A list of all facilities or improvements constructed by the District that were conveyed or dedicated to the City.
7. The final assessed valuation of the District as of December 31 of the reporting year.
8. A copy of the current year's budget.
9. A copy of the audited financial statements, if required by the 'Colorado Local Government Audit Law', Part 6 of Article 1 of Title 29, or the application for exemption from audit, as applicable.
10. Notice of any uncured defaults existing for more than ninety (90) days under any Debt instrument of the District.
11. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety (90) day period.

VIII. DISSOLUTION

It is expected that the District will exist in perpetuity to operate and maintain all District-owned Public Improvements and to provide the services described in this Service Plan. However, in the event the District is able to make adequate provision for the payment of all Debt and arrange

for any authorized services, operations and maintenance functions to be undertaken by a separate entity or discharged, the District may be dissolved pursuant to the applicable State statutes. In no event shall dissolution occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes.

IX. DISCLOSURE TO PURCHASERS

The District shall provide a disclosure document, approved by the City Manager and the City Attorney, which shall be consistent with the Model Disclosure Document, as applicable for the product type within the boundaries of the District, a form of which is attached to this Service Plan as **EXHIBIT F**. Said disclosure shall, at a minimum, be made available as follows:

1. Provided by the City on the City's website on a page dedicated to Metropolitan District information;
2. Provided by the District on the District's website; and
3. Recorded by the District in the Jefferson County Clerk and Recorder's property records prior to the earlier of:
 - a. Sale of any property within the District, or
 - b. No later than ten (10) calendar days after the recordation of the court order issued pursuant to Section 32-1-305(6), C.R.S.; and
4. Recorded by the City in the Jefferson County Clerk and Recorder's property records concurrent with the recordation of each subdivision located partially or wholly within the boundaries of the District.

In addition, the District will use reasonable efforts to assure that the Developer provides written notice to all purchasers of residential property in the District who purchase property from the Developer (including any of Developer's affiliates, subsidiaries, or related entities). A proposed form of such notice, which includes a signature line for a purchaser to acknowledge receipt of such notice, is attached as **EXHIBIT G**.

X. MISCELLANEOUS ADDITIONAL REQUIREMENTS AND CONSIDERATIONS

A. Elections; Election Notices; Notice of Vacancies.

1. Elections
 - a. All regular District elections shall be conducted by mail ballot pursuant to Section 1-13.5- 101, et seq., C.R.S.
 - b. None of the following actions shall be permitted unless a majority of the Board of Directors of the District are End Users of the District:

i. Any election authorized or required by Article 10, Section 20, of the Colorado Constitution (TABOR) except as necessary to authorize any of the following:

(1) No more than the maximum initial Debt pursuant to section 14.29.050(D)(2) of the City Code and the Debt service mill levy necessary to issue such Debt, revenue from which shall only be used to service the initial Debt.

(2) No more than the maximum operating mill levy pursuant to section 14.29.050(E)(2) of the City Code.

(3) Any action to expand the number of Board seats from its original number.

2. Election Notices

a. In addition to any and all election notices required by law, for all regular District elections after the District's organization, the following shall occur:

i. Call for Nominations

(1) At least thirty (30) and no more than sixty (60) days prior to the date of any regular District election, the District shall mail, at the lowest cost option to the District, the Call for Nominations as required by Section 1-13.5-501(1), C.R.S., to each mailing address associated with at least one eligible elector within the boundaries of the District.

(2) At least thirty (30) and no more than sixty (60) days prior to the date of any regular District election, the District shall post the Call for Nominations as required by Section 1-13.5-501(1), C.R.S., on the District's website, with such posting ending no earlier than sixty-five (65) days prior to any regular District election.

ii. Notice of Election

(1) For any regular District election that is not cancelled pursuant to Section 1-13.5.305, C.R.S., at least twenty (20) days prior to the date of any regular District election, the District shall mail to each address associated with at least one eligible elector within the boundaries of the District, the Notice of Election, in the form required by Section 1-13.5-502(1), C.R.S.

(2) For any regular District election that is not cancelled pursuant to Section 1-13.5.305, C.R.S., the District shall post the Notice of Election, in the form required by Section 1-13.5-502(1), C.R.S., on its website at least twenty (20) days prior the date of the regular election.

iii. Vacancies

(1) In the event there arises a vacancy on the Board of Directors at any time, the District shall cause written notice of such vacancy, or vacancies, to be

mailed, at the lowest cost option to the District, to all eligible electors within the District's boundaries prior to filling such vacancy(ies).

The District may rely upon information supplied by the Jefferson County Assessor's Office in complying with the foregoing requirements of this Section X.A.

B. Annual Community Meeting.

The District shall hold at least one community meeting each calendar year, the purpose and intent of such meeting being to provide an opportunity for the District's Board of Directors, the District's residents, tenants, and members of the surrounding community to meet and discuss issues affecting the District and the larger community ("**Annual Community Meeting**").

Each Annual Community Meeting shall be held and conducted consistent with the requirements of Section 32-1-903, C.R.S., as the same may be amended from time to time. In addition to providing notice of the regular or special meeting as required by the Special District Act, at least 14 days prior to each Annual Community Meeting the District shall send written notice of the date, time and location of the Annual Community Meeting by U.S. Mail or electronic mail to the governing body of each existing municipality or special district that has levied an ad valorem tax within the next preceding tax year and that has boundaries within a radius of three miles of the District's boundaries.

XI. INTERGOVERNMENTAL AGREEMENT

The form of the intergovernmental agreement between the City and the District required by the City Code, relating to the limitations imposed on the District's activities, is attached hereto as **EXHIBIT J**. The Board shall approve and enter into the intergovernmental agreement between the City and the District at its first Board meeting and prior to any other Board action. The Board shall approve any amendments to the City-District IGA at its first meeting subsequent to the City's approval of such amendment and prior to any other Board action. Failure of the District to execute the City-District IGA as required herein shall constitute a material modification and shall require a Service Plan Amendment. The City Council shall approve the intergovernmental agreement between the City and the District at the public hearing approving this Service Plan. No other enabling, controlling, contractual, and/or operations documents that would affect or be executed by the District shall be approved without attachment to this Service Plan by amendment signed by the parties hereto.

XII. CONCLUSION

It is submitted that this Service Plan for the District, as required by Section 32-1-203(2), C.R.S., establishes that:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the District;
2. The existing service in the area to be served by the District is inadequate for present and projected needs;

3. The District is capable of providing economical and sufficient service to the area within its proposed boundaries;
4. The area to be included in the District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;
5. Adequate service is not, and will not be, available to the area through the City or county or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;
6. The facility and service standards of the District are compatible with the facility and service standards of the City within which the special districts are to be located and each municipality which is an interested party under Section 32-1-204(1), C.R.S.;
7. The proposal is in substantial compliance with a comprehensive plan adopted pursuant to the City Code;
8. The proposal is in compliance with any duly adopted City, regional or State long-range water quality management plan for the area; and
9. The creation of the District is in the best interests of the area proposed to be served.

EXHIBIT A

Legal Description

EXHIBIT A

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF (W 1/2) OF SECTION 9 AND IN THE EAST ONE-HALF (E 1/2) OF THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8, AS MONUMENTED BY A RECOVERED 2-3/4" ALUMINUM CAP, ILLEGIBLE, WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 8, AS MONUMENTED BY A RECOVERED 3-1/4" BRASS CAP IN RANGE BOX, STAMPED "LS 19591" BEARS S 89°45'48" W, A DISTANCE OF 2619.77 FEET, FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE S 00°05'35" E, A DISTANCE OF 290.02 FEET TO THE POINT OF BEGINNING;

THENCE N 89°45'58" E, A DISTANCE OF 50.02 FEET;

THENCE N 81°10'48" E, A DISTANCE OF 858.76 FEET;

THENCE N 89°14'30" E, A DISTANCE OF 490.67 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 58°20'03", A RADIUS OF 390.00 FEET, AN ARC LENGTH OF 397.07 FEET; AND A CHORD BEARING AND DISTANCE OF S 31°29'25" W, 380.14 FEET;

THENCE S 60°39'26" W, A DISTANCE OF 403.57 FEET;

THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 58°49'57", A RADIUS OF 213.00 FEET, AN ARC LENGTH OF 218.71 FEET; AND A CHORD BEARING AND DISTANCE OF S 31°14'28" W, 209.23 FEET;

THENCE S 01°49'30" W, A DISTANCE OF 269.32 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 29°53'01", A RADIUS OF 562.93 FEET, AN ARC LENGTH OF 293.61 FEET; AND A CHORD BEARING AND DISTANCE OF S 16°48'04" W, 290.29 FEET;

THENCE S 31°44'35" W, A DISTANCE OF 168.45 FEET;

THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 22°20'35", A RADIUS OF 495.00 FEET, AN ARC LENGTH OF 193.03 FEET; AND A CHORD BEARING AND DISTANCE OF S 20°34'16" W, 191.81 FEET;

THENCE S 09°23'57" W, A DISTANCE OF 620.97 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 09°22'40", A RADIUS OF 1,005.00 FEET, AN ARC LENGTH OF 164.49 FEET; AND A CHORD BEARING AND DISTANCE OF S 04°39'23" W, 164.31 FEET;

THENCE S 00°01'57" E, A DISTANCE OF 168.41 FEET;

THENCE S 88°48'16" W, A DISTANCE OF 56.85 FEET;

THENCE N 00°01'48" W, A DISTANCE OF 642.06 FEET;

THENCE S 89°58'12" W, A DISTANCE OF 964.14 FEET;

THENCE N 00°00'32" W, A DISTANCE OF 1,667.13 FEET;

THENCE S 72°53'41" E, A DISTANCE OF 60.00 FEET;

THENCE N 68°55'37" E, A DISTANCE OF 238.59 FEET;

THENCE N 89°45'58" E, A DISTANCE OF 374.38 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 2,572,177 SQ. FT. OR 59.0491 ACRES, MORE OR LESS.

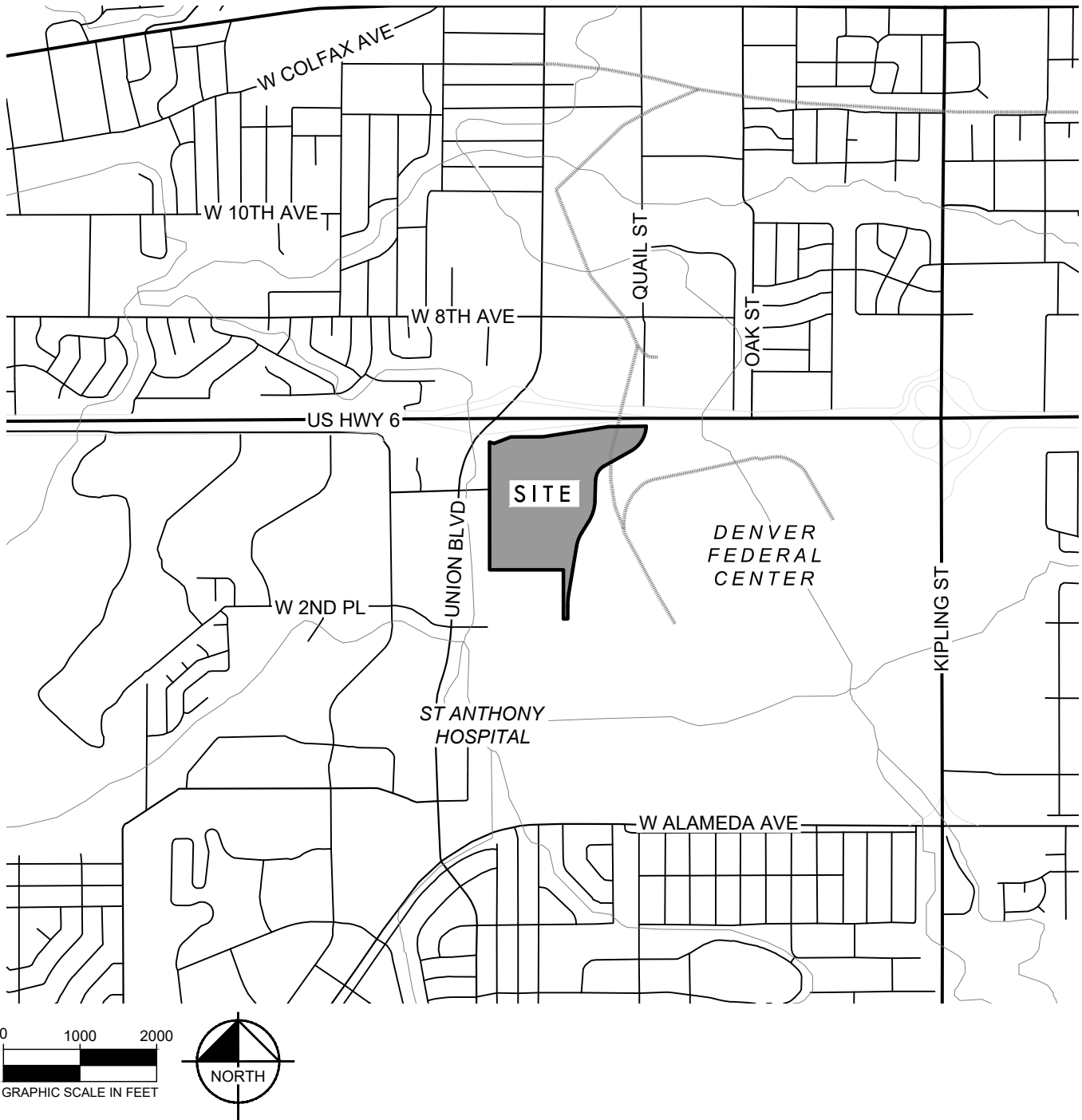
EXHIBIT B

Lakewood Vicinity Map

EXHIBIT B

VICINITY MAP

A PORTION OF THE WEST HALF OF SECTION 9 AND EAST HALF OF SECTION 8,
TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO



NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.

Kimley»Horn

6200 SOUTH SYRACUSE WAY, #300
GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 2000'	PTM	DRW	May, 2024	Unsaved D	2 OF 3

EXHIBIT C

District Boundary Map

EXHIBIT C

A PORTION OF THE WEST HALF OF SECTION 9 AND EAST HALF OF SECTION 8,
TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO

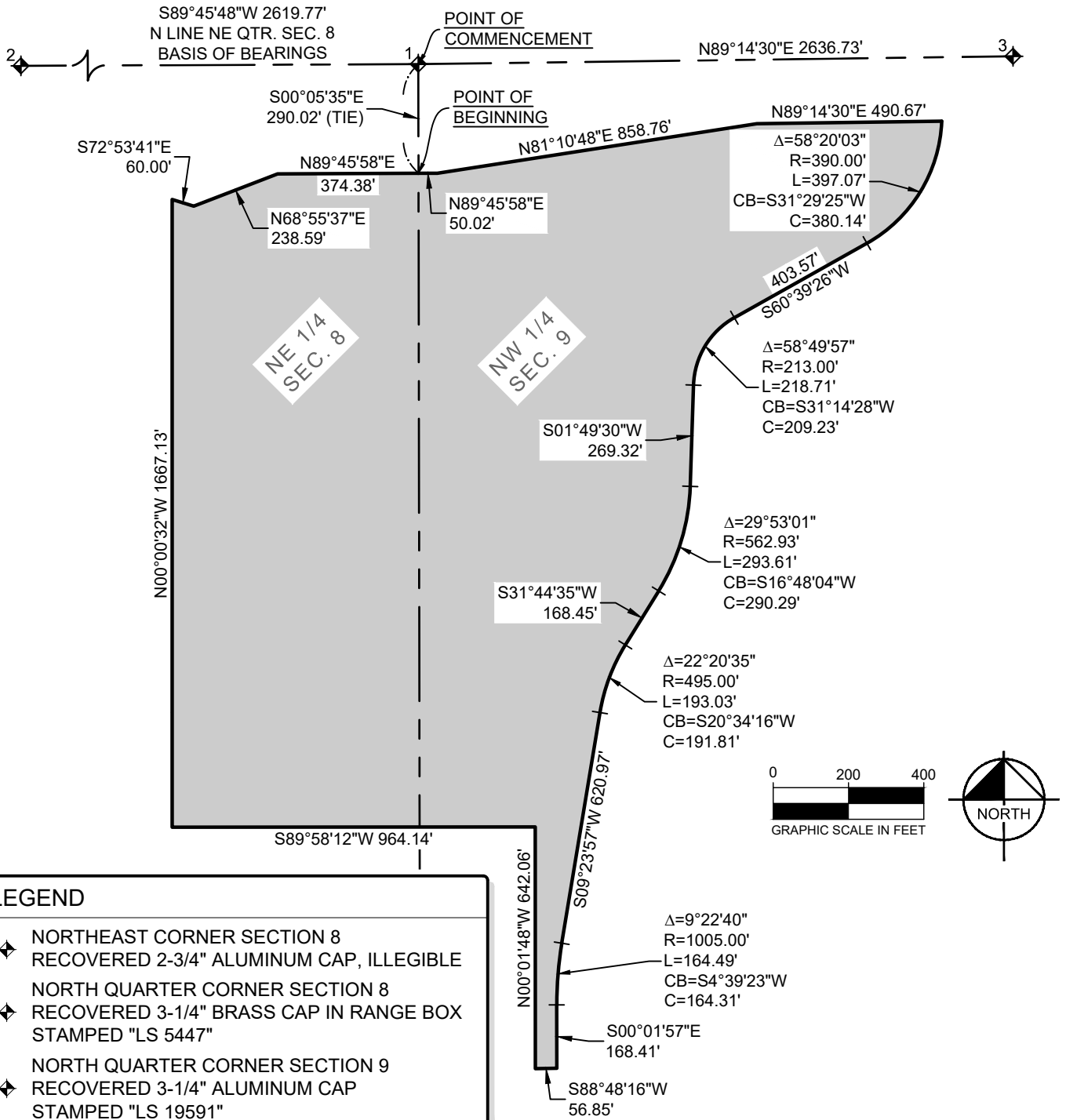


EXHIBIT D

Preliminary Capital Plan with Cost Estimates

The Bend @ Lakewood Infrastructure

Cost	\$	Notes
Qualified URA or District Infrastructure		
Traffic Offsite Improvements	3,844,676	
Offsite Utilities (Excl. Sewer & Water)	835,636	
Onsite Roads & Utilities	14,936,502	
Public Recreation Facility	3,000,000	
Environmental Site Remediation	11,361,735	
LPC Development Mgmt. Fee	234,016	5% of off-sites
Soft Costs (Architecture & Engineering)	1,000,000	
Legal / Other Consultants	500,000	
Contingency	1,785,628	5%
Subtotal: Qualified URA or District Infrastructure	37,498,194	
Qualified District Infrastructure		
Offsite Utilities (Sewer & Water)	10,728,079	
Soft Costs (Architecture & Engineering)	650,000	
LPC Development Mgmt. Fee	536,404	5% of off-sites
Contingency	595,724	5%
Subtotal: Qualified District Infrastructure	12,510,207	
Total	50,008,401	

OFF SITES TRAFFIC

02-SITEWORK

02.022003-Site Preparations

Selective Site Demolition	GEJ Earthworks	1 ls	\$134,736.00	\$	134,736
Earthworks - Mobilization	GEJ Earthworks	1 ls	\$15,781.00	\$	15,781
Earthworks - Survey & Layout	GEJ Earthworks	1 ls	\$5,698.00	\$	5,698
Earthworks - Aggregate Base for Sidewalks & Drives	GEJ Earthworks	1 ls	\$102,801.00	\$	102,801
Earthworks - Clearing & Grubbing	GEJ Earthworks	1 ls	\$28,658.00	\$	28,658
Earthworks - Rough Grading	GEJ Earthworks	1 ls	\$226,080.00	\$	226,080
Earthworks - Fine Grading	GEJ Earthworks	1 ls	\$135,990.00	\$	135,990
Selective Tree and Shrub Removal	GEJ Earthworks	1 ls	\$50,939.00	\$	50,939

02.022503-Slope Prot/Erosion Control

Silt Fence		3,300 lf	\$5.00	\$	16,500
Vehicle Tracking Pad		2 ea	\$4,000.00	\$	8,000

02.025003-Asphalt Conc Paving

Asphalt Paving at Roadways	Martin Marrietta	1 ls	\$458,400.00	\$	458,400
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02.025006-Pavement Markings

Pavement Markings & Traffic Signage	S&S Striping and Signage	1 ls	\$77,822.00	\$	77,822
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02.025220-Flatwork

Site Concrete - Sidewalks, Curb & Gutter	Three Brothers Concrete	1 ls	\$948,328.00	\$	948,328
Traffic Sign Foundations		25 ea	\$1,200.00	\$	30,000

02.028303-Chain Link Fence

6 ft Chain Link Fence and Gates at Light Rail Crossings	Jones Fence	265 lf	\$87.60	\$	23,215
Additional Mobilizations for Fencing Scope	Jones Fence	2 ea	\$500.00	\$	1,000

02.029001-Plant Materials

Landscaping & Irrigation	Monarch Landscape	1 ls	\$641,485.00	\$	641,485
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02.999999-Misc. Sitework

Surveying & Layout - Roadways, Utilities, Site Concrete		34 acre	\$1,323.53	\$	45,000
Traffic Control - 1 Lane Closure - 6th Ave Exit Ramp	Work Zone Traffic Control	30 day	\$315.00	\$	9,450
Traffic Control Plan - 6th Ave Exit Ramp	Work Zone Traffic Control	1 ea	\$150.00	\$	150
Traffic Control - Flagging - 6th Ave Exit Ramp	Work Zone Traffic Control	80 hr	\$50.00	\$	4,000
Traffic Control - TCS - 6th Ave Exit Ramp	Work Zone Traffic Control	80 hr	\$150.00	\$	12,000
Traffic Control - 2 Lane Closure - Union Blvd	Work Zone Traffic Control	60 day	\$630.00	\$	37,800
Traffic Control Plan - Union Blvd	Work Zone Traffic Control	1 ea	\$150.00	\$	150

Traffic Control - Flagging - Union Blvd	Work Zone Traffic Control	120 hr	\$50.00	\$	6,000
Traffic Control - TCS - Union Blvd	Work Zone Traffic Control	120 hr	\$150.00	\$	18,000
K-Rail Barriers - 4th Ave Temporary Closure	Work Zone Traffic Control	6 mn	\$4,036.00	\$	24,216
K-Rail Barriers - Routt Street Temporary Closure	Work Zone Traffic Control	3 mn	\$4,036.00	\$	12,108
Traffic Signage for Street Closures	Work Zone Traffic Control	1 ls	\$20,000.00	\$	20,000
Construction Contingency		3.0%		\$	92,829
General Conditions & Requirements		12.0%		\$	371,317
SDI Insurance		1.3%		\$	40,226
Permits & Fees Allowance 1.00%		1.0%		\$	30,943
Contractors Insurance		1.4%		\$	43,320
Builders Risk 0.25%		0.3%		\$	7,736
Preconstruction Services 0.30%		0.3%		\$	9,283
Fee		5.0%		\$	154,715
OFF SITE TRAFFIC TOTAL				\$	3,844,676

OFF SITES UTILITIES (Excl. SEWER & WATER)

02.027100-Utilities					
Storm Drain, Inlets, Manholes	Redline Pipeline	509 lf	\$468.98	\$	238,712
Off Site - Electrical Scope - Traffic Signal / Conduit Infrastructure	Sturgeon Electric	1 ls	\$352,889.00	\$	352,889
Construction Contingency		20.0%		\$	118,320
General Conditions & Requirements		12.0%		\$	70,992
SDI Insurance		1.3%		\$	7,691
Permits & Fees Allowance 1.00%		1.0%		\$	5,916
Contractors Insurance		1.4%		\$	8,282
Builders Risk 0.25%		0.3%		\$	1,479
Preconstruction Services 0.30%		0.3%		\$	1,775
Fee		5.0%		\$	29,580
OFF SITE UTILITIES TOTAL				\$	835,636

OFF SITES UTILITIES (SEWER & WATER)

Off-site Connection to Consolidated Mutual Water Company					
F & I - Upgrade Existing 12" to 18"	Kimley Horn ROM	7,000 lf	\$350.00	\$	2,450,000
Upgrade Existing 1250 GPM Pump to 3500 GPM		1 ea	\$1,200,000.00	\$	1,200,000
F & I - Jack and Bore 12" PVC Main inside 24" Steel Casing		800 lf	\$750.00	\$	600,000
F & I - 12" C900 PVC Watermain w/ Fittings & Appurtenances		4,200 lf	\$110.00	\$	462,000
12" Connection to Main		2 ea	\$5,500.00	\$	11,000
F & I - 12" Gate Valves		24 ea	\$4,900.00	\$	117,600
Off-site Connection to Lakewood Sanitation					
Existing 18" Dia. PVC Pipe to be Upgraded to 24" Dia. Pipe		442 lf	\$450.00	\$	198,900
Existing 12" Dia. PVC Pipe to be Upgraded to 15" Dia. Pipe		1,795 lf	\$320.00	\$	574,400
Existing 12" Dia. PVC Pipe to be Upgraded to 18" Dia. Pipe		1,048 lf	\$350.00	\$	366,800
F & I - 6" C900 PVC - DR18		6,000 lf	\$180.00	\$	1,080,000
Air Release Valve		2 ea	\$11,500.00	\$	23,000
F & I - 10" PVC- SDR 35 -Gravity Main		2,300 lf	\$175.00	\$	402,500
Connect to Existing Manhole		1 ea	\$7,500.00	\$	7,500
4' Dia. Manholes - not deeper than 20'		13 ea	\$7,800.00	\$	101,400
Construction Contingency		20.0%		\$	1,519,020
General Conditions & Requirements		12.0%		\$	911,412
SDI Insurance		1.3%		\$	98,736
Permits & Fees Allowance 1.00%		1.0%		\$	75,951
Contractors Insurance		1.4%		\$	106,331
Builders Risk 0.25%		0.3%		\$	18,988
Preconstruction Services 0.30%		0.3%		\$	22,785
Fee		5.0%		\$	379,755
OFF SITE UTILITIES TOTAL				\$	10,728,079

ON SITE ROADS & UTILITIES**02-SITEWORK****02.022003-Site Preparations**

Earthworks - General Conditions, Drone Survey Mapping	GEJ Earthworks	1 ls	\$470,477.00	\$470,477
Earthworks - Site Demolition	GEJ Earthworks	1 ls	\$343,429.00	\$343,429
Earthworks - Mobilization	GEJ Earthworks	1 ls	\$16,612.00	\$16,612
Earthworks - Survey & Layout	GEJ Earthworks	1 ls	\$5,379.00	\$5,379
Earthworks - Aggregate Base for Sidewalks & Drives	GEJ Earthworks	1 ls	\$2,393.00	\$2,393
Earthworks - Clearing & Grubbing	GEJ Earthworks	1 ls	\$323,814.00	\$323,814
Earthworks - Tree & Shrub Removal	GEJ Earthworks	1 ls	\$53,485.00	\$53,485
Earthworks - Rough Grading	GEJ Earthworks	1 ls	\$1,500,000.00	\$1,500,000
Earthworks - Fine Grading	GEJ Earthworks	1 ls	\$100,000.00	\$100,000
Earthworks - Soil Stripping & Stockpiling	GEJ Earthworks	1 ls	\$66,997.00	\$66,997

02.022503-Slope Prot/Erosion Contrl

Silt Fence		3,700 lf	\$5.00	\$18,500
Vehicle Tracking Pad		2 ea	\$4,000.00	\$8,000
Erosion Control Maintenance		43 wk	\$1,168.60	\$50,250
Temp Seeding / Stabilize Site Post Construction		833,000 sf	\$0.50	\$416,500

02.025003-Asphalt Conc Paving

Asphalt Paving at Roadways	Martin Marrietta	1 ls	\$420,861.00	\$420,861
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02.025006-Pavement Markings

Pavement Markings & Traffic Signage	S&S Striping and Signage	1 ls	\$10,000.00	\$10,000
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02.025220-Flatwork

Site Concrete - Curb & Gutter	Three Brothers Concrete	1 ls	\$200,000.00	\$200,000
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02.027050-Site Utilities

Site Utilities Mobilization	Redline Pipeline	1 ls	\$36,785.00	\$36,785
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02.027100-Water

Water Line	Redline Pipeline	3,640 lf	\$293.85	\$1,069,622
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02.027200-Storm Drain

Storm Drain, Inlets, Manholes	Redline Pipeline	2,484 lf	\$468.98	\$1,164,955
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02.027300-Sewer

Sanitary Sewer	Redline Pipeline	2,052 lf	\$213.91	\$438,939
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02.999999-Misc. Sitework

Surveying & Layout - Roadways, Utilities, Site Concrete		34 acre	\$1,323.53	\$45,000
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Construction Contingency		3.0%	\$	202,860
General Conditions & Requirements		12.0%	\$	811,440
SDI Insurance		1.3%	\$	87,906
Permits & Fees Allowance 1.00%		1.0%	\$	67,620
Contractors Insurance		1.4%	\$	94,668
Builders Risk 0.25%		0.3%	\$	16,905
Preconstruction Services 0.30%		0.3%	\$	20,286
Fee		5.0%	\$	338,100

Subtotal South Development		4,500 lf	1,867.06	\$ 8,401,783
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Allowance: North Development		3,500 lf	1,867.06	\$ 6,534,720
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ON SITE TOTAL			\$	14,936,502
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PUBLIC RECREATION

Car25 Trolley Exhibition				
Core and Shell Construction	5,000 sf	180	\$	900,000
Interior Allowance	5,000 sf	120	\$	600,000
Car Rail and Catenary Electrification	1 ea	1,000,000.00	\$	1,000,000
Parking	25 stalls	20,000	\$	500,000

PUBLIC RECREATION TOTAL				\$	3,000,000
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ENVIRONMENTAL REMEDIATION

North Site (MELCA Restrictions); Allowance

Public Clean Corridor Roads / Utilities (3,500 lf x 16' depth)	68,444	cy	\$37.00	\$	2,532,428
Clean Building Footprint Pad (75,000 SF x 3 blds x 16' depth)	133,333	cy	\$37.00	\$	4,933,321
Parking Garage Excavation (30,000 SF x 3 blds x 16' depth)	53,333	cy	\$37.00	\$	1,973,321
Landscape Clean Excavation (3' depth)	36,625	cy	\$37.00	\$	1,355,125

South Site Remediation

02.022003-Site Preparations

Public Clean Corridor Remove & Replace; Soil Fill	GEJ Earthworks	1	ls	\$317,540.00	\$317,540
Monitoring and Testing		1	ls	\$317,540.00	\$250,000

ENVIRONMENTAL REMEDIATION				\$	11,361,735
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EXHIBIT E

Financial Plan

THE BEND @ LAKEWOOD METROPOLITAN DISTRICT
Jefferson County, Colorado

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CONVERTIBLE CAPITAL APPRECIATION BONDS, SERIES 2026
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Bond Assumptions	Series 2026	Total
Closing Date	12/1/2026	
First Call Date	12/1/2031	
Final Maturity	12/1/2056	
Sources of Funds		
Par Amount	35,917,224	35,917,224
Total	35,917,224	35,917,224
Uses of Funds		
Project Fund	\$31,107,157	\$31,107,157
Debt Service Reserve	3,591,722	3,591,722
Capitalized Interest	0	0
Costs of Issuance	1,218,344	1,218,344
Total	35,917,224	35,917,224
Bond Features		
Projected Coverage at Mill Levy Cap	130x	
Tax Status	Tax-Exempt	
Rating	Non-Rated	
Average Coupon	6.000%	
Annual Trustee Fee	\$4,000	
Biennial Reassessment		
Residential	2.00%	
Commercial	2.00%	
Taxing Authority Assumptions		
Metropolitan District Revenue		
Residential Assessment Ratio		
<i>Service Plan Gallagherization Base</i>	6.80%	
<i>Current Assumption</i>	6.80%	
Residential (Multi-Family) Assessment Ratio		
<i>Service Plan Gallagherization Base</i>	6.80%	
<i>Current Assumption</i>	6.80%	
Commercial Assessment Ratio		
<i>Service Plan Gallagherization Base</i>	25.00%	
<i>Current Assumption</i>	25.00%	
Debt Service Mills		
<i>Service Plan Mill Levy Cap</i>	13.000	
<i>Maximum Adjusted (Stabilized) Cap</i>	13.000	
<i>Target Mill Levy</i>	13.000	
Specific Ownership Taxes	0.00%	
County Treasurer Fee	1.50%	
Increment Financing		
U.R.A. Mills	81.483	<i>*Negotiated (declining) collections (tbd)</i>

THE BEND @ LAKEWOOD METROPOLITAN DISTRICT
Development Summary

	Residential (Multi-Family)*							
	Ph I South (Market)	Ph I South (Affordable)	Ph II South (Market)	Ph II South (Affordable)	Ph III South (Market)	Ph III South (Affordable)	Ph IV South (Market)	Ph IV South (Affordable)
Statutory Actual Value (2025)	\$380,000	\$280,000	\$380,000	\$280,000	\$380,000	\$280,000	\$380,000	\$280,000
Sales (2025)								
Sales Collected (%)								
2025	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-
2028	272	30	-	-	-	-	-	-
2029	-	-	258	29	-	-	-	-
2030	-	-	-	-	240	27	-	-
2031	-	-	-	-	-	-	258	29
2032	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-
Total Units	272	30	258	29	240	27	258	29
Total Statutory Actual Value	\$103,360,000	\$8,400,000	\$98,040,000	\$8,120,000	\$91,200,000	\$7,560,000	\$98,040,000	\$8,120,000
Annual Sales								

[*] Assumes all MF Buildings @ 90% Market Rate / 10% Affordable.

THE BEND @ LAKEWOOD METROPOLITAN DISTRICT
Development Summary

	Residential (Multi-Family)*								Total Residential (MF)
	Ph V North (Market)	Ph V North (Affordable)	Ph VI North (Market)	Ph VI North (Affordable)	Ph VII North (Market)	Ph VII North (Affordable)	Apts 15	Apts 16	
Statutory Actual Value (2025)	\$380,000	\$280,000	\$380,000	\$280,000	\$380,000	\$280,000	\$	\$	
Sales (2025)									
Sales Collected (%)									
2025	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	302
2029	-	-	-	-	-	-	-	-	287
2030	-	-	-	-	-	-	-	-	267
2031	263	29	-	-	-	-	-	-	579
2032	-	-	383	43	-	-	-	-	426
2033	-	-	-	-	260	29	-	-	289
2034	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-
Total Units	263	29	383	43	260	29	-	-	2,150
Total Statutory Actual Value	\$99,940,000	\$8,120,000	\$145,540,000	\$12,040,000	\$98,800,000	\$8,120,000	\$	\$	\$795,400,000
Annual Sales									

THE BEND @ LAKEWOOD METROPOLITAN DISTRICT
Development Summary

	Commercial								Total Commercial
	Ph I South	Ph II South	Ph III South	Ph IV South	Ph V North	Ph VI North	Ph VII North	Product H	
	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$	
	\$300 / sf	\$300 / sf	\$300 / sf	\$0 / sf	\$300 / sf	\$300 / sf	\$300 / sf	\$0 / sf	
Statutory Actual Value (2025)	75%	75%	75%	75%	75%	75%	75%	100%	
Sales (2025)									
Sales Collected (%)									
2025	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-	-
2031	-	-	-	-	29,000	-	-	-	29,000
2032	-	-	-	-	-	28,500	-	-	28,500
2033	-	-	-	-	-	-	18,000	-	18,000
2034	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-
Total Units	-	-	-	-	29,000	28,500	18,000	-	75,500
Total Statutory Actual Value	\$	\$	\$	\$	\$6,525,000	\$6,412,500	\$4,050,000	\$	\$16,987,500
Annual Sales	\$	\$	\$	\$	\$6,525,000	\$6,412,500	\$4,050,000	\$	\$16,987,500

THE BEND @ LAKEWOOD METROPOLITAN DISTRICT
Assessed Value Calculation

THE BEND @ LAKEWOOD METROPOLITAN DISTRICT
Assessed Value Calculation

	Vacant Land			Residential (Multi-Family)					Commercial					Total
	Cumulative Statutory		Assessed Value	Total	Biennial	Cumulative Statutory	Assessed Value	Total	Biennial	Cumulative Statutory	Assessed Value	Assessed Value		
	Actual Value¹	VAR	in Collection Year	Residential Units	Reassessment	Actual Value	RAR	in Collection Year	Commercial SF	Reassessment	Actual Value	CAR	in Collection Year	in Collection Year
			(2-year lag)					(2-year lag)					(2-year lag)	(2-year lag)
			29.00%		2.00%					2.00%		29.00%		
2025	0	27.90%	0	0		0	6.700%	0	0		0	27.90%	0	0
2026	0	27.00%	0	0		0	6.250%	0	0	0	0	27.00%	0	0
2027	11,176,000	26.00%	0	0		0	6.800%	0	0		0	26.00%	0	0
2028	10,616,000	25.00%	0	302	0	118,600,606	6.800%	0	0	0	0	25.00%	0	0
2029	9,876,000	25.00%	2,794,000	287		233,511,604	6.800%	0	0	0	0	25.00%	0	2,794,000
2030	22,074,500	25.00%	2,654,000	267	4,670,232	347,220,856	6.800%	8,064,841	0	0	0	25.00%	0	10,718,841
2031	16,399,250	25.00%	2,469,000	579		588,467,370	6.800%	15,878,789	29,000		7,348,210	25.00%	0	18,347,789
2032	11,097,000	25.00%	5,518,625	426	11,769,347	781,246,605	6.800%	23,611,018	28,500	146,964	14,861,121	25.00%	0	29,129,643
2033	0	25.00%	4,099,813	289		906,520,426	6.800%	40,015,781	18,000		19,606,341	25.00%	1,837,052	45,952,646
2034	0	25.00%	2,774,250	0	18,130,409	924,650,834	6.800%	53,124,769	0	392,127	19,998,468	25.00%	3,715,280	59,614,299
2035	0	25.00%	0	0		924,650,834	6.800%	61,643,389	0		19,998,468	25.00%	4,901,585	66,544,974
2036	0	25.00%	0	0	18,493,017	943,143,851	6.800%	62,876,257	0	399,969	20,398,438	25.00%	4,999,617	67,875,874
2037	0	25.00%	0	0		943,143,851	6.800%	62,876,257	0		20,398,438	25.00%	4,999,617	67,875,874
2038	0	25.00%	0	0	18,862,877	962,006,728	6.800%	64,133,782	0	407,969	20,806,406	25.00%	5,099,609	69,233,391
2039	0	25.00%	0	0		962,006,728	6.800%	64,133,782	0		20,806,406	25.00%	5,099,609	69,233,391
2040	0	25.00%	0	0	19,240,135	981,246,863	6.800%	65,416,458	0	416,128	21,222,534	25.00%	5,201,602	70,618,059
2041	0	25.00%	0	0		981,246,863	6.800%	65,416,458	0		21,222,534	25.00%	5,201,602	70,618,059
2042	0	25.00%	0	0	19,624,937	1,000,871,800	6.800%	66,724,787	0	424,451	21,646,985	25.00%	5,305,634	72,030,420
2043	0	25.00%	0	0		1,000,871,800	6.800%	66,724,787	0		21,646,985	25.00%	5,305,634	72,030,420
2044	0	25.00%	0	0	20,017,436	1,020,889,236	6.800%	68,059,282	0	432,940	22,079,925	25.00%	5,411,746	73,471,029
2045	0	25.00%	0	0		1,020,889,236	6.800%	68,059,282	0		22,079,925	25.00%	5,411,746	73,471,029
2046	0	25.00%	0	0	20,417,785	1,041,307,021	6.800%	69,420,468	0	441,598	22,521,523	25.00%	5,519,981	74,940,449
2047	0	25.00%	0	0		1,041,307,021	6.800%	69,420,468	0		22,521,523	25.00%	5,519,981	74,940,449
2048	0	25.00%	0	0	20,826,140	1,062,133,161	6.800%	70,808,877	0	450,430	22,971,954	25.00%	5,630,381	76,439,258
2049	0	25.00%	0	0		1,062,133,161	6.800%	70,808,877	0		22,971,954	25.00%	5,630,381	76,439,258
2050	0	25.00%	0	0	21,242,663	1,083,375,824	6.800%	72,225,055	0	459,439	23,431,393	25.00%	5,742,988	77,968,043
2051	0	25.00%	0	0		1,083,375,824	6.800%	72,225,055	0		23,431,393	25.00%	5,742,988	77,968,043
2052	0	25.00%	0	0	21,667,516	1,105,043,341	6.800%	73,669,556	0	468,628	23,900,021	25.00%	5,857,848	79,527,404
2053	0	25.00%	0	0		1,105,043,341	6.800%	73,669,556	0		23,900,021	25.00%	5,857,848	79,527,404
2054	0	25.00%	0	0	22,100,867	1,127,144,207	6.800%	75,142,947	0	478,000	24,378,021	25.00%	5,975,005	81,117,952
2055	0	25.00%	0	0		1,127,144,207	6.800%	75,142,947	0		24,378,021	25.00%	5,975,005	81,117,952
2056	0	25.00%	0	0	22,542,884	1,149,687,092	6.800%	76,645,806	0	487,560	24,865,581	25.00%	6,094,505	82,740,311
Total				2,150	259,606,245				75,500	5,406,204				

1. Vacant land value calculated in year prior to construction as 10% of built-out market value

THE BEND @ LAKEWOOD METROPOLITAN DISTRICT
Revenue Calculation

THE BEND @ LAKEWOOD METROPOLITAN DISTRICT
Increment Revenue

	District Mill Levy Revenue				U.R.A. Mills				Expenses		Total
	Assessed Value	Debt Mill Levy	Debt Mill Levy	Specific Ownership	Base	Net	U.R.A.	U.R.A.	County Treasurer	Annual Trustee	Revenue Available for Debt Service
	in Collection Year		Collections	Taxes	Assessed Value	Assessed Value	Debt Mill Levy*	Debt Mill Levy	Fee	Fee	
	(2-year lag)	13.000 Cap	99.5%	0.00%	at 2%		81.483 Target	at 98.0%	1.50%	\$4,000	
		13.000 Target			Bi-Reassessment		through 2050	Collections			
2025					2,493,164	0	0.000	0	0	0	0
2026	0	0.000	0	0	2,543,027	0	81.483	0	0	0	0
2027	0	0.000	0	0	2,543,027	0	81.483	0	0	0	0
2028	0	0.000	0	0	2,593,888	0	81.483	0	0	0	0
2029	2,794,000	13.000	36,140	0	2,593,888	200,112	81.483	15,980	(542)	(4,000)	47,578
2030	10,718,841	13.000	138,648	0	2,645,766	8,073,076	81.483	644,662	(2,080)	(4,000)	777,231
2031	18,347,789	13.000	237,329	0	2,645,766	15,702,024	81.483	1,253,859	(3,560)	(4,000)	1,483,628
2032	29,129,643	13.000	376,792	0	2,698,681	26,430,962	81.483	2,110,601	(5,652)	(4,000)	2,477,741
2033	45,952,646	13.000	594,397	0	2,698,681	43,253,965	76.123	3,226,769	(8,916)	(4,000)	3,808,251
2034	59,614,299	13.000	771,111	0	2,752,655	56,861,645	76.123	4,241,909	(11,567)	(4,000)	4,997,454
2035	66,544,974	13.000	860,759	0	2,752,655	63,792,320	76.123	4,758,942	(12,911)	(4,000)	5,602,789
2036	67,875,874	13.000	877,974	0	2,807,708	65,068,166	76.123	4,854,120	(13,170)	(4,000)	5,714,925
2037	67,875,874	13.000	877,974	0	2,807,708	65,068,166	76.123	4,854,120	(13,170)	(4,000)	5,714,925
2038	69,233,391	13.000	895,534	0	2,863,862	66,369,529	76.123	4,951,203	(13,433)	(4,000)	5,829,304
2039	69,233,391	13.000	895,534	0	2,863,862	66,369,529	72.103	4,689,733	(13,433)	(4,000)	5,567,834
2040	70,618,059	13.000	913,445	0	2,921,139	67,696,920	72.103	4,783,528	(13,702)	(4,000)	5,679,271
2041	70,618,059	13.000	913,445	0	2,921,139	67,696,920	72.103	4,783,528	(13,702)	(4,000)	5,679,271
2042	72,030,420	13.000	931,713	0	2,979,562	69,050,858	72.103	4,879,199	(13,976)	(4,000)	5,792,936
2043	72,030,420	13.000	931,713	0	2,979,562	69,050,858	72.103	4,879,199	(13,976)	(4,000)	5,792,936
2044	73,471,029	13.000	950,348	0	3,039,153	70,431,876	72.103	4,976,783	(14,255)	(4,000)	5,908,875
2045	73,471,029	13.000	950,348	0	3,039,153	70,431,876	69.423	4,791,800	(14,255)	(4,000)	5,723,893
2046	74,940,449	13.000	969,355	0	3,099,936	71,840,513	69.423	4,887,636	(14,540)	(4,000)	5,838,451
2047	74,940,449	13.000	969,355	0	3,099,936	71,840,513	69.423	4,887,636	(14,540)	(4,000)	5,838,451
2048	76,439,258	13.000	988,742	0	3,161,935	73,277,323	69.423	4,985,389	(14,831)	(4,000)	5,955,300
2049	76,439,258	13.000	988,742	0	3,161,935	73,277,323	69.423	4,985,389	(14,831)	(4,000)	5,955,300
2050	77,968,043	13.000	1,008,517	0	3,225,173	74,742,870	69.423	5,085,097	(15,128)	(4,000)	6,074,486
2051	77,968,043	13.000	1,008,517	0	3,225,173	74,742,870	0.000	0	(15,128)	(4,000)	989,389
2052	79,527,404	13.000	1,028,687	0	3,289,677	76,237,727	0.000	0	(15,430)	(4,000)	1,009,257
2053	79,527,404	13.000	1,028,687	0	3,289,677	76,237,727	0.000	0	(15,430)	(4,000)	1,009,257
2054	81,117,952	13.000	1,049,261	0	3,355,470	77,762,482	0.000	0	(15,739)	(4,000)	1,029,522
2055	81,117,952	13.000	1,049,261	0	3,355,470	77,762,482	0.000	0	(15,739)	(4,000)	1,029,522
2056	82,740,311	13.000	1,070,246	0	3,422,580	79,317,731	0.000	0	(16,054)	(4,000)	1,050,192
Total			23,312,573	0				89,527,081	(349,689)	(112,000)	112,377,966

[*] URA mill levy target (declining pledge; tbd).

THE BEND @ LAKEWOOD METROPOLITAN DISTRICT
Senior Debt Service

	Total	Net Debt Service		Senior Surplus Fund			Ratio Analysis	
		Series 2026		Annual Surplus	Cumulative Balance	Released Revenue	Senior Debt to Assessed Value	Debt Service Coverage
		Dated: 12/1/26						
		Par: \$35,917,224 Proj: \$31,107,157						
				\$3,591,722 Max				
2025	0			0	0	0	n/a	n/a
2026	0	0		0	0	0	n/a	n/a
2027	0	0		0	0	0	n/a	n/a
2028	0	0		0	0	0	n/a	n/a
2029	47,578	0		47,578	47,578	0	1447%	n/a
2030	777,231	0		777,231	824,808	0	400%	n/a
2031	1,483,628	0		1,483,628	2,308,436	0	248%	n/a
2032	2,477,741	2,896,200		(418,459)	1,889,977	0	166%	86%
2033	3,808,251	2,926,200		882,051	2,772,028	0	105%	130%
2034	4,997,454	3,839,400		1,158,054	3,591,722	338,359	81%	130%
2035	5,602,789	4,307,700		1,295,089	3,591,722	1,295,089	71%	130%
2036	5,714,925	4,394,500		1,320,425	3,591,722	1,320,425	68%	130%
2037	5,714,925	4,395,800		1,319,125	3,591,722	1,319,125	65%	130%
2038	5,829,304	4,481,100		1,348,204	3,591,722	1,348,204	61%	130%
2039	5,567,834	4,280,000		1,287,834	3,591,722	1,287,834	58%	130%
2040	5,679,271	4,364,000		1,315,271	3,591,722	1,315,271	55%	130%
2041	5,679,271	4,366,300		1,312,971	3,591,722	1,312,971	52%	130%
2042	5,792,936	4,456,100		1,336,836	3,591,722	1,336,836	48%	130%
2043	5,792,936	4,452,700		1,340,236	3,591,722	1,340,236	44%	130%
2044	5,908,875	4,540,900		1,367,975	3,591,722	1,367,975	40%	130%
2045	5,723,893	4,399,700		1,324,193	3,591,722	1,324,193	36%	130%
2046	5,838,451	4,487,000		1,351,451	3,591,722	1,351,451	32%	130%
2047	5,838,451	4,489,000		1,349,451	3,591,722	1,349,451	28%	130%
2048	5,955,300	4,579,900		1,375,400	3,591,722	1,375,400	23%	130%
2049	5,955,300	4,578,700		1,376,600	3,591,722	1,376,600	19%	130%
2050	6,074,486	4,669,900		1,404,586	3,591,722	1,404,586	13%	130%
2051	989,389	757,200		232,189	3,591,722	232,189	8%	131%
2052	1,009,257	774,700		234,557	3,591,722	234,557	8%	130%
2053	1,009,257	774,800		234,457	3,591,722	234,457	7%	130%
2054	1,029,522	788,400		241,122	3,591,722	241,122	6%	131%
2055	1,029,522	789,600		239,922	3,591,722	239,922	6%	130%
2056	1,050,192	807,278		242,915	0	3,834,637	5%	130%
Total	112,377,966	85,597,078		26,780,888		26,780,888		

PV to '26 @ 8.5%: 6,573,570

SOURCES AND USES OF FUNDS

**THE BEND @ LAKEWOOD METROPOLITAN DISTRICT
JEFFERSON COUNTY, COLORADO
CONVERTIBLE CAPITAL APPRECIATION BONDS, SERIES 2026
13.000 (target) District Mills + 81.483 (target) URA Mills [1]
Non-Rated, Convertible Capital Appreciation Bonds, 130x, 2056 Final Maturity**

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|               |            |
|---------------|------------|
| Dated Date    | 12/01/2026 |
| Delivery Date | 12/01/2026 |

**Sources:**

|                |               |
|----------------|---------------|
| Bond Proceeds: |               |
| Par Amount     | 35,917,224.30 |
|                |               |
|                | 35,917,224.30 |
|                |               |

**Uses:**

|                           |               |
|---------------------------|---------------|
| Project Fund Deposits:    |               |
| Project Fund              | 31,107,157.38 |
| Other Fund Deposits:      |               |
| Debt Service Reserve Fund | 3,591,722.43  |
| Cost of Issuance:         |               |
| Other Cost of Issuance*   | 500,000.00    |
| Delivery Date Expenses:   |               |
| Underwriter's Discount    | 718,344.49    |
|                           |               |
|                           | 35,917,224.30 |
|                           |               |

[1] URA mill levy target (declining pledge; tbd).

## BOND SUMMARY STATISTICS

**THE BEND @ LAKEWOOD METROPOLITAN DISTRICT**  
**JEFFERSON COUNTY, COLORADO**  
**CONVERTIBLE CAPITAL APPRECIATION BONDS, SERIES 2026**  
**13.000 (target) District Mills + 81.483 (target) URA Mills [1]**  
**Non-Rated, Convertible Capital Appreciation Bonds, 130x, 2056 Final Maturity**

|                                   |                |
|-----------------------------------|----------------|
| Dated Date                        | 12/01/2026     |
| Delivery Date                     | 12/01/2026     |
| First Coupon                      | 06/01/2027     |
| Last Maturity                     | 12/01/2056     |
| Arbitrage Yield                   | 6.000038%      |
| True Interest Cost (TIC)          | 6.146196%      |
| All-In TIC                        | 6.250076%      |
| Average Life (years)              | 19.128         |
| Weighted Average Maturity (years) | 19.128         |
| Duration of Issue (years)         | 14.217         |
| Par Amount                        | 35,917,224.30  |
| Bond Proceeds                     | 35,917,224.30  |
| Total Interest                    | 53,271,575.70  |
| Net Interest                      | 53,989,920.19  |
| Bond Years from Dated Date        | 687,040,619.70 |
| Bond Years from Delivery Date     | 687,040,619.70 |
| Total Debt Service                | 89,188,800.00  |
| Maximum Annual Debt Service       | 4,669,900.00   |
| Average Annual Debt Service       | 2,972,960.00   |
| Underwriter's Fees (per \$1000)   |                |
| Average Takedown                  |                |
| Other Fee                         | 20.000000      |
| Total Underwriter's Discount      | 20.000000      |
| Bid Price                         | 98.000000      |

| Bond Component | Par Value     | Price   | Average Coupon | Average Life | Average Maturity Date | PV of 1 bp change |
|----------------|---------------|---------|----------------|--------------|-----------------------|-------------------|
| CCAB due 2056  | 35,917,224.30 | 100.000 |                | 19.128       | 01/16/2046            | 63,716.40         |
|                | 35,917,224.30 |         |                | 19.128       |                       | 63,716.40         |

|                            | TIC           | All-In TIC    | Arbitrage Yield |
|----------------------------|---------------|---------------|-----------------|
| Par Value                  | 35,917,224.30 | 35,917,224.30 | 35,917,224.30   |
| + Accrued Interest         |               |               |                 |
| + Premium (Discount)       |               |               |                 |
| - Underwriter's Discount   | -718,344.49   | -718,344.49   |                 |
| - Cost of Issuance Expense |               | -500,000.00   |                 |
| - Other Amounts            |               |               |                 |
| Target Value               | 35,198,879.81 | 34,698,879.81 | 35,917,224.30   |
| Target Date                | 12/01/2026    | 12/01/2026    | 12/01/2026      |
| Yield                      | 6.146196%     | 6.250076%     | 6.000038%       |

## CONVERTIBLE CAB DEBT SERVICE

**THE BEND @ LAKEWOOD METROPOLITAN DISTRICT  
JEFFERSON COUNTY, COLORADO  
CONVERTIBLE CAPITAL APPRECIATION BONDS, SERIES 2026  
13.000 (target) District Mills + 81.483 (target) URA Mills [1]  
Non-Rated, Convertible Capital Appreciation Bonds, 130x, 2056 Final Maturity**

| Date       | Amount<br>at Issue | Accreted<br>Amount | Total Value<br>At Maturity | Yield to<br>Conversion/<br>Interest<br>Rate from<br>Conversion<br>Date | Current<br>Interest after<br>Conversion Date | Debt Service  | Annual Debt<br>Service |
|------------|--------------------|--------------------|----------------------------|------------------------------------------------------------------------|----------------------------------------------|---------------|------------------------|
| 06/01/2032 |                    |                    |                            |                                                                        | 1,448,100.00                                 | 1,448,100.00  |                        |
| 12/01/2032 |                    |                    |                            |                                                                        | 1,448,100.00                                 | 1,448,100.00  | 2,896,200.00           |
| 06/01/2033 |                    |                    |                            |                                                                        | 1,448,100.00                                 | 1,448,100.00  |                        |
| 12/01/2033 | 22,322.70          | 7,677.30           | 30,000.00                  | 6.000%                                                                 | 1,448,100.00                                 | 1,478,100.00  | 2,926,200.00           |
| 06/01/2034 |                    |                    |                            |                                                                        | 1,447,200.00                                 | 1,447,200.00  |                        |
| 12/01/2034 | 703,165.05         | 241,834.95         | 945,000.00                 | 6.000%                                                                 | 1,447,200.00                                 | 2,392,200.00  | 3,839,400.00           |
| 06/01/2035 |                    |                    |                            |                                                                        | 1,418,850.00                                 | 1,418,850.00  |                        |
| 12/01/2035 | 1,093,812.30       | 376,187.70         | 1,470,000.00               | 6.000%                                                                 | 1,418,850.00                                 | 2,888,850.00  | 4,307,700.00           |
| 06/01/2036 |                    |                    |                            |                                                                        | 1,374,750.00                                 | 1,374,750.00  |                        |
| 12/01/2036 | 1,224,028.05       | 420,971.95         | 1,645,000.00               | 6.000%                                                                 | 1,374,750.00                                 | 3,019,750.00  | 4,394,500.00           |
| 06/01/2037 |                    |                    |                            |                                                                        | 1,325,400.00                                 | 1,325,400.00  |                        |
| 12/01/2037 | 1,298,437.05       | 446,562.95         | 1,745,000.00               | 6.000%                                                                 | 1,325,400.00                                 | 3,070,400.00  | 4,395,800.00           |
| 06/01/2038 |                    |                    |                            |                                                                        | 1,273,050.00                                 | 1,273,050.00  |                        |
| 12/01/2038 | 1,439,814.15       | 495,185.85         | 1,935,000.00               | 6.000%                                                                 | 1,273,050.00                                 | 3,208,050.00  | 4,481,100.00           |
| 06/01/2039 |                    |                    |                            |                                                                        | 1,215,000.00                                 | 1,215,000.00  |                        |
| 12/01/2039 | 1,376,566.50       | 473,433.50         | 1,850,000.00               | 6.000%                                                                 | 1,215,000.00                                 | 3,065,000.00  | 4,280,000.00           |
| 06/01/2040 |                    |                    |                            |                                                                        | 1,159,500.00                                 | 1,159,500.00  |                        |
| 12/01/2040 | 1,521,664.05       | 523,335.95         | 2,045,000.00               | 6.000%                                                                 | 1,159,500.00                                 | 3,204,500.00  | 4,364,000.00           |
| 06/01/2041 |                    |                    |                            |                                                                        | 1,098,150.00                                 | 1,098,150.00  |                        |
| 12/01/2041 | 1,614,675.30       | 555,324.70         | 2,170,000.00               | 6.000%                                                                 | 1,098,150.00                                 | 3,268,150.00  | 4,366,300.00           |
| 06/01/2042 |                    |                    |                            |                                                                        | 1,033,050.00                                 | 1,033,050.00  |                        |
| 12/01/2042 | 1,778,375.10       | 611,624.90         | 2,390,000.00               | 6.000%                                                                 | 1,033,050.00                                 | 3,423,050.00  | 4,456,100.00           |
| 06/01/2043 |                    |                    |                            |                                                                        | 961,350.00                                   | 961,350.00    |                        |
| 12/01/2043 | 1,882,547.70       | 647,452.30         | 2,530,000.00               | 6.000%                                                                 | 961,350.00                                   | 3,491,350.00  | 4,452,700.00           |
| 06/01/2044 |                    |                    |                            |                                                                        | 885,450.00                                   | 885,450.00    |                        |
| 12/01/2044 | 2,061,129.30       | 708,870.70         | 2,770,000.00               | 6.000%                                                                 | 885,450.00                                   | 3,655,450.00  | 4,540,900.00           |
| 06/01/2045 |                    |                    |                            |                                                                        | 802,350.00                                   | 802,350.00    |                        |
| 12/01/2045 | 2,079,731.55       | 715,268.45         | 2,795,000.00               | 6.000%                                                                 | 802,350.00                                   | 3,597,350.00  | 4,399,700.00           |
| 06/01/2046 |                    |                    |                            |                                                                        | 718,500.00                                   | 718,500.00    |                        |
| 12/01/2046 | 2,269,474.50       | 780,525.50         | 3,050,000.00               | 6.000%                                                                 | 718,500.00                                   | 3,768,500.00  | 4,487,000.00           |
| 06/01/2047 |                    |                    |                            |                                                                        | 627,000.00                                   | 627,000.00    |                        |
| 12/01/2047 | 2,407,131.15       | 827,868.85         | 3,235,000.00               | 6.000%                                                                 | 627,000.00                                   | 3,862,000.00  | 4,489,000.00           |
| 06/01/2048 |                    |                    |                            |                                                                        | 529,950.00                                   | 529,950.00    |                        |
| 12/01/2048 | 2,619,196.80       | 900,803.20         | 3,520,000.00               | 6.000%                                                                 | 529,950.00                                   | 4,049,950.00  | 4,579,900.00           |
| 06/01/2049 |                    |                    |                            |                                                                        | 424,350.00                                   | 424,350.00    |                        |
| 12/01/2049 | 2,775,455.70       | 954,544.30         | 3,730,000.00               | 6.000%                                                                 | 424,350.00                                   | 4,154,350.00  | 4,578,700.00           |
| 06/01/2050 |                    |                    |                            |                                                                        | 312,450.00                                   | 312,450.00    |                        |
| 12/01/2050 | 3,009,844.05       | 1,035,155.95       | 4,045,000.00               | 6.000%                                                                 | 312,450.00                                   | 4,357,450.00  | 4,669,900.00           |
| 06/01/2051 |                    |                    |                            |                                                                        | 191,100.00                                   | 191,100.00    |                        |
| 12/01/2051 | 279,033.75         | 95,966.25          | 375,000.00                 | 6.000%                                                                 | 191,100.00                                   | 566,100.00    | 757,200.00             |
| 06/01/2052 |                    |                    |                            |                                                                        | 179,850.00                                   | 179,850.00    |                        |
| 12/01/2052 | 308,797.35         | 106,202.65         | 415,000.00                 | 6.000%                                                                 | 179,850.00                                   | 594,850.00    | 774,700.00             |
| 06/01/2053 |                    |                    |                            |                                                                        | 167,400.00                                   | 167,400.00    |                        |
| 12/01/2053 | 327,399.60         | 112,600.40         | 440,000.00                 | 6.000%                                                                 | 167,400.00                                   | 607,400.00    | 774,800.00             |
| 06/01/2054 |                    |                    |                            |                                                                        | 154,200.00                                   | 154,200.00    |                        |
| 12/01/2054 | 357,163.20         | 122,836.80         | 480,000.00                 | 6.000%                                                                 | 154,200.00                                   | 634,200.00    | 788,400.00             |
| 06/01/2055 |                    |                    |                            |                                                                        | 139,800.00                                   | 139,800.00    |                        |
| 12/01/2055 | 379,485.90         | 130,514.10         | 510,000.00                 | 6.000%                                                                 | 139,800.00                                   | 649,800.00    | 789,600.00             |
| 06/01/2056 |                    |                    |                            |                                                                        | 124,500.00                                   | 124,500.00    |                        |
| 12/01/2056 | 3,087,973.50       | 1,062,026.50       | 4,150,000.00               | 6.000%                                                                 | 124,500.00                                   | 4,274,500.00  | 4,399,000.00           |
|            | 35,917,224.30      | 12,352,775.70      | 48,270,000.00              |                                                                        | 40,918,800.00                                | 89,188,800.00 | 89,188,800.00          |

## NET DEBT SERVICE

**THE BEND @ LAKEWOOD METROPOLITAN DISTRICT**  
**JEFFERSON COUNTY, COLORADO**  
**CONVERTIBLE CAPITAL APPRECIATION BONDS, SERIES 2026**  
**13.000 (target) District Mills + 81.483 (target) URA Mills [1]**  
**Non-Rated, Convertible Capital Appreciation Bonds, 130x, 2056 Final Maturity**

| Period<br>Ending | Principal     | Interest      | Total<br>Debt Service | Debt Service<br>Reserve Fund | Net<br>Debt Service |
|------------------|---------------|---------------|-----------------------|------------------------------|---------------------|
| 12/01/2032       |               | 2,896,200.00  | 2,896,200.00          |                              | 2,896,200.00        |
| 12/01/2033       | 22,322.70     | 2,903,877.30  | 2,926,200.00          |                              | 2,926,200.00        |
| 12/01/2034       | 703,165.05    | 3,136,234.95  | 3,839,400.00          |                              | 3,839,400.00        |
| 12/01/2035       | 1,093,812.30  | 3,213,887.70  | 4,307,700.00          |                              | 4,307,700.00        |
| 12/01/2036       | 1,224,028.05  | 3,170,471.95  | 4,394,500.00          |                              | 4,394,500.00        |
| 12/01/2037       | 1,298,437.05  | 3,097,362.95  | 4,395,800.00          |                              | 4,395,800.00        |
| 12/01/2038       | 1,439,814.15  | 3,041,285.85  | 4,481,100.00          |                              | 4,481,100.00        |
| 12/01/2039       | 1,376,566.50  | 2,903,433.50  | 4,280,000.00          |                              | 4,280,000.00        |
| 12/01/2040       | 1,521,664.05  | 2,842,335.95  | 4,364,000.00          |                              | 4,364,000.00        |
| 12/01/2041       | 1,614,675.30  | 2,751,624.70  | 4,366,300.00          |                              | 4,366,300.00        |
| 12/01/2042       | 1,778,375.10  | 2,677,724.90  | 4,456,100.00          |                              | 4,456,100.00        |
| 12/01/2043       | 1,882,547.70  | 2,570,152.30  | 4,452,700.00          |                              | 4,452,700.00        |
| 12/01/2044       | 2,061,129.30  | 2,479,770.70  | 4,540,900.00          |                              | 4,540,900.00        |
| 12/01/2045       | 2,079,731.55  | 2,319,968.45  | 4,399,700.00          |                              | 4,399,700.00        |
| 12/01/2046       | 2,269,474.50  | 2,217,525.50  | 4,487,000.00          |                              | 4,487,000.00        |
| 12/01/2047       | 2,407,131.15  | 2,081,868.85  | 4,489,000.00          |                              | 4,489,000.00        |
| 12/01/2048       | 2,619,196.80  | 1,960,703.20  | 4,579,900.00          |                              | 4,579,900.00        |
| 12/01/2049       | 2,775,455.70  | 1,803,244.30  | 4,578,700.00          |                              | 4,578,700.00        |
| 12/01/2050       | 3,009,844.05  | 1,660,055.95  | 4,669,900.00          |                              | 4,669,900.00        |
| 12/01/2051       | 279,033.75    | 478,166.25    | 757,200.00            |                              | 757,200.00          |
| 12/01/2052       | 308,797.35    | 465,902.65    | 774,700.00            |                              | 774,700.00          |
| 12/01/2053       | 327,399.60    | 447,400.40    | 774,800.00            |                              | 774,800.00          |
| 12/01/2054       | 357,163.20    | 431,236.80    | 788,400.00            |                              | 788,400.00          |
| 12/01/2055       | 379,485.90    | 410,114.10    | 789,600.00            |                              | 789,600.00          |
| 12/01/2056       | 3,087,973.50  | 1,311,026.50  | 4,399,000.00          | 3,591,722.43                 | 807,277.57          |
|                  | 35,917,224.30 | 53,271,575.70 | 89,188,800.00         | 3,591,722.43                 | 85,597,077.57       |

## BOND ACCRETED VALUE TABLE

**THE BEND @ LAKEWOOD METROPOLITAN DISTRICT  
JEFFERSON COUNTY, COLORADO  
CONVERTIBLE CAPITAL APPRECIATION BONDS, SERIES 2026  
13.000 (target) District Mills + 81.483 (target) URA Mills [1]  
Non-Rated, Convertible Capital Appreciation Bonds, 130x, 2056 Final Maturity**

| Date       | CCAB due 2056 |
|------------|---------------|
|            | 6%            |
| 12/01/2026 | 3,720.45      |
| 06/01/2027 | 3,832.05      |
| 12/01/2027 | 3,947.00      |
| 06/01/2028 | 4,065.45      |
| 12/01/2028 | 4,187.40      |
| 06/01/2029 | 4,313.00      |
| 12/01/2029 | 4,442.40      |
| 06/01/2030 | 4,575.70      |
| 12/01/2030 | 4,712.95      |
| 06/01/2031 | 4,854.35      |
| 12/01/2031 | 5,000.00      |

## CALL PROVISIONS

**THE BEND @ LAKEWOOD METROPOLITAN DISTRICT  
JEFFERSON COUNTY, COLORADO  
CONVERTIBLE CAPITAL APPRECIATION BONDS, SERIES 2026  
13.000 (target) District Mills + 81.483 (target) URA Mills [1]  
Non-Rated, Convertible Capital Appreciation Bonds, 130x, 2056 Final Maturity**

### Call Table: CALL

| Call Date  | Call Price |
|------------|------------|
| 12/01/2031 | 103.00     |
| 12/01/2032 | 102.00     |
| 12/01/2033 | 101.00     |
| 12/01/2034 | 100.00     |

## BOND SOLUTION

**THE BEND @ LAKEWOOD METROPOLITAN DISTRICT  
JEFFERSON COUNTY, COLORADO  
CONVERTIBLE CAPITAL APPRECIATION BONDS, SERIES 2026  
13.000 (target) District Mills + 81.483 (target) URA Mills [1]  
Non-Rated, Convertible Capital Appreciation Bonds, 130x, 2056 Final Maturity**

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Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Service Coverage
12/01/2027							
12/01/2028							
12/01/2029					47,578	47,578	
12/01/2030					777,231	777,231	
12/01/2031					1,483,628	1,483,628	
12/01/2032		2,896,200		2,896,200	2,477,741	-418,459	85.55%
12/01/2033	22,323	2,926,200		2,926,200	3,808,251	882,051	130.14%
12/01/2034	703,165	3,839,400		3,839,400	4,997,454	1,158,054	130.16%
12/01/2035	1,093,812	4,307,700		4,307,700	5,602,789	1,295,089	130.06%
12/01/2036	1,224,028	4,394,500		4,394,500	5,714,925	1,320,425	130.05%
12/01/2037	1,298,437	4,395,800		4,395,800	5,714,925	1,319,125	130.01%
12/01/2038	1,439,814	4,481,100		4,481,100	5,829,304	1,348,204	130.09%
12/01/2039	1,376,567	4,280,000		4,280,000	5,567,834	1,287,834	130.09%
12/01/2040	1,521,664	4,364,000		4,364,000	5,679,271	1,315,271	130.14%
12/01/2041	1,614,675	4,366,300		4,366,300	5,679,271	1,312,971	130.07%
12/01/2042	1,778,375	4,456,100		4,456,100	5,792,936	1,336,836	130.00%
12/01/2043	1,882,548	4,452,700		4,452,700	5,792,936	1,340,236	130.10%
12/01/2044	2,061,129	4,540,900		4,540,900	5,908,875	1,367,975	130.13%
12/01/2045	2,079,732	4,399,700		4,399,700	5,723,893	1,324,193	130.10%
12/01/2046	2,269,475	4,487,000		4,487,000	5,838,451	1,351,451	130.12%
12/01/2047	2,407,131	4,489,000		4,489,000	5,838,451	1,349,451	130.06%
12/01/2048	2,619,197	4,579,900		4,579,900	5,955,300	1,375,400	130.03%
12/01/2049	2,775,456	4,578,700		4,578,700	5,955,300	1,376,600	130.07%
12/01/2050	3,009,844	4,669,900		4,669,900	6,074,486	1,404,586	130.08%
12/01/2051	279,034	757,200		757,200	989,389	232,189	130.66%
12/01/2052	308,797	774,700		774,700	1,009,257	234,557	130.28%
12/01/2053	327,400	774,800		774,800	1,009,257	234,457	130.26%
12/01/2054	357,163	788,400		788,400	1,029,522	241,122	130.58%
12/01/2055	379,486	789,600		789,600	1,029,522	239,922	130.39%
12/01/2056	3,087,974	4,399,000	-3,591,722	807,278	1,050,192	242,915	130.09%
	35,917,224	89,188,800	-3,591,722	85,597,078	112,377,966	26,780,888	

EXHIBIT F

Form Public Disclosure Document

THE BEND @ LAKEWOOD METROPOLITAN DISTRICT **PUBLIC DISCLOSURE DOCUMENT**

This Public Disclosure Document has been prepared by The Bend @ Lakewood Metropolitan District (the “**District**”), and approved by the City of Lakewood (the “**City**”), to provide prospective property owners and tenants with general information regarding the District and its operations. This Public Disclosure Document is intended to provide an overview of pertinent information related to the District and does not purport to be comprehensive or definitive. You are encouraged to independently confirm the accuracy and completeness of all statements contained herein.

DISTRICT’S ORGANIZATION / SERVICE PLAN

The Property within the Bend development is located within the boundaries of the District. The District is a quasi-municipal corporation and political subdivision of the State of Colorado organized in City. The District operates pursuant to its Service Plan, as approved by the City Council of the City of Lakewood on _____ (the “**Service Plan**”) and by the powers authorized by Section 32-1-1004, of the Colorado Revised Statutes.

The purpose of the District is to plan for, design, acquire, construct, install, relocate, redevelop and finance certain water, sanitary sewer and storm sewer, street, and safety protection improvements and services as defined in the Service Plan.

In addition, the District is authorized to provide ongoing services related to the operation and maintenance of water and sanitary sewer improvements, street improvements, landscaping improvements, and provide covenant enforcement services as provided under Section 32-1-1004(8)(a), C.R.S.

The District’s Service Plan, which can be amended from time to time, includes a description of the District’s powers and authority. A copy of the District’s Service Plan is available from the Division of Local Government in the State Department of Local Affairs (the “**Division**”) and from the District Manager at the contact information provided below.

The Bend @ Lakewood Metropolitan District is authorized by Title 32 of the Colorado Revised Statutes to use a number of methods to raise revenues for capital needs and general operations costs. These methods, subject to the limitations imposed by Section 20 of Article X of the Colorado Constitution (“**TABOR**”), include issuing debt, levying taxes, and imposing fees and charges. Information concerning District directors, management, meetings, elections, and current taxes are provided annually in the Notice to Electors described in Section 32-1-809(1), C.R.S., which can be found at the District office, on the District’s website, on file at the Division, or on file at the office of the Clerk and Recorder of Jefferson County.

DISTRICT BOARD OF DIRECTORS

The District is governed by a five-member Board of Directors, who must be qualified as eligible electors of the District. The Board's regular meeting dates may be obtained from the District Manager, _____; (303) _____ / District Counsel, _____; (303) _____.

DEBT AUTHORIZATION

Pursuant to its Service Plan, the District has authority to issue up to Seventy-Five Million Dollars (\$75,000,000) of debt to provide and pay for public infrastructure improvement costs.

Any debt issued by the District will be repaid through ad valorem property taxes, from a District imposed debt service mill levy on all taxable property of the District, together with any other legally available revenues of the District.

URBAN RENEWAL AUTHORITY

All of the property located within the District's boundaries is subject to The Bend @ Lakewood Urban Renewal Plan adopted by a resolution adopted by the City on _____, 2025 (the "**Urban Renewal Plan**"). The Urban Renewal Plan was prepared by the City and the Lakewood Reinvestment Authority (the "**Authority**"). The Authority will lead the administration and implementation of the Urban Renewal Plan pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, C.R.S., as amended (the "**Urban Renewal Law**").

The Authority may enter into Redevelopment and Development Agreements, and contracts, with developers, property owners, individuals, and other entities determined to be necessary to carry out the purposes of the Urban Renewal Plan. Such Agreements, or other contracts, may contain terms and provisions considered necessary or appropriate for the purpose of undertaking contemplated activities, and remain in full force and effect, unless all parties to such Agreements agree otherwise.

In accordance with the Act, the Authority may also enter into one or more Intergovernmental Agreements with lawful entities for the purpose of financing, installing, constructing, and or reconstructing improvements considered eligible and necessary for implementation of the Urban Renewal Plan. In addition, it may, but is not required to, contract with either the City or other organization, for administrative support of the Authority and its staff, including the distribution of financial resources.

The Urban Renewal Plan specifies, for purposes of the Urban Renewal Law, a "Redevelopment Area" (referred to herein as "**The Bend @ Lakewood Urban Redevelopment Area**") encompassing approximately 59.0491 acres, as well as adjacent rights-of-way, generally located in the southeastern quadrant of West 6th Avenue (U.S. Highway 6) and Union Boulevard.

In order to provide for the financing of public improvements within The Bend @ Lakewood Urban Redevelopment Area, the City and the Authority entered into [The Bend @ Lakewood] Tax Increment Area Cooperation Agreement dated as of _____, 2025 (the

“City/Authority Cooperation Agreement”). In accordance therewith, and with the Urban Renewal Law, until the 25th anniversary of the date of the approval by the City of The Bend @ Lakewood Project (i.e. [dated]) (also referred to herein as the “TIF Period”), all property taxes resulting from imposition of ad valorem property taxes on the assessed valuation of all taxable property in [NAME OF URBAN RENEWAL PLAN] (which includes all of the property within the boundaries of the District) in excess of the base assessed valuation thereof (i.e., the incremental assessed valuation) are to be remitted by the City to the Authority.

In addition, the Authority and the District entered into a Cooperation Agreement, dated as of [DATE], 2025 (the “District Cooperation Agreement”) pursuant to which the Authority has agreed [Summary of Terms of Cooperation Agreement]. Accordingly, during the TIF Period, the District receives its respective property tax revenue from the Authority and not the Jefferson County Treasurer.

More information on the Authority, the Urban Renewal Plan, and The Bend @ Lakewood Urban Redevelopment Area can be obtained from [Contact Information for URA/URA Plan Area].

TAXES AND FEES IMPOSED ON PROPERTIES WITHIN THE DISTRICT

Ad Valorem Property Taxes

The District’s primary source of revenue is from property taxes imposed on property within the District. Along with other taxing entities, the District certifies a mill levy by December 15th of each year which determines the taxes paid by each property owner in the following year. The District imposed a total combined Mill Levy of _____ mills for tax collection year 20____ (as described below). The total anticipated overlapping mill levy for the property within the District for tax collection year 20____ is _____ mills (inclusive of the District’s Mill Levy), as described in the “overlapping Mill Levy” section below.

SPECIAL TAXING DISTRICTS MAY BE SUBJECT TO GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. PROPERTY OWNERS IN SUCH DISTRICTS MAY BE PLACED AT RISK FOR INCREASED MILL LEVIES AND TAX TO SUPPORT THE SERVICING OF SUCH DEBT WHERE CIRCUMSTANCES ARISE RESULTING IN THE INABILITY OF SUCH A DISTRICT TO DISCHARGE SUCH INDEBTEDNESS WITHOUT SUCH AN INCREASE IN MILL LEVIES. BUYERS SHOULD INVESTIGATE THE SPECIAL TAXING DISTRICTS IN WHICH THE PROPERTY IS LOCATED BY CONTACTING THE COUNTY TREASURER, BY REVIEWING THE CERTIFICATE OF TAXES DUE FOR THE PROPERTY, AND BY OBTAINING FURTHER INFORMATION FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR.

Debt Service Mill Levy

The maximum debt service mill levy the District is permitted to impose under the Service Plan (“Debt Mill Levy Cap”) for the portion of any aggregate District’s Debt which exceeds fifty percent (50%) of the District’s assessed valuation, the Maximum Debt Mill Levy for such portion

of Debt shall be fifty (50.000) mills less the number of mills necessary to pay unlimited mill levy Debt. If, on or after January 1, 2024, there are changes in the method of calculating assessed valuation or any constitutionally- or statutorily-mandated tax credit, cut or abatement, the Maximum Debt Mill Levy may be increased or decreased to reflect such changes, such increases and decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the applicable mill levy, as adjusted for changes occurring after January 1, 2024, are neither diminished nor enhanced as a result of such changes (the “**Mill Levy Adjustment**”). For purposes of the foregoing, a change in the ratio of actual valuation, and any constitutional or legislative changes in the actual value against which the assessment rate is applied, shall be deemed to be a change in the method of calculating assessed valuation.

For the portion of any aggregate Debt which is equal to or less than fifty percent (50%) of the District’s assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the Debt service on such Debt, without limitation of rate.

Maximum Debt Mill Levy Imposition Term

The District shall not impose a levy for repayment of any and all Debt (or use the proceeds of any mill levy for repayment of Debt) on any single property developed for residential uses that exceeds forty (40) years after the year of the initial imposition of such mill levy unless a majority of the Board of Directors of the District are residents of the District and have voted in favor of a refunding of a part or all of the Debt and such refunding will result in a net present value savings as set forth in Section 11-56-101, et seq., C.R.S.

Operations and Maintenance Mill Levy

In addition to imposing a debt service mill levy, the District is also authorized by the Service Plan to impose a separate mill levy to generate revenues for the provision of administrative, operations and maintenance services (the “**Operations and Maintenance Mill Levy**”). The amount of the Operations and Maintenance Mill Levy may be increased as necessary, separate and apart from the Debt Mill Levy Cap, however, is subject to the Maximum Total Mill Levy discussed below.

Maximum Total Mill Levy

The maximum total mill levy of the District, which includes the Maximum Debt Mill Levy and the Operation and Maintenance Mill Levy, shall not exceed 65.000 mills; subject to the Mill Levy Adjustment.

THE FOLLOWING ESTIMATE ONLY PROVIDES AN ILLUSTRATION OF THE AMOUNT OF THE NEW PROPERTY TAXES THAT MAY BE DUE AND OWNING AFTER THE PROPERTY HAS BEEN REASSESSED AND, IN SOME INSTANCES, RECLASSIFIED AS RESIDENTIAL PROPERTY. THIS ESTIMATE IS NOT A STATEMENT OF THE ACTUAL AND FUTURE TAXES THAT MAY BE DUE. FIRST YEAR PROPERTY TAXES MAY BE BASED ON A PREVIOUS YEAR'S TAX CLASSIFICATION, WHICH MAY NOT INCLUDE THE FULL VALUE OF THE PROPERTY AND, CONSEQUENTLY, TAXES MAY BE HIGHER IN SUBSEQUENT YEARS.

District Property Tax Calculation Example-Reduction in RESIDENTIAL Assessment Ratio

Tax Collection Year	Actual Value (V)	Assessment Ratio ®	Assessed Value (AV) [V x R = AV]	Mill Levy ¹ /Rate ² (M)	Amount of District Tax Due [AV x M]
(a) 2025	\$ _____	_____%	\$ _____	____/____	\$ _____
(b) 2026	\$ _____	_____%	\$ _____	____/____	\$ _____

¹ Based on a projected mill levy, not a representation of any actual current or future mill levy

² Each mill is equal to 1/1000th of a dollar.

If in 2025 the Actual Value of the Property is \$ _____, and the Residential Assessment Ratio established by the State Legislature for that year is _____%, the Assessed Value of the Property is \$ _____ (i.e., \$ _____ x _____% = \$ _____). If the District certifies a combined debt and operations and maintenance mill levy of _____ mills, it would generate approximately \$ _____ in revenue for the District.

If in 2026 the Actual Value of the Property remains at \$ _____, but if the State Legislature should determine to change the Residential Assessment Ratio for that year to _____%, the Assessed Value would be \$ _____ (i.e., \$ _____ x _____% = \$ _____). Therefore, the District would need to certify a _____ mill levy in order to generate the same revenue as in 2025.

District Property Tax Calculation Example-Reduction in COMMERCIAL Assessment Ratio

Tax Collection Year	Actual Value (V)	Assessment Ratio ®	Assessed Value (AV) [V x R = AV]	Mill Levy ¹ /Rate ² (M)	Amount of District Tax Due [AV x M]
(a) 2025	\$ _____	_____%	\$ _____	____/____	\$ _____
(b) 2026	\$ _____	_____%	\$ _____	____/____	\$ _____

¹ Based on a projected mill levy, not a representation of any actual current or future mill levy

² Each mill is equal to 1/1000th of a dollar.

If in 2025 the Actual Value of the Property is \$ _____, and the Commercial Assessment Ratio established by the State Legislature for that year is _____%, the Assessed Value of the Property is \$ _____ (i.e., \$ _____ x _____% = \$ _____). If the District certifies a combined debt and operations and maintenance mill levy of _____ mills, it would generate approximately \$ _____ in revenue for the District.

If in 2026 the Actual Value of the Property remains at \$_____, but if the State Legislature should determine to change the Commercial Assessment Ratio for that year to _____%, the Assessed Value would be \$_____ (i.e., \$_____ x _____% = \$_____). Therefore, the District would need to certify a _____ mill levy in order to generate the same revenue as in 2025.

Overlapping Mill Levies

In addition to the District's imposed mill levies for debt and operations and maintenance as described above, the property located within the District is also subject to additional "overlapping" mill levies from additional taxing authorities. The overlapping mill levy **for tax collection year 20**____, for the property within the District, exclusive of the District's imposed mill levies was _____. Mill levies are certified in December of each year, and generally published by the County by the end of the first quarter. Therefore, we are unable to provide more detailed information on the anticipated overlapping mill levy for 20____ at this time. The breakdown of the estimated overlapping mill levies is as follows:

Taxing Authority	Levy
R1 School Bond Redemption Fund	
R1 School General Fund	
County General Fund	
Dept of Social Services	
Developmental Disability Fund	
Library Fund	
Road & Bridge Fund	
Lakewood	
Urban Drainage & Flood C So Plat	
Urban Drainage & Flood Cont Dist	
Regional Transportation District	
West Metro Fire Protection General Fund	
West Metro Fire Protection Sub	
TOTAL OVERLAPPING MILL LEVY (20)	
The Bend at Lakewood Metropolitan District (20)	
TOTAL WITH DISTRICT MILL LEVY	

Overlapping Mill Levy Property Tax Calculation Example--RESIDENTIAL

Tax Collection Year	Actual Value (V)	Assessment Ratio ®	Assessed Value (AV) [V x R = AV]	Mill Levy¹/Rate² (M)	Amount of Total Property Tax Due [AV x M]
(a) 20____	\$_____	____%	\$_____	____/____	\$_____

¹ Based on a projected mill levy, not a representation of any actual current or future mill levy

² Each mill is equal to 1/1000th of a dollar

THE ABOVE EXAMPLE IS PROVIDED SOLELY FOR THE PURPOSE OF ILLUSTRATION AND IS NOT TO BE INTERPRETED AS A REPRESENTATION OF ANY ACTUAL CURRENT OR FUTURE VALUE INCLUDING, BUT NOT LIMITED TO, ANY ACTUAL VALUE, ASSESSMENT RATIO, OR MILL LEVY.

If in 20____, all other overlapping entities maintain their 20____ mill levies, the total mill levy with all overlapping entities for tax collection year 20____ is anticipated to be _____ mills (inclusive of the District's _____ mill levy imposition). Note, as stated above, mill levies are certified in December of each year, therefore, we are unable to provide more detailed information regarding the 20____ overlapping mill levies at this time.

Overlapping Mill Levy Property Tax Calculation Example—COMMERCIAL

Tax Collection Year	Actual Value (V)	Assessment Ratio ®	Assessed Value (AV) [V x R = AV]	Mill Levy ¹ /Rate ² (M)	Amount of Total Property Tax Due [AV x M]
(a) 20____	\$ _____	_____%	\$ _____	_____/____	\$ _____

¹ Based on a projected mill levy, not a representation of any actual current or future mill levy

² Each mill is equal to 1/1000th of a dollar

THE ABOVE EXAMPLE IS PROVIDED SOLELY FOR THE PURPOSE OF ILLUSTRATION AND IS NOT TO BE INTERPRETED AS A REPRESENTATION OF ANY ACTUAL CURRENT OR FUTURE VALUE INCLUDING, BUT NOT LIMITED TO, ANY ACTUAL VALUE, ASSESSMENT RATIO, OR MILL LEVY.

If in 20____, all other overlapping entities maintain their 20____ mill levies, the total mill levy with all overlapping entities for tax collection year 20____ is anticipated to be _____ mills (inclusive of the District's _____ mill levy imposition). Note, as stated above, mill levies are certified in December of each year, therefore, we are unable to provide more detailed information regarding the 20____ overlapping mill levies at this time.

Fees

In addition to property taxes, the District may also rely upon various other revenue sources authorized by law to offset the expenses of capital construction and district management, operations and maintenance. Pursuant to its Service Plan, the District has the power to assess fees, rates, tolls, penalties, or charges as provided in Title 32 of the Colorado Revised Statutes, as amended. The District has adopted a Resolution imposing certain fees. For a current fee schedule, if any, please contact the District Manager at the contact information below.

DISTRICT BOUNDARIES

This Public Disclosure Document shall apply to the property within the boundaries of the District, which property is described on **EXHIBIT A** and **EXHIBIT B**, both attached hereto and incorporated herein by this reference.

CONTACT INFORMATION

Should you have any questions with regard to these matters, please contact:

District Manager/District General Counsel:

Phone: _____

Dated this ____ day of _____, 20 ____.

EXHIBIT A TO PUBLIC DISCLOSURE DOCUMENT

Map of District Boundaries

EXHIBIT B TO PUBLIC DISCLOSURE DOCUMENT

Legal Description of District Boundaries

EXHIBIT G

Form Developer's Disclosure to Purchasers of Residential Property

THIS DOCUMENT CONTAINS IMPORTANT LEGAL AND FINANCIAL CONSEQUENCES, AND BUYER SHOULD CONSULT LEGAL, TAX, AND OTHER COUNSEL OF BUYER'S CHOOSING BEFORE SIGNING. PURSUANT TO SECTION 38-35.7-110, C.R.S., THIS ADDENDUM CONCERNS, AMONG OTHER THINGS, ESTIMATED REAL PROPERTY TAXES AND POTENTIAL INCREASES TO PROPERTY TAXES THAT WOULD INCREASE BUYER'S TAX AND/OR MONTHLY HOME LOAN PAYMENT OBLIGATIONS.

Metropolitan District Disclosure The Bend @ Lakewood Metropolitan District Purchase Agreement Addendum

This Addendum ("**Addendum**") is attached to and forms an integral part of that certain Purchase Agreement dated _____ (the "**Purchase Agreement**"), by and between _____ a _____ ("**Seller**") and [Buyer(s) Name(s)] on behalf of him/her/themselves, and all grantees, successors, and/or assigns (collectively, "**Buyer**"), for the purchase and sale of certain real property described in the Purchase Agreement (the "**Property**").

The Property ®s located within the boundaries of The Bend @ Lakewood Metropolitan District (the "**Metropolitan District**"). The Metropolitan District is a local government and was formed to provide, among other things, public infrastructure benefiting the Property. For a full list of the Metropolitan District's power and authority, please review the Service Plan (defined in Section 2 below).

This Addendum was created on _____ [date transmitted to Seller] (the "**Estimation Date**") based on public information available to Seller as of the Estimation Date in a good-faith effort to provide Buyer with accurate estimates and information about the Metropolitan District. The information contained in this Addendum is subject to change between the Estimation Date and the date set forth above, and Buyer should independently confirm any changes that may have occurred. Seller hereby discloses the following information to Buyer:

1. Buyer can review information about the Metropolitan District on the Special District Association of Colorado's Transparency website (sdaco.org/cora), and on the Colorado Department of Local Affairs' Division of Local Government website (cdola.colorado.gov/local-government). The Metropolitan District's most recently prepared and filed Notice to Electors required by Section 32-1-809(1), C.R.S. is available at [URL for specific Metropolitan District Transparency Notice from

<https://www.sdaco.org/cora/sda-transparency/search>] and on the Metropolitan District's website at [\[URL for Metropolitan District website\]](#).

2. The Metropolitan District's service plan or statement of purpose, including all amendments thereto (the "**Service Plan**"), is available at [\[URL for specific Metropolitan District from the Active Local Governments Directory at https://dola.colorado.gov/lgis/\]](#). The Service Plan may be amended after the Estimation Date, and any such amendment may render the information contained in this Addendum inaccurate.
3. Pursuant to its Service Plan, the Metropolitan District has authority to issue up to \$_____ of debt (the "**Maximum Debt Authorization**"). The debt of the Metropolitan District may be repaid through ad valorem property taxes, from a debt service mill levy on all taxable property of the Metropolitan District, or any other legally available revenues of the Metropolitan District.
4. The maximum debt service mill levy the Metropolitan District is permitted to impose under the Service Plan is **50.000** mills (the "**Maximum Debt Service Mill Levy**"). The Service Plan allows for adjusting the Maximum Debt Service Mill Levy due to the following:
 - a. If, on or after January 1, 2024, there are changes in the method of calculating assessed valuation or any constitutionally- or statutorily-mandated tax credit, cut or abatement, the Maximum Debt Mill Levy may be increased or decreased to reflect such changes, such increases and decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the applicable mill levy, as adjusted for changes occurring after January 1, 2024, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation, and any constitutional or legislative changes in the actual value against which the assessment rate is applied, shall be deemed to be a change in the method of calculating assessed valuation (the "**Mill Levy Adjustment**");
 - b. by amendments to the Service Plan; or
 - c. by voter authorizations.

Note that, once the Metropolitan District's debt is equal to or less than fifty percent (50%) of the Metropolitan District's assessed valuation (based on the most recent final certification of assessed valuation of the Metropolitan District by the County Assessor), the limit on the maximum debt service mill levy will not apply.

5. Pursuant to the Service plan, the District shall not impose a levy for repayment of any and all Debt (or use the proceeds of any mill levy for repayment of Debt) on any single property developed for residential uses that exceeds forty (40) years after the year of the initial imposition of such mill levy unless a majority of the Board of Directors of the District are residents of the District and have voted in favor of a

refunding of a part or all of the Debt and such refunding will result in a net present value savings as set forth in Section 11-56-101, et seq., C.R.S.

6. In addition to imposing a debt service mill levy, the Metropolitan District is also authorized to impose a separate mill levy to generate revenues for general operating expenses (the “**Operating Mill Levy**”). The Maximum Debt Service Mill Levy and the Maximum Debt Mill Levy Imposition Term (discussed in Section [5] above) shall not apply to the Metropolitan District’s ability to increase and impose its Operating Mill Levy as necessary for provision of operation and maintenance services to its taxpayers and service users.
7. The Maximum Debt Service Mill Levy and the Operating Mill Levy shall not exceed the Maximum Total Mill Levy of **65.000** mills, subject to the Mill Levy Adjustment.
8. The Metropolitan District may also rely upon various other revenue sources authorized by law to offset its expenses of capital construction and general operating expenses.
9. Pursuant to Colorado law, the Metropolitan District may impose fees, rates, tolls, penalties, or other charges as provided in Title 32, C.R.S. The Metropolitan District’s current fee schedule (if any) is available from the Metropolitan District.
10. The combined debt service mill levy and Operating Mill Levy imposed in 20__ to be collected in 20__ is __ mills (the “**Current District Mill Levy**”). The residential assessment ratio for taxes collected in calendar year 20__, as set forth in Section 39-1-104.2, C.R.S., is __% of the actual value of the Property (the “**Assessment Ratio**”). Buyer may calculate the estimated property taxes on the Property attributable to the Metropolitan District by multiplying the purchase price payable under the Purchase Agreement times the Assessment Ratio, and multiplying the resulting product times the quotient of the Current District Mill Levy divided by 1,000, as shown in the formula below:

$$(Purchase\ Price \times Assessment\ Ratio) \times \left(\frac{Current\ District\ Mill\ Levy}{1,000} \right) = Estimated\ Property\ Tax$$

The Current District Mill Levy reflects property taxes attributable only to the Metropolitan District, and does not reflect the property taxes payable to other, overlapping governmental entities. According to the County Assessor’s Office, as of the Estimation Date, the aggregate of all mill levies imposed on the Property, including the Current District Mill Levy is __ mills (the “**Total Mill Levy**”). Buyer understands the Total Mill Levy is subject to change from time to time, and should review the Tax Certificate (defined in Section [11] below) and other publicly available information to determine whether any changes have occurred between the Estimation Date and the date of the Tax Certificate.

$$(Purchase\ Price \times Assessment\ Ratio) \times \left(\frac{Total\ Mill\ Levy}{1,000} \right) = Estimated\ Property\ Tax$$

By way of example, the chart below shows the estimated property tax attributable to the Metropolitan District, as well as the estimated property tax attributable to all governmental entities, that would be owed for real property and improvements purchased at different price levels as of the Estimation Date:

Purchase Price (V)	Residential Assessment Ratio ®	Assessed Value (AV) (V * R = AV)	Current District Mill Levy¹ (CDML)	Estimated District Property Taxes (AV*CDML/1000)	Total Mill Levy¹ (TML)	Estimated Total Property Taxes (AV * TML/1000)
\$ _____	____%	\$ _____	_____	\$ _____	_____	\$ _____
\$ _____	____%	\$ _____	_____	\$ _____	_____	\$ _____
\$ _____	____%	\$ _____	_____	\$ _____	_____	\$ _____

¹ 1 mill equals 1/1,000th of a dollar.

This estimate only provides an illustration of the amount of the new property taxes that may be due and owing after the Property has been reassessed and, in some instances, reclassified as residential property. This estimate is not a statement of the actual and future taxes that may be due. First year property taxes may be based on a previous year's tax classification, which may not include the full value of the Property and, consequently, taxes may be higher in subsequent years. A seller has complied with this disclosure statement as long as the disclosure is based upon a good-faith effort to provide accurate estimates and information.

Buyer acknowledges the purchase price payable under the Purchase Agreement may be greater or less than the actual value (and, consequently, the assessed value) of the Property as determined by the County Assessor's Office, and Buyer should confirm with the County Assessor's Office the actual value of the Property.

11. Contemporaneous with the execution of the Purchase Agreement, Seller will deliver to Buyer the most current County Assessor's property tax certificate applicable to the Property (the "**Tax Certificate**"). Buyer may use the aggregate mill levies shown in the Tax Certificate to estimate the total property taxes applicable to the Property by using the total mill levy formula set forth in Section [10]. As noted above, the Tax Certificate may not reflect any reassessment or reclassification of the Property, may reflect a parcel larger than the Property if the County Assessor's Office has not created a tax certificate specific to the Property, and may not reflect the full value of the Property. Accordingly, the formula set forth in Section [10] may be of assistance in estimating future property taxes.

The disclosures set forth in this Addendum are based on public sources available to Seller as of the Estimation Date and are being provided to Buyer both in a good-faith effort to comply with statutory disclosure requirements and for the convenience of Buyer. Buyer should carefully review the content of this Addendum and any other resources Buyer believes would be beneficial before signing this Addendum to ensure: (a) the Metropolitan District is acceptable to Buyer in Buyer's sole discretion, and (b) no changes occurred between the Estimation Date and the date Buyer executes this Addendum that would render any of the information in this Addendum inaccurate. Buyer acknowledges all information in this Addendum is subject to change from time to time. Buyer agrees it will not rely on this Addendum or any information contained herein after the date Buyer signs this Addendum, and Buyer acknowledges Seller makes no representations, warranties, or covenants with respect to any matters or information contained in this Addendum. Buyer should review the Colorado Department of Local Affairs' Division of Local Government website, the Special District Association of Colorado's Transparency website, the Metropolitan District's website, and contact the Metropolitan District's Principal Business Office (as set forth in the most recent Notice to Electors linked in Section 1) for the most up-to-date information about the Metropolitan District.

By its execution of this Addendum, Buyer acknowledges and agrees this Addendum was provided by Seller concurrently with or prior to execution of the Purchase Agreement.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

[SIGNATURE PAGE TO METROPOLITAN DISTRICT DISCLOSURE]

Executed this ____ day of _____, 20____

Seller:

_____,
a _____

By: _____
Title: _____

Buyer(s):

By: _____

Sales Counselor: _____

EXHIBIT H

Preliminary Development Plan



N1 RETAIL 29,000 SF
90 DUA
3.25 ACRES
292 UNITS

N2 RETAIL 28,500 SF
125 DUA
3.40 ACRES
425 UNITS

N3 RETAIL 18,000 SF
125 DUA
2.32 ACRES
289 UNITS

1,006 TOTAL UNITS

82 STREET SPACES

S1 GF RETAIL 5,000 SF
RESI 338,490 SF
302 UNITS

S2 GF RETAIL 5,000 SF
RESI 321,640 SF
287 UNITS

S3 GF RETAIL 5,000 SF
RESI 299,585 SF
267 UNITS

S4 GF RETAIL 5,000 SF
RESI 323,600 SF
287 UNITS

1,143 TOTAL UNITS

78 STREET SPACES

THE BEND MASTER PLAN

0' 50' 100' 200' 300'

SCALE : 1" = 150' - 0"

EXHIBIT I

Operation and Maintenance Plan

The Bend @ Lakewood - Preliminary Operating & Maintenance Forecast

**All costs provided in 2025 dollars

	Annual Estimate	Comments
Water Distribution		
ORC Services	\$15,000	ORC services, sample collection, valve exercise, hydrant flushing.
Lab Analysis	\$500	Cost of monthly samples analyzed by the lab.
Hydrant Maintenance	\$3,000	Routine hydrant maintenance and flow testing.
Misc. Distribution Repair	\$4,000	Annualized contingency for pipe repair once warranty period is over. Estimated at \$20K every 5-years
Water Meter Repair	\$2,000	Contingency. Typically water meters last ~15 years.
Subtotal Water	\$24,500	
Sewer Collections		
Sewer Jetting	\$5,000	Annualized based on \$15K every three years starting at year 3
CCTV	\$2,000	Annualized based on \$10K every 5 years starting at year 5
Misc. Collection Repair	\$3,000	Annualized contingency once warranty period is over. Estimated at \$15K every 5-years
Subtotal Sewer	\$10,000	
Total Public Utilities	\$34,500	
Streets		
Snow Removal	\$150,000	Average \$25K/month over 6 months of the year
Maintenance and Repairs	\$55,000	Routine maintenance, mill and overlay, crack seal, etc.
Subtotal Streets	\$205,000	
Total O&M Public Improvements	\$239,500	

EXHIBIT J
Form City-District IGA

**INTERGOVERNMENTAL AGREEMENT BETWEEN
THE CITY OF LAKEWOOD, COLORADO
AND
THE BEND @ LAKEWOOD METROPOLITAN DISTRICT**

THIS AGREEMENT is made and entered into as of this ____ day of _____, _____, by and between the CITY OF LAKEWOOD, a Colorado home rule municipal corporation (“City”), and THE BEND @ LAKEWOOD METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”). The City and the District are collectively referred to as the Parties.

RECITALS

WHEREAS, the District was organized to provide those services and to exercise powers as are more specifically set forth in the District’s Service Plan approved by the City on _____ (“Service Plan”); and

WHEREAS, the Service Plan makes reference to the execution of an intergovernmental agreement between the City and the District, as required by the Lakewood Municipal (the “Municipal Code”); and

WHEREAS, the City and the District have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Intergovernmental Agreement (“Agreement”).

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

COVENANTS AND AGREEMENTS

1. Operations and Maintenance. The primary purpose of the District is to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate and maintain the Public Improvements. The District shall dedicate certain of the Public Improvements to the City or other appropriate jurisdiction in a manner consistent with the Service Plan, an Approved Development Plan and other rules and regulations of the City and applicable provisions of the Municipal Code. The District shall be authorized to operate and maintain any part or all of the Public Improvements owned by the District, unless the provision of such operation and maintenance is prohibited pursuant to an intergovernmental agreement with the City; provided that any Fee imposed by the District for access to any park and recreation improvements shall not result in non-District City residents paying a user fee that is greater than, or otherwise disproportionate to, similar fees and taxes paid by residents of the District. However, the District shall be entitled to impose an administrative Fee as necessary to cover additional expenses associated with non-District City residents to ensure that District residents are not subsidizing the use of the park and recreation improvements by non-District City residents and the administrative Fee will not result in non-District City residents subsidizing the operations and maintenance of the park and recreation improvements by the District residents. Notwithstanding the foregoing, all parks and trails shall be open to the general public and non-District City

residents free of charge, subject to any Rules and Regulations established by the District Board from time to time.

In addition, the District shall be authorized to provide ongoing services related to the operation and maintenance of water and sanitary sewer improvements, landscaping improvements, and related to covenant enforcement as provided under Section 32-1-1004(8)(a), C.R.S. During the period that the District operates such facilities, revenue to pay the expenses of operations may be obtained from fees legally imposed by the District or other legally available revenues of the District.

2. Water. The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for potable water and irrigation water facilities and systems, including, but not limited to, water rights, water supply, treatment, storage, transmission, and distribution systems for domestic, irrigation, fire control, and other public purposes, together with all necessary and proper reservoirs, treatment facilities, wells, equipment, and appurtenances incident thereto, which may include, but shall not be limited to, transmission lines, pipes, distribution mains and laterals, storage facilities, and ditches, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. All such improvements shall be designed, installed, maintained, and upgraded as required by the Municipal Code.

Domestic water supply and service is anticipated to be provided to the property pursuant to one or more intergovernmental agreements, however the final means and parameters of such service have not been finalized as of the date of this Intergovernmental Agreement.

3. Sanitary Sewer. The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for public sanitary sewers and to transport wastewater to an appropriate wastewater treatment facility, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

It is anticipated that sanitary sewer service to the property within the District will be provided pursuant to one or more intergovernmental agreements, however the final means and parameters of such service have not been finalized as of the date of this Intergovernmental Agreement.

4. Storm Sewer. The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for flood and surface drainage improvements, including, but not limited to, storm sewer culverts, dams, channels, retaining walls, access way inlets, detention ponds, paving, roadside swales, curbs and gutters, disposal works and facilities, water quality facilities, and all necessary and proper equipment, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto

5. Street Improvements. The District shall have the power and authority on streets not dedicated to the City to finance, design, construct, acquire, install, maintain, and provide for streets and roadway improvements including, but not limited to, bridges, curbs, gutters, culverts,

storm sewers and drainage facilities, detention ponds, retaining walls and appurtenances, sidewalks, paving, public parking, lighting, grading, landscaping, streetscaping, placement of underground utilities, snow removal, tunnels, and other street improvements, and architectural enhancements to any or all of the above, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. All such improvements shall be designed, installed, maintained, and upgraded as required by the Municipal Code. It is expected that the District will be responsible for the long-term ownership and maintenance of certain streets within the Project, while other streets will be dedicated to the City for long-term ownership and maintenance consistent with Approved Development Plans. All streets dedicated to the City will be consistent with and in compliance with City rules and regulations

6. Traffic Safety Protection. The District shall have the power and authority on streets not dedicated to the City to finance, design, construct, acquire, install, maintain, and provide for safety protection through traffic control devices and safety controls on streets, as well as such other facilities and improvements as are necessary or prudent, including, but not limited to, signalization at intersections, traffic signs, area identification signs, directional assistance and driver information signs, with all necessary and incidental and appurtenant facilities, and land and easements, together with extensions and improvements thereto. All traffic and safety control devices will be consistent with and in compliance with City, Federal, and Manual on Uniform Traffic Control Devices (“MUTCD”) rules and regulations

7. Parks and Recreation. The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for park and recreation facilities, services, or programs including, but not limited to, grading, soil preparation, sprinkler systems, fencing, pavilions, playgrounds, playing fields, open space, bike trails, pedestrian trails, pedestrian bridges, picnic areas, common area landscaping, streetscaping, storage buildings and facilities, weed control, paving, decorative paving, outdoor functional and decorative lighting, community events, and other services, programs and facilities, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. To the extent the City does not accept any such park and recreation improvements, such improvements may be owned and maintained by the District or a “community association”.

8. Mosquito Control. The District shall have the power and authority to finance, design, construct, acquire, install, operate, maintain, and provide for systems and methods to create an integrated pest management plan with ecological/biological prevention and control approaches for elimination and control of mosquitoes

9. Covenant Enforcement and Design Review. The District shall have the power and authority to provide covenant enforcement and design review services subject to the limitations set forth in C.R.S. § 32-1-1004(8), as amended C.R.S. § 32-1-1101, as amended, and § 32-1-1004.5, as amended

10. Limited Fire Protection. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services. However, the authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the

water system shall not be limited by this provision. All such improvements shall be designed, installed, maintained, and upgraded as required by the Municipal Code. The District will enforce no parking within Service and Emergency Vehicle Access Easements (SEVA) on District-owned streets and other areas owned by the District, if any.

11. Television Relay and Translation. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project.

12. Golf Course Construction Limitation. Acknowledging that the City has financed public golf courses and desires to coordinate the construction of public golf courses in the City's boundaries, the District shall not be authorized to plan, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain a golf course.

13. Construction Standards Limitation. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the City, other governmental entities having proper jurisdiction and those special districts that qualify as "interested parties" under Section 32- 1-204(1), C.R.S., as applicable. The District will obtain the City's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

14. External Financial Advisor Limitation. Prior to the issuance of any Debt issuance by the District, the District shall obtain the certification of an External Financial Advisor, substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

To the extent any portion of the Debt is to be issued through a private placement to which Section 32-1-1101(7)(a), C.R.S. would apply (the "**Interest Rate Restricted Debt Portion**"), the requirements of such Section shall apply to determine the interest rate on the Interest Rate Restricted Debt Portion of the Debt.

15. Privately Placed Debt Limitation. In addition to the provisions set forth in Section 6 above, any Debt issued by the District to the Developer or any affiliate, subsidiary or other entity related to the Developer, shall comply with Section 32-1-1101(7)(a), C.R.S.

16. Inclusion/Exclusion Limitation. The District shall not include within its boundaries any property outside the Service Area or exclude from its boundaries any property within the Service Area without the prior written consent of the City.

17. Overlap Limitation; Single District Structure. The District shall not consent to the organization of any other district organized under the Special District Act within the Service Area which will overlap the boundaries of the District unless the aggregate mill levy for payment of Debt of such proposed district(s) will not at any time exceed the Maximum Debt Mill Levy of the District. This Service Plan is for a single metropolitan District and shall not allow for the organization or operation of multiple metropolitan districts hereunder. Further, the District shall not be permitted to be divided into subdistricts or to establish special improvement districts as set forth in Section 32-1-101, et seq., C.R.S., without the prior written consent of the City.

18. Initial Debt Limitation. On or before the effective date of approval by the City of an Approved Development Plan, the District shall not: (a) issue any Debt; (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service funds; nor (c) impose and collect any Fees used for the purpose of repayment of Debt.

19. Total Debt Issuance. The District shall not issue Debt in excess of Seventy-Five Million Dollars (\$75,000,000), provided that such limitation is not applicable to refunding bonds issued to refund outstanding Debt. Special Improvement District Debt, if any, shall be included in the definition of Debt that is subject to the Total Debt Issuance Limitation. The foregoing total debt issuance limitation may only be increased by amending the Service Plan with City Council approval.

20. Fee Limitation. The District may impose and collect Fees as a source of revenue for District operations and maintenance expenses. The District may impose and collect Fees as a source of revenue for repayment of debt and/or for capital costs, however, no Fee(s) related to the funding of costs of a capital nature shall be authorized to be imposed upon or collected from Taxable Property owned or occupied by an End User which has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any Taxable Property owned or occupied by an End User. Notwithstanding any of the foregoing, the restrictions in this definition shall not apply to any Fee imposed upon or collected from Taxable Property for the purpose of funding operation and maintenance costs of the District.

21. Funds from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the City is eligible to apply for, except pursuant to an intergovernmental agreement with the City. The District shall notify the City Manager of any District application for grant funds no later than the date the application is submitted.

22. Consolidation. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the City.

23. Bankruptcy. All of the limitations contained in the Service Plan, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, Maximum Debt Mill Levy Imposition Term and the Fees have been established under the authority of the City to approve a Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

a. shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment approved by the Lakewood City Council; and

b. are, together with all other requirements of Colorado law, included in the “political or governmental powers” reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the “regulatory or electoral approval necessary under applicable nonbankruptcy law” as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S., and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the Lakewood City Council as part of a Service Plan Amendment.

24. Website. When a district is required to have a website in accordance with the requirements of C.R.S. Section 32-1- 104.5, the District shall establish, maintain and annually update a public website or provide information on a shared community website, on which the District will timely post all information and documents required by C.R.S. § 32-1- 104.5.

In addition, the District’s website: (i) shall be referenced on all its communications, (ii) shall provide a method for two-way communication between District electors and the district; (iii) shall include an illustration of the District’s boundaries on an aerial image; and (iv) shall require District elector email addresses to be used only for District business communication purposes.

The District shall prominently display the following statement in bold type upon its website:

SPECIAL TAXING DISTRICTS MAY BE SUBJECT TO GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. PROPERTY OWNERS IN SUCH DISTRICTS MAY BE PLACED AT RISK FOR INCREASED MILL LEVIES AND TAX TO SUPPORT THE SERVICING OF SUCH DEBT WHERE CIRCUMSTANCES ARISE RESULTING IN THE INABILITY OF SUCH A DISTRICT TO DISCHARGE SUCH INDEBTEDNESS WITHOUT SUCH AN INCREASE IN MILL LEVIES. BUYERS SHOULD INVESTIGATE THE SPECIAL TAXING DISTRICTS IN WHICH THE PROPERTY IS LOCATED BY CONTACTING THE COUNTY TREASURER, BY REVIEWING THE CERTIFICATE OF TAXES DUE FOR THE PROPERTY, AND BY OBTAINING FURTHER INFORMATION FROM

THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR.

25. Dissolution. It is expected that the District will exist in perpetuity to operate and maintain all District-owned Public Improvements and to provide the services described in this Service Plan. However, in the event the District is able to make adequate provision for the payment of all Debt and arrange for any authorized services, operations and maintenance functions to be undertaken by a separate entity or discharged, the District may be dissolved pursuant to the applicable State statutes. In no event shall dissolution occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes.

26. Disclosure to Purchasers. The District shall provide a disclosure document, approved by the City Manager and the City Attorney, which shall be consistent with the form attached to the Service Plan. Said disclosure shall, at a minimum, be made available as follows:

- a. Provided to the City on the City's website on a page dedicated to Metropolitan District information;
- b. Provided by the District on the District's website; and
- c. Recorded by the District in the Jefferson County Clerk and Recorder's property records prior to the earlier of:
 - i. Sale of any property within the District, or
 - ii. No later than ten (10) calendar days after the recordation of the court order issued pursuant to Section 32-1-305(6), C.R.S.; and
- d. Recorded by the City in the Jefferson County Clerk and Recorder's property records concurrent with the recordation of each subdivision located partially or wholly within the boundaries of the District.

In addition, the District will use reasonable efforts to assure that the Developer provides written notice to all purchasers of residential property in the District who purchase property from the Developer (including any of Developer's affiliates, subsidiaries, or related entities).

27. Service Plan Amendment Requirement. Actions of the District which violate the limitations set forth in V.A.27 of the Service Plan shall be deemed to be material modifications to the Service Plan and the City shall be entitled to all remedies available under State and local law to enjoin such actions of the District.

28. Annual Report. The District shall be responsible for submitting an annual report to the City Manager's Office no later than October 1st of each year following the year in which the Order and Decree creating the District has been issued, pursuant to the Municipal Code and containing the information set forth in Section VII of the Service Plan.

29. Mill Levy Adjustment. If, on or after January 1, 2024, there are changes in the method of calculating assessed valuation or any constitutionally- or statutorily-mandated tax credit, cut or abatement, the Maximum Debt Mill Levy, Operations and Maintenance Mill Levy, and Maximum Total Mill Levy may be increased or decreased to reflect such changes, such increases and decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the applicable mill levy, as adjusted for changes occurring after January 1, 2024, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation, and any constitutional or legislative changes in the actual value against which the assessment rate is applied, shall be deemed to be a change in the method of calculating assessed valuation

30. Maximum Debt Mill Levy. The “Maximum Debt Mill Levy” shall be the maximum mill levy a District is permitted to impose upon the taxable property within such District for payment of Debt, and shall be determined as follows:

a. For the portion of any aggregate Debt which exceeds fifty percent (50%) of the District’s assessed valuation, the Maximum Debt Mill Levy for such portion of Debt shall be fifty (50.000) mills less the number of mills necessary to pay unlimited mill levy Debt described in Section VI.C.2 below; subject to the Mill Levy Adjustment.

b. For the portion of any aggregate Debt which is equal to or less than fifty percent (50%) of the District’s assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the Debt service on such Debt, without limitation of rate.

c. For purposes of the foregoing, once Debt has been determined to be within Section VI.C.2 above, so that the District is entitled to pledge to its payment an unlimited ad valorem mill levy, the District may provide that such Debt shall remain secured by such unlimited mill levy notwithstanding any subsequent change in the District’s Debt to assessed ratio. All Debt issued by the District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S., and all other requirements of State law.

d. The Maximum Debt Mill Levy shall not apply to the District’s Operations and Maintenance Mill Levy for the provision of operation and maintenance services to the District’s taxpayers and service users.

31. Maximum Debt Mill Levy Imposition Term. The District shall not impose a levy for repayment of any and all Debt (or use the proceeds of any mill levy for repayment of Debt) on any single property developed for residential uses that exceeds forty (40) years after the year of the initial imposition of such mill levy. The Maximum Debt Mill Levy Imposition Term cannot be extended unless a majority of the Board of Directors of the District are End Users of the District and have voted in favor of a refunding of a part or all of the Debt and such refunding will result in a net present value savings as set forth in Section 11-56-101, et seq., C.R.S.

32. Maximum Total Mill Levy. The District shall not impose a total mill levy, including the Maximum Debt Mill Levy and the Operation and Maintenance Mill Levy, in excess of 65.000 mills, subject to the Mill Levy Adjustment.

33. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via United Parcel Service or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District: The Bend @ Lakewood Metropolitan District

Attn:
Phone:
Fax:

To the City: City of Lakewood

Attn:
Phone:
Fax:

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with United Parcel Service or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

34. Amendment. This Agreement may be amended, modified, changed, or terminated in whole or in part only by a written agreement duly authorized and executed by the Parties hereto and without amendment to the Service Plan.

35. Assignment. Neither Party hereto shall assign any of its rights nor delegate any of its duties hereunder to any person or entity without having first obtained the prior written consent of the other Party, which consent will not be unreasonably withheld. Any purported assignment or delegation in violation of the provisions hereof shall be void and ineffectual.

36. Default/Remedies. In the event of a breach or default of this Agreement by any Party, the non-defaulting Party shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing Party in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees.

37. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado.

38. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

39. Integration. This Agreement constitutes the entire agreement between the Parties with respect to the matters addressed herein. All prior discussions and negotiations regarding the subject matter hereof are merged herein.

40. Parties Interested Herein. Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon, or to give to, any person other than the District and the City any right, remedy, or claim under or by reason of this Agreement or any covenants, terms, conditions, or provisions thereof, and all the covenants, terms, conditions, and provisions in this Agreement by and on behalf of the District and the City shall be for the sole and exclusive benefit of the District and the City.

41. Severability. If any covenant, term, condition, or provision under this Agreement shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such covenant, term, condition, or provision shall not affect any other provision contained herein, the intention being that such provisions are severable.

42. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original and all of which shall constitute one and the same document.

43. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

44. Defined Terms. Capitalized terms used herein and not otherwise defined shall have the meanings ascribed to them in the Service Plan.

SIGNATURE PAGE TO INTERGOVERNMENTAL AGREEMENT

THE BEND @ LAKEWOOD
METROPOLITAN DISTRICT

By: _____
President

Attest:

Secretary

CITY OF LAKEWOOD, COLORADO

By: _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

STAFF MEMO

DATE OF MEETING: MAY 12, 2025 / AGENDA ITEM NO. K.

To: Mayor and City Council

From: Holly Bjorklund, Chief of the Finance Branch
Katie Faltys, Interim Economic Development Manager

Subject: **The Bend Urban Renewal Area**

SUMMARY STATEMENT: On April 28 2025, Lakewood Reinvestment Authority (the “LRA”) voted to recommend to Lakewood City Council the Bend Urban Renewal Plan prepared by Ricker Cunningham. The Bend project is approximately 59 acres near the intersection of U.S. Highway 6 and Union Boulevard. The LRA also authorized the Intergovernmental Agreements (“IGAs”) between the LRA and taxing entities that tax this property.

This Plan represents a community partnership with other taxing entities to utilize existing tax rates to provide new revenues created by contemplated development such that specific community needs for housing and mixed development are achieved through the private sector. Under state law, a municipality may create an Urban Renewal Authority, which becomes a corporate municipal entity with specific statutory authority. Lakewood’s Urban Renewal Authority, the LRA, is empowered to authorize, oversee, and regulate projects within an Urban Renewal Area, which is a defined area of the City that has been designated by the City Council pursuant to an approved Urban Renewal Plan.

The Plan:

Consideration of this Plan begins with a study conducted by Ricker Cunningham in 2024, to evaluate the Area for statutory conditions of “blight” that generally hinder the sound utilization of city space to promote public health, safety, morals, or welfare. (See: Resolution Exhibit B, Conditions Survey, p. 9, § 3.0.)

Definition of Blight. Ricker Cunningham are real estate economists and community strategists, experts in the field of Urban Renewal and past consultants to the City of Lakewood and Lakewood Reinvestment Authority with more than 175 urban renewal assignments between 1995 and 2024. Ricker Cunningham determined that conditions within the Area satisfy nine (of eleven possible) statutory definitions of blight. The Conditions Survey demonstrates several aspects of this Area create conditions that align with the statutory intent of Urban Renewal Law. (See Resolution Exhibit B, pp. 12-28.) After the site was studied and evidence was found demonstrating conditions of blight, Ricker Cunningham drafted the Plan. Resolution Exhibit A. Staff of the LRA and City have reviewed the Plan and confirmed that the provisions of the Plan are consistent with the goals of the City, the purpose of Urban Renewal Law, and applicable regulations for the Area. The Plan has been shared with taxing entities that levy mills within the Area.

The Plan would create an Urban Renewal Area on the subject property with the boundaries defined in the Plan. The Plan would authorize Tax Increment Financing (“TIF”) as negotiated between the LRA and taxing entities, and would allow for such revenues to be used to fund qualified public improvements pursuant to Urban Renewal Law. Colorado Revised Statutes Section 31-25-101 et al. Creation of the Plan would give the LRA statutory authority to engage in undertakings to further the goals of Urban Renewal Law, the City’s Comprehensive Plan, and the Urban Renewal Plan. Future agreements related to the development would be subject to LRA Board approval and related entities as necessary to carry out the purposes of the Plan.

BACKGROUND INFORMATION: The LRA Board approved Resolution LRA R-2025-1 on April 28, 2025,

that: (1) authorized LRA staff to execute and amend the IGAs as needed and to enter into additional agreements necessary to implement the Plan; and (2) recommended that the City Council adopt the Plan and establish a new Urban Renewal Area in the City of Lakewood. The LRA's ability to act on the Plan depends on the City Council's approval. Tonight, the City Council will consider adopting the Plan and creating the new Urban Renewal Area in Lakewood. If the Plan is approved, the City Council will also authorize the City Manager or Designee to execute the City's Intergovernmental Agreement with the LRA.

Additional information relating to the creation of an Urban Renewal Area can be found in publicly available meetings held on [April 21, 2025](#), and [April 28, 2025](#). The IGAs approved by the Authority are available in the packet posted for the April 28, 2025 LRA meeting.

BUDGETARY IMPACTS: No immediate impact. If the Plan is adopted by City Council, the Plan will generate tax increment revenue that may be used by the Authority to pay for statutorily authorized expenditures pursuant to the Plan.

STAFF RECOMMENDATIONS: Consideration of the resolution.

ALTERNATIVES: Reject the resolution.

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. Resolution R-2025-27
2. Exhibit A – The Bend @ Lakewood Urban Renewal Plan
3. Exhibit B – The Bend @ Lakewood Conditions Survey
4. Exhibit C – The Bend @ Lakewood City of Lakewood IGA

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

A RESOLUTION

APPROVING THE URBAN RENEWAL URA PLAN FOR BEND @ LAKEWOOD

WHEREAS, an urban renewal plan for the Bend @ Lakewood Urban Renewal Area has been submitted to the City Council of the City of Lakewood for appropriate action pursuant to Part 1 of Article 25 of Title 31, C.R.S. (the “Act”);

WHEREAS, the Bend @ Lakewood Urban Renewal Area is specified area subject to the Bend @ Lakewood Urban Renewal Plan (the “URA Plan”) as described in “Exhibit A” to this Resolution and limited to the boundaries therein;

WHEREAS, on March 18, 2015 the Planning Commission adopted the Lakewood Comprehensive Plan, the general plan for the development of the City of Lakewood, and City Council approved the Lakewood Comprehensive Plan on April 27, 2015;

WHEREAS, on January 22, 2025, the Planning Commission reviewed the URA Plan as to conformity with the Lakewood Comprehensive Plan pursuant to C.R.S. §31-25-107(2), and determined that the URA Plan does conform to the Lakewood Comprehensive Plan;

WHEREAS, no property in the Bend @ Lakewood Urban Renewal Area has been included in an urban renewal plan previously submitted to the City Council;

WHEREAS, on April 10, 2025, the City Clerk of the City of Lakewood published the notice of the time, place, and purpose on of the public hearing to consider the adoption of the URA Plan in the Denver Post in conformance with C.R.S. §31-25-107(3);

WHEREAS, the City Clerk of the City of Lakewood has provided written notice of the public hearing to consider the adoption of the URA Plan to all property owners, residents, and business owners within the proposed Bend Urban Renewal Area at their last known addresses in conformance with C.R.S. §31-25-107(4)(c);

WHEREAS, the Jefferson County Commissioners have received notification of and copies of the URA Plan and other information as required by C.R.S. §31-25-107(3.5);

WHEREAS, the Lakewood Urban Renewal Authority (“Authority”) has complied with requirements of §31-25-107(9.5) et al, to notify, inform, and discuss with taxing entities information regarding respective shares of incremental property tax revenues collected pursuant to the URA Plan. Representatives of the Authority and the governing body of each taxing entity within the proposed area have met and negotiated agreements governing the share of such property tax revenue allocated to the special fund established by the URA Plan and the Act. The Authority has reached agreement with each taxing entity whose incremental property tax revenues would be allocated under the URA Plan as of the date hereof;

WHEREAS, the City Council has considered the Conditions Survey of the proposed Urban Renewal Area as prepared by Ricker Cunningham in July 2024, and the proposed URA Plan;

WHEREAS, the City Council has considered the Intergovernmental Agreements between the Lakewood Reinvestment Authority and other taxing entities, including the Intergovernmental Agreement between the City of Lakewood and the Lakewood Reinvestment Authority; and

WHEREAS, the City Council has conducted a public hearing in accordance with §31-25-107 and 24-6-402, C.R.S. and L.M.C. §2.15, and considered evidence presented at the hearing by interested parties.

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

1. Blight, as defined by C.R.S. §31-25-103(2), is present in the Bend @ Lakewood Urban Renewal Area as documented by the Conditions Survey prepared by Ricker Cunningham and based on evidence presented at the public hearing.
2. The owner of property within the Area, Lakewood Land Partners, LP, does not object to inclusion within an Urban Renewal Area.
3. The Bend @ Lakewood Urban Renewal Area is a blighted area and is appropriate for one or more urban renewal projects pursuant to Part 1 of Article 25 of Title 31, C.R.S.
4. The following statutory blight factors were found to be present in the Bend @ Lakewood Urban Renewal Area:
 - a) predominance of defective or inadequate street layout;
 - b) faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
 - c) unsanitary or unsafe conditions;
 - d) deterioration of site or other improvements;
 - e) unusual topography or inadequate public improvements or utilities (as per zoning);
 - f) defective or unusual conditions of title rendering the title non-marketable;
 - g) existence of conditions that endanger life or property by fire or other causes;
 - h) environmental contamination of slum, deteriorated or deteriorating structures; buildings or property; and
 - i) existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

Exhibit B, Conditions Survey.

5. The boundaries of the Bend @ Lakewood Urban Renewal Area have been drawn as narrowly as feasible to accomplish the planning and development objectives for the Bend @ Lakewood Urban Renewal Area.
6. The URA Plan area does not include “open land” and requires substantial redevelopment to rehabilitate old and deteriorated improvements that have been partially removed.
7. The URA Plan contemplates mixed use development that will provide safe, sanitary, and decent housing which is lacking as a result of various factors contemplated by the Act.
8. The City needs additional housing as a result of a shortage of housing supply meeting sound standards and design which is decent, safe, and sanitary. The City is committed to clearing unsafe housing, and the need for housing accommodation has increased or will increase because of the clearance of housing which by reason of any factors covered by § 31-25-103(7), C.R.S., are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to public health, safety, morals, or welfare.
9. The conditions of blight in the Bend @ Lakewood Urban Renewal Area and the shortage of decent, safe, and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare, and activities within this Area for residential uses, as authorized by the Act, is an integral part of and essential to the City’s goals, standards, and the URA Plan to address the shortage.
10. The nonresidential development purposes are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, and the contemplated activities within the area may require the exercise of government action, as provided by the Act, because of conditions of blight within the area.
11. The URA Plan conforms to the Lakewood Comprehensive Land Use Plan, which is the general plan for the development of the City of Lakewood.
12. The Area, although previously developed, is uninhabited and no relocation of individuals or businesses is contemplated. To the extent relocation becomes necessary, feasible methods exist for the relocation of individuals and families that may be displaced into decent, safe, and sanitary accommodations within their means and without undue hardship to such individuals and families and methods for relocating business concerns that may be displaced into areas that are not generally less desirable with respect to public utilities and commercial facilities.

13. The City has taken reasonable efforts to comply with all notice and public hearing requirements of the Act specific to publication, applicable time periods, and notice to affected individuals and businesses. No more than 120 days have passed since the first public hearing relating to the URA Plan.
14. No part of the property subject to the URA Plan has been previously submitted to the City as part of a proposed urban renewal plan.
15. The URA Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the Bend @ Lakewood Urban Renewal Area by private enterprise.
16. Jefferson County has been notified of the URA Plan and negotiated tax increment sharing pursuant to the URA Plan to account for any additional county infrastructure or services required to serve development currently contemplated within the Bend @ Lakewood Urban Renewal Area.
17. The Intergovernmental Agreement with the County contemplates an increase of the County's share of increment if the City agrees to allocate to the County affordable housing units that are built within the area of the URA Plan pursuant to Colorado Revised Statutes § 29-32-105(3)(d)(II), understanding that any agreement to allocate affordable housing units between the City and County shall be in writing by separate agreement approved by each governing body.
18. Existing County infrastructure is able to meet the needs of development pursuant to the Area and the County has negotiated with the Lakewood Reinvestment Authority a share of tax increment that adequately addresses the County's needs in consideration of the URA Plan, tax increment sharing, and anticipated impacts upon the County.
19. The URA Plan has met all currently applicable requirements of C.R.S. § 31-25-105.5(2) and the principal purpose for the adoption of the URA Plan is to facilitate redevelopment in order to eliminate or prevent the spread of physically blighted or slum areas.
20. The acquisition, clearance, rehabilitation, conservation, development or redevelopment or a combination thereof of the Bend @ Lakewood Urban Renewal Area pursuant to the URA Plan is necessary and in the best interests of the public health, safety, morals, and welfare of the citizens of the City of Lakewood.
21. The URA Plan is hereby approved.
22. The Intergovernmental Agreement between the City and the Lakewood Reinvestment Authority is hereby approved and authority is given to the City Manager or designee to enter into the agreement on the City's behalf in substantially the form as attached Exhibit C, subject to minor modifications as the City Manager or Designee, in consultation with the Chief Financial Officer and the City Attorney,

may be necessary and appropriate to protect the interests of the City or effectuate the purposes of this Resolution.

23. The recitals above are incorporated herein.

INTRODUCED, READ, AND ADOPTED by a vote of ___ for and ___ against at a hybrid regular meeting of the City Council on May 12th, 2025, at 7 o'clock p.m., at the Lakewood Civic Center, 480 South Allison Parkway, Lakewood, Colorado.

Wendi Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

Exhibit A: Plan



The Bend @ Lakewood Urban Renewal Plan

Lakewood, Colorado

July 2024

Prepared for:

Lakewood Reinvestment Authority
Lakewood City Council

Prepared by:

Ricker|Cunningham
9552 Middle Fork St.
Littleton, CO 80125

303.458.5800 phone

www.rickercunningham.com

The Bend @ Lakewood Urban Renewal Plan

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Appendices

- Appendix A:** Excerpts from the 2025 Lakewood Moving Forward Comprehensive Plan
- Appendix B:** The Bend @ Lakewood Zoning Category
- Appendix C:** The Bend @ Lakewood Urban Renewal Area Legal Description

*Capitalized and bolded terms shall have the meaning set forth herein. All capitalized and bolded terms used herein and not defined in Section 2 shall have the same meaning as set forth in the **Act**.*

The Bend @ Lakewood Urban Renewal Plan

City of Lakewood, Colorado

1.0 Introduction

1.1 Preface

This The Bend @ Lakewood Urban Renewal Plan (herein referred to as the “**Plan**” or “**Urban Renewal Plan**”) has been prepared for the City of Lakewood (herein referred to as the “**City**”) and Lakewood Reinvestment Authority (herein referred to as the “**Authority**”), the latter being the entity which will lead its administration and implementation pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, 1973, as amended (herein referred to as the “**Act**” or “**Law**”).

1.2 Blight Findings

Under the **Act**, an urban renewal area is a blighted area, which has been designated as appropriate for an **Urban Renewal Project**. In order for the **Authority** to exercise its powers within an urban renewal area, the municipality’s board or council must find that the presence of blight, as defined by the **Act**, “... constitutes an economic and social liability, substantially impairs or arrests the sound growth of municipalities, retards the provision of housing accommodations, aggravates traffic problems and impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities; and ... consumes an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services and facilities.”¹

The The Bend @ Lakewood Conditions Survey (herein referred to as the “**Survey**”), prepared by Ricker I Cunningham in June and July 2024, and presented to the **Authority** under separate cover, demonstrates that the Bend @ Lakewood Urban Renewal Plan Area (herein referred to as the “**Area**” or “**Plan Area**”), qualifies as a blighted area under the **Act**. Specifically, the **Survey** concluded that nine (9) of the 11 total possible factors are present at varying degrees of intensity, but all at levels considered adverse to properties, businesses, and persons living, working, and traveling through the area. A list of statutory factors either observed or identified, along with a characterization of the same, is presented here in Section 4.0.

¹ CO Rev Stat § 31-25-102 (2017)

1.3 Urban Renewal Area Boundaries

The **Plan Area**, as presented in Figure 1 and set forth in Appendix C, includes two legal parcels comprising 59 acres, as well as adjacent rights-of-way, generally located in the southeastern quadrant of West 6th Avenue (U.S. Highway 6) and Union Boulevard in the city of Lakewood.

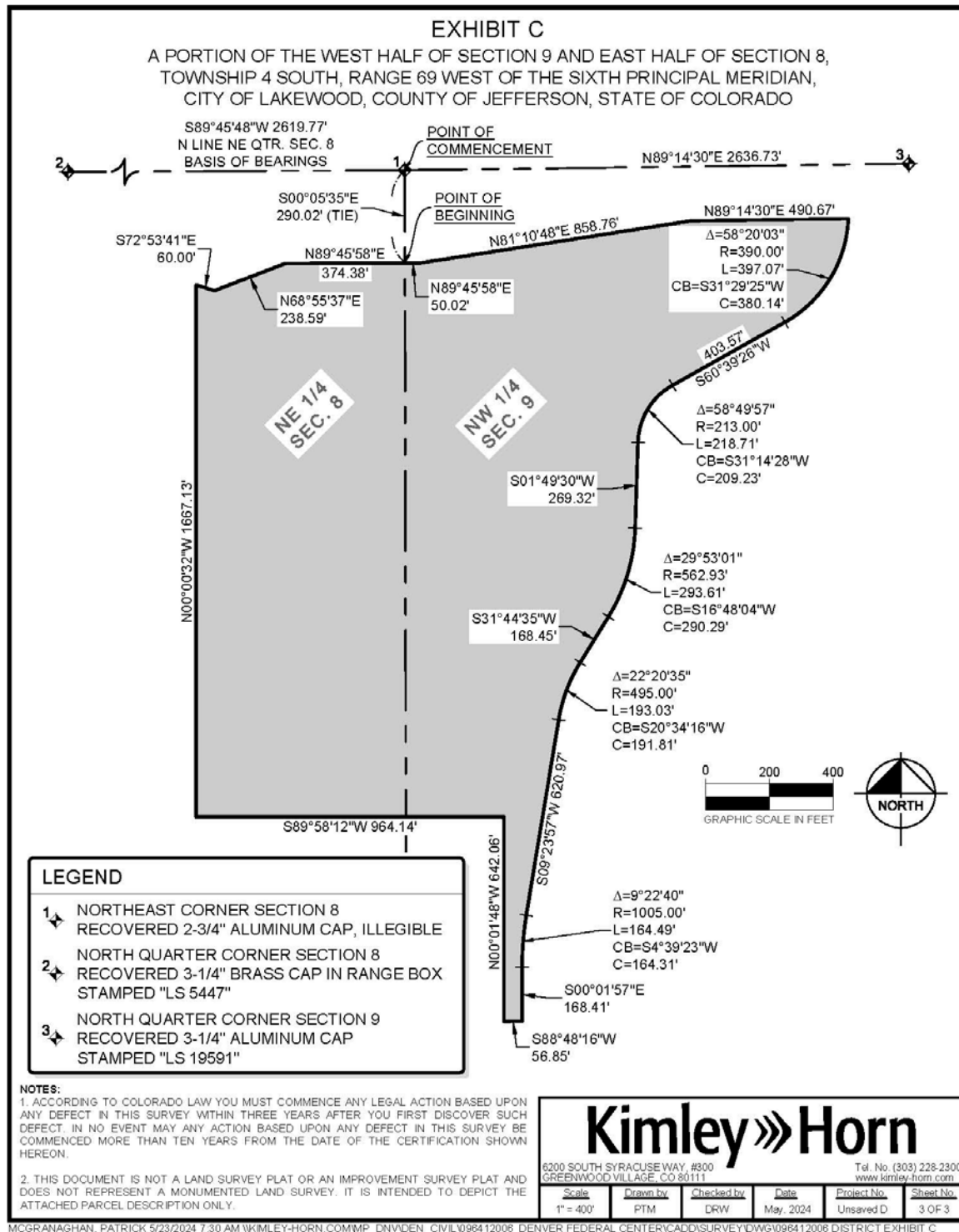
1.4 Zoning Classifications

Both parcels are currently zoned M-C-T Mixed-Use - Core - Transit Industrial, a classification intended to provide opportunities for higher density mixed-use development on properties with adjacency to light rail and commuter stations, including affordable housing. The M-C-T zoning supports a pedestrian-oriented environment, requires buildings be located within a short distance of adjacent public streets, and restricts auto-oriented design elements. Permitted uses within this zoning classification are listed below as identified in Chapter 17.3.4 of the Lakewood Zoning Ordinance.

M-C-T Mixed Use – Core - Transit

- | | |
|---|---|
| ▪ Attached Dwelling Unit | ▪ Horticulture |
| ▪ Multifamily | ▪ Retail |
| ▪ Group Home (1-8 client residents) | ▪ Community Building |
| ▪ Group Residential Facility | ▪ Park |
| ▪ Bar | ▪ Religious Institution |
| ▪ Club, Lodge, or Service Organization | ▪ School, Public or Private |
| ▪ Day Care Facility, Adult or Child | ▪ Transportation Facility, Public |
| ▪ Entertainment Facility, Indoor | ▪ University or College |
| ▪ Fitness or Athletic Facility, Private | ▪ Utility Facility, Minor |
| ▪ Gallery or Studio | ▪ Home Business, Major |
| ▪ Hotel | ▪ Wireless Communications Facility |
| ▪ Motor Vehicle Sales, Indoor | ▪ Stealth |
| ▪ Office | ▪ New Freestanding Structure ≤ 60 ft. in height |
| ▪ Parking, Stand-Alone, Structured | |
| ▪ Personal Service | |
| ▪ Restaurant | |

Figure 1: The Bend @ Lakewood Urban Renewal Area Map



1.5 Future Land Use Designations

The city's Land Use Vision Map, presented in the 2025 Lakewood Moving Forward Comprehensive Plan (herein referred to as the "Comprehensive Plan"), reflects locations where the city desires various intensities of development over the next 10 to 20 years. Planning principles which will inform land use decisions in support of the **Comprehensive Plan** include the following:

- Provide greater land use predictability and transparency.
- Incorporate recommended land uses from previously adopted neighborhood, corridor, and special area plans, including opportunities for affordable housing.
- Accommodate anticipated population and employment growth within the city.
- Create a logical framework for future rezonings and appropriate development.

The Growth Area Land Use Designation within which the subject parcels are included is a Station Core Area. These areas are intended to include projects with a mix of retail, office, and multifamily residential uses with minimum building heights of three stories. Maximum heights vary between 90 feet at the Oak Street Station, to 120 feet at the Sheridan and Lakewood Wadsworth Stations and 180 feet along the Union Boulevard corridor. The zoning designation related to these areas is M-C-T.

1.6 Statutory Compliance

In compliance with the **Act**, the public hearing notice at which this Plan was considered, including its time, date, location, purpose and description of the **Area**, along with the scope of the proposed **Urban Renewal Project** and other undertakings appeared in the Denver Post (Your Hub), the community's designated legal newspaper of general circulation. At that hearing, the **Lakewood City Council** (herein referred to as "**City Council**") considered the findings of blight, documented in the **Survey**, and adoption of the **Plan**. Additionally, every reasonable attempt was made to provide mailing notice of the hearing to all owners of **Private Property**, business interests, and residents (N/A) located in the **Area** at their last-known address of record.

More than 120 days prior to the public hearing, this **Plan** and a report describing any impacts resulting from new investment in the **Area**, was submitted to the Jefferson County Board of Commissioners, as well as the governing bodies of other taxing entities² which assess a mill levy in the **Plan Area**. During this time, representatives of the **Authority** and these taxing entities met

² Jefferson County (including the Jefferson County Public Library, City of Lakewood, Jefferson County School District R-1, West Metro Fire Protection District, and Mile High Flood District.

and negotiated agreements governing the sharing of future incremental tax revenue resulting from investment in the **Urban Renewal Project**.

Finally, official meetings required by the **Act**, in addition to the public hearing (May 12, 2025), were scheduled, noticed, and conducted. Specifically, the **Authority** considered the **Plan** on April 28, 2025 at a duly noticed meeting, and the Planning Commission reviewed the same on January 22, 2025, where they determined it to be consistent with the **Comprehensive Plan**.

2.0 Definitions

Act – means the Urban Renewal **Law** of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, as amended.

Authority – means the **Lakewood Reinvestment Authority**, the City’s urban renewal authority.

Base Amount – means that portion of property taxes which are produced by the levy at the rate fixed each year by or for taxing entities upon the valuation for assessment of taxable property in a **Tax Increment Area** last certified prior to the effective date of approval of the **Plan**; and that portion of municipal sales taxes collected within the boundaries of the **Tax Increment Area** in the twelve-month period ending on the last day of the month prior to the effective date of approval of the **Plan**.

The Bend @ Lakewood Tax Increment Area - means an area identified and depicted in Figure 1 as the “The Bend @ Lakewood Urban Renewal Area” and described in Appendix C, with boundaries coterminous to those of the **Plan Area**, which includes property from which incremental property taxes in excess of the **Base Amount**, when collected, will be paid into the **Authority’s Special Fund** and used, in part, to finance the **Authority’s** activities and undertakings.

City – means the city of Lakewood.

City Council – means the **City Council** of the city of Lakewood.

Comprehensive Plan – means the 2025 Lakewood Moving Forward Comprehensive Plan.

C.R.S. – means the Colorado Revised Statutes, as amended from time-to-time.

Eligible Costs – means those costs eligible to be paid or reimbursed from incremental revenues and other resources of the **Authority** pursuant to the **Act**.

Impact Report(s) – means The Bend @ Lakewood Urban Renewal Plan – Taxing Entity Impact Reports prepared by Ricker I Cunningham, dated July, 2024 and presented to the governing bodies of taxing entities assessing a mill levy within the **Plan Area** and **City Council** under separate cover.

Intergovernmental Agreement – means any agreement between the **Authority** and **City**, or any public body (the term “public body” being used in this **Plan** as defined by the **Act**) respecting action to be taken pursuant to any of the powers set forth in the **Act** or in any other provision of Colorado law, for the purpose of facilitating public undertakings deemed necessary or appropriate by the **Authority** in furtherance of this **Plan**.

Plan or Urban Renewal Plan – means this The Bend @ Lakewood Urban Renewal Plan.

Plan Area or Urban Renewal Plan Area – means the area identified and depicted as the “The Bend @ Lakewood Urban Renewal Area” in Figure 1.

Private Property - as applied to real property, means only a fee ownership interest.

Project – (or **Urban Renewal Project**) means any and all undertakings and activities authorized in the **Plan** and the **Act** to eliminate blighted conditions and improvements including designing, developing, and constructing various public and private improvements, which includes funding such improvements and other costs located within and outside the **Urban Renewal Plan Area**, to the extent they are deemed **Eligible Costs** as allowed by the **Act** and necessary to implement the Plan.

Redevelopment / Development Agreement – means one or more agreements between the **Authority** and developer or developers, and / or property owners or such other individuals or entities as may be determined by the **Authority**, to be necessary or desirable to carry out the purposes of this **Plan**.

Special Fund – means a fund supervised by the **Authority** and the resources of which include incremental ad valorem property and municipal sales tax revenue resulting from investment and reinvestment in the **Urban Renewal Area**.

Survey – means the Bend @ Lakewood Conditions Survey, prepared by Ricker I Cunningham, dated July, 2024 and presented to **City Council** under separate cover.

Survey Area – has the same boundary as the Bend @ Lakewood Urban Renewal Area Map, as illustrated in Figure 1.

Tax Increment – that portion of incremental revenues in excess of the **Base Amount** as set forth in Section 7.3.1 of this **Plan**, allocated to and when collected, paid into the **Special Fund**.

Tax Increment Area – means an area which includes properties and | or portions of properties from which incremental property taxes in excess of the **Base Amount**, when collected, will be paid into the **Special Fund**.

Tax Increment Finance (or Financing) (TIF) - means a financing mechanism which uses future incremental revenues resulting from private investment within an established area (**Tax Increment Area**), as well as other resources obtained by the **Authority**, to fund improvements for the public benefit as defined in the **Act**.

Urban Renewal Law – means the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, as amended. See definition of the **Act**, above.

Urban Renewal Plan or Plan – means this Bend @ Lakewood Urban Renewal Plan.

Urban Renewal Plan Area or Plan Area – means the Bend @ Lakewood Urban Renewal Plan Area as depicted in Figure 1.

Urban Renewal Project – is defined by the **Act**, but generally means an improvement, public or private, that addresses the findings of blight in whole or in part and advances the goals of this **Plan** and the community. See the definition of **Project**, above.

3.0 Plan Intentions

With an urban renewal designation, the **Area** will be eligible to receive resources of the **Authority** for one or more urban renewal activities or undertakings authorized by the **Act**. To this end, it is the intention of **City Council** in adopting this **Urban Renewal Plan** that the **Authority** has available to it any and all powers authorized in the **Act** and considered necessary and appropriate to implement this **Plan**. Because powers conferred by the **Act** include facilitating the completion of improvements for which public money may be expended, the intentions of this **Plan** are considered to be in the public interest and a necessity, such finding being a matter of legislative determination by **City Council** with its adoption.

3.1 Purpose

As explained in the **Act**, the first objectives of any and all urban renewal plans is to provide the municipality with a workable program for expending available resources to mitigate and prevent the spread of blight, foster needed rehabilitation of improvements within designated locations, and advance community priorities expressed in adopted policy and planning documents. For this reason, the principal purpose of this Bend @ Lakewood Urban Renewal Plan is to eliminate

blighting conditions adversely impacting properties and businesses in the **Area** and hindering private investment described in the **Survey** and desired by the city.

In addition, particularly as it relates to the **Plan Area**, it is the **Authority's** intention to finance, install, construct, reconstruct, and cooperate with others to complete capital improvements to infrastructure and utilities, in an effort to further economic growth locally and regionally by facilitating development, and in so doing, address a Council priority, that being, delivery of residential products to address the community's existing deficit. References to housing goals in the **Comprehensive Plan** and other resource materials that align with the same are presented in Appendix A.

3.2 Approach

The approach to advancing these objectives is to complete and maintain public and private improvements and infrastructure in the **Area**, use financial resources available to the **Authority** for the express purpose of the same; and to actively promote and partner with private investment and reinvestment interests. In furtherance of local objectives, the **Authority** intends to identify specific undertakings which will effectively leverage private investment in the **Area** consistent with the community vision and desired outcomes.

3.3 Implementation

While the **Authority** will be the **Plan's** principal administrator, **City Council** will authorize and oversee its efforts. Therefore, the **Authority** will work in cooperation with elected and appointed officials to prioritize capital investments in the **Area** (roadways, open spaces, greenways), ensure they benefit property owners and business interests within its boundaries, as well as the community at-large. While the **Act** authorizes the **Authority** to regulate land uses, establish maximum or minimum densities, and institute other building requirements in an urban renewal area; for the purpose of this **Plan**, the **Authority** anticipates the responsibility for these activities will reside with the **City**, in partnership with the **Authority**. Therefore, new development activity in the **Area** will conform to existing municipal codes and ordinances, along with any site-specific regulations or policies in effect at the time.

4.0 Blight Conditions

Before an urban renewal plan can be adopted by a municipality, the proposed urban renewal area must be determined to be "blighted" as defined in Section 31-25-103(2) of the **Act** which provides that *"in its present condition and use and, by reason of the presence of at least four of the factors (see below) in section 31-25-103 (2) (a) (or five in cases where property will be acquired by eminent domain the use of*

eminent domain is anticipated) substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare." Statutory factors include:

- (a) Slum, deteriorated, or deteriorating structures;
- (b) Predominance of defective or inadequate street layout;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Unusual topography or inadequate public improvements or utilities;
- (g) Defective or unusual conditions of title rendering the title nonmarketable;
- (h) The existence of conditions that endanger life or property by fire or other causes;
- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;
- (j) Environmental contamination of buildings or property;
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements; or
- (l) If there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, "blighted area" also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5) of Section 31-25-103(2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.

The methodology used to determine the presence of blighting conditions in a specified geography generally involves completion of the following steps: (i) identification of parcels and public improvements to be surveyed; (ii) collection of information about properties, infrastructure, and other circumstances located or occurring within or beyond its boundaries and impacting the **Area**; (iii) investigation of conditions through onsite field reconnaissance; (iv) review of aerial photography; (v) discussions with representatives of various public agencies and municipal departments; and (iv) recordation of identified and observed conditions listed in the **Act**.

Among the 11 qualifying factors listed above, conditions supporting the presence of the following nine (9) blight factors were either observed or identified.

- (b) Predominance of defective or inadequate street layout;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;

- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Unusual topography or inadequate public improvements or utilities;
- (h) Existence of conditions that endanger life or property by fire or other causes;
- (j) Environmental contamination of buildings or property; and
- (k5) Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

As explained in the Survey, among the nine (9) factors identified in the **Area**, all are present at varying degrees of intensity. Conditions associated with factors c, e, g, h, j, and k.5, pose the greatest threat and will require the most resources to mitigate, while factors b, d, and f, although present, are less impactful and will be comparatively easier to mitigate. It is important to note, that while there is evidence of nine (9) of the 11 factors present, as explained in (l) above, properties within a potential urban renewal area may be eligible with the presence of one (1) blighting factor when there is no objection by the property owner or owners. The single property owner of properties in the proposed Bend @ Lakewood area has voluntarily requested an urban renewal designation.

5.0 Plan Relationship to Community Documents

5.1 Consistency with the Comprehensive Plan

Whereas this **Plan's** purpose is to facilitate investment in the **Area** consistent with stated community objectives, development within its boundaries will need to reflect the vision and objectives expressed in the **Comprehensive Plan** and provided below, as well as in greater detail in Appendix A. (Excerpts are taken verbatim.)

2025 Lakewood Moving Forward Comprehensive Plan Vision Statement

Lakewood is one of the most livable cities in the United States. Lakewood's spectacular location near the mountains, open spaces, and Denver allows residents to take advantage of an abundance of recreational and urban amenities.

We are an enduring community with a rich history and unique identity. We are a leader in the Denver metropolitan region and will continue to be a model, sustainable, and resilient community that residents and visitors will enjoy for generations.

In 2025, we envision a city that is:

Livable with a high quality of life. Lakewood is an inviting, attractive, diverse and inclusive community. Lakewood is known for its hometown character and unique single-family neighborhoods, while also providing a variety of housing types and choices for all residents. Lakewood is a healthy, safe, and secure city with high-quality parks and recreation centers; a commitment to the arts, culture and heritage; and an active and engaged citizenry.

Mobile with an integrated transportation system designed for pedestrians, bicycles, public transit and automobiles equally. Lakewood has facilities that are accessible and navigable to all regardless of physical mobility.

Innovative with a diverse and resilient economic base of local businesses and national employers. The City accommodates changing economic conditions and innovations. Lakewood has a strong downtown and vibrant, well-designed and revitalized mixed-use urban and neighborhood centers.

Sustainable with a commitment to social equity, protecting the unique natural environment, and responsibly integrating sustainable practices into land use, built structures, transportation, and the local economy. Lakewood is a steward of environmental health and irreplaceable natural resources.

An additional stated priority found in the **Comprehensive Plan** that influenced elements of this **Plan** was the inclusion of affordable housing within mixed-use projects. Appendix A summarizes other references from the **Comprehensive Plan** that were considered for the **Plan**.

6.0 Authorized Authority Undertakings and Activities

Whereas the **Act** allows for a wide range of activities to be used in furtherance of an urban renewal plan, in this context, the **Authority** intends to complete public improvements in partnership with the **City** and provide financial assistance to property owners and other parties with an interest in the **Area**. To this end, the **Authority** anticipates eliminating and preventing the spread of blighting conditions through cooperative agreements and with those powers authorized by the **Act** and described as follows.

6.1 Prepare and Modify Plans for the Area

The **Authority** may work with public bodies, and retain consultants and other advisors, to assist with the planning of properties in connection with **Urban Renewal Projects** and other undertakings in the **Area**. In addition, the **Authority** may propose, and **City Council** may make, modifications to this **Plan**, provided they are consistent with the **Comprehensive Plan** and any future updates, and compliant with the process set forth in the **Act**. The **Authority** may also, in specific cases, allow non-substantive variations from the provisions of this **Plan**, if it determines

that a literal enforcement would constitute an unreasonable limitation beyond the intents and purposes stated therein.

6.2 Complete Public Improvements and Facilities

The **Authority** may, or may cooperate with others to, finance, install, construct, and reconstruct public improvements considered **Eligible Costs** as per the **Act**, and necessary to promote the objectives of this **Plan**. Whereas public improvements should, whenever possible, stimulate desired private sector investment, this **Plan** intends that a combination of public and private investments in the **Area** will directly benefit properties in its boundaries, and indirectly the community at-large. Priority improvements that may be identified as necessary to implement the **Plan** include completing and expanding infrastructure and utilities, eliminating environmental contaminants, incorporating vehicular and non-vehicular roadway improvements, and constructing public amenities and enhancements. Funds may also be expended to mitigate or eliminate conditions adversely impacting properties in the **Area**, regardless of whether they are present within or beyond the boundaries of **Urban Renewal Plan Area**.

As explained in Section 4.0, conditions suggesting the presence of nine (9) of the 11 qualifying factors of blight as defined in Section 31-25-103(2) of the **Act**, were either observed or identified in the **Area**. As the **Plan's** administrator, the **Authority** will seek to most effectively leverage available resources in the furtherance of desired private investment, while also eliminating the spread of those blighting conditions described in the **Survey** and referenced below. To this end, the **Authority** may assist in the financing and / or construction of certain improvements, to the extent authorized by the **Act** and required to support desired development and redevelopment and improve circumstances for the public. Examples of these improvements include, but are not limited to, the following:

- (b) **Predominance of defective or inadequate street layout** – new roadways including curbs, gutters, driveways, sidewalks, lighting, bicycle lanes, and others, along with accommodations supporting non-vehicular mobility within and to the **Area**;
- (c) **Faulty lot layout in relation to size, adequacy, accessibility, or usefulness** – infrastructure that minimizes the potential for conflicts between pedestrians and vehicles, and provides safe access to properties;
- (d) **Unsanitary or unsafe conditions** – ADA and other improvements that protect property and persons from potential threats, natural and man-made;
- (e) **Deterioration of site or other improvements** – removal of trash, remnant infrastructure, weeds, and contaminants;
- (f) **Unusual topography or inadequate public improvements or utilities** – grading, retaining walls, utility extensions, and transit improvements;

- (g) **Defective or unusual conditions of title rendering the title nonmarketable** – reconfiguration of site plans and limited capacity for development due to the presence of multiple easements within the properties;
- (h) **Existence of conditions that endanger life or property by fire or other causes** – fire protection equipment, water lines, and storage facilities to ensure adequate flow;
- (j) **Environmental contamination of buildings or property** – remove environmental contaminants, mitigate their impact, install protective barriers (if necessary); and
- (k5) **Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements** – offset economic “gaps” resulting from extraordinary expenses associated with the elimination of blighting conditions.

In addition to those items referenced above, the **Authority** may also participate in activities deemed necessary to eliminate unhealthy, unsanitary, and unsafe conditions, or obsolete improvements deemed detrimental to the public welfare, or required by existing **Development** or **Intergovernmental Agreements**.

6.3 Acquire and Dispose of Property

The **Authority** may sell, lease, or otherwise transfer real property or any interest therein acquired by it, as part of an **Urban Renewal Project**, in accordance with the **Plan**. The **Act** further allows for the acquisition of property or interest in property by condemnation in a manner provided by the laws of Colorado for the exercise of eminent domain by any other public body. While this **Plan** encourages properties to be acquired through arms-length transactions, it authorizes the use of eminent domain by the **Authority**.

Upon its acquisition, and prior to disposition, the **Authority** may temporarily operate, manage, and | or maintain property if deemed in the best interest of the **Urban Renewal Project** and **Plan**. It may also set aside, dedicate, and transfer properties to public bodies for public uses in accordance with the **Plan**, with or without compensation.

6.4 Enter Into Agreements

The **Authority** may enter into **Redevelopment and Development Agreements**, and contracts, with developers, property owners, individuals, and other entities determined to be necessary to carry out the purposes of the **Plan**. Such **Agreements**, or other contracts, may contain terms and provisions considered necessary or appropriate for the purpose of undertaking contemplated activities, and remain in full force and effect, unless all parties to such **Agreements** agree otherwise.

In accordance with the **Act**, the **Authority** may also enter into one or more **Intergovernmental Agreements** with lawful entities for the purpose of financing, installing, constructing, and l or reconstructing improvements considered eligible and necessary for implementation of the **Plan**. In addition, it may, but is not required to, contract with either the **City** or other organization, for administrative support of the **Authority** and its staff, including the distribution of financial resources.

6.5 Adopt Standards

The **Authority** may work with public bodies and retain consultants and other advisors to assist with zoning and rezoning properties in the **Urban Renewal Area**. However, as explained earlier, although the **Act** allows for the adoption of standards and other requirements applicable to projects undertaken in an urban renewal area, in the context of this **Plan**, it is the **Authority's** intention that these activities be conducted in cooperation with the **City**. The **Authority** also intends that all development in the **Area** meet or exceed applicable rules, regulations, policies, other requirements, and standards of the **City** and any other governmental entity having control within its boundaries.

6.6 Provide Relocation Assistance

While this **Plan** does not anticipate individuals, families, or business concerns will require relocation due to implementation of the **Plan**, if such a action becomes necessary, the **Authority** will adopt a relocation plan in conformance with the **Act**.

6.7 Incur and Issue Debt

This **Plan** authorizes the **Authority** to borrow money and apply for and accept advances, loans, grants, and contributions from all lending sources, private and public, for purposes identified herein and as authorized by the **Act**. The **Authority** may also loan or make monetary resources available or otherwise assist private developers or related entities or owners pursuing financing and pledging income, proceeds, revenues, or funds of the **Authority**. Resources for the undertakings and activities of the **Authority** and in furtherance of this **Plan**, may be derived through any and all methods authorized by the **Act**, including the issuance of bonds as defined in 31-25-109 of the **Act**.

6.8 Create Tax Increment Areas

As per the **Act**, this **Plan** will allow for the collection of incremental property taxes levied on taxable property in the **Area**; and municipal sales taxes, both in excess of the **Base Amount** when

collected and deposited in a **Special Fund** of the **Authority**, for a period not to exceed twenty-five (25) years after its effective date, once approved, for the furtherance of its activities and undertakings.

6.9 Share Tax Increment

The **Authority** may enter into agreements with public bodies for any purpose authorized or contemplated by the **Act**, including but not limited to an agreement to share **Tax Increment** derived from the levy of any public body that is a party to such agreement.

7.0 Project Financing

7.1 Public Investment Objective

A critical component of any urban renewal initiative is participation by both public and private sector entities since neither, exclusively, has sufficient resources to overcome the financial hurdles frequently associated with conditions contributing to blight. To this end, funds must be pursued from multiple sources to leverage private investment essential to sustain initiatives and complete public improvements in the **Area**, and policies, regulations, and design standards aligned with desired outcomes.

7.2 Financial Mechanisms

As explained above in Sections 6.7 and 6.8, the **Authority** may finance its undertakings pursuant to the **Plan** by any method authorized under the **Act**, or any other applicable law. In addition to incremental tax revenues, possible other financing vehicles include, without limitation, the issuance of notes, bonds, certificates of indebtedness, or other obligations lawfully created. It may also borrow funds, access federal and state loans or grants, and earn interest income; as well as enter into reimbursement or annual appropriation agreements with public or private entities, or any other lawful source, the principal, interest, costs and fees of which are paid for with available funds.

7.3 Incremental Revenues

It is the intent of **City Council** in approving this **Plan** that incremental property tax revenue will be the primary funding source for mitigating eligible expenses and financing priority improvements in the **Area**. As such, the **Authority**, as administrator of the **Plan**, may irrevocably pledge these funds to pay the principal of, and interest on, any other premiums due in connection with bonds, loans, or advances to, or indebtedness incurred (whether funded,

refunded, assumed, or otherwise), for financing or refinancing in whole or in part, all undertakings and activities authorized by the **Act**, except:

- (a) Any offsets collected by the County Treasurer for return of over-payments or any funds reserved by the **Authority** for such purposes in accordance with Section 31-25-107(9)(a)(III) and (b), C.R.S.; or
- (b) Any reasonable (as determined by the **Authority**) set-asides or reserves of incremental taxes paid to the **Authority** for payment of expenses associated with administering the **Plan**.

Unless and until the total valuation for assessment of taxable property in the **Tax Increment Area** exceeds the base valuation, all taxes levied upon taxable property in the **Area** shall be paid into the funds of the respective public bodies. Also, when such bonds, loans, advances and indebtedness, including interest thereon and any premiums due in connection therewith have been paid, all remaining taxes upon the same taxable property shall be paid to the respective public bodies.

While this Bend @ Lakewood Urban Renewal Plan contemplates the use of incremental property tax revenues, **City Council** may also allocate municipal sales tax increments. As such, the use of incremental sales tax revenue is hereby authorized pursuant to Section 31-25-107 (9), C.R.S., which is by this reference incorporated herein as if set forth in its entirety; however, any such pledge of sales tax increment by the **Authority** in a **Development** or **Redevelopment Agreement** shall not be authorized until a separate **Intergovernmental Agreement** between the **Authority** and **City** setting forth the allocation of incremental sales taxes between the **City** and **Project** is established. The approval of such **Intergovernmental Agreement** by the **City** and **Authority** will not constitute a substantial modification, nor will the addition of a new activity or undertaking. Finally, approval of such an **Intergovernmental Agreement** will not extend this **Plan** or the duration of a specific **Urban Renewal Project** in the **Area** which is presently twenty-five (25) years after the effective date of the **Plan's** adoption, which authorized and created the **Tax Increment Area**, regardless of when such **Intergovernmental Agreement** may be approved.

7.3.1 The Bend @ Lakewood Tax Increment Area

As described in Section 6.8, the **Tax Increment Area** is the only tax increment area proposed in the **Urban Renewal Area** as the boundaries of each are one and the same. In the event **City Council** desires to expand the **Tax Increment Area**, the **Urban Renewal Area** will also have to be expanded, and the **Plan** amended pursuant to the **Act**.

7.4 Other Financing Mechanisms and Structures

As explained above, this Bend @ Lakewood Urban Renewal Plan intends to provide for the use of incremental revenues as a tool to facilitate investment and reinvestment in the **Area**. However, since the **Authority** is authorized to finance implementation of the **Plan** by any method authorized in the **Act**, it is committed to making a variety of strategies and mechanisms available, including those that may be used independently or in various combinations, as may be necessary to further stated objectives. Given the obvious and well-documented obstacles associated with development in this, and similar challenging environments, the **Authority** recognizes that it will be imperative that solutions and resources be put in place which are comprehensive, flexible, and creative.

7.5 Agricultural Land

The **Area** does not include **Agricultural Land**. In accordance with Section 31-25-107(c)(II)(D) of the **Act**, each public body that levies an ad valorem property tax on the **Agricultural Land** must agree in writing to the inclusion of **Agricultural Land** within the **Area**.

7.6 Compliance with Section 31-25-107(9.5) (a) of the Act

As required by Section 31-25-107(9.5)(a) of the **Act**, the **Authority** either waived or entered into an **Intergovernmental Agreement** with each taxing entity that levies ad valorem property taxes within the **Area**. The **Intergovernmental Agreements** set out the terms and conditions governing the sharing of incremental property tax revenue in the **Area** and address impacts, if any, on the services or revenues of any taxing entity associated solely with this **Plan**. The terms of the **Intergovernmental Agreements** are summarized in Table 1.

Table 1: Summary of Taxing Entity Intergovernmental Agreements

Taxing Entity	% of Property Tax Mills Retained	Term
City of Lakewood	100%	25 Years
Mile High Flood District	100%	25 Years
Jeffco Public Library District	100%	25 Years
Jeffco School District	100% *	25 Years
Jefferson County	65%	25 Years
	70% after 70 affordable units approved	25 Years
	80% after 90	
	90% after 110	
West Metro Fire Protection District	100% after 120	
	100% for Years 0 – 7	
	60% for Years 8 – 13	
	30% for Years 14 – 19	
	10% for Years 20-25	

*Any change in legislation that reduces the state's share of the School District's Total Program may necessitate changes to the agreement.

8.0 Severability

If any portion of this **Plan** is held to be invalid or unenforceable, such invalidity will not affect the remaining portions of the **Plan**. Further, if there is any conflict between the **Act** and this **Plan**, the provisions of the **Act** shall prevail, and the language in the **Plan** will automatically be deemed to conform to the statute.

The Bend @ Lakewood Urban Renewal Plan

July 2024

Appendix A: Lakewood 2025 Moving Forward Comprehensive Plan References

Lakewood 2025 – Moving Forward Together

Chapter 5 – Lakewood Innovates

Lakewood will invest in its future by proactively pursuing a thriving and sustainable economy with a variety of employment, investment, and mixed-use opportunities.

Lakewood will have a strong, competitive, and diverse economic base with a mix of locally owned, national and international employers. Lakewood will encourage a unique blend of products and services for its residents, visitors, and businesses. The City will promote Downtown Lakewood, and existing and planned growth areas as the primary locations for new employment and residential growth. The City will encourage efficient links between neighborhoods, commercial areas, and jobs. Lakewood will promote strategic investments, partnerships with the business community, and wise stewardship of existing employment assets.

The Union Corridor Professionals Group represents businesses in the western portion of Lakewood, with a focus on the Union Boulevard corridor between US 6 and Alameda Avenue. The organization is affiliated with The West Chamber.

Growth Areas are locations within the city that have been planned and zoned for higher density employment, retail and residential growth. These areas are found at strategic locations throughout Lakewood. Within the northern portion of the city, Growth Areas can be found along Colfax Avenue and the West Rail Line and at Denver West. Growth Areas are also located along Union Boulevard and at the Federal Center, Downtown Lakewood, and at Jewell Avenue and Wadsworth Boulevard in the central portion of the city. In the southern portion of the city, Growth Areas have been designated within Rooney Valley and surrounding the US 285 and Wadsworth Boulevard interchange, including Academy Park.

The Union Boulevard and Federal Center Growth Area includes the Union Boulevard corridor between 6th Avenue and Alameda Avenue and the Denver Federal Center Campus. The Denver Federal Center campus encompasses approximately 600 acres and currently includes 4.1 million square feet of office and research space in approximately 44 buildings with

over 6,000 employees within 28 federal agencies. The Denver Federal Center was originally acquired by the United States government in 1941 and was used as an arms manufacturing facility during World War II. Since that time, the campus has been converted to nonmilitary uses. In 2007 the General Services Administration (GSA) received approval of an Environmental Impact Statement (Master Site Plan) for the property. The plan is detailed on page 5-36 of this chapter.

This growth area also includes the St. Anthony Medical Campus and the associated OrthoColorado Hospital and medical office buildings that provide a major anchor for the area. The campus plans allow for expansion of both the medical facility and the addition of other medical office buildings.

The Union Boulevard corridor contains several million square feet of office space, as well as many hospitality and retail facilities. The corridor is one of the premier office locations within the western portion of the Denver region. The corridor, however, remains under-developed with numerous surface parking lots and older industrial and warehouse buildings adjacent to the St. Anthony Medical Campus.

A number of redevelopment and infill opportunities exist within the Union Boulevard and Federal Center Growth Area. Those opportunities can be found at older retail and office properties along the Union Boulevard corridor and on the Denver Federal Center campus, particularly within the Federal Center Station Neighborhood in the northwest corner of the campus. Additional retail, office, and residential density can be accommodated within this growth area.

GOAL I-GA7

Transform the areas along Union Boulevard and along the western portion of the Denver Federal Center into a high-density mixed-use urban corridor in accordance with the Growth Area Land Use Map and transit-oriented development principles.

ACTION STEPS

- a. Develop tools to encourage projects within the Station Core and Mixed-Use Commercial areas to maximize the densities and building heights allowed by zoning.
- b. Continue to implement, and annually evaluate, the recommendations of the *Union Boulevard Corridor/ Federal Center Connectivity Plan* and the *Union Boulevard Corridor Urban Design Study*.
- c. Complete the acquisition of the northwestern corner of the Federal Center property and, with RTD, develop a plan to create a high density, mixed use development on the acquisition parcel and the RTD Park 'n Ride property.
- d. Evaluate potential tools, including a business improvement district, to assist with economic development and infrastructure improvements within the Growth Area.
- e. Evaluate opportunities to partner with Centura Health to facilitate continued expansion of the St. Anthony Hospital campus and development of necessary medical office buildings.

GOAL I-GA8

Ensure a strong working relationship with the General Services Administration (GSA) and other Federal Government agencies to encourage increased employment and continued high quality development on the Denver Federal Center property.

ACTION STEPS

- a. Maintain communications with the GSA and other federal government agencies in order to encourage increased employment on and near the Denver Federal Center campus.
- b. Assist, through City staff support, with the implementation of the development scheme for the Denver Federal Center as identified in the *Final Environmental Impact Statement* created by the GSA.

The Bend @ Lakewood Urban Renewal Plan

July 2024

Appendix B: M-C-T Mixed Use – Core – Transit District Summary



City of Lakewood

Planning Department
Civic Center North
470 South Allison Parkway
Lakewood, CO 80226-3127
Voice: 303-987-7571
Fax: 303-987-7990
www.lakewood.org/planning

ZONE DISTRICT SUMMARY

M-C-T

Mixed Use - Core - Transit

The M-C-T district is intended to provide opportunities for higher density mixed-use development in areas adjacent to light rail stations. The Transit context reflects the most pedestrian-oriented environment, and requires that buildings be located within a short distance of adjacent public streets. Auto-oriented design elements are restricted and have specific design requirements.

The official Zoning Ordinance is available online: www.lakewood.org/zoning

Building Setbacks

Front

(measured from edge of existing or future public improvements.)

Minimum: 0 feet
Maximum: 20 feet

Side¹

Minimum: 0/5 feet

Rear¹

Minimum: 0/5 feet

¹Buildings not located at the 0 foot setback shall be located a minimum of 5 feet from the property line.

Build-to-Zone Requirement²

75%

²The Build-to-Zone requirement is the percentage of lot width that must contain a portion of a building within the front setback range.

Height Requirements³

Minimum: 45 feet (3 floors)
Maximum by Station Area:
Sheridan Blvd. 120 feet
Wadsworth Blvd. 120 feet
Oak St. 90 feet
Union Corridor 180 feet

³Subject to height transition when adjacent to residential zoning, see [17.5.3.4](#).

Open Space

Minimum: 10%

Non-Residential Building Footprint

Maximum: 40,000 square feet

Retail Allowed per Business

Maximum: 40,000 square feet by right
40,001 - 60,000 square feet
with Special Use Permit

Additional Design Requirements⁴

Vertically mixed uses and
ground floor designed for
retail

⁴See [17.5.3.6.A](#)

Residential Density⁵

Minimum: 35 DU/acre
Maximum: None

⁵Applies only if residential is provided.

Surface Parking Lot Locations Allowed

Convenience surface parking spaces shall be limited to short-term parking lots with fewer than 10 spaces per building. Convenience surface parking spaces may be located behind or to the side of a building and shall be clearly marked for short-term use only. All other parking shall be accommodated for in parking structures.

This summary is only a guide. Definitive information should be obtained from the complete [Zoning Ordinance](#). Rev. November 2022

Permitted Land Uses Permitted as a use by right.	Attached Dwelling Unit Multifamily Group Home (1-8 client residents) Group Residential Facility Bar Club, Lodge, or Service Organization Day Care Facility, Adult or Child Entertainment Facility, Indoor Fitness or Athletic Facility, Private Gallery or Studio Hotel Motor Vehicle Sales, Indoor Office Parking, Stand-Alone, Structured Personal Service Restaurant Horticulture Retail Community Building Park Religious Institution School, Public or Private Transportation Facility, Public University or College Utility Facility, Minor Home Business, Major Wireless Communications Facility Stealth New Freestanding Structure ≤ 60 ft. in height
Limited Land Uses Permitted as a use subject to compliance with any supplemental standards identified in Section 17.4.3 .	Accessory Dwelling Unit Contractor Shop Medical Marijuana Business Motor Vehicle Rental Apiaries Community Garden Temporary Use, Short-term
Special Land Uses Permitted with a special use permit, subject to compliance with Section 17.4.3.	Animal Care Emergency Medical Facility Convention or Exposition Center School, Vocational or Trade Utility Facility, Major Solar Garden Temporary Use, Long-term Wind-Powered Electric Generator, Freestanding Wireless Communications Facility, > 60 ft. in Height
Accessory Land Uses Only permitted as accessory to a permitted use, subject to compliance with Section 17.4.3 .	Construction or Sales Trailer Outdoor Display Home Business, Minor Satellite Dish Antenna Solar Collection System Wireless Communications Facility, Existing Structures Building Facade Mounted Roof Mounted Other Freestanding Support Structure

Land use definitions can be found in Article 14 of the [Zoning Ordinance](#).

The Bend @ Lakewood Urban Renewal Plan

July 2024

Appendix C: The Bend @ Lakewood Urban Renewal Area Legal Description

EXHIBIT A

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF (W 1/2) OF SECTION 9 AND IN THE EAST ONE-HALF (E 1/2) OF THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8, AS MONUMENTED BY A RECOVERED 2-3/4" ALUMINUM CAP, ILLEGIBLE, WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 8, AS MONUMENTED BY A RECOVERED 3-1/4" BRASS CAP IN RANGE BOX, STAMPED "LS 19591" BEARS S 89°45'48" W, A DISTANCE OF 2619.77 FEET, FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE S 00°05'35" E, A DISTANCE OF 290.02 FEET TO THE POINT OF BEGINNING;

THENCE N 89°45'58" E, A DISTANCE OF 50.02 FEET;

THENCE N 81°10'48" E, A DISTANCE OF 858.76 FEET;

THENCE N 89°14'30" E, A DISTANCE OF 490.67 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 58°20'03", A RADIUS OF 390.00 FEET, AN ARC LENGTH OF 397.07 FEET; AND A CHORD BEARING AND DISTANCE OF S 31°29'25" W, 380.14 FEET;

THENCE S 60°39'26" W, A DISTANCE OF 403.57 FEET;

THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 58°49'57", A RADIUS OF 213.00 FEET, AN ARC LENGTH OF 218.71 FEET; AND A CHORD BEARING AND DISTANCE OF S 31°14'28" W, 209.23 FEET;

THENCE S 01°49'30" W, A DISTANCE OF 269.32 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 29°53'01", A RADIUS OF 562.93 FEET, AN ARC LENGTH OF 293.61 FEET; AND A CHORD BEARING AND DISTANCE OF S 16°48'04" W, 290.29 FEET;

THENCE S 31°44'35" W, A DISTANCE OF 168.45 FEET;

THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 22°20'35", A RADIUS OF 495.00 FEET, AN ARC LENGTH OF 193.03 FEET; AND A CHORD BEARING AND DISTANCE OF S 20°34'16" W, 191.81 FEET;

THENCE S 09°23'57" W, A DISTANCE OF 620.97 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 09°22'40", A RADIUS OF 1,005.00 FEET, AN ARC LENGTH OF 164.49 FEET; AND A CHORD BEARING AND DISTANCE OF S 04°39'23" W, 164.31 FEET;

THENCE S 00°01'57" E, A DISTANCE OF 168.41 FEET;

THENCE S 88°48'16" W, A DISTANCE OF 56.85 FEET;

THENCE N 00°01'48" W, A DISTANCE OF 642.06 FEET;

THENCE S 89°58'12" W, A DISTANCE OF 964.14 FEET;

THENCE N 00°00'32" W, A DISTANCE OF 1,667.13 FEET;

THENCE S 72°53'41" E, A DISTANCE OF 60.00 FEET;

THENCE N 68°55'37" E, A DISTANCE OF 238.59 FEET;

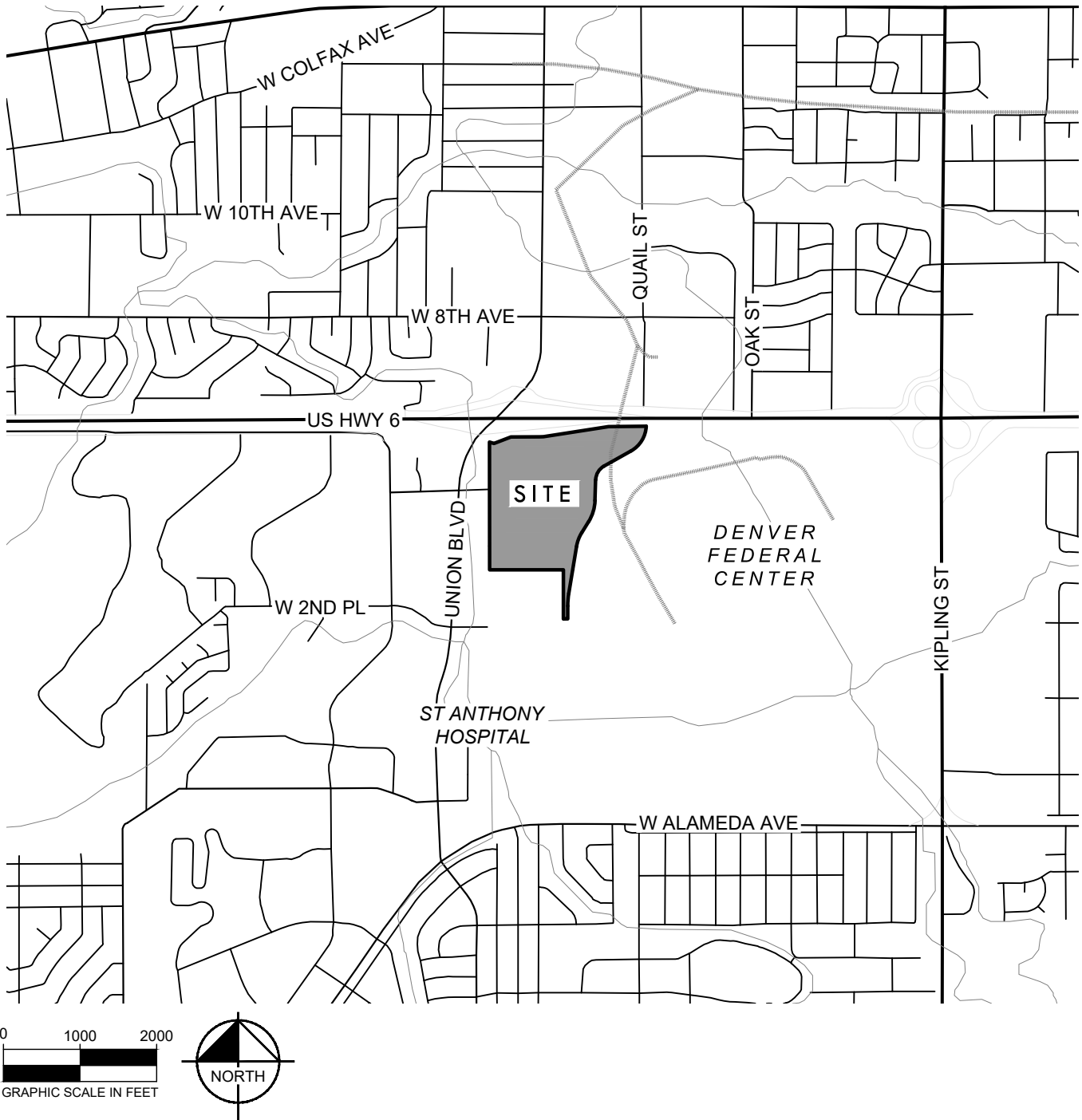
THENCE N 89°45'58" E, A DISTANCE OF 374.38 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 2,572,177 SQ. FT. OR 59.0491 ACRES, MORE OR LESS.

EXHIBIT B

VICINITY MAP

A PORTION OF THE WEST HALF OF SECTION 9 AND EAST HALF OF SECTION 8,
TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO



NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.

Kimley»Horn

6200 SOUTH SYRACUSE WAY, #300
GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 2000'	PTM	DRW	May, 2024	Unsaved D	2 OF 3

A PORTION OF THE WEST HALF OF SECTION 9 AND EAST HALF OF SECTION 8,
TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO



1. NORTHEAST CORNER SECTION 8
RECOVERED 2-3/4" ALUMINUM CAP, ILLEGIBLE
2. NORTH QUARTER CORNER SECTION 8
RECOVERED 3-1/4" BRASS CAP IN RANGE BOX
STAMPED "LS 5447"
3. NORTH QUARTER CORNER SECTION 9
RECOVERED 3-1/4" ALUMINUM CAP
STAMPED "LS 19591"

NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

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<u>Scale</u> 1" = 400'	<u>Drawn by</u> PTM	<u>Checked by</u> DRW	<u>Date</u> May. 2024	<u>Project No.</u> Unsaved D	<u>Sheet No.</u> 3 OF 3
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Exhibit B: Plan



The Bend @ Lakewood Conditions Survey

Lakewood, Colorado

July 2024

Prepared for:

Lakewood Reinvestment Authority
Lakewood City Council

Prepared by:

Ricker|Cunningham
9552 Middle Fork St.
Littleton, CO 80125

303.458.5800 phone

www.rickercunningham.com

The Bend @ Lakewood Conditions Survey

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The Bend @ Lakewood Urban Renewal Plan

City of Lakewood, Colorado

1.0 Introduction

The following report, The Bend @ Lakewood Conditions Survey (herein referred to as the “Survey”), was prepared during the summer of 2024, and submitted to the City of Lakewood (herein referred to as the “City”) in September 2024. As reflected in **Exhibit 1: The Bend @ Lakewood Survey Area Map**, the subject of this investigation is generally located in the southeastern quadrant of US Highway 6 (US 6) and South Union Boulevard in the city of Lakewood, and Jefferson County, Colorado (collectively referred to as the “Survey Area” or “Area”).

The subject of this report involves two (2) vacant parcels (the “Subject Properties”) and an internal right-of-way, West 4th Avenue. The content of this The Bend @ Lakewood Conditions Survey report includes a description of conditions in the Area and extent to which they may or may not suggest the presence of blighting factors defined in the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, 1973, as amended (herein referred to as the “Act”). Until July of 2023, the properties were part of the Denver Federal Center, previously referred to as the Denver Ordnance Plant. During World War II, the plant was the largest federal project in Colorado’s history, comprising more than 2,000 acres. After the war ended, it was converted into the Federal Center and reduced in size to approximately 600 acres. At its peak, it housed 28 different federal agencies including the United States Geological Survey (USGS), National Ice Core Laboratory, and the Social Security Administration. It accommodated more than 6,200 employees, in 90 buildings and over 4,000,000 square feet of office, warehouse, lab, and special use space. On July 9, 2007, the Lakewood City Council voted to annex, zone, and vest a portion of the Denver Federal Center, or 65 acres.

After the closure of the Denver Ordnance Plant, the General Services Administration (GSA) and other agencies within the Federal Center disposed of miscellaneous wastes, including chemicals, contaminated material (i.e. oily soil, oily waste, coal residue, ash/burned material), building and road demolition debris, and regulated asbestos containing soil (RACS). The waste was disposed of in multiple locations including the Northwest landfill. As a consequence of the disposal of those materials, the EPA, the Colorado Department of Public Health and Environment (CDPHE) and General Services administration (GSA) have performed extensive environmental investigations over several decades and various remedial measures have been completed or implemented at several areas across the subject property. Over its environmental investigation history, the subject property has been segmented into various Investigation Areas (IAs) including the following:

- a. Northern Parcels (IA08/ IA10N/ IA12N/ East IA08/West IA10N)

- i. IA08- Capped landfill area designated as the Landfill Cover Area (LCA), currently under restricted land use
 - ii. IA08/IA12N- Capped landfill area designated as the Maintain Existing Land Cover Area (MELCA), currently under restricted land use
 - iii. East IA08/West IA10N - Former DOP and DFC areas, no further action (NFA) status obtained
- b. South Parcels (IA11/ IA12N/ IA17/ IA06)
 - i. IA12N - Former DOP storage areas, NFA status obtained
 - ii. North IA11 - Former landfill and coal storage areas, NFA status obtained
 - iii. IA17N - Former DOP powder canning area, DOP buildings, NFA status obtained
 - iv. IA06N - Former DOP primer area and storehouses, NFA status obtained

GSA recorded a Restrictive Notice on title to the MELCA and LCA portions on the northern portion of the subject property in 2017 that prohibits “excavation, grazing, drilling, grading, digging, tilling or any other soil disturbing activity” unless performed in accordance with a CDPHE-approved MHP. The Restrictive Notice requires the owner of the MELCA and LCA portions of the subject property to maintain the cover over these areas in accordance with a CDPHE approved operation and maintenance plan (O&M). The restrictive notice also prohibits groundwater withdrawal throughout the subject property from depths shallower than 100 feet below ground surface, except pursuant to a CDPHE-approved sampling or remedial plan or in accordance with a construction dewatering permit. The Restrictive Notice allows the owner to request modification or termination of the use restrictions/requirements upon a showing that they are no longer necessary. It also includes requirements that the owner provide notice to CDPHE of sale or applications for building permits or changes in land use, including the use restrictions in leases, licenses, or other instruments granting rights of use to the subject property, and to execute annual compliance certificates.

Surrounding land uses currently include commercial retail, restaurant, lodging and office uses within the Union Boulevard commercial corridor to the west, Common Spirit St. Anthony Hospital, previously known as St. Anthony Central Hospital, one of five Level I Trauma Centers in Colorado, and the Federal Center Light Rail Station to the south, Federal Center campus to the east, and US 6 to the north. US 6 is one of the region’s principal east-west corridors, terminating at the former Lowry Air Base in Denver to the east, and the northern edge of downtown Golden to the west.

2.0 Survey Area Description

Table 1 below provides a summary of general information about the two (2) parcels that were the subject of this investigation. As presented, it encompasses approximately 59.05 acres of vacant land. Based on a review of public records, the parcels are classified as Commercial, Acreage 1. The properties were purchased by Lakewood Land Partners LLC (Lincoln Property Company of Dallas) from the U.S.

Government on April 7, 2023, for \$30,010,000.

Table 1
Subject Property Characteristics
July 2024

Property Address	Owner	Land Area (Acres)	Improvement Size (Sq Ft)	2024 Land Actual Value	2024 Land Assessed Value
No Address	Lakewood Land Partners LP	59.05	0	\$11,809,800	\$3,424,842
Total	--	59.05	0	\$11,809,800	\$3,424,842

Source: Jefferson County Assessor's Office and Ricker | Cunningham.

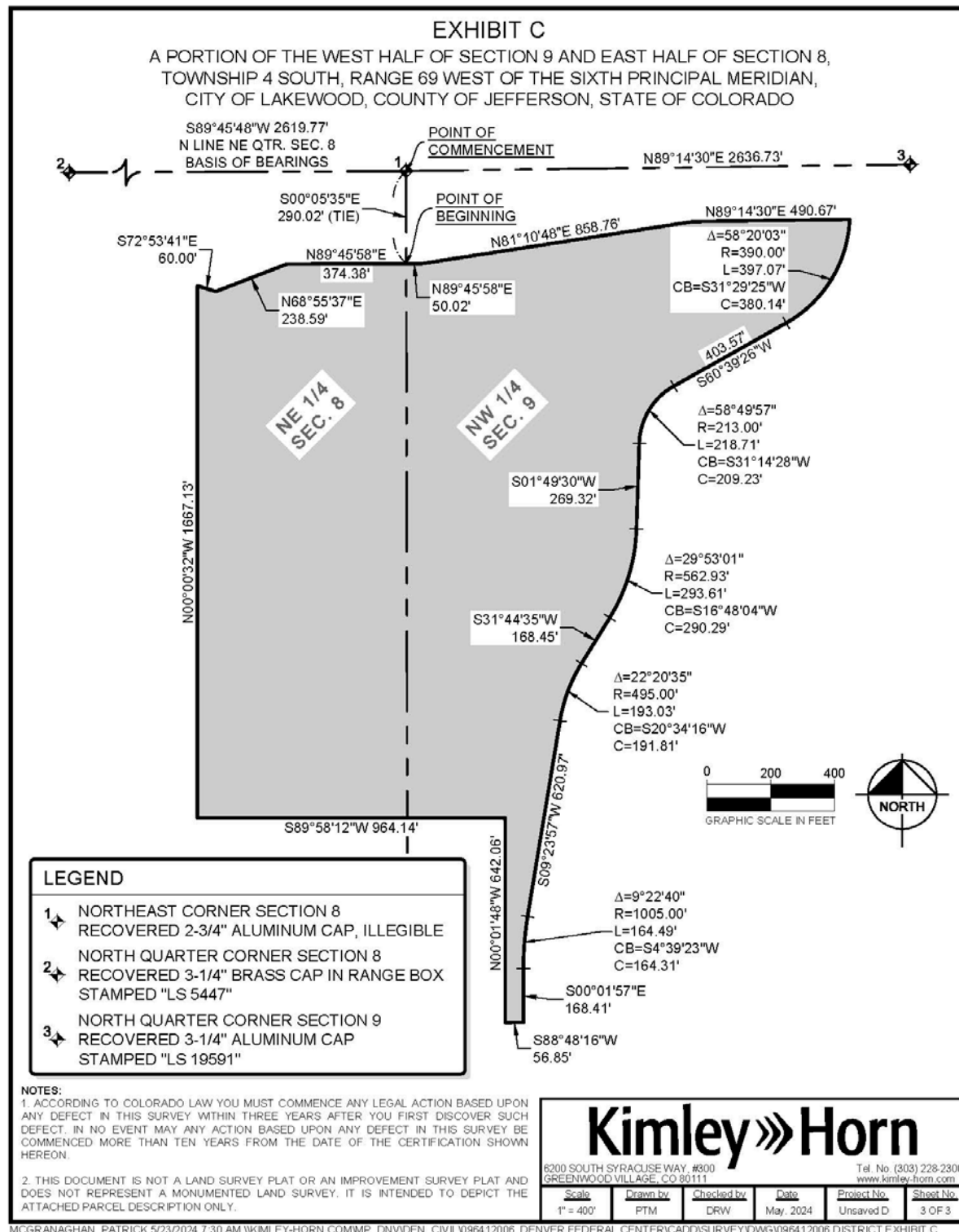
Table 2 below provides a list of all taxing entities including Jefferson County, which serve the Subject Properties, and assess a mill levy in the Survey Area. The Regional Transportation District (RTD) also serves users in the Area but charges a sales tax.

Table 2
Taxing Entities with a Presence in the Survey Area
July 2024

Taxing Entity	Mill Levy
Jefferson County	26.978
City of Lakewood	4.280
Jefferson County School District R-1	44.526
West Metro Fire Protection District	13.401
Mile High Flood District	1.000
Total	90.185

Source: Jefferson County Assessor's Office and Ricker | Cunningham.

Figure 1: The Bend @ Lakewood Survey Area Map



2.1 Existing Land Uses

As explained in Lakewood 2025: Moving Forward Together (herein referred to as the "Comprehensive Plan"), the city is separated into various zones to "ensure there is compatibility among land uses, support efficient and economical use and reuse of land, encourage functional use of land and design that contributes aesthetically, and protect the city's existing residences, businesses, and infrastructure in a way that is consistent with stated goals. Zone districts include residential, mixed-use, commercial, light industrial, and planned development (land developed with a variety of uses)." As reported above, the Subject Properties, while vacant, are classified as Commercial, Acreage 1. Commercial 1 (C1), Commercial 2 (C2), and Commercial 3 (C3) zoning districts promote employment, services, retail, and business uses serving and linking neighborhoods to Lakewood's major transportation networks. The geographic relationship of the corridors to major road networks and their limited integration with adjacent neighborhoods promote employment, services, retail, and business light industrial uses linked to access the major transportation networks.

The existing land use map presented therein, aggregates the zone districts into broader categories to illustrate larger concentrations and patterns of uses. Although it reflects conditions as they exist today, it does not necessarily represent the current zoning. See the discussion regarding the parcels' zone classification in Section 2.3 below, and a more detailed description in **Appendix A**. Source: Lakewood Zoning Ordinance, Title 17 of the Municipal Code for a definition of each zoning classification.

2.2 Future Land Uses

Lakewood's future land use map, or Land Use Vision Map (LUV) in the Comprehensive Plan, reflects the type and location of desired land uses and development patterns for all properties in the municipal limits and designated urban growth area. The LUV also illustrates the intended distribution and intensity of land uses desired (or at a minimum anticipated) over the next 10 to 20 years that will collectively advance the following objectives:

- Provide greater land use predictability and transparency.
- Incorporate recommended land uses from previously adopted neighborhood, corridor, and special area plans.
- Accommodate anticipated population and employment growth within the city.
- Create a logical framework for future re-zonings and appropriate development.

The LUV uses color-coded categories to express public policy on future land uses across the city. Its land use designations have been created based on existing and desired development

patterns, streets, environmental features, and other logical boundaries. Compared to zoning classifications that regulate specific uses permitted on properties, future land use designations are deemed advisory and representative of a forward-looking view of the city. The Subject Properties are classified M-C-T, which allows for those land uses identified below.

M-C-T Mixed Use – Core – Transit

- | | |
|---|---|
| ▪ Attached Dwelling Unit | ▪ Horticulture |
| ▪ Multifamily | ▪ Retail |
| ▪ Group Home (1-8 client residents) | ▪ Community Building |
| ▪ Group Residential Facility | ▪ Park |
| ▪ Bar | ▪ Religious Institution |
| ▪ Club, Lodge, or Service Organization | ▪ School, Public or Private |
| ▪ Day Care Facility, Adult or Child | ▪ Transportation Facility, Public |
| ▪ Entertainment Facility, Indoor | ▪ University or College |
| ▪ Fitness or Athletic Facility, Private | ▪ Utility Facility, Minor |
| ▪ Gallery or Studio | ▪ Home Business, Major |
| ▪ Hotel | ▪ Wireless Communications Facility |
| ▪ Motor Vehicle Sales, Indoor | ▪ Stealth |
| ▪ Office | ▪ New Freestanding Structure ≤ 60 ft. in height |
| ▪ Parking, Stand-Alone, Structured | |
| ▪ Personal Service | |
| ▪ Restaurant | |

In addition to the M-C-T classification, parcels in the Area are included in one of the City's designated Campus Areas, specifically the Union Boulevard | Denver Federal Center Campus Area. The Union Boulevard corridor, which contains a wide range of office, retail, and lodging space, is part of CBRE's West Office Submarket. This submarket, the fifth largest of 15 submarkets in the Denver Metro Area, contains over 6.5 million square feet of office space, along with retail, food service, and lodging facilities. While Union Boulevard is one of the premier office locations in west Denver, the average age of buildings in the corridor is similar to other established suburban locations, but comparatively higher than the Metro Area as a whole. The submarket's vacancy rate, the 6th highest in the Metro Area, is likely a reflection of the older building stock and higher rate of obsolescence.

The Union Boulevard is also part of CBRE's West Retail Submarket, the fourth largest in the Metro Area, with the 3rd highest vacancy rate. Unlike conditions in the office and retail market sectors, the multi-family submarket where the Subject Properties are located is among the

highest performers with the second lowest vacancy rate of 5.3 percent in the first quarter of 2024, and third highest increase in rental rates which rose by 2.2 percent in 2023.

While most properties in the Union Boulevard corridor and in the vicinity of the Survey Area are developed, with the exception of several parcels on the Federal Center campus, the area's overall utilization rate is comparatively low, largely due to numerous surface parking lots and an inefficient pattern of development.

Suboptimal commercial market indicators, taken together with property under-utilization, suggest the area is ripe for redevelopment. A limited survey of existing facilities revealed opportunities for investment and reinvestment in older retail and office properties along Union Boulevard, commercial thoroughfares that connect to the corridor, and within the Denver Federal Center campus, particularly the Federal Center Station Neighborhood in its northwest corner near the Survey Area.

Campus

The Subject Properties are also located in one of the city's campus locations. Campuses are areas occupied by colleges and universities and include the Federal Center. Properties within them may be public or private, and permitted uses include large institutions in a campus setting typically zoned with one of the Mixed-Use classifications, and those allowed in a variety of zoning districts.

Growth Areas

The Subject Properties are also located in one of the city's Growth Areas. These are locations in the city that have been planned and zoned for higher density employment, retail, and residential uses. Growth Areas are generally located along major transportation corridors, with frequent rail and bus service and automobile access. They are typically designated Mixed-Use with transit and | or an urban scale of development and intended to attract the majority of new investment in residential and employment uses anticipated by 2035 in mixed-use pedestrian-friendly formats, with multi-story buildings and residential densities of 30 or more units per acre in core areas.

Whereas it is important that transportation systems in these locations maintain adequate capacity to accommodate future growth, the City intends to continually monitor development activity to ensure it is supported and consistent with established land use objectives. Principles of transit-oriented development are encouraged in Growth Areas, including access to bus or rail transit facilities. In locations where transit access is currently limited, new developments are encouraged to support future bus or rail service infrastructure and services.

2.3 Zoning

As explained in the Comprehensive Plan, zoning and future land use designations are generally compatible among properties located within the city limits; however, in locations where future needs are considered better served by a different use, the two may differ. The future land use designation for the two (2) parcels located in the Survey Area is M-C-T, or Mixed-Use Core Transit, a classification intended to encourage higher density mixed-use development on properties with adjacency to light rail and commuter stations. The M-C-T zoning supports a pedestrian-oriented environment, requires buildings be located within a short distance of adjacent public streets, and restricts auto-oriented design elements. Permitted uses within this zoning classification are identified in Chapter 17.3.4 of the Lakewood Zoning Ordinance.

3.0 Definition of Blight

A determination of blight is a cumulative conclusion based on the presence of several conditions or factors (physical, market, and other), defined by state law, that collectively can contribute to the deterioration of an area. When left unattended for extended periods of time, they can adversely impact the economic value of properties and improvements, not only in their general vicinity, but the community at-large. With more than 60 years of history to reflect on, blighting conditions are known to diminish the positive attributes of investment and reinvestment in land and improvements, stagnate property values, and necessitate disproportionate levels of municipal services. For this Survey, and as set forth in the Act, the definition of a blighted area is as follows:

31-25-103. Definitions. (2) "Blighted area" means an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:

- (a) Slum, deteriorated, or deteriorating structures;
- (b) Predominance of defective or inadequate street layout;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Unusual topography or inadequate public improvements or utilities;
- (g) Defective or unusual conditions of title rendering the title non-marketable;
- (h) Existence of conditions that endanger life or property by fire or other causes;

- (i) *Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;*
- (j) *Environmental contamination of buildings or property;*
- (k.5) *Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements;*
- (l) *If there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, “blighted area” also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5) of Section 31-25-103(2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.*

The determination of whether an area is or is not a “blighted area” is the sole responsibility of municipal legislative bodies (i.e., city council). To this end, the survey report should be used by city leaders including members of the urban renewal authority board and city council, to understand conditions that are adverse and impactful to businesses and residents and advance plans for redevelopment of properties within different geographies of the city. Survey findings should also be used by city staff to identify deficiencies in infrastructure, utilities, capital improvements, and services, and opportunities for investment that are unlikely to materialize without participation from the city.

Finally, as stated in the Act, a determination of eligibility does not require that all eleven (11) factors be present in the Survey Area, nor that every parcel in the survey area be adversely impacted by a qualifying factor. Rather, the governing body of the municipality should consider the area’s eligibility based on the presence of four (4) or more factors or five (5) in cases where the use of eminent domain is anticipated. As explained in (l) above, these thresholds are reduced to the presence of one (1) blighting factor in cases where owners of property and tenants of the owners do not object to inclusion in an urban renewal area. Whereas the sole owner of the two (2) vacant parcels that are the subject of this investigation has requested consideration of such a designation, Factor I applies, and only one (1) factor need be present somewhere in the Survey Area. Regardless, nine (9) of the eleven (11) factors were either observed or identified, as per the Statute, suggesting there is more than ample evidence that properties, businesses, and people are being adversely impacted within its boundaries.

4.0 Study Methodology

Ricker I Cunningham (RC), Urban Renewal Specialists, was authorized in May 2024 to investigate conditions in the Survey Area and prepare a report describing their findings. To this end, RC personnel reviewed information including Geographic Information Systems (GIS) records, past reports and studies, and other data and documents provided by City Staff and representatives of other public agencies; and conducted field investigations during the months of June and July 2024.

4.1 Description of Statutory Factors

What follows is a description of each of the statutory factors listed above. Actual conditions either observed or identified within the Survey Area are described in *Section 5: Summary of Findings*, along with an opinion regarding whether collectively, they constitute a finding of "blight".

(a) Slum, deteriorated, or deteriorating structures

This factor is said to be present when an area contains structures that are deteriorating or deteriorated according to municipal codes or the physical condition of structures in an area pose specific life-safety concerns due to the deterioration or absence of its: roof; walls, fascia board or soffit; foundation; gutters or downspouts; exterior finish; windows or doors; stairways or fire escapes; mechanical equipment; loading areas; fences, walls or gates; or non-primary structures.

(b) Predominance of defective or inadequate street layout

This factor is said to be present when the layout of existing streets or absence of streets adversely impact the health, safety and welfare of individuals using vehicular and non-vehicular modes of transportation, or sound development of the area. Specific circumstances include inadequate vehicular access, internal circulation, street widths or parking lot layout; presence of dead ends; deteriorating condition of existing streets; inadequate accommodations for safe pedestrian and bicycle movement; lack of driveway definition or curb cuts; and / or elevated history of traffic accidents.

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

This factor is said to be present when a parcels size or configuration (long and narrow or irregularly sized) inhibits or is likely to inhibit the development of improvements consistent with prevailing regulations (i.e., zoning); or vehicular access is either

inadequate or unsafe. In this context, shared access, even among properties with the same owner, is considered a deficiency since it could limit the redevelopment potential of one or more properties were the owner to decide to sell them individually.

(d) Unsanitary or unsafe conditions

This factor is said to be present when there are poorly lit or unlit areas, sidewalks are cracked or uneven, drainage infrastructure is deficient, trash or mechanical equipment is unscreened, there is evidence of vandalism or vagrancy; incidents of crime are increasing or disproportionately high; there is a lack of fire protection; or hazardous contaminants, floodways and floodplains, and steep slopes threaten the health, safety and welfare of persons in an area.

(e) Deterioration of site or other improvements

This factor is said to be present when property, structures or public improvements have been damaged or neglected as reflected in deteriorating signs, parking surfaces, curbs, gutters, sidewalks, streets or landscaping; or trash, debris and weeds are visible and pervasive.

(f) Unusual topography or inadequate public improvements or utilities

This factor is said to be present when the topography of an area, including the presence of severe slopes and gullies, either: makes improvement of properties difficult, impractical, or infeasibly costly; limits a site's usefulness; adversely affects the size or configuration of built structures; or requires expensive infrastructure to support development as required by prevailing regulations. The presence of overhead utilities is another condition considered in the context of this factor.

(g) Defective or unusual conditions of title rendering the title non-marketable

This factor is said to be present when development is hampered, or properties are deemed unmarketable due to conditions of title (including unclear ownership) such as covenants or other provisions governing its use that are discriminatory, obsolete or unduly restrictive. Also considered in the context of this factor is the presence of utility, ditch and access easements which can have a similar impact on a property's potential and capacity for development.

(h) Existence of conditions that endanger life or property by fire or other causes

This factor is said to be present when property or structures are subject to threats from fire, hazardous contaminants, flooding, or criminal activity.

(i) Buildings (or sites) that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidations, deterioration, defective design, physical construction, or faulty or inadequate facilities

This factor is said to be present when conditions within properties or structures pose a threat to habitation or daily use resulting from contamination or a lack of safety infrastructure (i.e., fire sprinkler systems). Conditions that are present under (a), (d), (i) and (k.5) may also be included under this factor.

(j) Environmental contamination of buildings or property

This factor is said to be present when past or ongoing chemical or biological contamination of a site either poses a health hazard to users or limits the type or magnitude of development that is either legally permitted or financeable. Conditions listed under factors (d), (i), and (k.5) also qualify under this factor.

(k.5) Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

This factor is said to be present when properties or structures are vacant or underutilized (as anticipated by zoning); or a disproportionate level of public services are required to address a disproportionately high frequency of crimes, fires, accidents or building code violations. Conditions listed under factors (a), (d), (i), and (j) also qualify under this factor.

5.0 Summary of Findings

It is the conclusion of this The Bend @ Lakewood Conditions Survey that, within the Survey Area boundaries, nine (9) of the possible eleven (11) blight factors are present at varying degrees of intensity, including: (b) predominance of defective or inadequate street layout; (c) faulty lot layout in relation to size, adequacy, accessibility, or usefulness; (d) unsanitary or unsafe conditions; (e) deterioration of site or other improvements; (f) unusual topography or inadequate public improvements or utilities (as per zoning); (g) defective or unusual conditions of title rendering the title non-marketable; (h) existence of conditions that endanger life or property by fire or other causes (j) environmental contamination of

buildings or property; and (k.5) existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements. What follows are descriptions and supporting data regarding conditions either observed or identified and associated with each of the factors as defined in the Statute. Representative photographs of select conditions are presented in **Appendix B**.

(b) Predominance of defective or inadequate street layout

Defective or inadequate street layouts are often a byproduct of one or more of the following street conditions: lack of accommodations for internal circulation; layout or condition of existing streets do not allow for the safe movement by vehicles, pedestrians, or other non-vehicular equipment; inadequate vehicular access such as ill-defined points of ingress and egress; and [or an elevated history of traffic accidents. All four (4) of these conditions were either observed or identified in the Survey Area and creating adverse impacts.

Internal Circulation

As explained above, the Survey Area is comprised of two (2) vacant parcels and an adjacent right-of-way, West 4th Avenue, which runs between the southern edge of the northernmost parcel and northern edge of the southern parcel. West 4th Avenue is a two-way street, with a single lane for traffic moving east and west, lacking both shoulder room and access to adjacent properties. Additionally, there are no accommodations within the parcels that allow for either vehicular or non-vehicular movement, as required by municipal codes and zoning. Given their size, roughly 30 acres each, this condition is considered notable, but comparatively less impactful.

Accommodations for Mobility

During the field investigation, observations of West 4th Avenue revealed signs of degradation including cracks, a lack of painted lines indicating where vehicles and pedestrians should pass or park, and deteriorating asphalt curbs. While some streets in the vicinity of the Survey Area had lighting, sidewalks, and dedicated bicycle lanes, also required by municipal codes and zoning, only lighting was present on West 4th Avenue. While this is not uncommon in older roadways in more established suburban locations, their absence creates an unsafe environment, especially for pedestrians and bicycles. Given the number of individuals traveling through and to the area because of its adjacency to the Federal Center Light Rail Station and Common Spirit St. Anthony Hospital, this condition is considered present and particularly impactful.

Inadequate Vehicular Access

Since there are no internal roadways within the Subject Properties, there are no points of ingress or egress. Additionally, as explained above, there is an absence of adequate infrastructure to support non-vehicular movement. Among the sidewalks that are present, only those associated with new

developments are compliant with the Americans with Disabilities Act (ADA) in terms of ramps with alternative materials at intersections. The lack of dedicated bike lanes, in addition to violating existing regulations, is contrary to the expressed vision for properties in both Campus settings and Growth Areas, which are intended to support transit and walkability.

Traffic-Related Incidents

Threats posed by an absence of adequate infrastructure for vehicular and non-vehicular movement are often reflected in a higher frequency of traffic-related incidents and accidents. Information regarding traffic activity and pedestrian-vehicular conflicts in the vicinity of the Survey Area was obtained from LexisNexis®. Data regarding specific types of incidents by location over multiple years is summarized in **Table 3**, below. As reflected, the number of incidents and accidents involving vehicles in the vicinity of the Survey Area increased by 35% between June 2022 and June 2024, growing from 77 incidents in 2022 to 104 incidents in 2024. By comparison, and as reflected in **Table 4**, the number of occurrences involving vehicles in all sectors of the city during this same timeframe declined by 5%, suggesting the subject area is a high incident location commanding a disproportionate level of municipal services.

(c) Faulty lot layout

Factor (c) is strongly related to the presence of Factor (b) above, principally because access is a function of platting and the design of both streets and lots. In this context, faulty lots are those that lack adequate and clearly defined points of ingress and egress, or, due to their size or shape, have limited utility. Similarly, because faulty streets often create faulty lots, properties that suffer from conditions associated with Factor (b) also suffer from those associated with Factor (c).

Table 3**Annual Number of Criminal and Traffic-Related Incidents (within a quarter mile of the Survey Area)**

Between June 2022 and June 2024

July 2024

Incident Type	June to June			% Change 2022 - 2024
	2022	2023	2024	
Incident Type	Number	Number	Number	% Change 2022 - 2024
Aggravated Assault	20	15	10	-50%
Simple Assault	44	36	62	41%
Arson	3	3	1	-67%
Motor Vehicle Theft	65	83	56	-14%
Burglary	22	21	66	200%
Robbery	7	10	4	-43%
Larceny / Theft	94	99	51	-46%
Sexual Assault	7	4	6	-14%
Traffic Accidents / Incidents	77	74	104	35%
Total	339	345	360	6%

Table 4**Annual Number of Criminal and Traffic-Related Incidents (City of Lakewood)**

Between June 2022 and June 2024

July 2024

Source:

City of Lakewood

Incident Type	June to June			% Change 2022 - 2024
	2022	2023	2024	
Incident Type	Number	Number	Number	% Change 2022 - 2024
Aggravated Assault	1,217	1,474	1,085	-11%
Simple Assault	894	952	1,323	48%
Arson	90	116	67	-26%
Motor Vehicle Theft	4,261	4,689	3,154	-26%
Burglary	5,945	6,906	4,510	-24%
Robbery	517	553	432	-16%
Larceny / Theft	3,544	4,191	3,373	-5%
Sexual Assault	115	105	155	35%
Traffic Accidents / Incidents	8,414	6,042	8,796	5%
Total	24,997	25,028	22,895	-8%

LexisNexis® Community Crime Maps and Ricker | Cunningham.

Ingress and Egress

Access to properties is generally defined by curbs and gutters and made visible by clearly marked breaks in roadways or driveways and supported by appropriate lighting. In locations where clear points of ingress are necessary, particularly due to high levels of vehicular activity, any deficiencies in this infrastructure, particularly in commercial settings, can threaten the safe movement of goods, services, and people, and pose a significant competitive disadvantage. As such, this type of inadequate infrastructure often results in high property vacancy rates and correspondingly, below market property values. Whereas both of the Subject Properties are vacant, this type of inadequate infrastructure is somewhat of a safety concern in their current condition, rather than economic threat, and for the reasons cited above, considered present but minimally impactful.

Parcel Size and Shape

In addition to adequate access, a property's configuration and size can also affect its utility and usefulness, or capacity to host different land uses at varying levels of density. For example, lots that are either too small or so irregular in shape that they cannot accommodate market-supportable uses in a manner compliant with municipal regulations related to parking, setbacks, impervious surface coverage, and landscaping, are generally considered faulty and characterized as "remnants." Remnant parcels are widely understood to have negligible value unless part of a larger assemblage. Since the Subject Properties individually comprise approximately 30 acres each, and nearly 60 acres in total, and both are fairly regular in shape, absent other conditions that impact their usefulness, they should be able to support several different development programs.

(d) Unsanitary or unsafe conditions

Conditions which are unsafe and fail to protect individuals living, working, and passing through an area can range from a lack of fire suppression infrastructure to heightened levels of criminal activity, and include the presence of threats from environmental contaminants and floods. While many dangerous conditions can also be unsanitary, not all unsanitary conditions are unsafe. Examples of unsanitary conditions present in the Survey Area that are not unsafe include the presence of trash, graffiti, overgrown landscaping, remnant infrastructure, and degrading asphalt surfaces, all of which are generally indicative of neglect, rather than threats to persons or property.

Fire Suppression Equipment

Deficiencies in infrastructure serving the Area and previously addressed are primarily attributable to inadequate accommodations for vehicular and non-vehicular mobility. Not yet discussed, but also associated with this Factor d is the presence or absence of equipment and resources to protect buildings and properties from fire-related incidents. Although property-specific information was not available, the vacant status of both properties makes the absence of fire-fighting equipment

irrelevant. Another component of fire prevention, however, is access to water and other suppression systems with the capacity to provide adequate pressure and flow. The Subject Properties are located in the Station Two Planning Zone of the West Metro Fire Protection District. Based on a review of the Fire District's 2021 Risk Assessment Report, elements of the zone that expose properties to risk include the threat of terrorist attacks to operating departments of the federal government located within the Federal Center campus, and exposure to environmental contaminants from the Denver Federal Center campus (with known contaminants in the soil), Terumo Lab, a chemical production facility, Moffat Water Treatment Plant that supplies water to the western areas of the Denver Metro area, and multiple assisted living and nursing facilities. Their presence makes the number of incidents in the zone higher than other zones in the Fire District's service area.

Specific fire-related activity in Zone Two and Fire District Service Area are reflected in **Tables 5 and 6** which appear later. The number of incidents involving arson are reflected in **Tables 3 and 4**. As reflected therein, not only have the number of arson events declined citywide during the period from June 2022 to June 2024, but the percent of incidents of this type that occurred in the vicinity of the Survey Area during this period have also declined and are relatively limited.

Criminal Activity

In the same way that inadequate roadway infrastructure can result in a higher frequency of traffic-related incidents, so too can deficiencies in the built environment result in a higher number of criminal incidents. Information regarding criminal activity in the vicinity of the Survey Area was also obtained from LexisNexis®. As reflected in **Tables 3 and 4**, the total number of incidents reported on in the vicinity of the Survey Area have steadily increased over the past two years, while the total number for the same incidents citywide during the same timeframe have steadily decreased. Among specific incident types, simple assaults are up in both geographies, burglaries are up 200% in and around the Survey Area, while are down 24% citywide. Sexual assaults, however, are down 14% near the Survey Area, but up 35% throughout the city. Based on these findings, this condition is considered present and impactful within the Area.

Environmental Impacts

Principal sources of information used to determine the presence and impact of potential threats from past and ongoing incidents of environmental contamination in the vicinity of the Survey Area include the State of Colorado's Department of Public Health and Environment (CDPHE) and the Environmental Protection Agency (EPA) data sets, which maintain information about brownfield properties, site closures, environmental cleanup activities, the presence of hazardous materials in federal facilities, location of landfills and superfund sites, and properties participating in the Voluntary Cleanup and Redevelopment Program (VCUP). Information regarding potential environmental concerns within the Subject Properties was provided by the property owner and

included a Phase 1 Environmental Site Assessment conducted in March 2023, and a Limited Supplemental Site Investigation, conducted in November 2023.

Findings from a review of these materials are provided in the discussion below regarding the presence or absence of conditions associated with Factor j, below. In summary, however, there are ongoing threats to people and property in and around the Survey Area that will require mitigation prior to development of the Subject Properties.

Presence of Floodways

According to the Federal Emergency Management Agency (FEMA), properties and improvements in the Survey Area are found on Panel Map 0282F (see detail below). As reflected therein, properties in the Area maintain a Zone X classification which means there is a minimal threat from flood hazards. Specifically, FEMA defines parcels in these areas as being subject to a “0.2% annual chance of flood with average depths of one (1) foot or with drainage areas less than one (1) square mile,” as well as areas “protected by levees from 1% annual flood.”

Panel 0282F
Jefferson County, Colorado
Panel 282 of 675
Map No. 08059C0282F
Map Revised February 5, 2014

(e) Deterioration of site or other improvements

Evidence of deterioration within properties and adjacent rights-of-way including cracked, crumbling, and broken asphalt surfaces, trash, remnant structure, graffiti, unkempt landscaping, and overall neglect, have already been described in the context of relevant factors above. As indicated, there is sufficient evidence to suggest this Factor e is present and impacting properties and improvements in the Survey Area, but the degree to which it poses an imminent threat varies among the different conditions.

(f) Unusual topography or inadequate public improvements or utilities

Adverse impacts to properties in their current condition and limiting their capacity to support development in the context of this Factor f primarily includes inconsistent topography and either inadequate access to infrastructure and utilities or insufficient levels of service.

Unusual Topography

Although the majority of both of the Subject Properties are relatively flat, a series of natural swales have produced deep channels, some that continue to capture and retain stormwater. They are evident in the property located north of West 4th Avenue, in its northwest corner adjacent to the US 6 on-ramp, and adjacent to the West Rail Line on the eastern edge of the same parcel. Within the property located south of West 4th Avenue, a significant swale traverses the extent of the parcel from southwest to northeast. Both properties will need to be graded, and portions of each filled to ensure greater uniformity in the building surface. Their presence is considered impactful and costly to future development of the Subject Properties.

Inadequate Public Improvements

Properties in the vicinity of the Area receive water and sanitation services from Consolidated Mutual Water Company, High View Water District, Green Mountain Water & Sanitation District, or Pleasant View Metro District. Public records for the Subject Properties identify Green Mountain Water & Sanitation District as their service agency, however, representatives for the organization have been reticent to enter into an agreement with the property owners. Lakewood Storm Water Utility and Xcel Energy will provide their respective services. No information was provided regarding the capacity of utilities supporting storm water or electrical resources, or condition of infrastructure to the properties, but the West Metro Fire Protection District reported no known limitations regarding fire flow in Zone Two.

Inadequacies in the Area's roadway infrastructure have already been described as deficient in terms of meeting established standards for the safety and security of vehicles, pedestrians, and bicyclists, and requirements provided for in the City's codes and regulations. Not mentioned previously, but also considered "inadequate" is the presence of overhead utility lines. While permissible according to prevailing regulations, overhead power lines, in this context are considered a visual "blight" that can contribute to a larger perception of decay. Although the light rail trains operating in the area receive their power from overhead electrical lines, these were not considered a blighting condition given the lack of alternative options.

(g) Defective or unusual conditions of title rendering the title non-marketable

As explained in Section 4, conditions associated with this Factor g include matters that limit or preclude development of properties due to title restrictions or the presence of easements. While no information was discovered during this investigation that suggested title concerns, review of the Quit Claim Deed from the sale of the Subject Properties by the United States of America to Lakewood Land Partners LLC (the current owners) revealed the presence of three (3) easements including a Photovoltaic Easement in place to provide the "government access, ingress, and egress in and over the affected portion of the property to utilize, repair, operate, and maintain the

photovoltaic facility”; Communication Line Easement (or CenturyLink Easement) in place to provide the “government access, ingress, and egress in and over the affected portion of the property to utilize, repair, operate, and maintain the communications line”; and Waterline Easement in place to provide the “government access, ingress, and egress in and over the affected portion of the property to utilize, repair, operate, and maintain the waterline”. Modifications to any of the easements, as per the Quit Claim Deed, “may be made only by the Government or its assigns to change the description of the property in size or location, purpose, or any other changes including termination of the easement.” Within the same document, additional easements identified under the header, Exceptions Affecting the Property, include a Permanent Railroad Guidance Easement, Detention Pond Easement, Water Pipeline Easement, and Stormwater Drainage Easement.

The West Rail Line runs along the eastern, southern, and western edges of the Survey Area, and while located within an RTD right-of-way, any development within the Survey Area boundaries will likely feature certain building or landscaping modifications or amendments to alleviate potential impacts from the train operations. Individually, and collectively, these will either need to be negotiated to accommodate future improvements, or relocated, but regardless, their presence will impact the location and type of uses that can be accommodated in the Area, and potentially impact property and development values. Combined with the necessity to fill portions of the properties impacted by swales, and mitigate environmental threats, project expenses associated with their development will inevitably be disproportionately higher than they would be on similar properties without these encumbrances.

(h) Existence of conditions that endanger life or property by fire or other causes

Conditions posing a threat to people and property identified within or impacting the Survey Area and previously discussed are primarily associated with inadequate roadway improvements, increasing frequency of traffic accidents, growth in certain types of criminal incidents, and presence of potential environmental hazards. Not previously discussed but considered in the context of this Factor h, is the frequency of fire related incidents. As reflected in **Tables 5 and 6**, between June 2022 and June 2024, the total number of incidents in the Zone Two Planning Zone of the West Metro Fire District remained relatively stable, while the number in all station areas of the Fire District declined by 18%. Among the individual categories provided, within Zone Two, events involving EMS and Public Assistance declined during the period, while those involving Alarms, Fire, and Special Operations increased. By comparison, the total number of events by category for all West Metro Fire Stations during the same time declined.

Table 5**Annual Number of Fire-Related Incidents (Zone Two)**

June 2022 to June 2024

	Annual Incidents (June to June)			
	2022	2023	2024	
Incident Type	Number	Number	Number	% Change 2022 - 2024
Alarm	356	338	358	1%
EMS	2,205	2,230	2,185	-1%
Fire	33	39	34	3%
Public Assist	360	337	350	-3%
Special Operations	51	61	55	8%
Other, Not Classified	488	440	475	-3%
Totals	3,493	3,445	3,457	-1%

Source: West Metro Fire Protection District and Ricker | Cunningham.

Table 6**Annual Number of Fire-Related Incidents (West Metro Fire (All Stations))**

June 2022 to June 2024

West Metro Fire (All Stations)	Annual Incidents			
	2022	2023	2024*	
Incident Type	Number	Number	Number	% Change 2022 - 2024
Alarm	4,064	3,754	3,101	-24%
EMS	26,527	25,850	21,147	-20%
Fire	525	430	361	-31%
Public Assist	3,943	4,002	3,491	-11%
Special Operations	749	730	664	-11%
Other, Not Classified	5,547	5,557	5,157	-7%
Totals	41,355	40,323	33,921	-18%

* Annualized from YTD September

Source: West Metro Fire Protection District and Ricker | Cunningham.

(j) Environmental contamination of buildings or property

As explained previously, information regarding threats from contaminants resulting from past events and previous operators, as well as ongoing activities, within physical structures, soils, and groundwater, was obtained from the State of Colorado's Department of Public Health, EPA's

detailed facility report, the Quit Claim Deed associated with the purchase of the Subject Properties by the current owner, and technical reports solicited by the same owner. A synthesis of findings from review of this information is provided in the following discussion.

Environmental Protection Agency (EPA)

Findings from review of information related to “environmental contamination of buildings or property” and summarized in **Table 7** below, revealed there are 82 “facilities of interest” in the vicinity of the Survey Area in varying states of review and closure that are actively being monitored by the Environmental Protection Agency (EPA). The complete list of properties is presented in **Appendix C**.

Table 7
Summary of EPA Facilities of Interest by Status

July 2024

Facility Characteristics	Number of Facilities
Total Facilities	82
Facilities with Current Violations *	7
Facilities with Significant Violations *	3
Facilities with Formal Enforcement Actions (5 yrs)	5
Facilities with Informal Enforcement Actions (5 yrs)	2
Facilities with Compliance Monitoring Activities (2 yrs)	10

* One or more quarters in past 3 years.

Source: Environmental Protection Agency and Ricker | Cunningham.

Quit Claim Deed

Excerpts from the Quit Claim Deed regarding the presence of environmental matters in the Subject Properties are presented as follows.

- A. Notice Regarding Hazardous Substance Activity.** Pursuant to 40 C.F.R. § 373.2 and Section 120(h)(3)(A)(i) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 ("CERCLA"), as amended, 42 U.S.C. § 9620(h)(3)(A)(i), and based upon a complete search of agency files, the Government gives notice that Exhibit A, attached hereto and incorporated herein by reference, contains a true and correct list of all Hazardous Substances that have been Released, disposed of or stored for one year or more on the Property.

B. Pesticides Disclosure.

The Grantee is notified that the Property may contain the presence of pesticides that have been applied in the management of the property.

C. Notice of Petroleum Releases.

- (i) There is or has been a release of petroleum from an underground storage tank located on property west of the parcel (the "off-site petroleum release");
- (i) Contaminants that the Government believes are associated with the off-site petroleum release have been detected in groundwater located beneath the parcel; the Government believes concentrations of volatile organic compounds (VOCs) and methyl tertiary butyl ether (MTBE) are currently less than State of Colorado ground water quality standards;
- (ii) The Government believes it has no obligations to respond to the off-site petroleum release;
- (iii) The State of Colorado has been notified of the off-site petroleum release and has been taking enforcement actions against the entity determined to be responsible for such release; and
- (iv) The State of Colorado shall have the right of access to all or any portion of the property to respond to off- site petroleum release(s), if required by the state, its officials, employees and agents, pursuant to applicable environmental laws.

D. Notice of the Presence of Asbestos – Warning!

- 1. The Grantee is warned that the property contains asbestos-containing materials. Unprotected or unregulated exposures to asbestos in product manufacturing, shipyard, and building construction workplaces have been associated with asbestos-related diseases. Both the Occupational Safety and Health Administration (OSHA) and the Environmental Protection Agency (EPA) regulate asbestos because of the potential hazards associated with exposure to airborne asbestos fibers. Both OSHA and EPA have determined that such exposure increases the risk of asbestos-related diseases, which include certain cancers, and which can result in disability or death.

Site-Specific Technical Reports

Excerpts from professional reports commissioned by the property owners regarding the presence or absence of environmental contaminants in the Survey Area are presented as follows. Both reports are available and will be provided upon written request.

Phase 1 Environmental Site Assessment

Former Northwest Corner Landfill Property

West 6th Avenue and Union Boulevard, Lakewood, CO

March 30, 2023

Prepared for: Lincoln Property Company Commercial, LLC

Prepared by: The Vertex Companies, LLC

On March 14, 2023, The Vertex Companies, LLC (VERTEX) was contracted by Lincoln Property Company Commercial, LLC to conduct a Phase I Environmental Site Assessment (ESA) of the former Northwest Corner Landfill Property, located at the southeast corner of West 6th Avenue and Union Boulevard, Lakewood, Colorado (subject property).

The purpose of that assessment was to identify Recognized Environmental Conditions (RECs) including controlled RECs (CRECs) and historical RECs (HRECs) in connection with the subject property. That assessment revealed no recognized environmental conditions, controlled recognized environmental conditions, historical recognized environmental conditions or significant data gaps in connection with the subject property except for the following:

Remediation activities including the excavation and disposal of impacted soils were considered sufficient by CDPHE and several NFA letters were issued by CDPHE for the IAs of the subject property. However, institutional controls were placed on the subject property that restricted use of the land including the following:

- 1) In the Northwest Corner Landfill Cover, no soil disturbing activities are permitted, and the subject property owner is required to monitor and maintain corrective measures; and
- 2) The entire subject property has a use restriction for groundwater that includes groundwater to a depth of 100 feet bgs cannot be withdrawn due to PAH contamination and if the owner is not the federal government, a construction dewatering permit in accordance with the Colorado Water Quality Control Act must be obtained and Water Quality Control Division (WQCD) must be notified of the restricted use. The institutional controls for the subject property are considered CRECs.

The Northwest Corner Landfill Area is split into the LCA and MELCA. The LCA requires a geofabric material cover beneath a one-foot-thick soil layer vegetated with grass to be maintained in accordance with the CDPHE approved March 2017 O&M Plan. The MELCA (south of the LCA) consists of existing sidewalks, pavement, and center island of West 4th Avenue, and

road base covered with asphalt or vegetation and required maintenance by the property owner. These engineering controls are considered CRECs.

VERTEX also identified several business environmental risks in connection with the subject property based on known impacts of the COCs including asbestos and | or ACS, and soil and groundwater on the MELCA and LCA areas of the subject properties that are subject to special management and handling requirements | procedures in accordance with the CDPHE approved Materials Handling Plan and O&M Plan prepared by Environmental Chemical Corporation, dated March 2017. The management requirements and associated costs are considered a Business Environmental Risk.

Design contracts also must include requirements for CDPHE submittals and approval.

Limited Supplemental Site Investigation

Former Northwest Corner Landfill Property

West 6th Avenue and Union Boulevard, Lakewood, CO

November 9, 2023

Prepared for: Lincoln Property Company Commercial, LLC

Prepared by: The Vertex Companies, LLC

Based on the findings of this Limited SSI, VERTEX concluded that no VOCs or pesticides were identified in any soil samples at concentrations exceeding the CDPHE | EPA RSLs for residential land use. Based on the surficial nature and isolated low-level PAH concentrations identified, it was considered likely that existing concentrations are the result of vehicular exhaust fumes and | or engine combustion given the subject property's proximity to 6th Avenue and Union Boulevard. Additionally, the isolated, slight exceedances of the CDPHE | EPA RSL for residential land use, the benzo(a)pyrene detections are unlikely to present a concern to the subject property due to the presumed fill needed in grid areas A3 and A4 and the presumed cut needed in grid area A9. Additionally, based on VERTEX's understanding of the proposed development, these shallow impacts will be removed during excavation for building foundations or fall within building footprints so that no exposure pathway is available. Therefore, no further action for these constituents appears warranted.

Not only does the presence of environmental contaminants pose a threat to people and property, but it also heightens the cost of property development and redevelopment associated with construction of preventative barriers, less efficient site plans, restrictions on the type of uses allowed or compatible with these conditions, and limited access to a variety of financing sources. For these reasons, this Factor j is considered present with the Area and impactful.

(k.5) Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

High Levels of Service

As reiterated throughout this report, several conditions associated with “blighting” factors defined in the Act reinforce the presence of Factor (k.5). Within the Area, those conditions necessitate the use of municipal resources including police, fire, and EMS due to the presence of adverse circumstances, and do so at a comparatively higher level than other locations within the city or service areas. As such, providers are forced to expend a disproportionate amount of their limited resources in this location.

Underutilization and Vacancy

Conditions associated with the second aspect of Factor (k.5) relate to site under-utilization and high levels of vacancy within existing structures. Although there are no structures on the Subject Properties, these vacant and underutilized properties not only produce fewer municipal resources (e.g., property taxes) necessary to fund essential services, but, as explained above, can disrupt the sound and uniform growth of a community, often command higher levels of municipal services, have the potential to perpetuate negative perceptions of an area’s health, and frequently attract lead to physical degradation of an area and increases in criminal activity.

The presence of site under-utilization tends to drive new development activity to locations with fewer impediments that may be acquired at a lower price point and require fewer sources to improve. For this and the reasons cited above, this Factor k.5 is considered present and impactful.

6.0 Conclusion

In summary, nine (9) of the eleven (11) total possible factors were either identified or observed at varying degrees of intensity in the Survey Area. Among those deemed most impactful, any resolution or mitigation will be time-intensive and expensive, yet necessary to advance stated community goals, and ensure the *“sound growth of the municipality, provision of housing accommodations, economic and social equity; along with public health, safety, morals, and welfare.”*

The Bend @ Lakewood Conditions Survey

July 2024

Appendix A: M-C-T Mixed Use – Core – Transit District Summary



City of Lakewood

Planning Department
Civic Center North
470 South Allison Parkway
Lakewood, CO 80226-3127
Voice: 303-987-7571
Fax: 303-987-7990
www.lakewood.org/planning

ZONE DISTRICT SUMMARY

		M-C-T Mixed Use - Core - Transit The M-C-T district is intended to provide opportunities for higher density mixed-use development in areas adjacent to light rail stations. The Transit context reflects the most pedestrian-oriented environment, and requires that buildings be located within a short distance of adjacent public streets. Auto-oriented design elements are restricted and have specific design requirements.
The official Zoning Ordinance is available online: www.lakewood.org/zoning		
Building Setbacks		
Front (measured from edge of existing or future public improvements.)	Minimum: 0 feet Maximum: 20 feet	
Side¹	Minimum: 0/5 feet	¹ Buildings not located at the 0 foot setback shall be located a minimum of 5 feet from the property line.
Rear¹	Minimum: 0/5 feet	
Build-to-Zone Requirement²	75%	² The Build-to-Zone requirement is the percentage of lot width that must contain a portion of a building within the front setback range.
Height Requirements³	Minimum: 45 feet (3 floors) Maximum by Station Area: Sheridan Blvd. 120 feet Wadsworth Blvd. 120 feet Oak St. 90 feet Union Corridor 180 feet	
Open Space	Minimum: 10%	³ Subject to height transition when adjacent to residential zoning, see 17.5.3.4 .
Non-Residential Building Footprint	Maximum: 40,000 square feet	
Retail Allowed per Business	Maximum: 40,000 square feet by right 40,001 - 60,000 square feet with Special Use Permit	
Additional Design Requirements⁴	Vertically mixed uses and ground floor designed for retail	⁴ See 17.5.3.6.A
Residential Density⁵	Minimum: 35 DU/acre Maximum: None	⁵ Applies only if residential is provided.
Surface Parking Lot Locations Allowed	Convenience surface parking spaces shall be limited to short-term parking lots with fewer than 10 spaces per building. Convenience surface parking spaces may be located behind or to the side of a building and shall be clearly marked for short-term use only. All other parking shall be accommodated for in parking structures.	

This summary is only a guide. Definitive information should be obtained from the complete [Zoning Ordinance](#). Rev. November 2022

Permitted Land Uses Permitted as a use by right.	Attached Dwelling Unit Multifamily Group Home (1-8 client residents) Group Residential Facility Bar Club, Lodge, or Service Organization Day Care Facility, Adult or Child Entertainment Facility, Indoor Fitness or Athletic Facility, Private Gallery or Studio Hotel Motor Vehicle Sales, Indoor Office Parking, Stand-Alone, Structured Personal Service Restaurant Horticulture Retail Community Building Park Religious Institution School, Public or Private Transportation Facility, Public University or College Utility Facility, Minor Home Business, Major Wireless Communications Facility Stealth New Freestanding Structure ≤ 60 ft. in height
Limited Land Uses Permitted as a use subject to compliance with any supplemental standards identified in Section 17.4.3 .	Accessory Dwelling Unit Contractor Shop Medical Marijuana Business Motor Vehicle Rental Apiaries Community Garden Temporary Use, Short-term
Special Land Uses Permitted with a special use permit, subject to compliance with Section 17.4.3.	Animal Care Emergency Medical Facility Convention or Exposition Center School, Vocational or Trade Utility Facility, Major Solar Garden Temporary Use, Long-term Wind-Powered Electric Generator, Freestanding Wireless Communications Facility, > 60 ft. in Height
Accessory Land Uses Only permitted as accessory to a permitted use, subject to compliance with Section 17.4.3 .	Construction or Sales Trailer Outdoor Display Home Business, Minor Satellite Dish Antenna Solar Collection System Wireless Communications Facility, Existing Structures Building Facade Mounted Roof Mounted Other Freestanding Support Structure

Land use definitions can be found in Article 14 of the [Zoning Ordinance](#).

The Bend @ Lakewood Conditions Survey

July 2024

Appendix B: Photo Inventory

The images presented on the following pages are accompanied by a list of factors visible within each one.

Statutory Factors of Blight:

- (b) Predominance of defective or inadequate street layout
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- (d) Unsanitary or unsafe conditions
- (e) Deterioration of site or other improvements
- (f) Unusual topography or inadequate public improvements or utilities
- (g) Defective or unusual conditions of title rendering the title non-marketable
- (h) Existence of conditions that endanger life or property by fire or other causes
- (j) Environmental contamination of buildings or property
- (k.5) Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements



Visible Factors b,c,d,e,h,k.5



Visible Factors b,c,d,e,f,h,k.5



Visible Factors b,c,e,k.5



Visible Factors b,c,d,e,k.5



Visible Factors b,c,d,e,f



Visible Factors b,c,d,e,f,h,k.5



Visible Factors b,c,d,e,f,h,k.5



Visible Factors b,c,d,e,f,h,k.5



Visible Factors d,f,h,k.5



Visible Factors b,c,d,e,f,h



Visible Factors f,k.5



Visible Factors b,c,d,e,f,h



Visible Factors d,e



Visible Factors b,c,d,e,f,k.5

The Bend @ Lakewood Conditions Survey

July 2024

Appendix C: Facilities of Interest (EPA)

Facilities of Interest (EPA)

July 2024

Facility Name	Property Address	EPA Registry
10TH AVE. TOWNHOMES	8210 W. 10TH AVE.	COR424504
2018 WATERLINE REPLACEMENT PROJECT	KIPLING AND 9 ST	110070358981
7-ELEVEN, INC. - NO 27043	820 SIMMS STREET	110001972385
AA LAUNDRY AND CLEANERS	85 S UNION BLVD, UNIT W	110001432762
AMOCO GAS STA NO 24501	931 KIPLING ST	110038651330
AMOCO GAS STATION NUMBER 8582	605 GARRISON STREET	110001391896
BRAXTON - 66 VAN GORDON	66 VAN GORDON STREET	110070885688
BRISTLECONE SHOOTING	12105 W CEDAR DR	110070431156
CARS COLLISION CENTER 20	12520 W CEDAR DR	110001398611
CASTLE CONCRETE CO__CONTINENTAL PIT	720 KIPLING ST. SUITE 117	110007240119
CENTURA HEALTH ST ANTHONY HOSPITAL	11600 WEST 2ND PLACE	110037940770
CITY OF LAKEWOOD	1050 QUAIL ST	110002359992
CREIGHTON MIDDLE SCHOOL ADDITION KIPLING	50 S KIPLING ST	110070380632
CST METRO LLC DBA CORNER STORE #4121	722 KIPLING STREET	110009557167
DATABANK - WHEAT RIDGE	11100 W 8TH AVE	110071784525
DENVER FEDERAL CENTER BLDG 21	WEST 6TH AVENUE AND KIPLING ST	110071545023
DENVER FEDERAL CENTER, BUILDING 810	DENVER FEDERAL CENTER	110054280363
DENVER FEDERAL CENTER- GSA	6TH AND KIPLING STREETS	110002042361
DESIGNER MARBLE DBA BENRAY DESIGNER MARB	190 SOUTH TAFT STREET	110001400868
DILLON COMPANIES - KING SOOPERS #040	198 S UNION BLVD	110001394223
EDCON INC	171 S VAN GORDON	110008302283
ELECTRO-MECHANICAL PRODUCTS INC	897 TABOR ST	110055499811
ENVIRONMENTAL CHEMICAL CORP	12470 W CEDAR DR	110002982256
EVERYDAY GAS	12015 WEST CEDAR DRVIE	110071721887
EXOTIC BODIES BY JIM	11305 W 6TH AVE	110067678980
FAIRWAYS METROPOLITAN DISTRICT	141 UNION BLVD SUITE 150	110039695639
FEDERAL HIGHWAY ADMINISTRATION-CENTRAL FEDERA	555 ZANG STREET	110002961929
FHWA CFLHD MATERIALS LABORATORY FED HIWY ADM	DNV FED CTR - 6TH AVE BLDG 52	110001606030
FOOTHILLS POWDER COATING	15975 WEST 5TH AVENUE	110070320657
FPG COLORADO - LAKEWOOD CREMATORY	1350 SIMMS ST	110001719374
GOLDER ASSOCIATES INC	9197 W 6TH AVE STE 100	110043313250
GOOGLE FIBER - LAKEWOOD	165 FEET SOUTH OF THE WEST 8TH AVENUE AND QUAIL ST	110071437712
GREATROCK NORTH WSD	141 UNION BOULEVARD #150	110013179327
GSA BUILDING 53 RENOVATION	DENVER FEDERAL CENTER, BUILDING 53	110071296014
HW PROCESS TECHNOLOGIES INC.	1208 QUAIL ST	110006548263
JANPRO	215 UNION BOULEVARD, SUITE 210	110071339395
JEFFERSON CNTY SCHOOLS WARREN TECH	13300 W 2ND PL	110064151019
JEFFERSON COUNTY SCHOOL DISTRICT R-1	809 QUAIL ST BLDG 4	110022509999
JFFERSON CNTY R 1 SCHOOLS PORTABLE	809 QUAIL ST HOMEBASED	110038625850
JOHN H HARLAND CO	11100 W 8TH AVE	110001727999
KIDDIE KANDIDS	14500 W COLFAX AVE #503	110014460467
KIPLING C STORE	898 KIPLING ST	110001395124
LAKEWOOD CITY OF	1060 QUAIL STREET	110007910298
LAKEWOOD FORD	11595 W 6TH AVE	110032956736
LAKEWOOD HIGH SCHOOL	9700 W. 8TH AVE.	110070560937
MC NUTRACEUTICALS	12340 W CEDAR DR	COR000263251
MEADOWLARK CLEANERS	9120 WEST 6TH AVENUE	110001725358

Facilities of Interest (EPA)

July 2024

Facility Name	Property Address	EPA Registry
Minerals Management Service	BLDG 53 DNV FED CTR DOOR W16	110006362480
Minerals Management Service	300 UNION STE 210	110002990951
Mtn4 Solar	10125 W. 6TH AVENUE FRONTAGE ROAD	110071064510
National Enforcement Investigation Center	BUILDING 25 ENTRANCE W-2	110009557336
Natural Gas Pipeline Company Of America, Llc	370 VAN GORDON STREET	110070112571
New Earth Pellets	950 SIMMS STREET	110067429152
Oak St Townhomes	1150 OAK ST	110070073136
Omni Labs/Weatherford U.S., L.P.	810 QUAIL ST UNIT J	110037382221
Orthocolorado Hospital At St Anthony Med Campus	11650 W 2ND PL	110070431126
Ram-Line Inc	15611 W 6TH AVE.	110002972445
Red Rocks Community College	13300 W 6TH AVE	110054824810
Red Rocks Community College Ms4	VARIOUS LOCATIONS	110043756290
Rockies Express Pipeline, Arlington Cs	370 VAN GORRDON STREET	110040513977
Rocky Mountain Bank Note	11100 W 8TH AVE	110038623451
Rocky Mountain Stove And Fireplace	970 SIMMS STREET	110067428028
Rtd Fastracks 6 And Union	HWY 6 AND UNION BLVD	110044878727
Rtd West Corridor Light Rail	6TH AVENUE AND UNION BOULEVARD	110039170688
Schell Commercial Bldg	11485 W 8 AVE	110063610007
Spring Valley Md No 1-Carbon Filtration Building	141 UNION BLVD STE 150	110070003598
St Anthony Hospital Water Line	2 PL AND UNION BLVD	110042392194
St. Anthony'S Gas Line	UNION BOULEVARD & W. 2ND PLACE	110037941207
Statitrol Inc	140 S UNION BLVD	110008298975
Suncor - 2706306	350 UNION BLVD	110001967113
Tabor Pond	985 TABOR ST	110071669063
The Checkstore	790 QUAIL ST	110002971473
Twin Star Energy 539	797 SIMMS ST	110001391887
U.S. Animal And Plant Health Insp Svc	DENVER FEDERAL CENTER	110038653944
U.S. General Services Administration	BUILDING 41, ROOM 240	110070029854
U.S. General Services Administration Ms4	DENVER FEDERAL CENTER CNR OF ALAMEDA AND KIPLING	110044269369
Union West Apartments	35 VAN GORDON ST	110064744157
Us Bureau Of Reclamation - Eng Lab	DENVER FEDERAL CENTER	110009557345
Us Department Of State - Esoc West	ONE DENVER FEDERAL CENTER BLDG 17	110070124458
Us Forest Service	11177 W 8TH AVE	110002961965
Us Government Printing Office	DENVER FEDERAL CENTER	110007075976
Usda Forest Service	740 SIMMS ST	110006364460
Usdi Bureau Of Land Management	BLDG 50 DENVER FEDERAL CENTER	110006363648
Usgs - Mapping Division	DENVER FEDERAL CNTR #810	110002995484
Usgs - National Water Quality Laboratory	DENVER FED CENTER - BLDG 95	110041976671
Usgs Geologic Division	DENVER FED CENTER BLD 20 SOUTH	110022510594
Usgs Wrld Bld 15 Denver Fed Cnt	S CENTER AVE AND 2ND ST	110006363620
Vantage Bowling	870 PARFET ST	110014460378
Verizon Wireless - Arbutus	44 UNION BOULEVARD	110064524206
Verizon Wireless - Constitution	710 KIPLING STREET	110061069098
Warren Tech - Jeffco Schools	13300 W 2ND PL	110064151046
Water Street Catalytic Site	2311 10TH STREET	110070068726
Welchester Estates	8 PL AND WELCH ST	110064774917
Westerra Plaza	375 UNION BLVD	110064727274

Source: EPA Enviromapper and Ricker | Cunningham.

Exhibit C: IGA

PROPERTY TAX INCREMENT REVENUE AGREEMENT
(CITY OF LAKEWOOD)
(The Bend @ Lakewood Urban Renewal Plan)

This Property Tax Increment Revenue Agreement (the “Agreement”) is entered into as of DATE (the “Effective Date”) by and between the LAKEWOOD REINVESTMENT AUTHORITY, a body corporate and politic of the State of Colorado (the “Authority”), whose address is 480 S. Allison Parkway Lakewood, CO 80226, and the CITY OF LAKEWOOD, a home rule municipality of the State of Colorado (the “City”), whose address is 480 S. Allison Parkway Lakewood, CO 80226. The Authority and the City are referred to herein individually as a “Party” and collectively as the “Parties.”

RECITALS

The following recitals are incorporated in and made a part of this Agreement. Capitalized terms used herein and not otherwise defined are defined in Section 1 below.

A. Proposed Redevelopment. The Parties have been advised that the real property described in Exhibit A (the “Property”) lying within the corporate limits of the City of Lakewood, Colorado (the “City”) is being studied for designation as an urban renewal area to be redeveloped by one or more developers and/or property owner(s) as an affordable housing development that will eliminate existing blighted conditions which constitute threats to the health, safety and welfare of the community and barriers to development.

B. Urban Renewal and Tax Increment Financing. To accomplish the proposed redevelopment and to provide certain required public improvements, the Authority has recommended inclusion of the Property in a proposed urban renewal plan, entitled as the The Bend Urban Renewal Plan (the “Plan” or “Urban Renewal Plan”) authorizing and utilizing tax increment financing in accordance with the Colorado Urban Renewal Law, Part I of Article 25 of Title 31, C.R.S. (the “Act”), to pay Eligible Costs of the Improvements. The proposed Plan that includes the Property has been provided to the City under separate cover. The final Plan approved by the City Council of the City shall be the “Plan” for purposes of this Agreement.

C. Nature of Urban Renewal Project and Purpose of Agreement. The proposed Urban Renewal Project consists of designing, developing and constructing the Improvements (which includes paying the Eligible Costs of public improvements) necessary to serve the proposed Urban Renewal Area and to comply with §31-25-107(4)(g) of the Act that requires the Plan to afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the Urban Renewal Area by private enterprise. Approval of the Urban Renewal Plan is subject to recent legislation, including requirements imposed by HB 15- 1348 for new urban renewal plans adopted after January 1, 2016.

D. Taxing Entity: The City levies ad valorem property taxes on the properties included within the Urban Renewal Area.

E. Impact Report. The Authority has submitted to the City a copy of the Impact Report required to be submitted to the County by §31-25-107(3.5) of the Act, which includes a tax forecast for the City.

F. Colorado Urban Renewal Law. In accordance with the Act as amended to the date

of this Agreement (including the requirements of HB 15-1348 and SB 18-248), the Parties desire to enter into this Agreement to facilitate adoption of the Plan and redevelopment of the proposed Urban Renewal Area described therein. The Agreement addresses, among other things, the estimated impacts of the Urban Renewal Plan on City services associated solely with the Urban Renewal Plan.

AGREEMENT

NOW, THEREFORE, in consideration of the covenants, promises and agreements of each of the Parties hereto, to be kept and performed by each of them, it is agreed by and between the Parties hereto as set forth herein. The recitals above are incorporated into and made part of this agreement.

1.0 DEFINITIONS. As used in this Agreement:

1.1 “Act” means the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S.

1.2 “Agreement” means this Agreement, as it may be amended or supplemented in writing. References to sections or exhibits are to this Agreement unless otherwise qualified.

1.3 “Authority” means the Party described in the Preamble to this Agreement, the Lakewood Reinvestment Authority, a body corporate and politic of the State of Colorado.

1.4 “Bonds” shall have the same meaning as defined in §31-25-103 of the Act.

1.5 “City” shall mean the City of Lakewood, Colorado.

1.6 “County” means Jefferson County, Colorado, a political subdivision of the State of Colorado.

1.7 “City Property Tax Increment Revenues” means the portion of Property Tax Increment Revenues generated by the City’s mill levy received by the Authority from the Jefferson County Treasurer and paid into the Special Fund as specified in Section 3.1.

1.8 “Duration” means the twenty-five (25) year period that the tax increment or tax allocation provisions will be in effect as specified in §31-25-107(9)(a) of the Act, the Plan, and the Impact Report. Pursuant to the Act, the base year for calculating Property Tax Increment Revenues is [REDACTED]. The last year the assessment roll will be divided for purposes of TIF is 2048 and the last year the Authority is eligible to receive Property Tax Increment Revenues from the Plan area is [REDACTED].

1.9 “Eligible Costs” means those costs eligible to be paid or reimbursed from the Property Tax Increment Revenues pursuant to the Act.

1.10 “Future Mill Levy” has the meaning set forth in Section 3.2.

1.11 “Impact Report” means the impact report dated [REDACTED] and prepared by Ricker Cunningham analyzing and projecting the burdens and benefits of the Urban Renewal Project previously submitted to the City.

1.12 “Improvements” means the public improvements and private improvements to be constructed on the Property pursuant to the Plan.

1.13 “Party” or “Parties” means the Authority or the City or both and their lawful successors and assigns.

1.14 “Plan” means the urban renewal plan defined in Recital B above.

1.15 “Project” shall have the same meaning as Urban Renewal Project.

1.16 “Property Tax Increment Revenues” means all the TIF revenues derived from ad valorem property tax levies described in §31-25-107(9)(a)(II) of the Act allocated to the Special Fund for the Duration of the Urban Renewal Project.

1.17 “Special fund” means the fund described in the Plan and §31-25-107(9)(a)(II) of the Act into which the Property Tax Increment Revenues will be deposited.

1.18 “TIF” means the property tax increment portion of the property tax assessment roll described in §31-25-107(9)(a)(II) of the Act.

1.19 “Total Program” means the funding for the School District as determined pursuant to §22-54-104, C.R.S., which represents the financial base of support for public education in the School District.

1.20 “Urban Renewal Area” means the area included in the boundaries of the Plan.

1.21 “Urban Renewal Plan” means the urban renewal plan defined in Recital B above.

1.22 “Urban Renewal Project” means all undertakings and activities, or any combination thereof, required to carry out the Urban Renewal Plan pursuant to the Act.

2.0 Impact Report. The Parties acknowledge and agree that the Impact Report addresses the following information and hereby make and adopt the following findings relating to the Impact Report:

- a. The Urban Renewal Project is projected to create significant new employment opportunities and other benefits as specified in the Impact Report that will benefit the Parties, the region, and the State of Colorado.
- b. The Duration of time estimated to complete the Urban Renewal Project is the twenty-five (25) year period of time specified in §31-25-107(9)(a) of the Act.
- c. The estimated annual Property Tax Increment Revenue to be generated by the Urban Renewal Project for the Duration of the Urban Renewal Project and the portion of such Property Tax Increment Revenue to be allocated to fund the Urban Renewal Project are set forth in this Agreement and the Impact Report.
- d. The nature and relative size of the revenue and other benefits expected to accrue to the City and other taxing entities that levy property taxes in the Urban Renewal Area are set forth in the Impact Report and include, without limitation:
 - i. The increase in base value resulting from biennial general reassessments for the Duration in accordance with §31-25-107(9)(e) of the Act;
 - ii. The benefit of improvements in the Urban Renewal Area to existing taxing entity infrastructure in accordance with §31-25-107(3.5) of the Act;
 - iii. The estimate of the impact of the Urban Renewal Project on County and taxing entity revenues in accordance with §31-25-107(3.5) of the Act;
 - iv. The cost of additional County and taxing body infrastructure and services required to serve development in the Urban Renewal Area in accordance with §31-25-107(3.5) of the Act;
 - v. The capital or operating costs of the Parties, the City, and other taxing bodies that are expected to result from the Urban Renewal Project in

accordance with HB 15-1348;

- vi. The legal limitations on the use of revenues belonging to the Parties, the City, and any taxing entity in accordance with HB 15-1348 and SB 18-248; and
- vii. The other estimated impacts of the Urban Renewal Project on County and other taxing body services or revenues in accordance with §31-25-107(3.5) of the Act.

3.0 RETENTION OF PROPERTY TAX INCREMENT REVENUES. In compliance with the requirements of the Act, including HB 15-1348 and SB 18-248, the Parties have negotiated and agreed to the sharing of Property Tax Increment Revenues as set forth herein.

3.1 City Property Tax Increment Revenues. The City and the Authority agree that the Authority may retain and expend in furtherance of the Urban Renewal Project one hundred percent (100%) of the City Property Tax Increment Revenues, commencing on the date of approval by the City of the Plan, and lasting for the Duration.

3.2 Mill Levy Allocation. If the City's eligible electors approve a new or increased mill levy for any lawful purpose ("Future Mill Levy"), any revenue derived from the Future Mill Levy shall not be considered part of the City Property Tax Increment Revenues. Rather, upon approval by the eligible electors of the City of a Future Mill Levy, the City shall provide notification of the same to the Authority. From the date of such notice until the Duration has expired, the Authority shall annually deduct from the Property Tax Increment Revenue it receives any revenues attributable to the Future Mill Levy, as applicable, and shall remit such revenues to the City.

4. PLEDGE OF PROPERTY TAX INCREMENT REVENUES. The City recognizes and agrees that in reliance on this Agreement and in accordance with the provisions of §31-25-109(12) of the Act, the adoption and approval of the Plan includes an irrevocable pledge of all of the Property Tax Increment Revenues, including the City Property Tax Increment Revenues, to pay the Authority's Bonds and other financial obligations in connection with the Urban Renewal Project. The Authority has elected to apply the provisions of §11-57-208, C.R.S., to this Agreement. The Property Tax Increment Revenues, when and as received by the Authority are and shall be subject to the lien of such pledge without any physical delivery, filing, or further act and are and shall be an obligation of the Parties pursuant to §31-25-107(9) of the Act. The Parties agree that the creation, perfection, enforcement and priority of the pledge of the Property Tax Increment Revenues as provided herein shall be governed by §11-57-208, C.R.S. The lien of such pledge on the Property Tax Increment Revenues shall have priority over any of all other obligations and liabilities of the Parties with respect to the Property Tax Increment Revenues.

5. NOTIFICATION OF PROPOSED MODIFICATIONS OF THE PLAN: AGREEMENT NOT PART OF PLAN. The Authority agrees to notify the City of any intended modification of the Plan as required by §31-25-107(7) of the Act. This Agreement is not part of the Plan.

6. WAIVER. Except for the notices required by this Agreement, the City, as authorized by §31-25-107(9.5)(b) and §31-25-107(11) of the Act, hereby waives any provision of the Act that provides for notice to the City, requires any filing with or by the City, requires or permits consent from the City, and provides any enforcement right to the City for the Duration,

provided, however, that the City shall have the right to enforce this Agreement.

7. LIMITATION OF AGREEMENT. This Agreement applies only to the City Property Tax Increment Revenues, as calculate d, produced, collected and paid to the Authority from the Urban Renewal Area by the Jefferson County Treasurer in accordance with §31-25-107(9)(a)(II) of the Act and the rules and regulations of the Property Tax Administrator of the State of Colorado, and does not include any other revenues of the City or the Authority.

8. MISCELLANEOUS.

8.1 Delays. Any delays in or failure of performance by any Party of its obligations under this Agreement shall be excused if such delays or failure are a result of acts of God; fires; floods; earthquake; abnormal weather; strikes; labor disputes; accidents; regulation or order of civil or military authorities; shortages of labor or materials; or other causes, similar or dissimilar, including economic downturns, which are beyond the control of such Party. As soon as any event causing interruption or delay is no longer applicable the Parties shall as soon as practical resume performance of its obligations under this Agreement.

8.2 Termination and Subsequent Legislation or Litigation. In the event of termination of the Plan, including its TIF financing component, the Authority may terminate this Agreement by delivering written notice to the City. The Parties further agree that in the event legislation is adopted or a decision by a court of competent jurisdiction after the Effective Date of this Agreement that invalidates or materially effects any provisions hereof, the Parties will in good faith negotiate for an amendment to this Agreement that most fully implements the original intent, purpose and provisions of this Agreement, but does not impair any otherwise valid contracts in effect at such time.

8.3 Entire Agreement. This instrument embodies the entire agreement of the Parties with respect to the subject matter hereof. There are no promises, terms, conditions , or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the Parties hereto. No modification to this Agreement shall be valid unless agreed to inwriting by the Parties.

8.4 Binding Effect. This Agreement shall inure to the benefit of and be binding upon the Parties and their successors in interest.

8.5 No Third-Party Enforcement. It is expressly understood and agreed that the enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the undersigned Parties and nothing in this agreement shall give or allow any claim or right of action whatsoever by any other person not included in this Agreement. It is the express intention of the undersigned Parties that any person or entity other than the undersigned Parties receiving services or benefits under this Agreement shall be an incidental beneficiary only.

8.6 No Waiver of Immunities. Nothing in this Agreement shall be construed as a waiver of the rights and privileges of the Parties pursuant to the Colorado Governmental Immunity Act, §24-10-101, et seq., C.R.S., as the same may be amended from time to time. No portion of this Agreement shall be deemed to have created a duty of care which did not previously exist with respect to any person not a party to this agreement.

8.7 Amendment. This Agreement may be amended only by an instrument in writing signed by the Parties.

8.8 Parties not Partners. Notwithstanding any language in this Agreement or any other agreement, representation, or warranty to the contrary, the Parties shall not be deemed to be partners or joint venturers, and no Party shall be responsible for any debt or liability of any other Party.

8.9 Interpretation. All references herein to Bonds shall be interpreted to include the incurrence of debt by the Authority in any form consistent with the definition of "Bonds" in the Act, including payment of Eligible Costs or any other lawful financing obligation.

8.10 Incorporation of Recitals and Exhibits. The provisions of the Recitals and the Exhibits attached to this Agreement are incorporated in and made a part of this Agreement.

8.11 No Assignment. No Party may assign any of its rights or obligations under this Agreement.

8.12 Section Captions. The captions of the sections are set forth only for the convenience and reference of the Parties and are not intended in any way to define, limit, or describe the scope or intent of this Agreement.

8.13 Execution in Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which shall constitute but one and the same instrument.

8.14 Electronic Transactions. The Parties agree that any individual or individuals who are authorized to execute this Agreement on behalf of the Authority or the City are hereby authorized to execute this Agreement electronically via facsimile or email signature. This agreement by the Parties to use electronic signatures is made pursuant to Article 71.3 of Title 24, C.R.S., also known as the Uniform Electronic Transactions Act. Any electronic signature so affixed to this Agreement shall carry the full legal force and effect of any original, handwritten signature. The Parties hereto agree that the transactions described herein may be conducted and related documents may be stored by electronic means. Copies, telecopies, facsimiles, electronic files, and other reproductions of original executed documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action, or suit in the appropriate court of law.

8.15 Governing Law. This Agreement and the provisions hereof shall be governed by and construed in accordance with the laws of the State of Colorado.

8.16 No Presumption. The Parties to this Agreement and their attorneys have had a full opportunity to review and participate in the drafting of the final form of this Agreement. Accordingly, this Agreement shall be construed without regard to any presumption or other rule of construction against the Party causing the Agreement to be drafted.

8.17 Notices. Any notice required by this Agreement shall be in writing. All notices, demands, requests and other communications required or permitted hereunder shall be in writing, and shall be (a) personally delivered with a written receipt of delivery; (b) sent by a nationally-recognized overnight delivery service requiring a written acknowledgement of receipt or providing a certification of delivery or attempted delivery; (c) sent by certified or registered mail, return receipt requested; or (d) sent by confirmed facsimile transmission or electronic delivery with an original copy thereof transmitted to the recipient by one of the means described in subsections (a) through (c) no later than 5 business days thereafter. All notices shall be deemed effective when actually delivered as documented in a delivery receipt; provided, however, that if the notice was sent by overnight courier or mail as aforesaid and is affirmatively refused or

cannot be delivered during customary business hours by reason of the absence of a signatory to acknowledge receipt, or by reason of a change of address with respect to which the addressor did not have either knowledge or written notice delivered in accordance with this paragraph, then the first attempted delivery shall be deemed to constitute delivery. Each Party shall be entitled to change its address for notices from time to time by delivering to the other Party notice thereof in the manner herein provided for the delivery of notices. All notices shall be sent to the addressee at its address set forth in the Preamble to this Agreement.

8.18 Days. If the day for any performance or event provided for herein is a Saturday, a Sunday, a day on which national banks are not open for the regular transactions of business, or a legal holiday pursuant to C.R.S. § 24-11-101(1), such day shall be extended until the next day on which such banks and state offices are open for the transaction of business.

8.19 Severability. If any provision of this Agreement is found to be invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

8.20 Authority. The persons executing this Agreement on behalf of the Parties covenant and warrant that each is fully authorized to execute this Agreement on behalf of such Party.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Authority and the City have caused their duly authorized officials to execute this Agreement effective as of the date herein.

CITY OF LAKEWOOD, a home rule
municipality of the State of Colorado

ATTEST: _____
By: _____

Signature: _____
By: _____
Title: _____

LAKEWOOD REINVESTMENT
AUTHORITY, a body corporate and politic
of the State of Colorado

ATTEST: _____
By: _____

Signature: _____
By: Katie Faltys
Title: LRA Executive Director

Signature: _____
By: Holly Björklund
Title: LRA Treasurer

STAFF MEMO

DATE OF MEETING: MAY 12, 2025 / AGENDA ITEM NO. L.

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: MAY 12, 2025 / AGENDA ITEM NO. 11

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